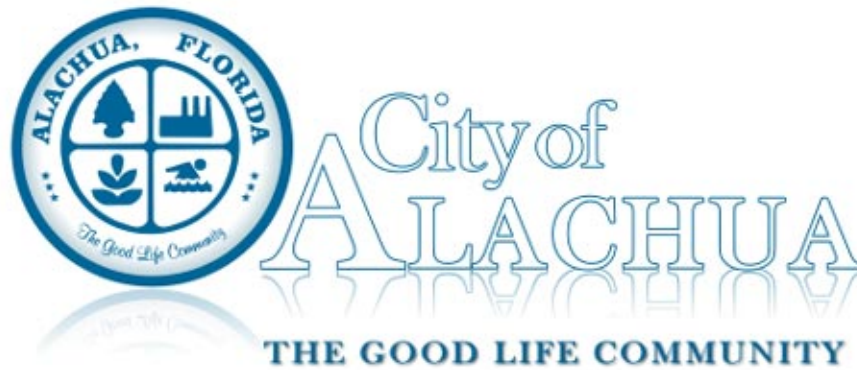




Planning and Zoning Board Agenda December 14, 2021

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

City Manager Mike DaRoza

Planning and Zoning Board At 6:00 PM

Meeting Date: December 14, 2021

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING AGENDA
--

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

- A. Approval of the Minutes of the November 9, 2021 PZB Meeting
- B. Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA

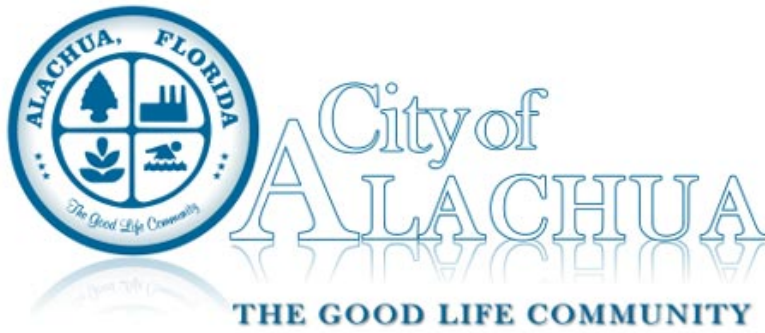
Consultants, Inc., for a 12 month extension to the Development Order granted on December 8, 2020 to Ray's Metal Works, Inc. for the construction of a ±2,550 square foot building addition with associated site improvements.

- C. Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of EDA Consultants, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) 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. Tax Parcel Number 05949-000-000 (Legislative Hearing).
- D. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP). Tax Parcel Number 05949-000-000 (Quasi-Judicial Hearing).
- E. Amend the City of Alachua Comprehensive Plan by adding a Property Rights Element

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN



Board/Committee Agenda Item

MEETING DATE: 12/14/2021

SUBJECT: Approval of the Minutes of the November 9, 2021 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:

Approve the Minutes of the November 9, 2021 PZB Meeting.

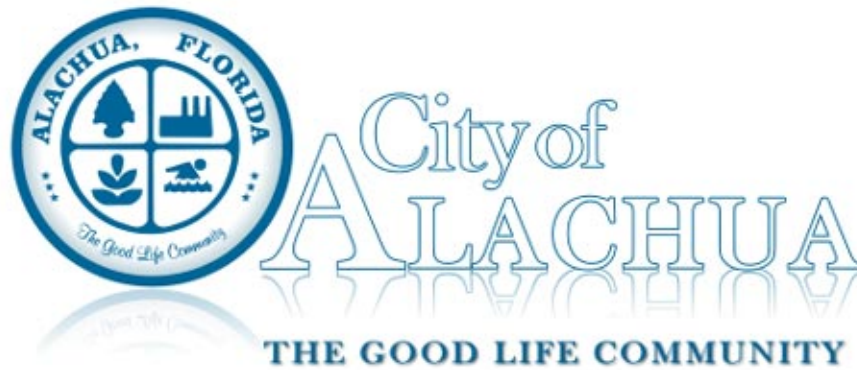
Summary

Approval of the Minutes of the November 9, 2021 PZB Meeting.

ATTACHMENTS:

Description

- ☐ Minutes - 11/9/2021 PZB Meeting



Planning and Zoning Board Minutes November 9, 2021

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

City Manager Mike DaRoza

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

Meeting Date: November 9, 2021

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Vice Chair Edward Potts led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

- A. Approval of the Minutes of the October 12, 2021 PZB Meeting

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

Passed by unanimous consent.

- B. Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for a 12 month extension to the Development Order granted on February 9, 2021 to the Alachua County Housing Authority for the Construction of a 40-unit Multiple Family Development with associated site improvements.

Planning Assistant Kenyata Curtis swore in all parties entering testimony.

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

Member Johns moved to approve the request for a 12 month extension; seconded by Vice Chair Potts.

Motion Passed 5-0 in a roll call vote.

- C. Ratification of Site Plan – IIP FL 3 LLC (Harvest): Ratification of the request by Rob Davis, P.E., of Wood Environment & Infrastructure Solutions, Inc., applicant and agent for IIP FL 3 LLC, property owner, for a Site Plan which was approved at the October 12, 2021 PZB Meeting proposing parking lot and site improvements and the addition of ±912 square feet of new floor area on a ±36.26 acre subject property, located at 12895 NW US Highway 441; Tax Parcel No. 05855-004-000 and 05855-004-001; FLUM: Industrial; Zoning: Industrial General (IG) (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony.

City Attorney Marian Rush clarified the presentation would include both approval and ratification of the Site Plan.

Principal Planner Tabor, AICP, presented the Staff Report.

Chair Burgess clarified the applicant agreed to comply with the fencing conditions.

Rob Davis, PE, of Wood Inc, availed himself for questions and accepted the conditions recommended by Staff.

Member Hancock inquired about the fencing materials along the roadway and US Highway 441.

Principal Planner Tabor responded.

Member Johns moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves and ratifies the Site Plan approval granted for IIP-FL 3 LLC at the October 12, 2021 Planning & Zoning Board Meeting; seconded by Vice Chair Potts.

Mitch Glaser shared his concerns about ongoing communication and landscaping maintenance.

City Attorney Rush asked Principal Planner Tabor if this presentation was identical to the last presentation given at the October Planning and Zoning Board Meeting.

Principal Planner Tabor responded.

Motion Passed 5-0 in a roll call vote.

- D. Site Plan – Momentum Labs: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, property owner, for consideration of a Site Plan proposing the construction of a ±54,800 square foot research and development facility with associated site improvements on a ±8.34 acre subject property; Tax Parcel Number 03929-000-000; FLUM: Corporate Park; Zoning: Corporate Park (CP) (Quasi-Judicial Hearing).

Planning Assistant Curtis swore in all parties entering testimony

Principal Planner Tabor, AICP, presented the Staff Report.

Chair Burgess asked Principal Planner Tabor, AICP, to explain the Residential Protection Standards.

Principal Planner Tabor, AICP, responded.

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

Member Johns asked if the tree buffer to the east will be retained.

Mr. Hastay, P.E, of CHW, responded.

Member Gary Thomas moved that based upon the competent substantial evidence presented presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application submitted by CHW Inc. on behalf of the University of Florida Foundation, Inc. for Momentum Labs to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the four (4) conditions provided in Exhibit 'A' and located on page 21 of the November 9, 2021 Staff Report to the Planning & Zoning Board; seconded by Member Johns.

Oscar Contalleri shared his concerns about impact to nearby residential areas.

Mr. Hastay, P.E, of CHW, responded.

Laura Tipton shared her concerns about lighting and sound.

Mr. Hastay, P.E, of CHW, responded.

Darin Page shared her concerns about lighting, construction, and hours of construction.

Mr. Hastay, P.E, of CHW, responded.

Principal Planner Tabor, AICP, responded.

Motion Passed 5-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Kathy Winburn stated the next meeting will be December 14, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

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

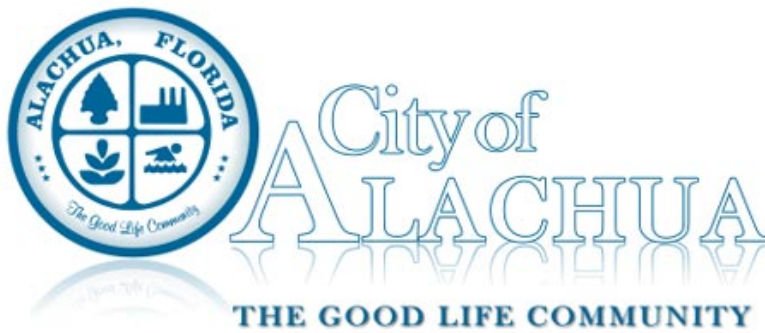
Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE
CITY OF ALACHUA, FLORIDA

Presiding Officer

Staff Liaison



Board/Committee Agenda Item

MEETING DATE: 12/14/2021

SUBJECT: Site Plan Development Order Extension: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., for a 12 month extension to the Development Order granted on December 8, 2020 to Ray's Metal Works, Inc. for the construction of a ±2,550 square foot building addition with associated site improvements.

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Approve the request for a 12 month extension to the "Order Granting EDA Consultants, Inc.'s Application on Behalf of Ray's Metal Works, Inc. for a Site Plan for a ±2,550 Square Foot Building Addition with Conditions".

Summary

The Planning & Community Development Department has received a request for a 12 month extension of the Ray's Metal Works Building Addition Site Plan and Development Order. The Site Plan was approved by the Planning & Zoning Board (PZB) and the Development Order was granted on December 8, 2020.

Section 2.4.9(G)(2) of the City's Land Development Regulations (LDRs) states, "[u]pon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months..."

The applicant has submitted a letter, dated November 4, 2021, from Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc. requesting this extension. This letter provides a statement that is intended to support the requirement to demonstrate good cause for the requested extension. As further described within the letter, the applicant contends that due to circumstances beyond the applicant's control, including delays in regulatory permitting related to the project with agencies outside of the City of Alachua, combined with recent supply chain and labor market interruptions contribute to a showing of good cause for the extension request.

If the PZB grants the extension request, the Development Order would be extended and remain valid until December 7, 2022.

ATTACHMENTS:

Description

- ☐ Order Granting 12 Month Extension of Site Plan Development Order
- ☐ Extension Request
- ☐ Development Order Granted on December 8, 2020

CITY OF ALACHUA

Planning & Zoning Board

IN RE:*EDA Consultants, Inc.'s Application
On behalf of Ray's Metal Works, Inc.
For 12 Month Extension of time for a Site Plan Development Order
Issued for a Site Plan for a ±2,550 square foot building addition
Located Tax Parcel Number 05893-010-009
("Request")*

ORDER GRANTING EDA CONSULTANTS, INC.'S APPLICATION
ON BEHALF OF RAY'S METAL WORKS, INC.
FOR A 12 MONTH EXTENSION OF TIME
FOR A SITE PLAN DEVELOPMENT ORDER ISSUED ON DECEMBER 8, 2020
FOR A ±2,550 SQUARE FOOT BUILDING ADDITION ("SITE PLAN")

On December 8, 2020, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a ±2,550 square foot building addition with associated site improvements ("Development") proposed by EDA Consultants, Inc., on behalf of Ray's Metal Works, Inc. ("Applicant"). A copy of the Board's Order approving the Site Plan is attached hereto as Exhibit "1" and is incorporated herein by reference. Exhibit "1" incorporates Exhibit "A" of the Board's Order, which includes the staff report and all exhibits and supporting materials that were submitted to the Board for the December 8, 2020 hearing.

On December 14, 2021 the Board conducted a hearing on the Request by the Applicant to extend the Site Plan Development Order issued in Exhibit "1" in accordance with the provisions of Section 2.4.9 (G)(2) of the City of Alachua's Land Development Regulations ("LDRs") for a period of 12 months.

Based upon the competent substantial evidence presented during the December 14, 2021 Hearing, the Board finds that the Request is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and
2. In compliance with the City's Land Development Regulations ("LDRs"), including demonstrating good cause for the requested extension.

Request for Extension of Time for Development Order
By EDA Consultants, Inc., on behalf of
Ray's Metal Works, Inc.

Accordingly, the Board voted ____ - ____ to approve the Request and extend the deadline for the Site Plan set forth in Exhibit "1" for 12 months up to and including December 7, 2022. All other terms and the three (3) specific conditions of the Site Plan approval contained in Exhibit "1" remain in full force and effect.

DATED this 14th day of December, 2021.

City of Alachua
Planning & Zoning Board

By: _____
Sandy Burgess, Chair

Accepted and filed in the Official Records
of the City of Alachua, Florida, this ____ day
of _____, 20____.

By: _____
LeAnne Williams, Deputy City Clerk

Request for Extension of Time for Development Order
By EDA Consultants, Inc., on behalf of
Ray's Metal Works, Inc.

EXHIBIT "1"

CITY OF ALACHUA Planning & Zoning Board

IN RE: *EDA Consultants, Inc.'s Application*
 On behalf of Ray's Metal Works, Inc.
 For a Site Plan for a ±2,550 square foot building addition
 Located Tax Parcel Number 05893-010-009

ORDER GRANTING EDA CONSULTANTS, INC.'S APPLICATION
ON BEHALF OF RAY'S METAL WORKS, INC.
FOR A SITE PLAN FOR A ±2,550 SQUARE FOOT BUILDING ADDITION
WITH CONDITIONS

On December 8, 2020, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a ±2,550 square foot building addition with associated site improvements ("Development") proposed by EDA Consultants, Inc., on behalf of Ray's Metal Works, Inc. ("Applicant") (herein referred to as the "Hearing.") Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 4 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant agrees it shall provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required. Such documentation shall be provided to the City prior to applying for a building permit for any improvements associated with this Site Plan and Development Order.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

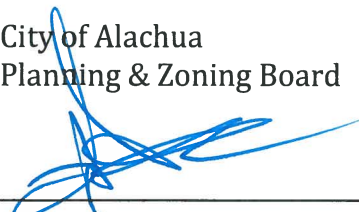
Development Order for: Ray's Metal Works, Inc.
Tax Parcel 05893-010-009

Attached to this Order as Exhibit "A" and incorporated by reference is the December 8, 2020, staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 8th day of December, 2020. This Order shall not be final until thirty days after the date of this Order.

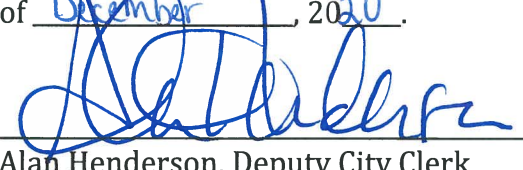
City of Alachua
Planning & Zoning Board

By:


James Sajczuk, Chairperson

Accepted and filed in the Official Records
of the City of Alachua, Florida, this 8th day
of December, 2020.

By:


Alan Henderson, Deputy City Clerk

Development Order for: Ray's Metal Works, Inc.
Tax Parcel 05893-010-009



November 4, 2021

Justin Tabor, AICP
City of Alachua Planning & Community Development
PO Box 9
Alachua, FL 32616

RE: Ray's Metal Works – Request for Extension of Site Plan Development Order

Dear Justin:

Please accept this letter as a request for extension of the Site Plan Development Order for the above referenced project. The project Site Plan was originally approved by the Planning & Zoning Board on December 8, 2020.

Section 2.4.10(G)(2) sets forth the procedure for the extension of a Site Plan. The extension must indicate good cause for the request must be approved by the City Planning & Zoning Board, as stated below:

Extension. Upon written application submitted by the applicant at least 30 days prior to the expiration of the minor site plan, site plan, or infrastructure plan and upon a showing of good cause, the LDR Administrator, PZB, or City Commission, as applicable, may grant one extension not to exceed 12 months. The approval shall be deemed extended until the LDR Administrator, PZB, or City Commission has acted upon the request for extension. Failure to submit an application for an extension within the time limits established by this section shall render the minor site plan, site plan, or infrastructure plan void.

This request for extension is being filed in a timely manner, as it is over 30 days prior to the Site Plan expiration date of December 7, 2021. In addition, the applicant believes that the following demonstrates a showing of good cause:

Due to circumstances beyond our control, including delays in regulatory permitting related to the project with agencies outside of the City of Alachua, combined with recent supply chain and labor market interruptions, we are requesting this extension.

As such, we are respectfully requesting this extension for Ray's Metal Works to extend the site plan development order approval timeline.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Clay Sweger', is written over a horizontal line.

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

CITY OF ALACHUA

Planning & Zoning Board

***IN RE: EDA Consultants, Inc.'s Application
On behalf of Ray's Metal Works, Inc.
For a Site Plan for a ±2,550 square foot building addition
Located Tax Parcel Number 05893-010-009***

**ORDER GRANTING EDA CONSULTANTS, INC.'S APPLICATION
ON BEHALF OF RAY'S METAL WORKS, INC.
FOR A SITE PLAN FOR A ±2,550 SQUARE FOOT BUILDING ADDITION
WITH CONDITIONS**

On December 8, 2020, the City of Alachua Planning & Zoning Board ("Board") conducted a quasi-judicial hearing on an application for a ±2,550 square foot building addition with associated site improvements ("Development") proposed by EDA Consultants, Inc., on behalf of Ray's Metal Works, Inc. ("Applicant") (herein referred to as the "Hearing.") Based upon the competent substantial evidence presented during the Hearing, the Board finds that the Development, when developed in accordance with its terms and the conditions of approval set forth below, is:

1. Consistent with the City of Alachua's ("the City") Comprehensive Plan; and,
2. In compliance with the City's Land Development' Regulations ("LDRs.")

Accordingly, the Board voted 4 - 0 to approve the Development with the following conditions:

CONDITIONS RECOMMENDED BY STAFF AND AGREED TO BY APPLICANT:

1. The applicant agrees it shall provide documentation from the Alachua County Health Department confirming no modifications to the existing septic system(s) is (are) required. Such documentation shall be provided to the City prior to applying for a building permit for any improvements associated with this Site Plan and Development Order.
2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.
3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

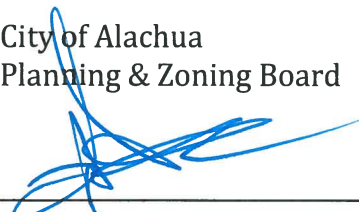
Development Order for: Ray's Metal Works, Inc.
Tax Parcel 05893-010-009

Attached to this Order as Exhibit "A" and incorporated by reference is the December 8, 2020, staff report submitted to the Board at the Hearing with all exhibits thereto.

DATED this 8th day of December, 2020. This Order shall not be final until thirty days after the date of this Order.

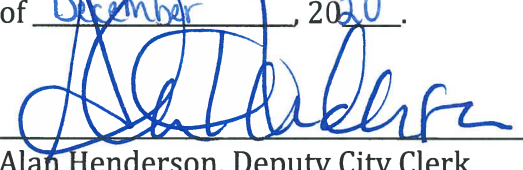
City of Alachua
Planning & Zoning Board

By:

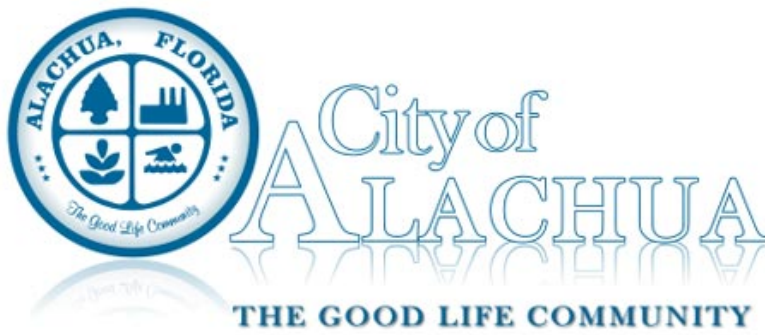

James Sajczuk, Chairperson

Accepted and filed in the Official Records
of the City of Alachua, Florida, this 8th day
of December, 2020.

By:


Alan Henderson, Deputy City Clerk

Development Order for: Ray's Metal Works, Inc.
Tax Parcel 05893-010-009



Board/Committee Agenda Item

MEETING DATE: 12/14/2021

SUBJECT: Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of EDA Consultants, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) 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. Tax Parcel Number 05949-000-000 (Legislative Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Seth Wood of Causseaux, Hewett, & Walpole, 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 ±160.2 acre subject property 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.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Corporate Park (CP).

The FLUM Designations of the property were amended from Agriculture to its current designations in March 2008. There were several applications received (in 2012, 2014, 2016, and 2017) to amend the zoning to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM), however, each of these applications were ultimately withdrawn.

The subject property is generally located south of the intersection of NW US Highway 441 and Southern Precast Drive and east of Cellon Creek Boulevard. The property undeveloped and is primarily comprised of cleared pasture, however, there are some naturally wooded areas located in the south-central portion of the property and along the south property line.

Existing FLUM Designations

Policy 1.3.b of the Future Land Use Element (FLUE) establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services; personal services; financial institutions; tourist-related uses; hotels, motels; commercial shopping centers; auto-oriented uses; office/business parks; limited industrial services; and eating establishments.

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 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.

Policy 1.2.c of the FLUE establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

Proposed FLUM Designation

Objective 1.4 and Policy 1.4.a of the FLUE establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Draft Ordinance
- ☐ Application & Supporting Materials
- ☐ Public Notice Materials for the 12/14/2021 PZB Hearing



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Legislative Hearing

December 14, 2021

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation on a ± 160.2 acre subject property 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
APPLICANT/AGENT:	Seth Wood Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	University of Florida Foundation, Inc.
LOCATION:	Generally located south of the intersection of NW US Highway 441 and Southern Precast Drive and east of Cellon Creek Boulevard
PARCEL ID NUMBER:	05949-000-000
ACREAGE:	± 160.2 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>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 Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Seth Wood of Causseaux, Hewett, & Walpole, 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 ±160.2 acre subject property 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.

The applicant has submitted a companion application for a Site-Specific Amendment to the Official Zoning Atlas (a rezoning) which proposes to amend the zoning on the subject property from Agricultural (A) to Corporate Park (CP).

The FLUM Designations of the property were amended from Agriculture to its current designations in March 2008. There were several applications received (in 2012, 2014, 2016, and 2017) to amend the zoning to Planned Development - Residential (PD-R) and Planned Development - Commercial (PD-COMM), however, each of these applications were ultimately withdrawn.

The subject property is generally located south of the intersection of NW US Highway 441 and Southern Precast Drive and east of Cellon Creek Boulevard. The property undeveloped and is primarily comprised of cleared pasture, however, there are some naturally wooded areas located in the south-central portion of the property and along the south property line.

Existing FLUM Designations

Policy 1.3.b of the Future Land Use Element (FLUE) establishes the Commercial land use category, and states that this category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services; personal services; financial institutions; tourist-related uses; hotels, motels; commercial shopping centers; auto-oriented uses; office/business parks; limited industrial services; and eating establishments.

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 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.

Policy 1.2.c of the FLUE establishes the High Density Residential land use category, and states that this category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are examples of uses permitted within the High Density Residential land use category: single family, conventional dwelling units and single family, attached dwelling units; accessory dwelling units; apartments and townhomes; live/work units; residential planned developments; traditional mixed-use neighborhood planned developments; neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood (i.e., a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices); group living; and supporting community services, such as schools, houses of worship, parks, and community centers.

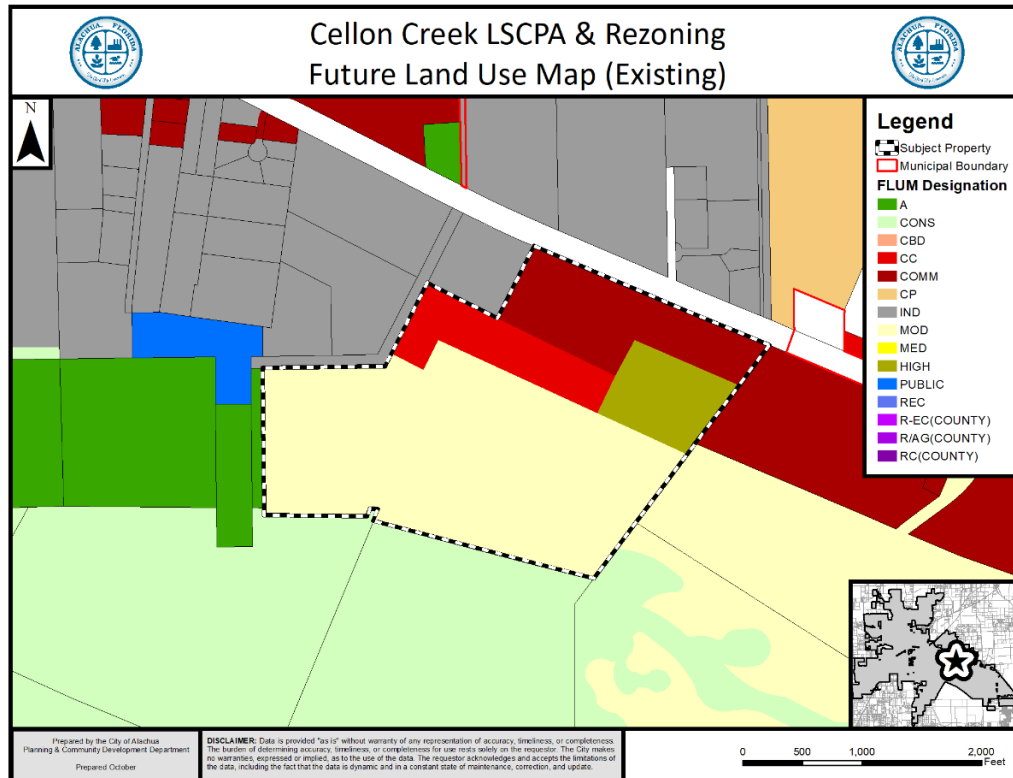
Proposed FLUM Designation

Objective 1.4 and Policy 1.4.a of the FLUE establishes the Corporate Park land use category, and states that this category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential (provided certain criteria is met), building industry uses, and accessory storage facilities (including outdoor storage yards).

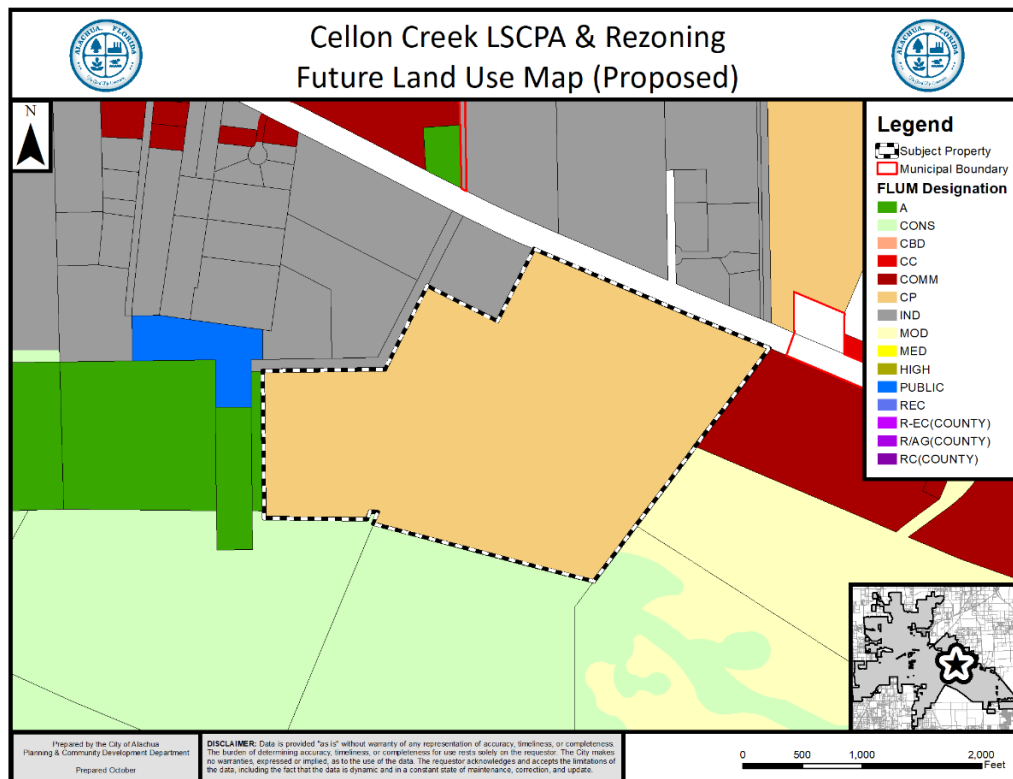
Table 1. Comparison of Existing / Proposed FLUM Designations

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Commercial (±25.4 acres); Community Commercial (±16.3 acres); High Density Residential (±16.1 acres); Moderate Density Residential (±102.5 acres)	Corporate Park
Max. Gross Density:	651 dwellings	640 dwellings
Max. Floor Area:	908,226 square feet	3,489,156 square feet
Typical Uses:	See Description Above	See Description Above
Net Increase/ Decrease:	<i>Decrease of 11 dwellings</i> <i>Increase of 2,580,930 square feet non-residential uses</i>	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property undeveloped and is primarily comprised of cleared pasture, however, there are some naturally wooded areas located in the south-central portion of the property and along the south property line.

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

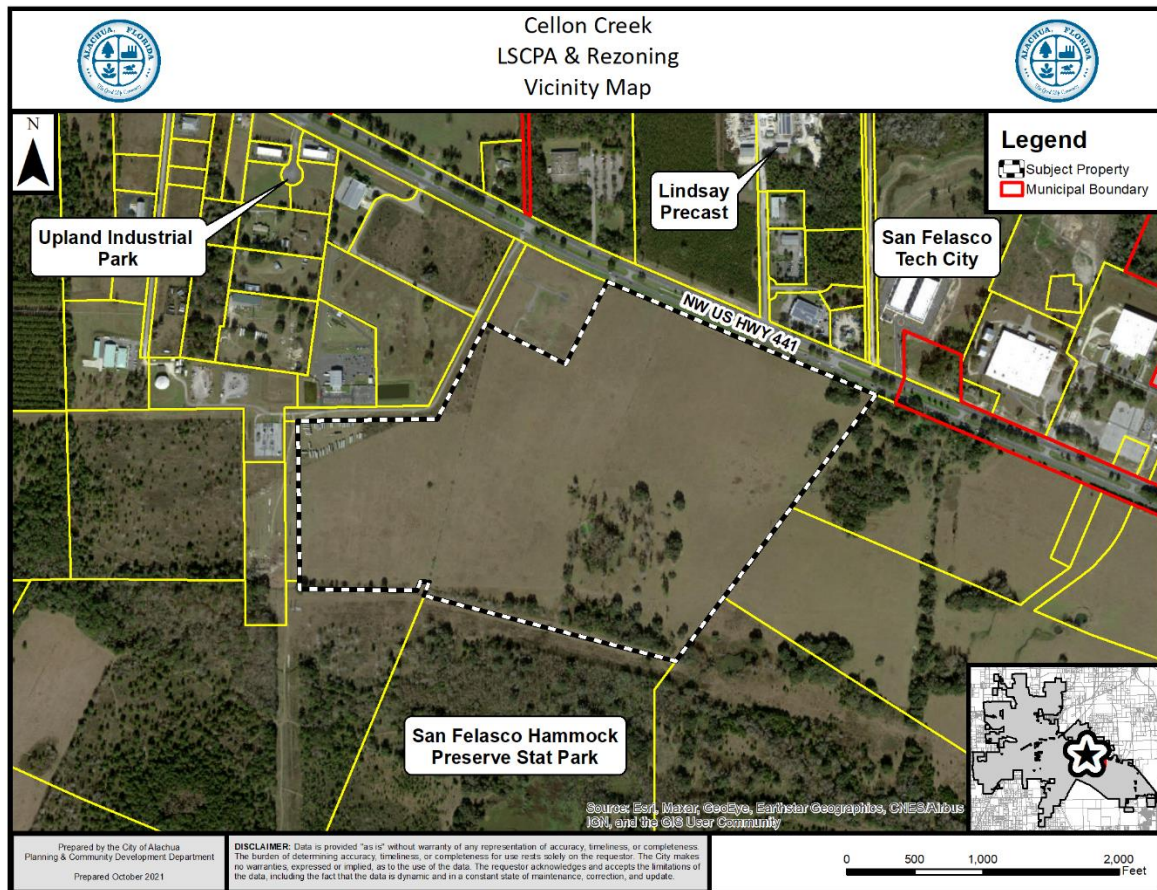


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441; Lindsay Precast; Busby Cabinets; San Felasco Tech City	Industrial; Corporate Park	Light & Warehouse Industrial (ILW); Corporate Park (CP)
South	San Felasco Hammock Preserve State Park	Conservation	Conservation (CSV)
East	Vacant Commercial & Residential Lands*	Commercial; Moderate Density Residential; Conservation	Commercial Intensive (CI); Planned Development - Residential (PD-R)
West	San Felasco Hammock Preserve State Park; City of Alachua Ground Storage Facility; Vemo Auto Auctions; Vacant Industrial Lands	Agriculture; Public; Industrial	Agricultural (A); Public Facilities (PF); Light & Warehouse Industrial (ILW)
* Residential lands to the east of the subject property were acquired by Alachua County through the Alachua County Forever program.			

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 September 23, 2021 at 6:00 p.m. at the offices of CHW, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

NEEDS ANALYSIS

Section 163.3177(6)(a)4., Florida Statutes, requires the Future Land Use Element of a Comprehensive Plan to ensure that the amount of land designated for future planned uses provides a balance of uses that foster vibrant, viable communities and economic development opportunities. The Future Land Use Element must also address outdated development

patterns, and allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business. The amount of land designated for future land uses may not be limited solely by the projected population. Additionally, the Future Land Use Element must provide for at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under Section 380.05, including related rules of the Administration Commission.

The applicant contends that it is anticipated that the City's population could grow by 7,100 persons by 2035 and that as growth continues, increased housing stock and diversified housing options will be necessary to meet the demand of new residents. The applicant notes that approximately 75% of the City's current housing stock is made up of single-family dwelling units, compared to less than 50% of the County housing stock. The applicant notes that the proposed amendment would allow the City to meet the housing needs of the larger population as well as offer housing at a range of price points and in a range of dwelling types.

The applicant also contends that the size and location of the subject property along US Highway 441 make it ideal for the type of development permitted within the Corporate Park land use category. The applicant notes that the City's Comprehensive Plan establishes the US 441 corridor as a Corporate Corridor Activity Center and that this activity center is intended to implement economic development objectives and to promote a coordinated development plan to maximize existing future land use patterns and preserve the function of the US 441 corridor.

Additionally, the applicant contends that the mixed-use nature of the Corporate Park land use category provides for reduced commute times and offers an opportunity for a more optimal live/work environment in which residents can live in moderately priced housing in close proximity to their jobs.

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 Corporate Park land use category is a mixed-use category permitting a residential density of up to four (4) dwelling units per acre and a maximum non-residential floor area ratio (FAR) of 0.50. The Corporate Park land use category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The

subject property is located between existing employment centers and residential communities along the US 441 corridor.

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

Evaluation & Findings: The subject property is located between existing employment centers and residential communities along the US 441 corridor. The potential development of the subject property would reduce the potential for urban development to occur within the periphery of these developed areas of the City.

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

Evaluation & Findings: The subject property is located between existing employment centers and residential communities along the US 441 corridor. The potential development of the subject property would not cause development to occur in a radial, strip, or ribbon pattern that projects away from existing urban development, rather, it would result in development of land located between developed areas.

- (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 primarily consists of open pasture. There are some naturally wooded areas located in the south-central portion of the property and along the south property line. In addition, there are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

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

Evaluation & Findings: The property is not presently used for any active agricultural or silvicultural operations. The adjacent lands to the north, east, and west are designated for urban uses on the FLUM. While San Felasco Hammock Preserve State Park is located to the south and west of the subject property, the proposed amendment would

not result in any extension of an urban land use category or increase the amount of lands designated for urban uses within proximity to the Park.

- (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 and areas 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 and areas proximate to the subject property, and are available to serve future development of the subject property.

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

Evaluation & Findings: The property is proximate to existing industrial and commercial uses along 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 employment centers and residential communities along the US 441 corridor. The property is proximate to existing industrial and commercial uses along the US 441 corridor, and presently is 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 Corporate Park land use category is a mixed-use category permitting a residential density of up to four (4) dwelling units per acre and a maximum non-residential floor area ratio (FAR) of 0.50. The Corporate Park land use category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The subject property is located between existing employment centers and residential communities along the US 441 corridor. The development of the subject property under the Corporate Park land use category will provide for a functional mix of residential and non-residential uses.

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

Evaluation & Findings: The Corporate Park land use category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The Corporate Park land use category is compatible with the existing non-residential land uses surrounding to the north, east, and west of the subject property.

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

Evaluation & Findings: While located contiguous to San Felasco Hammock Preserve State Park, the preservation of the subject property for conservation would not provide for further connection of existing conservation lands.

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

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

Evaluation & Findings: The subject property is located in an area proximate to existing commercial and industrial development. There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City’s Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

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

- (IV) Promotes conservation of water and energy.

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

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

Evaluation & Findings: The property is not presently used for any active agricultural or silvicultural operations. The adjacent lands to the north, east, and west are designated for urban uses on the FLUM.

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

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

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

Evaluation & Findings: The Corporate Park land use category is a mixed-use category permitting a residential density of up to four (4) dwelling units per acre and a maximum non-residential floor area ratio (FAR) of 0.50. The Corporate Park land use category is intended to provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology. The subject property is located between existing employment centers and residential communities along the US 441 corridor. The development of the subject property under the Corporate Park land use category will provide for a functional mix of residential and non-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.

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.4: *Corporate Park*

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

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

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

Policy 1.4.b: Development within the Corporate Park land use category should be designed in a campus-like or "corporate park" setting with generous,

linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Evaluation & Findings: The proposed amendment would apply the Corporate Park land use category to the subject property. The lands contiguous to the east and west of the subject property are presently designated for commercial and industrial uses and are consistent with the Corporate Park category.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known

to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory may be established in the City's Land Development Regulations.

Evaluation & Findings: There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

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

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family

residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

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

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

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

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

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: *Listed Species*

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

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

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

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

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

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

Objective 1.10: *Wetlands*

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

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

Evaluation and Findings: There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Evaluation and Findings: There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS

Wetlands

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

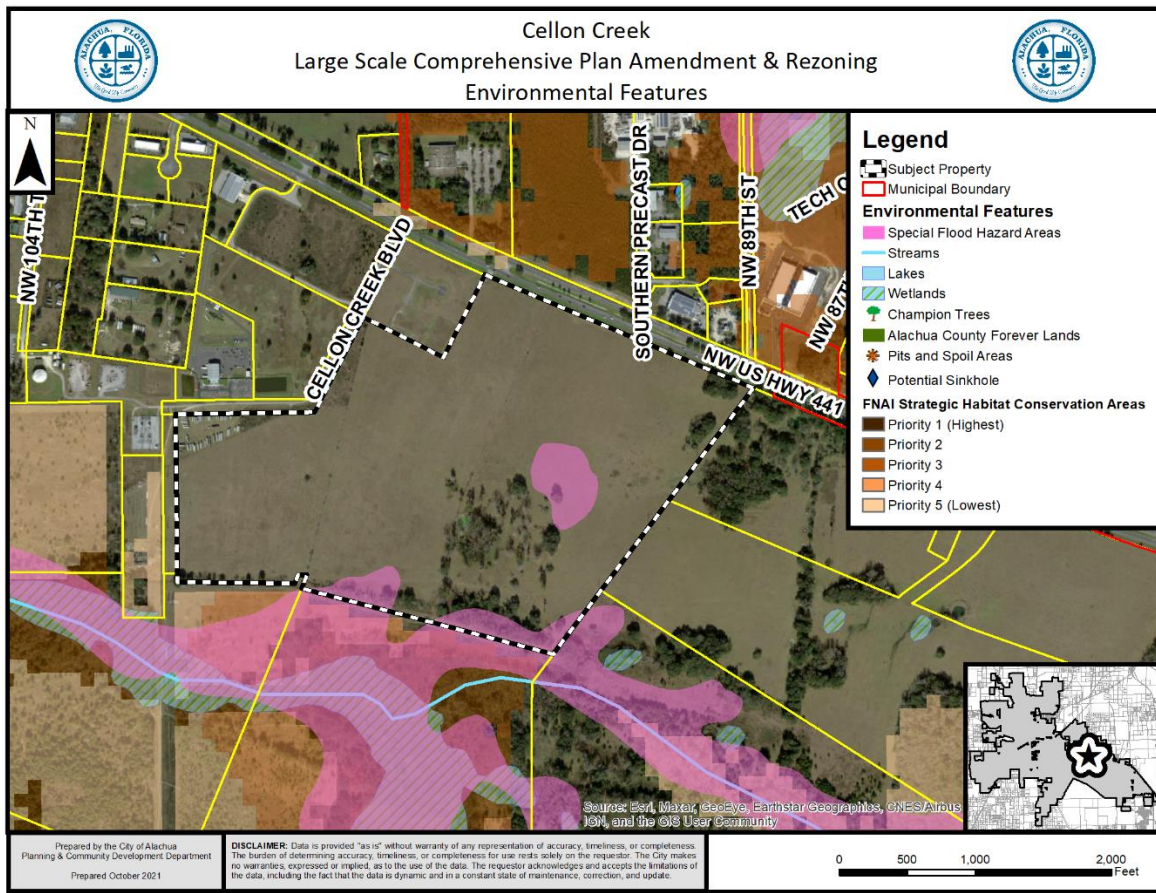
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) 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. 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 nine (9) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and 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.

Blichton Sand (2% - 5% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

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.

Millhopper Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

Millhopper 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 small commercial buildings.

Lochloosa Fine Sand (2% - 5% slopes)

Hydrologic Soil Group: C

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

Lochloosa Fine Sand (5% - 8% slopes)

Hydrologic Soil Group: C

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

Pomona Sand

Hydrologic Soil Group: B/D

This soil type poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

Evaluation: While some soil types pose limitations to urban uses, the majority of 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 0140D of the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) Series, dated June 16, 2006, indicates that the subject property is in Flood 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: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designations	Proposed FLUM Designation
FLUM Designation:	Commercial (±25.4 acres); Community Commercial (±16.3 acres); High Density Residential (±16.1 acres); Moderate Density Residential (±102.5 acres)	Corporate Park
Max. Gross Density:	4 dwellings/acre (Moderate Density Residential) 15 dwellings/acre (High Density Residential)	4 dwellings/acre
Floor Area Ratio:	0.50 FAR	0.50 FAR
Maximum Density:	651 dwelling units	640 dwelling units
Maximum Intensity:	908,226 square feet	3,489,156 square feet

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

The proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143 rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140 th Street)	2/U	Major Collector	Comm	D
11	CR 235 (from NW 143 rd Place to South City Limit)	2/U	Major Collector	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D
14	CR 2054 (from SR 235 to West City Limit)	2/U	Major Collector	Comm	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within .1 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building ² (ITE Code 710)	16,989 (8,494/8,495)	1,666 (1,433/233)	1,722 (276/1,466)
Research & Development Center ² (ITE Code 760)	19,644 (9,822/9,822)	733 (550/183)	855 (128/727)
Total Trip Generation	36,633 (18,316/18,317)	2,399 (1,983/416)	2,577 (404/2,173)

¹ Source: ITE Trip Generation, 10th Edition.

² Formulas: ITE Code 710: AADT - 9.74 trips per 1,000 square feet x 1,744,578 square feet (50% entering/50% exiting); AM Peak Hour - 1.16 trips per 1,000 square feet x 1,744,578 square feet (88% entering/12% exiting); PM Peak Hour - 1.15 trips per 1,000 square feet x 1,744,578 square feet (13% entering/87% exiting); ITE Code 760: AADT - 11.26 trips per 1,000 square feet x 1,744,578 square feet (50% entering/50% exiting); AM Peak Hour - 0.42 trips per 1,000 square feet x 1,744,578 square feet (62% entering/38% exiting); PM Peak Hour - 0.49 trips per 1,000 square feet x 1,744,578 square feet (48% entering/52% exiting).

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

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East) ¹	Segment 4 US 441 (from CR 25A East to SR 235) ¹	Segment 5 US 441 (from SR 235 to I-75) ¹	Segment 6 US 441 (from I-75 to CR 235A) ¹	Segment 8 SR 235 (from NW 143 rd Pl to US 441) ¹	Segment 9 SR 235 (from US 441 to NW 140 th St) ¹	Segment 11 CR 235 (from NW 143 rd Place to South City Limit) ¹	Segment 13 CR 241 (from CR 235 to South City Limit) ¹	Segment 14 CR 2054 (from SR 235 to West City Limit) ¹	Segment 15 CR 2054 (from SR 235 to US 441) ¹
Average Annual Daily Trips										
Maximum Service Volume ²	43,000	45,100	39,000	39,000	14,400	14,400	15,120	20,880	15,120	15,120
Existing Traffic ³	23,536	20,435	24,204	30,111	10,180	8,054	5,672	6,025	2,930	3,425
Reserved Trips ⁴	2,317	5,430	3,430	3,197	157	21	79	765	0	2,175
Available Capacity ⁴	17,147	18,986	5,150	5,692	4,063	6,179	9,369	14,090	12,190	9,520
Maximum AADT Generated by Amendment ⁵	18,317	36,633	7,327	3,663	1,832	1,832	1,832	3,663	1,832	3,663
Residual Capacity After Potential Development's Impacts⁶	-1,170	-17,647	-2,207	-2,029	2,231	4347	7537	10,427	10,358	5,857
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua December 2021 Development Monitoring Report. ⁵ Trip Distribution: Segment 3 - 50%; Segment 4 - 100%; Segment 5 - 20%; Segment 6 - 10%; Segment 8 - 5%; Segment 9 - 5%; Segment 11 - 10%; Segment 13- 10%; Segment 14 - 5%; Segment 15 - 10%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.										

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East) ¹	Segment 4 US 441 (from CR 25A East to SR 235) ¹	Segment 5 US 441 (from SR 235 to I-75) ¹	Segment 6 US 441 (from I-75 to CR 235A) ¹	Segment 8 SR 235 (from NW 143 rd Pl to US 441) ¹	Segment 9 SR 235 (from US 441 to NW 140 th St) ¹	Segment 11 CR 235 (from NW 143 rd Place to South City Limit) ¹	Segment 13 CR 241 (from CR 235 to South City Limit) ¹	Segment 14 CR 2054 (from SR 235 to West City Limit) ¹	Segment 15 CR 2054 (from SR 235 to US 441) ¹
PM Peak Hour Trips										
Maximum Service Volume ²	3,870	4,110	3,510	3,510	1,290	1,290	1,359	1,881	1,359	1,359
Existing Traffic ³	2,118	1,941	2,299	2,861	967	765	539	572	278	325
Reserved Trips ⁴	196	447	309	293	41	21	13	43	0	138
Available Capacity ⁴	1,556	1,722	902	356	282	504	807	1,266	1,081	896
Maximum PM Peak Hour Trips Generated by Amendment ⁵	1,289	2,557	515	258	129	129	129	258	129	258
Residual Capacity After Potential Development's Impacts⁶	267	-835	387	98	153	375	678	1,008	952	638
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua October 2021 Development Monitoring Report. ⁵ Trip Distribution: Segment 3 - 50%; Segment 4 - 100%; Segment 5 - 20%; Segment 6 - 10%; Segment 8 - 5%; Segment 9 - 5%; Segment 11 - 10%; Segment 13- 10%; Segment 14 - 5%; Segment 15 - 10%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will <u>not</u> be reserved.										

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service (“LOS”) Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project’s impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City’s transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,300,250
Reserved Capacity ²	168,234
Available Capacity	831,516
Projected Potable Water Demand from Application ³	523,373
Residual Capacity	308,143
Percentage of Permitted Design Capacity Utilized	86.60%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2021. ² City of Alachua December 2021 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 15 gallons per 100 square feet x 3,489,156 square feet.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	677,000
Reserved Capacity ²	149,453
Available Capacity	673,547
Projected Sanitary Sewer Demand from Application ³	523,373
Residual Capacity	150,174
Percentage of Permitted Design Capacity Utilized	89.99%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2021. ² City of Alachua December 2021 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 15 gallons per 100 square feet x 3,489,156 square feet.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,880.00	7,643.10
Reserved Capacity ²	15,609.14	2,848.67
Demand Generated by Application ³	41,869.86	7,641.25
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).		
² City of Alachua December 2021 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility, April 2021.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 9a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	52.87
Reserved Capacity ¹	2.20
Potential Demand Generated by Development ³	8.32
Residual Recreational Capacity After Impacts	72.09
<i>Sources:</i> ¹ City of Alachua December 2021 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2020</i> ; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 640 dwellings / [5 acres/1,000 persons])	

Table 9b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	11.01 acres
Acreage Required to Serve Demand Generated by Development ²	1.66 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.67 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	36.39%
¹ Source: City of Alachua December 2021 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (8.32 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed development would increase the maximum potential demand of recreational facilities by 8.23 acres, and would increase the demand of passive park space by 1.66 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City's recreation system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on November 30, 2021, 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 be rendered. Facility capacity must be available in order for a final development order to be granted.

**EXHIBIT “A”
TO
UNIVERSITY OF FLORIDA FOUNDATION, INC. (CELLON CREEK)
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
 Leannetta McNealy, Ph.D.
 Gunnar F. Paulson, Ed.D.
 Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.



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*

November 30, 2021

RE: ACPS – Cellon Creek Comprehensive Plan Amendment / Rezoning

Alachua County Public Schools (“ACPS”) has received notification of a Planned Development Amendment (rezoning) within the city limits of Alachua. The project encompasses 160 acres identified as Parcel 05949-000-000. This project is reviewed in accordance with *Objective 1.1: of the High Springs Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.

The subject property is designated as Commercial, Community Commercial, Moderate Density Residential and High Density Residential in the Alachua *Future Land Use Element* and is currently designated as *Agriculture by the Alachua* zoning atlas. The proposed amendment will amend the FLUM designation to *Corporate Park*. This letter is being sent as a response to the impact that will be created by the maximum increase of 320 single family units and 320 multi-family units upon Alachua County schools. At buildout, the subject property is projected to generate students as shown by the following table.

Table 1: Projected Student Generation				
	<i>Units</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>
Single Family	320	45	19	29
Multi Family	320	29	10	10
Total	640	74	29	39

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 is undertaking 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.

The following table shows the current and projected utilization of public schools serving the City of Alachua.

Table 2: Capacity Utilization				
School	Capacity	Current	5 Years	10 Years
Alachua Elem	525	306	329	354
Irby Elem	536	381	410	441
Mebane Middle	876	336	362	389
Santa Fe High	1,435	1,134	1,220	1,313

To facilitate satisfactory and long-term solutions to our capacity needs, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements.

If you have additional, questions please contact me at 352.955.7400 ext. 1445.

Sincerely,



Suzanne Wynn, Director
ACPS Facilities Community Planning
cc: Gene Boles



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 15, 2021

Sent by electronic mail to swood@chw-inc.com

Seth Wood
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Cellon Creek Large Scale Comprehensive Plan Amendment (LSCPA) Application and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Wood:

On November 4, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the University of Florida Foundation, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

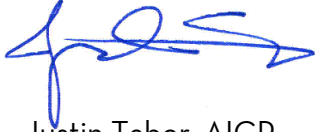
You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. The applications have been scheduled for the **December 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, November 30, 2021**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than **Tuesday, November 30, 2021**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, December 13, 2021**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: 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

November 4, 2021

Sent via electronic mail

Mr. Justin Tabor, AICP
City of Alachua, Principal Planner, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Cellon Creek Large-scale Comprehensive Plan Amendment (LsCPA) Application
Cellon Creek Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

Please find below detailed responses to the comments issued in the October 19 PAT Summary Letter regarding the above-mentioned applications. Original comments are provided in standard font; responses are provided in **bold font**.

LSCPA & REZONING APPLICATIONS

1. Maximum Development Potential

- a. In several areas of each application, it is stated that the proposed amendments would result in $\pm 199,287$ fewer square feet of nonresidential use compared to the current land use and zoning of the property. Based upon a note in the concurrency analysis, these statements are concluded by considering a maximum intensity where 25% of the project site will be dedicated to nonresidential uses. Maximum development potential must be considered based upon the maximum permitted by the proposed land use and zoning categories. Please revise throughout each application as needed.

Per the advisement of staff in the October 21 PAT Meeting, the maximum development potential mentioned throughout the application has been revised to reflect a scenario in which the entirety of the ± 160.2 -acre property is developed at a nonresidential intensity of 0.5 FAR.

2. Concurrency Impact Analysis

- a. Revise the impacts to all transportation, potable water, sanitary sewer, and solid waste to address comment 1.a.

These calculations have been revised in Section 3 of both reports. These revisions also followed the advice of city staff and demonstrate a maximum development scenario in which the entirety of the project site is developed at a nonresidential intensity of 0.5 FAR.

- b. Section 2.4.14(H) defines affected roadway segments as any roadway segment located within 1/2 mile of the subject property and those roadway segments for which the project's impacts are 5% or greater of the MSV of the roadway segment. Segment 4 is the only roadway segment identified as an affected roadway segment. Revisions to the projected trip generation to address comments 1.a. and 2.a. will likely result in additional roadway segments meeting the definition of 'affected roadway segment'. Revise Table 4 as needed to consider all affected roadway segments.

Table 4 in both reports has been revised to address this comment. Road segments now included are Segment 3, Segment 4, Segment 5, Segment 6, Segment 8, Segment 9, Segment 11, Segment 13, Segment 14, and Segment 15.

-
- c. Evaluate and reconsider trip distribution to Segments 8 and 9.

Trip distribution for Segments 8 and 9 have been reconsidered. This change is reflected on the resubmitted Transportation Concurrency map exhibit.

- d. While it is understood that Table 5 is intended to illustrate the increase/decrease in net impacts between existing and proposed land use/zoning categories, available capacity would not be applicable to such an analysis as it is not reflective of potential impacts from the proposed land use/zoning amendments. Please remove this information from Table 5.

Table 5 has been removed from both reports.

3. Comprehensive Plan Consistency Analysis

- a. The applicant states, in response to Objective 4.1 of the FLUE, “[t]he project site for this application will be infill development.” Infill development is generally characterized as development occurring within an urban area on a vacant or underutilized property. The subject property is largely surrounded by other vacant lands. Please clarify the statement that this project represents infill development.

The response to Objective 4.1 of the FLUE has been revised in both reports to further explain what was meant by the term “infill development.” The intention behind using this terminology was to make reference to the fact that the project site is a centrally located property on the US 441 corridor that currently sits vacant. It is surrounded by existing nonresidential uses and is nearby existing residential uses. Changing the Future Land Use (FLU) Classification and Zoning of the site to Corporate Park FLU and Corporate Park zoning will make possible site development with a mixture of complementary residential, commercial, and service offerings, and create adjacencies with other nonresidential uses along the corridor. This will also bring additional supportive uses to existing and future nearby residential communities in the City of Alachua.

LSCPA APPLICATION

4. Needs Analysis

- a. Revise the impacts to address comment 1.a.

References to impacts in the Needs Analysis have been revised in response to comment 1.a.

- b. Suggest incorporating the memorandum within the justification report.

The Needs Analysis memorandum has been incorporated into the LsCPA Justification Report as Section 6.

- c. Suggest utilizing the 2020 US Census for population data (10,574 persons).

The Needs Analysis has been revised to use the 2020 US Census population data when refencing City of Alachua population.

5. Urban Sprawl Analysis

- a. In response to Ch. 163.3177(6)(a)9.a.(II), please clarify the statement that this project represents infill development.

The response to Ch. 163.3177(6)(a)9.a.(II), Florida Statute, has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

-
- b. In response to Ch. 163.3177(6)(a)9.a.(V):
 - i. Please clarify statement referring to redevelopment of the site.

The statement referring to “redevelopment” of the site was a typographical error. The term “redevelopment” has been replaced with the term “development” in this response.

- ii. Note: Lands adjacent to the west and designated Agriculture land use/Agricultural zoning are owned by the State of Florida and are a part of San Felasco Hammock Preserve State Park.

This comment has been noted.

- c. In response to Ch. 163.3177(6)(a)9.a.(VI), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)

The response to Ch. 163.3177(6)(a)9.a.(VI), Florida Statute, has been revised to expand upon the availability of existing utilities to state the following: for water services, there is a 16” water main along US 441; for wastewater services, there is a 10” force main along US 441, an 8” gravity main west of the project site, and a Lift Station at the northwest corner of the project site; and for electric services, there is a primary overhead electric line on Cellon Creek Boulevard to the west of the site and a primary overhead electric line on US 441 to the north of the site.

- d. In response to Ch. 163.3177(6)(a)9.a.(X), please clarify the statement that this project represents infill development.

The response to Ch. 163.3177(6)(a)9.a.(X), Florida Statute, has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

- e. Response to Ch. 163.3177(6)(a)9.b.(I) does not address specifically how the amendment would direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The response to Ch. 163.3177(6)(a)9.b.(I), Florida Statute, has been revised to further explain how the amendment would locate economic growth in a manner that does not have adverse impact on and protects natural resources. This response now details how the type of development allowed by the Corporate Park FLU classification will spur economic growth by allowing more homes in the community and allowing more businesses to locate in the City. The response also explains that the property is an appropriate location for the Corporate Park-style of development, due to its proximity to US 441 and similar developments. Finally, the response explains how adverse impacts will be minimized and natural resources will be protected through the use of a development gradient and implementation of appropriate buffering.

REZONING APPLICATION

6. LDR Consistency Analysis

- a. Please remove or update statement related to the recently approved LDR text amendments.

Reference to the recent approval of Land Development Regulations (LDR) amendments has been removed from this report.

- b. In response to Section 2.4.2(E)(1)(d), please clarify the statement that this project represents infill development.

The response to Section 2.4.2(E)(1)(d) has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

- c. Upon revising the Concurrency Impact Analysis to address comment 1.a., review response to Section 2.4.2(E)(1)(f) in relation to traffic impacts.

The response to Section 2.4.2(E)(1)(f) has been revised upon revision to the Concurrency Impact Analysis.

- d. In response to Section 2.4.2(E)(1)(f), please clarify the statement that this project represents infill development.

The response to Section 2.4.2(E)(1)(f) has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

- e. In response to Section 2.4.2(E)(1)(j), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.

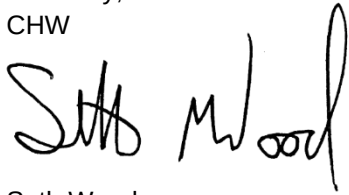
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- f. In response to Section 2.4.2(E)(1)(k), please expand upon protection measures for environmental features, including but not limited to on-site wetlands, special flood hazard areas, and San Felasco Hammock Preserve State Park.

The response to Section 2.4.2(E)(1)(k) has been expanded to make reference to specific protection measures, including Comprehensive Plan Conservation and Open Space Element Policy 1.10.g. regarding adequate wetland buffering; Comprehensive Plan Conservation and Open Space Element Policy 1.12.d. regarding adequate surface water buffering; and Comprehensive Plan Conservation and Open Space Element Policy 1.12.f. regarding appropriate development within special flood hazard areas. The revised response also explains that site development will be done in a density and intensity gradient, placing the highest density and intensity closest to US 441, and the lowest density closest to the San Felasco Hammock Preserve.

Thank you for your thorough review of our application materials. I look forward to our further discussion on these requests to amend the City's Future Land Use Map and Official Zoning Atlas.

Sincerely,
CHW

A handwritten signature in black ink, appearing to read "Seth Wood". The signature is fluid and cursive, with the first name "Seth" and last name "Wood" clearly distinguishable.

Seth Wood
Project Planner

Cc:
Gerry Dedenbach, CHW Vice President (by electronic mail)



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 19, 2021

Sent by electronic mail to swood@chw-inc.com

Seth Wood
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary:
Cellon Creek Large Scale Comprehensive Plan Amendment (LSCPA) Application
Cellon Creek Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
Application

Dear Mr. Wood:

On September 30, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the University of Florida Foundation, Inc. The applications propose to amend the FLUM and the zoning of a ±160.2 acre subject property (Tax Parcel Number 05949-000-000). The LSCPA application proposes to amend the FLUM from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and the Rezoning application proposes to amend the zoning from Agricultural (A) to Corporate Park (CP). A completeness review was performed on October 6, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:30 AM on Thursday, October 21, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, November 4, 2021**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 14, 2021 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

LSCPA & Rezoning Applications

1. Maximum Development Potential

- a. In several areas of each application, it is stated that the proposed amendments would result in $\pm 199,287$ fewer square feet of nonresidential use compared to the current land use and zoning of the property. Based upon a note in the concurrency analysis, these statements are concluded by considering a maximum intensity where 25% of the project site will be dedicated to nonresidential uses. Maximum development potential must be considered based upon the maximum permitted by the proposed land use and zoning categories. Please revise throughout each application as needed.

2. Concurrency Impact Analysis

- a. Revise the impacts to all transportation, potable water, sanitary sewer, and solid waste to address comment 1.a.
- b. Section 2.4.14(H) defines affected roadway segments as any roadway segment located within 1/2 mile of the subject property and those roadway segments for which the project's impacts are 5% or greater of the MSV of the roadway segment. Segment 4 is the only roadway segment identified as an affected roadway segment. Revisions to the projected trip generation to address comments 1.a. and 2.a. will likely result in additional roadway segments meeting the definition of 'affected roadway segment'. Revise Table 4. as needed to consider all affected roadway segments.
- c. Evaluate and reconsider trip distribution to Segments 8 and 9.
- d. While it is understood that Table 5 is intended to illustrate the increase/decrease in net impacts between existing and proposed land use/zoning categories, available capacity would not be applicable to such an analysis as it is not reflective of potential impacts from the proposed land use/zoning amendments. Please remove this information from Table 5.

3. Comprehensive Plan Consistency Analysis

- a. The applicant states, in response to Objective 4.1 of the FLUE, "[t]he project site for this application will be infill development." Infill development is generally characterized as development occurring within an urban area on a vacant or underutilized property. The subject property is largely surrounded by other vacant lands. Please clarify the statement that this project represents infill development.

LSCPA Application

4. Needs Analysis

- a. Revise the impacts to address comment 1.a.
- b. Suggest incorporating the memorandum within the justification report.
- c. Suggest utilizing the 2020 US Census for population data (10,574 persons).

5. Urban Sprawl Analysis

- a. In response to Ch. 163.3177(6)(a)9.a.(II), please clarify the statement that this project represents infill development.

- b. In response to Ch. 163.3177(6)(a)9.a.(V):
 - i. Please clarify statement referring to redevelopment of the site.
 - ii. Note: Lands adjacent to the west and designated Agriculture land use/Agricultural zoning are owned by the State of Florida and are a part of San Felasco Hammock Preserve State Park.
- c. In response to Ch. 163.3177(6)(a)9.a.(VI), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)
- d. In response to Ch. 163.3177(6)(a)9.a.(X), please clarify the statement that this project represents infill development.
- e. Response to Ch. 163.3177(6)(a)9.b.(I) does not address specifically how the amendment would direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on an protects natural resources and ecosystems.

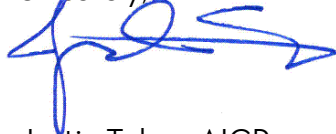
Rezoning Application

6. LDR Consistency Analysis

- a. Please remove or update statement related to the recently approved LDR text amendments.
- b. In response to Section 2.4.2(E)(1)(d), please clarify the statement that this project represents infill development.
- c. Upon revising the Concurrency Impact Analysis to address comment 1.a., review response to Section 2.4.2(E)(1)(f) in relation to traffic impacts.
- d. In response to Section 2.4.2(E)(1)(f), please clarify the statement that this project represents infill development.
- e. In response to Section 2.4.2(E)(1)(j), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.
- f. In response to Section 2.4.2(E)(1)(k), please expand upon protection measures for environmental features, including but not limited to on-site wetlands, special flood hazard areas, and San Felasco Hammock Preserve State Park.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Cellon Creek

APPLICATION TYPE: LSCPA and Rezoning

APPLICANT/AGENT: Seth Wood, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: University of Florida Foundation, Inc.

PAT MEETING DATE: October 19, 2021

PAT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Commercial, Community Commercial, Moderate Density Residential, and High Density Residential

PROPOSED FLUM DESIGNATION: Corporate Park

CURRENT ZONING: Agricultural

PROPOSED ZONING: Corporate Park

OVERLAY: N/A

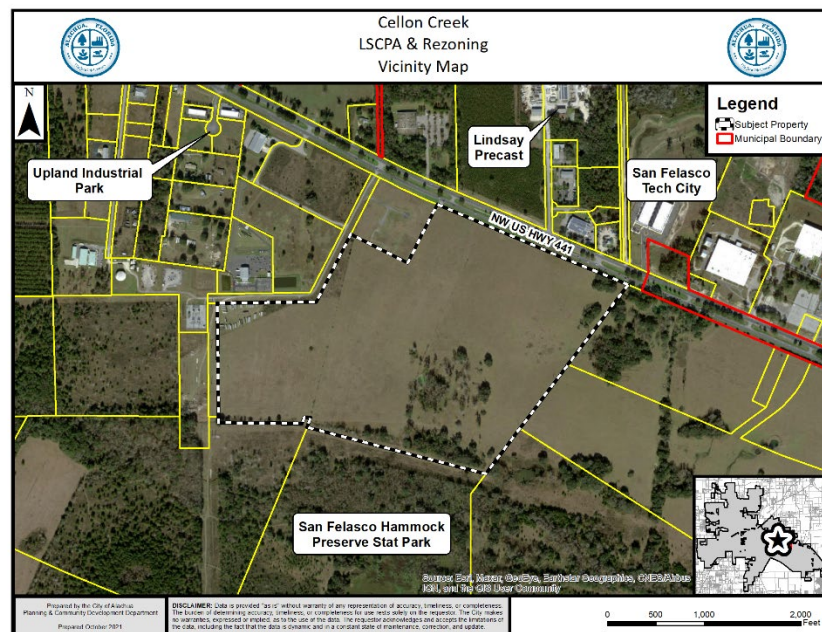
ACREAGE: ±160.2 acres

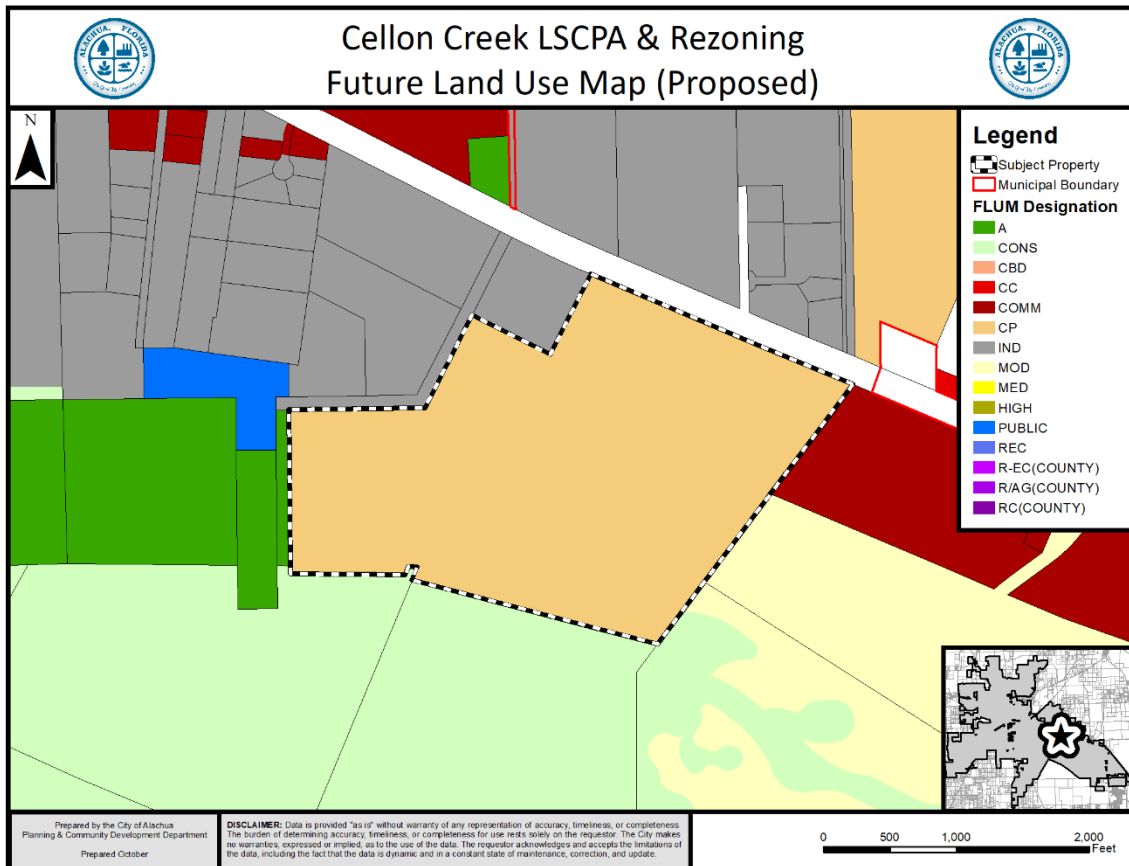
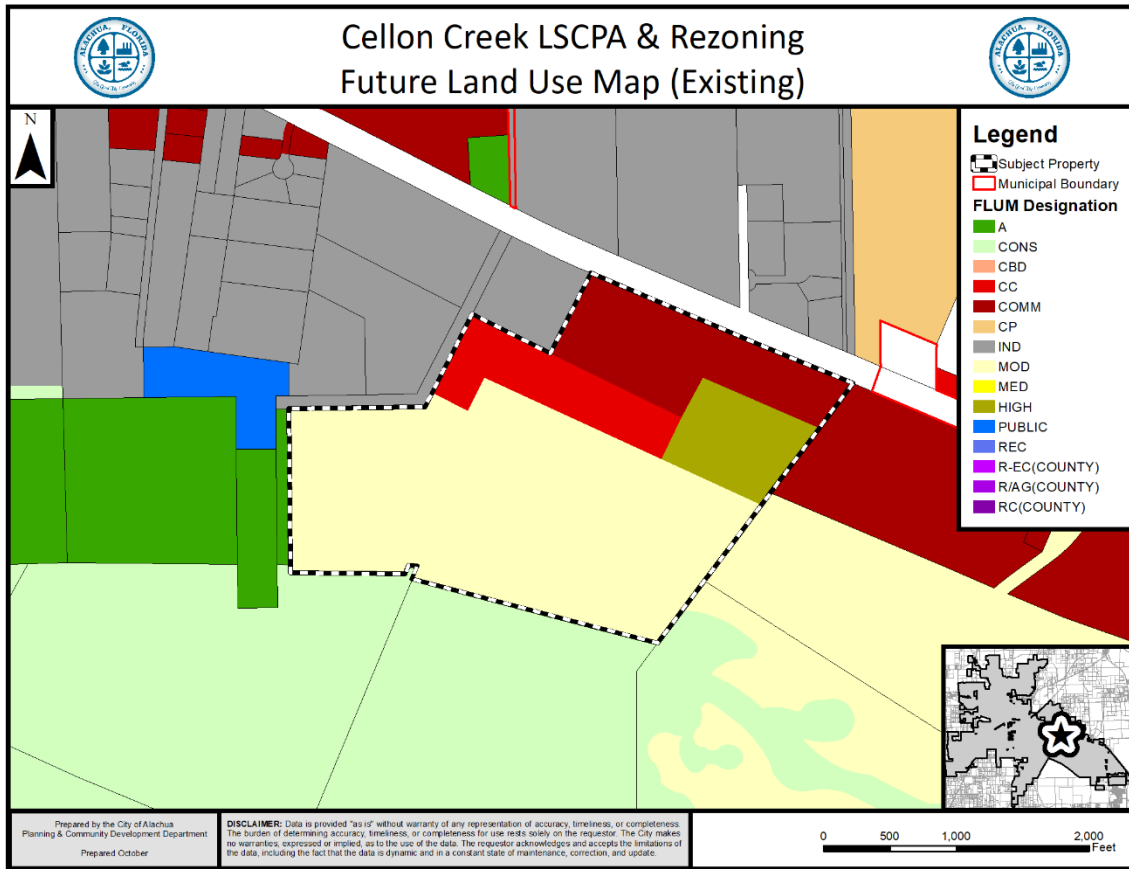
PARCEL(S): 05949-000-000

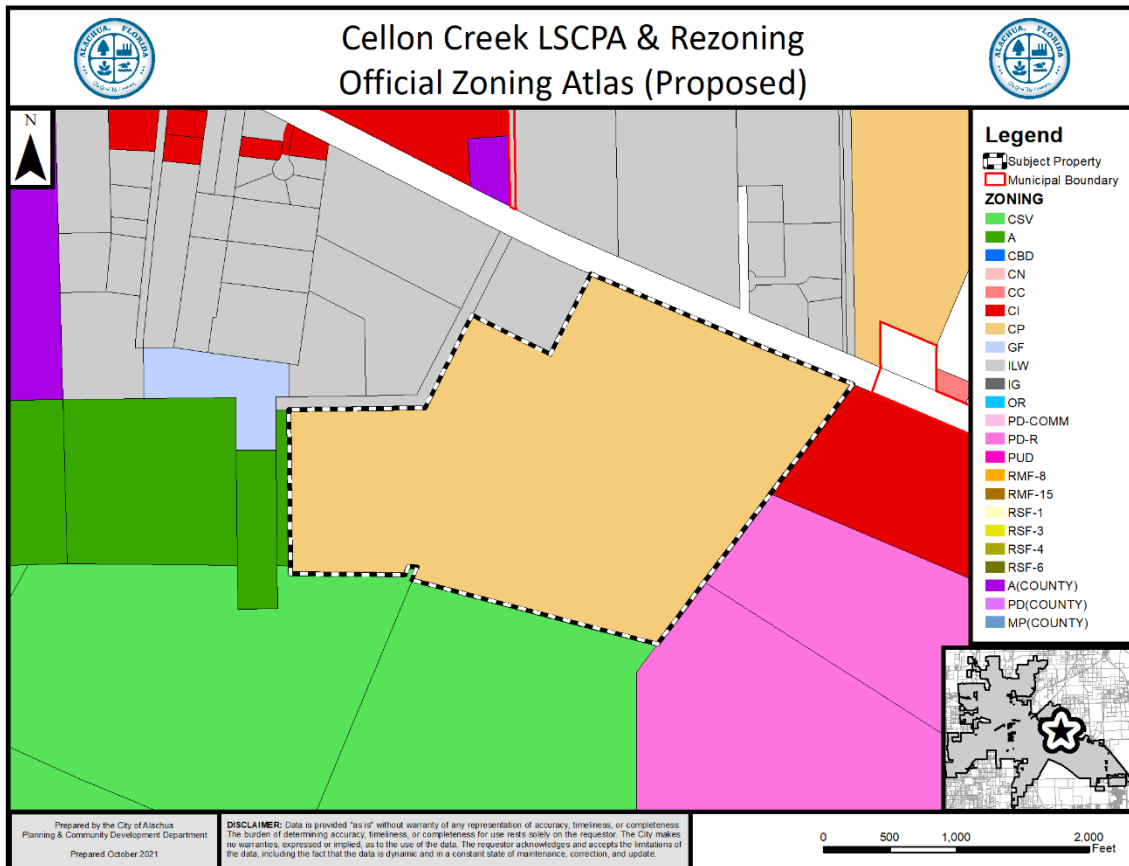
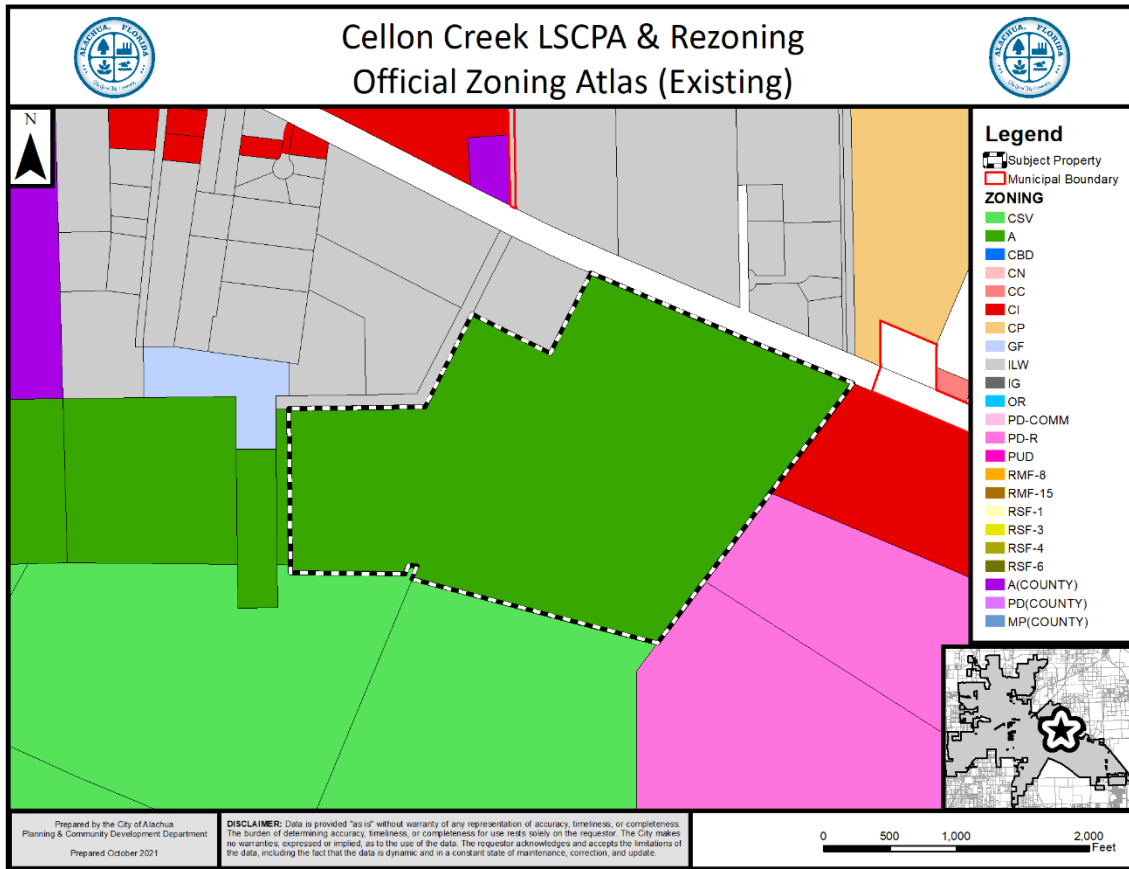
PROJECT SUMMARY: A request to amend the Future Land Use Map (FLUM) Designation of a ±160.2 acre property from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and a request to amend the zoning of a the Rezoning application proposes to amend the zoning of a ±160.2 acre property from Agricultural (A) to Corporate Park (CP)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, November 4, 2021**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 14, 2021 PZB Meeting**.







Deficiencies to be Addressed

LSCPA & Rezoning Applications

1. Maximum Development Potential

- a. In several areas of each application, it is stated that the proposed amendments would result in ±199,287 fewer square feet of nonresidential use compared to the current land use and zoning of the property. Based upon a note in the concurrency analysis, these statements are concluded by considering a maximum intensity where 25% of the project site will be dedicated to nonresidential uses. Maximum development potential must be considered based upon the maximum permitted by the proposed land use and zoning categories. Please revise throughout each application as needed.

2. Concurrency Impact Analysis

- a. Revise the impacts to all transportation, potable water, sanitary sewer, and solid waste to address comment 1.a.
- b. Section 2.4.14(H) defines affected roadway segments as any roadway segment located within 1/2 mile of the subject property and those roadway segments for which the project's impacts are 5% or greater of the MSV of the roadway segment. Segment 4 is the only roadway segment identified as an affected roadway segment. Revisions to the projected trip generation to address comments 1.a. and 2.a. will likely result in additional roadway segments meeting the definition of 'affected roadway segment'. Revise Table 4. as needed to consider all affected roadway segments.
- c. Evaluate and reconsider trip distribution to Segments 8 and 9.
- d. While it is understood that Table 5 is intended to illustrate the increase/decrease in net impacts between existing and proposed land use/zoning categories, available capacity would not be applicable to such an analysis as it is not reflective of potential impacts from the proposed land use/zoning amendments. Please remove this information from Table 5.

3. Comprehensive Plan Consistency Analysis

- a. The applicant states, in response to Objective 4.1 of the FLUE, "[t]he project site for this application will be infill development." Infill development is generally characterized as development occurring within an urban area on a vacant or underutilized property. The subject property is largely surrounded by other vacant lands. Please clarify the statement that this project represents infill development.

LSCPA Application

4. Needs Analysis

- a. Revise the impacts to address comment 1.a.
- b. Suggest incorporating the memorandum within the justification report.
- c. Suggest utilizing the 2020 US Census for population data (10,574 persons).

5. Urban Sprawl Analysis

- a. In response to Ch. 163.3177(6)(a)9.a.(II), please clarify the statement that this project represents infill development.

- b. In response to Ch. 163.3177(6)(a)9.a.(V):
 - i. Please clarify statement referring to redevelopment of the site.
 - ii. Note: Lands adjacent to the west and designated Agriculture land use/Agricultural zoning are owned by the State of Florida and are a part of San Felasco Hammock Preserve State Park.
- c. In response to Ch. 163.3177(6)(a)9.a.(VI), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)
- d. In response to Ch. 163.3177(6)(a)9.a.(X), please clarify the statement that this project represents infill development.
- e. Response to Ch. 163.3177(6)(a)9.b.(I) does not address specifically how the amendment would direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on an protects natural resources and ecosystems.

Rezoning Application

6. LDR Consistency Analysis

- a. Please remove or update statement related to the recently approved LDR text amendments.
- b. In response to Section 2.4.2(E)(1)(d), please clarify the statement that this project represents infill development.
- c. Upon revising the Concurrency Impact Analysis to address comment 1.a., review response to Section 2.4.2(E)(1)(f) in relation to traffic impacts.
- d. In response to Section 2.4.2(E)(1)(f), please clarify the statement that this project represents infill development.
- e. In response to Section 2.4.2(E)(1)(j), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)
- f. In response to Section 2.4.2(E)(1)(k), please expand upon protection measures for environmental features, including but not limited to on-site wetlands, special flood hazard areas, and San Felasco Hammock Preserve State Park.

Request for Capacity Review: Cellon Creek CPA & Rezoning

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Request for Capacity Review: Cellon Creek CPA & Rezoning
To : Suzanne M Wynn <wynnsm@gm.sbac.edu>
Cc : Gene Boles <geneboles@gmail.com>

Wed, Oct 13, 2021 12:49 PM

 1 attachment

Suzanne,

The City of Alachua has received a Large Scale Comprehensive Plan Amendment (LSCPA) application and a Rezoning application from CHW on behalf of the University of Florida Foundation, Inc. The applications propose to amend the FLUM and the zoning of a ±160.2 acre subject property (Tax Parcel Number 05949-000-000). The LSCPA application proposes to amend the FLUM from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and the Rezoning application proposes to amend the zoning from Agricultural (A) to Corporate Park (CP).

Please find the Public School Student Generation Form for this project attached for review and approval.

If any additional information is needed, please feel free 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.

 **PS_GEN_FORM_CELLON_CREEK_LSCPA_RZ.pdf**
239 KB

October 13, 2021

Sent via electronic mail

Mr. Justin Tabor, AICP
City of Alachua, Principal Planner, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Completeness Review of:
Cellon Creek Large-scale Comprehensive Plan Amendment (LsCPA) Application
Cellon Creek Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

Please find below detailed responses to the comments issued in the October 6 Completeness Review letter regarding the above-mentioned applications. Original comments are provided in standard font; responses are provided in **bold font**.

LsCPA Application

1. Authorized Agent Affidavit:
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.

A revised Authorized Agent Affidavit, reflective of these comments, has been included as attachment [Attachment I], as has written permission from the property owner to alter the affidavit [Attachment II].

2. Comprehensive Plan Amendment Application, Section B., Applicant: Please identify the contact person.
The contact person is Seth Wood of CHW.
Phone: (352) 331-1976
Email: sethw@chw-inc.com

A revised LsCPA application form has been provided as attachment [Attachment III].

3. Comprehensive Plan Amendment Application Attachment #4, Needs Analysis: The application does not include a needs analysis demonstrating the necessity for the proposed increase in the proposed FLUM Designation.
A Needs Analysis is provided as attachment [Attachment IV], demonstrating the necessity of the proposed FLUM designation. Of note, the proposed FLUM Designation may allow a *decrease*, rather than an increase, of up to ±199,287 fewer square feet of nonresidential use compared to what is currently allowed on the property. The proposed FLUM designation may allow an increase of up to only ±31 additional dwelling units compared to what is currently permitted.
4. Comprehensive Plan Amendment Application Attachment #8, Public School Student Generation Form, Section 8, Development Data: The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.
A revised version of the Public School Student Generation Form is included as attachment [Attachment V] with revision to section 8 in order to identify the number of multifamily residential dwellings contemplated for the future development of the site.

Rezoning Application

1. Authorized Agent Affidavit:
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.

A revised Authorized Agent Affidavit, reflective of these comments, has been included as attachment [Attachment I], as has written permission from the property owner to alter the affidavit [Attachment II].

2. Rezoning Application, Section B., Applicant: Please identify the contact person.

The contact person is Seth Wood of CHW.

Phone: (352) 331-1976

Email: sethw@chw-inc.com

A revised application form has been provided as attachment [Attachment VI].

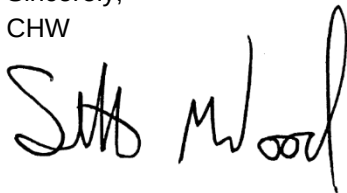
3. Rezoning Application Attachment #8, Public School Student Generation Form, Section 8, Development Data: The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.

A revised version of the Public School Student Generation Form is included as attachment [Attachment VII] with revision to section 8 in order to identify the number of multifamily residential dwellings contemplated for the future development of the site.

Thank you for your prompt preliminary review of these applications for completeness. We look forward to hearing the findings of your in-depth review at the forthcoming Project Assistance Team (PAT) Meeting.

Sincerely,

CHW



Seth Wood
Project Planner

Cc:

Mike DaRoza, City of Alachua City Manager (by electronic mail)

Kathy Winburn, AICP, City of Alachua Planning & Community Development Director (by electronic mail)

Adam Hall, AICP, City of Alachua Principal Planner (by electronic mail)

Gerry Dedenbach, CHW Vice President (by electronic mail)

Ryan Thompson, CHW Senior Project Manager (by electronic mail)

Attachments:

- I. Revised Authorized Agent Affidavit
- II. Written Permission to Alter Affidavit
- III. Revised LsCPA Application Form
- IV. LsCPA Needs Analysis
- V. LsCPA Public School Student Generation Form
- VI. Revised Rezoning Application Form
- VII. Rezoning Public School Student Generation Form



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 6, 2021

Sent by electronic mail to swood@chw-inc.com

Seth Wood
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of:
Cellon Creek Large Scale Comprehensive Plan Amendment (LSCPA) Application
Cellon Creek Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
Application

Dear Mr. Wood:

On September 30, 2021, the City of Alachua received your applications for a proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the Future Land Use Map (FLUM) and for a proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The applications propose to amend the FLUM and the zoning of a ±160.2 acre subject property (Tax Parcel Number 05949-000-000). The LSCPA application proposes to amend the FLUM from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and the Rezoning application proposes to amend the zoning from Agricultural (A) to Corporate Park (CP).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, October 13, 2021**. Digital submission of the materials to the project planner is acceptable.

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

In order to provide complete applications, you must address the following:

LSCPA Application

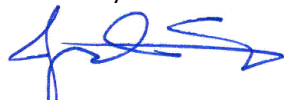
1. **Authorized Agent Affidavit:**
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.
2. **Comprehensive Plan Amendment Application, Section B., Applicant:** Please identify the contact person.
3. **Comprehensive Plan Amendment Application Attachment #4, Needs Analysis:** The application does not include a needs analysis demonstrating the necessity for the proposed increase in the proposed FLUM Designation.
4. **Comprehensive Plan Amendment Application Attachment #8, Public School Student Generation Form, Section 8, Development Data:** The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.

Rezoning Application

1. **Authorized Agent Affidavit:**
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.
2. **Rezoning Application, Section B., Applicant:** Please identify the contact person.
3. **Rezoning Application Attachment #8, Public School Student Generation Form, Section 8, Development Data:** The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

September 30, 2021

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32615

RE: Cellon Creek – Large-scale Comprehensive Plan Amendment (LsCPA)
(Alachua County tax parcel 05949-000-000)

Dear Kathy:

Please find the following items enclosed for review and approval of the above reference project:

- LsCPA Application;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report;
- Student Generation Form; and
- Map Set of Project Site

Additionally, included in the submittal is one (1) check in the amount of \$9,000.00 made payable to the City of Alachua and three (3) sets of mailing labels for property owners within 400 feet of the subject property boundary. This check is intended to cover the fee for both this LsCPA application, as well as a concurrently-submitted rezoning application.

This application requests a LsCPA to change the Future Land Use (FLU) classifications of the site from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park. This application is submitted concurrently with a rezoning application requesting to change the zoning of the project site from Agriculture (A) to Corporate Park (CP). The intent is to facilitate the development of a mixed-use project with focus on employment-generating opportunities, in line with the spirit and intent of the Corporate Park FLU classification.

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 sethw@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Seth Wood
Project Planner

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±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.

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 December 14, 2021 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on January 10, 2022 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

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

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Number 05949-000-000 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 ± 160.2 acres, in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on first reading the 10th day of January, 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

APPROVED AS TO FORM

ATTEST:

Mike DaRoza, City Manager/Clerk

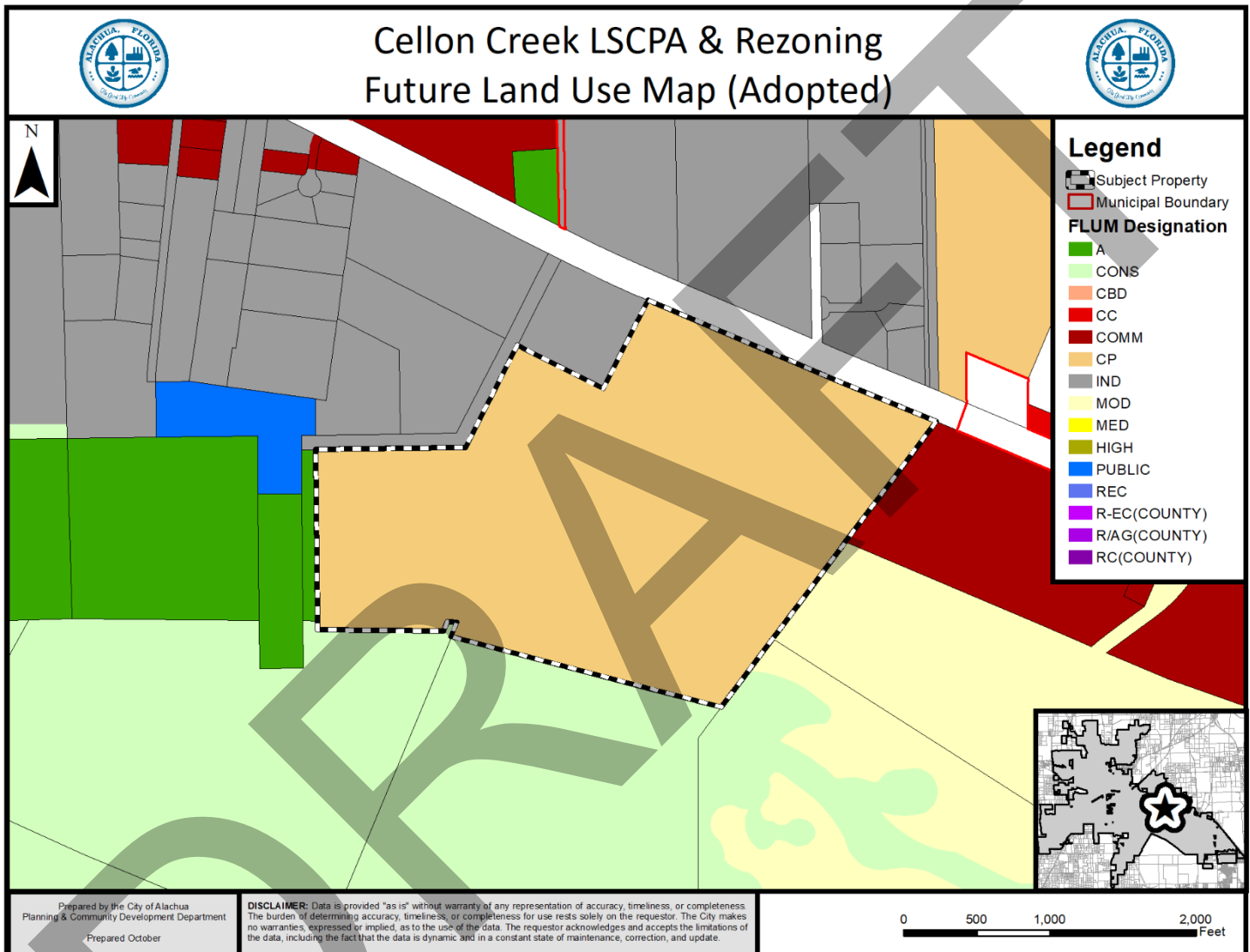
Marian B. Rush, City Attorney

EXHIBIT "A"

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 30 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

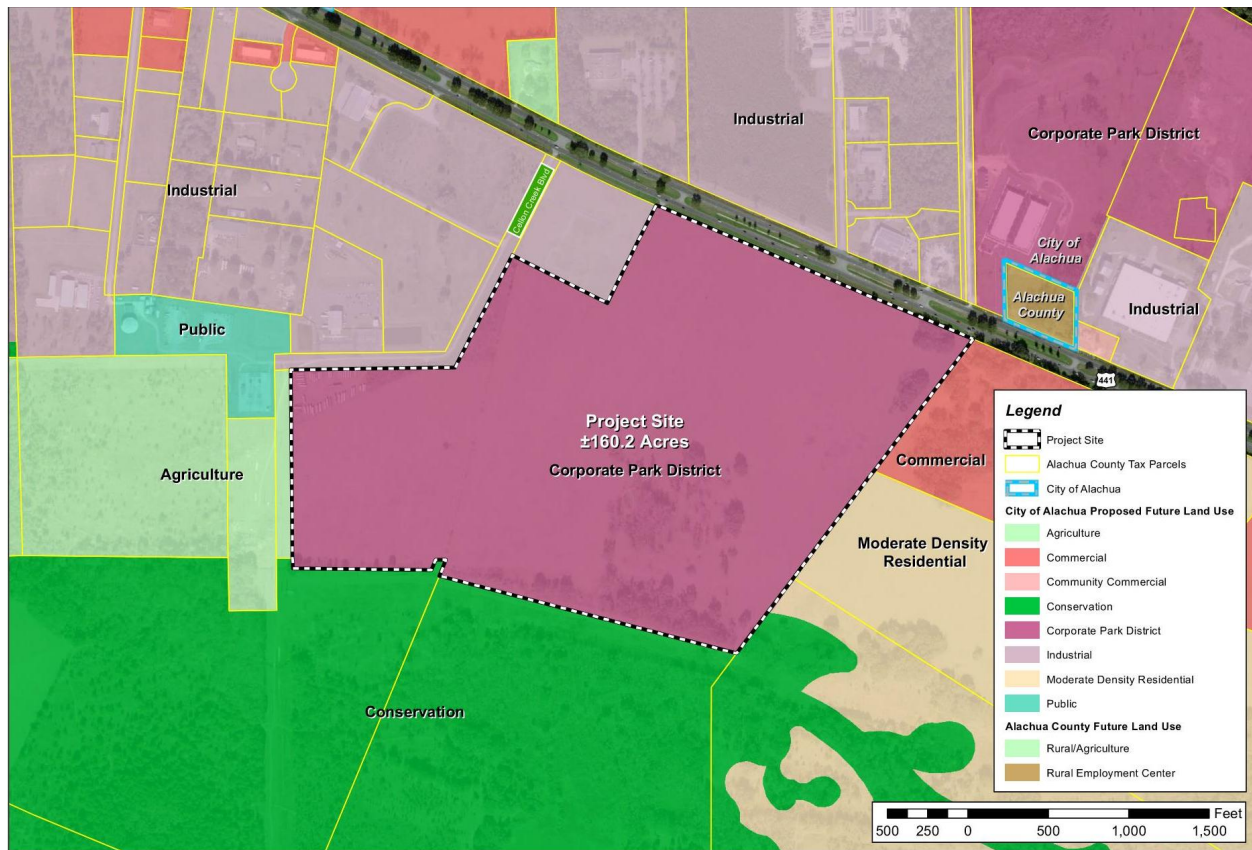
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S. 66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.; THENCE S. 37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N. 74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N. 07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N. 82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S. 07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N. 89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S. 66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"



Cellon Creek

Large-scale Comprehensive Plan Amendment Application on
Alachua County Tax Parcel 05949-000-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: San Felasco Research Ventures, LLC

Date: 9/30/2021
11/04/2021
PN# 21-0191

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW
Professional Consultants

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Application Package
Table of Contents

1. Cover Letter
2. Large-scale Comprehensive Plan Amendment (LsCPA) Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

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November 4, 2021

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32615

RE: Cellon Creek – Large-scale Comprehensive Plan Amendment (LsCPA)
(Alachua County tax parcel 05949-000-000)

Dear Kathy:

Please find the following items enclosed for review and approval of the above referenced project:

- LsCPA Application;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report;
- Student Generation Form; and
- Map Set of Project Site

This application requests a LsCPA to change the Future Land Use (FLU) classifications of the site from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park. This application is submitted concurrently with a rezoning application requesting to change the zoning of the project site from Agriculture (A) to Corporate Park (CP). The intent is to facilitate the development of a mixed-use project with focus on employment-generating opportunities, in line with the spirit and intent of the Corporate Park FLU classification.

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 sethw@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Seth Wood
Project Planner

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City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____ Acceptance Date: _____

Review Type: P&Z, CC

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

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

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

A. PROJECT

1. Project Name: _____
2. Address of Subject Property: _____
3. Parcel ID Number(s): _____
4. Existing Use of Property: _____
5. Existing Future Land Use Map Designation: _____
6. Proposed Future Land Use Map Designation: _____
7. Acreage: _____

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): _____ Title: _____
Company (if applicable): _____
Mailing address: _____
City: _____ State: _____ ZIP: _____
Telephone: (352) _____ 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.

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
 - (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
 - (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
 - (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
 - (IV) Promotes conservation of water and energy;
 - (V) Preserves agricultural areas and activities;

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

Revised 9/1/2011

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
 - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
 - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
 4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
 5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
 6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
 8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
 9. Legal description with tax parcel number.
 10. Proof of ownership.
 11. Proof of payment of taxes.
 12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Seth Wood
Signature of Applicant

Signature of Co-applicant

Seth Wood

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 11th day of October, 2021, by Seth Wood, who is/are personally known to me, or who has/have produced _____ as identification.

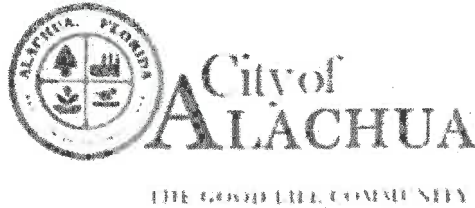
NOTARY SEAL



Sherry Stinson
Signature of Notary Public, State of Florida

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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13270 NW US HWY 441, ALACHUA, FL, 32615

Parcel ID Number(s): 05949-000-000

Acreage: ±160.2

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice

Title: Associate Vice President

Company (if applicable): UNIVERSITY OF FLORIDA FOUNDATION, INC

Mailing Address: PO BOX 14425

City: GAINESVILLE

State: FL

ZIP: 32604

Telephone: _____

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Seth Wood

Title: _____

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA

State: FL

ZIP: 32615

Telephone: 352-331-1976

FAX: 352-331-1976

e-mail: SETHW@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

Karen Rice, Associate Vice President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21 day of September, 2021 by Karen Rice as AVP of

Univ of Fla Foundation, Inc., who is/are personally known to me, or who has/have produced

as identification.

Jennifer B. Ramey

Notary Public

State of Florida

Commission # 11006255
City of Alachua ♦ Planning and Community Development Department

Expires 2/22/2025 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Signature of Notary Public, State of _____

Reviewed

UFF Legal Counsel



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LEGAL DESCRIPTION: (PER FURNISHED SURVEY PERFORMED BY MYERS-GRIFFIS & ASSOCIATES, INC., PROJECT NO.: MG-1422-06, DRAWING NO.: B-826, DATED: 10-08-2006)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 30 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S. 66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.; THENCE S. 37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N. 74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N. 07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N. 82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S. 07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N. 89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S. 66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

Application Package
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1. Cover Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Doc #18450
Rec
FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA.

Return to: Now R. J.
This instrument prepared by:
W. Henry Barber, Jr.
Dell, Graham, Wilcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten 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 successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

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A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by *Janet Collins*

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 66 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road No. 25, thence North 61 deg. 59 min. 14 sec. West,

along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1218.03 feet to the southeast corner of the South one-half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 661.14 feet to the northeast corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1222.41 feet to the northwest corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW $\frac{1}{4}$) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW $\frac{1}{4}$), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 121.89 feet to the north boundary of the Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), 678.82 feet to the south boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 9 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

J. B. Lewis
W. H. Bell
As to Grantor

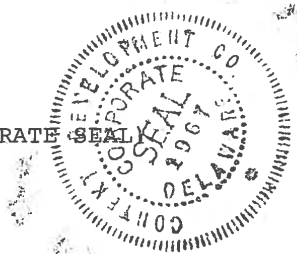
CONTEXT DEVELOPMENT CO.

By: Wallace M. Dill
Wallace M. Dill, As its
President

ATTEST:

By: R. Diane Arch
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)



O.R. BOOK 1466 PAGE 384

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. H. [Signature]
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985





Parcel Summary

Parcel ID 05949-000-000
Prop ID 30002
Location Address ALACHUA, FL 32615
Neighborhood/Area ALACHUA INDUSTRIAL (233200.60)
Subdivision
Brief Legal Description* FERNANDEZ GRANT AND PARTS OF SEC 19 & & 20 S OF HW 441 LESS CELLON TRACT LESS OR 227/391 SEE OR 787/879 & OR 798/572 & 832/876 FOR DETAILED DESCRIPTION LESS 1021.42 AC TO STATE OF FLA PER OR 908/858 AND OR 843/747 LESS 10 AC IN SEC 19 PER OR 1082/621 LESS
(Note: *The Description above is not to be used on legal documents.)
Property Use Code GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng 00-08-19
Tax District ALACHUA (District 1006)
Millage Rate 22.1970
Acreage 160.450
Homestead N

[View Map](#)

Owner Information

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

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$40,100	\$40,100	\$40,100	\$24,100	\$24,100
Agricultural (Market) Value	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100
Just (Market) Value	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100
Assessed Value	\$40,100	\$40,100	\$40,100	\$24,100	\$24,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$40,100	\$40,100	\$40,100	\$24,100	\$24,100
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.

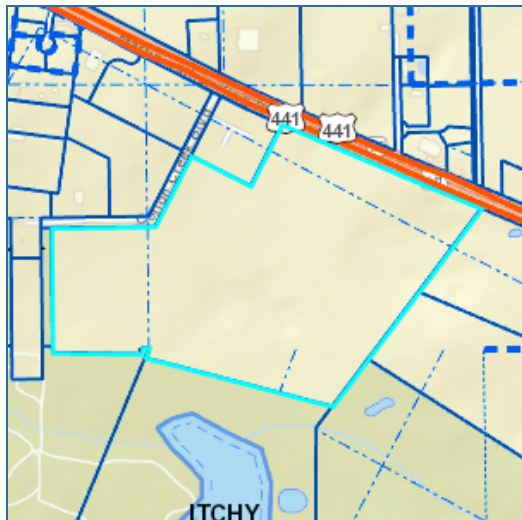
TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	160.45	6989202	0	0	A

Map



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

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[Last Data Upload: 4/6/2021, 5:16:39 AM](#)

Developed by



Version 2.3.115



Account Summary

Real Estate Account #05949 000 000



Owner:

U OF F FOUNDATION 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 12/18/2020 for \$863.40. [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)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$0.00

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Associate Vice President

Rice, Karen
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Title Secretary

Goffman, Susan G
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	01/03/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format

01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
12/17/2004 -- Amended and Restated Articles	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
10/09/1997 -- AMENDED AND RESTATED ARTICLES	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Application Package
Table of Contents

1. Cover Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0191



To: Neighbors of the US 441 / Cellon Creek Boulevard Intersection
From: Ryan Thompson, AICP
Date: 09 September 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±160.2 acres in the City of Alachua (Alachua County Tax Parcel # 05949-000-000):

1. A Large-scale Comprehensive Plan Amendment (LsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Corporate Park (CP).

The site is located on the south side of US Highway 441, east of Cellon Creek Boulevard.

Date: 23 September 2021
Time: 6:00 PM
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.

Mailing Labels

ALACHUA COUNTY
ALACHUA COUNTY PUBLIC WORKS
5620 NW 120TH LN
GAINESVILLE, FL 32653

CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY, FL 32055

CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

DMO COMMERCIAL DEVELOPMENT LLC
1425 NW 35TH TER
GAINESVILLE, FL 32605

F&R HOLDINGS & LOWE TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607

HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

NEAL BRUCE D & LANETTE T
309 NW DELAR GLN
LAKE CITY, FL 32055

PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD, MA 01742

STATE OF FLORIDA IIF
C/O TIITF REC AND PARKS-SAN FELASC
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44614

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

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

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

David Forest
23 Turkey Creek
Alachua FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Dan Rhine
288 Turkey Creek
Alachua FL 32615

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Current Resident
12919 NW US HWY 441
ALACHUA FL 32615

Current Resident
13091 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13154 NW 87TH CT
ALACHUA FL 32615

Current Resident
12989 NW US HWY 441
ALACHUA FL 32615

Current Resident
13091 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13154 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT
ALACHUA FL 32615

Current Resident
13113 NW 87TH CT
ALACHUA FL 32615

Current Resident
13154 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13116 NW 87TH CT
ALACHUA FL 32615

Current Resident
13159 NW 87TH CT
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13116 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13174 NW 87TH CT
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT UNIT 3
ALACHUA FL 32615

Current Resident
13116 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13174 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13073 NW 87TH CT
ALACHUA FL 32615

Current Resident
13134 NW 87TH CT
ALACHUA FL 32615

Current Resident
13174 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13073 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13137 NW 87TH CT
ALACHUA FL 32615

Current Resident
13183 NW 87TH CT
ALACHUA FL 32615

Current Resident
13073 NW 87TH CT UNIT 2
ALACHUA FL 32615

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13137 NW 87TH CT UNIT 1
ALACHUA FL 32615

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13183 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13091 NW 87TH CT
ALACHUA FL 32615

Current Resident
13137 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13183 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13198 NW 87TH CT
ALACHUA FL 32615

Current Resident
13264 NW 87TH CT
ALACHUA FL 32615

Current Resident
13302 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13198 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13264 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13302 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13198 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13264 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13318 NW 87TH CT
ALACHUA FL 32615

Current Resident
13211 NW 87TH CT
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT
ALACHUA FL 32615

Current Resident
13323 NW 87TH CT
ALACHUA FL 32615

Current Resident
13211 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13323 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13211 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13323 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13220 NW 87TH CT
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT UNIT 3
ALACHUA FL 32615

Current Resident
13336 NW 87TH CT
ALACHUA FL 32615

Current Resident
13220 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13282 NW 87TH CT
ALACHUA FL 32615

Current Resident
13336 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13220 NW 87TH CT UNIT 2
ALACHUA FL 32615

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13297 NW 87TH CT
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ALACHUA FL 32615

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Current Resident
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ALACHUA FL 32615

Current Resident
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ALACHUA FL 32615

Current Resident
13408 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT
ALACHUA FL 32615

Current Resident
13408 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 4
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13369 NW 87TH CT
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT UNIT 3
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 3
ALACHUA FL 32615

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±160.2 acres in the City of Alachua (Alachua County Tax Parcel # 05949-000-000):

1. A Large-scale Comprehensive Plan Amendment (LsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Corporate Park (CP).

The site is located on the south side of US Highway 441, east of Cellon Creek Boulevard.

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 September 23, 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



2A | THURSDAY, SEPTEMBER 9, 2021 | THE GAINESVILLE SUN

Museum

Continued from Page 1A

let museum staffers review their work before publication and to adopt "any text changes" the museum proposed as a condition of getting the institution's "consent" to publish.

The rules said the institution was entitled to pursue "legal remedies" if a researcher didn't comply, though the museum says it never did so and is now scrapping the review requirements and legal threat.

Early on, "our paramount concern was the misuse of donated materials to the museum for purposes of misrepresentation" by people trying to prove conspiracy theories about the 9/11 terror attacks, museum Executive Vice President Clifford Chanin said.

"We've learned from our experience," he said.

Archives, museums and their donors vary in what they ask of researchers, but experts say the 9/11 museum's rules seemed unusually onerous.

"I've never seen anything quite like that," said Stephanie Brown, who teaches museum studies at Johns Hopkins University and has been a museum director, curator and archivist. She said the policy could prompt scholars to look elsewhere for material. "It just feels very micro-managing."

Indeed, at least two researchers have balked at the rules in the last few years,



Archives, museums and their donors vary in what they ask of researchers, but experts say the National Sept. 11 Memorial & Museum's rules seemed unusually onerous. MARY ALTAFF/AP, FILE

said Chanin, who said the museum agreed to the interviews anyway and began reconsidering the policy after the latest scholarly objection came this summer.

Williams College sociology professor Christina Simko inquired in July about interviewing staffers for a project on terrorism-related museums. She says she was willing to share an eventual draft for feedback, but wouldn't give the museum the authority essentially to edit her work.

"I was especially surprised that an institution of national memory would maintain that, because freedom of speech is a core democratic value," said Simko, who said she's pleased the museum's policy was reconsidered.

Meanwhile, an attorney for two filmmakers who give a trove of 9/11-related

video to the museum — but later made a critical documentary about it — accused it in an Aug. 19 letter of "restricting free historic research, exploration and use."

"We don't think there should be any restrictions on what people publish," filmmaker Steven Rosenbaum said.

He and his wife and co-director, Pamela Yoder, tangled with the museum this year over its objections to their documentary, "The Outside." While the museum's review of their film was negotiated separately from the research rules, Rosenbaum argues that both show the institution wants "to control the story" of 9/11.

"There's a fact pattern here that's really troubling," he said, for "the place where America remembers this story and investigates it."

The museum's top lawyer criticized Rosenbaum and Yoder in an Aug. 27 letter for their own restrictions on the donated video. They collect licensing fees from anyone else seeking to use the footage in films or other work. Rosenbaum says that's "beyond irrelevant" and there's no comparison between a small film company and a nonprofit museum's archives.

The Sept. 11 museum has the complex responsibility of serving as a memorial and a place for education and research about an event with living survivors. Still, some other institutions with similar missions don't ask as much of scholars.

The Oklahoma City National Memorial & Museum's website calls for re-

searchers to submit summaries of their projects and where they plan to publish, but not for a review in advance. Nor does the U.S. Holocaust Memorial Museum in Washington, where the website simply asks applicants the purpose of their research, such as coursework, a book or genealogy.

"Access should be available as unencumbered as humanly possible," says Michael Ben-Ner, an American Jewish University professor of Jewish studies who oversaw the creation of the Holocaust museum. He favors "maximum openness, minimum restrictions, even if it means sensitive material."

The Sept. 11 museum began fielding research requests long before its 2014 opening, said Chanin, who has been involved since 2005. He couldn't specify when the scholarly research rules took effect but said they were an effort to "systematize" the institution's dealings with researchers seeking access to materials or interviews with staffers.

The museum has asked researchers to see their work before publication but has never insisted on it, tried to block publication or taken legal action, Chanin said. Few scholarly requests, if any, ended up raising alarms about "misuse" or misquoting, he added.

Deciding the policy "is something we need to move on from," museum leaders have taken it off the website and plan soon to draft a new one, Chanin said.

He expects it will distinguish between scholarly requests for interviews and materials.

FLORIDA LOTTERY RESULTS: VISIT RALOTTERY.COM OR CALL 850-921-7529.



FLORIDA LOTTO

SATURDAY, SEPTEMBER 4 — 12-19-19-21-42-53

DOUBLE PLAY

SATURDAY, SEPTEMBER 4 — 3-11-29-37-42-51

POWERBALL

MONDAY, SEPT. 6 — 11-26-22-33-34 PB: 34 (x2)
 6+PB: \$375 million (0). Next jackpot \$388M.
 5 of 6: \$17,000 (0). 4 of 6: \$1,000 (10).
 3+PB: \$100 (4). 3 of 6: \$7 (1,192).

MEGA MILLIONS

TUESDAY, SEPTEMBER 7 — 15-17-29-32-33 MB: 12 (x3)
 5+MB: \$345 million (0). Next jackpot \$368M.
 5 of 5: \$17,000 (0). 4 of 5: \$1,000 (10).
 3 of 5: \$100 (4). 3 of 5: \$7 (1,192).

JACKPOT TRIPLE PLAY

TUESDAY, SEPTEMBER 7 — 15-17-29-32-33 MB: 12 (x3)
 5 of 5: \$17,000 (0). 4 of 5: \$1,000 (10).
 3 of 5: \$100 (4). 3 of 5: \$7 (1,192).

FANTASY 5

TUESDAY, SEPTEMBER 7 — 3-9-12-16-26

PICK 2, 3, 4, 5

WEDNESDAY, SEPTEMBER 8, MIDDAY

TUESDAY, SEPTEMBER 7, EVENING

CASH4LIFE

TUESDAY, SEPTEMBER 7 — 8-12-35-36-38 CB: 2
 70 years of \$1,000 a day for life.
 6 of 6: \$2,500 (0). 5 of 6: \$500 (1).
 5 of 6: \$100 (10). 4 of 6: \$10 (1,192).
 3 of 6: \$1 (1,192). 2 of 6: \$1 (1,192).

TODAY IN HISTORY

Today is Thursday, Sept. 9, the 252nd day of 2021. There are 113 days left in the year.

On this date:

1776: The second Continental Congress made the term "United States" official, replacing "United Colonies."

1850: California became the 31st state of the union.

1893: Frances Cleveland, wife of President Grover Cleveland, gave birth to a daughter, Esther, in the White House. It was the first (and, to date, only) time a president's child was born in the executive mansion.

1919: Some 1,100 mem-

bers of Boston's 1,500-

man police force went on strike. (The strike was broken by Massachusetts Gov. Calvin Coolidge with replacement officers.)

1932: The steamboat Observation exploded in New York's East River, killing 72 people.

1948: The People's Democratic Republic of Korea (North Korea) was declared.

1956: Elvis Presley made the first of three appearances on "The Ed Sullivan Show."

1957: President Dwight D. Eisenhower signed the first civil rights bill to pass Congress since Reconstruction, a measure primarily concerned with protecting voting rights and which also established a Civil Rights Division in the U.S. Department of Justice.

1960: In the first regular-season American Foot-

ball League game, the Denver Broncos defeated the Boston Patriots, 13-10.

1971: Prisoners seized control of the maximum-security Attica Correctional Facility near Buffalo, New York, beginning a siege that claimed 43 lives.

1991: Boxer Mike Tyson was indicted in Indianapolis on a charge of raping Deshae Washington, a beauty pageant contestant. (Tyson was convicted and ended up serving three years of a six-year prison sentence.)

2009: Federal Emergency Management Agency Director Michael Brown, the principal target of harsh criticism of the Bush administration's response to Hurricane Katrina, was relieved of his on-site command.

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2010: In the first regular-season American Foot-

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on 160.2 acres in the City of Alachua (Alachua County Tax Parcel # 05949-000-000):

1. A Large-scale Comprehensive Plan Amendment (LSCPA) application requesting to change the site's Future Land Use (FLU) Classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Corporate Park (CP).

The site is located on the south side of US Highway 441, east of Cotton Creek Boulevard.

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: 5:00 pm on September 23, 2021
 Location: 11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, ACP
 Address: 11801 Research Drive, Alachua, FL 32615
 Phone Number: (352) 331-1976
 Email: Live@CHW-inc.com



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Workshop Presentation

Cellon Creek

Large-Scale Comprehensive Plan Amendment (LsCPA) & Rezoning Applications



City of Alachua
Neighborhood Meeting
September 23, 2021

21-0191: Cellon Creek LsCPA & Rezoning

1

The **purpose** of the neighborhood meeting:

The City of Alachua requires **LsCPA and Rezoning applicants** to host a neighborhood meeting *prior* to application submittal.

The purpose is **to inform neighbors** of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to **identify concerns** prior to the application's submission.

21-0191: Cellon Creek LsCPA & Rezoning



2

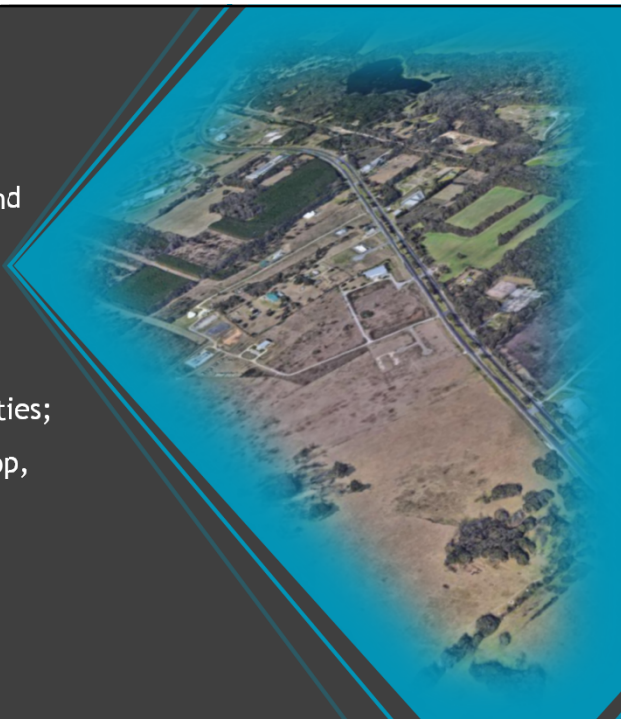
INTENT:

Develop a mixed-use project with residential and non-residential uses

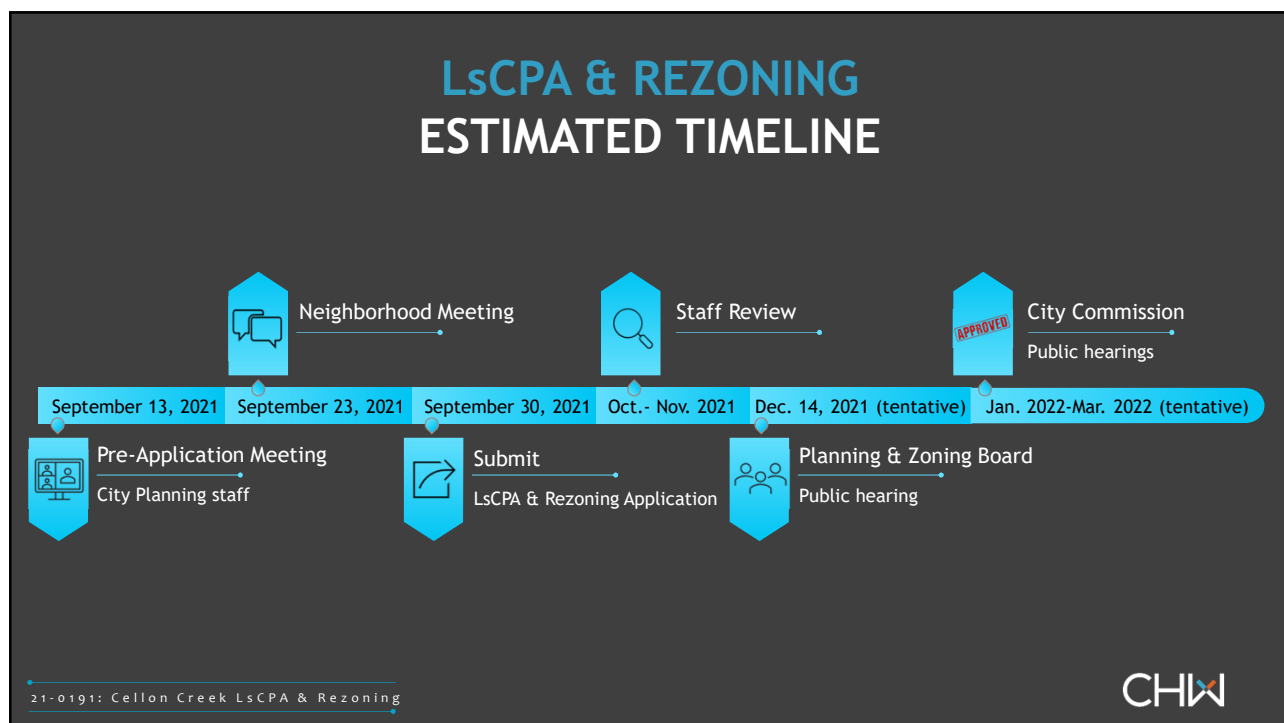
OPPORTUNITIES:

- Expand City of Alachua employment opportunities;
- Enable new Alachua businesses to grow, develop, and succeed;
- Expand City of Alachua’s housing options; and
- Facilitate property’s highest & best use

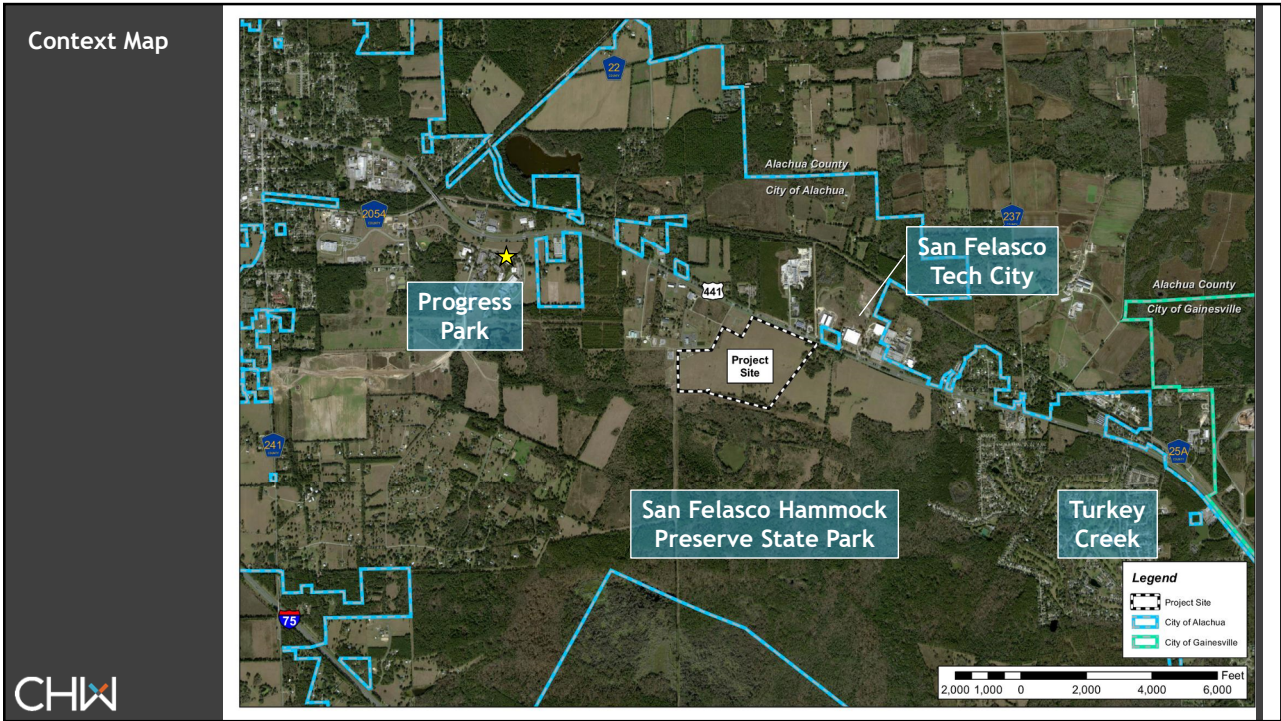
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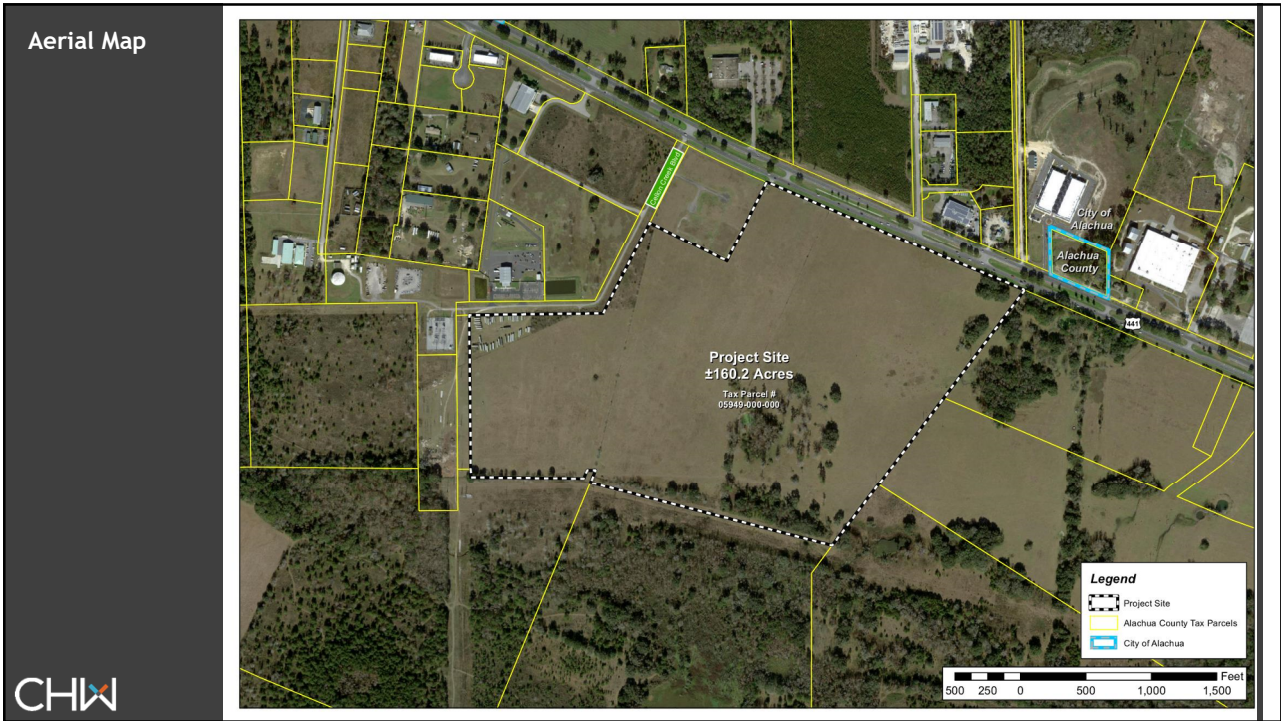
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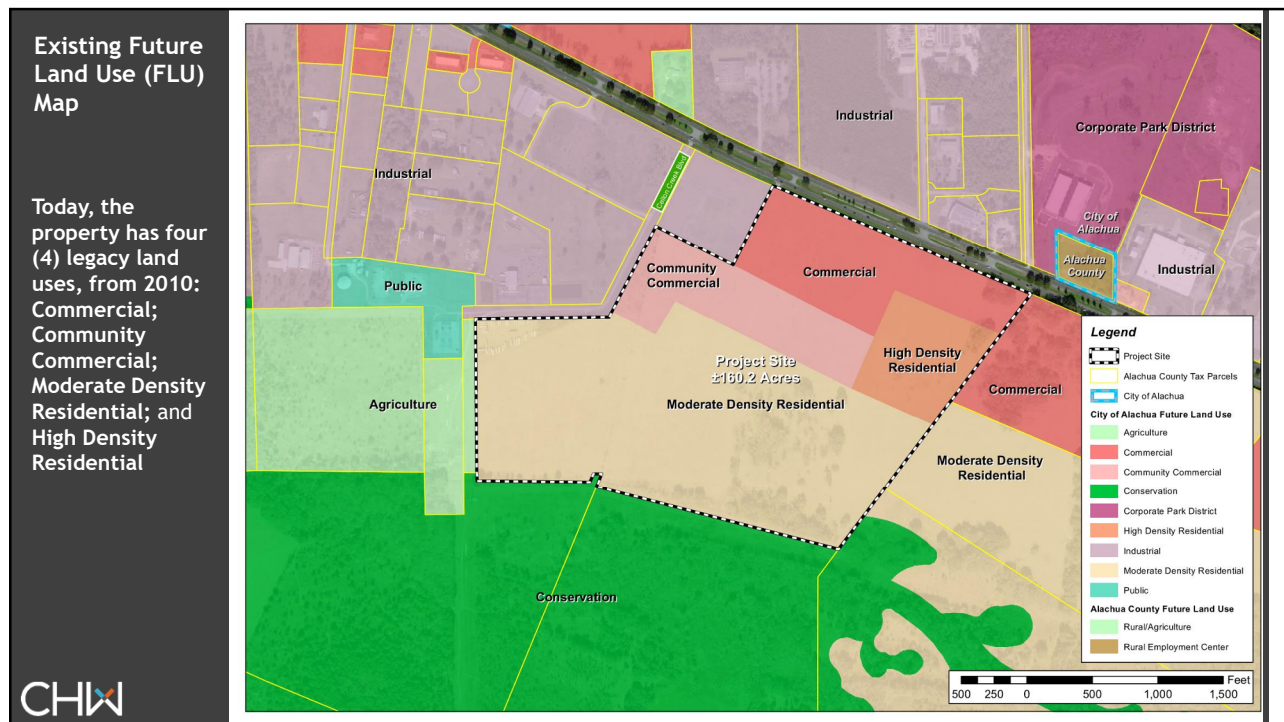
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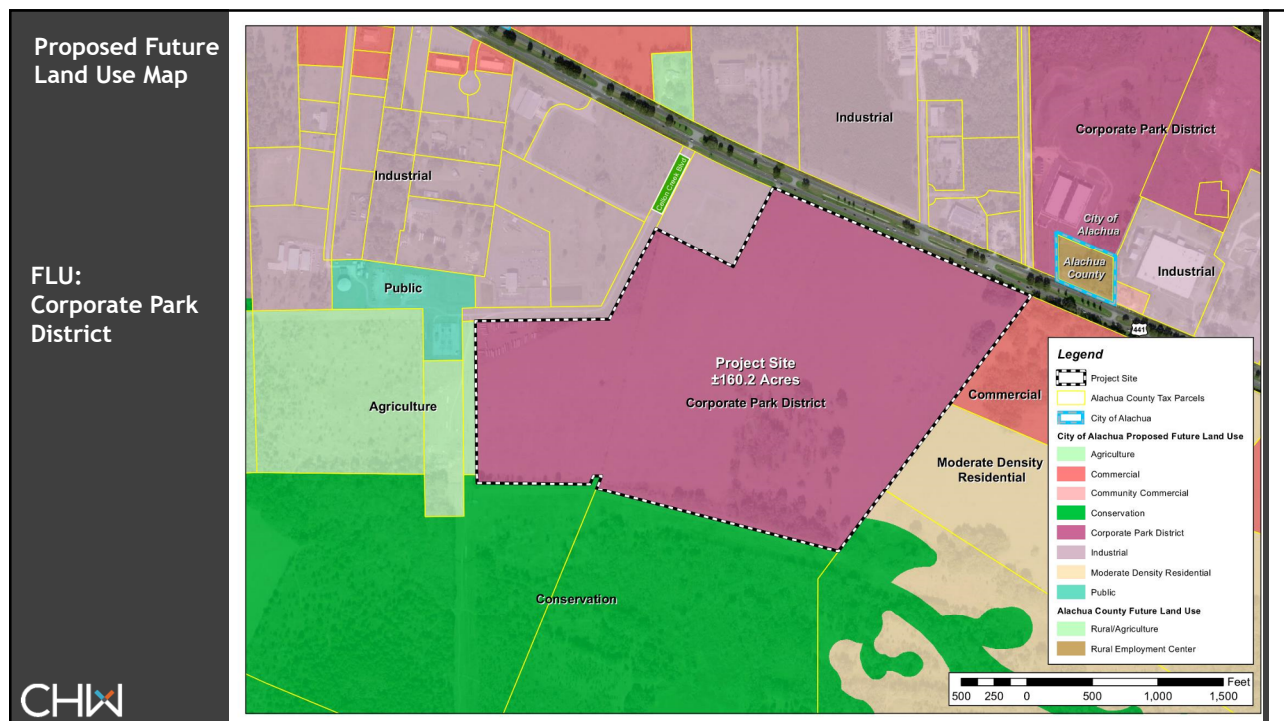
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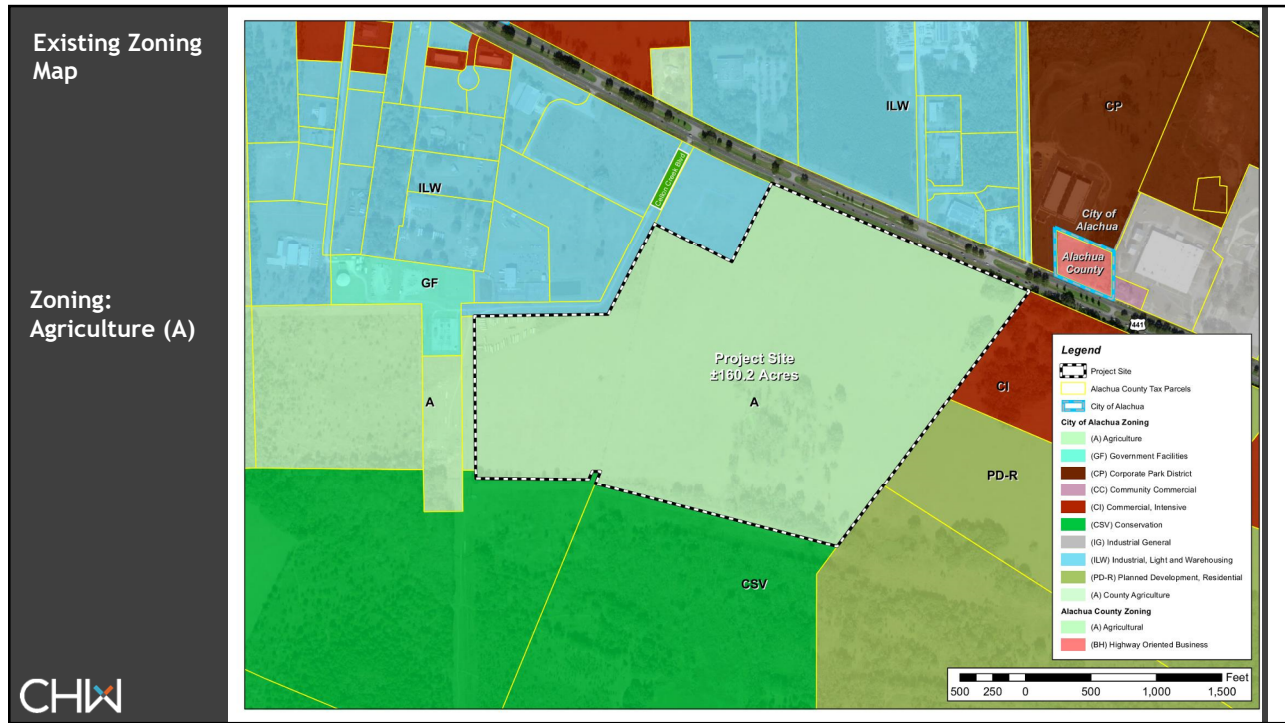
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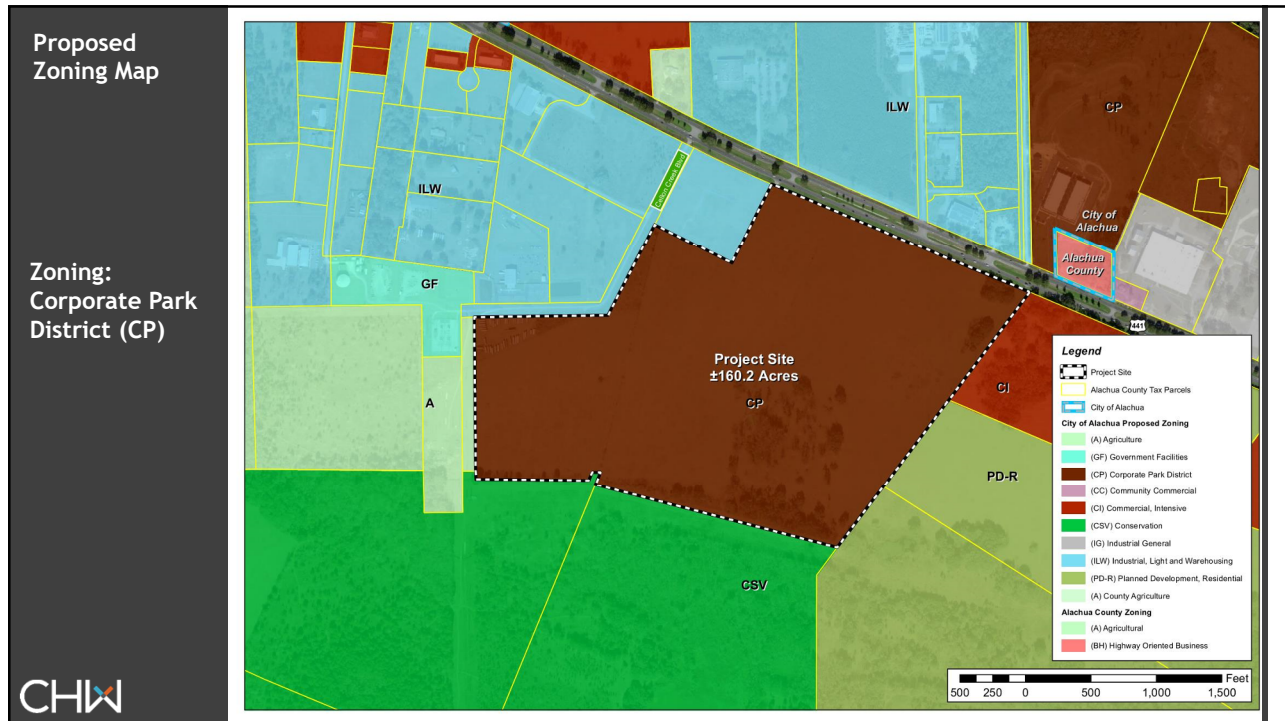
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12



Sign-in Sheet

SIGN-IN SHEET

Cellon Creek Large-scale Comprehensive Plan Amendment & Rezoning

21-0191



Event: Neighborhood Meeting
Date/Time: September 23, 2021 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Large-scale Comprehensive Plan Amendment & Rezoning Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	DAN PEARSON	4801 CAMPRANCH RD GAINESVILLE, FL 32641	
2			
3			
4			
5			
6			
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11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Cellon Creek

21-0191



Event: Neighborhood Meeting
Date/Time: September 23, 2021 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Large-scale Comprehensive Plan Amendment (LsCPA) and Rezoning Applications

CHW (Agent) Attendees: Gerry Dedenbach, AICP; Seth Wood; Olivia Lee
Public Attendees: 1

CHW, on behalf of San Felasco Research Ventures, LLC, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; and maps illustrating the site's regulatory and physical characteristics. Questions and comments from public attendees are described below, with agent responses.

Comment: San Felasco Hammock Preserve State Park is managed with controlled burns. The location of residential development on the project site, or the location of certain service-oriented commercial development, may impact the prescribed burn program.

Response: The project site is part of a larger master plan, which includes multiple developments along the San Felasco Parkway. The applicant is communicating with the San Felasco Hammock Preserve park manager on these developments, and hopes to continue this relationship when development programming begins for the project site. This matter can be discussed. These concerns will be taken into consideration when a development program is underway.

Comment: There are currently drainage easements on the project site that allow drainage into San Felasco Hammock Preserve State Park. Specifically, the drainage flows into Cellon Creek, which is classified as an Outstanding Florida Water (OFW). Because of this, stormwater drainage from development is a concern for the Preserve.

Response: All required stormwater quality and quantity attenuation regulations will be adhered to in development of the property. An intention of this project is to design and develop the property in a way that respects the surrounding natural areas, rather than in a way that works in opposition to them.

Comment: LiDAR data indicates a likely sinkhole on the property. Onsite soils and topography would cause water from this sinkhole to flow into the Santa Fe River and ultimately into the Floridan aquifer.

Response: All pertinent requirements regarding development and sinkholes will be adhered to in development of the property. An intention of this project is to design and develop the property in a way that respects the surrounding natural areas, rather than in a way that works in opposition to them.

Question: When is development of the site anticipated?

Response: This project site is part of a larger master planned project, which includes land along the San Felasco Parkway. That land is being developed with four separate development plans—two of which having been submitted prior to this September 23rd meeting. Once that area's development program is underway, focus will shift to the project site. That is anticipated to occur approximately in 2024 or 2025.

The meeting was adjourned at approximately 7:00 p.m.

Application Package
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1. Cover Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
- 7. Justification Report**
8. Public School Student Generation Form
9. Map Set



CELLON CREEK

Large-scale Comprehensive Plan Amendment Application –Justification Report

~~September 30, 2021~~

RESUBMITTED November 4, 2021

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

San Felasco Research Ventures, LLC

Prepared by:

CHW

PN# 21-0191

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~September 30, 2021~~ November 4, 2021
Re: Cellon Creek – Large-scale Comprehensive Plan Amendment (LsCPA) Application

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> To appropriately entitle the project site for the creation of a mixed-use development
<u>Description of Location:</u> 13270 block of US Highway 441	
<u>Parcel Number:</u> 05949-000-000	<u>Acres:</u> ±160.2 acres (ac) <i>(Source: Alachua County Property Appraiser)</i>
<u>Existing Future Land Use (FLU) Classification:</u> <i>Commercial</i> The Commercial land use category provides for general commercial uses. This is a land use category where large-scale, regional commercial uses may locate. <i>Community Commercial</i> The Community Commercial land use category provides for neighborhood- and community-scale goods and services, adjacent to residential areas. <i>High Density Residential (8-15 du/ac)</i> The High Density Residential land use category provides for residential development up to 15 dwelling units per acre, as well as complementary nonresidential uses. <i>Moderate Density Residential (0-4 du/ac)</i> The Moderate Density Residential land use category provides for residential development up to 4 dwelling units per acre.	<u>Proposed FLU Classification:</u> <i>Corporate Park</i> The Corporate Park land use category is the City's mixed-use land use category. It is intended to provide for a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. This land use category is meant to provide an appropriate location for mixed-use, office-oriented development, and foster growth of established industries within the City.
<u>Existing Zoning District:</u> <i>A: Agriculture (0.2 du/ac)</i> 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.	<u>Proposed Zoning District:</u> <i>CP: Corporate Park (4 du/ac)</i> The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the

1. Executive Summary

Residential cluster development is encouraged through the use of the Conservation Subdivision option.	development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.
<u>Existing Max. Permitted Density/Intensity:</u> Density: High Density Residential: $\pm 15 \text{ ac} * 15 \text{ du/ac} = \pm 225 \text{ dwelling units}$ Moderate Density Residential: $\pm 96 \text{ ac} * 4 \text{ du/ac} = \pm 384 \text{ dwelling units}$ Total: $\pm 609 \text{ dwelling units}$ Intensity: Commercial: $\pm 27.6 \text{ ac} * 0.5 \text{ FAR} = \pm 601,128 \text{ square feet}$ Community Commercial: $\pm 21.6 \text{ ac} * 0.5 \text{ FAR} = \pm 470,448 \text{ square feet}$ Total: $\pm 1,071,576 \text{ square feet}$	<u>Proposed Max. Permitted Density/Intensity*:</u> Density: $\pm 160.2 \text{ ac} * 4 \text{ du/ac} = \pm 640 \text{ dwelling units}$ Intensity: $\pm 160.2 \text{ ac} * 0.5 \text{ FAR} = \pm 3,489,156 \text{ square feet}$
<u>Net Change</u> This LsCPA application may allow up to ± 31 additional <i>gross</i> dwelling units and up to $\pm 2,417,580$ additional <i>gross</i> square feet of nonresidential use compared to what is currently allowed by the existing land use classifications upon the property.	

2. STATEMENT OF PROPOSED CHANGE

This Large-scale Comprehensive Plan Amendment (LsCPA) application requests to amend the City of Alachua Future Land Use (FLU) Map on Alachua County tax parcel 05949-000-000 from Commercial, Community Commercial, High Density Residential, and Moderate Density Residential to Corporate Park. The subject parcel is located along US 441, southeast of Cellon Creek Boulevard. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

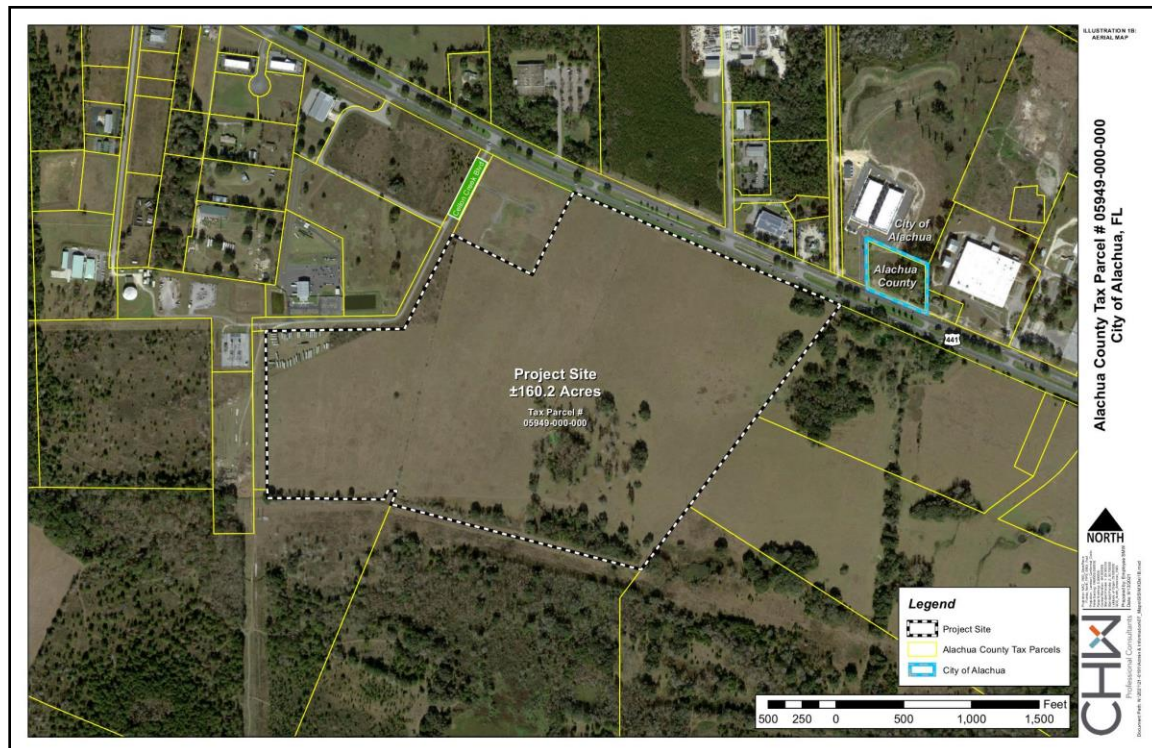


Figure 1: Aerial Map

This application is submitted concurrently with a rezoning application, requesting to change the site's zoning district from Agricultural (A) to Corporate Park (CP). The intent of this request is to appropriately entitle the project site for the creation of a mixed-use project that will provide a variety of opportunities for businesses in a range of disciplines to thrive, as well as complimentary residential development.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3**. The proposed Zoning District is illustrated in **Figure 5**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	US 441 ROW; Industrial	US 441 ROW; Industrial Light and Warehousing (ILW)
East	Commercial; Moderate Density Residential; Conservation	Commercial, Intensive (CI); Planned Development-Residential (PD-R)
South	Conservation	Conservation (CSV)
West	Cellon Creek Boulevard ROW; Industrial; Agriculture; Conservation	Cellon Creek Boulevard ROW; ILW; Agriculture (A)

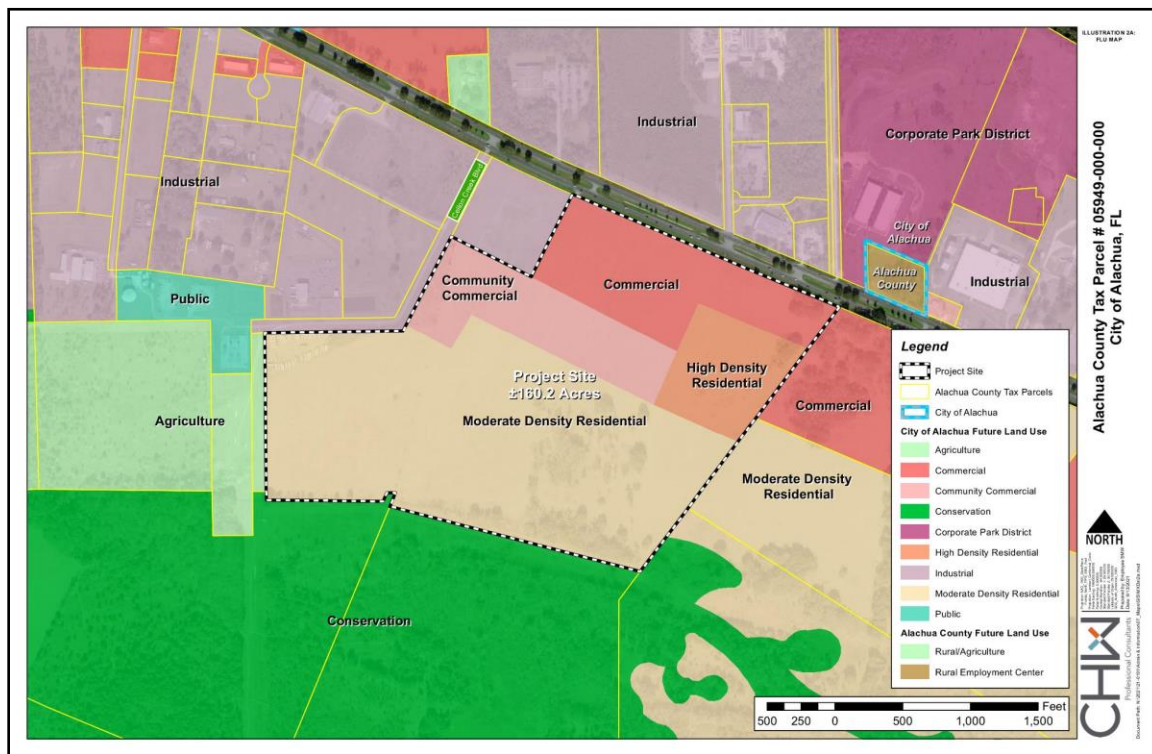


Figure 2: Existing Future Land Use Map

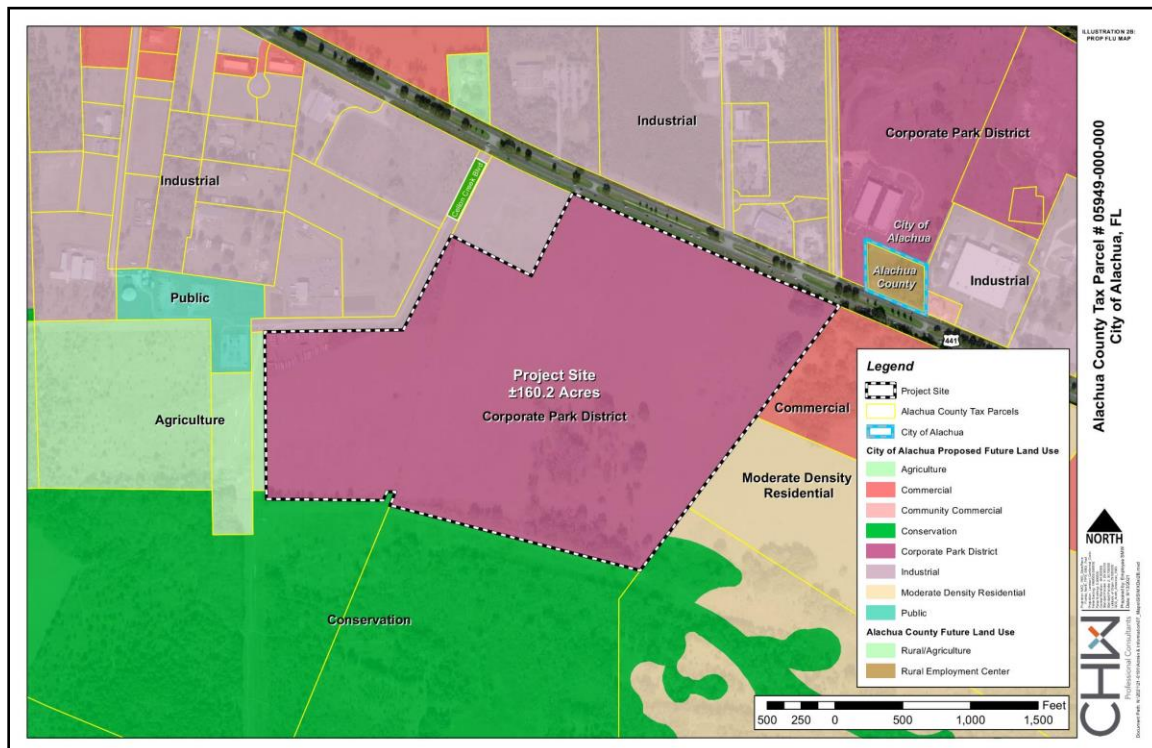


Figure 3: Proposed Future Land Use Map

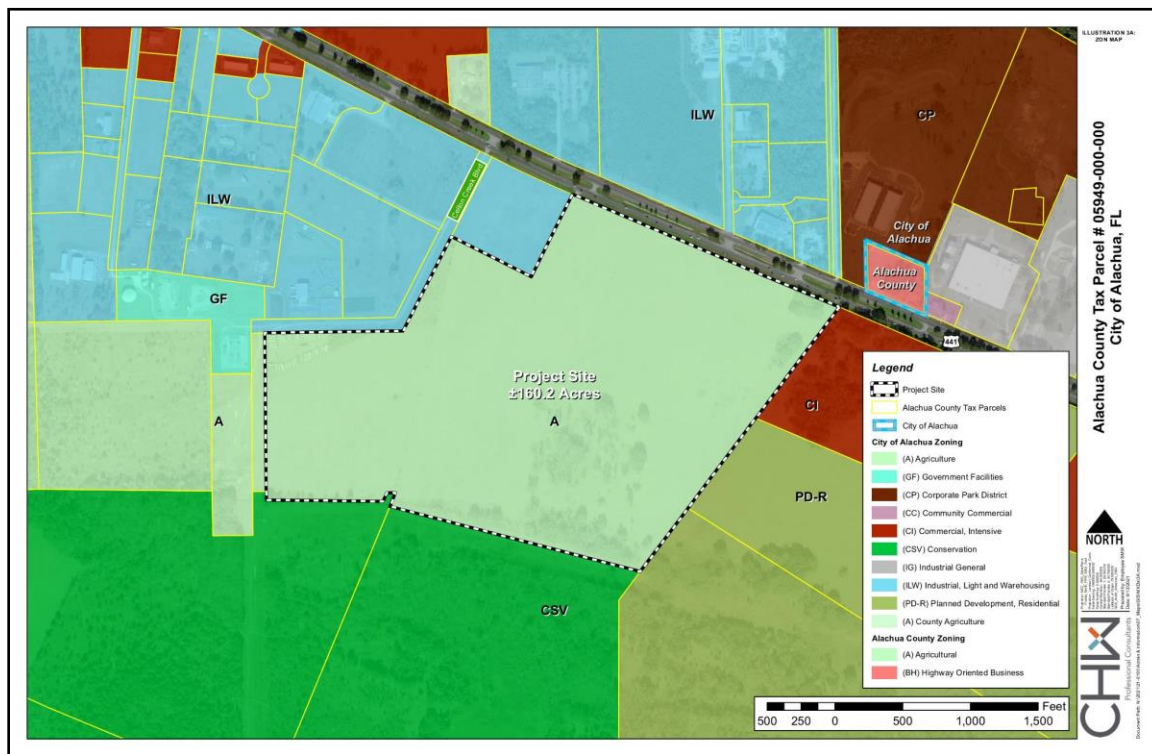


Figure 4: Existing Zoning Map

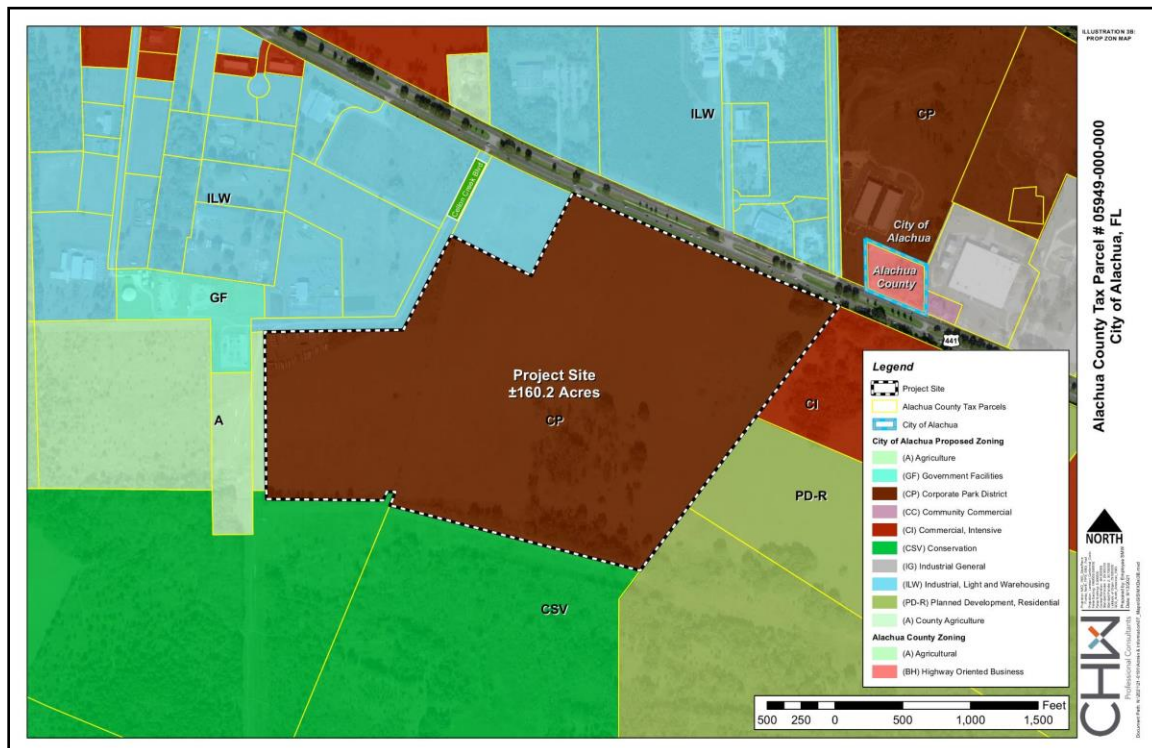


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±160.2-acre site's FLU classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park District. Approval of this application will change the site's maximum permitted density and intensity.

Existing maximum density and intensity, proposed maximum density and intensity, and a realistic expectation of density and intensity for the project site are as follows:

Table 2. Existing and Proposed Maximum Density and Intensity Comparison

Existing Maximum Permitted Density ¹ <i>High Density Residential; Moderate Density Residential</i>	Proposed Maximum Permitted Density <i>Corporate Park</i>	Realistic Expectation of Density ² <i>Corporate Park</i>
High Density Residential: ±15 ac * 15 du/ac = ±225 dwelling units Moderate Density Residential: ±96 ac * 4 du/ac = ±384 dwelling units Total: ±609 dwelling units	±160.2 ac * 4 du/ac = ±640 dwelling units	±160.2 ac * 4 du/ac = ±640 dwelling units
Existing Maximum Permitted Intensity ¹ <i>Commercial; Community Commercial</i>	Proposed Maximum Permitted Intensity <i>Corporate Park</i>	Realistic Expectation of Intensity ² <i>Corporate Park</i>
Commercial: ±27.6 ac * 0.5 FAR = ±601,128 square feet Community Commercial: ±21.6 ac * 0.5 FAR = ±470,448 square feet Total: ±1,071,576 square feet	±160.2 ac * 0.5 FAR = ±3,489,156 square feet	±40.05 ac * 0.5 FAR = ±872,289 square feet
Net Change This LsCPA application may allow up to ±31 additional <i>gross</i> dwelling units and up to ±2,417,580 additional <i>gross</i> square feet of nonresidential use compared to what is currently allowed by the existing land use classifications upon the property. <i>While this increase in dwelling units and nonresidential square footage may be allowed by the requested FLU classification, such increases are not anticipated to be realized in development of the project site.</i>		

1. To calculate maximum permitted density and intensity permitted with existing FLU classifications, approximate acreages were determined based on the City of Alachua Future Land Use map. Residential FLU classification acreage was used for density calculations, and nonresidential FLU classification acreage was used for intensity calculations.
2. To calculate the realistic expectation for development of the site, density calculation was based on the entire gross acreage of the project site, and intensity calculation was based on an assumption that 25% of the project site will be devoted to nonresidential uses.

While the following section reflects the maximum theoretical density and intensity *possible* under the requested FLU classification, the figures utilized for the sake of theoretical analysis

are unlikely to be achieved in subsequent development of the property. Factors such as roadways, setbacks, buffers, and other components necessary within developments of this size must be taken into account when development occurs. The impact of market forces on development must also be considered, as well as the influence of community character. These factors will greatly reduce actual yield in development of the site.

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 3: Projected Trip Generation

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Existing									
Single-Family Detached	210	609	5,480	437	109	328	576	363	213
Shopping Center	820	1,071.58	30,160	688	427	261	3,143	1,509	1,634
Pass-by = 34% ¹			10,254	234	145	89	1,069	513	556
Exiting Net Total			25,386	891	391	500	2,650	1,359	1,291
Practicable									
Single-Family Detached	210	320	3,032	232	58	174	310	195	115
Multifamily Housing (Low-Rise)	220	320	2,378	144	33	111	166	105	61
General Office Building	710	436.14	4,428	436	375	61	461	74	387
Research and Development Center ²	760	436.14	4,911	183	137	46	214	32	182
Practicable Net Total			14,749	995	603	392	1,151	406	745
Proposed Maximum ³									
General Office Building	710	1,744.58	16,989	1,666	1,433	233	1,722	276	1,446
Research and Development Center ²	760	1,744.58	19,644	733	550	183	855	128	727
Proposed Maximum Net Total			36,633	2,399	1,983	416	2,577	404	2,173
Net Total Difference (Proposed – Existing)			11,247	1,508	1,592	-84	-73	-955	882

Source: ITE Trip Generation 10th Edition

1. The ITE Trip Generation Manual does not provide pass-by rates for daily and AM peaks, therefore the PM rate of 34% is used for all scenarios.
2. The average rate was used as opposed to the fitted curve equation, under all scenarios of the Research and Development land use, since the proposed land use is outside of the ITE trip generation study area.
3. Per the advisement of City staff in the October 21, 2021, Project Assistance Team (PAT) Meeting for this application, only the 0.5 FAR intensity was used to calculate the maximum potential trips generated.

Conclusion: Approval of this LsCPA application results in a potential for the number of trips generated by the proposed FLU classification to be larger than the number of trips generated by the existing FLU classifications.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segment 3, Segment 4, Segment 5, Segment 6, Segment 8, Segment 9, Segment 11, Segment 13, Segment 14, and Segment 15. **Tables 4** calculates projected impacts on these roadway segments.

Table 4: Projected Impacts on Affected Roadway Segments

Traffic System Category	Segment 3		Segment 4		Segment 5		Segment 6		Segment 8		Segment 9		Segment 11		Segment 13		Segment 14		Segment 15	
	US 441		US 441		US 441		US 441		SR 235		SR 235		CR 235		CR 241		CR 2054 West		CR 2054 East	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From NW 143rd Place to South City Limit		From CR 235 to South City Limit		From SR 235 to West City Limit		From SR 235 to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume ¹	43,000	3,870	45,700	4,110	39,000	3,510	39,000	3,510	14,400	1,290	1,440	1,290	15,120	1,359	20,880	1,881	15,120	1,359	15,120	1,359
Existing Traffic ¹	23,536	2,118	20,435	1,941	24,204	2,299	30,111	2,861	10,180	967	8,054	765	5,672	539	6,025	572	2,930	278	3,425	325
Reserved Trips ¹	2,317	196	5,375	509	3,430	309	3,197	293	157	41	167	21	79	13	0	0	0	0	2,157	158
Available Capacity ¹	17,147	1,556	19,890	1,660	11,366	902	5,692	356	4,063	282	6,179	504	9,369	807	14,855	1,309	12,190	1,081	9,538	876
Projected Trip Generation ²	18,317	1,289	36,633	2,577	7,327	515	3,663	258	1,832	129	1,832	129	1,832	129	3,663	258	1,832	129	3,663	258
Residual Capacity with Application Approval	-1,170	268	-16,743	-917	4,039	387	2,029	98	2,231	153	4,347	375	7,537	678	11,192	1,051	10,358	952	5,875	618

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Projected trip distribution percentage is estimated to be 50% for Segment 3; 100% for Segment 4; 20% for Segment 5; 10% for Segment 6; 5% for Segment 8; 5% for Segment 9; 5% for Segment 11; 10% for Segment 13; 5% for Segment 14; and 10% for Segment 15.

Conclusion: When assessing the maximum theoretical development potential upon affected roadway segments, the vast majority of segments are projected to maintain residual capacity. The residual capacity of two segments—Segment 3 and Segment 4—is shown to be deficient in Table 4, indicating that, were the project site to be developed at its maximum theoretical development potential, the number of trips generated has the potential to exceed the residual capacity of the roadway segments listed in the June 2021 Development Monitoring Report. In reality, development of this type will produce fewer trips than the maximum theoretical amount, due to factors such as roadways, setbacks, buffers, and other components necessary for the development, as well as the influence of market forces and community character. In addition, because this project represents a multi-year implementation, it is envisioned additional transportation options will emerge during the project's lifetime.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's **maximum** theoretical development potential. Per the advisement of City staff in the October 21, 2021, Project Assistance Team (PAT) Meeting for this application, maximum development potential was determined using a calculation of 0.5 FAR for the entire project site.

Table 5: 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	523,373.4
Residual Capacity after Proposed Project	319,675.6

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Source: Chapter 64-E, F.A.C.

a. Formula used: 3,489,156 sq. ft. * 15 gallons per 100 sq. ft. of floor space = 523,373.4 sq. ft.

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The maximum possible allowable impacts from approval of this application will not exceed capacity of the City's adopted LOS for potable water.

For the sake of conducting concurrency calculations with the maximum theoretical development potential of the site, the highest possible intensity for the project site was utilized in this projected impact determination. In reality, these numbers are unlikely to be achieved or desired in development of the site, and the realistic impacts on potable water infrastructure will be lower.

Table 6: 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	523,373.4
Residual Capacity after Proposed Project	161,886.6

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Source: Chapter 64-E, F.A.C.

a. Formula used: 3,489,156 sq. ft. * 15 gallons per 100 sq. ft. of floor space = 523,373.4 sq. ft.

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential impacts from approval of this application *will not* exceed capacity of the City's adopted LOS for sanitary sewer.

For the sake of conducting concurrency calculations with the maximum theoretical development potential of the site, the highest possible intensity for the project site was utilized in this projected impact determination. In reality, these numbers are unlikely to be achieved or desired in development of the site, and the realistic impacts on potable water infrastructure will be lower.

Table 7: 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		7,641.25

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.

a. Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} * 3,489,156 \text{ sq. ft.}) * 365) / 2,000 = 7,641.25$

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

For the sake of conducting concurrency calculations with the maximum theoretical development potential of the site, the highest possible intensity for the project site was utilized in this projected impact determination. In reality, these numbers are unlikely to be achieved or desired in development of the site, and the realistic impacts on potable water infrastructure will be lower.

Public School and Recreation Impact

The City of Alachua requires all LsCPA 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 8: Projected Public School Demand

Land Use	Units ¹	Elem.		Middle		High	
		Rate ²	Total	Rate ²	Total	Rate ²	Total
Single-Family Residential	320	0.15	48	0.07	23	0.09	29
Multi-family Residential	320	0.09	29	0.03	10	0.03	10
Total	640	-	77	-	33	-	39

1. Units for proposed land use calculated based on gross acreage of project site. This calculation assumes 50% of gross density devoted to single-family residential use and 50% of gross density devoted to multi-family residential use.

2. Source: City of Alachua June 2021 Development Monitoring Report

Conclusion: The potential impacts from approval of this application *will not* negatively impact the Public School System.

Table 9: 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 Acreage ¹	80.93
Proposed Recreational Impact ²	8.32
Residual Recreational Capacity After Proposed Development	72.61

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 640 units * 2.6 persons per du * (5 acres/1,000 persons)

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use 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 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

Objective 1.4: Corporate Park

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

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and

The project site location, in close proximity to Progress Park, Convergence Research Park, San Felasco Tech City, and other nonresidential as well as residential developments, is an appropriate location for the intended mixed-use development. This LsCPA, as well as the associated rezoning request to Corporate Park, would appropriately entitle the project site to meet the area's development patterns, foster the growth of the City of Alachua's industries, expand employment opportunities, and address the City of Alachua's growing housing need proactively.

2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

The development made possible by the LsCPA, and its associated rezoning, will vastly expand the types of nonresidential uses permitted on the property, thus expanding employment opportunities to the citizens of Alachua and the North Central Florida Region.

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

The development made possible by this LsCPA will include a mixture of nonresidential and residential uses. The site will be developed in a manner compatible with its neighbors in scale, massing, density, and intensity. One such example is San Felasco Tech City to the north, across US 441.

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

Development on the project site, made possible by the requested LsCPA and rezoning, will be designed to work with nature, offering open space, pedestrian friendly features, and connections between uses. Development will be compatible with other surrounding developments, including the higher-intensity uses along US 441 and the moderate-density residential uses nearby. Development of the site will also work to be visually and environmentally compatible with the San Felasco Hammock Preserve State Park, with adequate consideration of the impacts of development on preservation and management efforts of the Preserve.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Development of the project site will adhere to the 0.50 FAR maximum standard. This is taken into consideration in Section 3 of this report.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Residential development of the project site will adhere to the gross density limit of 4 dwelling units per gross acre and be developed in a manner consistent with the specific criteria of the city’s Land Development Regulations.

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

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

Type of Use	Max. Area: Manufacturing Area/Storage	Maximum Building Size	Maximum Building Area Coverage
Regional Warehouse	None permitted	100,000 sq. ft.	50%
Manufacturing/assembly	75% of total area	100,000 sq. ft.	40%

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

Type of Flex	Maximum Building Size	Max. Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area	75% of total area	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60% retail / 40% warehousing	50%

If development on the property subsequent to this application approval includes the uses described by this policy, it will adhere to these standards.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,
12. Complementary residential uses.

The development that will be made possible by the requested LsCPA will adhere to all performance standards for the Corporate Park FLU classification. The end result will

exemplify the Corporate Park FLU classification, with a mixed-use development that offers integrated, safe access and mobility for multiple travel modes; generous open space; and adequate buffering for its neighbors.

Objective 2.4: Landscaping and Tree Protection Standards

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Any development on the project site occurring subsequent to these applications' approval will adhere to the policies within this objective.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

The Corporate Park FLU is the City of Alachua's mixed use land use category, focused on employment-based development. It allows a range of uses that may be co-located; a moderate density of up to 4 dwelling units per acre, achievable in a variety of residential forms; as well as a moderate intensity of up to 0.5 FAR. The FLU category is designed to discourage the proliferation of urban sprawl.

Chapter 163.317(6)(a)9.a. and b., Florida Statutes, is addressed in detail in Section 5 of this justification report.

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 for this application will be infill development. The property, currently vacant land, sits in a central location on US 441, designated as the City of Alachua's Corporate Corridor. It is surrounded by various local, regional, and national nonresidential uses along the corridor, including but not limited to Phoenix Commercial Park, Novabone, Southern Custom, Helena Chemical, and San Felasco Tech City. Development of the site, made possible through the requested LsCPA and zoning change, will facilitate development of the site, filling in this gap along the Corporate Corridor. Furthermore, the Corporate Park FLU and zoning specifically will allow development of the site with a mixture of uses complementary to the area—both commercial and service uses that contribute to the City's various industries, and complementary residential uses that will place more City residents proximate to retail, service, and job opportunities.

The unique character of surrounding neighborhoods will be protected in the process, and the developments resulting from this LsCPA will be complementary to existing surrounding commercial developments. The resulting development will provide a safe, mixed-use environment for both residents and those that come to the site for work opportunities.

The requested LsCPA will also enhance economic vitality and cultural diversity by expanding what is possible for the property; expanding employment opportunities within

the City of Alachua; expanding housing opportunity in the City of Alachua; and creating a space for new businesses to thrive.

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 wetlands on the project site, and certain portions of the site are within FEMA floodplain. These natural features will be protected from development in accordance with all relevant regulations. The topography and soils onsite are suitable to mixed-use development.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes south/southwest, away from US 441; this natural function will be retained to the maximum extent practicable.

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

There are currently eight (8) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Pomona Sand, 0 to 2 Percent Slopes (Hydro. Group A/D)**
- **Lochloosa Fine Sand, 2 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group A)**
- **Lochloosa Fine Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Blichton Sand, 2 to 5 Percent Slopes (Hydro. Group C/D)**

Soils types will be considered as necessary during the course of site design and development.

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.

FEMA Flood Zone Areas are identified in the map set included with this submittal package. All pertinent requirements for development in flood prone areas will be adhered to in development of the site, subsequent to the requested Future Land Use amendment.

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.

Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements in development.

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

There are no known listed wildlife or plant species onsite. When development plans are submitted for the project site, a survey will be included per this policy requirement.

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

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, no facilities and/or services will operate below the adopted level of service in a realistic development scenario.

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 impact City of Alachua facilities and 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 approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently eight (8) types of soils located onsite:

- **Arredondo Fine Sand, 0 t 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Pomona Sand, 0 to 2 Percent Slopes (Hydro. Group A/D)**

- Lochloosa Fine Sand, 2 to 5 Percent Slopes (Hydro. Group A)
- Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group A)
- Lochloosa Fine Sand, 5 to 8 Percent Slopes (Hydro. Group B)
- Blichton Sand, 2 to 5 Percent Slopes (Hydro. Group C/D)

Soils types will be considered as necessary during the course of site design and development.

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

Any wetlands found onsite will be adequately protected in development of the project site.

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.

The Corporate Park (CP) zoning district, which implements the requested Corporate Park FLU classification, permits a wide variety of housing types, including cottage neighborhoods, live/work dwellings, multifamily dwellings, single-family detached and attached dwellings, townhouses, two- to four-family dwellings, and upper story dwellings. A concurrently-submitted rezoning application requests to change the project site's zoning district from Agricultural (A) to Corporate Park (CP).

This LsCPA and the associated rezoning will help the City encourage development of a variety of housing types by implementing the appropriate land use designation and zoning district to accommodate a broad range of housing choice. Creation of more diverse housing choices benefits the City of Alachua and creates added opportunities for home ownership.

5. URBAN SPRAWL ANALYSIS

The approval of this LsCPA does not constitute urban sprawl. As defined in Florida Statutes, “urban sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl are formally identified in Chapter 163.3177(6)(a)9.a, Florida Statutes, which states that, “the evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality in order to determine whether the plan or plan amendments. . .” meets the 13 indicators, as listed below.

As demonstrated by the following analysis, the proposed LsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua or the surrounding area. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

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

The proposed Future Land Use classification, Corporate Park, is the City of Alachua’s mixed-use land use category. A moderate intensity of up to 0.5 Floor Area Ratio (FAR) is permitted; a moderate density of up to 4 dwelling units per acre is permitted; and a mixture of uses is encouraged and required via the land development regulations of the associated zoning district, Corporate Park. This LsCPA, and its associated rezoning, will promote a mixed-use, moderate-density and -intensity development within the City.

- (II) Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The project site is ±3.2 miles from the intersection of US 441 and Main Street, per Google Maps. Between the city center and the project site, and in the area surrounding the project site, there are few available large tracts of land—the majority is already developed. Existing surrounding uses include Phoenix Commercial Park, Novabone, Southern Custom, Helena Chemical, and the San Felasco Tech City. Thus, this LsCPA does not designate urban development to occur in a rural area, substantial distances from existing development. Instead, this site creates opportunity for infill development along the City’s Corporate Corridor via the provision of a FLU classification that can enable the property’s highest and best use.

This project will represent infill development by “filling in” ±160 acres of land, currently bordering existing development, with a mixture of complementary residential, commercial, and service offerings. This will create adjacencies with existing and future nonresidential uses along the corridor and bring additional supportive uses to nearby residential communities.

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

The land uses on the project site will be planned cohesively within the context area, creating a complete, integrated, mixed-use site, not radial, strip, isolated, or ribbon patterns.

- (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.

All onsite natural resources will be adequately protected when the project site is developed, in accordance with all pertinent regulations.

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

As can be seen in Figures 2, 3, 4, and 5, some property to the west of the project site is designated with agricultural FLU classification and zoning. Other properties to the west of the project site are designated with the industrial FLU classification and zoning. These properties will be protected in development of the project site.

The project site also currently has an agricultural zoning designation. However, it differs from its agricultural neighbors due to its substantial frontage on US 441 and proximity to similar commercial uses. The project site is ideal for the Corporate Park FLU classification and the subsequent development proposed will discourage the conversion of agricultural lands not capable of providing the mix of density and intensity for a development such as the one to follow this LsCPA.

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

Approval of this request will continue to maximize the use of existing public facilities and services by converting ±160.2 acres of land from agricultural property to a mixed-use FLU that allows urban density and intensity. Future onsite development will utilize public facilities and services provided by the City of Alachua. Current public facilities in the area include a 16" water main along US 441 for water services; a 10" force main along US 441, an 8" gravity main to the west of the site, and a Lift Station at the northwest corner of the project site for wastewater services; and primary overhead electric lines on Cellon Creek Boulevard to the west and US 441 to the north for electric services.

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

Development on the project site will connect to existing City of Alachua public facilities and services.

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

The Corporate Park FLU classification is the City of Alachua's mixed use land use category, focused on employment-based development. It both allows and encourages a functional mix of residential and nonresidential uses. The CP zoning district, requested for the project site in a concurrently-submitted rezoning application, further encourages this mix of uses through various LDR provisions.

Through the colocation of business and housing in one master planned, mixed-use area, a land use pattern will develop that can decrease the cost in time, money, and energy for a range of public facilities and services. Compact, urban development of the property, made possible with the requested LsCPA, can allow for efficient utilization of city

services and provide for increase in homes and nonresidential space in the City of Alachua without tremendous strains on existing facilities and government functions.

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

The project site currently has urban FLU classifications, indicating the intention of the City to locate urban-style development in this area. The requested FLU classification is similarly urban, in terms of density and intensity yields, and allows for unified mixed-use development.

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

Site development constitutes infill development. Much of the surrounding area is developed, developing, or permanently reserved for conservation. Development of this property, made possible by the proposed LsCPA, would fill in an existing gap in the US 441 corridor as one enters the City of Alachua driving north, or leaves the City of Alachua driving south on US 441.

Surrounding existing development includes Phoenix Commercial Park, Novabone, Southern Custom, Helena Chemical, and San Felasco Tech City. The Corporate Park FLU classification would make possible a mixed-use development along the corridor, complementing existing commercial, business, and service uses, and providing additional housing for customers, employees, and all others who will utilize and patronize the nonresidential offerings.

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

The Corporate Park FLU classification is the City of Alachua's mixed-use land use category, focused on employment-based development. As demonstrated in Section 4 of this report, the Goals, Objectives, and Policies of the Corporate Park FLU classification encourage a functional mix of uses. Furthermore, this application is submitted concurrently with a rezoning application, requesting the Corporate Park (CP) zoning district. The Land Development Regulations of this zoning district further encourage a functional mix of uses.

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

Development that will result from the requested Corporate Park FLU classification will collocate linked, related land uses - both residential and nonresidential - on one piece of property, allowing for ease of accessibility via various modes. Such linkages between uses are encouraged in the Corporate Park FLU classification.

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

The Corporate Park FLU classification is intended to provide for a mixed-use, efficient development pattern. By permitting the collocation of a range of uses in one consolidated space, larger swaths of linked open space further from the city center can be preserved, rather than lost to sprawling, single-use development. Additionally, the project site is not currently functional open space, but rather, vacant agricultural land.

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria for use when evaluating a future land use or plan amendment. This section states that, if four (4) or more of the eight (8) criteria are met, one can presume that the amendment discourages urban sprawl.

The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (III), (VI), and (VII).

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

The Corporate Park FLU classification allows for compact, mixed-use development, through the collocation of residential and nonresidential uses in one space. Such a built form allows for efficient, smart growth, and a clear delineation of built and natural spaces. This LsCPA request will allow for such development to occur on the project site. The result, a mixed-use community with ample space for new residents and new businesses, will spur economic growth for the City of Alachua by allowing more individuals and families to live in the community and allowing existing and future business owners to locate their businesses in the City. Furthermore, this property is an appropriate location for a development of this sort, due to its proximity to US Highway 441, and similar developments, such as Progress Park and San Felasco Tech City.

Adverse impacts to natural resources and ecosystems will be minimized to the maximum extent practicable, and natural resources and ecosystems will be protected to the maximum extent practicable.

The project site will be designed in a gradient of density and intensity. The highest intensity of purely commercial development will be located in the northern portion of the project site, proximate to US 441. South of this development will be a mixture of residential and nonresidential uses, located centrally on the project site. South of this mixture of uses will be exclusively residential development. At the southernmost area of the project site, closest to the San Felasco Hammock Preserve State Park, will be the lowest density residential development of the entire development. This gradient, gradually decreasing density and intensity in proximity to protected natural resources, will help ensure compatibility with surrounding natural areas.

Furthermore, all requirements related to buffering and environmental consideration will be adhered to for protected environmental features internal to and surrounding the site. These buffering requirements include those described in the City of Alachua Land Development Regulations, Section 6.2, and those described in the City of Alachua Comprehensive Plan Conservation and Open Space Element. These include, but are not limited to, adequate wetland buffering as detailed in Conservation and Open Space Element Policy 1.10.g; adequate surface waters buffering as detailed in Conservation and Open Space Element Policy 1.12.d.; and appropriate development within special flood hazard areas as detailed in Conservation and Open Space Element Policy 1.12.f.

- (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.

The Corporate Park FLU classification is intended for “campus-like” development with generous and linked open space, pedestrian-friendly features, and multimodal

connections. The classification also supports a range of housing types, including single-family attached, single-family detached, townhomes, and cottages.

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

Provision of functional open space is required of developments in the Corporate Park FLU classification. Furthermore, the Corporate Park FLU classification will allow for expanded housing opportunity and nonresidential square footage in one location. This compact, mixed-use form allows for development without the need to encroach on open space or natural lands further from the city center.

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

The Corporate Park FLU classification, as well as its implementing zoning district Corporate Park (CP), create a functional balance of land uses in one location, by encouraging the colocation of residential and nonresidential development. Furthermore, the CP zoning district has requirements for minimum nonresidential floor areas to be provided in development based on the number of dwelling units, which ensures a balanced mix of residential space and nonresidential space.

6. NEEDS ANALYSIS

The Cella Creek Large-scale Comprehensive Plan Amendment (LsCPA) Application requests to amend the City of Alachua's Future Land Use (FLU) Map on Alachua County tax parcel # 05949-000-000 (hereinafter "the property" or "the project site") from Commercial, Community Commercial, High Density Residential, and Moderate Density Residential to Corporate Park. This requested change may potentially result in an allowance of up to ± 31 additional dwelling units compared to what is presently allowed on the property, and as many as $\pm 2,417,580$ additional square feet of nonresidential uses compared to what is currently allowed on the property.

Existing Maximum Permitted Density ¹ <i>High Density Residential; Moderate Density Residential</i>	Proposed Maximum Permitted Density <i>Corporate Park</i>	Practicable Expectation of Density ² <i>Corporate Park</i>
High Density Residential: $\pm 15 \text{ ac} * 15 \text{ du/ac} = \pm 225$ dwelling units Moderate Density Residential: $\pm 96 \text{ ac} * 4 \text{ du/ac} = \pm 384$ dwelling units Total: ± 609 dwelling units	 $\pm 160.2 \text{ ac} * 4 \text{ du/ac} =$ ± 640 dwelling units	 $\pm 160.2 \text{ ac} * 4 \text{ du/ac} =$ ± 640 dwelling units
Existing Maximum Permitted Intensity ¹ <i>Commercial; Community Commercial</i>	Proposed Maximum Permitted Intensity <i>Corporate Park</i>	Practicable Expectation of Intensity ² <i>Corporate Park</i>
Commercial: $\pm 27.6 \text{ ac} * 0.5 \text{ FAR} =$ $\pm 601,128$ square feet Community Commercial: $\pm 21.6 \text{ ac} * 0.5 \text{ FAR} =$ $\pm 470,448$ square feet Total: $\pm 1,071,576$ square feet	 $\pm 160.2 \text{ ac} * 0.5 \text{ FAR} =$ $\pm 3,489,156$ square feet	 $\pm 40.05 \text{ ac} * 0.5 \text{ FAR} =$ $\pm 872,289$ square feet
Net Change This LsCPA application may allow up to ± 31 additional <i>gross</i> dwelling units and up to $\pm 2,417,580$ additional <i>gross</i> square feet of nonresidential use compared to what is currently allowed by the existing land use classifications upon the property. <i>While this increase in dwelling units and nonresidential square footage may be allowed by the requested FLU classification, such increases are not anticipated to be realized in development of the project site.</i>		

The intent of this LsCPA application is to appropriately entitle the property to allow for the creation of a mixed-use development, in which businesses from the City of Alachua's growing sectors can locate, grow, and thrive, and in which the people that make those businesses succeed can live in a "campus-like", pedestrian-friendly setting with generous open space and a mix of uses, in close proximity to both work and personal needs. Though the Corporate Park FLU classification allows a somewhat lower intensity than the existing Commercial and Community Commercial FLU, the spirit and intent of the Corporate Park FLU more appropriately

aligns with business and development trends in the City of Alachua and will allow the City to proactively meet business needs.

POPULATION

The United States Census Bureau reported the population of the City of Alachua as 10,574 as of April 1, 2020. From 2010 to 2019, the population of the city had a percent change of 9.5%, exceeding the population change rate of Alachua County overall, which was 8.8% in the same time period (United States Census Bureau, 2021). It is anticipated that the City could grow by approximately 7,100 people by 2035 (City of Alachua Comprehensive Plan Evaluation and Appraisal). As growth continues, increased housing stock and diversified housing options will be necessary to meet the demand of new residents. Currently, approximately 75% of the City's housing stock is made up of single-family dwelling units, compared to less than 50% of the County housing stock (City of Alachua Comprehensive Plan Evaluation and Appraisal). Median home value from 2015 to 2019 was \$179,500 (United States Census Bureau, 2021). The moderate increase in density proposed by this LsCPA, as well as the expanded range of dwelling types made possible by this LsCPA, will enable the City to not only proactively meet the housing needs of a larger population, but to offer housing at a range of price points and in a range of dwelling types, thanks to the housing diversity and housing density allowed in the Corporate Park FLU category.

BUSINESS

The City of Alachua is home to multiple international corporations, several of which are Fortune 500 Companies (City of Alachua Strategic Plan 2021). The City is also home to various research arms of Santa Fe College and the University of Florida. Prominent industries in the City include biotechnology, medical research and technology, and life sciences. Examples of industry in the City include Progress Park, home to numerous businesses across multiple industries; Convergence Park, a new development along the San Felasco Parkway currently underway that will soon be home to multiple forms of housing, a business incubator space, office space, and retail space; Foundation Park, a life sciences research facility with adaptable workspaces; and San Felasco Tech City, an incubator space soon to also offer housing options and a microbrewery.

The project site's size and location on US 441 make it a prime candidate for development like those mentioned above and for meeting the City's business trends. City of Alachua's Comprehensive Plan Future Land Use Element establishes the US 441 corridor as a Corporate Corridor Activity Center, in Policy 1.3.f. The intent of this designation is to "implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor" (City of Alachua Comprehensive Plan - Future Land Use Element). The City has expressed an intention to focus on welcoming and encouraging business development along the US 441 corridor (City of Alachua Strategic Plan 2021). However, the project site's current FLU, listed above, and zoning, Agriculture (A), inhibit it from developing with the focus and intent the City has expressed interest in for the area. The Corporate Park FLU, accompanied by the Corporate Park zoning, would appropriately entitle ±160 acres along the Corporate Corridor to meet industry needs and welcome the City's business future.

HOMES AND JOBS

The City of Alachua was incorporated in 1905 with the traditional downtown as its original and traditional economic core (City of Alachua Comprehensive Plan Evaluation and Appraisal). As the City grew and developed, the private automobile became the dominant form of transportation. Today, the average travel time to work for residents of the City of Alachua is 27.9 minutes, compared to the County average of 22.4 minutes (United States Census Bureau, 2021). This increased commute time has downstream impacts, including added traffic congestion, additional air pollution, and less time for residents to spend with family and to engage in civic life in the Good Life Community. The Corporate Park FLU offers the opportunity

for a more optimal live/work environment, in which residents can live in moderately priced, modern housing in close proximity to their jobs, allowing them more time to contribute to professional and civic life by reducing the amount of time spent traveling. This opportunity is unique to the Corporate Park FLU, as it is the City's only mixed-use FLU category.

CONCLUSION

The requested LsCPA to change the project site's FLU category to Corporate Park will proactively entitle ±160 acres of City land to address trends in the City and make sensibly welcoming growth possible. This change will address the City's population growth through a moderate increase in density; will address the City's thriving industries by designating land with a FLU that caters to industry needs; and proactively combat urban sprawl by making possible a mixed-use, campus-style development that will allow residents to have a more optimal live/work balance and use more time to enjoy the Good Life Community.

REFERENCES

City of Alachua. (2020, July). City of Alachua Comprehensive Plan Evaluation and Appraisal.

City of Alachua. (2020, July). City of Alachua Comprehensive Plan - Future Land Use Element.

City of Alachua. (2021). City of Alachua Strategic Plan 2021.

United States Census Bureau. (2021). *US Census Quickfacts - Alachua County, FL; Alachua City, FL; United States*. Retrieved from US Census Bureau:
<https://www.census.gov/quickfacts/fact/table/alachuacountyflorida,alachuacityflorida,US/PST0452>
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- 8. Public School Student Generation Form**
9. Map Set



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): Seth Wood Title: Project Planner

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-331-1976

FAX: 352-331-1976

e-mail: sethw@chw-inc.com

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

Name of Owner (title holder): University of Florida Foundation, Inc

Mailing Address: PO Box 14425

City: Gainesville

State: Florida

ZIP: 32604

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

B. PROJECT

1. Project Name: Cellon Creek

2. Address of Subject Property: _____

3. Parcel ID Number(s): 05949-000-000

4. Section 00 Township 08 Range 19 Grant Fernandez Acreage: 160.2

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Commercial; Community Commercial; Moderate Density Residential; High Density Residential

7. Zoning Designation: Agricultural (A)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 320

☒ Multi-Family Residential

Number of Units 320

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☒ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	320	units	x	0.15	Elementary School Multiplier*	48	Student Stations**
Middle School	320	units	x	0.07	Middle School Multiplier*	23	Student Stations**
High School	320	units	x	0.09	High School Multiplier*	29	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	320	units	x	0.09	Elementary School Multiplier*	29	Student Stations**
Middle School	320	units	x	0.03	Middle School Multiplier*	10	Student Stations**
High School	320	units	x	0.03	High School Multiplier*	10	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments/Programs/DepartmentsAF/D thru F/FacilitiesMainConstr/Local Certification Packets/City of Alachua](http://www.sbac.edu/pages/ACPS/Departments/Programs/DepartmentsAF/D%20thru%20F/FacilitiesMainConstr/Local%20Certification%20Packets/City%20of%20Alachua)

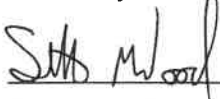
** Round to the nearest whole number

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

SETH WOOD

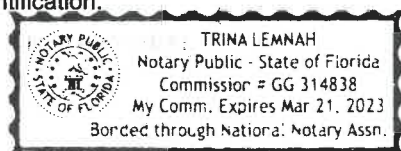
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of October, 2021, by Seth wood

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





 Signature of Notary Public, State of Florida

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____

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Alachua County Tax Parcel # 05949-000-000
City of Alachua, FL



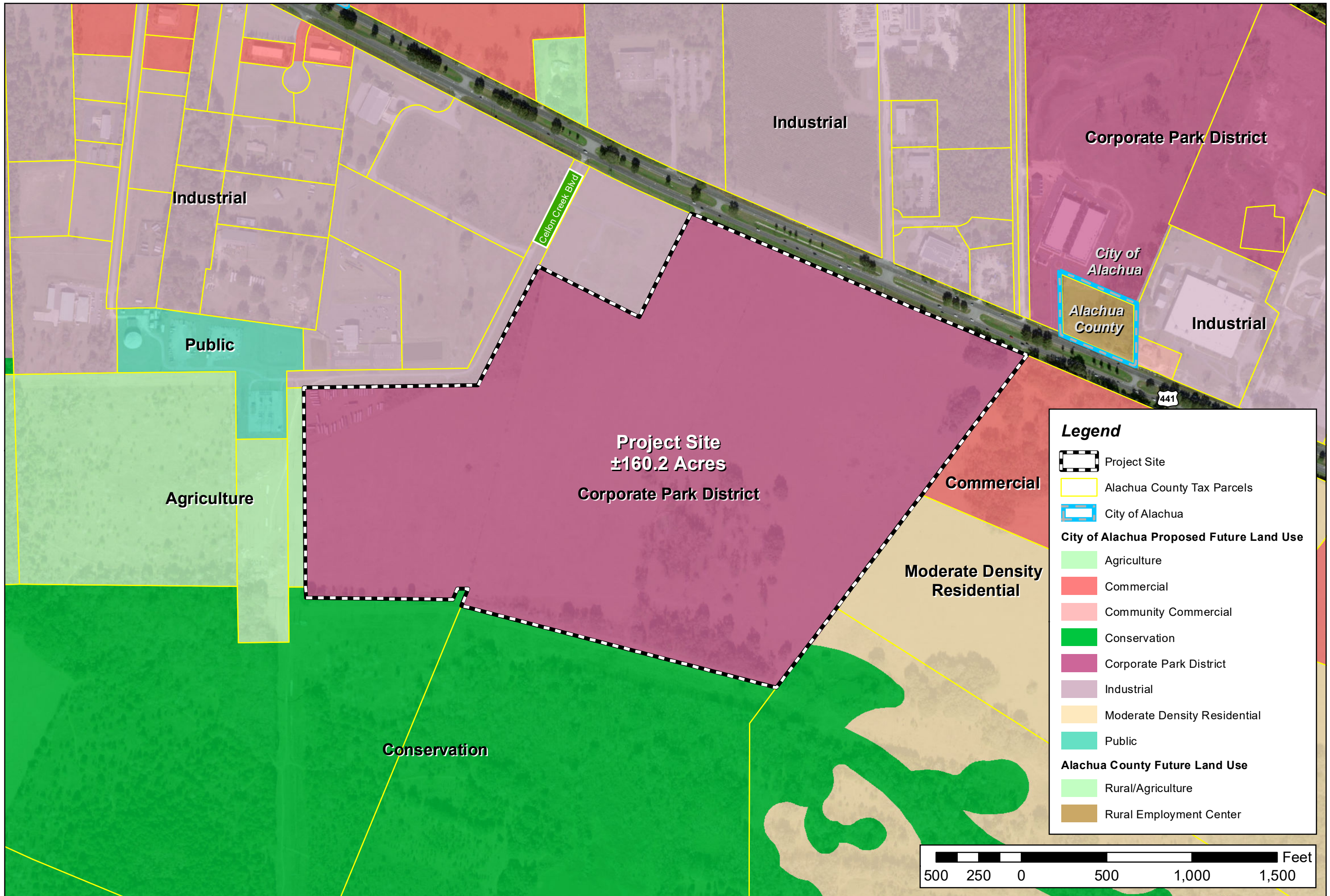
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Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
GCS: North_American_1983
Prepared by: Employee SMW
Date: 9/13/2021





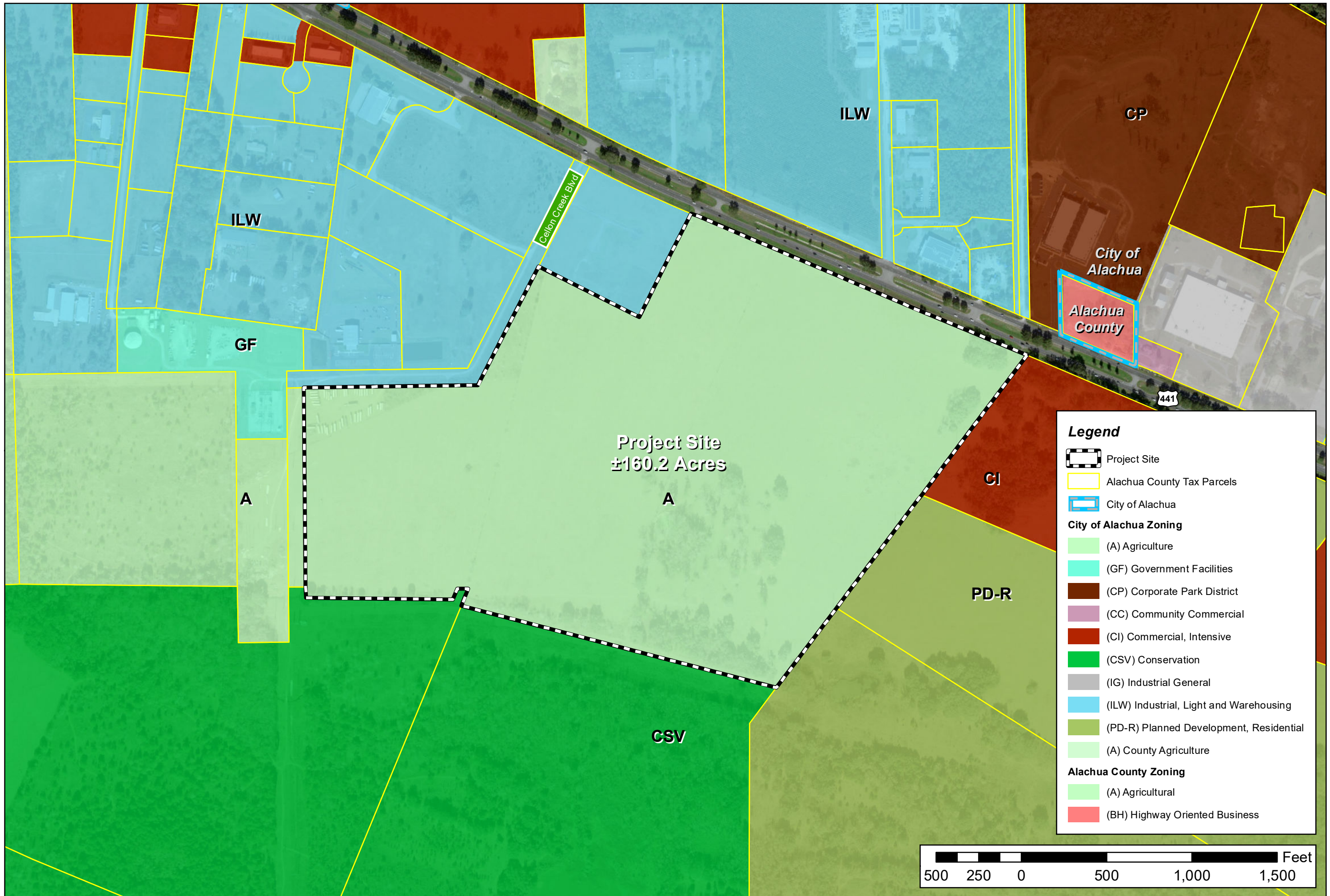


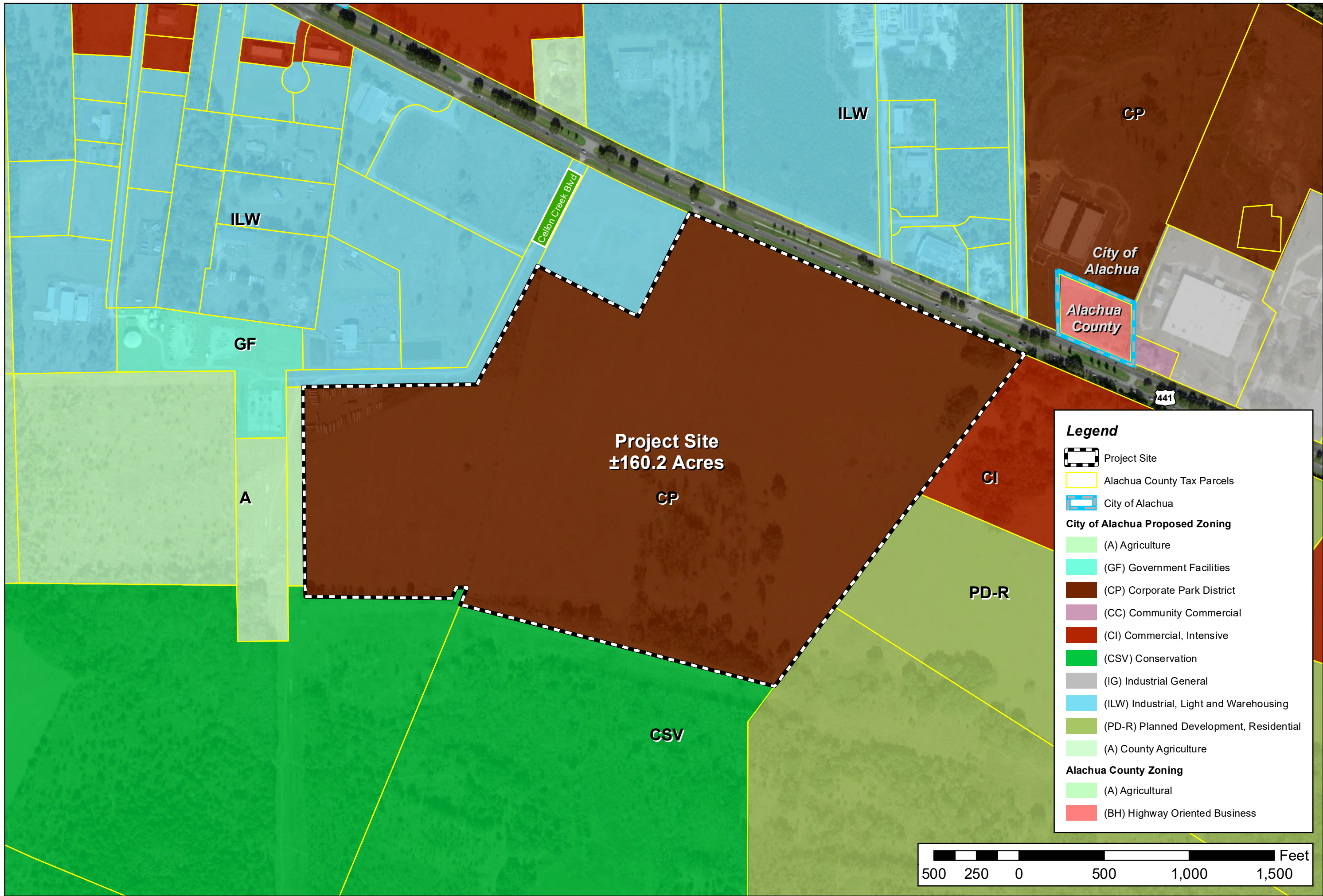
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Standard Parallel 2: 29.666667
Latitude of Origin: 29.000000
False Easting: 500000.00
False Northing: 0.00
Units: Feet
GCS: North_American_1983
Prepared by: Employee SMW
Date: 9/13/2021





Projection: NAD_1983_StatePlane_Florida_North_FPS_5000 Feet
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Plane Northing: 1568500.0000 00
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Standard Parallel 2: 26.583333
Latitude of Origin: 26.000000
GCS: North_American_1983
Prepared by: Employee SMW
Date: 9/13/2021





Projection: NAD_1983_StatePlane_Florida_North_FPS_5000_Feet
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Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.3
Prime Meridian: -84.5
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Standard Parallel 2: 29.533333
Latitude of Origin: 29.000000
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Units: Feet
Datum: North American 1983
GCS: North American 1983
Prepared by: Employee SMW
Date: 9/13/2021

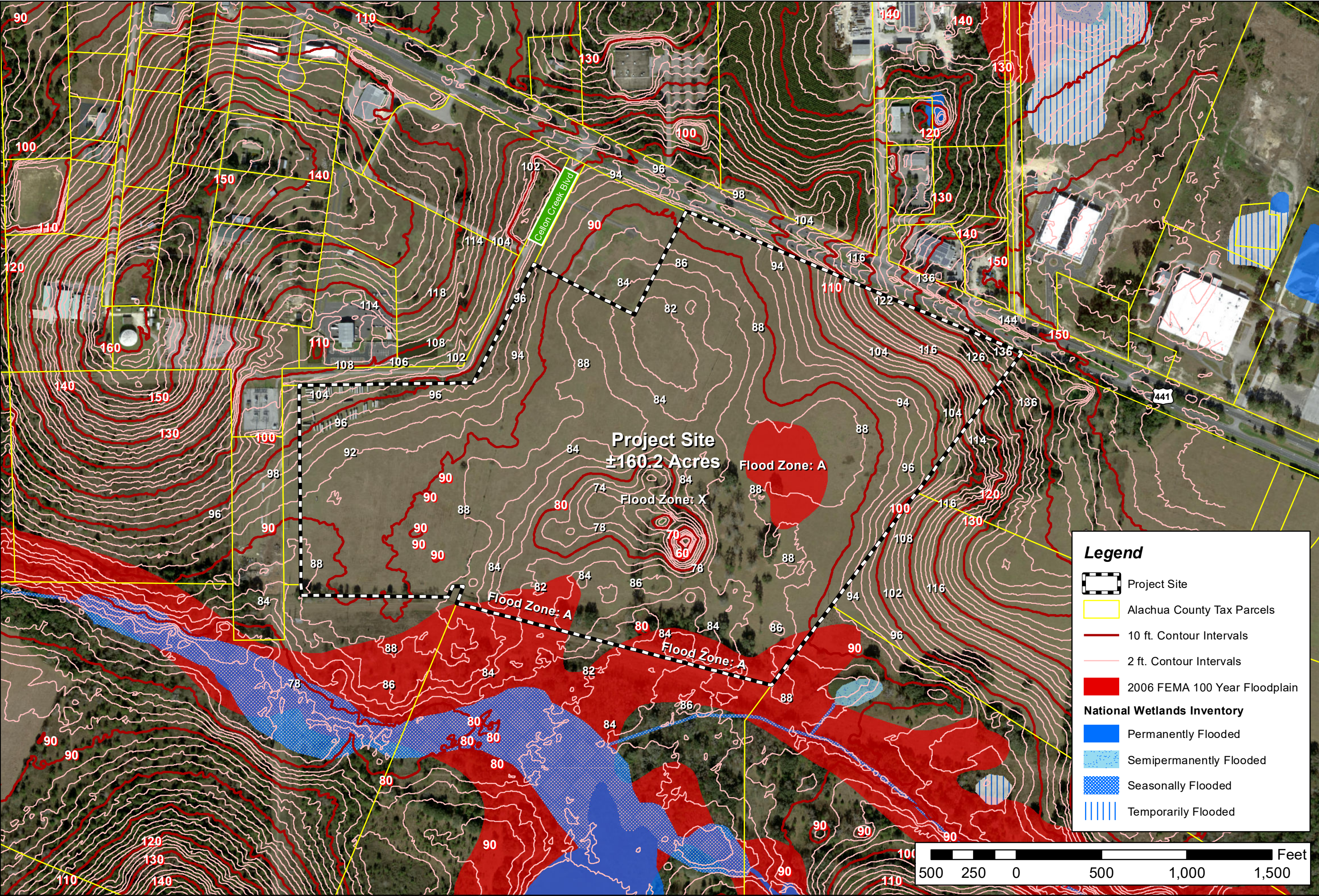


ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcel # 05949-000-000
City of Alachua, FL

Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals
- 2006 FEMA 100 Year Floodplain
- National Wetlands Inventory**
 - Permanently Flooded
 - Semipermanently Flooded
 - Seasonally Flooded
 - Temporarily Flooded

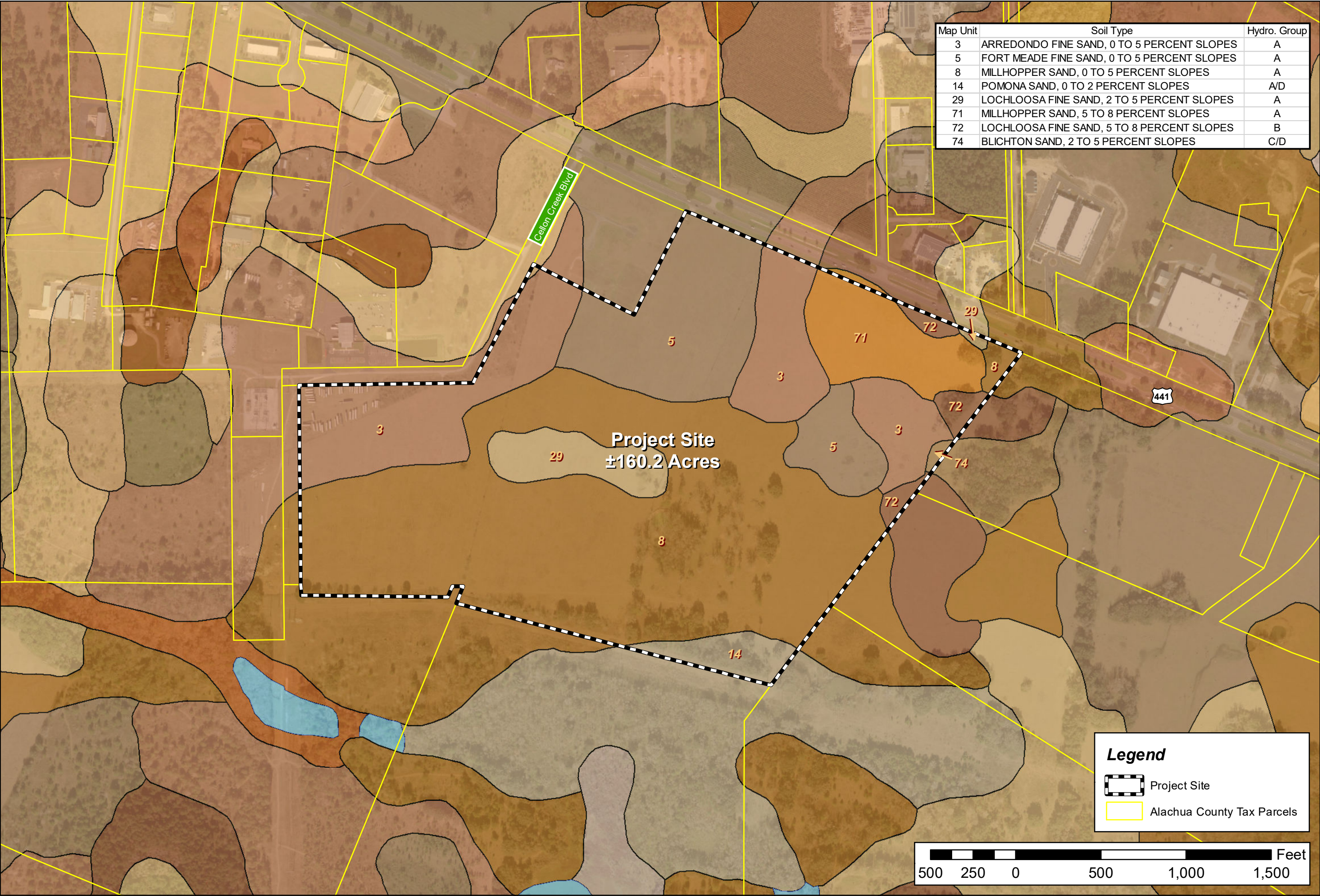


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Latitude of Origin: 29.000000
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Date: 9/14/2021

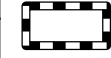


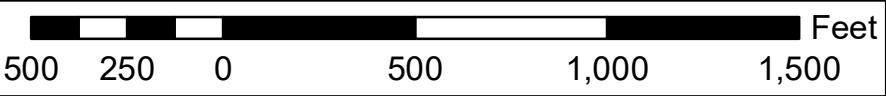
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Standard Parallel 1: 29.583333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
Units: Feet
GCS: North_American_1983
Prepared by: Employee SMW
Date: 9/14/2021

Map Unit	Soil Type	Hydro. Group
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
14	POMONA SAND, 0 TO 2 PERCENT SLOPES	A/D
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	A
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	B
74	BLIGHTON SAND, 2 TO 5 PERCENT SLOPES	C/D

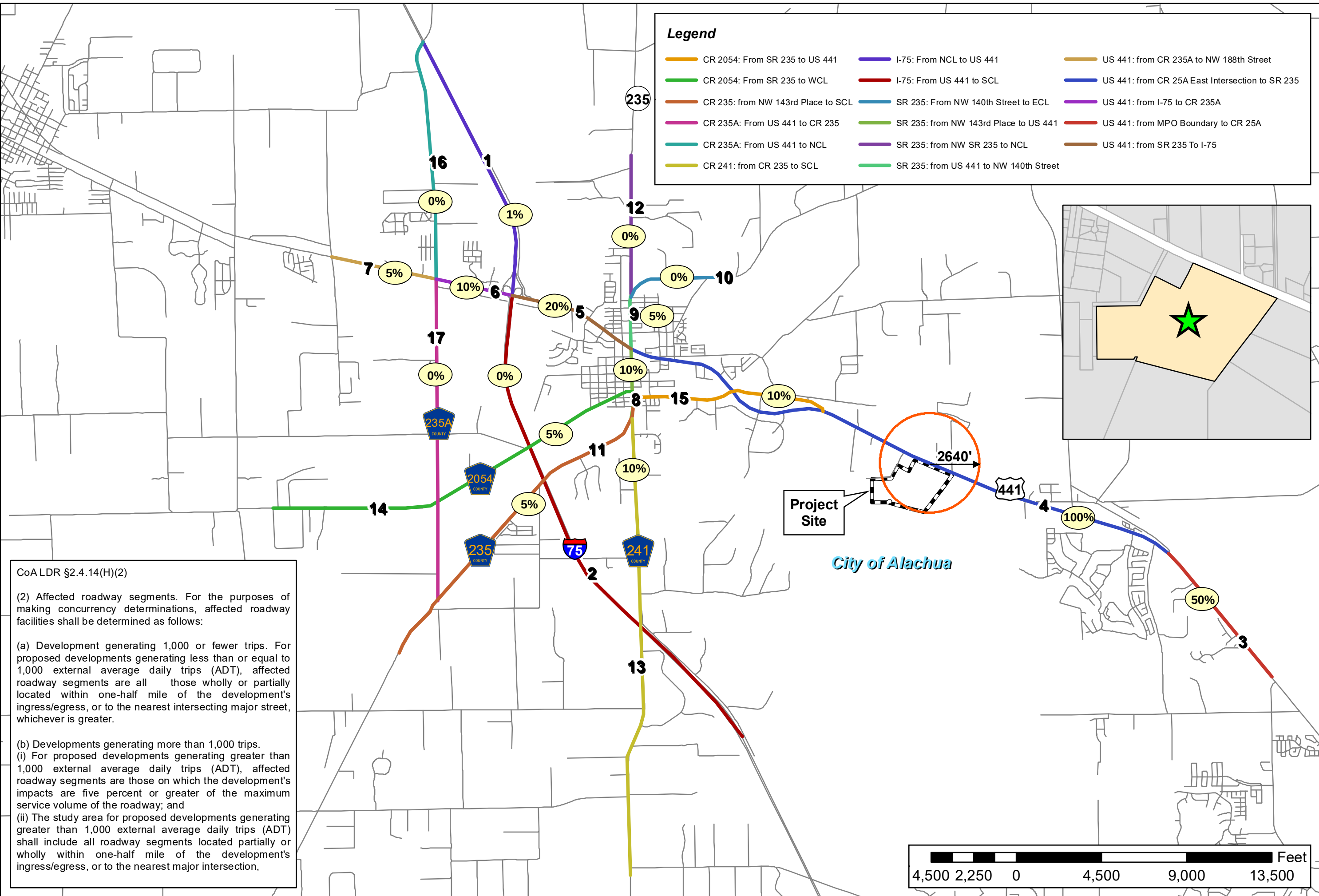


Legend

-  Project Site
-  Alachua County Tax Parcels



Roadway Segment Concurrency



Former NFL, Gators running back faces charges in road rage assault

Alexander Lugo
Fresh Take Florida

A former University of Florida running back who signed to play in the NFL is accused of brandishing an assault rifle during a road-rage incident in Gainesville last month. It's the second criminal case alleging the player was violent in recent weeks.

Mark Anthony Thompson, 26, is facing felony assault and robbery charges in the latest incident, which involved a pair of female teens just east of the UF campus the afternoon of Nov. 21, according to a complaint filed by Gainesville police. He had not been arrested by Wednesday, but a judge has issued a warrant for police to pick him up, according to court records.

Thompson – part of the Gators football team from 2016 to 2018 – followed the women's SUV for four blocks to the parking lot of a nearby food truck cooperative, according to police.

Thompson is accused of removing an assault-style rifle from his car, looking at both women and saying, "I should shoot you." He also was accused of forcefully pulling the 19-year-old driver out of the SUV and throwing away her cell phone, which she had been using to record the encounter. That was the basis for the robbery charge.

Thompson's attorney, Dean Galigani, earlier this week asked a judge to reduce the \$175,000 bond associated with his pending arrest warrant. In his court motion, Galigani identified Thompson as a professional football player and said he was training in Gainesville. Neither Thompson nor his attorney have responded to multiple requests for comment.

After Thompson left Florida, he signed with the Baltimore Ravens' practice squad as well as the Detroit Lions' practice squad. The Las Vegas Raiders signed him in January, but he was waived in April.

The latest incident follows a mid-October misdemeanor complaint alleging the football player assaulted a city parking enforcement officer.

In that case, police said Thompson started an argument with the parking employee over a ticket. When the officer attempted to walk away, Thompson fol-



Former Florida Gators running back Mark Thompson is facing a slew of felony charges stemming from two criminal incidents this past month.

EMMA GREEN/WUFT NEWS

lowed and eventually struck the man with an open palm.

The October assault took place just one block from November's road-rage incident.

Thompson has had other encounters with police.

In 2016, while a football player at UF, Thompson was charged with misdemeanors on two separate occasions, according to court records.

Thompson was cited for possession of marijuana in October of that year. In December, police found him inside a tow truck compound in the middle of the night.

Thompson told police he was trying to get in touch with employees on the lot, but was ultimately charged with trespassing. Both the possession charge and the trespassing charge were dropped after Thompson pleaded guilty to a single paraphernalia charge.

Thompson was suspended from play following the possession charge.

In May 2017, university police pulled over Thompson for a broken taillight. When he opened a compartment containing his driver's license and registration, police said Thompson attempted to conceal a small amount of marijuana. He was charged with possession and issued a notice to appear in court. He again pleaded guilty to a reduced paraphernalia charge.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at alugo2@ufl.edu.



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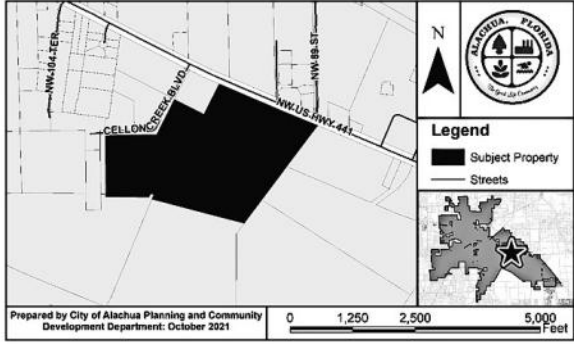
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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on December 14, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) 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. Existing FLUM: Commercial (±25.4 acres), Community Commercial (±16.3 acres), High Density Residential (±16.1 acres), and Moderate Density Residential (±102.5 acres); and Proposed FLUM: Corporate Park; Existing Zoning: Agriculture.



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-27522959

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

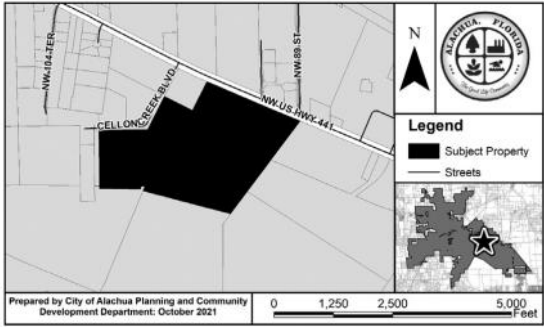
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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua,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

GF-27523032

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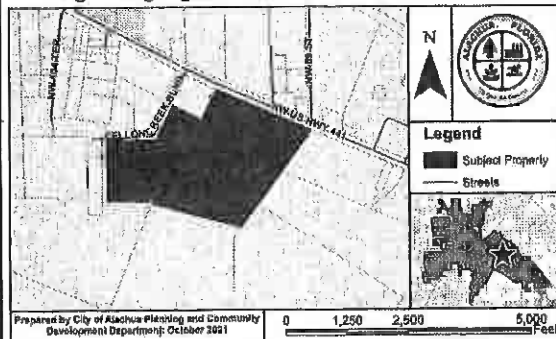
GF-27522910



City of ALACHUA

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

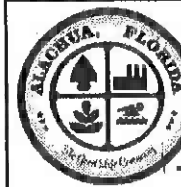
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(Published: Alachua County Today - December 02, 2021)

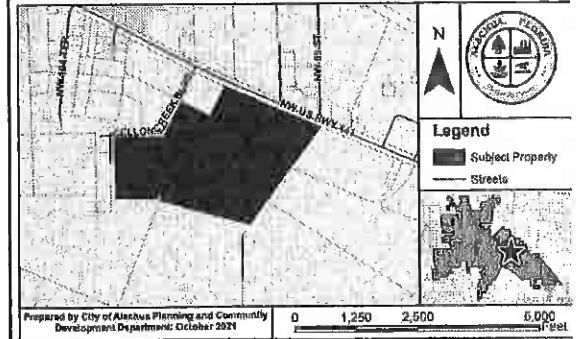
parade," Moore said. "But formerly served as the we feel the celebration of police chief for the City



City of ALACHUA

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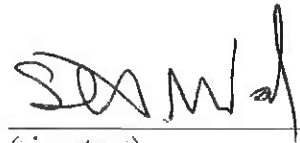
(Published: Alachua County Today - December 02, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
SIGN ON 11/30/21^(name) FOR THE Cellon Creek LSCPA & RZ - PZB & CCOM1
_(date) _(state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

Six (6)
(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.



Cellon Creek LSCPA / Rezoning





City of
ALACHUA

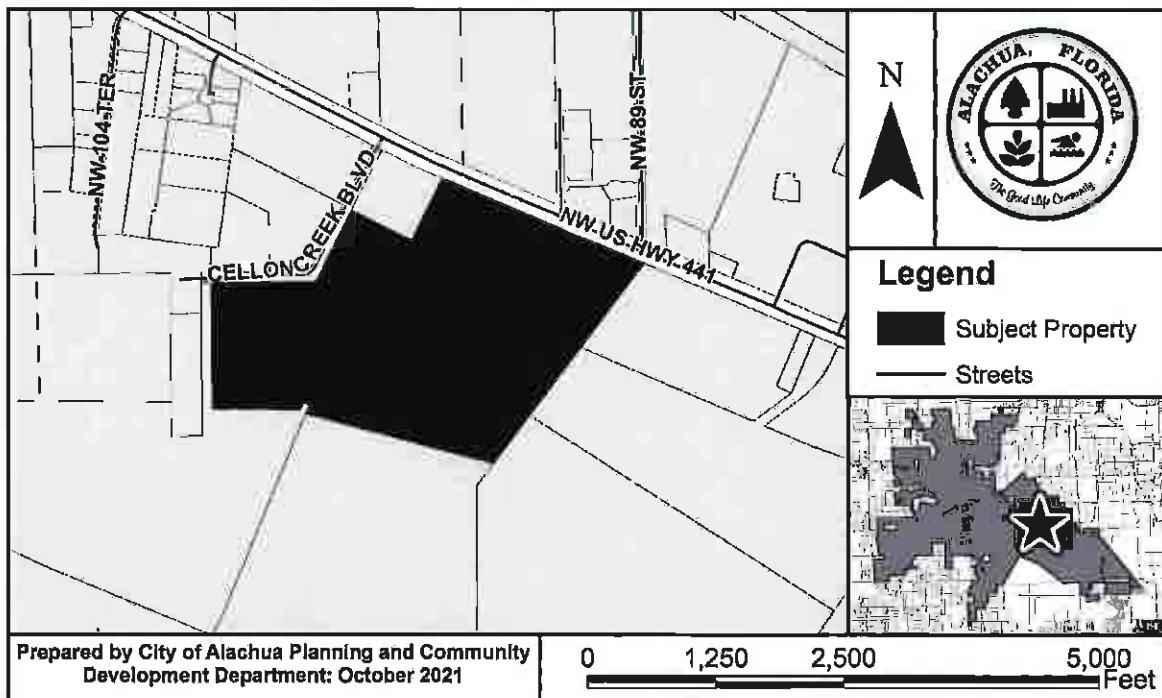
THE GOOD LIFE COMMUNITY

Mailed 11/24/21

KC

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

ALACHUA COUNTY
ALACHUA COUNTY PUBLIC WORKS
5620 NW 120TH LN
GAINESVILLE, FL 32653

CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY, FL 32055

CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

DMO COMMERCIAL DEVELOPMENT LLC
1425 NW 35TH TER
GAINESVILLE, FL 32605

F&R HOLDINGS & LOWE TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607

HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

NEAL BRUCE D & LANETTE T
309 NW DELAR GLN
LAKE CITY, FL 32055

PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD, MA 01742

STATE OF FLORIDA IIF
C/O TIIF REC AND PARKS-SAN FELASCO
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STATE OF FLORIDA IIF
TIIF REC & PARKS, SAN FELASCO HAI
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44614

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

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

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

David Forest
23 Turkey Creek
Alachua FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

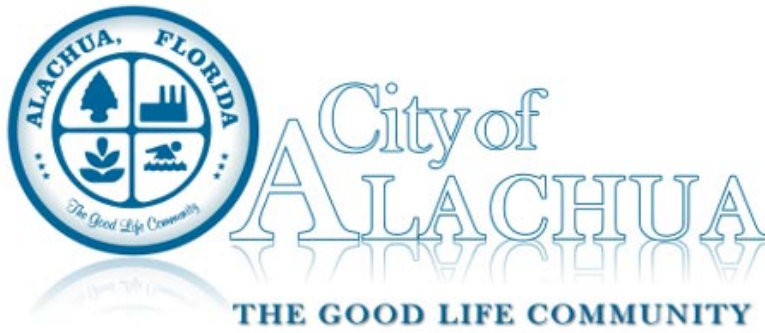
Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Dan Rhine
288 Turkey Creek
Alachua FL 32615

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615



Board/Committee Agenda Item

MEETING DATE: 12/14/2021

SUBJECT: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP). Tax Parcel Number 05949-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP, Principal Planner

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to the City Commission with a recommendation to approve upon making the following motion:

Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Seth Wood of Causseaux, Hewett, & Walpole, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP).

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

The FLUM Designations of the property were amended from Agriculture to its current designations in March 2008. There were several applications received (in 2012, 2014, 2016, and 2017) to amend the zoning to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM), however, each of these applications were ultimately withdrawn.

The subject property is generally located south of the intersection of NW US Highway 441 and Southern Precast Drive and east of Cellon Creek Boulevard. The property undeveloped and is primarily comprised of cleared pasture, however, there are some naturally wooded areas located in the south-central portion of the property and along the south property line.

The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

(A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

(B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

(C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

(D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Corporate Park (CP) zone district is established and described in Section 3.5.2(F)(1) of the City's Land Development Regulations (LDRs):

3.5.2(F) *CP, Corporate Park District.*

(1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

ATTACHMENTS:

Description

- ☐ Staff Report & Staff Supporting Materials
- ☐ Draft Ordinance
- ☐ Application & Supporting Materials
- ☐ Public Notice Materials for the 12/14/21 PZB Meeting



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

December 14, 2021

SUBJECT:	A request to amend the Official Zoning Atlas on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP)
APPLICANT/AGENT:	Seth Wood Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNER:	University of Florida Foundation, Inc.
LOCATION:	Generally located south of the intersection of NW US Highway 441 and Southern Precast Drive and east of Cellon Creek Boulevard
PARCEL ID NUMBER:	05949-000-000
ACREAGE:	±160.2 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	<i>Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of the University of Florida Foundation, Inc. for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.</i>

SUMMARY

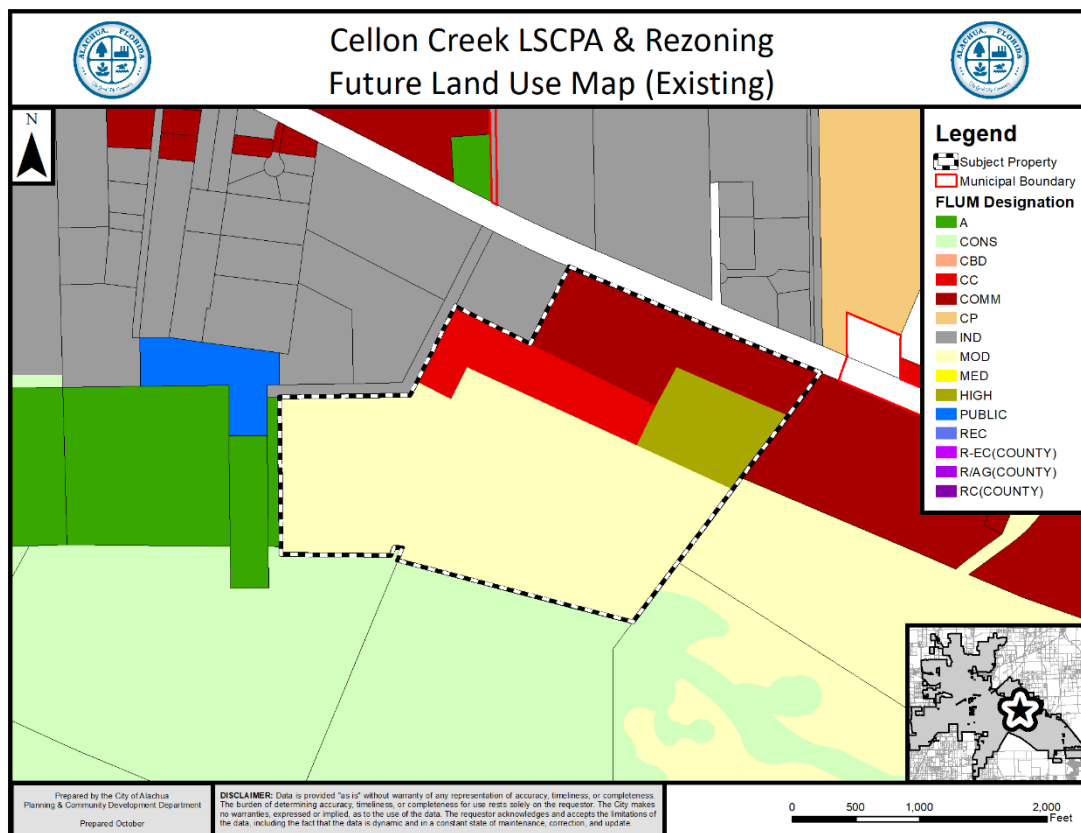
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The applicant has submitted a companion Large Scale Comprehensive Plan Amendment which proposes to amend the Future Land Use Map (FLUM) Designation of the subject property from Commercial (±25.4 acres), Community Commercial (±16.3 acres), High Density Residential (±16.1 acres), and Moderate Density Residential (±102.5 acres) to Corporate Park.

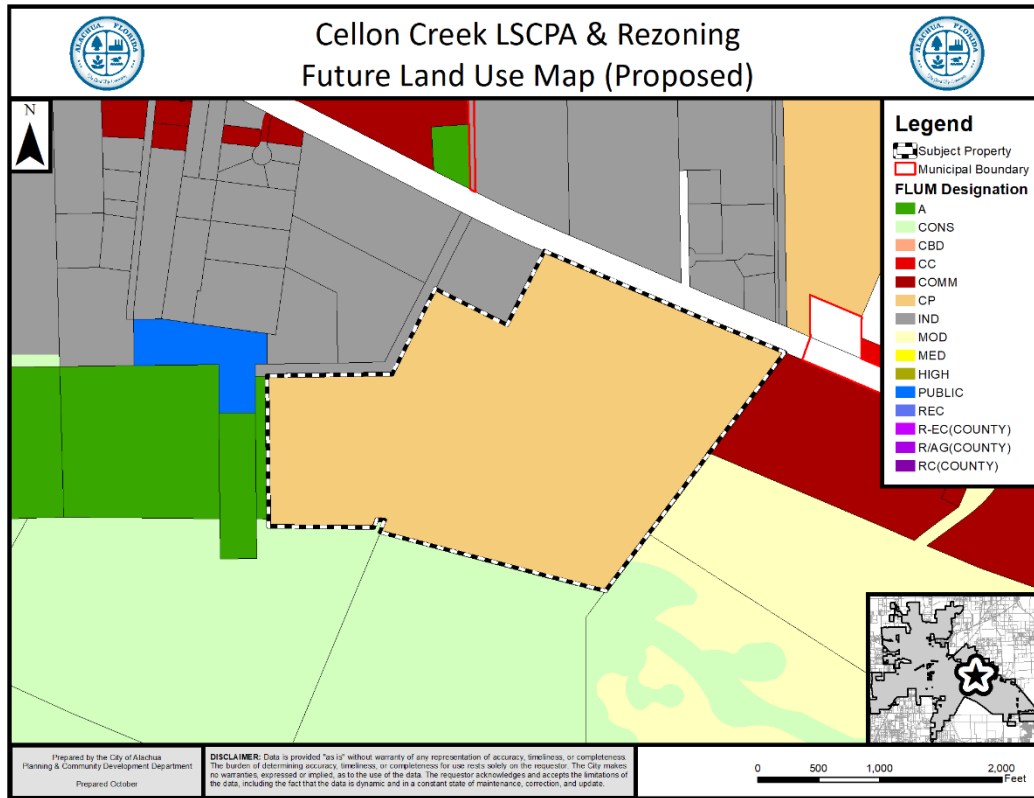
The FLUM Designations of the property were amended from Agriculture to its current designations in March 2008. There were several applications received (in 2012, 2014, 2016, and 2017) to amend the zoning to Planned Development - Residential (PD-R) and Planned Development - Commercial (PD-COMM), however, each of these applications were ultimately withdrawn.

The subject property is generally located south of the intersection of NW US Highway 441 and Southern Precast Drive and east of Cellon Creek Boulevard. The property undeveloped and is primarily comprised of cleared pasture, however, there are some naturally wooded areas located in the south-central portion of the property and along the south property line.

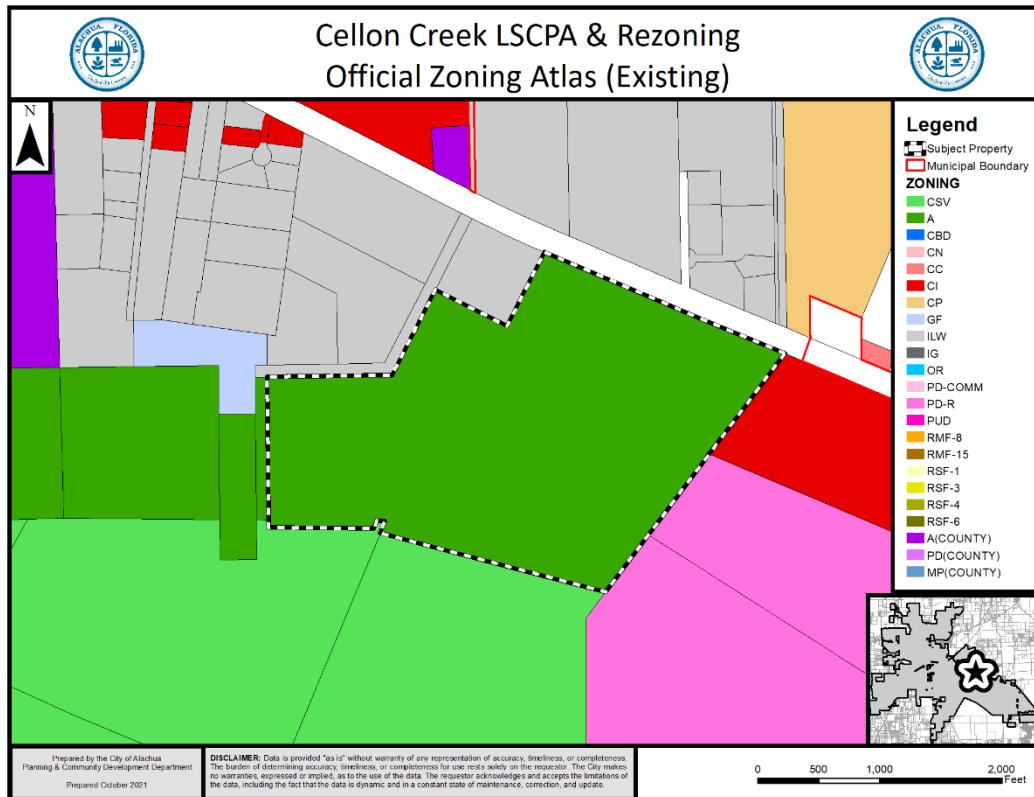
Map 1. Existing Future Land Use Map with Subject Property



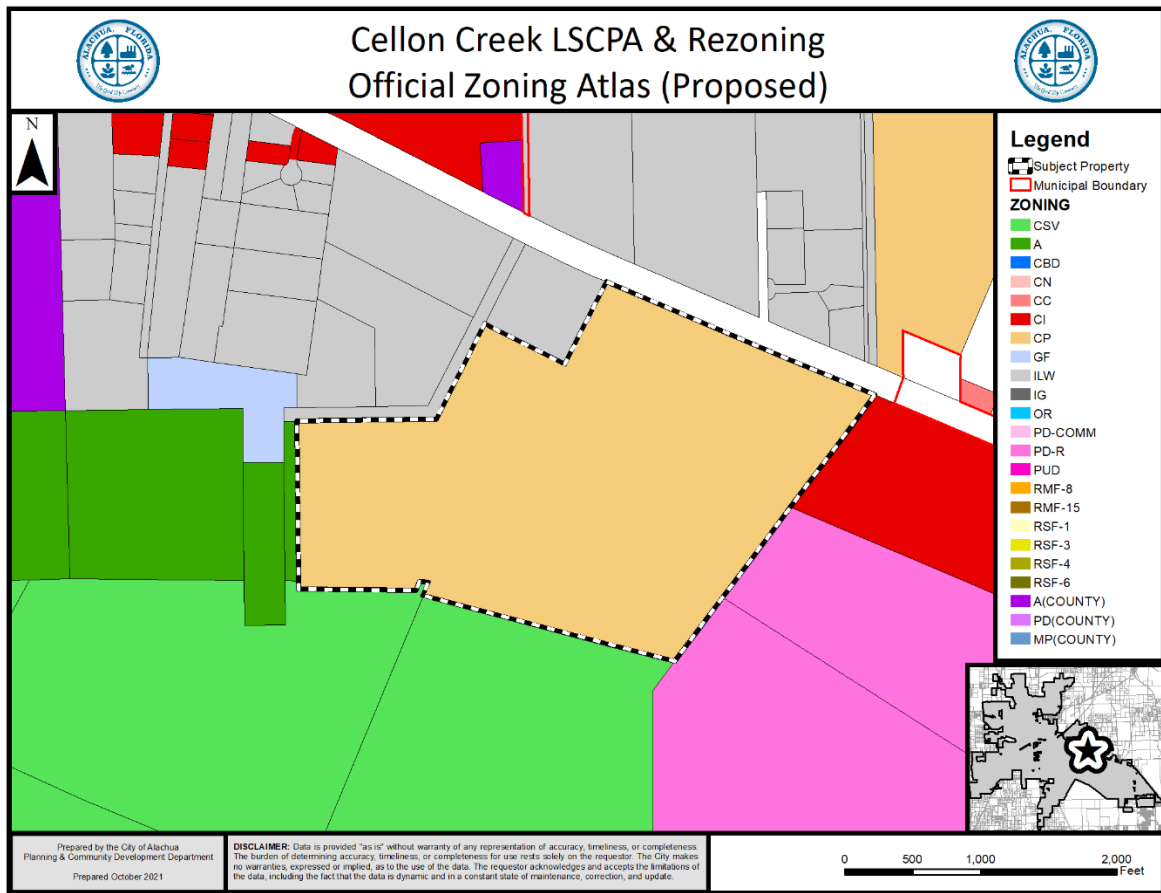
Map 2. Proposed Future Land Use Map with Subject Property



Map 3. Existing Official Zoning Atlas with Subject Property



Map 4. Proposed Official Zoning Atlas with Subject Property



The general purposes of the Business zone districts are established and described in Section 3.5.1 of the City's Land Development Regulations (LDRs):

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;
- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;
- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and
- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The specific purpose of the Corporate Park (CP) zone district is established and described in Section 3.5.2(F)(1) of the City's Land Development Regulations (LDRs):

3.5.2(F) CP, Corporate Park District.

- (1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

Table 1. Comparison of Existing / Proposed Zoning Districts

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Agricultural (A)	Corporate Park
Max. Gross Density*:	0.2 dwellings/acre <i>Maximum 62 dwelling units on the subject property*</i>	640 dwellings
Max. Floor Area:	N/A	3,489,156 square feet
Typical Uses:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units	Medical and dental labs, restaurants with indoor seating only, business, financial, and professional services, financial institution, light manufacturing
Net Increase/Decrease*:	<i>Increase of 608 dwellings*</i> <i>Increase of 3,489,156 square feet non-residential uses*</i>	
* The current Future Land Use Map Designations of the subject property are Commercial, Community Commercial, High Density Residential, and Moderate Density Residential. Based upon the current FLUM Designations, the maximum gross density would be 651 dwellings and the maximum floor area would be 908,226 square feet. Thus, the net increase/decrease would be a decrease of 11 dwellings and an increase of 2,580,930 square feet of nonresidential uses.		

EXISTING USES

The property undeveloped and is primarily comprised of cleared pasture, however, there are some naturally wooded areas located in the south-central portion of the property and along the south property line.

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

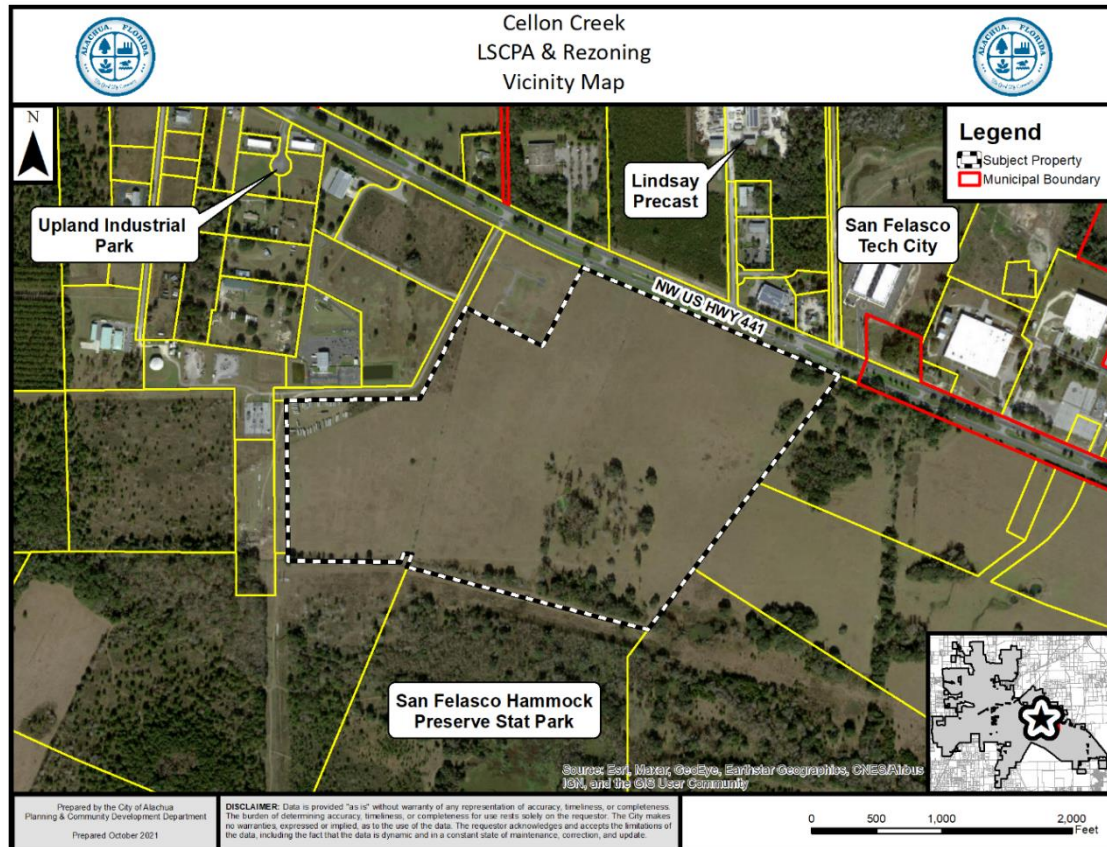


Table 2. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	US 441; Lindsay Precast; Busby Cabinets; San Felasco Tech City	Industrial; Corporate Park	Light & Warehouse Industrial (ILW); Corporate Park (CP)
South	San Felasco Hammock Preserve State Park	Conservation	Conservation (CSV)
East	Vacant Commercial & Residential Lands*	Commercial; Moderate Density Residential; Conservation	Commercial Intensive (CI); Planned Development - Residential (PD-R)
West	San Felasco Hammock Preserve State Park; City of Alachua Ground Storage Facility; Vemo Auto Auctions; Vacant Industrial Lands	Agriculture; Public; Industrial	Agricultural (A); Public Facilities (PF); Light & Warehouse Industrial (ILW)
* Residential lands to the east of the subject property were acquired by Alachua County through the Alachua County Forever program.			

NEIGHBORHOOD MEETING

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

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

The Neighborhood Meeting was held on September 23, 2021 at 6:00 p.m. at the offices of CHW, located at 11801 Research Drive, Alachua, FL. The applicant was available to answer questions during the meeting. As evidenced by materials submitted by the applicant, one (1) person attended the meeting. A summary of the discussion which occurred at the Neighborhood Meeting has been provided by the applicant and is included within the application materials.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning of the of the ±160.2 acre subject property from Agricultural (A) to Corporate Park (CP).

Table 3 shows the proposed FLUM Designations and the proposed corresponding zoning designations. The proposed zoning designations consistent with the proposed FLUM Designations for the properties subject to this application.

Table 3. Subject Property & Consistency with FLUM Designation

Parcel No.	Acreage	Proposed FLUM	Proposed Zoning Designation	Consistent?
05949-000-000	±160.2	Corporate Park	Corporate Park (CP)	☒

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

Future Land Use Element

GOAL 1: Future Land Use Map 2035:

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

Objective 1.4: *Corporate Park*

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

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

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

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

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Evaluation & Findings: In addition to the proposed rezoning, the applicant has submitted a companion application that proposes to amend the land use of the property to Corporate Park. The proposed amendment would rezone the subject property to Corporate Park. The proposed zoning designation would be consistent with the Corporate Park land use category proposed by the companion application.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

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

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

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

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

Evaluation & Findings: There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

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

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

Evaluation and Findings: An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

Evaluation and Findings: An analysis of the impacts to transportation facilities is provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Community Facilities Element

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

3. A gravity wastewater main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any proposed residential subdivision comprised of more than 5 units, or any multi-family

residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

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

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

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

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

Conservation and Open Space Element

Objective 1.2: *Native Communities and Ecosystems*

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

OBJECTIVE 1.3: *Listed Species*

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

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

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

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

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

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

Objective 1.10: *Wetlands*

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

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

Evaluation and Findings: There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

Policy 1.12.e: The City shall protect the natural function of floodplains, recognizing the role of flood patterns in maintaining water quality and quantity. Flood plain regulations will be based on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM).

Policy 1.12.f: The City shall work with FEMA, SRWMD, DEP and the County to regulate development within special flood hazard areas susceptible to the one percent (1%) annual chance flood established by FEMA. The City will require development activity to occupy only the non-floodplain portion of a site when feasible; allow dredging and filling within floodplains only if it preserves the natural function of the floodplain and adequately provides for stormwater management; require the minimum floor elevation of any structure to be at least one foot above the established base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the base flood elevation.

Evaluation and Findings: There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS & SITE SUIABILITY ANALYSIS

Wetlands

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

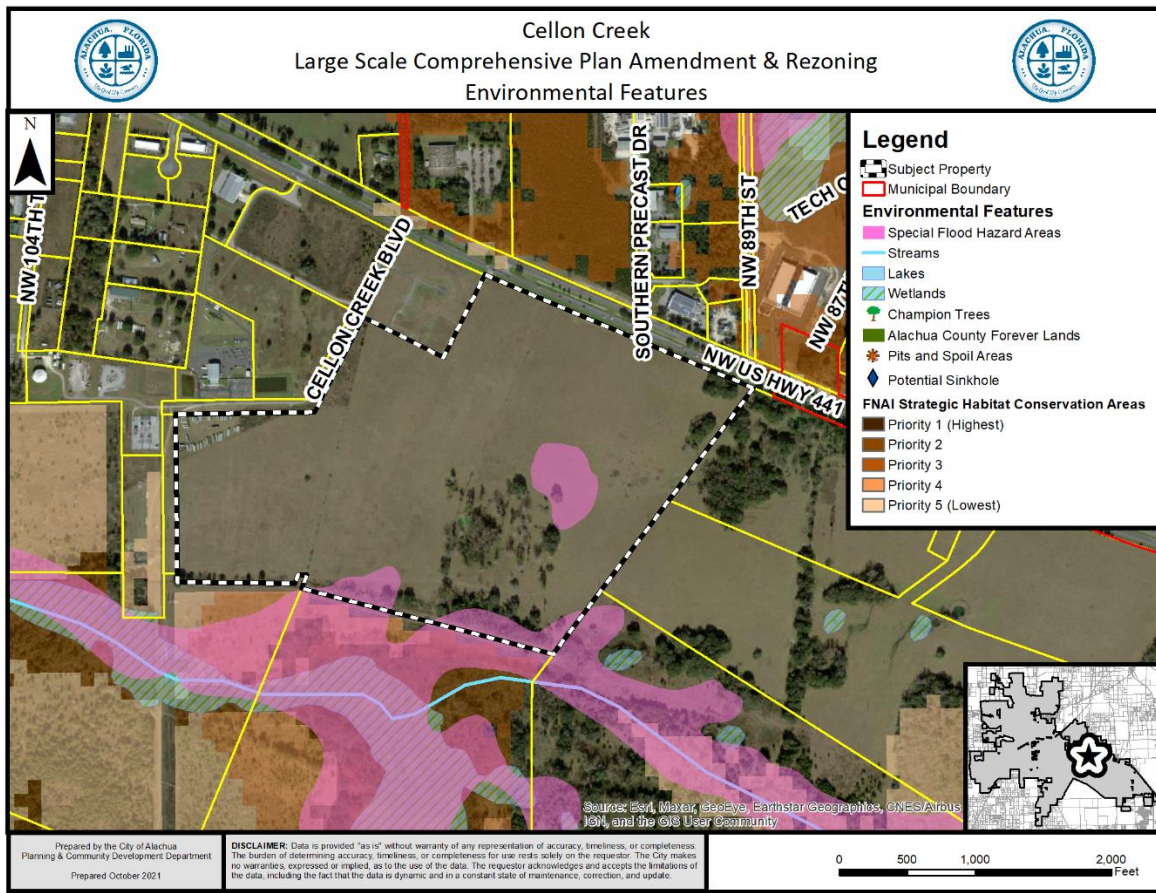
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD) 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. 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 nine (9) soil types found on the subject property:

Arredondo Fine Sand (0% - 5% slopes)

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and 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.

Blichton Sand (2% - 5% slopes)

Hydrologic Soil Group: D

This soil type is poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

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.

Millhopper Sand (0% - 5% slopes)

Hydrologic Soil Group: A

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

Millhopper 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 small commercial buildings.

Lochloosa Fine Sand (2% - 5% slopes)

Hydrologic Soil Group: C

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

Lochloosa Fine Sand (5% - 8% slopes)

Hydrologic Soil Group: C

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

Pomona Sand

Hydrologic Soil Group: B/D

This soil type poorly drained. Permeability is rapid at the surface. This soil type poses severe limitations for urban uses, including dwellings, and small commercial buildings, due to wetness.

Evaluation: While some soil types pose limitations to urban uses, the majority of 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 0140D of the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”) Series, dated June 16, 2006, indicates that the subject property is in Flood 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: There are no concerns at this time based upon the best available data, which indicates there are no known geologic features on the subject property.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Rezoning Standards

Section 2.4.2(E)(1) of the Land Development Regulations (“LDRs”) establishes standards with which all rezoning applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application’s consistency with the Comprehensive Plan is provided within this report.

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

Evaluation and Findings: An analysis of the application’s compliance with the LDRs is provided within this report. The amendment does not conflict with any applicable requirements of the City’s Code of Ordinances.

- (c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. While the Corporate Park (CP) zoning district is a mixed-use district that allows residential development, the specific purpose of this district is to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail with complementary residential uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. Lands to the northwest of the subject property are also zoned Corporate Park (San Felasco Tech City).

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

Evaluation and Findings: The subject property is located in an area with existing commercial and industrial development. Future development of the property would not create premature development in an undeveloped or rural area.

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

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. The subject property is also located along US Highway 441, a principle arterial, in an area of the City with existing nonresidential uses. San Felasco Hammock Preserve State Park is located to the south of the subject property. It is expected that the environmental protection standards set forth in the City's Comprehensive Plan and LDRs will provide adequate protection of environmental resources.

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

Evaluation and Findings: The subject property is located along a US Highway 441, a principle arterial. Adjacent and nearby properties are presently zoned and used for commercial and industrial uses. It is not expected that the proposed amendment would adversely affect the general area where it is located as the potential impacts that may result from the rezoning of the property to Corporate Park (CP) would be similar in impact to those commercial and industrial uses that are presently located on nearby properties.

- (g) ***Not Deviate from Pattern of Development*** - The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are presently zoned and used for commercial and industrial uses. The uses permitted within the Corporate Park (CP) zoning district are generally similar to those permitted within the commercial and industrial zoning designations of nearby properties.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statutes, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

- (i) ***Spot Zoning*** - The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are

presently zoned and used for commercial and industrial uses. The proposed amendment will not result in creation of isolated zoning districts.

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

Evaluation and Findings: The subject property is located within the City of Alachua's utility service area. Future development would be served by the City's potable water and wastewater systems. Potable water and sanitary sewer utilities are located within the US 441 right-of-way adjacent to the subject property.

An analysis of the proposed amendment's potential impact to public facilities has been provided within this report. This analysis indicates that the proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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

- (k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report. The proposed amendment would not result in significant adverse impacts to any environmental features. There are areas along the south property line and located within the subject property that are designated as Zone A on the FEMA flood maps. Special flood hazard areas are subject to the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations. These special flood hazard areas and the surrounding lands could potentially include wetland areas. Further analysis will be required during the site planning and development stages. 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.

PUBLIC FACILITIES IMPACT

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

	Existing Zoning District	Proposed Zoning District
Zoning District:	Agricultural	Corporate Park (CP)
Max. Gross Density:	0.2 dwelling units/acre	4 dwelling units/acre
Floor Area Ratio:	N/A	0.50 FAR
Maximum Density:	32 dwelling units	N/A
Maximum Intensity:	N/A	3,489,156 square feet
<i>* The current Future Land Use Map Designations of the subject property are Commercial, Community Commercial, High Density Residential, and Moderate Density Residential. Based upon the current FLUM Designations, the maximum gross density would be 651 dwellings and the maximum floor area would be 908,226 square feet. Thus, the net increase/decrease would be a decrease of 11 dwellings and an increase of 2,580,930 square feet of nonresidential uses.</i>		

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

The proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City's transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

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

Table 3. Affected Comprehensive Plan Roadway Segments¹

Segment Number ^{2, 3}	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143 rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140 th Street)	2/U	Major Collector	Comm	D
11	CR 235 (from NW 143 rd Place to South City Limit)	2/U	Major Collector	Comm	D
13	CR 241 (from CR 235 to South City Limit)	2/U	Major Collector	Comm	D
14	CR 2054 (from SR 235 to West City Limit)	2/U	Major Collector	Comm	D
15	CR 2054 (from SR 235 to US 441)	2/U	Major Collector	Comm	D

¹ Source: City of Alachua Comprehensive Plan, Transportation Element.

² For developments generating less than 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within .1 mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].

³ FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation¹

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General Office Building ² (ITE Code 710)	16,989 (8,494/8,495)	1,666 (1,433/233)	1,722 (276/1,466)
Research & Development Center ² (ITE Code 760)	19,644 (9,822/9,822)	733 (550/183)	855 (128/727)
Total Trip Generation	36,633 (18,316/18,317)	2,399 (1,983/416)	2,577 (404/2,173)

¹ Source: ITE Trip Generation, 10th Edition.

² Formulas: ITE Code 710: AADT - 9.74 trips per 1,000 square feet x 1,744,578 square feet (50% entering/50% exiting); AM Peak Hour - 1.16 trips per 1,000 square feet x 1,744,578 square feet (88% entering/12% exiting); PM Peak Hour - 1.15 trips per 1,000 square feet x 1,744,578 square feet (13% entering/87% exiting); ITE Code 760: AADT - 11.26 trips per 1,000 square feet x 1,744,578 square feet (50% entering/50% exiting); AM Peak Hour - 0.42 trips per 1,000 square feet x 1,744,578 square feet (62% entering/38% exiting); PM Peak Hour - 0.49 trips per 1,000 square feet x 1,744,578 square feet (48% entering/52% exiting).

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

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East) ¹	Segment 4 US 441 (from CR 25A East to SR 235) ¹	Segment 5 US 441 (from SR 235 to I-75) ¹	Segment 6 US 441 (from I-75 to CR 235A) ¹	Segment 8 SR 235 (from NW 143 rd Pl to US 441) ¹	Segment 9 SR 235 (from US 441 to NW 140 th St) ¹	Segment 11 CR 235 (from NW 143 rd Place to South City Limit) ¹	Segment 13 CR 241 (from CR 235 to South City Limit) ¹	Segment 14 CR 2054 (from SR 235 to West City Limit) ¹	Segment 15 CR 2054 (from SR 235 to US 441) ¹
Average Annual Daily Trips										
Maximum Service Volume ²	43,000	45,100	39,000	39,000	14,400	14,400	15,120	20,880	15,120	15,120
Existing Traffic ³	23,536	20,435	24,204	30,111	10,180	8,054	5,672	6,025	2,930	3,425
Reserved Trips ⁴	2,317	5,430	3,430	3,197	157	21	79	765	0	2,175
Available Capacity ⁴	17,147	18,986	5,150	5,692	4,063	6,179	9,369	14,090	12,190	9,520
Maximum AADT Generated by Amendment ⁵	18,317	36,633	7,327	3,663	1,832	1,832	1,832	3,663	1,832	3,663
Residual Capacity After Potential Development's Impacts⁶	-1,170	-17,647	-2,207	-2,029	2,231	4347	7537	10,427	10,358	5,857
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua December 2021 Development Monitoring Report. ⁵ Trip Distribution: Segment 3 - 50%; Segment 4 - 100%; Segment 5 - 20%; Segment 6 - 10%; Segment 8 - 5%; Segment 9 - 5%; Segment 11 - 10%; Segment 13- 10%; Segment 14 - 5%; Segment 15 - 10%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.										

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	Segment 3 US 441 (from MPO Boundary to CR 25A East) ¹	Segment 4 US 441 (from CR 25A East to SR 235) ¹	Segment 5 US 441 (from SR 235 to I-75) ¹	Segment 6 US 441 (from I-75 to CR 235A) ¹	Segment 8 SR 235 (from NW 143 rd Pl to US 441) ¹	Segment 9 SR 235 (from US 441 to NW 140 th St) ¹	Segment 11 CR 235 (from NW 143 rd Place to South City Limit) ¹	Segment 13 CR 241 (from CR 235 to South City Limit) ¹	Segment 14 CR 2054 (from SR 235 to West City Limit) ¹	Segment 15 CR 2054 (from SR 235 to US 441) ¹
PM Peak Hour Trips										
Maximum Service Volume ²	3,870	4,110	3,510	3,510	1,290	1,290	1,359	1,881	1,359	1,359
Existing Traffic ³	2,118	1,941	2,299	2,861	967	765	539	572	278	325
Reserved Trips ⁴	196	447	309	293	41	21	13	43	0	138
Available Capacity ⁴	1,556	1,722	902	356	282	504	807	1,266	1,081	896
Maximum PM Peak Hour Trips Generated by Amendment ⁵	1,289	2,557	515	258	129	129	129	258	129	258
Residual Capacity After Potential Development's Impacts⁶	267	-835	387	98	153	375	678	1,008	952	638
¹ FDOT roadway segment number shown in parenthesis (when applicable.) For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. ² AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facility AADT counts provided by Alachua County Public Works, April 2021. ³ Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. ⁴ Source: City of Alachua October 2021 Development Monitoring Report. ⁵ Trip Distribution: Segment 3 - 50%; Segment 4 - 100%; Segment 5 - 20%; Segment 6 - 10%; Segment 8 - 5%; Segment 9 - 5%; Segment 11 - 10%; Segment 13- 10%; Segment 14 - 5%; Segment 15 - 10%. ⁶ The application is for a Preliminary Development Order. Facility capacity and concurrency will <u>not</u> be reserved.										

Evaluation: Policy 1.1.a of the Comprehensive Plan Transportation Element establishes the Level of Service (“LOS”) Standards for transportation facilities. For roadways monitored for concurrency, the LOS Standard is evaluated based upon the project’s impact to the PM Peak Hour. The proposed amendment, at a maximum build-out scenario, would cause Segment 4 (US 441 from SR 25A to SR 235) to operate below the LOS Standard mandated by Policy 1.1.a of the Comprehensive Plan Transportation Element. However, it is unlikely that full build-out of the subject property would result in a maximum build-out scenario. As development of the subject property occurs, concurrency and impacts to the City’s transportation network will be reevaluated during the review of any application for a final development order, such as a site plan or final plat. Facility capacity must be available at the time of the review of a final development order for the final development order to be granted. Alternatively, if facility capacity is not available at the time of review of a final development order, proportionate share mitigation will be required as set forth in Chapter 18 of the City of Alachua Code of Ordinances.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flows ¹	1,300,250
Reserved Capacity ²	168,234
Available Capacity	831,516
Projected Potable Water Demand from Application ³	523,373
Residual Capacity	308,143
Percentage of Permitted Design Capacity Utilized	86.60%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2021. ² City of Alachua December 2021 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 15 gallons per 100 square feet x 3,489,156 square feet.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the potable water system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's potable water system will be reevaluated at the site plan or preliminary plat review stage.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows ¹	677,000
Reserved Capacity ²	149,453
Available Capacity	673,547
Projected Sanitary Sewer Demand from Application ³	523,373
Residual Capacity	150,174
Percentage of Permitted Design Capacity Utilized	89.99%
<i>Sources:</i> ¹ City of Alachua Public Services Department, April 2021. ² City of Alachua December 2021 Development Monitoring Report. ³ Source: Chapter 64E-6, Florida Administrative Code; Formula: Shopping Center - 15 gallons per 100 square feet x 3,489,156 square feet.	

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of the wastewater system and the development of the property at its maximum development potential is therefore acceptable. Concurrency and impacts to the City's wastewater system will be reevaluated at the site plan or preliminary plat review stage.

Solid Waste Impacts

Table 8. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development ¹	41,880.00	7,643.10
Reserved Capacity ²	15,609.14	2,848.67
Demand Generated by Application ³	41,869.86	7,641.25
New River Solid Waste Facility Capacity ⁴	50 years	
Sources:		
¹ University of Florida, Bureau of Economic & Business Research, Estimates of Population (2020); Policy 2.1.a, CFNGAR Element (Formula: 10,574 persons x 0.73 tons per person per year).		
² City of Alachua December 2021 Development Monitoring Report.		
³ Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996		
⁴ New River Solid Waste Facility, April 2021.		

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for solid waste facilities, and the impacts are therefore acceptable. This analysis is based on the maximum development potential proposed by the amendment. Concurrency and impacts to the City’s solid waste system will be reevaluated at site plan review or preliminary plat review stage.

Recreational Impacts

Table 9a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	52.87
Reserved Capacity ¹	2.20
Potential Demand Generated by Development ³	8.32
Residual Recreational Capacity After Impacts	72.09
<i>Sources:</i> ¹ City of Alachua December 2021 Development Monitoring Report. ² University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, April 1, 2020</i> ; Policy 1.2.b, Recreation Element (Formula: 10,574 persons / [5 acres/1,000 persons]) ³ US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.6 persons per dwelling x 640 dwellings / [5 acres/1,000 persons])	

Table 9b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	11.01 acres
Acreage Required to Serve Demand Generated by Development ²	1.66 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.67 acres
Existing Improved Passive Park Space ¹	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development³	36.39%
¹ Source: City of Alachua December 2021 Development Monitoring Report. ² Formula: Recreation Demand Generated by Development (8.32 acres) x 20%. ³ Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)	

Evaluation: The proposed development would increase the maximum potential demand of recreational facilities by 8.23 acres, and would increase the demand of passive park space by 1.66 acres. It is anticipated that the proposed development will not adversely affect the LOS of recreational facilities; therefore, the impacts are acceptable. Concurrency and impacts to the City’s recreation system will be reevaluated at site plan review or preliminary plat review stage.

Public School Impact

A School Capacity Review was submitted to The School Board of Alachua County (SBAC) in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. According to the School Capacity Review report submitted to the City by the School Board of Alachua County on November 30, 2021, 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 be rendered. Facility capacity must be available in order for a final development order to be granted.

EXHIBIT “A”
TO
UNIVERSITY OF FLORIDA FOUNDATION, INC. (CELLON CREEK)
SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS
STAFF REPORT

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

Dwelling, mobile home		P					P	P															4.3.1(A)(1)	
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse					S	S	S			P	P													
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P		P	A	A	A	A		4.3.2(A)
Library						S			P	P	P	P	P	P				P	A	A	A	A		4.3.2(A)
Senior center						S	P	P	P	P		P	P	P				P		A	A			4.3.2(A)

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

storage, and distribution facility																								
Government office										P		P	P	P	P			P	A		A	A	4.3.2(D)	
Post office						S	S	S	S	S	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)	
Health care facilities																								
Blood collection facility														P	P	P			A			A		
Birth center										P	S	P	P	P	P				A		A	A		
Hospital		S						S	S			P	P				P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic										P	S	P	P	P	P				A		A	A		
Medical and dental lab												P		P	P		P	P	A			A		
Medical marijuana dispensing																								
Outpatient facility								S	S		S	P	P	P					A		A	A	4.3.2(E)(2)	

	Institutions																						
Assisted living facility		S			S	S			P	P	S								A	A	A	A	
Auditorium												S	P	P	S	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P										
Nursing home		S							S	S	P		P	P					A		A		
Psychiatric treatment facility													P						A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

[illegible]

Parks and open areas

Arboretum

Botanical garden

Cemetery,
columbaria,
mausoleum

Community garden

Golf course, public

Park, private and public

Public square

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P		P	A	A	A	A	
Public safety																							
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																							
Airport		S											S		S			S	P			A	
Airplane landing strip		S											S		S			S	P	A	A		4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			4.3.2(H)(2)

Passenger terminal, surface transportation													S		P	P	P	P	A					
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(1)
Railroad right-of- way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(l)(3)

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(l)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing	P																				4.3.3(A)(1), (2)
Agri-education	P																				4.3.3(A)(1)
Agri-entertainment	P																				4.3.3(A)(1)
Custom operator	P																				4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments	P																				4.3.3(A)(1), (3)
Equestrian facility	P											S	S								4.3.3(A)(1)
Farm co-op	P																				4.3.3(A)(1)
Farm machinery repair	S																				4.3.3(A)(1)
Farm market	P																A				4.3.3(A)(1)

Farm produce stand		P																A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																				4.3.3(A)(1)
Nursery, commercial		S																A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S							P								4.3.3(A)(1), (4)
Pet farm		P																				4.3.3(A)(1)
Sawmill		S																				4.3.3(A)(1), (5)
Stable		P																				4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																						
Agricultural research facility		P													P	P	P					4.3.3(B)(1)

Animal care business		P														P							
Auction arena for livestock		S														S	S						
Central farm distribution hub for agricultural products		P														P	P						4.3.3(B)(1)
Equestrian facility		P																					4.3.3(B)(2)
Fair grounds		S																	A				
Farm machinery repair		P											P		P								
Farm machinery sales, rental, and service		P											P		P			A					
Stable		P																					4.3.3(B)(3)
Animal sales, service and care																							
Animal hospital		P										P		S				A					4.3.3(C)(1)

Animal shelter		S									S							A				4.3.3(C)(2)
Animal grooming		P									P	P	P			P		A				
Kennel, indoor		P					S	S		S	P		S	P				A		A		4.3.3(C)(3)
Kennel, outdoor		P									P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P									P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																						
Eating establishments																						
Ice cream shop							S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only							S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating							S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service											P		P	S	S			A			A	4.3.4(A)(2)

Specialty eating establishment									S	S	S	P	P	P	P	P					A	A	A	A	
Conference and training centers																									
Conference center		S							S	S			P	P	P	P	P		S	A			A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																							4.3.4(B)(2)
Industrial services																									
Building, heating, plumbing, or electrical contractors																P	P	P		A					
Electric motor repair																		P							4.3.4(C)(1)
Fuel oil distributor																		P							
General industrial service													P	P	P	P	P	P					A		

Heavy equipment sales, rental, or repair													P			P							4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities												P	P	P								A	4.3.4(C)(3)
Machine shop													S			P							4.3.4(C)(1)
Repair of scientific or professional instruments												S		S	P	P	P		A			A	
Tool repair														S	P	P	P						4.3.4(C)(1)
Manufacturing and production																							
Asphalt/concrete batch plant																S							4.3.4(D)(1)
Manufacturing, heavy ¹																P							4.3.4(D)(1)
Manufacturing, light														P	P	P		A				A	

Medical marijuana processing																						
Medical radioisotope laboratory														P								
Non-medical marijuana processing																						
Offices																						
Business services										P	P	P	P	P	P				A		A	A
Financial services										P	P	P	P	P	P				A		A	A
Professional services									S	P	P	P	P	P	P				A		A	A
Radio and television broadcasting studio												P	P	P	P		P	P	A			A
Sales												P	P	P	P				A		A	A
Parking, commercial																						

Parking lot													P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall													P	P	P	P		P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S				P	P	P	P		P	P	A	A	A	A
Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P		P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P		A	A	A	A	
Private club or lodge, with seating capacity of 300 or		P					S	S	S	S	S	S	P	P	P	P	P		A	A	A	A	

Department or discount store												P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)
Crematory		S												S		P	P					A	4.3.4(G)
Entertainment establishment												P	P	P	P				A				4.3.4(G)
Financial institution								S	S	P	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home								S			P	P	P						A				4.3.4(G)
General media store											P	P	P	P					A	A	A		4.3.4(G)
Liquor store											S	P	P	P					A		A		4.3.4(G)
Laundromat													P	P					A				4.3.4(G)(5)
Non-medical marijuana dispensing																							

Pawn shop														P					A				4.3.4(G)(8)
Precious metals dealer														P					A				4.3.4(G)(9)
Personal services establishment								S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment											S	P	P	P					A				4.3.4(G)
Sales establishment								S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio														P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf												P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf												S		S					A				4.3.4(G)(7)
Self-service storage																							

All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)

Automobile repair and servicing		S											S		P	P		A				4.3.4(J)(3)
Automobile service station										S	S	P	P		P	P		A				
Automobile service station with wash and detail													P					A				
Boat and marine rental and sales											P		P					A				4.3.4(J)(4)
Carwash or auto detailing													P					A				4.3.4(J)(5)
Gasoline sales										S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales													P			P		A				4.3.4(J)(2)
Taxicab service											P	P	P					A				
Tire sales and mounting											P		P					A				4.3.4(J)(7)
Towing service													P					A				4.3.4(J)(8)

Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																		S	P					4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)

Warehouse (storage)																P	P	P		A					4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S							4.3.4(L)(2)
Waste-related services																									
Energy recovery plant		S																							
Hazardous waste collection sites																		P							
Incinerator		S																S							
Landfill		S																S	S						
Landspreading of wastes		S																S							
Recycling dropoff center													S				S	S		A		A	A		4.3.4(M)(1)
Recycling and salvage center		S																P							4.3.4(M)(2)

Salvage and junkyard																	P						4.3.4(M)(3)
Tire disposal or recycling																	S						4.3.4(M)(3)
Waste composting		S															P						
Wholesale sales																							
All uses															S	P	P	P					
¹ This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.																							

**EXHIBIT “B”
TO
UNIVERSITY OF FLORIDA FOUNDATION, INC. (CELLON CREEK)
SITE SPECIFIC AMENDMENT
TO THE OFFICIAL ZONING ATLAS
STAFF REPORT**

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

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.



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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*

November 30, 2021

RE: ACPS – Cellon Creek Comprehensive Plan Amendment / Rezoning

Alachua County Public Schools (“ACPS”) has received notification of a Planned Development Amendment (rezoning) within the city limits of Alachua. The project encompasses 160 acres identified as Parcel 05949-000-000. This project is reviewed in accordance with *Objective 1.1: of the High Springs Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.

The subject property is designated as Commercial, Community Commercial, Moderate Density Residential and High Density Residential in the Alachua *Future Land Use Element* and is currently designated as *Agriculture by the Alachua* zoning atlas. The proposed amendment will amend the FLUM designation to *Corporate Park*. This letter is being sent as a response to the impact that will be created by the maximum increase of 320 single family units and 320 multi-family units upon Alachua County schools. At buildout, the subject property is projected to generate students as shown by the following table.

Table 1: Projected Student Generation				
	<i>Units</i>	<i>Elementary</i>	<i>Middle</i>	<i>High</i>
Single Family	320	45	19	29
Multi Family	320	29	10	10
Total	640	74	29	39

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 is undertaking 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.

The following table shows the current and projected utilization of public schools serving the City of Alachua.

Table 2: Capacity Utilization				
School	Capacity	Current	5 Years	10 Years
Alachua Elem	525	306	329	354
Irby Elem	536	381	410	441
Mebane Middle	876	336	362	389
Santa Fe High	1,435	1,134	1,220	1,313

To facilitate satisfactory and long-term solutions to our capacity needs, it is recommended that the City encourage developers to contribute to the expansion of educational facilities through "Capacity Enhancement Agreements.

If you have additional, questions please contact me at 352.955.7400 ext. 1445.

Sincerely,



Suzanne Wynn, Director
ACPS Facilities Community Planning
cc: Gene Boles



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 15, 2021

Sent by electronic mail to swood@chw-inc.com

Seth Wood
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Cellon Creek Large Scale Comprehensive Plan Amendment (LSCPA) Application and Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Mr. Wood:

On November 4, 2021, the City of Alachua received your revised applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the University of Florida Foundation, Inc. Based upon a review of the revised applications, the City has determined that the applications can now be scheduled for hearings before the Planning and Zoning Board (PZB).

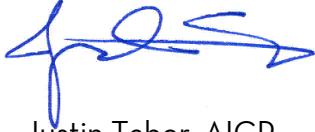
You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to planning@cityofalachua.com *no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard*. The applications have been scheduled for the **December 14, 2021** PZB Meeting, therefore, the above referenced materials must be submitted to the City no later than **Tuesday, November 30, 2021**. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearings. Therefore, posted notice signs must be placed on the property no later than **Tuesday, November 30, 2021**. Staff will contact notify you when the signs are available for pick up at City Hall.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearings, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than **Monday, December 13, 2021**). Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

c: 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

November 4, 2021

Sent via electronic mail

Mr. Justin Tabor, AICP
City of Alachua, Principal Planner, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Planning Assistance Team (PAT) Comments regarding:
Cellon Creek Large-scale Comprehensive Plan Amendment (LsCPA) Application
Cellon Creek Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

Please find below detailed responses to the comments issued in the October 19 PAT Summary Letter regarding the above-mentioned applications. Original comments are provided in standard font; responses are provided in **bold font**.

LSCPA & REZONING APPLICATIONS

1. Maximum Development Potential

- a. In several areas of each application, it is stated that the proposed amendments would result in $\pm 199,287$ fewer square feet of nonresidential use compared to the current land use and zoning of the property. Based upon a note in the concurrency analysis, these statements are concluded by considering a maximum intensity where 25% of the project site will be dedicated to nonresidential uses. Maximum development potential must be considered based upon the maximum permitted by the proposed land use and zoning categories. Please revise throughout each application as needed.

Per the advisement of staff in the October 21 PAT Meeting, the maximum development potential mentioned throughout the application has been revised to reflect a scenario in which the entirety of the ± 160.2 -acre property is developed at a nonresidential intensity of 0.5 FAR.

2. Concurrency Impact Analysis

- a. Revise the impacts to all transportation, potable water, sanitary sewer, and solid waste to address comment 1.a.

These calculations have been revised in Section 3 of both reports. These revisions also followed the advice of city staff and demonstrate a maximum development scenario in which the entirety of the project site is developed at a nonresidential intensity of 0.5 FAR.

- b. Section 2.4.14(H) defines affected roadway segments as any roadway segment located within 1/2 mile of the subject property and those roadway segments for which the project's impacts are 5% or greater of the MSV of the roadway segment. Segment 4 is the only roadway segment identified as an affected roadway segment. Revisions to the projected trip generation to address comments 1.a. and 2.a. will likely result in additional roadway segments meeting the definition of 'affected roadway segment'. Revise Table 4 as needed to consider all affected roadway segments.

Table 4 in both reports has been revised to address this comment. Road segments now included are Segment 3, Segment 4, Segment 5, Segment 6, Segment 8, Segment 9, Segment 11, Segment 13, Segment 14, and Segment 15.

-
- c. Evaluate and reconsider trip distribution to Segments 8 and 9.

Trip distribution for Segments 8 and 9 have been reconsidered. This change is reflected on the resubmitted Transportation Concurrency map exhibit.

- d. While it is understood that Table 5 is intended to illustrate the increase/decrease in net impacts between existing and proposed land use/zoning categories, available capacity would not be applicable to such an analysis as it is not reflective of potential impacts from the proposed land use/zoning amendments. Please remove this information from Table 5.

Table 5 has been removed from both reports.

3. Comprehensive Plan Consistency Analysis

- a. The applicant states, in response to Objective 4.1 of the FLUE, “[t]he project site for this application will be infill development.” Infill development is generally characterized as development occurring within an urban area on a vacant or underutilized property. The subject property is largely surrounded by other vacant lands. Please clarify the statement that this project represents infill development.

The response to Objective 4.1 of the FLUE has been revised in both reports to further explain what was meant by the term “infill development.” The intention behind using this terminology was to make reference to the fact that the project site is a centrally located property on the US 441 corridor that currently sits vacant. It is surrounded by existing nonresidential uses and is nearby existing residential uses. Changing the Future Land Use (FLU) Classification and Zoning of the site to Corporate Park FLU and Corporate Park zoning will make possible site development with a mixture of complementary residential, commercial, and service offerings, and create adjacencies with other nonresidential uses along the corridor. This will also bring additional supportive uses to existing and future nearby residential communities in the City of Alachua.

LSCPA APPLICATION

4. Needs Analysis

- a. Revise the impacts to address comment 1.a.

References to impacts in the Needs Analysis have been revised in response to comment 1.a.

- b. Suggest incorporating the memorandum within the justification report.

The Needs Analysis memorandum has been incorporated into the LsCPA Justification Report as Section 6.

- c. Suggest utilizing the 2020 US Census for population data (10,574 persons).

The Needs Analysis has been revised to use the 2020 US Census population data when refencing City of Alachua population.

5. Urban Sprawl Analysis

- a. In response to Ch. 163.3177(6)(a)9.a.(II), please clarify the statement that this project represents infill development.

The response to Ch. 163.3177(6)(a)9.a.(II), Florida Statute, has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

-
- b. In response to Ch. 163.3177(6)(a)9.a.(V):
 - i. Please clarify statement referring to redevelopment of the site.

The statement referring to “redevelopment” of the site was a typographical error. The term “redevelopment” has been replaced with the term “development” in this response.

- ii. Note: Lands adjacent to the west and designated Agriculture land use/Agricultural zoning are owned by the State of Florida and are a part of San Felasco Hammock Preserve State Park.

This comment has been noted.

- c. In response to Ch. 163.3177(6)(a)9.a.(VI), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)

The response to Ch. 163.3177(6)(a)9.a.(VI), Florida Statute, has been revised to expand upon the availability of existing utilities to state the following: for water services, there is a 16” water main along US 441; for wastewater services, there is a 10” force main along US 441, an 8” gravity main west of the project site, and a Lift Station at the northwest corner of the project site; and for electric services, there is a primary overhead electric line on Cellon Creek Boulevard to the west of the site and a primary overhead electric line on US 441 to the north of the site.

- d. In response to Ch. 163.3177(6)(a)9.a.(X), please clarify the statement that this project represents infill development.

The response to Ch. 163.3177(6)(a)9.a.(X), Florida Statute, has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

- e. Response to Ch. 163.3177(6)(a)9.b.(I) does not address specifically how the amendment would direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The response to Ch. 163.3177(6)(a)9.b.(I), Florida Statute, has been revised to further explain how the amendment would locate economic growth in a manner that does not have adverse impact on and protects natural resources. This response now details how the type of development allowed by the Corporate Park FLU classification will spur economic growth by allowing more homes in the community and allowing more businesses to locate in the City. The response also explains that the property is an appropriate location for the Corporate Park-style of development, due to its proximity to US 441 and similar developments. Finally, the response explains how adverse impacts will be minimized and natural resources will be protected through the use of a development gradient and implementation of appropriate buffering.

REZONING APPLICATION

6. LDR Consistency Analysis

- a. Please remove or update statement related to the recently approved LDR text amendments.

Reference to the recent approval of Land Development Regulations (LDR) amendments has been removed from this report.

- b. In response to Section 2.4.2(E)(1)(d), please clarify the statement that this project represents infill development.

The response to Section 2.4.2(E)(1)(d) has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

- c. Upon revising the Concurrency Impact Analysis to address comment 1.a., review response to Section 2.4.2(E)(1)(f) in relation to traffic impacts.

The response to Section 2.4.2(E)(1)(f) has been revised upon revision to the Concurrency Impact Analysis.

- d. In response to Section 2.4.2(E)(1)(f), please clarify the statement that this project represents infill development.

The response to Section 2.4.2(E)(1)(f) has been revised to further clarify the statement that this project represents infill development, as described in response to Comment 3.a.

- e. In response to Section 2.4.2(E)(1)(j), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.

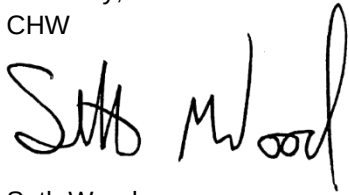
The response to Section 2.4.2(E)(1)(j) has been revised to expand upon the availability of existing utilities to state the following: for water services, there is a 16" water main along US 441; for wastewater services, there is a 10" force main along US 441, an 8" gravity main west of the project site, and a Lift Station at the northwest corner of the project site; and for electric services, there is a primary overhead electric line on Cellon Creek Boulevard to the west of the site and a primary overhead electric line on US 441 to the north of the site.

- f. In response to Section 2.4.2(E)(1)(k), please expand upon protection measures for environmental features, including but not limited to on-site wetlands, special flood hazard areas, and San Felasco Hammock Preserve State Park.

The response to Section 2.4.2(E)(1)(k) has been expanded to make reference to specific protection measures, including Comprehensive Plan Conservation and Open Space Element Policy 1.10.g. regarding adequate wetland buffering; Comprehensive Plan Conservation and Open Space Element Policy 1.12.d. regarding adequate surface water buffering; and Comprehensive Plan Conservation and Open Space Element Policy 1.12.f. regarding appropriate development within special flood hazard areas. The revised response also explains that site development will be done in a density and intensity gradient, placing the highest density and intensity closest to US 441, and the lowest density closest to the San Felasco Hammock Preserve.

Thank you for your thorough review of our application materials. I look forward to our further discussion on these requests to amend the City's Future Land Use Map and Official Zoning Atlas.

Sincerely,
CHW

A handwritten signature in black ink, appearing to read "Seth Wood". The signature is fluid and cursive, with the first name "Seth" and last name "Wood" clearly distinguishable.

Seth Wood
Project Planner

Cc:
Gerry Dedenbach, CHW Vice President (by electronic mail)



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 19, 2021

Sent by electronic mail to swood@chw-inc.com

Seth Wood
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning Assistance Team (PAT) Summary:
Cellon Creek Large Scale Comprehensive Plan Amendment (LSCPA) Application
Cellon Creek Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
Application

Dear Mr. Wood:

On September 30, 2021, the City of Alachua received your applications for a Large Scale Comprehensive Plan Amendment (LSCPA) and a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on behalf of the University of Florida Foundation, Inc. The applications propose to amend the FLUM and the zoning of a ±160.2 acre subject property (Tax Parcel Number 05949-000-000). The LSCPA application proposes to amend the FLUM from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and the Rezoning application proposes to amend the zoning from Agricultural (A) to Corporate Park (CP). A completeness review was performed on October 6, 2021 and the applications were determined to be complete on the same date.

The applications have been reviewed by the City's Planning Assistance Team (PAT). Upon review of the applications and materials, the following insufficiencies must be addressed. A meeting is scheduled for **11:30 AM on Thursday, October 21, 2021** to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Thursday, November 4, 2021**. A total of four (4) copies of each application package and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 14, 2021 Planning & Zoning Board (PZB) Meeting**.

Please address the following:

LSCPA & Rezoning Applications

1. Maximum Development Potential

- a. In several areas of each application, it is stated that the proposed amendments would result in $\pm 199,287$ fewer square feet of nonresidential use compared to the current land use and zoning of the property. Based upon a note in the concurrency analysis, these statements are concluded by considering a maximum intensity where 25% of the project site will be dedicated to nonresidential uses. Maximum development potential must be considered based upon the maximum permitted by the proposed land use and zoning categories. Please revise throughout each application as needed.

2. Concurrency Impact Analysis

- a. Revise the impacts to all transportation, potable water, sanitary sewer, and solid waste to address comment 1.a.
- b. Section 2.4.14(H) defines affected roadway segments as any roadway segment located within 1/2 mile of the subject property and those roadway segments for which the project's impacts are 5% or greater of the MSV of the roadway segment. Segment 4 is the only roadway segment identified as an affected roadway segment. Revisions to the projected trip generation to address comments 1.a. and 2.a. will likely result in additional roadway segments meeting the definition of 'affected roadway segment'. Revise Table 4. as needed to consider all affected roadway segments.
- c. Evaluate and reconsider trip distribution to Segments 8 and 9.
- d. While it is understood that Table 5 is intended to illustrate the increase/decrease in net impacts between existing and proposed land use/zoning categories, available capacity would not be applicable to such an analysis as it is not reflective of potential impacts from the proposed land use/zoning amendments. Please remove this information from Table 5.

3. Comprehensive Plan Consistency Analysis

- a. The applicant states, in response to Objective 4.1 of the FLUE, "[t]he project site for this application will be infill development." Infill development is generally characterized as development occurring within an urban area on a vacant or underutilized property. The subject property is largely surrounded by other vacant lands. Please clarify the statement that this project represents infill development.

LSCPA Application

4. Needs Analysis

- a. Revise the impacts to address comment 1.a.
- b. Suggest incorporating the memorandum within the justification report.
- c. Suggest utilizing the 2020 US Census for population data (10,574 persons).

5. Urban Sprawl Analysis

- a. In response to Ch. 163.3177(6)(a)9.a.(II), please clarify the statement that this project represents infill development.

- b. In response to Ch. 163.3177(6)(a)9.a.(V):
 - i. Please clarify statement referring to redevelopment of the site.
 - ii. Note: Lands adjacent to the west and designated Agriculture land use/Agricultural zoning are owned by the State of Florida and are a part of San Felasco Hammock Preserve State Park.
- c. In response to Ch. 163.3177(6)(a)9.a.(VI), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)
- d. In response to Ch. 163.3177(6)(a)9.a.(X), please clarify the statement that this project represents infill development.
- e. Response to Ch. 163.3177(6)(a)9.b.(I) does not address specifically how the amendment would direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on an protects natural resources and ecosystems.

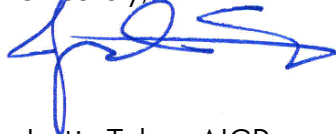
Rezoning Application

6. LDR Consistency Analysis

- a. Please remove or update statement related to the recently approved LDR text amendments.
- b. In response to Section 2.4.2(E)(1)(d), please clarify the statement that this project represents infill development.
- c. Upon revising the Concurrency Impact Analysis to address comment 1.a., review response to Section 2.4.2(E)(1)(f) in relation to traffic impacts.
- d. In response to Section 2.4.2(E)(1)(f), please clarify the statement that this project represents infill development.
- e. In response to Section 2.4.2(E)(1)(j), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.
- f. In response to Section 2.4.2(E)(1)(k), please expand upon protection measures for environmental features, including but not limited to on-site wetlands, special flood hazard areas, and San Felasco Hammock Preserve State Park.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

PROJECT ASSISTANCE TEAM SUMMARY

PROJECT NAME: Cellon Creek

APPLICATION TYPE: LSCPA and Rezoning

APPLICANT/AGENT: Seth Wood, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNER: University of Florida Foundation, Inc.

PAT MEETING DATE: October 19, 2021

PAT MEETING TYPE: Staff

CURRENT FLUM DESIGNATION: Commercial, Community Commercial, Moderate Density Residential, and High Density Residential

PROPOSED FLUM DESIGNATION: Corporate Park

CURRENT ZONING: Agricultural

PROPOSED ZONING: Corporate Park

OVERLAY: N/A

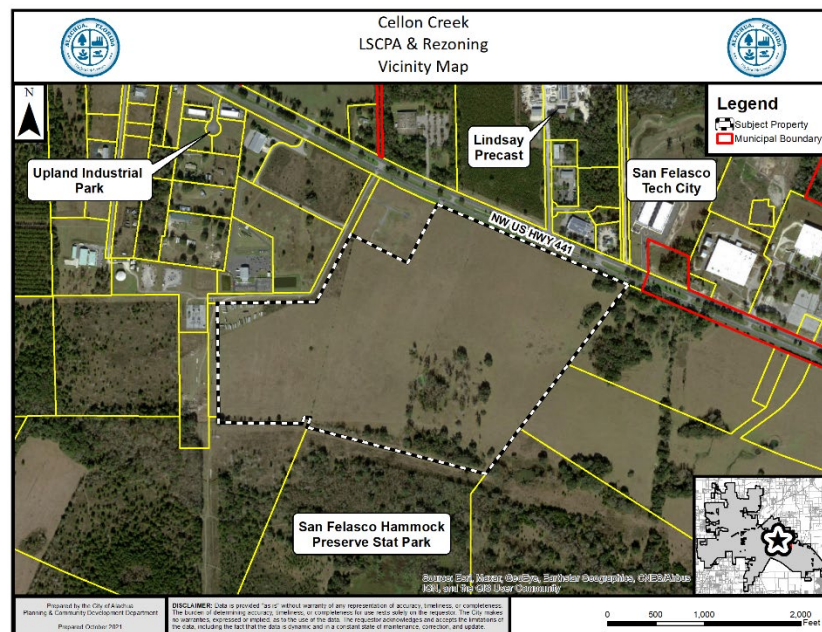
ACREAGE: ±160.2 acres

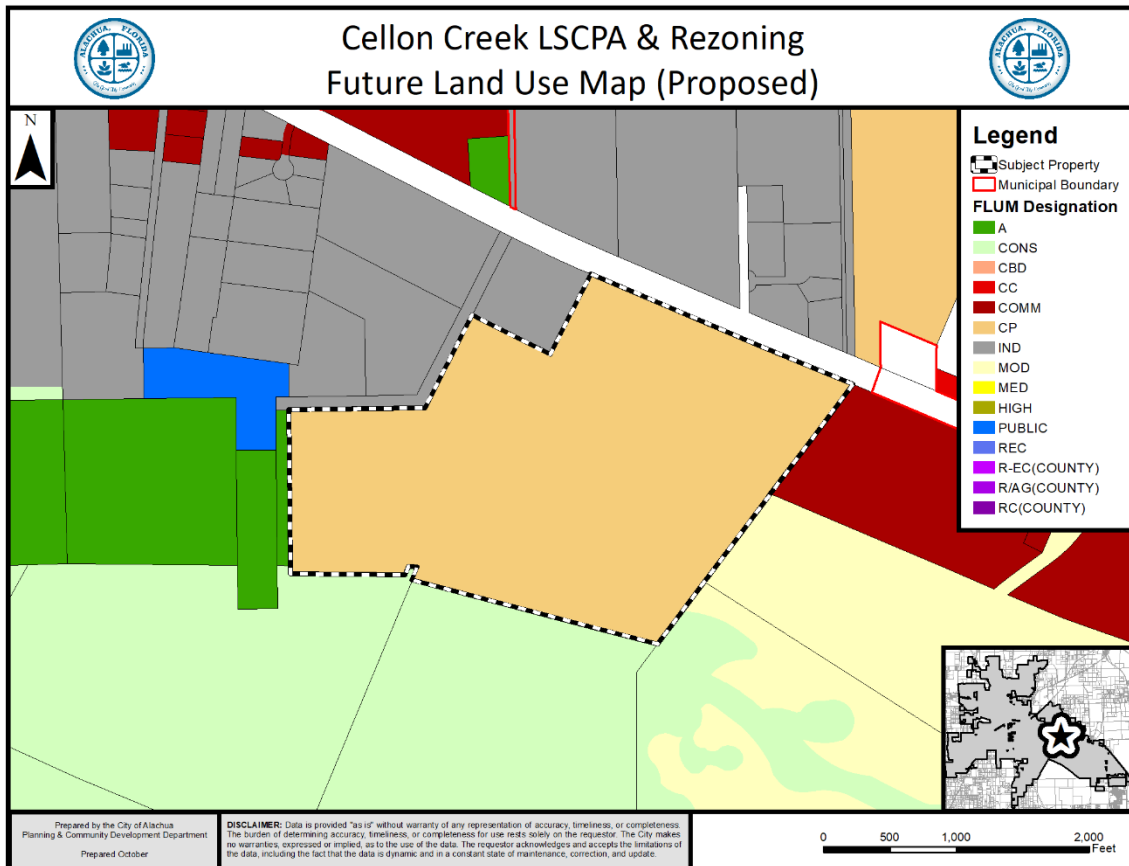
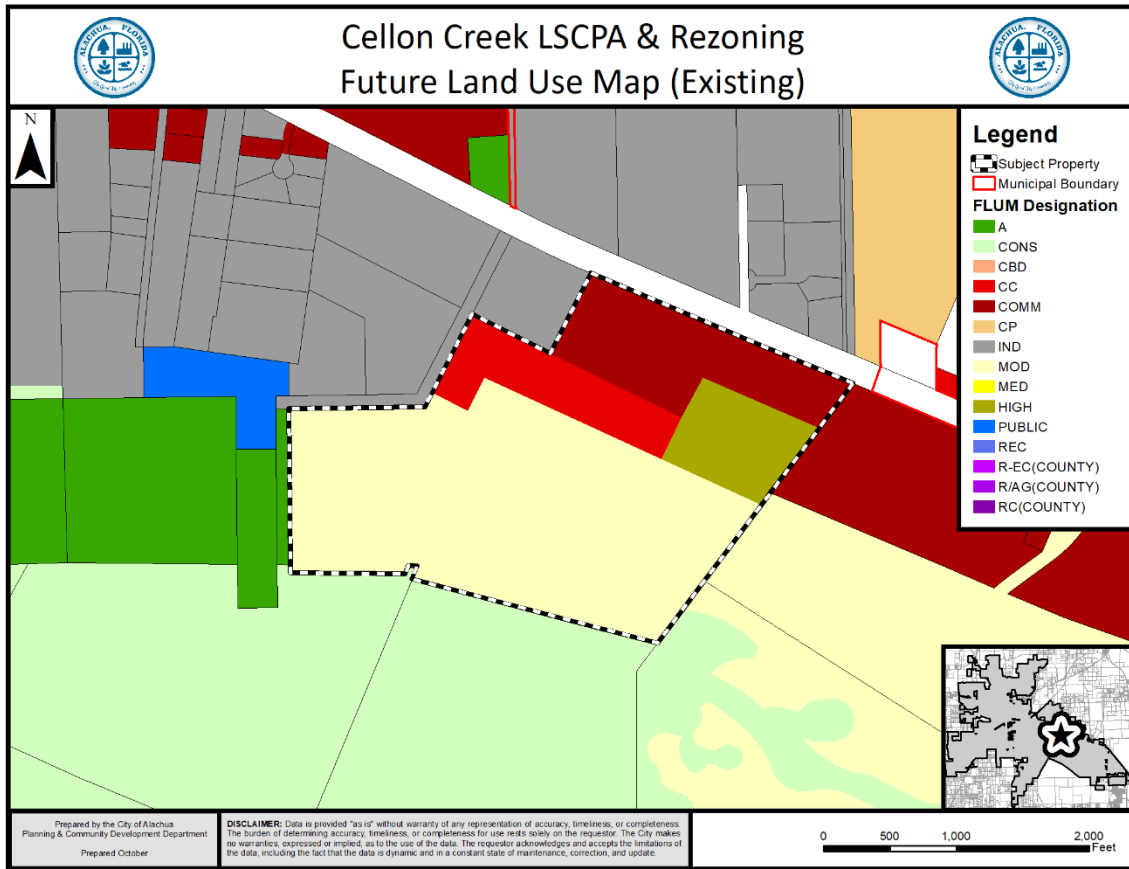
PARCEL(S): 05949-000-000

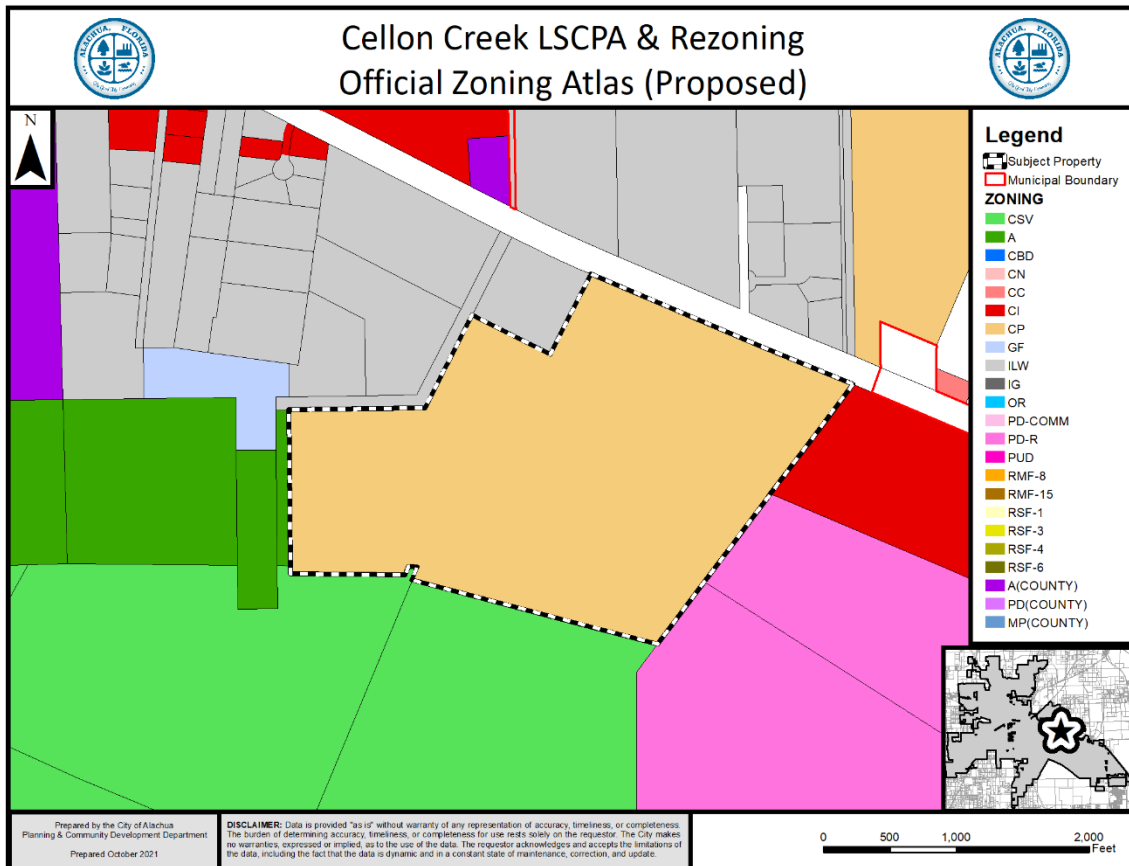
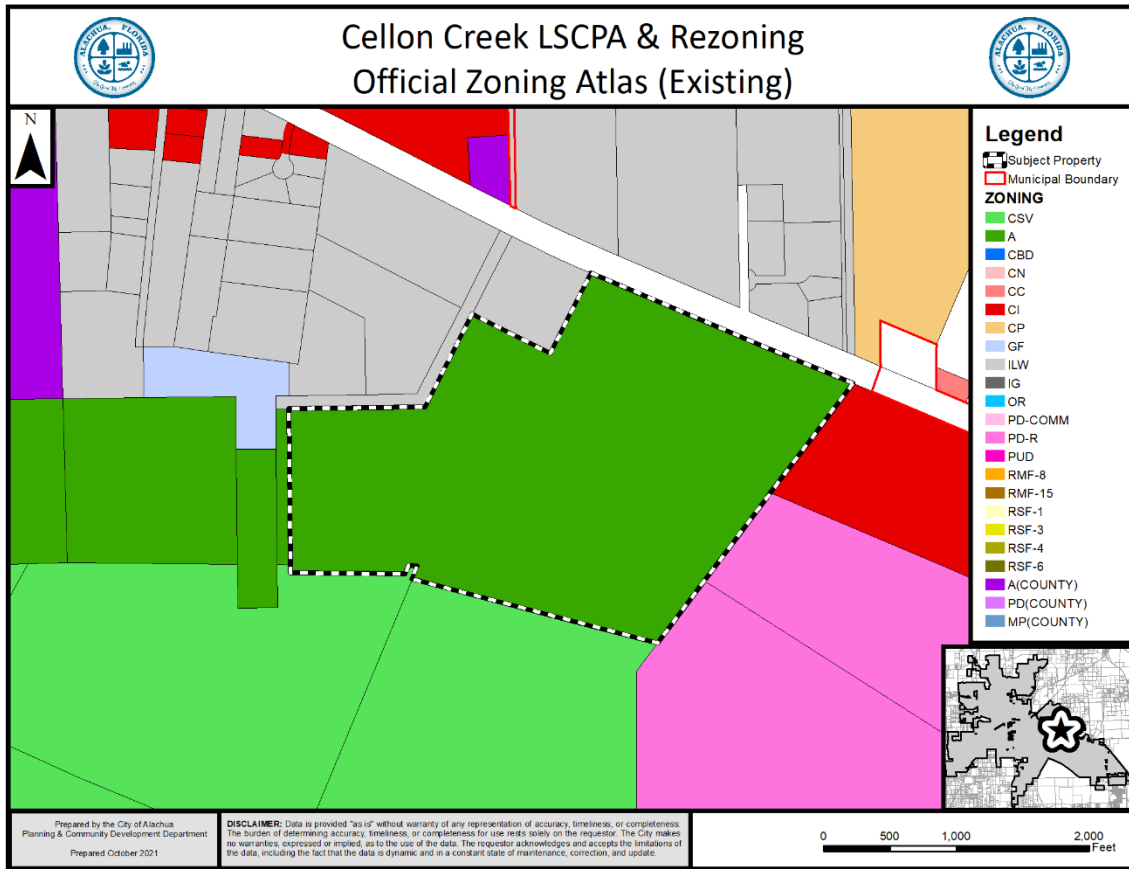
PROJECT SUMMARY: A request to amend the Future Land Use Map (FLUM) Designation of a ±160.2 acre property from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and a request to amend the zoning of a the Rezoning application proposes to amend the zoning of a ±160.2 acre property from Agricultural (A) to Corporate Park (CP)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM on Thursday, November 4, 2021**

TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 14, 2021 PZB Meeting**.







Deficiencies to be Addressed

LSCPA & Rezoning Applications

1. Maximum Development Potential

- a. In several areas of each application, it is stated that the proposed amendments would result in ±199,287 fewer square feet of nonresidential use compared to the current land use and zoning of the property. Based upon a note in the concurrency analysis, these statements are concluded by considering a maximum intensity where 25% of the project site will be dedicated to nonresidential uses. Maximum development potential must be considered based upon the maximum permitted by the proposed land use and zoning categories. Please revise throughout each application as needed.

2. Concurrency Impact Analysis

- a. Revise the impacts to all transportation, potable water, sanitary sewer, and solid waste to address comment 1.a.
- b. Section 2.4.14(H) defines affected roadway segments as any roadway segment located within 1/2 mile of the subject property and those roadway segments for which the project's impacts are 5% or greater of the MSV of the roadway segment. Segment 4 is the only roadway segment identified as an affected roadway segment. Revisions to the projected trip generation to address comments 1.a. and 2.a. will likely result in additional roadway segments meeting the definition of 'affected roadway segment'. Revise Table 4. as needed to consider all affected roadway segments.
- c. Evaluate and reconsider trip distribution to Segments 8 and 9.
- d. While it is understood that Table 5 is intended to illustrate the increase/decrease in net impacts between existing and proposed land use/zoning categories, available capacity would not be applicable to such an analysis as it is not reflective of potential impacts from the proposed land use/zoning amendments. Please remove this information from Table 5.

3. Comprehensive Plan Consistency Analysis

- a. The applicant states, in response to Objective 4.1 of the FLUE, "[t]he project site for this application will be infill development." Infill development is generally characterized as development occurring within an urban area on a vacant or underutilized property. The subject property is largely surrounded by other vacant lands. Please clarify the statement that this project represents infill development.

LSCPA Application

4. Needs Analysis

- a. Revise the impacts to address comment 1.a.
- b. Suggest incorporating the memorandum within the justification report.
- c. Suggest utilizing the 2020 US Census for population data (10,574 persons).

5. Urban Sprawl Analysis

- a. In response to Ch. 163.3177(6)(a)9.a.(II), please clarify the statement that this project represents infill development.

- b. In response to Ch. 163.3177(6)(a)9.a.(V):
 - i. Please clarify statement referring to redevelopment of the site.
 - ii. Note: Lands adjacent to the west and designated Agriculture land use/Agricultural zoning are owned by the State of Florida and are a part of San Felasco Hammock Preserve State Park.
- c. In response to Ch. 163.3177(6)(a)9.a.(VI), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)
- d. In response to Ch. 163.3177(6)(a)9.a.(X), please clarify the statement that this project represents infill development.
- e. Response to Ch. 163.3177(6)(a)9.b.(I) does not address specifically how the amendment would direct or locate economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on an protects natural resources and ecosystems.

Rezoning Application

6. LDR Consistency Analysis

- a. Please remove or update statement related to the recently approved LDR text amendments.
- b. In response to Section 2.4.2(E)(1)(d), please clarify the statement that this project represents infill development.
- c. Upon revising the Concurrency Impact Analysis to address comment 1.a., review response to Section 2.4.2(E)(1)(f) in relation to traffic impacts.
- d. In response to Section 2.4.2(E)(1)(f), please clarify the statement that this project represents infill development.
- e. In response to Section 2.4.2(E)(1)(j), please expand upon the availability of existing utilities (proximity of existing potable water mains, size of potable water mains, proximity of existing wastewater gravity mains and force mains, lift station locations, etc.)
- f. In response to Section 2.4.2(E)(1)(k), please expand upon protection measures for environmental features, including but not limited to on-site wetlands, special flood hazard areas, and San Felasco Hammock Preserve State Park.

Request for Capacity Review: Cellon Creek CPA & Rezoning

From : Justin Tabor <jtabor@cityofalachua.com>
Subject : Request for Capacity Review: Cellon Creek CPA & Rezoning
To : Suzanne M Wynn <wynnsm@gm.sbac.edu>
Cc : Gene Boles <geneboles@gmail.com>

Wed, Oct 13, 2021 12:49 PM

 1 attachment

Suzanne,

The City of Alachua has received a Large Scale Comprehensive Plan Amendment (LSCPA) application and a Rezoning application from CHW on behalf of the University of Florida Foundation, Inc. The applications propose to amend the FLUM and the zoning of a ±160.2 acre subject property (Tax Parcel Number 05949-000-000). The LSCPA application proposes to amend the FLUM from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and the Rezoning application proposes to amend the zoning from Agricultural (A) to Corporate Park (CP).

Please find the Public School Student Generation Form for this project attached for review and approval.

If any additional information is needed, please feel free 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.

 **PS_GEN_FORM_CELLON_CREEK_LSCPA_RZ.pdf**
239 KB

October 13, 2021

Sent via electronic mail

Mr. Justin Tabor, AICP
City of Alachua, Principal Planner, Planning & Community Development Department
Post Office Box 9
Alachua, Florida 32615

RE: Response to Completeness Review of:
Cellon Creek Large-scale Comprehensive Plan Amendment (LsCPA) Application
Cellon Creek Site-specific Amendment to the Official Zoning Atlas (Rezoning) Application

Dear Justin:

Please find below detailed responses to the comments issued in the October 6 Completeness Review letter regarding the above-mentioned applications. Original comments are provided in standard font; responses are provided in **bold font**.

LsCPA Application

1. Authorized Agent Affidavit:
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.

A revised Authorized Agent Affidavit, reflective of these comments, has been included as attachment [Attachment I], as has written permission from the property owner to alter the affidavit [Attachment II].

2. Comprehensive Plan Amendment Application, Section B., Applicant: Please identify the contact person.
The contact person is Seth Wood of CHW.
Phone: (352) 331-1976
Email: sethw@chw-inc.com

A revised LsCPA application form has been provided as attachment [Attachment III].

3. Comprehensive Plan Amendment Application Attachment #4, Needs Analysis: The application does not include a needs analysis demonstrating the necessity for the proposed increase in the proposed FLUM Designation.
A Needs Analysis is provided as attachment [Attachment IV], demonstrating the necessity of the proposed FLUM designation. Of note, the proposed FLUM Designation may allow a *decrease*, rather than an increase, of up to ±199,287 fewer square feet of nonresidential use compared to what is currently allowed on the property. The proposed FLUM designation may allow an increase of up to only ±31 additional dwelling units compared to what is currently permitted.
4. Comprehensive Plan Amendment Application Attachment #8, Public School Student Generation Form, Section 8, Development Data: The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.
A revised version of the Public School Student Generation Form is included as attachment [Attachment V] with revision to section 8 in order to identify the number of multifamily residential dwellings contemplated for the future development of the site.

Rezoning Application

1. Authorized Agent Affidavit:
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.

A revised Authorized Agent Affidavit, reflective of these comments, has been included as attachment [Attachment I], as has written permission from the property owner to alter the affidavit [Attachment II].

2. Rezoning Application, Section B., Applicant: Please identify the contact person.

The contact person is Seth Wood of CHW.

Phone: (352) 331-1976

Email: sethw@chw-inc.com

A revised application form has been provided as attachment [Attachment VI].

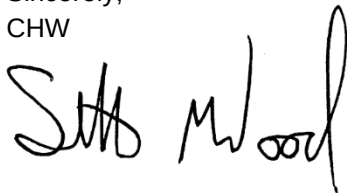
3. Rezoning Application Attachment #8, Public School Student Generation Form, Section 8, Development Data: The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.

A revised version of the Public School Student Generation Form is included as attachment [Attachment VII] with revision to section 8 in order to identify the number of multifamily residential dwellings contemplated for the future development of the site.

Thank you for your prompt preliminary review of these applications for completeness. We look forward to hearing the findings of your in-depth review at the forthcoming Project Assistance Team (PAT) Meeting.

Sincerely,

CHW



Seth Wood
Project Planner

Cc:

Mike DaRoza, City of Alachua City Manager (by electronic mail)

Kathy Winburn, AICP, City of Alachua Planning & Community Development Director (by electronic mail)

Adam Hall, AICP, City of Alachua Principal Planner (by electronic mail)

Gerry Dedenbach, CHW Vice President (by electronic mail)

Ryan Thompson, CHW Senior Project Manager (by electronic mail)

Attachments:

- I. Revised Authorized Agent Affidavit
- II. Written Permission to Alter Affidavit
- III. Revised LsCPA Application Form
- IV. LsCPA Needs Analysis
- V. LsCPA Public School Student Generation Form
- VI. Revised Rezoning Application Form
- VII. Rezoning Public School Student Generation Form



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 6, 2021

Sent by electronic mail to swood@chw-inc.com

Seth Wood
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of:
Cellon Creek Large Scale Comprehensive Plan Amendment (LSCPA) Application
Cellon Creek Site-Specific Amendment to the Official Zoning Atlas (Rezoning)
Application

Dear Mr. Wood:

On September 30, 2021, the City of Alachua received your applications for a proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the Future Land Use Map (FLUM) and for a proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning). The applications propose to amend the FLUM and the zoning of a ±160.2 acre subject property (Tax Parcel Number 05949-000-000). The LSCPA application proposes to amend the FLUM from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and the Rezoning application proposes to amend the zoning from Agricultural (A) to Corporate Park (CP).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned applications for completeness and finds that the applications are complete, contingent upon receiving the information as noted below. Please provide materials addressing the comments below by **5:00 PM on Wednesday, October 13, 2021**. Digital submission of the materials to the project planner is acceptable.

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

In order to provide complete applications, you must address the following:

LSCPA Application

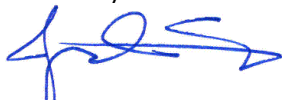
1. **Authorized Agent Affidavit:**
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.
2. **Comprehensive Plan Amendment Application, Section B., Applicant:** Please identify the contact person.
3. **Comprehensive Plan Amendment Application Attachment #4, Needs Analysis:** The application does not include a needs analysis demonstrating the necessity for the proposed increase in the proposed FLUM Designation.
4. **Comprehensive Plan Amendment Application Attachment #8, Public School Student Generation Form, Section 8, Development Data:** The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.

Rezoning Application

1. **Authorized Agent Affidavit:**
 - a. Please identify the authorized agent contact person.
 - b. The date in the notary block is incomplete. Please confirm the year the document was signed.
2. **Rezoning Application, Section B., Applicant:** Please identify the contact person.
3. **Rezoning Application Attachment #8, Public School Student Generation Form, Section 8, Development Data:** The application does not identify the number of multi-family residential dwellings contemplated for the future development of the site.

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

Sincerely,



Justin Tabor, AICP
Principal Planner

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

September 30, 2021

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32615

RE: Cellon Creek – Rezoning
(Alachua County tax parcel 05949-000-000)

Dear Kathy:

Please find three the following items enclosed for review and approval of the above reference project:

- Rezoning Application;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report;
- Student Generation Form; and
- Map Set of Project Site

Additionally, included in the submittal is one (1) check in the amount of \$9,000.00 made payable to the City of Alachua and three (3) sets of mailing labels for property owners within 400 feet of the subject property boundary. This check is intended to cover the fee for both this rezoning application, as well as a concurrently-submitted Large-scale Comprehensive Plan Amendment (LsCPA) application.

This application requests a rezoning from Agriculture (A) to Corporate Park (CP) on approximately 160.2 acres within the City of Alachua, with the intent of facilitating the development of a mixed-use project with focus on employment-generating opportunities, in line with the spirit and intent of the Corporate Park district. This Rezoning application is submitted concurrently with a Large-scale Comprehensive Plan Amendment application, requesting to change the Future Land Use (FLU) classifications of the site from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park.

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 sethw@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Seth Wood
Project Planner

ORDINANCE 22-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±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.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City; and

WHEREAS, on December 2, 2021 the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”); and

WHEREAS, on December 14, 2021 the LPA conducted a quasi-judicial public hearing on the proposed Amendment and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, on December 30, 2021 and on _____, 2022 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on January 10, 2022 and on _____, 2022 the City Commission conducted quasi-judicial public hearings on the proposed Amendment and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended on Tax Parcel Number 05949-000-000 from Agricultural (A) to Corporate Park (CP), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

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

PASSED on First Reading the 10th day of January, 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:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

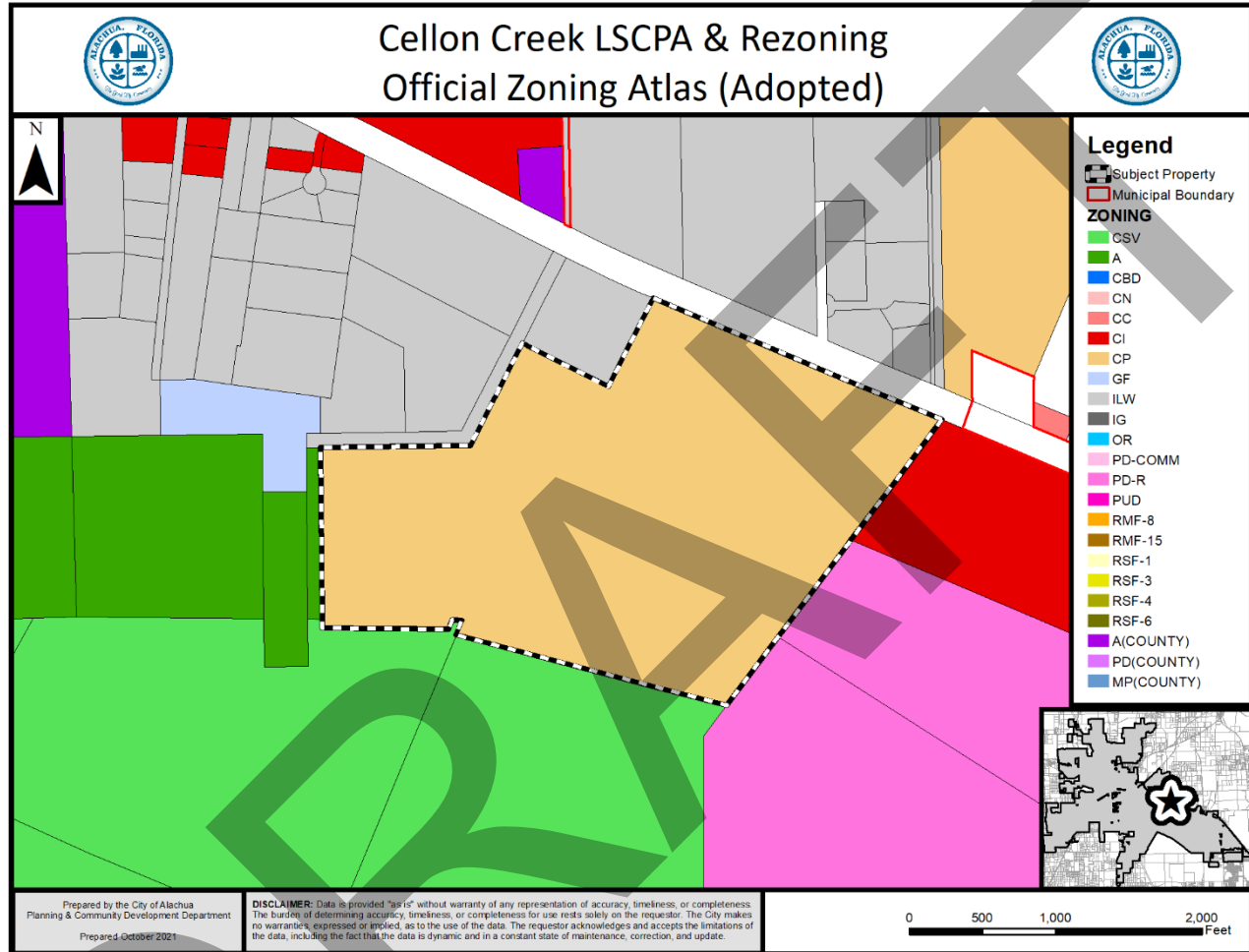
Marian B. Rush, City Attorney

EXHIBIT “A”

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 30 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

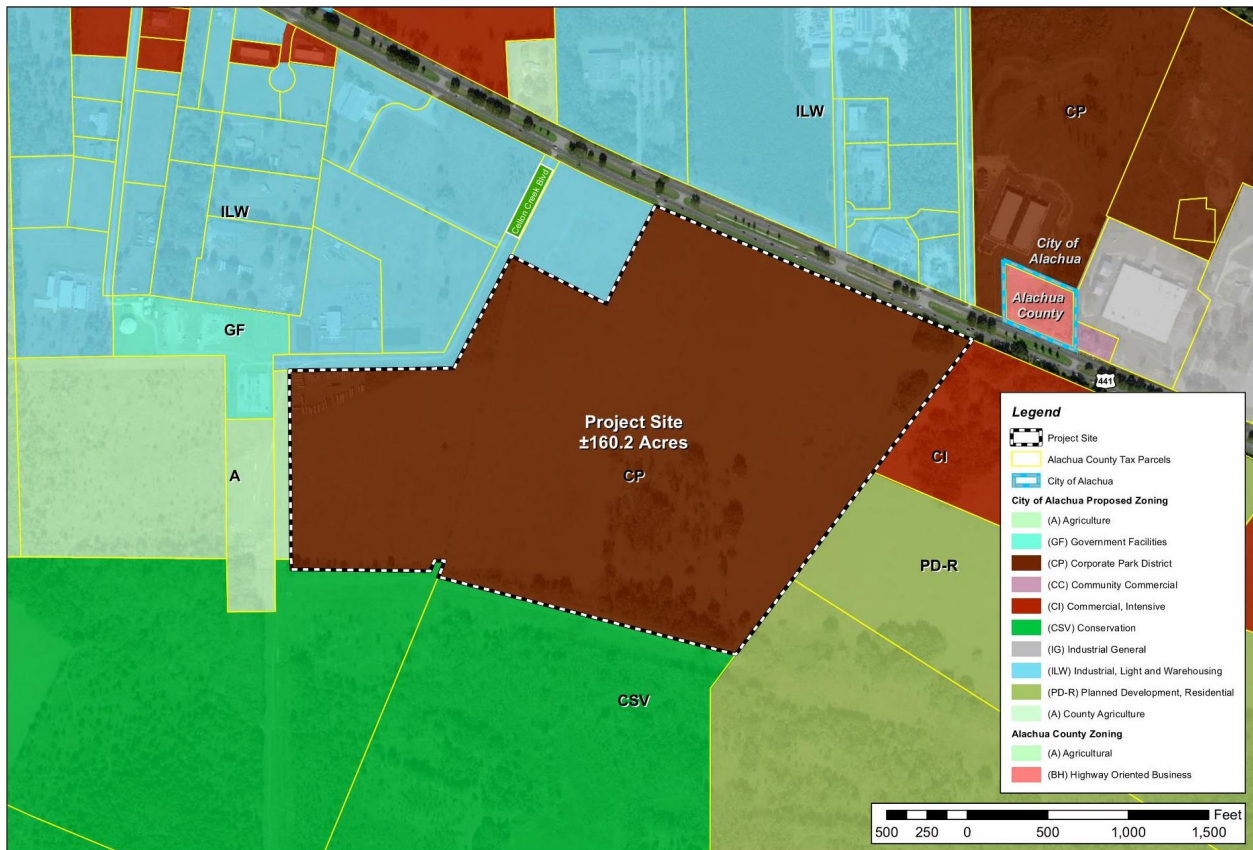
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S. 66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.; THENCE S. 37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N. 74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N. 07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N. 82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S. 07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N. 89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S. 66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT "B"



Cellon Creek

Rezoning Application on Alachua County Tax Parcel
05949-000-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: San Felasco Research Ventures, LLC

Date: ~~9/30/2021~~
11/04/2021
PN# 21-0191

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW
Professional Consultants

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- 1. Cover Letter**
- 2. Rezoning Application**
- 3. Property Owner Affidavit**
- 4. Legal Description**
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
- 6. Neighborhood Meeting Materials**
- 7. Justification Report**
- 8. Public School Student Generation Form**
- 9. Map Set**

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November 4, 2021

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32615

RE: Cellon Creek – Rezoning
(Alachua County tax parcel 05949-000-000)

Dear Kathy:

Please find the following items enclosed for review and approval of the above referenced project:

- Rezoning Application;
- Property Owner Affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report;
- Student Generation Form; and
- Map Set of Project Site

This application requests a rezoning from Agriculture (A) to Corporate Park (CP) on approximately 160.2 acres within the City of Alachua, with the intent of facilitating the development of a mixed-use project with focus on employment-generating opportunities, in line with the spirit and intent of the Corporate Park district. This Rezoning application is submitted concurrently with a Large-scale Comprehensive Plan Amendment application, requesting to change the Future Land Use (FLU) classifications of the site from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park.

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 sethw@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Seth Wood
Project Planner

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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: Cellon Creek
2. Address of Subject Property: _____
3. Parcel ID Number(s): 05949-000-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Commercial, Community Commercial, Moderate Density Residential, and High Density Residential
6. Existing Zoning Designation: Agriculture (A)
7. Proposed Zoning Designation: Corporate Park District (CP)
8. Acreage: ±160.2

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Seth Wood Title: Project Planner
Company (if applicable): CHW
Mailing address: 11801 Research Drive
City: Alachua State: Florida ZIP: 32615
Telephone: (352) 331 - 1976 FAX: () e-mail: sethw@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): University of Florida Foundation Inc.
Mailing Address: PO Box 144425
City: Gainesville State: Florida ZIP: 32604-2425

* 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.

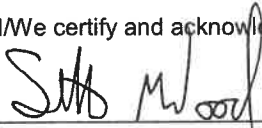
10. Proof of ownership.

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

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 11th day of October, 2021 by Seth

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

NOTARY SEAL

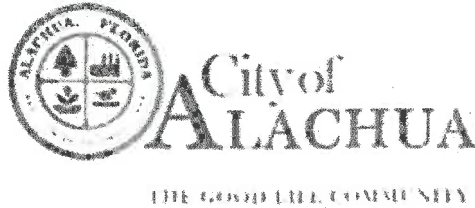


Signature of Notary Public, State of Florida



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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13270 NW US HWY 441, ALACHUA, FL, 32615

Parcel ID Number(s): 05949-000-000

Acreage: ±160.2

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Karen Rice

Title: Associate Vice President

Company (if applicable): UNIVERSITY OF FLORIDA FOUNDATION, INC

Mailing Address: PO BOX 14425

City: GAINESVILLE

State: FL

ZIP: 32604

Telephone:

FAX:

e-mail:

C. AUTHORIZED AGENT

Name: Seth Wood

Title:

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA

State: FL

ZIP: 32615

Telephone: 352-331-1976

FAX: 352-331-1976

e-mail: SETHW@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

Karen Rice, Associate Vice President

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21 day of September, 2021 by Karen Rice as AVP of

Univ of Fla Foundation, Inc., who is/are personally known to me, or who has/have produced as identification.



Jennifer B. Ramey

Notary Public

State of Florida

City of Alachua ♦ Planning and Community Development Department

Expires 2/22/2025 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

Signature of Notary Public, State of

Reviewed

UFF Legal Counsel

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LEGAL DESCRIPTION: (PER FURNISHED SURVEY PERFORMED BY MYERS-GRIFFIS & ASSOCIATES, INC., PROJECT NO.: MG-1422-06, DRAWING NO.: B-826, DATED: 10-08-2006)

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 19, 20 AND 30 OF TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20-25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE S. 66°04'08"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2,090.13 FEET, TO INTERSECT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.; THENCE S. 37°51'54"W. ALONG THE WEST LINE OF SAID TRACT OF LAND AS PER OFFICIAL RECORDS BOOK 1523, PAGE 895 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2,413.60 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF A CITY OF GAINESVILLE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT FIVE COURSES ALONG SAID EXTENSION THEREOF AND NORTH LINE OF SAID CITY OF GAINESVILLE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1589, PAGE 2936 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, N. 74°35'09"W., A DISTANCE OF 1,873.17 FEET; THENCE N. 07°49'31"E., A DISTANCE OF 75.10 FEET; THENCE N. 82°10'23"W., A DISTANCE OF 49.97 FEET; THENCE S. 07°52'36"W., A DISTANCE OF 75.00 FEET; THENCE N. 89°38'57"W., A DISTANCE OF 922.54 FEET TO INTERSECT THE EAST LINE OF A 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N. 00°36'14"E. ALONG THE EAST LINE OF SAID 100 FT. WIDE FLORIDA POWER CORPORATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 50, PAGE 297 AND DEED BOOK 226, PAGE 201 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1,282.44 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF PARCEL "E" RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF PARCEL "E" AS RECORDED IN OFFICIAL RECORDS BOOK 1659, PAGE 2265 OF THE SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 89°46'21"E., A DISTANCE OF 1,022.75 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 784.31 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA: THENCE FOLLOWING THE NEXT TWO COURSES ALONG THE SOUTH AND EAST BOUNDARIES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, S. 61°57'32"E., A DISTANCE OF 655.26 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 615.49 FEET; THENCE S. 66°04'08"E., A DISTANCE OF 50.00 FEET; THENCE N. 28°02'28"E., A DISTANCE OF 65.00 FEET TO THE TRUE POINT OF BEGINNING.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Meeting Materials
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Doc #18450
Rec
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1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA.

Return to: Now R. J.
This instrument prepared by:
W. Henry Barber, Jr.
Dell, Graham, Wilcox, Barber,
Henderson, Monaco & Cates, P.A.
203 N.E. First Street
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 24th day of February, 1983, between CONTEXT DEVELOPMENT CO., a Delaware corporation, Grantor, and UNIVERSITY OF FLORIDA FOUNDATION, INC., a Florida corporation, whose post office address is Post Office Box 14425, Gainesville, Florida 32604, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten 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 successors and assigns, forever, the following described land, situate, lying and being in Alachua County, Florida, to-wit:

A part of Sections 13, 14, 23 and 24, Fractional Sections 25 and 26, the F. R. Sanchez Grant, and the Fernandez Grant in Township 8 South, Range 18 East, together with a part of Fractional Sections 19, 20 and 29, the J. S. Sanchez Grant, the John Sanchez Grant and the Fernandez Grant in Township 8 South, Range 19 East, all in Alachua County, Florida, being more particularly described as follows:

Commence at the northwest corner of said Fractional Section 26 and run thence North 89 deg. 11 min. 05 sec. East along the North boundary thereof, 40.11 feet to the easterly right-of-way line of County Road No. 241 (80 foot R/W) and the Point of Beginning; thence run South 01 deg. 06 min. 36 sec. East, along said right-of-way line, 333.27 feet to the beginning of a curve, concave easterly, and having a radius of 11,419.20 feet, thence southeasterly along and with the arc of said curve and along said right-of-way line, through a central angle of 03 deg. 07 min. 37 sec., an arc distance of 623.21 feet to the end of said curve, thence South 04 deg. 22 min. 27 sec. East, along said right-of-way line, 370.99 feet to the South boundary of the North one-half (N $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of said Fractional Section 26, thence North 89 deg. 21 min. 05 sec. East along said south boundary, 583.29 feet to a Permanent Reference Monument (PRM) at the northwesternmost corner of Shaw Farms of Alachua, according to a plat thereof recorded in Plat Book L, Page 64 of the public records of Alachua County, Florida, thence continue North 89 deg. 21 min. 05 sec. East along said south boundary of North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the north boundary of said Shaw Farms of Alachua, 2397.15 feet to a PRM at the northeast corner of Lot 6 of said Shaw Farms of Alachua and the southeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) and along the west boundary of said Shaw Farms of Alachua, 1335.02 feet to the northwest corner of Lot 22 of said Shaw Farms of Alachua and the northeast corner of said North one-half (N $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$), said point also being the southwest corner of Government Lot 2 of said Section 23, thence North 89 deg. 11 min. 53 sec. East, along the north boundary of said Shaw Farms of Alachua and

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A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by *Janet Collins*

the south boundary of said Section 23, a distance of 1637.45 feet, to an intersection with the northerly boundary of the F. R. Sanchez Grant, thence South 65 deg. 00 min. 32 sec. East, along the northerly boundary of said Shaw Farms and the northerly boundary of the F. R. Sanchez Grant, 3132.95 feet to the northeasterly corner of said Shaw Farms of Alachua; thence continue South 65 deg. 00 min. 32 sec. East along said northerly boundary of the Sanchez Grant, 2113.89 feet to the northwest corner of Lot 1 of Haile Estates in the F. R. Sanchez Grant according to a plat thereof recorded in Plat Book A, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 29 min. 34 sec. West, along the west boundary of said Lot 1, a distance of 1638.16 feet to the northwest corner of Lot 9 of said Haile Estates, said point also being the northeasterly corner of Alachua Highlands, Unit No. 1, according to a plat thereof recorded in Plat Book K, Page 56, of the public records of Alachua County, Florida; thence South 25 deg. 22 min. 48 sec. West, along the westerly boundary of said Lot 9 and the easterly boundary of Lots 1, 2 and 3 of said Alachua Highlands, Unit No. 1, a distance of 949.80 feet to the northerly boundary of the Hammock Lands conveyed to the State of Florida and recorded in Official Records Book 908 at pages 858 through 860, thence North 81 deg. 31 min. 14 sec. East, along said northerly boundary, 4009.08 feet, thence North 86 deg. 31 min. 58 sec. East, along said northerly boundary, 3610.46 feet, thence South 81 deg. 38 min. 52 sec. East, along said northerly boundary, 1949.33 feet, thence North 06 deg. 47 min. 16 sec. East, 1404.87 feet, thence South 71 deg. 05 min. 04 sec. East, 92.64 feet, thence North 34 deg. 13 min. 59 sec. East, 1476.82 feet, thence North 88 deg. 22 sec. 53 sec. East, 1252.57 feet, thence North 00 deg. 38 min. 14 sec. East, 1301.36 feet to the southerly right-of-way line of State Road 25, U. S. 441 (200 foot R/W) thence North 72 deg. 58 min. 52 sec. West, along said southerly right-of-way line, 225.69 feet to the beginning of a curve concave northeasterly and having a radius of 11,609.20 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 06 deg. 52 min. 00 sec. an arc distance of 1391.32 feet to the end of said curve, thence North 66 deg. 03 min. 55 sec. West, along said right-of-way line, 345.63 feet, thence South 23 deg. 56 min. 05 sec. West, 607.82 feet, thence North 60 deg. 14 min. 54 sec. West, 160.83 feet, thence North 23 deg. 56 min. 05 sec. East, 591.52 feet to said southerly right-of-way line, thence North 66 deg. 03 min. 55 sec. West, along said southerly right-of-way line, 3888.56 feet to the beginning of a curve, concave northeasterly and having a radius of 5896.58 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 04 deg. 05 min. 00 sec. an arc distance of 420.24 feet to the end of said curve, thence North 61 deg. 57 min. 50 sec. West, along said southerly right-of-way line 1681.47 feet, thence South 08 deg. 50 min. 07 sec. West, 1680.29 feet, thence North 81 deg. 10 min. 24 sec. West, 944.33 feet, thence North 08 deg. 49 min. 45 sec. East, 2008.91 feet to the aforementioned southerly right-of-way line of State Road No. 25, thence North 61 deg. 59 min. 14 sec. West,

along said right-of-way line, 882.07 feet, thence South 00 deg. 35 min. 40 sec. East, 1523.91 feet, thence South 89 deg. 22 min. 03 sec. West, 399.61 feet to a point on the east boundary of Section 24, Township 8 South, Range 18 East, thence South 00 deg. 35 min. 54 sec. East along said east boundary, 1245.81 feet to the northeast corner of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1218.03 feet to the southeast corner of the South one-half (S $\frac{1}{2}$) of the Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 661.14 feet to the northeast corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 1222.41 feet to the northwest corner of said South one-half (S $\frac{1}{2}$) of Northwest quarter (NW $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) and the East boundary of Government Lot 4 of said Section 24, thence North 01 deg. 27 min. 18 sec. West, along the east boundary of Government Lots 4 and 1, a distance of 2782.53 feet to the southerly right-of-way line of State Road No. 25 (U.S. Highway 441) thence continue North 01 deg. 27 min. 18 sec. West, along the east boundary of said Government Lot 1, a distance of 201.49 feet to the North right-of-way line of said State Road No. 25, thence continue North 01 deg. 27 min. 18 sec. West, along said east boundary, 294.67 feet to the southeast corner of the Southwest quarter (SW $\frac{1}{4}$) of Section 13, Township 8 South, Range 18 East, thence North 00 deg. 53 min. 56 sec. West, along the east boundary of said Southwest quarter (SW $\frac{1}{4}$), 245.86 feet to the southerly right-of-way line of County Road No. S-340-A (66 foot R/W) thence North 81 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 2307.19 feet to the beginning of a curve, concave northeasterly and having a radius of 1178.92 feet, thence northwesterly along and with said curve and along said right-of-way line, through a central angle of 12 deg. 00 min. 00 sec., an arc distance of 246.91 feet to the end of said curve, thence North 69 deg. 38 min. 13 sec. West, along said southerly right-of-way line, 99.39 feet to the beginning of a curve, concave southerly and having a radius of 539.96 feet, thence northwesterly along and with the arc of said curve and along said right-of-way line through a central angle of 30 deg. 54 min. 45 sec. an arc distance of 291.32 feet to said northerly right-of-way line of State Road No. 25, said arc being subtended by a chord having a bearing and distance of North 85 deg. 05 min. 36 sec. West, 287.80 feet, thence South 76 deg. 57 min. 08 sec. West, 254.78 feet to said southerly right-of-way line of State Road No. 25 (the right-of-way of County Road No. S-340-A becomes 50 feet at this point and remains 50 feet to the west) said point being on the arc of a curve, concave southeasterly and having a radius of 547.96 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 11 deg. 39 min. 42 sec. an arc

distance of 111.53 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 60 deg. 48 min. 38 sec. West, 111.34 feet, thence South 54 deg. 58 min. 47 sec. West, along said southerly right-of-way line of County Road S-340-A, 123.99 feet to the beginning of a curve, concave northwesterly and having a radius of 843.51 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line, through a central angle of 14 deg. 48 min. 00 sec., an arc distance of 217.88 feet to the end of said curve, thence South 69 deg. 46 min. 47 sec. West, along said southerly right-of-way line, 248.93 feet to the beginning of a curve, concave northwesterly and having a radius of 1934.86 feet, thence southwesterly along and with the arc of said curve and along said southerly right-of-way line through a central angle of 05 deg. 50 min. 26 sec., an arc distance of 197.23 feet, said arc being subtended by a chord having a bearing and distance of South 72 deg. 42 min. 00 sec. West, 197.15 feet to the west boundary of the Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$) of Section 14, Township 8 South, Range 18 East, thence South 01 deg. 35 min. 12 sec. East, along said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 84.01 feet to the intersection with the easterly right-of-way line of an 80 foot right-of-way owned by the City of Alachua and recorded in Official Records Book 1279 at pages 840 through 841 of the public records of Alachua County, Florida; thence South 47 deg. 28 min. 41 sec. East, along said easterly right-of-way line 55.70 feet, thence South 01 deg. 35 min. 12 sec. East, 40.00 feet from and parallel to said west boundary of Southeast quarter (SE $\frac{1}{4}$) of Southeast quarter (SE $\frac{1}{4}$), 121.89 feet to the north boundary of the Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of Section 23, Township 8 South, Range 18 East, thence North 89 deg. 31 min. 38 sec. East, along said north boundary, 191.44 feet, thence South 77 deg. 25 min. 05 sec. East, 833.14 feet, thence South 01 deg. 24 min. 55 sec. East, 465.34 feet, thence South 89 deg. 31 min. 38 sec. West, parallel to said north boundary, 1000.11 feet to said east right-of-way line, thence South 01 deg. 24 min. 04 sec. East, 40 feet from and parallel to the west boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), 678.82 feet to the south boundary of said Northeast quarter (NE $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$), thence North 89 deg. 14 min. 54 sec. East, along said south boundary, 1280.72 feet to the west boundary of the aforementioned Section 24, thence South 01 deg. 24 min. 48 sec. East, along said west boundary, 1959.51 feet to the southeast corner of property owned by the City of Alachua and recorded in Official Records Book 908 at pages 844 through 845 of the public records of Alachua County, Florida; thence South 88 deg. 57 min. 05 sec. West, along the south boundary of said City of Alachua property, 4165.85 feet; thence South 01 deg. 27 min. 01 sec. East, 659.40 feet to the north boundary of the South one-half (S $\frac{1}{2}$) of the Southwest quarter (SW $\frac{1}{4}$) of said Section 23, thence South 89 deg. 20 min. 34 sec. West, along said north boundary, 1502.00 feet to the east right-of-way line of County Road No. 241 (80 foot R/W) thence South 01 deg. 06 min. 36 sec. East, along said east right-of-way line, 1334.44 feet to the Point of Beginning. Less the rights-of-way of U. S. Highway 441 and State Road 25.

Containing 2124.36 acres more or less excluding the area lying within the right-of-way of State Road No. 25.

ALSO:

Lots 5, 6, 9, 14, and the East 1/2 of Lot 13 of Haile Estates in Fractional Section 35, Township 8 South, Range 18 East, Alachua County, Florida, according to a plat thereof recorded in Plat Book "A", Page 56, of the public records of Alachua County, Florida; less rights of way for Interstate Highway No. I-75 (State Road 93) and a County Graded Road; and being more particularly described as follows:

Commence at the Southwest Corner of said Fractional Section 35 and run thence South 89 deg. 16 min. 33 sec. East, along the South boundary of said Fractional Section, 1984.75 feet to the Southwest Corner of said East Half (E-1/2) of Lot 13, and the Point of Beginning; thence continue South 89 deg. 16 min. 33 sec. East, along said South boundary, 1831.88 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93), said point lying on the arc of a curve concave Southwesterly and having a radius of 14,217.94 feet; thence Northwesterly along the arc of said curve and along said right of way line through a central angle of 07 deg. 19 min. 25 sec., an arc distance of 1817.39 feet, said arc being subtended by a chord having a bearing and distance of North 41 deg. 08 min. 24 sec. West, 1816.15 feet, to the end of said curve; thence North 44 deg. 48 min. 07 sec. West, along said Southwesterly right of way line, 15.28 feet, to a point on the West boundary of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along said West boundary of Lot 9, a distance of 18.24 feet, to the Northeast Corner of said East Half (E-1/2) of Lot 13; thence North 89 deg. 40 min. 56 sec. West, along the North boundary of said East Half (E-1/2) of Lot 13, a distance of 659.66 feet, to the Northwest Corner of said East Half (E-1/2) of Lot 13; thence South 01 deg. 24 min. 44 sec. East, along the West boundary of said East Half (E-1/2) of Lot 13, a distance of 1341.28 feet to the point of beginning. Containing 39.51 acres, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35, and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section, 2654.12 feet, to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1315.86 feet, to the Southwest Corner of said Lot 5 and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along the South boundary of said Lot 5, a distance of 42.13 feet, to a point on the Southwesterly right of way line of said Interstate Highway No. I-75 (State Road No. 93); thence North 44 deg. 48 min. 07 sec. West, along said right of way line 61.49 feet; to a point on the West boundary of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along said West boundary 43.45 feet to the point of beginning. Containing 0.02 of an acre, more or less.

ALSO:

Commence at the Southwest Corner of said Fractional Section 35 and run thence North 01 deg. 11 min. 18 sec. West, along the West boundary of said Fractional Section 2654.12 feet to the Southwest Corner of the Northwest Quarter (NW-1/4) of said Fractional Section; thence South 89 deg. 43 min. 54 sec. East, 1876.24 feet, to the intersection of the South boundary of said Lot 5 and the Northeasterly right of way line of said County Graded Road (66 foot right of way) and the Point of Beginning; thence continue South 89 deg. 43 min. 54 sec. East, along said South boundary of Lot 5, a distance of 755.48 feet, to the Northwest Corner of said Lot 9; thence South 01 deg. 29 min. 15 sec. East, along the West boundary of said Lot 9, a distance of 777.77 feet, to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 1563.68 feet, to the beginning of a curve concave Southwesterly and having a radius of 7855.44 feet, thence Southeasterly along the arc of said curve and along said right of way line through a central angle of 02 deg. 44 min. 52 sec., an arc distance of 376.73 feet, said arc being subtended by a chord having a bearing and distance of South 43 deg. 25 min. 41 sec. East, 376.69 feet, to a point on the East boundary of said Lot 14; thence North 01 deg. 30 min. 45 sec. West, along the East boundary of said Lots 14, 9 and 6, a distance of 3515.19 feet, to the Northeast Corner of said Lot 6; thence North 89 deg. 59 min. 25 sec. West, along the North boundary of said Lots 6 and 5, a distance of 2641.10 feet to the Northwest Corner of said Lot 5; thence South 01 deg. 34 min. 27 sec. East, along the West boundary of said Lot 5, a distance of 770.34 feet to a point on said Northeasterly right of way line; thence South 44 deg. 48 min. 07 sec. East, along said right of way line, 817.76 feet to the Point of Beginning. Containing 122.72 acres, more or less.

SUBJECT TO THE FOLLOWING:

That certain oil and gas lease dated 29 March 1923, and recorded 24 April 1923, in Miscellaneous Records Book 11, Page 125, to Florida Mineral Oil and Sulphur Company.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation to construct, operate and maintain a single pole H-Frame tower line for the transmission and distribution of electricity, etc., over Lot 18 of L. L. Dell Estates, dated 3 February 1959, and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Special Warranty Deed from H. C. Edwards and wife, Susie S. Edwards, to the State of Florida for road right-of-way SE-93, over Lots 9, 14 and E-1/2 of Lot 13 of John Haile Estates Subdivision varying in width from 106 feet to 216 feet dated 23 February 1962, and recorded in Official Records Book 180, Page 594, together with a drainage easement covering the same lands recorded in Official Records Book 180, Page 596, of the public records of Alachua County, Florida.

Easement from H. C. Edwards and his wife, Susie S. Edwards, to Florida Power Corporation as in Easement recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 27 December 1962, and recorded in Official Records Book 219, Page 565, of the public records of Alachua County, Florida.

Easement from Donald M. Hough and his wife, Susie Mae Hough, to Florida Power Corporation as in Easement given by H. C. Edwards and his wife, Susie S. Edwards and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida, dated 3 February 1959, covering Lot 18 of L. L. Dell Estates Subdivision and recorded in Official Records Book 50, Page 302, of the public records of Alachua County, Florida.

Easement and right-of-way for construction, operation and maintenance of a pole line for transmission and distribution of electricity dated 4 October 1926, and recorded in Deed Book 226, Page 131, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 27 January 1927, and recorded in Deed Book 226, Page 201, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 6 November 1926, and recorded in Deed Book 226, at Page 280, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 2 November 1926, and recorded in Deed Book 226, at Page 281, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 4 March 1963, and recorded in Official Records Book 221, Page 219, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 11 April 1963, and recorded in Official Records Book 227, Page 391, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 156, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 1 December 1926, and recorded 25 July 1946, in Deed Book 226, Page 222, of the public records of Alachua County, Florida.

Easement to Pinellas County Power Company dated 29 November 1926, and recorded 25 July 1946, in Deed Book 226, Page 155, of the public records of Alachua County, Florida.

Easement to Florida Power Corporation dated 9 October 1959, and recorded in Official Records Book 73, Page 517, of the public records of Alachua County, Florida.

Reservation of an undivided one-half (1/2) interest of all petroleum and petroleum products and title to an undivided three-fourths (3/4) of all other minerals as to the East Half (E-1/2) of the Southeast Quarter (SE-1/4) of the Southeast Quarter (SE-1/4) of Section 24, Township 8 South, Range 18 East, reserved to State of Florida in Deed recorded in Deed Book 320, at Page 186, of the public records of Alachua County, Florida.

Easement to City of Alachua dated 12 March 1974, and filed 16 October 1979, in Official Records Book 1241, Page 113, of the public records of Alachua County, Florida.

Easement condemned by the City of Gainesville in Case Number 82-1735-CA in the Circuit Court of Alachua County, Florida.

An outstanding one-half (1/2) interest in oil, gas and minerals on the East Half (E-1/2) of Lot 16, of L. L. Dell Estates according to plat thereof recorded in Plat Book "A", Page 47, of the public records of Alachua County, Florida.

Easement to City of Alachua dated the 30th day of March 1979, filed for record 12 April 1979, in Official Records Book 1201, at Page 430, of the public records of Alachua County, Florida.

Taxes for the year 1983 and subsequent years.

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

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed in its name by its duly authorized officers and its corporate seal to be affixed, the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

J. B. Lewis
W. H. Bell
As to Grantor

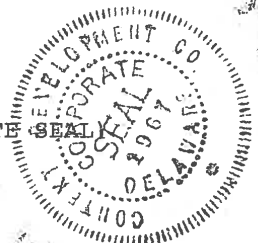
CONTEXT DEVELOPMENT CO.

By: Wallace M. Dill
Wallace M. Dill, As its
President

ATTEST:

By: R. Diane Arch
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)



O.R. BOOK 1466 PAGE 384

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned authority, personally appeared WALLACE M. DILL, and R. DIANE ARCH, as President and Secretary respectively, of CONTEXT DEVELOPMENT CO., a Delaware corporation, who, being first identified and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation they executed the foregoing Warranty Deed and affixed the corporate seal, all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

WITNESS my hand and official seal this 24th day of February, 1983, at Gainesville, Alachua County, Florida.

W. H. [Signature]
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985





Parcel Summary

Parcel ID 05949-000-000
Prop ID 30002
Location Address ALACHUA, FL 32615
Neighborhood/Area ALACHUA INDUSTRIAL (233200.60)
Subdivision
Brief Legal Description* FERNANDEZ GRANT AND PARTS OF SEC 19 & & 20 S OF HW 441 LESS CELLON TRACT LESS OR 227/391 SEE OR 787/879 & OR 798/572 & 832/876 FOR DETAILED DESCRIPTION LESS 1021.42 AC TO STATE OF FLA PER OR 908/858 AND OR 843/747 LESS 10 AC IN SEC 19 PER OR 1082/621 LESS
(Note: *The Description above is not to be used on legal documents.)
Property Use Code GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng 00-08-19
Tax District ALACHUA (District 1006)
Millage Rate 22.1970
Acreage 160.450
Homestead N

[View Map](#)

Owner Information

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

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$40,100	\$40,100	\$40,100	\$24,100	\$24,100
Agricultural (Market) Value	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100
Just (Market) Value	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100	\$2,888,100
Assessed Value	\$40,100	\$40,100	\$40,100	\$24,100	\$24,100
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$40,100	\$40,100	\$40,100	\$24,100	\$24,100
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.

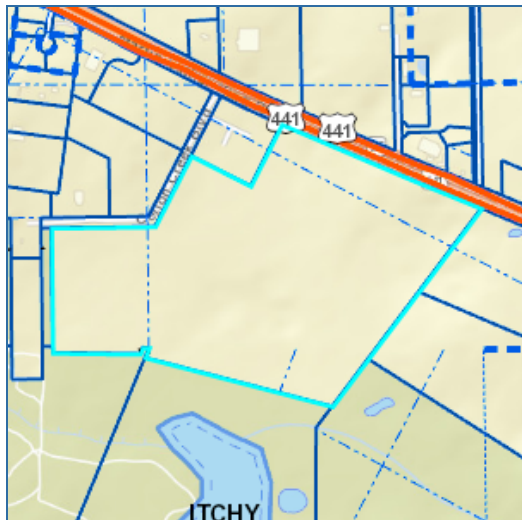
TRIM Notice

[2020 TRIM Notice \(PDF\)](#)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	160.45	6989202	0	0	A

Map



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

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[Last Data Upload: 4/6/2021, 5:16:39 AM](#)

Developed by



Version 2.3.115



Account Summary

Real Estate Account #05949 000 000



Owner:

U OF F FOUNDATION 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 12/18/2020 for \$863.40. [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)
2006 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2005 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2004 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2003 Annual Bill ⓘ	\$0.00
	 Print (PDF)
2002 Annual Bill ⓘ	\$0.00
	 Print (PDF)
Total Amount Due	\$0.00

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Not For Profit Corporation
UNIVERSITY OF FLORIDA FOUNDATION, INC.

Filing Information

Document Number	706676
FEI/EIN Number	59-0974739
Date Filed	01/09/1964
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Changed: 01/18/2005

Mailing Address

UNIVERSITY OF FLORIDA FOUNDATION, INC.
P O BOX 14425
GAINESVILLE, FL 32604

Changed: 02/06/2001

Registered Agent Name & Address

GOFFMAN, SUSAN G
UNIVERSITY OF FLORIDA FOUNDATION, INC.
1938 W. UNIVERSITY AVENUE
GAINESVILLE, FL 32603

Name Changed: 02/20/2014

Address Changed: 03/24/2015

Officer/Director Detail

Name & Address

Title Associate Vice President

Rice, Karen
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Title Executive Vice President

MITCHELL, THOMAS J
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Title Treasurer

Christie, David M
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Title Secretary

Goffman, Susan G
 UNIVERSITY OF FLORIDA FOUNDATION, INC.
 1938 W. UNIVERSITY AVENUE
 GAINESVILLE, FL 32603

Annual Reports

Report Year	Filed Date
2019	01/11/2019
2020	01/03/2020
2021	01/25/2021

Document Images

01/25/2021 -- ANNUAL REPORT	View image in PDF format
01/03/2020 -- ANNUAL REPORT	View image in PDF format
01/11/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
05/02/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
05/02/2016 -- Amended and Restated Articles	View image in PDF format
01/06/2016 -- ANNUAL REPORT	View image in PDF format
10/23/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
03/24/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- Reg. Agent Change	View image in PDF format
01/23/2014 -- ANNUAL REPORT	View image in PDF format
01/22/2013 -- ANNUAL REPORT	View image in PDF format
01/20/2012 -- ANNUAL REPORT	View image in PDF format
01/14/2011 -- ANNUAL REPORT	View image in PDF format

01/05/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
01/06/2009 -- ANNUAL REPORT	View image in PDF format
01/17/2008 -- ANNUAL REPORT	View image in PDF format
01/22/2007 -- ANNUAL REPORT	View image in PDF format
03/13/2006 -- ANNUAL REPORT	View image in PDF format
01/18/2005 -- ANNUAL REPORT	View image in PDF format
12/17/2004 -- Amended and Restated Articles	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
01/27/2003 -- ANNUAL REPORT	View image in PDF format
05/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
01/18/2000 -- ANNUAL REPORT	View image in PDF format
03/01/1999 -- ANNUAL REPORT	View image in PDF format
01/27/1998 -- ANNUAL REPORT	View image in PDF format
10/09/1997 -- AMENDED AND RESTATED ARTICLES	View image in PDF format
05/01/1997 -- ANNUAL REPORT	View image in PDF format
02/15/1996 -- ANNUAL REPORT	View image in PDF format
04/27/1995 -- ANNUAL REPORT	View image in PDF format

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Meeting Materials**
7. Justification Report
8. Public School Student Generation Form
9. Map Set

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0191



To: Neighbors of the US 441 / Cellon Creek Boulevard Intersection
From: Ryan Thompson, AICP
Date: 09 September 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±160.2 acres in the City of Alachua (Alachua County Tax Parcel # 05949-000-000):

1. A Large-scale Comprehensive Plan Amendment (LsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Corporate Park (CP).

The site is located on the south side of US Highway 441, east of Cellon Creek Boulevard.

Date: 23 September 2021
Time: 6:00 PM
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.

Mailing Labels

ALACHUA COUNTY
ALACHUA COUNTY PUBLIC WORKS
5620 NW 120TH LN
GAINESVILLE, FL 32653

CHAMBERS, RONALD C
1225 NW FRONTIER DR
LAKE CITY, FL 32055

CHARLES PERRY PARTNERS INC
8200 NW 15TH PL
GAINESVILLE, FL 32606

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

DESIGN CABINET & FURNITURE INC
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

DESIGN CABINETS & FURNITURE
13313 SOUTHERN PRECAST DR
ALACHUA, FL 32615

DMO COMMERCIAL DEVELOPMENT LLC
1425 NW 35TH TER
GAINESVILLE, FL 32605

F&R HOLDINGS & LOWE TRUSTEE
13929 NW 89TH ST
ALACHUA, FL 32615

F&R HOLDINGS OF GAINESVILLE
220 NW 122ND ST
GAINESVILLE, FL 32607

HIGHWAY 441 HOLDINGS LLC
100 AMBERWOOD COURT
LONGWOOD, FL 32779

HIPP INVESTMENTS LLC
14610 NW 129TH TER
ALACHUA, FL 32615

LASER INVESTMENT GROUP LLC (THE)
13900 TECH CITY CIR STE 100
ALACHUA, FL 32615

NEAL BRUCE D & LANETTE T
309 NW DELAR GLN
LAKE CITY, FL 32055

PINKOSON & PINKOSON & UPSHAW
5550 SW STATE ROAD 45
NEWBERRY, FL 32669

SCHNEIDER & WERSHOW TRUSTEES
1 SE 1ST AVE
GAINESVILLE, FL 32601

SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD, MA 01742

STATE OF FLORIDA IIF
C/O TIITF REC AND PARKS-SAN FELASC
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

STATE OF FLORIDA IIF
TIITF REC & PARKS, SAN FELASCO HAM
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44614

U OF F FOUNDATION INC
PO BOX 14425
GAINESVILLE, FL 32604

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

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

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

David Forest
23 Turkey Creek
Alachua FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Dan Rhine
288 Turkey Creek
Alachua FL 32615

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Current Resident
12919 NW US HWY 441
ALACHUA FL 32615

Current Resident
13091 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13154 NW 87TH CT
ALACHUA FL 32615

Current Resident
12989 NW US HWY 441
ALACHUA FL 32615

Current Resident
13091 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13154 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT
ALACHUA FL 32615

Current Resident
13113 NW 87TH CT
ALACHUA FL 32615

Current Resident
13154 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13116 NW 87TH CT
ALACHUA FL 32615

Current Resident
13159 NW 87TH CT
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13116 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13174 NW 87TH CT
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT UNIT 3
ALACHUA FL 32615

Current Resident
13116 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13174 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13073 NW 87TH CT
ALACHUA FL 32615

Current Resident
13134 NW 87TH CT
ALACHUA FL 32615

Current Resident
13174 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13073 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13137 NW 87TH CT
ALACHUA FL 32615

Current Resident
13183 NW 87TH CT
ALACHUA FL 32615

Current Resident
13073 NW 87TH CT UNIT 2
ALACHUA FL 32615

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13137 NW 87TH CT UNIT 1
ALACHUA FL 32615

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13183 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13091 NW 87TH CT
ALACHUA FL 32615

Current Resident
13137 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13183 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13198 NW 87TH CT
ALACHUA FL 32615

Current Resident
13264 NW 87TH CT
ALACHUA FL 32615

Current Resident
13302 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13198 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13264 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13302 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13198 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13264 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13318 NW 87TH CT
ALACHUA FL 32615

Current Resident
13211 NW 87TH CT
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT
ALACHUA FL 32615

Current Resident
13323 NW 87TH CT
ALACHUA FL 32615

Current Resident
13211 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13323 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13211 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13323 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13220 NW 87TH CT
ALACHUA FL 32615

Current Resident
13273 NW 87TH CT UNIT 3
ALACHUA FL 32615

Current Resident
13336 NW 87TH CT
ALACHUA FL 32615

Current Resident
13220 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13282 NW 87TH CT
ALACHUA FL 32615

Current Resident
13336 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13220 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13297 NW 87TH CT
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Current Resident
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ALACHUA FL 32615

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Current Resident
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ALACHUA FL 32615

Current Resident
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ALACHUA FL 32615

Current Resident
13408 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT
ALACHUA FL 32615

Current Resident
13408 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 1
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 4
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 2
ALACHUA FL 32615

Current Resident
13369 NW 87TH CT
ALACHUA FL 32615

Current Resident
13358 NW 87TH CT UNIT 3
ALACHUA FL 32615

Current Resident
13442 NW 87TH CT UNIT 3
ALACHUA FL 32615

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±160.2 acres in the City of Alachua (Alachua County Tax Parcel # 05949-000-000):

1. A Large-scale Comprehensive Plan Amendment (LsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Corporate Park (CP).

The site is located on the south side of US Highway 441, east of Cellon Creek Boulevard.

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 September 23, 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



2A | THURSDAY, SEPTEMBER 9, 2021 | THE GAINESVILLE SUN

Museum

Continued from Page 1A

let museum staffers review their work before publication and to adopt "any text changes" the museum proposed as a condition of getting the institution's "consent" to publish.

The rules said the institution was entitled to pursue "legal remedies" if a researcher didn't comply, though the museum says it never did so and is now scrapping the review requirements and legal threat.

Early on, "our paramount concern was the misuse of donated materials to the museum for purposes of misrepresentation" by people trying to prove conspiracy theories about the 9/11 terror attacks, museum Executive Vice President Clifford Chanin said.

"We've learned from our experience," he said.

Archives, museums and their donors vary in what they ask of researchers, but experts say the 9/11 museum's rules seemed unusually onerous.

"I've never seen anything quite like that," said Stephanie Brown, who teaches museum studies at Johns Hopkins University and has been a museum director, curator and archivist. She said the policy could prompt scholars to look elsewhere for material. "It just feels very micro-managing."

Indeed, at least two researchers have balked at the rules in the last few years,



Archives, museums and their donors vary in what they ask of researchers, but experts say the National Sept. 11 Memorial & Museum's rules seemed unusually onerous. MARY ALTAFF/AP, FILE

said Chanin, who said the museum agreed to the interviews anyway and began reconsidering the policy after the latest scholarly objection came this summer.

Williams College sociology professor Christina Simko inquired in July about interviewing staffers for a project on terrorism-related museums. She says she was willing to share an eventual draft for feedback, but wouldn't give the museum the authority essentially to edit her work.

"I was especially surprised that an institution of national memory would maintain that, because freedom of speech is a core democratic value," said Simko, who said she's pleased the museum's policy was reconsidered.

Meanwhile, an attorney for two filmmakers who give a trove of 9/11-related

video to the museum — but later made a critical documentary about it — accused it in an Aug. 19 letter of "restricting free historic research, exploration and use."

"We don't think there should be any restrictions on what people publish," filmmaker Steven Rosenbaum said.

He and his wife and co-director, Pamela Yoder, tangled with the museum this year over its objections to their documentary, "The Outside." While the museum's review of their film was negotiated separately from the research rules, Rosenbaum argues that both show the institution wants "to control the story" of 9/11.

"There's a fact pattern here that's really troubling," he said, for "the place where America remembers this story and investigates it."

The museum's top lawyer criticized Rosenbaum and Yoder in an Aug. 27 letter for their own restrictions on the donated video. They collect licensing fees from anyone else seeking to use the footage in films or other work. Rosenbaum says that's "beyond irrelevant" and there's no comparison between a small film company and a nonprofit museum's archives.

The Sept. 11 museum has the complex responsibility of serving as a memorial and a place for education and research about an event with living survivors. Still, some other institutions with similar missions don't ask as much of scholars.

The Oklahoma City National Memorial & Museum's website calls for re-

searchers to submit summaries of their projects and where they plan to publish, but not for a review in advance. Nor does the U.S. Holocaust Memorial Museum in Washington, where the website simply asks applicants the purpose of their research, such as coursework, a book or genealogy.

"Access should be available as unencumbered as humanly possible," says Michael Ben-Ner, an American Jewish University professor of Jewish studies who oversaw the creation of the Holocaust museum. He favors "maximum openness, minimum restrictions, even if it means sensitive material."

The Sept. 11 museum began fielding research requests long before its 2014 opening, said Chanin, who has been involved since 2005. He couldn't specify when the scholarly research rules took effect but said they were an effort to "systematize" the institution's dealings with researchers seeking access to materials or interviews with staffers.

The museum has asked researchers to see their work before publication but has never insisted on it, tried to block publication or taken legal action, Chanin said. Few scholarly requests, if any, ended up raising alarms about "misuse" or misquoting, he added.

Deciding the policy "is something we need to move on from," museum leaders have taken it off the website and plan soon to draft a new one, Chanin said.

He expects it will distinguish between scholarly requests for interviews and materials.

FLORIDA LOTTERY RESULTS: VISIT RALOTTERY.COM OR CALL 850-921-7529.



FLORIDA LOTTO

SATURDAY, SEPTEMBER 4 — 12-19-19-21-42-53

DOUBLE PLAY

SATURDAY, SEPTEMBER 4 — 3-11-29-37-42-51

POWERBALL

MONDAY, SEPT. 6 — 11-26-22-33-34 PB: 34 (x2)
 6+PB: \$375 million (0). Next jackpot \$388M.
 5 of 6: \$17,000 (0). 4 of 6: \$1,000 (10).
 3+PB: \$100 (4). 3 of 6: \$7 (1,192).

MEGA MILLIONS

TUESDAY, SEPTEMBER 7 — 15-17-29-32-33 MB: 12 (x3)
 5+MB: \$345 million (0). Next jackpot \$368M.
 5 of 5: \$17,000 (0). 4 of 5: \$1,000 (10).
 3 of 5: \$100 (4). 2 of 5: \$7 (1,192).

JACKPOT TRIPLE PLAY

TUESDAY, SEPTEMBER 7 — 15-17-29-32-33 MB: 12 (x3)
 5 of 5: \$17,000 (0). 4 of 5: \$1,000 (10).
 3 of 5: \$100 (4). 2 of 5: \$7 (1,192).

FANTASY 5

TUESDAY, SEPTEMBER 7 — 3-9-12-16-26

PICK 2, 3, 4, 5

WEDNESDAY, SEPTEMBER 8, MIDDAY

TUESDAY, SEPTEMBER 7, EVENING

CASH4LIFE

TUESDAY, SEPTEMBER 7 — 8-12-35-36-38 CB: 2
 70 years of \$1,000 a day for life.
 6 of 6: \$2,500 (0). 5 of 6: \$500 (1).
 5 of 6: \$100 (10). 4 of 6: \$10 (1,192).
 3 of 6: \$1 (1,192). 2 of 6: \$1 (1,192).

TODAY IN HISTORY

Today is Thursday, Sept. 9, the 252nd day of 2021. There are 113 days left in the year.

On this date:

1776: The second Continental Congress made the term "United States" official, replacing "United Colonies."

1850: California became the 31st state of the union.

1893: Frances Cleveland, wife of President Grover Cleveland, gave birth to a daughter, Esther, in the White House. It was the first (and, to date, only) time a president's child was born in the executive mansion.

1919: Some 1,100 mem-

bers of Boston's 1,500-man police force went on strike. (The strike was broken by Massachusetts Gov. Calvin Coolidge with replacement officers.)

1932: The steamboat Observation exploded in New York's East River, killing 72 people.

1948: The People's Democratic Republic of Korea (North Korea) was declared.

1956: Elvis Presley made the first of three appearances on "The Ed Sullivan Show."

1957: President Dwight D. Eisenhower signed the first civil rights bill to pass Congress since Reconstruction, a measure primarily concerned with protecting voting rights and which also established a Civil Rights Division in the U.S. Department of Justice.

1960: In the first regular-season American Foot-

ball League game, the Denver Broncos defeated the Boston Patriots, 13-10.

1971: Prisoners seized control of the maximum-security Attica Correctional Facility near Buffalo, New York, beginning a siege that claimed 43 lives.

1991: Boxer Mike Tyson was indicted in Indianapolis on a charge of raping Deshae Washington, a beauty pageant contestant. (Tyson was convicted and ended up serving three years of a six-year prison sentence.)

2009: Federal Emergency Management Agency Director Michael Brown, the principal target of harsh criticism of the Bush administration's response to Hurricane Katrina, was relieved of his on-site command.

CELEBRITY BIRTHDAYS

Actor Topel ("Fiddler on the Roof") is 86. Singer Inez Fox is 79. Singer Dee Dee Sharp is 76. Guitarist John McFee of The Doobie Brothers is 71. Actor Tom Wopat is 70. Musician-producer Dave Stewart (Eurythmics) is 69. Actor Angela Cartwright ("The Danny Thomas Show," "Lost in Space") is 69. Actor Hugh Grant is 61. Actor Charles Esten ("Nashville") is 58. Actor Constance Marie ("George Lopez") is 55. Actor-comedian Adam Sandler is 55. Model Rachel Hunter is 52. Actor Eric Stonestreet ("Modern Family") is 50. Actor Henry Thomas ("E.T.") is 50. Actor Goran Visnjic ("ER") is 49. Jazz singer Michael Bublé is 46. Actor Michelle Williams ("Brokeback Mountain," "Dawson's Creek") is 41. Singer Paul Janeway of St. Paul and the Broken Bones is 38. Actor Kelsey Asbille ("One Tree Hill," "Teen Wolf") is 30. Contemporary Christian singer Lauren Daigle is 30. Country singer Hunter Hayes is 30.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on 160.2 acres in the City of Alachua (Alachua County Tax Parcel # 05949-000-000):

1. A Large-scale Comprehensive Plan Amendment (LSCPA) application requesting to change the site's Future Land Use (FLU) Classification from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Corporate Park (CP).

The site is located on the south side of US Highway 441, east of Cotton Creek Boulevard.

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: 5:00 pm on September 23, 2021
 Location: 11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, ACP
 Address: 11801 Research Drive, Alachua, FL 32615
 Phone Number: (352) 331-1976
 Email: Live@CHW-inc.com



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Workshop Presentation

Cellon Creek

Large-Scale Comprehensive Plan Amendment (LsCPA) & Rezoning Applications



City of Alachua
Neighborhood Meeting
September 23, 2021

21-0191: Cellon Creek LsCPA & Rezoning

1

The **purpose** of the neighborhood meeting:

The City of Alachua requires LsCPA and Rezoning applicants to host a neighborhood meeting prior to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.

21-0191: Cellon Creek LsCPA & Rezoning



2

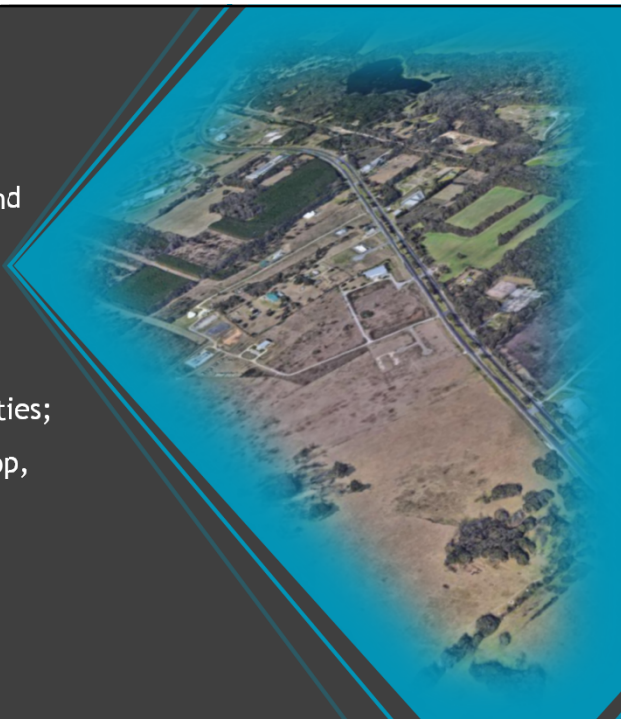
INTENT:

Develop a mixed-use project with residential and non-residential uses

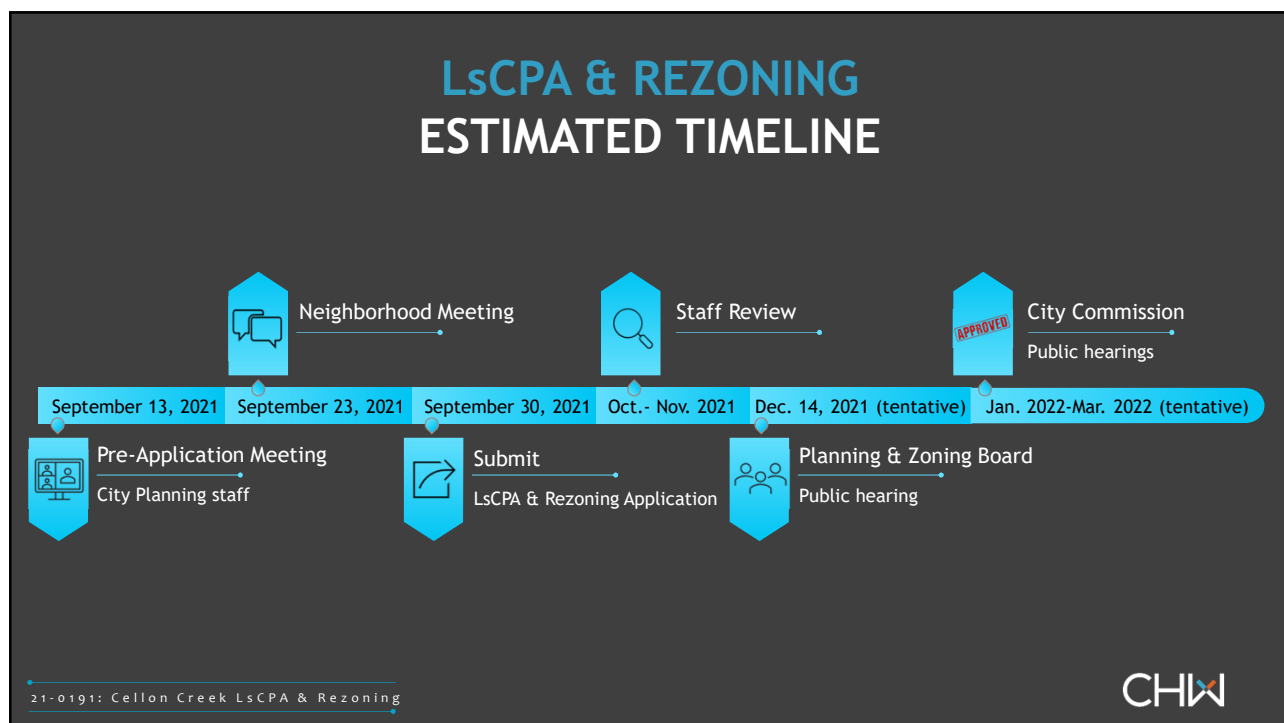
OPPORTUNITIES:

- Expand City of Alachua employment opportunities;
- Enable new Alachua businesses to grow, develop, and succeed;
- Expand City of Alachua’s housing options; and
- Facilitate property’s highest & best use

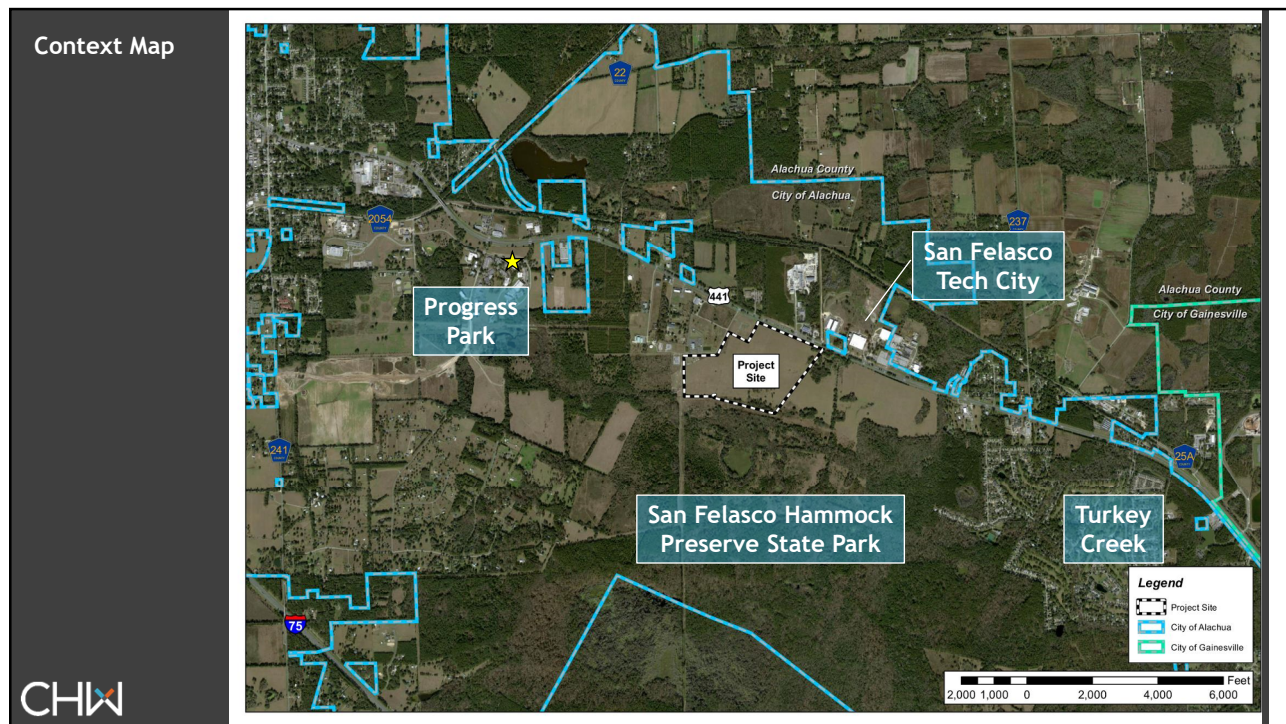
21-0191: Cellon Creek LsCPA & Rezoning



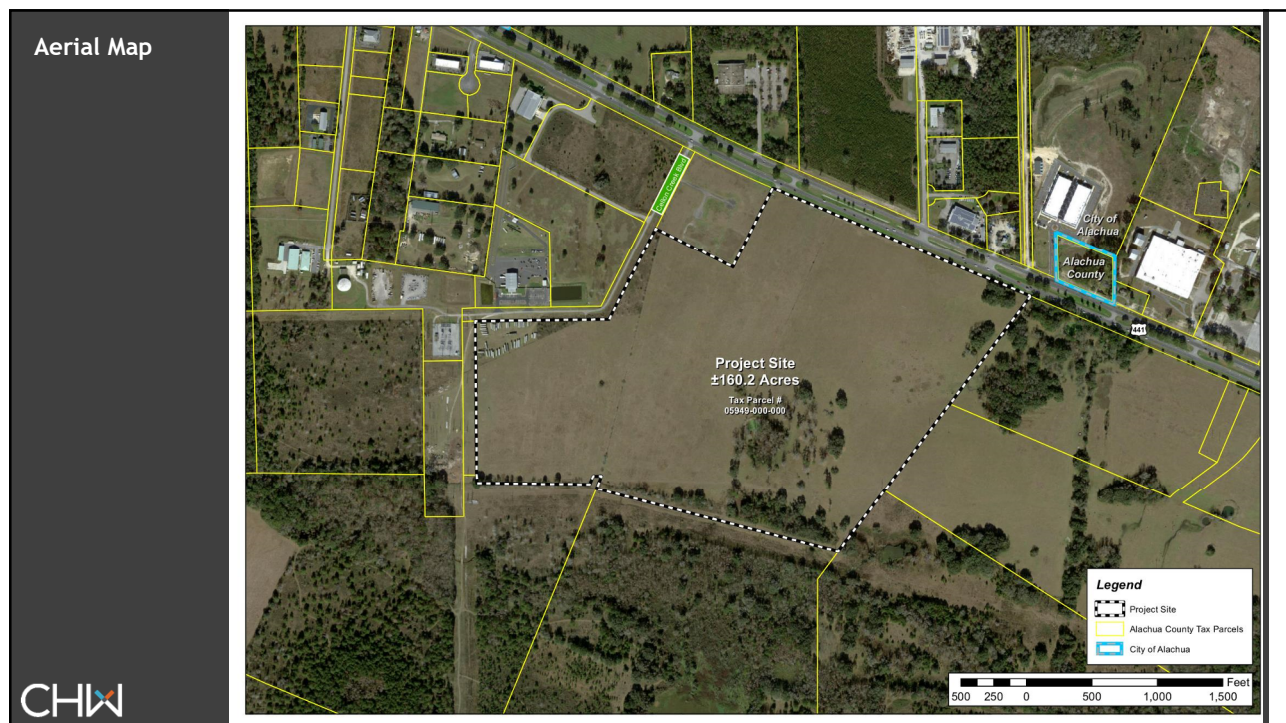
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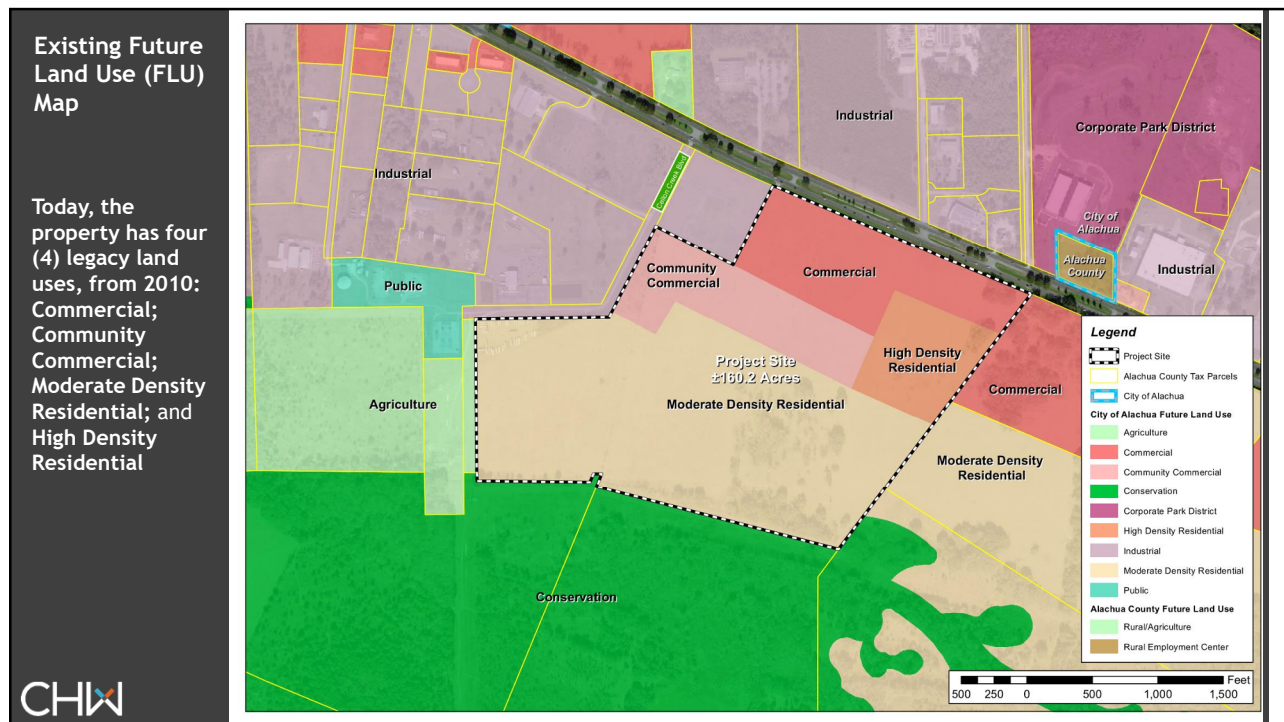
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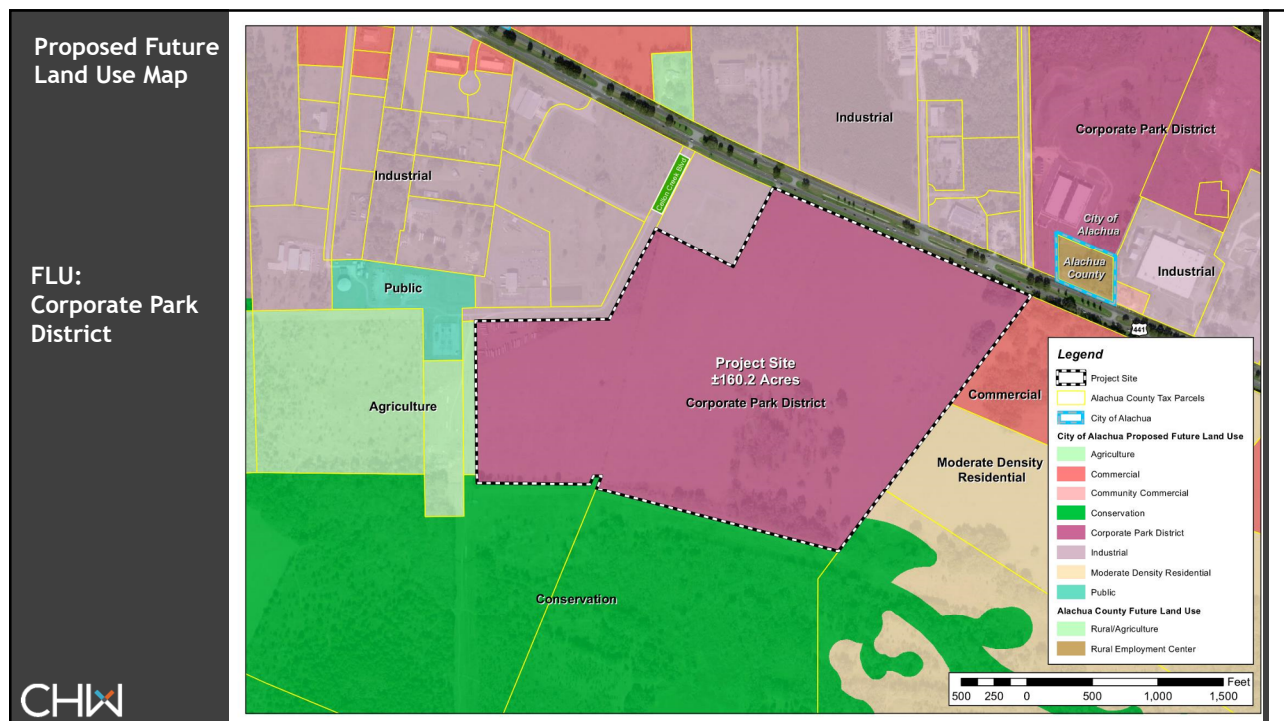
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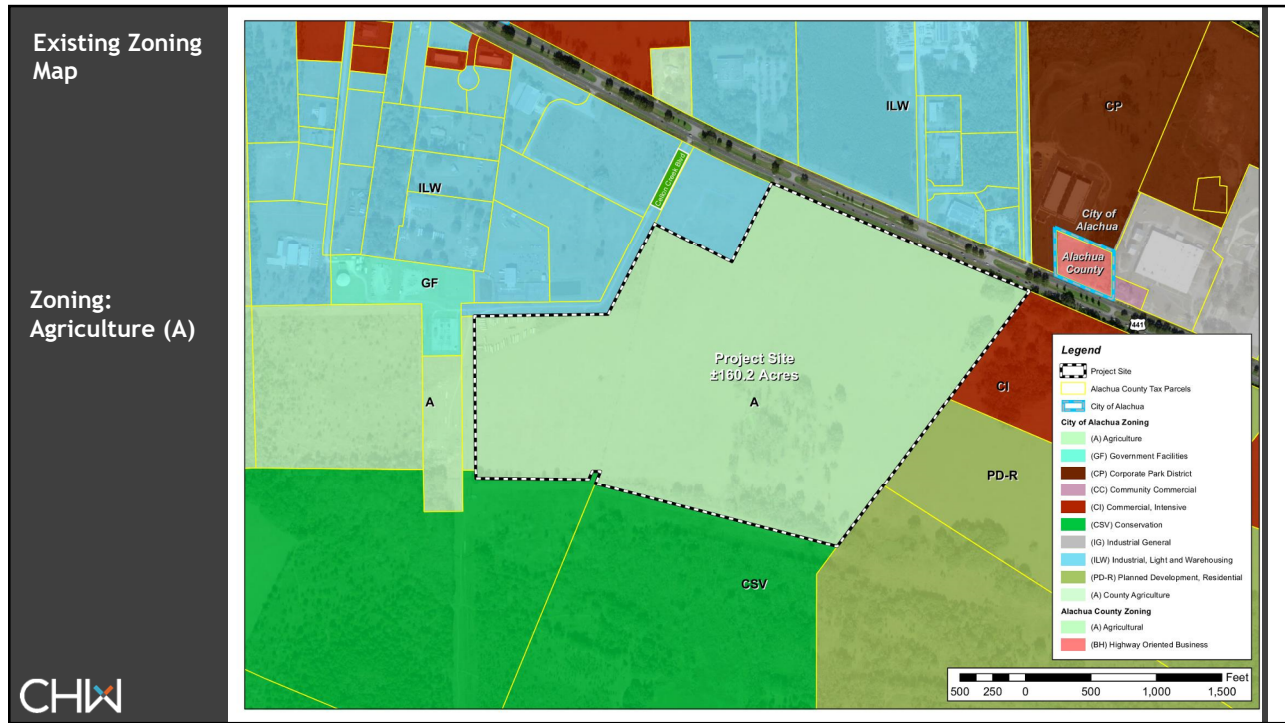
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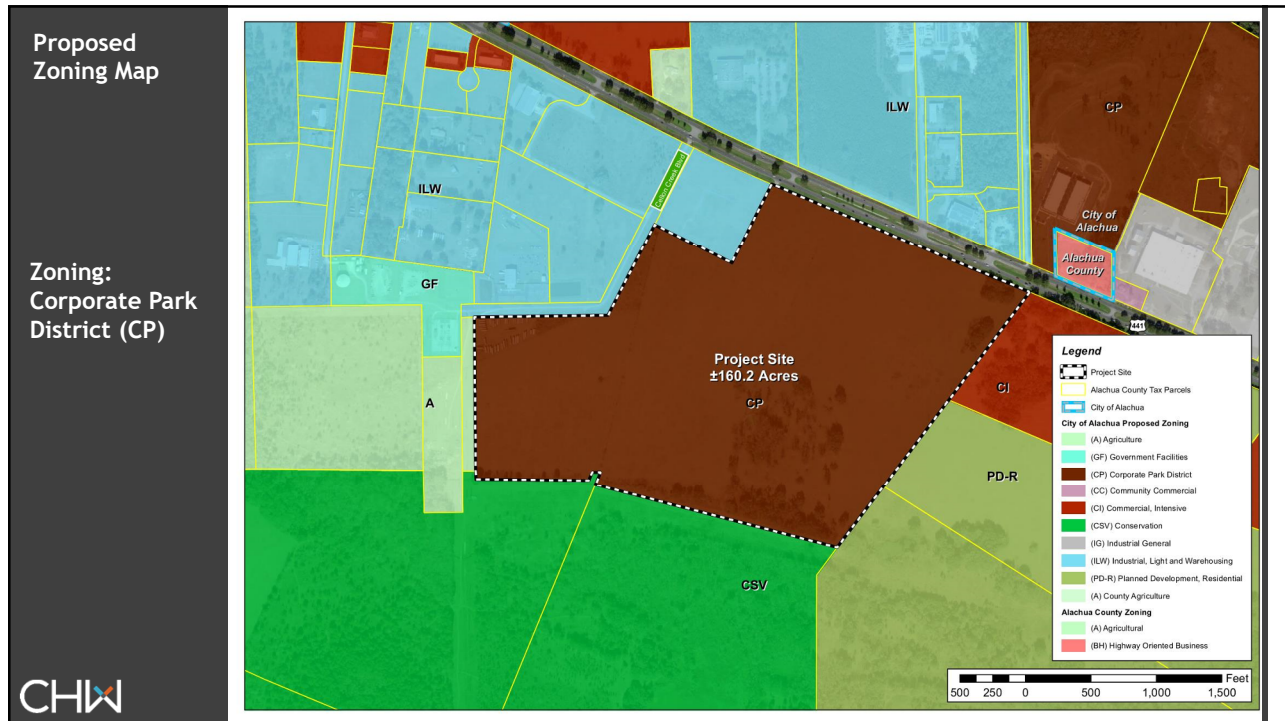
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12



Sign-in Sheet

SIGN-IN SHEET

Cellon Creek Large-scale Comprehensive Plan Amendment & Rezoning

21-0191



Event: Neighborhood Meeting
Date/Time: September 23, 2021 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Large-scale Comprehensive Plan Amendment & Rezoning Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	DAN PEARSON	4801 CAMPRANCH RD GAINESVILLE, FL 32641	
2			
3			
4			
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6			
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8			
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11			
12			
13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Cellon Creek

21-0191



Event: Neighborhood Meeting
Date/Time: September 23, 2021 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Large-scale Comprehensive Plan Amendment (LsCPA) and Rezoning Applications

CHW (Agent) Attendees: Gerry Dedenbach, AICP; Seth Wood; Olivia Lee
Public Attendees: 1

CHW, on behalf of San Felasco Research Ventures, LLC, hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; and maps illustrating the site's regulatory and physical characteristics. Questions and comments from public attendees are described below, with agent responses.

Comment: San Felasco Hammock Preserve State Park is managed with controlled burns. The location of residential development on the project site, or the location of certain service-oriented commercial development, may impact the prescribed burn program.

Response: The project site is part of a larger master plan, which includes multiple developments along the San Felasco Parkway. The applicant is communicating with the San Felasco Hammock Preserve park manager on these developments, and hopes to continue this relationship when development programming begins for the project site. This matter can be discussed. These concerns will be taken into consideration when a development program is underway.

Comment: There are currently drainage easements on the project site that allow drainage into San Felasco Hammock Preserve State Park. Specifically, the drainage flows into Cellon Creek, which is classified as an Outstanding Florida Water (OFW). Because of this, stormwater drainage from development is a concern for the Preserve.

Response: All required stormwater quality and quantity attenuation regulations will be adhered to in development of the property. An intention of this project is to design and develop the property in a way that respects the surrounding natural areas, rather than in a way that works in opposition to them.

Comment: LiDAR data indicates a likely sinkhole on the property. Onsite soils and topography would cause water from this sinkhole to flow into the Santa Fe River and ultimately into the Floridan aquifer.

Response: All pertinent requirements regarding development and sinkholes will be adhered to in development of the property. An intention of this project is to design and develop the property in a way that respects the surrounding natural areas, rather than in a way that works in opposition to them.

Question: When is development of the site anticipated?

Response: This project site is part of a larger master planned project, which includes land along the San Felasco Parkway. That land is being developed with four separate development plans—two of which having been submitted prior to this September 23rd meeting. Once that area's development program is underway, focus will shift to the project site. That is anticipated to occur approximately in 2024 or 2025.

The meeting was adjourned at approximately 7:00 p.m.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
- 7. Justification Report**
8. Public School Student Generation Form
9. Map Set



CELLON CREEK

Rezoning Application – Justification Report

~~September 30, 2021~~

RESUBMITTED November 4, 2021

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

San Felasco Research Ventures, LLC

Prepared by:

CHW

PN# 21-0191

N:\2021\21-0191\Departments\02_Planning\Reports\RPT Cellon Creek REZ.docx

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: ~~September 30, 2021~~ November 4, 2021
Re: Cellon Creek – Rezoning Application

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> Mixed Use Development
<u>Description of Location:</u> 13270 block of US Highway 441	
<u>Parcel Number:</u> 05949-000-000	<u>Acres:</u> ±160.2 acres (ac) (Source: Alachua County Property Appraiser)
<u>Existing Future Land Use (FLU) Classification:</u> <i>Commercial</i> The Commercial land use category provides for general commercial uses. This is a land use category where large-scale, regional commercial uses may locate. <i>Community Commercial</i> The Community Commercial land use category provides for neighborhood- and community-scale goods and services, adjacent to residential areas. <i>High Density Residential (8-15 du/ac)</i> The High Density Residential land use category provides for residential development up to 15 dwelling units per acre, as well as complementary nonresidential uses. <i>Moderate Density Residential (0-4 du/ac)</i> The Moderate Density Residential land use category provides for residential development up to 4 dwelling units per acre.	<u>Proposed FLU Classification:</u> <i>Corporate Park</i> The Corporate Park land use category is the City's mixed-use land use category. It is intended to provide for a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. This land use category is meant to provide an appropriate location for mixed-use, office-oriented development, and foster growth of established industries within the City.
<u>Existing Zoning District:</u> <i>A: Agriculture (0.2 du/ac)</i> 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	<u>Proposed Zoning District:</u> <i>CP: Corporate Park (4 du/ac)</i> The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements.

1. Executive Summary

through the use of the Conservation Subdivision option.	Flex space allows a developer to establish different combinations of uses on a site over time.
<u>Existing Max. Permitted Density/Intensity:</u> Density: $\pm 160.2 \text{ acres} * 0.2 \text{ du/ac} = \pm 32 \text{ dwelling units}$	<u>Proposed Max. Permitted Density/Intensity:</u> Density: $\pm 160.2 \text{ ac} * 4 \text{ du/ac} = \pm 640 \text{ dwelling units}$ Intensity: $\pm 160.2 \text{ ac} * 0.5 \text{ FAR} = \pm 3,489,156 \text{ square feet}$
<u>Net Change</u> This Rezoning application may allow up to ± 608 additional <i>gross</i> dwelling units and up to $\pm 3,489,156$ <i>gross</i> square feet of additional nonresidential use compared to what is currently permitted by the existing Agriculture (A) zoning district. It should be noted, the existing zoning category of Agriculture is not consistent with the underlying four (4) land use classifications. Following the previous LsCPA in approximately 2010, the owner explored the options of a Planned Development zoning category but did not obtain a rezoning.	

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone Alachua County tax parcel 05949-000-000 from Agriculture (A) to Corporate Park (CP). The subject parcel is located along US 441, southeast of Cellon Creek Boulevard. An aerial is provided as **Figure 1** that shows the site's exact location and conditions. It should be noted, the existing zoning category of Agriculture is not consistent with the underlying four (4) land use classifications. Following the previous Ls-CPA in approximately 2010, the owner explored the options of a Planned Development zoning category but did not obtain a rezoning.



Figure 1: Aerial Map

This application is submitted concurrently with a Large-scale Comprehensive Plan Amendment (LsCPA) application, requesting to change the site's existing Future Land Use (FLU) classification to Corporate Park. The intent of this request is to appropriately entitle the project site to implement the Corporate Park FLU, with the ultimate intent of creating a mixed-use project that will provide a variety of opportunities for businesses in a range of disciplines to thrive, as well as complimentary residential development.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3**. The proposed Zoning District is illustrated in **Figure 5**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	US 441 ROW; Industrial	US 441 ROW; Industrial Light and Warehousing (ILW)
East	Commercial; Moderate Density Residential; Conservation	Commercial, Intensive (CI); Planned Development-Residential (PD-R)
South	Conservation	Conservation (CSV)
West	Cellon Creek Boulevard ROW; Industrial; Agriculture; Conservation	Cellon Creek Boulevard ROW; ILW; Agriculture (A)

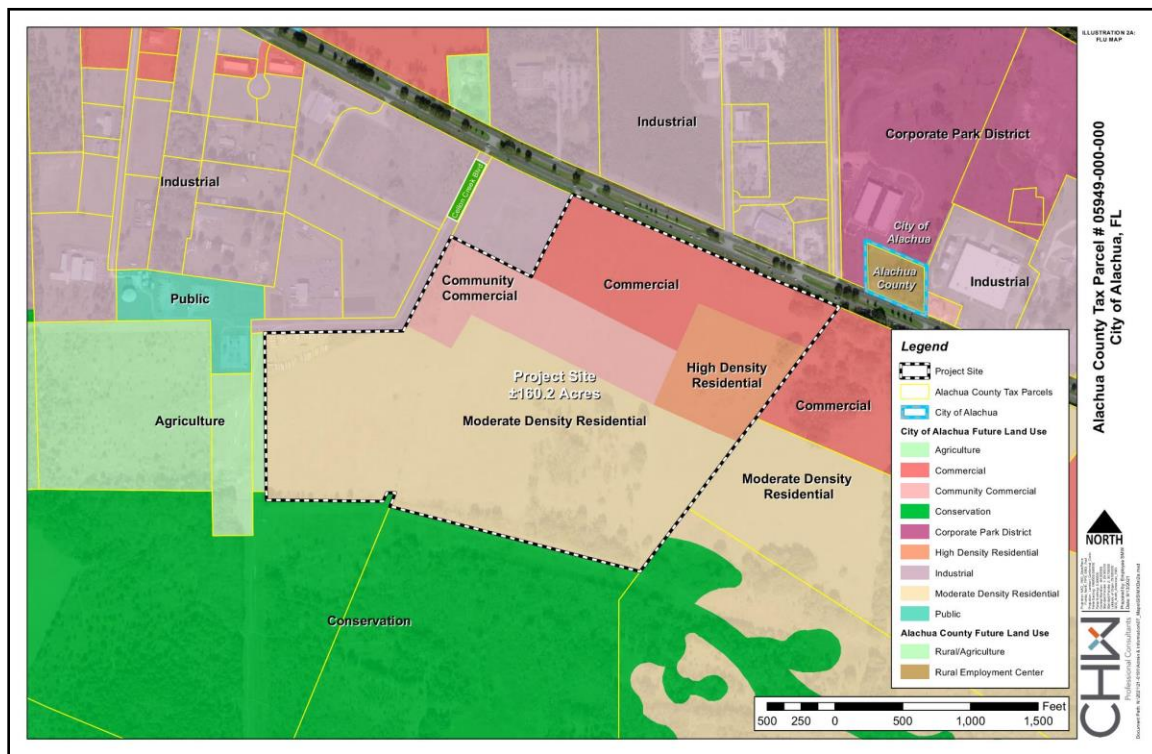


Figure 2: Existing Future Land Use Map

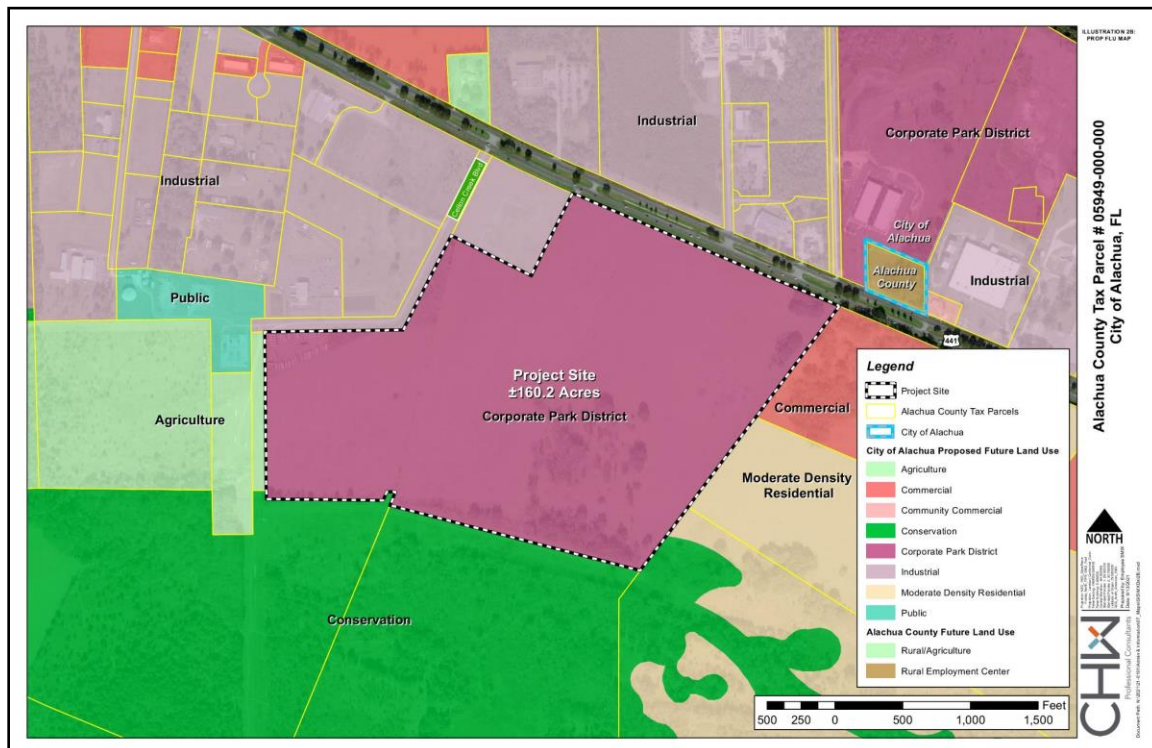


Figure 3: Proposed Future Land Use Map

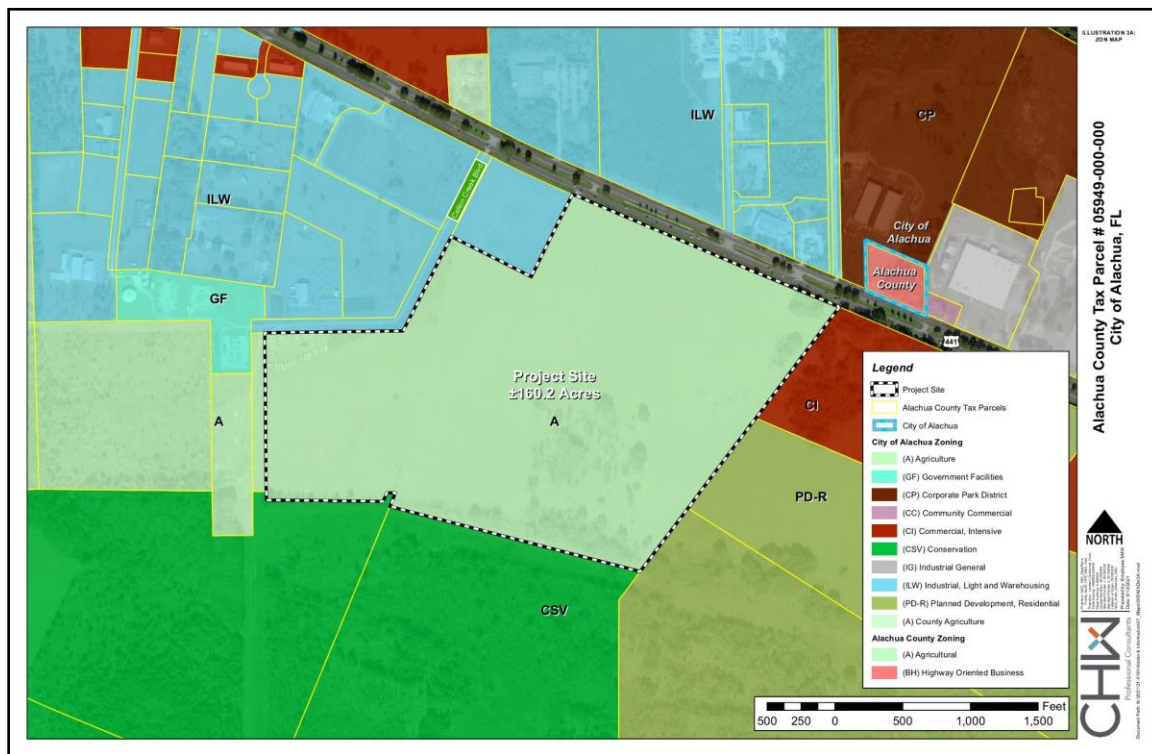


Figure 4: Existing Zoning Map

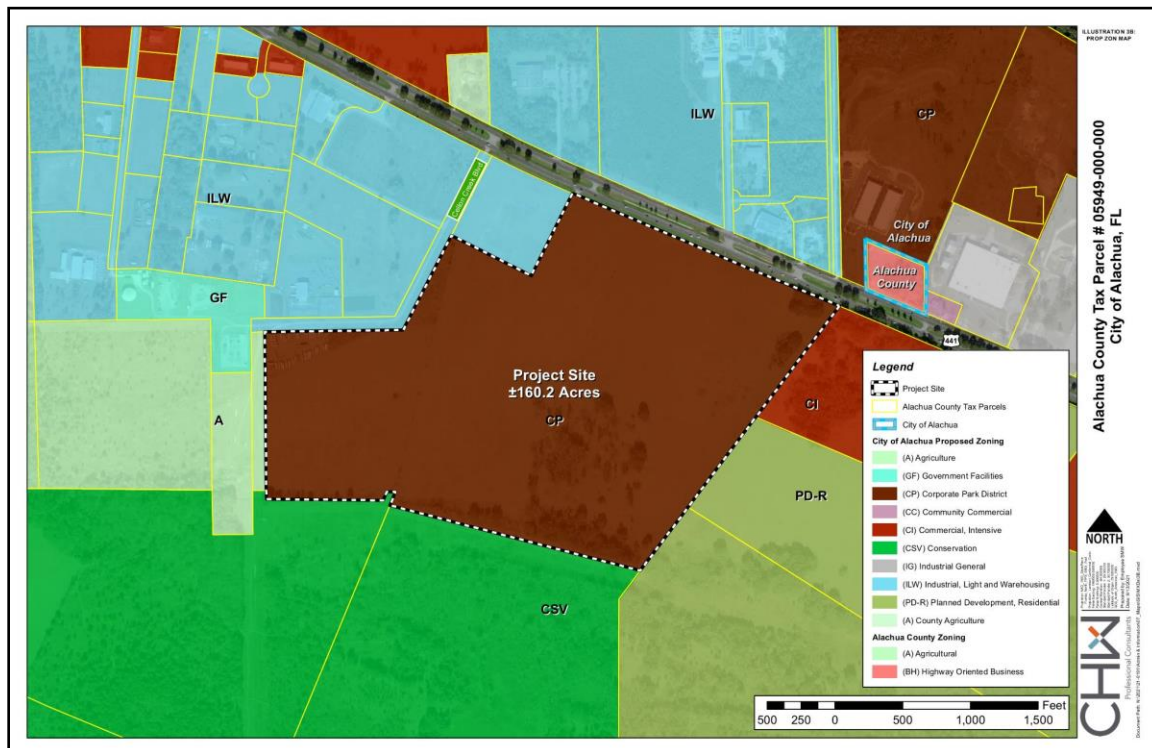


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This Rezoning application requests to change the ±160.2-acre site's zoning designation from Agriculture (A) to Corporate Park (CP). Approval of this application will change the site's maximum permitted density and intensity.

Existing maximum density and intensity, proposed maximum density and intensity, and a realistic expectation of density and intensity for the project site are as follows:

Table 2. Existing and Proposed Maximum Density and Intensity Comparison

Existing Maximum Permitted Density <i>A Zoning District</i>	Proposed Maximum Permitted Density <i>Corporate Park</i>	Realistic Expectation of Density¹ <i>Corporate Park</i>
±160.2 acres * 0.2 du/ac = ±32 dwelling units	±160.2 ac * 4 du/ac = ±640 dwelling units	±160.2 ac * 4 du/ac = ±640 dwelling units
Existing Maximum Permitted Intensity <i>A Zoning District</i>	Proposed Maximum Permitted Intensity <i>Corporate Park</i>	Realistic Expectation of Intensity¹ <i>Corporate Park</i>
-	±160.2 ac * 0.5 FAR = ±3,489,156 square feet	±40.05 ac * 0.5 FAR = ±872,289 square feet
<u>Net Change</u> This rezoning application may allow up to ±608 additional gross dwelling units and up to ±3,489,156 additional gross square feet of nonresidential use compared to what is currently allowed by the existing land use classifications upon the property. <i>While this increase in dwelling units and nonresidential square footage may be allowed by the requested FLU classification, such increases are not anticipated to be realized in development of the project site.</i>		

1. To calculate the realistic expectation for development of the site, density calculation was based on the entire gross acreage of the project site, and intensity calculation was based on an assumption that 25% of the project site will be devoted to nonresidential uses.

While the following section reflects the maximum theoretical density and intensity *possible* under the requested FLU classification, the figures utilized for the sake of theoretical analysis are unlikely to be achieved in subsequent development of the property. Factors such as roadways, setbacks, buffers, and other components necessary within developments of this size must be taken into account when development occurs. The impact of market forces on development must also be considered, as well as the influence of community character. These factors will greatly reduce actual yield in development of the site.

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).

Table 3: Trip Generation

Land Use	ITE LU Code	Variable Dwelling Units, KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Existing									
Single-Family Detached	210	32	364	28	7	21	34	21	13
Practicable									
Single-Family Detached	210	320	3,032	232	58	174	310	195	115
Multifamily Housing (Low-Rise)	220	320	2,378	144	33	111	166	105	61
General Office Building	710	436.14	4,428	436	375	61	461	74	387
Research and Development Center ¹	760	436.14	4,911	183	137	46	214	32	182
Practicable Net Total			14,749	995	603	392	1,151	406	745
Proposed ²									
General Office Building	710	1,744.58	16,989	1,666	1,433	233	1,722	276	1,446
Research and Development Center ²	760	1,744.58	19,644	733	550	183	855	128	727
Proposed Net Total			36,633	2,399	1,983	416	2,577	404	2,173
Net Total Difference			36,269	2,371	1,976	395	2,543	383	2,160

Source: ITE Trip Generation 10th Edition

1. The average rate was used as opposed to the fitted curve equation, under all scenarios of the Research and Development land use, since the proposed land use is outside of the ITE trip generation study area.
2. Per the advisement of City staff in the October 21, 2021, Project Assistance Team (PAT) Meeting for this application, only the 0.5 FAR intensity was used to calculate the maximum potential trips generated.

Conclusion: Approval of this rezoning application results in a potential for the number of trips generated by the proposed zoning district to be larger than the number of trips generated by the existing zoning district.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are those on which the development's potential impacts are 5% or greater of the Maximum Service Volume (MSV) of the roadway, as well as all roadway segments located partially or wholly within one-half mile of the developments ingress/egress. Based on this, affected roadway segments were determined to be Segment 3, Segment 4, Segment 5, Segment 6, Segment 8, Segment 9, Segment 11, Segment 13, Segment 14, and Segment 15. **Tables 4** calculates projected impacts on these roadway segments.

Table 4: Projected Impacts on Affected Roadway Segments

Traffic System Category	Segment 3		Segment 4		Segment 5		Segment 6		Segment 8		Segment 9		Segment 11		Segment 13		Segment 14		Segment 15	
	US 441		US 441		US 441		US 441		SR 235		SR 235		CR 235		CR 241		CR 2054 West		CR 2054 East	
	From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From NW 143rd Place to South City Limit		From CR 235 to South City Limit		From SR 235 to West City Limit		From SR 235 to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume ¹	43,000	3,870	45,700	4,110	39,000	3,510	39,000	3,510	14,400	1,290	1,440	1,290	15,120	1,359	20,880	1,881	15,120	1,359	15,120	1,359
Existing Traffic ¹	23,536	2,118	20,435	1,941	24,204	2,299	30,111	2,861	10,180	967	8,054	765	5,672	539	6,025	572	2,930	278	3,425	325
Reserved Trips ¹	2,317	196	5,375	509	3,430	309	3,197	293	157	41	167	21	79	13	0	0	0	0	2,157	158
Available Capacity ¹	17,147	1,556	19,890	1,660	11,366	902	5,692	356	4,063	282	6,179	504	9,369	807	14,855	1,309	12,190	1,081	9,538	876
Projected Trip Generation ²	18,317	1,289	36,633	2,577	7,327	515	3,663	258	1,832	129	1,832	129	1,832	129	3,663	258	1,832	129	3,663	258
Residual Capacity with Application Approval	-1,170	268	-16,743	-917	4,039	387	2,029	98	2,231	153	4,347	375	7,537	678	11,192	1,051	10,358	952	5,875	618

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Projected trip distribution percentage is estimated to be 50% for Segment 3; 100% for Segment 4; 20% for Segment 5; 10% for Segment 6; 5% for Segment 8; 5% for Segment 9; 5% for Segment 11; 10% for Segment 13; 5% for Segment 14; and 10% for Segment 15.

Conclusion: When assessing the maximum theoretical development potential in the rezoning application upon affected roadway segments, the vast majority of segments are projected to maintain residual capacity. The residual capacity of two segments—Segment 3 and Segment 4—is shown to be deficient in Table 4, indicating that, were the project site to be developed at its maximum theoretical development potential, the number of trips generated has the potential to exceed the residual capacity of the roadway segments listed in the June 2021 Development Monitoring Report. In reality, development of this type will produce fewer trips than the maximum theoretical amount, due to factors such as roadways, setbacks, buffers, and other components necessary for the development, as well as the influence of market forces and community character. In addition, because this project represents a multi-year implementation, it is envisioned additional transportation options will emerge during the project's lifetime.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's **maximum** development potential.

Table 5: 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	523,373.4
Residual Capacity after Proposed Project	319,675.6

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Source: Chapter 64-E, F.A.C.

a. Formula used: 3,489,156 sq. ft. * 15 gallons per 100 sq. ft. of floor space = 523,373.4 sq. ft.

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential impacts from approval of this application *will not* negatively impact the City's adopted LOS for potable water.

For the sake of conducting concurrency calculations with the maximum theoretical development potential of the site, the highest possible density and intensity for the project site were utilized in this projected impact determination. In reality, these numbers are unlikely to be achieved or desired in development of the site, and the realistic impacts on potable water infrastructure will be lower.

Table 6: 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	523,373.4
Residual Capacity after Proposed Project	161,886.6

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Source: City of Alachua Chapter 64-E, F.A.C.

a. Formula used: 3,489,156 sq. ft. * 15 gallons per 100 sq. ft. of floor space = 523,373.4 sq. ft.

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential impacts from approval of this application *will not* negatively impact the City's adopted LOS for sanitary sewer.

For the sake of conducting concurrency calculations with the maximum theoretical development potential of the site, the highest possible density and intensity for the project site were utilized in this projected impact determination. In reality, these numbers are unlikely to be achieved or desired in development of the site, and the realistic impacts on sanitary sewer infrastructure will be lower.

Table 7: 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		7,641.25

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. 72

a. Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} * 3,489,156 \text{ sq. ft.}) * 365) / 2,000 = 7,641.25$

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, the potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

For the sake of conducting concurrency calculations with the maximum theoretical development potential of the site, the highest possible density and intensity for the project site were utilized in this projected impact determination. In reality, these numbers are unlikely to be achieved or desired in development of the site, and the realistic impacts on solid waste infrastructure will be lower.

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 8: Projected Public School Demand

Land Use	Units ¹	Elem.		Middle		High	
		Rate ²	Total	Rate ²	Total	Rate ²	Total
Single-Family Residential	320	0.15	48	0.07	23	0.09	29
Multi-family Residential	320	0.09	29	0.03	10	0.03	10
Total	640	-	77	-	33	-	39

1. Units for proposed land use calculated based on gross acreage of project site. This calculation assumes 50% of gross density devoted to single-family residential use and 50% of gross density devoted to multi-family residential use.

2. Source: City of Alachua June 2021 Development Monitoring Report.

Conclusion: The potential impacts from approval of this application *will not* negatively impact the Public School System.

Table 9: 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 Acreage ¹	80.93
Proposed Recreational Impact ²	8.32
Residual Recreational Capacity After Proposed Development	72.61

1. Source: City of Alachua June 2021 Development Monitoring Report

2. Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 640 units * 2.6 persons per du * (5 acres/1,000 persons)

Conclusion: The City of Alachua and surrounding areas currently possess considerable acreage for local recreation activities. Thus, the intended mixed-use 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 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

Objective 1.4: Corporate Park

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

1. provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses; and

The project site location, in close proximity to Progress Park, Convergence Research Park, San Felasco Tech City, and other nonresidential as well as residential developments, is an appropriate location for the mixed-use development ultimately intended. This rezoning application, as well as the associated LsCPA, would appropriately entitle the project site to meet the area's development patterns, foster the growth of the City of Alachua's industries, expand employment opportunities, and address the City of Alachua's growing housing need proactively.

2. Provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

The development made possible by this rezoning, and its associated LsCPA, will vastly expand the types of nonresidential uses permitted on the property, thus expanding employment opportunities to the citizens of Alachua and the North Central Florida Region.

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

The development made possible by this rezoning will include a mixture of nonresidential and residential uses. The site will be developed in a manner compatible with its neighbors in scale, massing, density, and intensity, one such example being the San Felasco Tech City to the north, across US 441.

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

Development on the project site, made possible by the requested LsCPA and rezoning, will be designed to work with nature, offering open space, pedestrian friendly features, and connections between uses. Development will be compatible with other surrounding developments, including the higher-intensity uses along US 441 and the moderate-density residential uses nearby. Development of the site will also work to be visually and environmentally compatible with the San Felasco Hammock Preserve State Park, with adequate consideration of the impacts of development on preservation and management efforts of the Preserve.

Policy 1.4.c: Non-residential Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio (F.A.R.) for parcels 5 acres or greater, 0.75 F.A.R. for parcels less than 5 acres but greater than 1 acre, and 1.0 F.A.R. for parcels 1 acre or less.

Development of the project site will adhere to the 0.50 FAR maximum standard. This is taken into consideration in Section 3 of this report.

Policy 1.4.d: Development within the Corporate Park land use category that consists of greater than 50 acres of contiguous land may provide clustered residential development. Residential uses within the Corporate Park land use category shall be limited to a gross density of 4 dwelling units per gross acre. Residential development must be developed consistent with the specific criteria identified within the Land Development Regulations for residential development in the Corporate Park zoning district.

Residential development of the project site will adhere to the gross density limit of 4 dwelling units per gross acre and be developed in a manner consistent with the specific criteria of the city’s Land Development Regulations.

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

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

Type of Use	Max. Area: Manufacturing Area/Storage	Maximum Building Size	Maximum Building Area Coverage
Regional Warehouse	None permitted	100,000 sq. ft.	50%
Manufacturing/assembly	75% of total area	100,000 sq. ft.	40%

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

Type of Flex	Maximum Building Size	Max. Area: Manufacturing	Maximum Area: Warehousing	Maximum Building Area Coverage
Research and Development	150,000 sq. ft.	75% of total area	75% of total area	50%
Office Showroom	150,000 sq. ft.	None permitted	60% warehousing / 20% retail showroom	50%
Multitenant	120,000 sq. ft.	None permitted	60% retail / 40% warehousing	50%

If development on the property subsequent to this application approval includes the uses described by this policy, it will adhere to these standards.

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;
3. Open space provisions and balance of proportion between gross floor area and site size;
4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design;
11. Corporate Park uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, a 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less; and,
12. Complementary residential uses.

The development that will be made possible by the requested rezoning and associated LsCPA will adhere to all performance standards for the Corporate Park FLU

classification. The end result will exemplify the Corporate Park FLU classification and zoning district, with a mixed-use development that offers integrated, safe access and mobility for multiple travel modes; generous open space; and adequate buffering for its neighbors.

Objective 2.4: Landscaping and Tree Protection Standards

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as to protect exceptional specimens and champion trees.

Any development on the project site occurring subsequent to these applications' approval will adhere to the policies within this objective.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

The Corporate Park FLU, requested in a concurrently-submitted LsCPA application, is the City of Alachua's mixed use land use category, focused on employment-based development. It allows a range of uses that may be co-located; a moderate density of up to 4 dwelling units per acre, achievable in a variety of residential forms; as well as a moderate intensity of up to 0.5 FAR. The FLU category is designed to discourage the proliferation of urban sprawl.

The associated Corporate Park zoning district, requested by this application, implements the Corporate Park FLU category, regulating a built form that will further discourage the proliferation of urban sprawl.

Chapter 163.317(6)(a)9.a. and b., Florida Statutes, is addressed in detail in Section 5 of the justification report included as part of the concurrently-submitted LsCPA application.

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 for this application will be infill development. The property, currently vacant land, sits in a central location on US 441, a roadway designated as the City of Alachua's Corporate Corridor. It is surrounded by various local, regional, and national nonresidential uses along the corridor, including but not limited to Phoenix Commercial Park, Novabone, Southern Custom, Helena Chemical, and the San Felasco Tech City. Development of the site, made possible through the requested Comprehensive Plan amendment and zoning change, will facilitate development of the site, filling in this gap along the Corporate Corridor. Furthermore, the Corporate Park FLU and zoning specifically will allow development of the site with a mixture of uses complementary to the area—both commercial and service uses that contribute to the City's various industries, and complementary residential uses that will place more City residents proximate to retail, service, and job opportunities.

The unique character of surrounding neighborhoods will be protected in the process, and the developments resulting from this rezoning will be complementary to existing surrounding commercial developments. The resulting development will provide a safe,

mixed-use environment for both residents and those that come to the site for work opportunities.

The requested zoning district will also enhance economic vitality and cultural diversity by expanding what is possible for the property; expanding employment opportunities within the City of Alachua; expanding housing opportunity in the City of Alachua; and creating a space for new businesses to thrive.

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 wetlands on the project site, and certain portions of the site are within FEMA floodplain. These natural features will be protected from development in accordance with all relevant regulations. The topography and soils onsite are suitable to mixed-use development.

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes south/southwest, away from US 441; this natural function will be retained to the maximum extent practicable.

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

There are currently eight (8) types of soils located onsite:

- **Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 0 to 5 Percent Slopes (Hydro. Group A)**
- **Pomona Sand, 0 to 2 Percent Slopes (Hydro. Group A/D)**
- **Lochloosa Fine Sand, 2 to 5 Percent Slopes (Hydro. Group A)**
- **Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group A)**
- **Lochloosa Fine Sand, 5 to 8 Percent Slopes (Hydro. Group B)**
- **Blichton Sand, 2 to 5 Percent Slopes (Hydro. Group C/D)**

Soil types will be considered as necessary during the course of site design and development.

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.

FEMA Flood Zone Areas are identified in the map set included with this submittal package. All pertinent requirements for development in flood prone areas will be adhered to in development of the site, subsequent to the requested Future Land Use amendment.

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.

Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements in development.

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

There are no known listed wildlife or plant species onsite. When development plans are submitted for the project site, a survey will be included per this policy requirement.

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

Section 3 of this report demonstrates the impacts that a maximum theoretical development scenario would have on available facilities and services. As explained in Section 3, no facilities and/or services will operate below the adopted level of service in a realistic development scenario.

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 impact City of Alachua facilities and 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 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 eight (8) types of soils located onsite:

- Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Millhopper Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Pomona Sand, 0 to 2 Percent Slopes (Hydro. Group A/D)
- Lochloosa Fine Sand, 2 to 5 Percent Slopes (Hydro. Group A)
- Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group A)
- Lochloosa Fine Sand, 5 to 8 Percent Slopes (Hydro. Group B)
- Blichton Sand, 2 to 5 Percent Slopes (Hydro. Group C/D)

Soils types will be considered as necessary during the course of site design and development.

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

Any wetlands found onsite will be adequately protected in development of the project site.

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.

The Corporate Park (CP) zoning district permits a wide variety of housing types, including cottage neighborhoods, live/work dwellings, multifamily dwellings, single-family detached and attached dwellings, townhouses, two- to four-family dwellings, and upper story dwellings.

This rezoning from Agricultural (A) to Corporate Park (CP) will help the City encourage development of a variety of housing types by implementing the appropriate land use designation and zoning district to accommodate a broad swath of housing choice.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

- (E) *Standards for site-specific amendments to the Official Zoning Atlas.* The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:
- (1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:
 - (a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, this application is submitted concurrently with a LsCPA application, requesting to change the project site's FLU to Corporate Park. The contents of that application further demonstrate consistency with the City's Comprehensive Plan.

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

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning district, Corporate Park, are addressed in detail.

- (c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The requested rezoning will result in a logical and orderly extension of the existing development pattern on the US 441 corridor and in the area, exemplified by developments such as the Progress Park, Convergence Research Park, and San Felasco Tech City. As the City of Alachua continues to grow, the need for commercial, office, and residential space grows with it. This rezoning will place appropriate entitlements on a large tract of land within the city to ensure development at the density, intensity, and scale necessary to meet the need can proactively occur.

The development to follow this rezoning will include residential dwelling units of various types, as well as nonresidential offerings to help foster the City of Alachua's growing industries and provide new space for businesses to start and to grow. The density of the dwelling units will be at a compatible scale to surrounding established neighborhoods, and the nonresidential components will allow for continued economic growth along the US Highway 441 transportation corridor, which has seen plentiful commercial development in recent years.

Finally, a ±82-acre tract of land northeast of the project site, across US 441, currently holds the CP zoning district, demonstrating that the project site is a suitable location for the CP zoning district and making the project site a logical site for expansion of the zoning district.

- (d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the creation of onsite premature development, but rather, onsite *proactive* development. This amendment seeks to put appropriate entitlements in place for an infill development opportunity in a largely developed area that has seen further development in recent years. Existing surrounding development includes, but is not limited to, the Phoenix Commercial Park, Novabone, San Felasco Tech City, and Southern Custom. As the City continues to grow in population and in industry, rezoning the property to the CP zoning district will put in place appropriate entitlements for a development that can help meet both residential and nonresidential demand in the coming years. This development will “fill in” ±160 currently vacant acres on the City of Alachua’s Corporate Corridor, complementing existing development and providing additional housing in the area.

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

As depicted in Figures 4 and 5 and conveyed in Table 1, the surrounding zoning districts to the project site include: Commercial Intensive (CI); Industrial, Light and Warehousing (ILW); Conservation (CSV); Planned Development—Residential (PD-R); and Corporate Park (CP). The uses permitted by the requested zoning district will allow the project site to be compatible with its neighbors fronting US 441, which have higher-intensity, commercially-oriented zoning districts, while not being disruptive or incompatible with its neighbors off of US 441 with less-intensive zoning districts.

This is possible with the CP zoning district due to its flexible design standards, mix of permitted dwelling unit types, and array of permitted nonresidential uses. The moderate-density, moderate-intensity CP zoning district will allow for a built form on the project site compatible with all neighbors.

The project site also neighbors the San Felasco Hammock Preserve State Park to the south. Site design will work with the natural landscape to ensure compatibility with this existing preservation area.

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

The proposed amendment will be compatible with existing surrounding development and character. While Section 3 of this report demonstrates the impacts on traffic and utility infrastructure if the site were to be developed at maximum potential, in reality, such development is not likely or practicable when factors such as setbacks, buffers, and supporting infrastructure are considered. A more realistic development scenario for the project site would have a lesser impact on the City’s utility infrastructure relative to what is demonstrated in Section 3. Any potential for adverse impacts on City infrastructure will be addressed proactively when a development program is underway.

The density and intensity of uses allowed by the CP zoning district, as well as the zoning district's regulations on issues of building height, bulk, noise, lights, and other such matters, are comparable to the project site's surroundings, ensuring no adverse effect on local character. Instead, this rezoning will allow the project site to have a positive effect on local character, through infill development of the Corporate Corridor that creates housing opportunity and economic growth.

This project represents infill development because the project site is a large, well-located piece of land on the US 441 corridor, surrounded by existing development, that currently sits vacant. The development made possible by the requested zoning change, as well as the concurrently submitted LsCPA, will bring a mixture of complementary residential, commercial, and service offerings to the property, and create adjacencies with nonresidential uses in the area, including the Phoenix Commercial Park, Novabone, VEMO Auto Auctions, and the San Felasco Tech 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 existing FLU classifications of the site—High Density Residential; Moderate Density Residential; Commercial; and Community Commercial—indicate a desire by the City for this area to be developed in an urban style, with a mix of residential and nonresidential uses. These FLU classifications were put in place before the Corporate Park FLU classification existed but share a similar intent—a mix of uses on one site, with a focus on expanding employment opportunities.

This rezoning will align the zoning district of the project site with the intentions the City has indicated it has for this area. This rezoning request is submitted concurrently with an LsCPA application to change the site's FLU classification to Corporate Park, consolidating the property into a unified, mixed-use FLU classification, focused on expanded employment opportunities.

Furthermore, the US 441 corridor is defined by a mixture of nonresidential and residential uses. Approval of this application to change the project site's existing zoning will allow the development of similar nonresidential uses along the corridor, as well as the development of residential uses within the project site.

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

The project site, which currently sits vacant, is in an area of the City experiencing growth, near the City's downtown core. Approval of this application will assist the City in limiting local sprawl by permitting a moderate density, moderate intensity, mixed use development within the City limits, with access to utility services. By locating employment opportunities and housing in this area, the development of the project site with the CP zoning district will actively discourage sprawl through mixed-use, urban infill development.

An urban sprawl analysis is submitted as part of the concurrently-submitted LsCPA application. This analysis details how the requested LsCPA and Zoning Atlas amendment do not meet the definition of urban sprawl, as defined in Ch. 163.3177, Florida Statutes.

- (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 project site sits on US 441 across from property currently zoned CP. Furthermore, the project site abuts property with related zoning districts, including the Commercial, Intensive (CI) zoning district; the Industrial, Light and Warehousing (ILW) zoning district, and the Planned Development—Residential (PD-R) zoning district. These zoning districts include a mix of uses reflective of what the CP zoning district allows. Rezoning the project site to CP will not create a spot zoning, but instead, will allow the property to be developed in a manner compatible with all of its neighbors, both in terms of the commercial intensity of the US 441 corridor, and the residential density of the surrounding community.

- (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 in an area with existing utility facilities. For electric service, there are primary overhead electric lines on Cellon Creek Boulevard to the west and US 441 to the north. For water services, there is a 16" water main on US 441. For wastewater services, there is a 10" force main along US 441, an 8" gravity main to the west of the site, and a Lift Station at the northwest corner of the project site. A cursory assessment by Public Services staff indicates no expected major issues with development of the site. When a development program is underway, a more thorough investigation of capacity will be done. It will be ensured that any potential for adverse impacts to city infrastructure and utilities is mitigated appropriately.

- (k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significant adverse impacts on the natural environment. The development made possible by this request will be engineered and designed to work alongside the area's rich environmental features, rather than in opposition to them. For example, stormwater management facilities will respect the site's natural topography by draining to the lowest portions of the site. In addition, local noise and lighting pollution will be minimized to the maximum extent practicable, as the subsequent mixed-use development will be compatible with surrounding nonresidential and residential developments.

Compatibility with surrounding development, as well as surrounding natural features, will be ensured through the development of the project site in a gradient of density and intensity. The highest intensity of purely commercial development will be located in the northern portion of the project site, proximate to US 441. South of this development, more centrally located in the project site, will be a mixture of residential and nonresidential uses. South of this mixture of uses will be exclusively residential development. At the southernmost area of the project site, in the area closest to the San Felasco Hammock Preserve State Park, will be the lowest density residential development of the entire development. This gradient, gradually decreasing density and

intensity in proximity to protected natural resources, will help ensure compatibility with surrounding natural areas.

Compatibility with surrounding and internal natural features will be further ensured through adherence to the regulations detailed in City of Alachua Land Development Regulations Article 6 and City of Alachua Comprehensive Plan Conservation and Open Space Element. These include, but are not limited to, adequate buffering of wetlands as detailed in Conservation and Open Space Element Policy 1.10.g; adequate buffering of surface waters as detailed in Conservation and Open Space Element Policy 1.12.d.; and appropriate development within special flood hazard areas as detailed in Conservation and Open Space Element Policy 1.12.f.

Sec. 3.5.2 – Business District Specific Purposes.

(F) CP, Corporate Park District.

- 1) The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, and supporting retail. Complementary residential uses may also be permitted within the CP District as set forth in Subsection 3.5.2(F)(2). By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.

The intended development to follow the proposed rezoning will align with the intent of the CP District. The development will provide a host of nonresidential offerings for the City's burgeoning industries, as well as office and retail space. There will also be complementary residential uses, to enable residents of the community to live, work, and play in a compact, mixed-use environment.

- 2) *Residential development criteria.* Development within the CP District that consists of greater than 50 acres of contiguous land may provide complementary residential development. Residential development within the CP District shall comply with the performance standards set forth in subsections(a) – (e) below and with the dimensional standards and maximum gross residential density as set forth in Table 5.1-3.

The project site is ±160.2 acres. Thus, development of the property can provide complementary residential development. Residential development on the project site will adhere to all performance standards as set forth in subsections 3.5.2.(F)(2)(a) – (e), as well as the dimensional and density standards as set forth in Table 5.1-3.

- a. In order to ensure that the purpose and intent of the CP District is achieved, development within the Corporate Park zoning district that includes residential uses as permitted by this subsection shall include a functional mix of residential and non-residential uses. The number of residential units within the CP District shall be limited. A final development order for residential units shall not be granted unless the minimum floor area of non-residential uses as set forth in Table 3.5-1, Residential to Non-Residential Ratios within the CP District, has been constructed within the CP District, or shall be constructed concurrent with residential units as a part of a mixed-use development.

Table 3.5-1, Residential to Non-residential Ratios within the CP District	
Number of Residential Units	Minimum Floor Area of Non-residential Uses
1-199	0 square feet
200-299	37,500 square feet
300-399	75,000 square feet
400-499	150,000 square feet
500-599	250,000 square feet
600-699	375,000 square feet
700-999	500,000 square feet
1,000 or more	700,000 square feet

Section 3 of this report demonstrates a development scenario in which the minimum nonresidential floor area is met and exceeded, per the above table. This scenario is reflective of a maximum theoretical development scenario. The numbers utilized in this theoretical analysis are not likely to be feasible in development of the project site. The required ratios of this section will be met in development.

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

Per available Alachua County Property Appraiser data, no land abutting the project site is in common ownership with the project site.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts										
District and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft)	Max. Lot Coverage	Max. FAR	Max. Gross Residential Density (DU/acre)
	Min. Area (sq. ft.)	Min. Width (sq. ft.)	Front (ft)	Side (ft)	Rear(ft)	Wetland and Watercourse (ft)				
CP										
Dwelling, Single-family residential	3,500 See note [6]	40 See note [6]	20 See note [7]	5 for each See note [7]	10 See note [7]	Sec. 5.2.2(B)	65	60%	N/A	4
Dwelling, single-family attached, townhouse, and multiple-family	2,700 See note [6]	30 See note [6]	10 See note [7]	5 for each building side See note [7]	10 See note [7]					
Cottage Home	2,700 See note [6]	30 See note [6]	5 See notes [7], [9]	5 for each building side See not [7]	10 See notes [7], [9]		35	70%		
All other uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none			100 See note [8]	None	See note [8]	N/A
Notes:										
[1] The maximum lot coverage in the OR district may be increased up to 65 percent by the provision of three or more upper story dwelling units above retail or office uses, provided such units are deed-restricted as affordable housing for low-income residents. The maximum lot coverage for cottage homes shall be measured over the entire cottage neighborhood, not individual lots.										
[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low-income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.										
[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.										
[4] Residential uses in the CP District shall be consistent with the criteria specified in Section 3.5.2(F).										
[5] Front setbacks shall be consistent with the definition of "yard, front" as provided in Subsection 5.2.2(A)(7).										
[6] Lot dimensional standards apply only to individual platted lots.										
[7] Building setbacks apply only to individual platted lots or if no platting is proposed, the setback standards apply to the project perimeter. However, all building separation requirements specified in the Florida Building Code are applicable. As used within Table 5.1-3, "project" shall mean all contiguous land zoned CP.										
[8] The maximum height for structures in the CI and CP zoning districts may be increased up to a maximum of 200 feet using the Special Exception process consistent with the applicable standards found in Sections 2.4.4(D) and 5.2.3(B)).										
[9] If a garage is provided, then the garage face shall be set back a minimum 20-feet to prevent parked vehicles from blocking the sidewalk.										

The development program made possible by this rezoning request will adhere to all pertinent development standards of the CP district.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
- 8. Public School Student Generation Form**
9. Map Set



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): Seth Wood Title: Project Planner

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua

State: FL

ZIP: 32615

Telephone: 352-331-1976

FAX: 352-331-1976

e-mail: sethw@chw-inc.com

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

Name of Owner (title holder): University of Florida Foundation, Inc

Mailing Address: PO Box 14425

City: Gainesville

State: Florida

ZIP: 32604

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

B. PROJECT

1. Project Name: Cellon Creek

2. Address of Subject Property: _____

3. Parcel ID Number(s): 05949-000-000

4. Section 00 Township 08 Range 19 Grant Fernandez Acreage: 160.2

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Commercial; Community Commercial; Moderate Density Residential; High Density Residential

7. Zoning Designation: Agricultural (A)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 320

☒ Multi-Family Residential

Number of Units 320

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

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

☒ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	320	units	x	0.15	Elementary School Multiplier*	48	Student Stations**
Middle School	320	units	x	0.07	Middle School Multiplier*	23	Student Stations**
High School	320	units	x	0.09	High School Multiplier*	29	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	320	units	x	0.09	Elementary School Multiplier*	29	Student Stations**
Middle School	320	units	x	0.03	Middle School Multiplier*	10	Student Stations**
High School	320	units	x	0.03	High School Multiplier*	10	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments/Programs/DepartmentsAF/D thru F/FacilitiesMainConstr/Local Certification Packets/City of Alachua](http://www.sbac.edu/pages/ACPS/Departments/Programs/DepartmentsAF/D%20thru%20F/FacilitiesMainConstr/Local%20Certification%20Packets/City%20of%20Alachua)

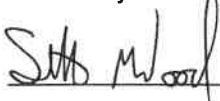
** Round to the nearest whole number

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

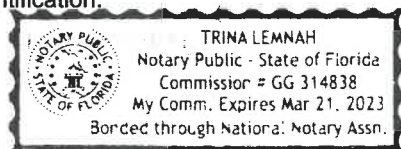
SETH WOOD
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of October, 2021, by Seth wood

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




 Signature of Notary Public, State of Florida

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

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423

Date: _____

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8. Public School Student Generation Form
9. **Map Set**

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Alachua County Tax Parcel # 05949-000-000
City of Alachua, FL



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Date: 9/13/2021



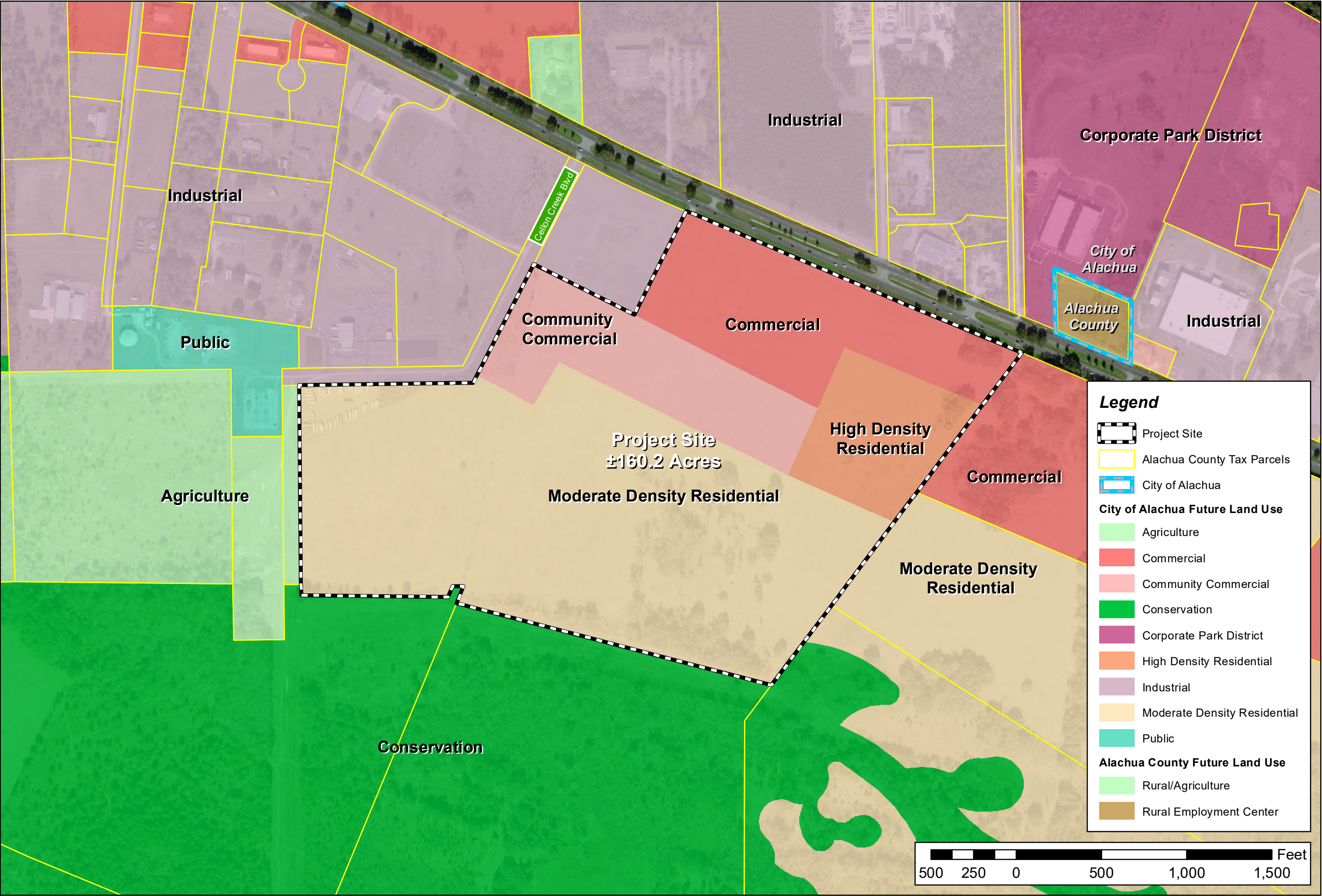


ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcel # 05949-000-000
City of Alachua, FL

Legend

 Project Site

 Alachua County Tax Parcels

 City of Alachua

City of Alachua Future Land Use

 Agriculture

 Commercial

 Community Commercial

 Conservation

 Corporate Park District

 High Density Residential

 Industrial

 Moderate Density Residential

 Public

Alachua County Future Land Use

 Rural/Agriculture

 Rural Employment Center

**NORTH**

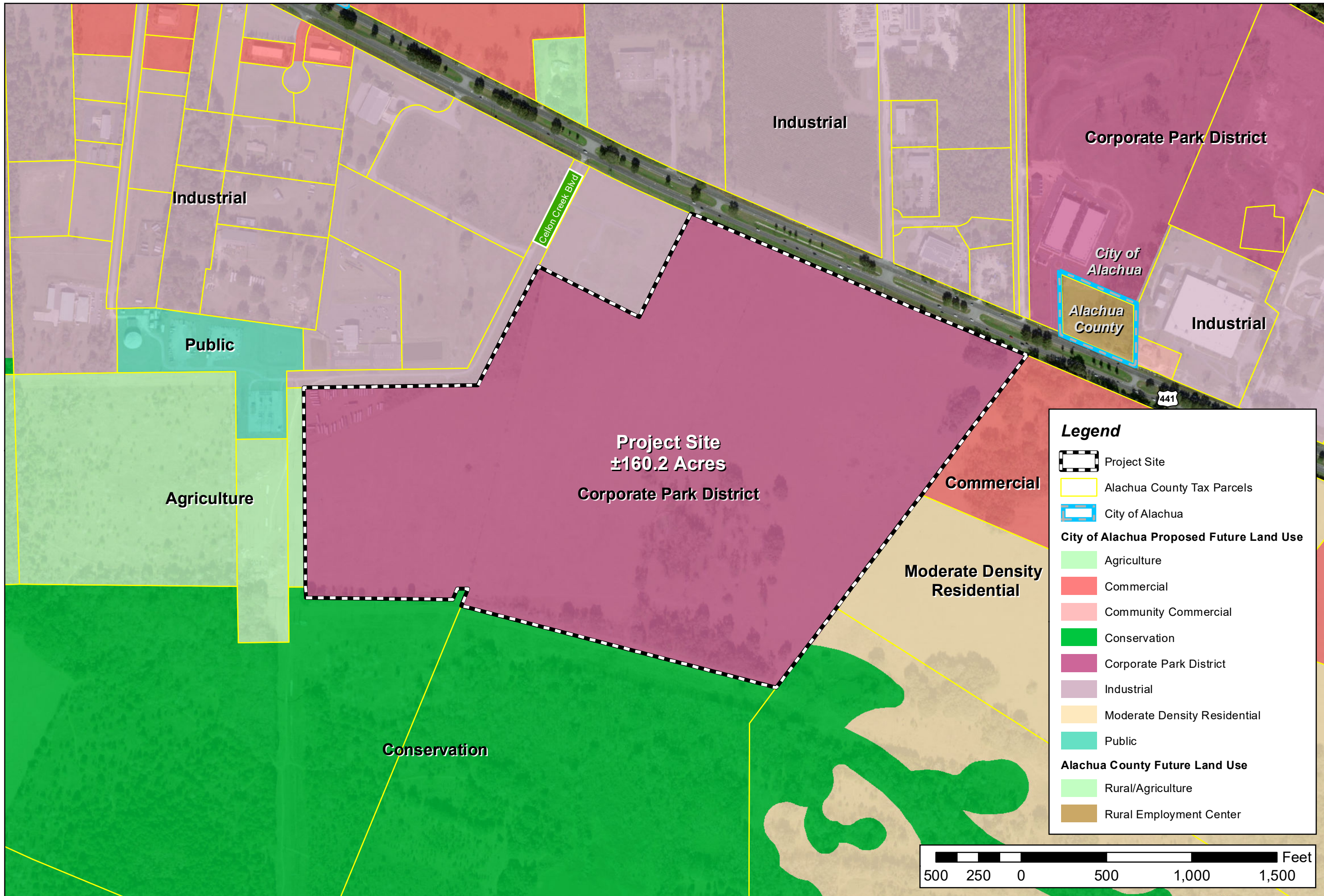
**CHN**
Professional Consultants

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Date: 9/13/2021



Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

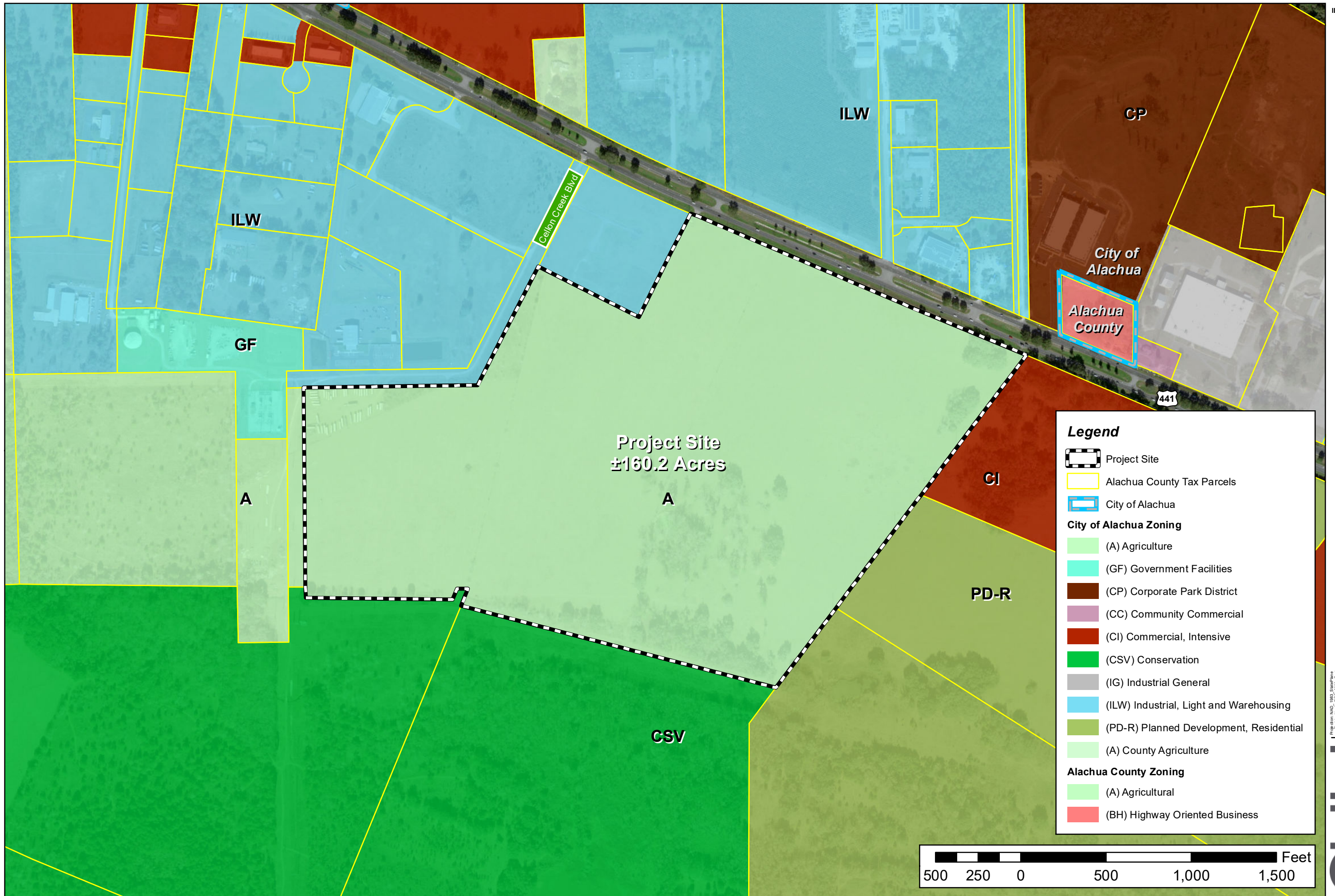
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- Commercial
- Community Commercial
- Conservation
- Corporate Park District
- Industrial
- Moderate Density Residential
- Public

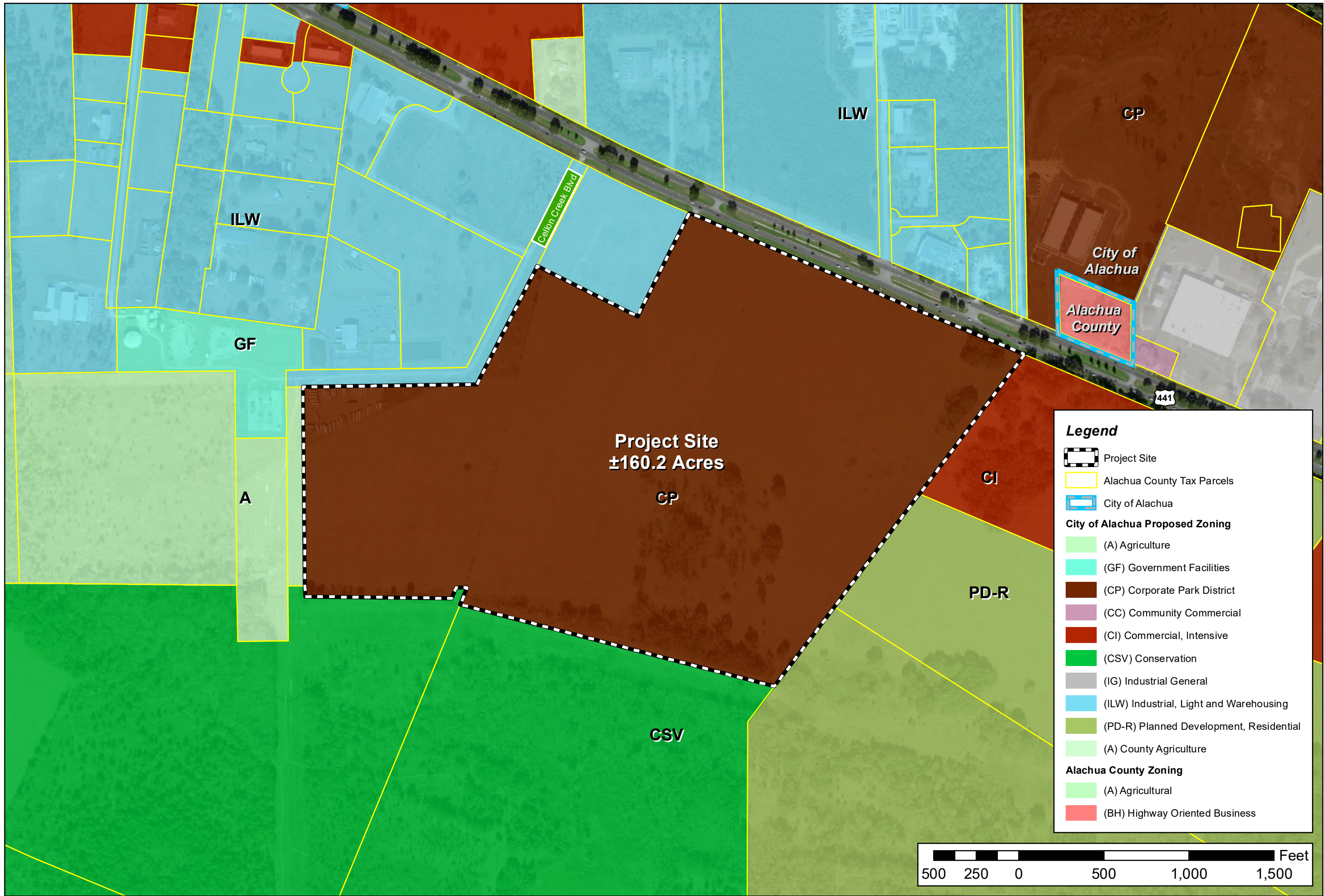
Alachua County Future Land Use

- Rural/Agriculture
- Rural Employment Center



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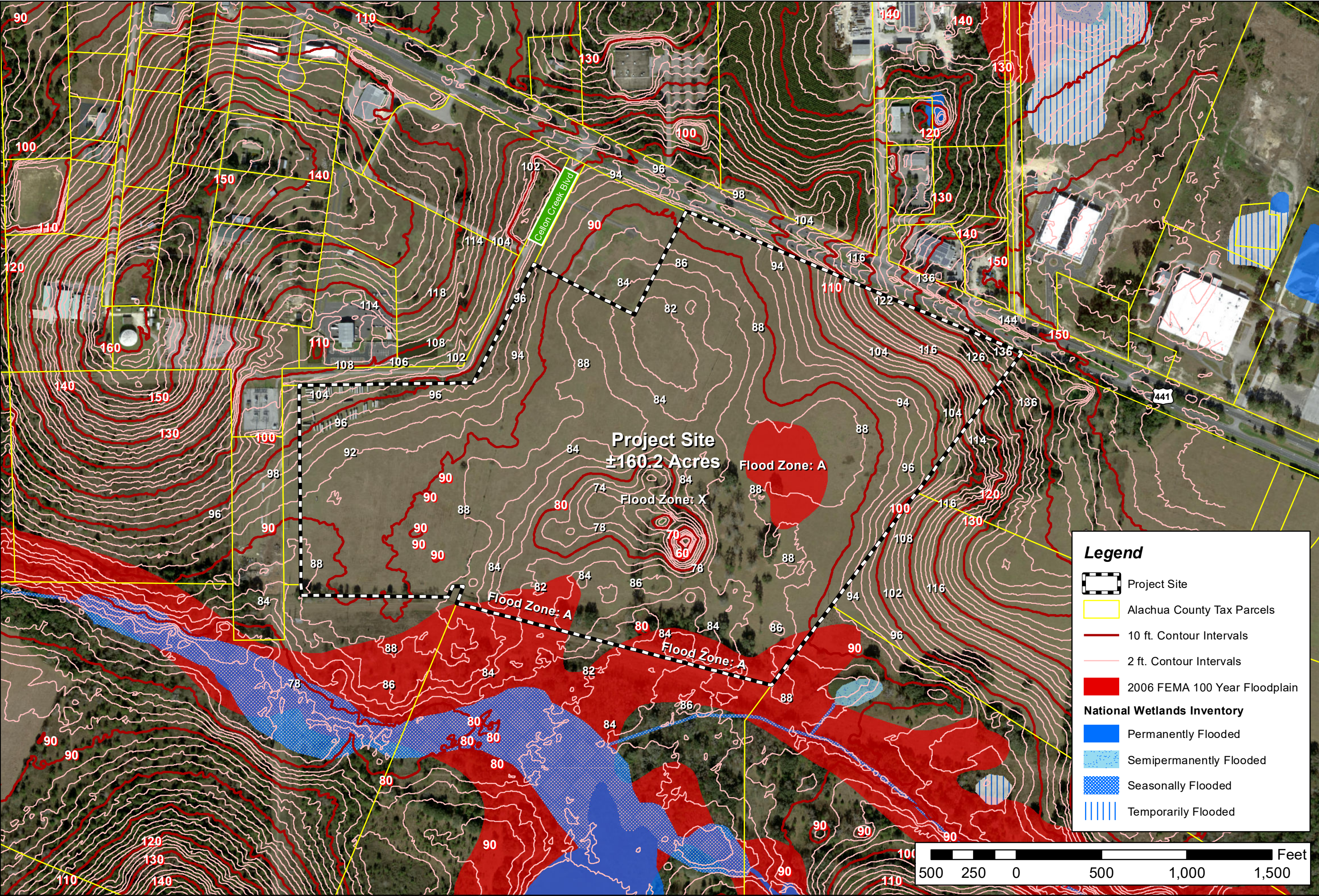


ILLUSTRATION 4:
ENV MAP

Alachua County Tax Parcel # 05949-000-000
City of Alachua, FL

Legend

- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals
- 2006 FEMA 100 Year Floodplain

National Wetlands Inventory

- Permanently Flooded
- Semipermanently Flooded
- Seasonally Flooded
- Temporarily Flooded

NORTH

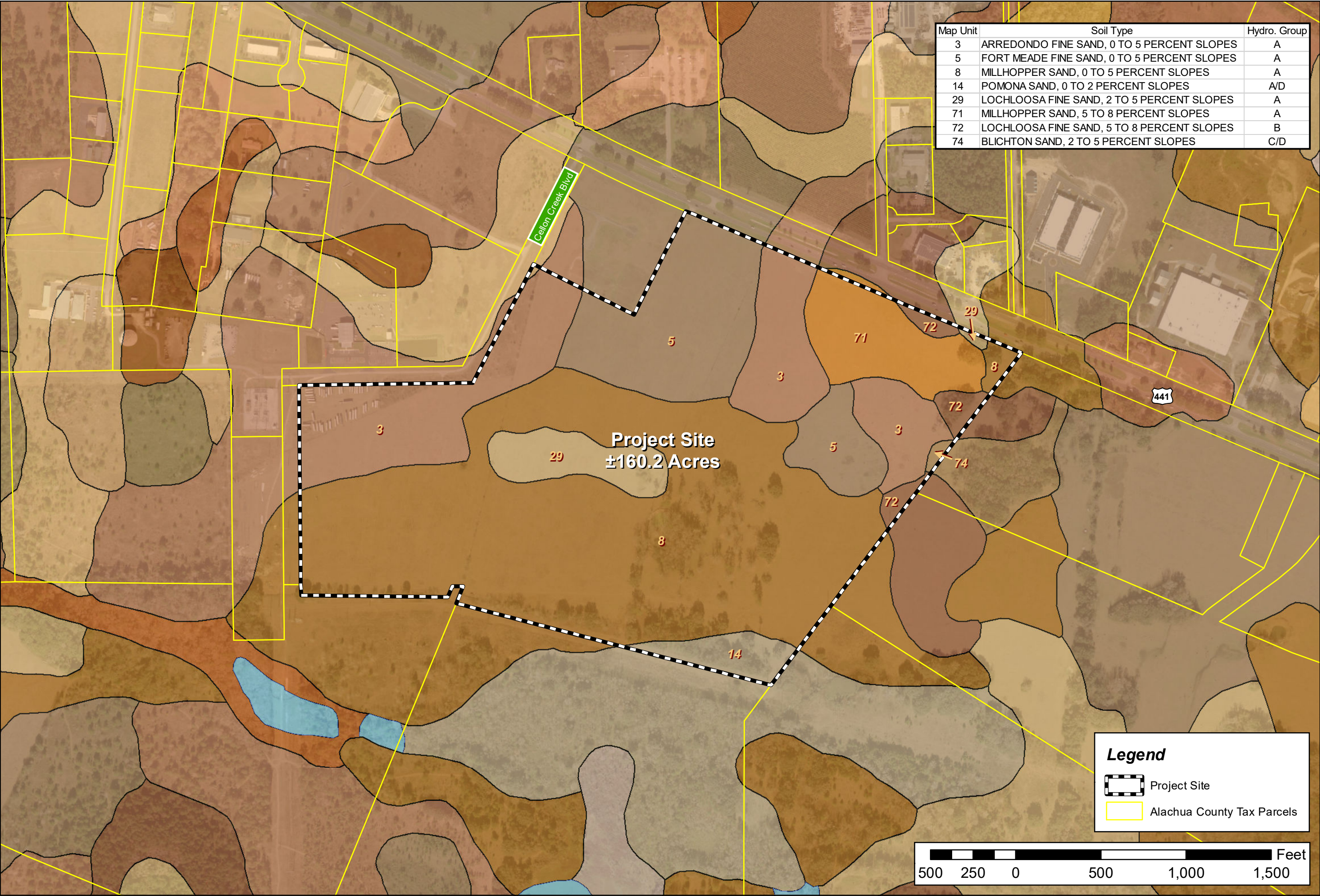
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Professional Consultants

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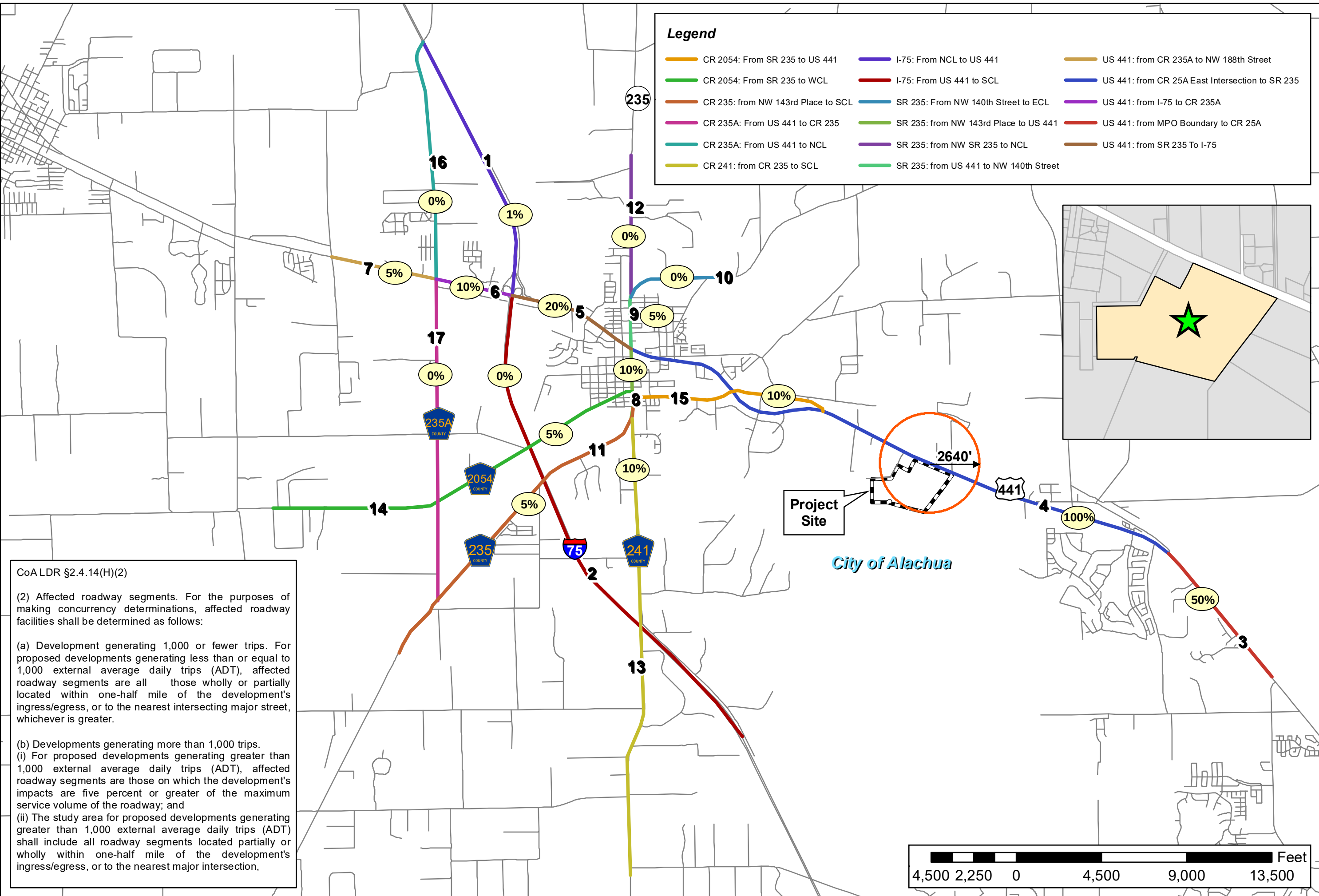


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Units: Feet
GCS: North_American_1983
Prepared by: Employee SMW
Date: 9/14/2021

Map Unit	Soil Type	Hydro. Group
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
14	POMONA SAND, 0 TO 2 PERCENT SLOPES	A/D
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	A
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	B
74	BLIGHTON SAND, 2 TO 5 PERCENT SLOPES	C/D



Roadway Segment Concurrency



Former NFL, Gators running back faces charges in road rage assault

Alexander Lugo
Fresh Take Florida

A former University of Florida running back who signed to play in the NFL is accused of brandishing an assault rifle during a road-rage incident in Gainesville last month. It's the second criminal case alleging the player was violent in recent weeks.

Mark Anthony Thompson, 26, is facing felony assault and robbery charges in the latest incident, which involved a pair of female teens just east of the UF campus the afternoon of Nov. 21, according to a complaint filed by Gainesville police. He had not been arrested by Wednesday, but a judge has issued a warrant for police to pick him up, according to court records.

Thompson – part of the Gators football team from 2016 to 2018 – followed the women's SUV for four blocks to the parking lot of a nearby food truck cooperative, according to police.

Thompson is accused of removing an assault-style rifle from his car, looking at both women and saying, "I should shoot you." He also was accused of forcefully pulling the 19-year-old driver out of the SUV and throwing away her cell phone, which she had been using to record the encounter. That was the basis for the robbery charge.

Thompson's attorney, Dean Galigani, earlier this week asked a judge to reduce the \$175,000 bond associated with his pending arrest warrant. In his court motion, Galigani identified Thompson as a professional football player and said he was training in Gainesville. Neither Thompson nor his attorney have responded to multiple requests for comment.

After Thompson left Florida, he signed with the Baltimore Ravens' practice squad as well as the Detroit Lions' practice squad. The Las Vegas Raiders signed him in January, but he was waived in April.

The latest incident follows a mid-October misdemeanor complaint alleging the football player assaulted a city parking enforcement officer.

In that case, police said Thompson started an argument with the parking employee over a ticket. When the officer attempted to walk away, Thompson fol-



Former Florida Gators running back Mark Thompson is facing a slew of felony charges stemming from two criminal incidents this past month.

EMMA GREEN/WUFT NEWS

lowed and eventually struck the man with an open palm.

The October assault took place just one block from November's road-rage incident.

Thompson has had other encounters with police.

In 2016, while a football player at UF, Thompson was charged with misdemeanors on two separate occasions, according to court records.

Thompson was cited for possession of marijuana in October of that year. In December, police found him inside a tow truck compound in the middle of the night.

Thompson told police he was trying to get in touch with employees on the lot, but was ultimately charged with trespassing. Both the possession charge and the trespassing charge were dropped after Thompson pleaded guilty to a single paraphernalia charge.

Thompson was suspended from play following the possession charge.

In May 2017, university police pulled over Thompson for a broken taillight. When he opened a compartment containing his driver's license and registration, police said Thompson attempted to conceal a small amount of marijuana. He was charged with possession and issued a notice to appear in court. He again pleaded guilty to a reduced paraphernalia charge.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at alugo2@ufl.edu.



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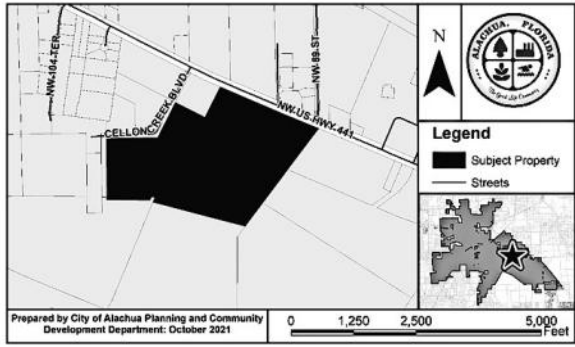
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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on December 14, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, Inc., property owner, for consideration of a Large Scale Comprehensive Plan Amendment on a ±160.2 acre subject property to amend the Future Land Use Map (FLUM) 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. Existing FLUM: Commercial (±25.4 acres), Community Commercial (±16.3 acres), High Density Residential (±16.1 acres), and Moderate Density Residential (±102.5 acres); and Proposed FLUM: Corporate Park; Existing Zoning: Agriculture.



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-27522959

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

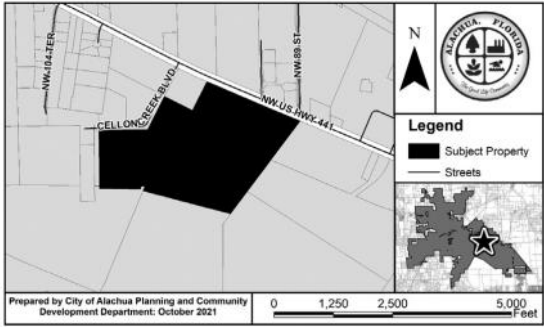
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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua,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

GF-27523032

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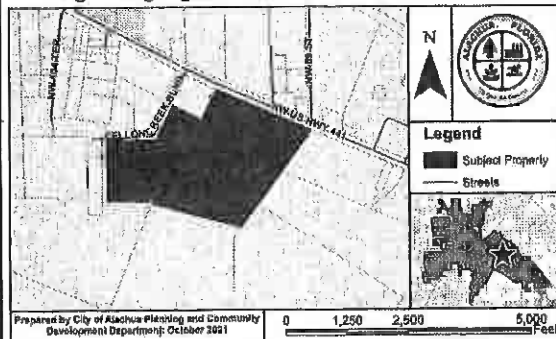
GF-27522910



City of ALACHUA

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

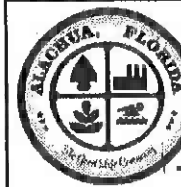
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(Published: Alachua County Today - December 02, 2021)

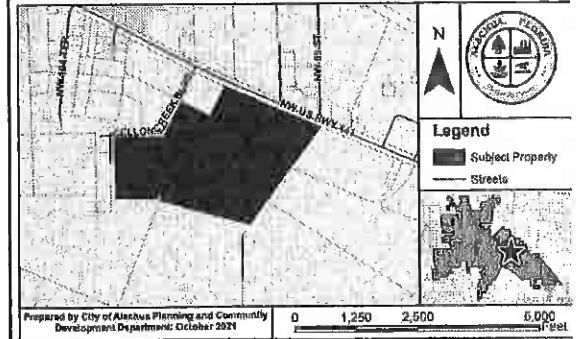
parade," Moore said. "But formerly served as the we feel the celebration of police chief for the City



City of ALACHUA

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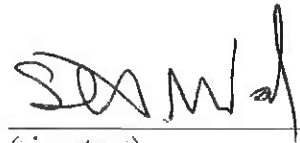
(Published: Alachua County Today - December 02, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I SETH WOOD, POSTED THE LAND USE
SIGN ON 11/30/21^(name) FOR THE Cellon Creek LSCPA & RZ - PZB & CCOM1
_(date) _(state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.


(signature)

Six (6)
(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.



Cellon Creek LSCPA / Rezoning



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

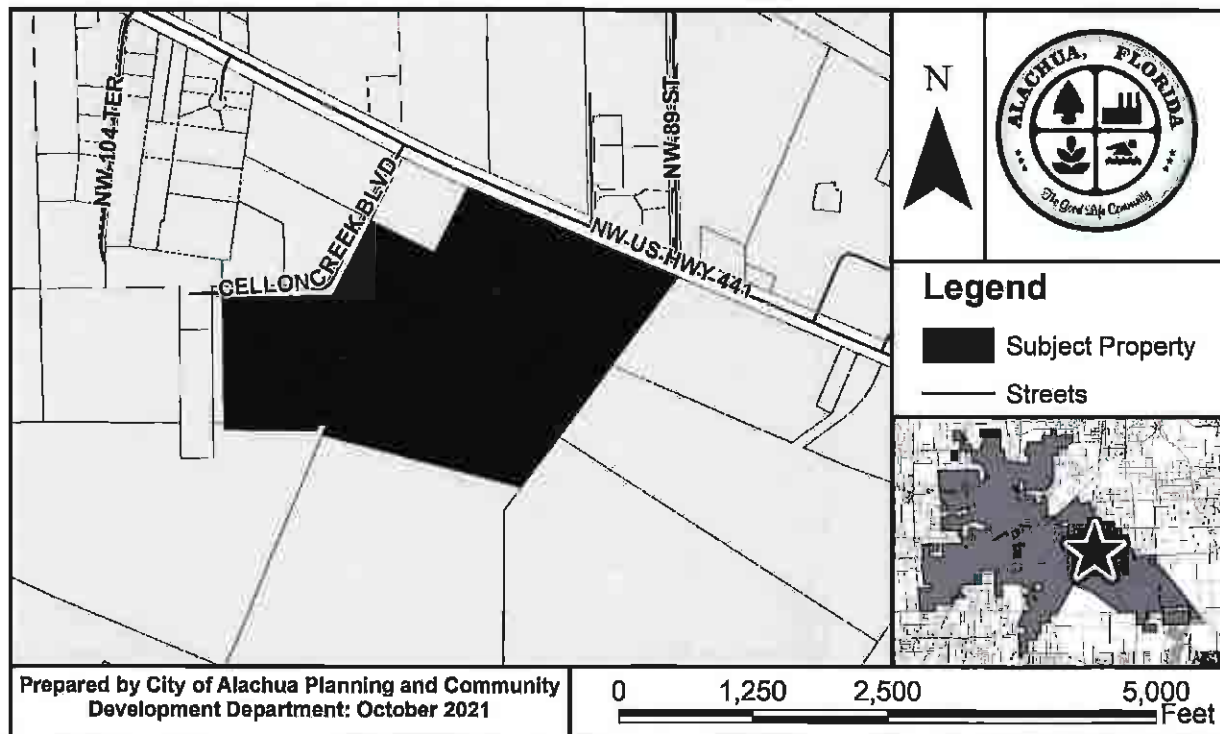
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2021

DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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Feet

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 GAINESVILLE, FL 32653

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 1225 NW FRONTIER DR
 LAKE CITY, FL 32055

CHARLES PERRY PARTNERS INC
 8200 NW 15TH PL
 GAINESVILLE, FL 32606

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 ALACHUA, FL 32616

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 13313 SOUTHERN PRECAST DR
 ALACHUA, FL 32615

DESIGN CABINETS & FURNITURE
 13313 SOUTHERN PRECAST DR
 ALACHUA, FL 32615

DMO COMMERCIAL DEVELOPMENT LLC
 1425 NW 35TH TER
 GAINESVILLE, FL 32605

F&R HOLDINGS & LOWE TRUSTEE
 13929 NW 89TH ST
 ALACHUA, FL 32615

F&R HOLDINGS OF GAINESVILLE
 220 NW 122ND ST
 GAINESVILLE, FL 32607

HIGHWAY 441 HOLDINGS LLC
 100 AMBERWOOD COURT
 LONGWOOD, FL 32779

HIPP INVESTMENTS LLC
 14610 NW 129TH TER
 ALACHUA, FL 32615

LASER INVESTMENT GROUP LLC (THE)
 13900 TECH CITY CIR STE 100
 ALACHUA, FL 32615

NEAL BRUCE D & LANETTE T
 309 NW DELAR GLN
 LAKE CITY, FL 32055

PINKOSON & PINKOSON & UPSHAW
 5550 SW STATE ROAD 45
 NEWBERRY, FL 32669

SCHNEIDER & WERSHOW TRUSTEES
 1 SE 1ST AVE
 GAINESVILLE, FL 32601

SIMON WILLARD LLC
 60 THOREAU ST STE 248
 CONCORD, MA 01742

STATE OF FLORIDA IIF
 C/O TIITF REC AND PARKS-SAN FELASCO
 3900 COMMONWEALTH BLVD
 TALLAHASSEE, FL 32399

STATE OF FLORIDA IIF
 TIITF REC & PARKS, SAN FELASCO HAN
 3900 COMMON WEALTH BLVD
 TALLAHASSEE, FL 32399

TRIPLE L LLC
 PO BOX 641
 CANAL FULTON, OH 44614

U OF F FOUNDATION INC
 PO BOX 14425
 GAINESVILLE, FL 32604

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Assistant Director Planning
PO Box 115050
Gainesville FL 32611

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

Craig Parenteau
FL Dept of Environmental Protection
4801 Camp Ranch Road
Gainesville FL 32641

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
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Alachua FL 32615

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Alachua FL 32616

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Lynda Coon
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Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

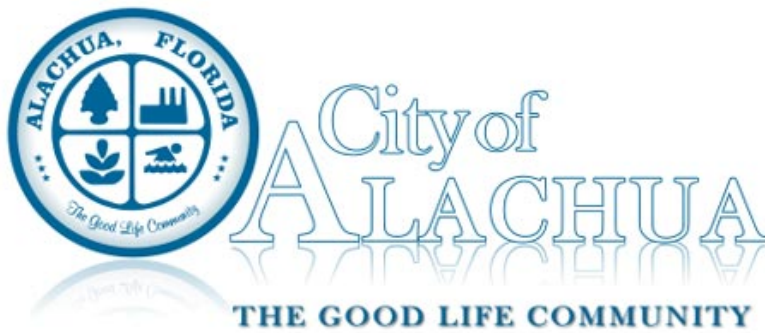
Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615



Board/Committee Agenda Item

MEETING DATE: 12/14/2021

SUBJECT: Amend the City of Alachua Comprehensive Plan by adding a Property Rights Element

PREPARED BY: Kathy Winburn, AICP

RECOMMENDED ACTION:

Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to add a Property Rights Element to the City of Alachua Comprehensive Plan to be consistent with the Comprehensive Plan and transmits such finding to the City Commission with a recommendation to approve.

Summary

The proposed Comprehensive Plan Text Amendment is a request by the City of Alachua to amend the text of the City of Alachua Comprehensive Plan by adding a Property Rights Element, as required by recent changes to the State of Florida Community Planning Act that were enacted through Florida House Bill 59. The proposed Property Rights Element is intended to meet the new statutory requirement in Section 163.3177(6)(i), Florida Statutes (F.S.) that, effective July 1, 2021, requires all comprehensive plans in the State of Florida to include a Property Rights Element.

According to the new statutory language, local governments shall adopt the required property rights element by earlier of the date of its adoption of its next proposed comprehensive plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Florida Statutes.

The text proposed to be adopted into the Comprehensive Plan uses the model statement of property rights that is provided in Florida Statute. The proposed amendment is formatted as a Goal, Objective and a Policy, to be consistent with the formatting of the other Elements.

The proposed amendment is as follows:

Goal 1: The City of Alachua will respect constitutionally protected and judicially acknowledged private property rights.

Objective 1.1: The City of Alachua will consider private property rights as part of the decision-making process.

Policy 1.1a: The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases and mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

ATTACHMENTS:

Description

- ▢ Statt Report
- ▢ Draft Ordinance
- ▢ Florida Statute 163.3177 (6)(i)
- ▢ Advertisement ACT
- ▢ Advertisement Gainesville Sun



City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: December 14, 2021 Legislative Hearing

SUBJECT: A request to amend the text of the City of Alachua Comprehensive Plan to add a Property Rights Element.

APPLICANT/AGENT: City of Alachua

PROJECT PLANNER: Kathy Winburn, AICP

RECOMMENDATION: Staff recommends that the Planning & Zoning Board find the proposed Comprehensive Plan Text Amendment to add a Property Rights Element to the City of Alachua Comprehensive Plan to be consistent with the City of Alachua Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.

RECOMMENDED MOTION: *Based upon the presentation to this Board and Staff's recommendation, this Board finds the proposed Comprehensive Plan Text Amendment to add a Property Rights Element to the City of Alachua Comprehensive Plan to be consistent with the Comprehensive Plan and transmit such finding to the City Commission with a recommendation to approve.*

SUMMARY

The proposed Comprehensive Plan Text Amendment is a request by the City of Alachua to amend the City of Alachua Comprehensive Plan by adding a new Property Rights Element to the Plan as required by recent changes to the State of Florida Community Planning Act that were enacted through Florida House Bill 59. The proposed Property Rights Element is intended to meet the new statutory requirement in Section 163.3177(6)(i), Florida Statutes (F.S.), that, effective July 1, 2021, requires all local comprehensive plans in Florida to include a Property Rights Element.

The State of Florida's Community Planning Act (Sec. 163.3161 et. seq., (F.S.)) governs community planning in the State of Florida. Section 163.3177 of the Community Planning Act specifies specific elements that are required to be included within local government comprehensive plans. The City of Alachua Comprehensive Plan currently includes 13 total elements, 8 of which are required elements pursuant to Florida Statutes, including: Future Land Use; Transportation, Housing; Community Facilities; Conservation & Open Space; Recreation; Intergovernmental Coordination; and Capital Improvements. The adopted City of Alachua Comprehensive Plan also contains 5 additional optional elements, including: Economic; Public School Facilities; Vision; Administration and Implementation; and Monitoring and Evaluation.

Florida House Bill 59, which became law on June 29, 2021, added Subsection 163.3177(6)(i), F.S., to the Community Planning Act providing that, effective July 1, 2021, each local government shall adopt a property rights element into its comprehensive plan to ensure that private property rights are considered in local decision-making. The Property Rights Element is now therefore a required element for comprehensive plans.

The new statutory language in Subsection 163.3177(6)(i), F.S., provides that the local government may adopt its own Property Rights Element or use the statement of property rights that is provided within the language of the statute.

The statute also provides that, if the local government adopts its own Property Rights Element, it may not conflict with the statement of property rights provided within the statute.

According to the new statutory language, local governments shall adopt the required property rights element by earlier of the date of its adoption of its next proposed comprehensive plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to Section 163.3191, F.S. (the date is January 1, 2026 for the City of Alachua).

PROPOSED COMPREHENSIVE PLAN TEXT AMENDMENT

The Property Rights Element language that is proposed to be adopted into the City of Alachua Comprehensive Plan uses the model statement of property rights that is provided within the language of the statute. The proposed amendment is structured in the comprehensive plan format of goals, objectives and policies, therefore the amendment proposes a goal and an objective, along with the model statement of property rights.

In accordance with the model statement of property rights in the statute, the proposed Property Rights Element would require the City to consider property owners' rights to:

1. Physically possess the property and control his or her interests in the property, including easements, leases and mineral rights;
2. Use, maintain, develop and improve the property for personal use or the use of another, subject to state law and local ordinances;
3. Privacy and exclusion of others from the property to protect his or her possessions and property; and
4. Dispose of the property through sale or gift.

The proposed amendment to add the Property Rights Element to the City of Alachua Comprehensive Plan is necessary in order to maintain the Plan's compliance with the state's Community Planning Act. According to the Florida Department of Economic Opportunity (DEO), a local government must have

adopted a Private Property Rights Element within its Comprehensive Plan before DEO will review any transmitted Comprehensive Plan Amendments. This has the effect of prohibiting the City from adopting any future Comprehensive Plan Amendments until the Property Rights Element has been adopted by the City and is officially part of the City's Comprehensive Plan. By adopting the proposed element, the City will henceforth consider its goals, objectives and policies when reviewing various land use actions for consistency with the Comprehensive Plan.

The language of the proposed Property Rights Element to be added to the City of Alachua Comprehensive Plan is as follows:

PROPERTY RIGHTS ELEMENT

Goal 1: The City of Alachua will respect constitutionally-protected and judicially acknowledged private property rights.

Objective 1.1: The City of Alachua will consider private property rights as part of the local decision-making process.

Policy 1.1.a: The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easement, leases and mineral rights.
2. The right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The proposed amendment is intended to meet the new state comprehensive planning requirement recently enacted through House Bill 59 (2021) that each local government must adopt a Property Rights Element as part of its comprehensive plan. The proposed new element specifically provides for the consideration of certain constitutionally protected and judiciously acknowledged property rights as part of the City's decision making process, in accordance with Section 163.3177(6)(i), F.S. Staff finds that the proposed amendment is internally consistent with the City of Alachua Comprehensive Plan as a whole because it is necessary to comply with the new requirement of state planning law.

ORDINANCE 22-03

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING THE CITY'S COMPREHENSIVE PLAN TO ADD A PROPERTY RIGHTS ELEMENT; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, the Community Planning Act (Section 163.3161 et. seq), Florida Statutes, requires each local government to maintain a comprehensive plan; and,

WHEREAS, the City Commission of the City of Alachua adopted its Comprehensive Plan on January 22, 1992, by Ordinance No. 0-91-23 and last updated its Comprehensive Plan on July 31, 2020; and,

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on December 14, 2021, by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation to the City Commission; and,

WHEREAS, the City Commission considered the recommendation of the LPA at a duly advertised public hearing on , 2022, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comment letter on , 2022; and,

WHEREAS, the City Commission considered the comments received from the DEO and reviewing agencies; and

WHEREAS, the City Commission held a duly advertised public hearing on adoption of the proposed amendment and provided for and received public participation, and approved the amendment on , 2022 with no changes since the transmittal hearing; and

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

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

Section 1. Interpretation of Recitals

The above recitals are true and correct and incorporated in this ordinance.

Section 2. Findings of Fact and Conclusions of Law

The authority for the enactment of this ordinance is Chapter 163, Part I, Florida Statutes; Sections 166.021 and 166.041; and the City's Comprehensive Plan.

Section 3. Comprehensive Plan Amendment to Add a Property Rights Element

The City of Alachua Comprehensive Plan is hereby amended as follows (text that is ~~underlined~~ is to be added and text that is shown as ~~strikethrough~~ is to be removed):

PROPERTY RIGHTS ELEMENT

Goal 1: The City of Alachua will respect constitutionally-protected and judicially acknowledged private property rights.

Objective 1.1: The City of Alachua will consider private property rights as part of the local decision-making process.

Policy 1.1.a: The following rights shall be considered in local decision-making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easement, leases and mineral rights.
2. The right of a property owner to use, maintain, develop and improve his or her property for personal use or for the use of any person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Section 4. Codification of and Correction of Scrivener's Errors

The City Manager or designee, without public hearing, is authorized to correct any typographical errors which do not affect the intent of this ordinance. A corrected copy shall be posted in the public record.

Section 5. Ordinance to be Construed Liberally

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

Section 6. Repealing Clause

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

Section 7. Severability

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

Section 7. Effective Date

This ordinance shall become effective immediately upon passage and adoption. The effective date of these plan amendments shall be at the time the state land planning agency issues its Notice of Intent, if the plan

amendment is found to be in compliance and no challenge has been filed by an effective party at the time that the Notice of Intent is posted to the state land planning agency's website. If timely challenged, this plan amendment shall become effective on the date the state land planning agency or Administrative Commission enters a final order determining this adopted amendment to be in compliance in accordance with Chapter 163.3184, Florida Statutes. No development orders, development permit, or land uses dependent on this amendment may be issued or commenced before this plan amendment has become effective.

Passed on First Reading the day of , 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:

APPROVED AS TO FORM

Mike DaRoza, City Manager/Clerk

Marian B. Rush, City Attorney

(h)1. An intergovernmental coordination element showing relationships and stating principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan approved pursuant to s. 373.709, as the case may require and as such adopted plans or plans in preparation may exist. This element of the local comprehensive plan must demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.

a. The intergovernmental coordination element must provide procedures for identifying and implementing joint planning areas, especially for the purpose of annexation, municipal incorporation, and joint infrastructure service areas.

b. The intergovernmental coordination element shall provide for a dispute resolution process, as established pursuant to s. 186.509, for bringing intergovernmental disputes to closure in a timely manner.

c. The intergovernmental coordination element shall provide for interlocal agreements as established pursuant to s. 333.03(1)(b).

2. The intergovernmental coordination element shall also state principles and guidelines to be used in coordinating the adopted comprehensive plan with the plans of school boards and other units of local government providing facilities and services but not having regulatory authority over the use of land. In addition, the intergovernmental coordination element must describe joint processes for collaborative planning and decisionmaking on population projections and public school siting, the location and extension of public facilities subject to concurrency, and siting facilities with countywide significance, including locally unwanted land uses whose nature and identity are established in an agreement.

3. Within 1 year after adopting their intergovernmental coordination elements, each county, all the municipalities within that county, the district school board, and any unit of local government service providers in that county shall establish by interlocal or other formal agreement executed by all affected entities, the joint processes described in this subparagraph consistent with their adopted intergovernmental coordination elements. The agreement must:

a. Ensure that the local government addresses through coordination mechanisms the impacts of development proposed in the local comprehensive plan upon development in adjacent municipalities, the county, adjacent counties, the region, and the state. The area of concern for municipalities shall include adjacent municipalities, the county, and counties adjacent to the municipality. The area of concern for counties shall include all municipalities within the county, adjacent counties, and adjacent municipalities.

b. Ensure coordination in establishing level of service standards for public facilities with any state, regional, or local entity having operational and maintenance responsibility for such facilities.

(i)1. In accordance with the legislative intent expressed in ss. 163.3161(10) and 187.101(3) that governmental entities respect judicially acknowledged and constitutionally protected private property rights, each local government shall include in its comprehensive plan a property rights element to ensure that private property rights are considered in local decisionmaking. A local government may adopt its own property rights element or use the following statement of rights:

The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

(7)(a) The Legislature finds that:

1. There are a number of rural agricultural industrial centers in the state that process, produce, or aid in the production or distribution of a variety of agriculturally based products, including, but not limited to, fruits, vegetables, timber, and other crops, and juices, paper, and building materials. Rural agricultural industrial centers have a significant amount of existing associated infrastructure that is used for processing, producing, or distributing agricultural products.

2. Such rural agricultural industrial centers are often located within or near communities in which the economy is largely dependent upon agriculture and agriculturally based products. The centers significantly enhance the economy of such communities. However, these agriculturally based communities are often socioeconomically challenged and designated as rural areas of opportunity. If such rural agricultural industrial centers are lost and not replaced with other job-creating enterprises, the agriculturally based communities will lose a substantial amount of their economies.

3. The state has a compelling interest in preserving the viability of agriculture and protecting rural agricultural communities and the state from the economic upheaval that would result from short-term or long-term adverse changes in the agricultural economy. To protect these communities and promote viable agriculture for the long term, it is essential to encourage and permit diversification of existing rural agricultural industrial centers by providing for jobs that are not solely dependent upon, but are compatible with and complement, existing agricultural industrial operations and to encourage the creation and expansion of industries that use agricultural products in innovative ways. However, the expansion and diversification of these existing centers must be accomplished in a manner that does not promote urban sprawl into surrounding agricultural and rural areas.

(b) As used in this subsection, the term "rural agricultural industrial center" means a developed parcel of land in an unincorporated area on which there exists an operating agricultural industrial facility or facilities that employ at least 200 full-time employees in the aggregate and process and prepare for transport a farm product, as defined in s. 163.3162, or any biomass material that could be used, directly or indirectly, for the production of fuel, renewable energy, bioenergy, or alternative fuel as defined by law. The center may also include land contiguous to the facility site which is not used for the cultivation of crops, but on which other existing activities essential to the operation of such facility or facilities are located or conducted. The parcel of land must be located within, or within 10 miles of, a rural area of opportunity.

(c)1. A landowner whose land is located within a rural agricultural industrial center may apply for an amendment to the local government comprehensive plan for the purpose of designating and expanding the existing agricultural industrial uses of facilities located within the center or expanding the existing center to include industrial uses or facilities that are not dependent upon but are compatible with agriculture and the existing uses and facilities. A local government comprehensive plan amendment under this paragraph must:

a. Not increase the physical area of the existing rural agricultural industrial center by more than 50 percent or 320 acres, whichever is greater.

b. Propose a project that would, upon completion, create at least 50 new full-time jobs.

National Historic Plaque Unveiling Ceremony is being sponsored by the Florida Department of Environmental Protection Division of Recreation and Parks, the City of Newberry and the Friends of Dudley Farm. The ceremony will take place at 10 a.m. at Dudley Farm Historic State Park, 18730 West Newberry Road, Newberry. Everyone is invited to attend.

■ **Dec. 9: High Springs Playreaders**, sponsored by Good News Arts, 23353 West U.S. Highway 27, High Springs. This is a free program for everyone that acts, directs, studies, writes, designs, works in or just loves the theatre. Join with others and enjoy new American plays outdoors while social distancing. No preparation needed. The goal of the Playreaders program is to broaden the lens and introduce new American plays to new audiences. Content is focused on mature audiences. Feel free to bring your own camping or folding chairs. Free refreshments are provided. Time: 6:30 p.m. For questions contact Paul Gabbard through the Y-Note Theatre Facebook page or email to paul@ynoththeatre.org.

■ **Dec. 10-23: 2nd Annual Light Up Newberry** – a Christmas Light and Decorating Contest, sponsored by Community Volunteers. Contest locations will be open for public viewing with judging taking place on Dec. 11 – 12. Four categories of competition will include Residential, Subdivision Entrances, Business Window Displays and Business Front Displays. The winners in each category will be announced on Dec. 18 at Newberry Town Square following the Christmas parade. Winners will receive a sign designating that

North Pole to receive a special gift from Santa Claus. This presentation includes visits with Santa and complimentary hot cocoa and cookies. State Park entrance fees are \$5 per carload. Donations are encouraged to defray costs and support this all-volunteer effort. Dudley Farms will be closed during the event. For more information call event organizers Bob Watson at 352-262-5068 or Lynn Reeves at 386-365-2137.

■ **Dec. 11: Waldo Car Show & Toy Drive**. Presented by the City of Waldo, Second Street Hot Rods and Gainesville Street Rods, car show times are 10 a.m. – 2 p.m. with awards at 2:30 p.m. Car registration will take place from 8 – 10 a.m. This is an open show for cars, trucks and motorcycles. Food and refreshments will be available on site and music will be presented by a live disc jockey. Registration fee is \$15 or a new toy for Santa to deliver. The location is Waldo City Square, 14450 N.E. 148th Avenue, Waldo. Call 352-468-2336 or 352-283-5038 for further information. Join this fun event and help support the Waldo community in the process.

■ **Dec. 11: Annual Twilight Christmas Parade**, sponsored by the High Springs Chamber of Commerce. This year's theme is An Old Fashioned Country Christmas. The parade will run along High Springs Main Street and will begin at 6 p.m. Parade lineup will be 4 – 5 p.m. at the Civic Center, 19107 N.W. 240th Street.

■ **Dec. 11: City of Alachua Christmas Parade**, sponsored by the City of Alachua Chamber of Commerce. The time is 2 p.m. on Main Street

at 352-262-5068 or Lynn Reeves at 386-365-2137.

■ **Dec. 18: Newberry Christmas Parade**. This year's parade theme is "Gingerbread House Christmas." Parade lineup is at 5 p.m. at Walker Produce Place, 225110 W. Newberry Road. The parade will begin at 5:30 p.m. The parade route will begin at The Produce Place and will head west on State Road 26. The parade will end with a right turn after passing Joel's Coffee House. The parade will be followed by Christmas on the Square at CountryWay Town Square. Visitors will be able to shop from craft vendors and food trucks will be on site. Of course there will be a visit from Santa as well. During the festivities, the mayor will announce the winners in each category of the Christmas Lights Contest.

■ **Dec. 18: Art Walk in Downtown Historic High Springs** – sponsored by High Springs Downtown Merchants. Merchants will showcase the walkable, small-town hospitality for which High Springs has become famous. This month's Art Walk will feature 12-20 local artists and makers situated inside stores and on the sidewalks of downtown, with some locations featuring live painting and demonstrations. Participating merchants will offer specials and sales during the event. For more information or to participate as a local artist or artisan visit High Springs Downtown Merchants on Facebook or call Unique Notions, 352-318-5719 or Lanza Gallery & Art Supplies 352-474-1049. Times are 12 – 5 p.m. Art Walks are seasonal and held on the third Saturday of the month.

■ **Dec. 29-30: 2021 Polar Express at Dudley Farms**. This event will



City of
ALACHUA

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

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on December 14, 2021 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: a request by the City of Alachua to amend the City of Alachua Comprehensive Plan by adding a Property Rights Element.

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - December 02, 2021)

Heartland Places of Worship

Former NFL, Gators running back faces charges in road rage assault

Alexander Lugo
Fresh Take Florida

A former University of Florida running back who signed to play in the NFL is accused of brandishing an assault rifle during a road-rage incident in Gainesville last month. It's the second criminal case alleging the player was violent in recent weeks.

Mark Anthony Thompson, 26, is facing felony assault and robbery charges in the latest incident, which involved a pair of female teens just east of the UF campus the afternoon of Nov. 21, according to a complaint filed by Gainesville police. He had not been arrested by Wednesday, but a judge has issued a warrant for police to pick him up, according to court records.

Thompson — part of the Gators football team from 2016 to 2018 — followed the women's SUV for four blocks to the parking lot of a nearby food truck cooperative, according to police.

Thompson is accused of removing an assault-style rifle from his car, looking at both women and saying, "I should shoot you." He also was accused of forcefully pulling the 19-year-old driver out of the SUV and throwing away her cell phone, which she had been using to record the encounter. That was the basis for the robbery charge.

Thompson's attorney, Dean Galligan, earlier this week asked a judge to reduce the \$175,000 bond associated with his pending arrest warrant. In his court motion, Galligan identified Thompson as a professional football player and said he was training in Gainesville. Neither Thompson nor his attorney have responded to multiple requests for comment.

After Thompson left Florida, he signed with the Baltimore Ravens' practice squad as well as the Detroit Lions' practice squad. The Las Vegas Raiders signed him in January, but he was waived in April.

The latest incident follows a mid-October misdemeanor complaint alleging the football player assaulted a city parking enforcement officer.

In that case, police said Thompson snarled an argument with the parking employee over a ticket. When the officer attempted to walk away, Thompson fol-



Former Florida Gators running back Mark Thompson is facing a slew of felony charges stemming from two criminal incidents this past month. **STAFF PHOTO/UF NEWS**

lowed and eventually struck the man with an open palm.

The October assault took place just one block from November's road-rage incident.

Thompson has had other encounters with police.

In 2016, while a football player at UF, Thompson was charged with misdemeanors on two separate occasions, according to court records.

Thompson was cited for possession of marijuana in October of that year. In December, police found him inside a tow truck compound in the middle of the night.

Thompson told police he was trying to get in touch with employees on the lot, but was ultimately charged with trespassing. Both the possession charge and the trespassing charge were dropped after Thompson pleaded guilty to a single paraphernalia charge.

Thompson was suspended from play following the possession charge.

In May 2017, university police pulled over Thompson for a broken taillight. When he opened a compartment containing his driver's license and registration, police said Thompson attempted to conceal a small amount of marijuana. He was charged with possession and issued a notice to appear in court. He again pleaded guilty to a reduced paraphernalia charge.

This story was produced by Fresh Take Florida, a news service of the University of Florida College of Journalism and Communications. The reporter can be reached at alugo2@uf.edu.



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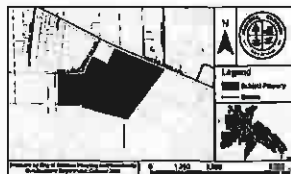
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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua,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

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