Regular City Commission Meeting
Agenda
March 28, 2022

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

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

Meeting Date: March 28, 2022

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

CITY COMMISSION MEETING

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

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A. Presentation to Commissioner Robert Wilford

B. Mi Apa to Present Donation to Alachua Dream Team, Relay for Life

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 22-03: Second Reading, 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. (Legislative Hearing)

B. Ordinance 22-04, Second Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, 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).

C. Ordinance 22-05, Second Reading: 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 San Felasco Research Ventures, LLC, 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).

D. Ordinance 22-10, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Savannah Station Phase 3: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural (“A”) to Planned Development – Residential (“PD-R”) on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

E. Ordinance 22-08, First Reading: Large Scale Comprehensive Plan Amendment -Schmidt Farms: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density

Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

F. Ordinance 22-09, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Schmidt Farms: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

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

V. AGENDA ITEMS

A. Children's Trust of Alachua County Contract

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII.COMMISSION COMMENTS/DISCUSSION

ADJOURN

CONSENT AGENDA

CONSENT AGENDA ITEMS

February 28, 2022, City Commission Meeting Minutes

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Presentation to Commissioner Robert Wilford
PREPARED BY: Mike DaRoza, City Manager

RECOMMENDED ACTION:
Receive the presentation.

Summary

Commissioner Robert Wilford was elected to the City Commission in April 2010. He has since served in the capacity as City Commissioner and Vice Mayor. Commissioner Wilford chose not to seek reelection. This item provides an opportunity to recognize Commissioner Wilford for his 12 years of service to the City of Alachua.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Mi Apa to Present Donation to Alachua Dream Team, Relay for Life
PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:
Receive the presentation.

Summary

Every year Mi Apá Latin Café of Alachua supports the Alachua Dream Team as they raise funds for Relay for Life and the American Cancer Society by allowing the Dream Team to come in and serve tables during lunch and dinner. The restaurant generously donates 25% of the entire day's proceeds to their efforts. This year, the servers were:

City Manager Mike DaRoza
Mayor Gib Coerper
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Mitch Glaeser, San Felasco Tech City

This year, the Alachua Dream Team raised $1,355.66. Owners Peter and Aurora Ynigo and Restaurant Manager Vanessa Marin are here to make the presentation.

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Ordinance 22-03: Second Reading, 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. (Legislative Hearing)
PREPARED BY: Kathy Winburn, AICP

RECOMMENDED ACTION:
Staff recommends that the City Commission adopt Ordinance 22-03 upon Second and Final Reading.

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 .11: 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.

The Planning & Zoning Board held a public hearing on December 14, 2021, and voted 4-0 to transmit the proposed amendment to the City Commission with a recommendation of approval.
The City Commission held a public hearing on January 10, 2022, and voted 5-0 to approve Ordinance 22-03 on First Reading and transmit the amendment to the Department of Economic Opportunity (DEO) for review.

On January 20, 2022, DEO issued its review letter, indicating no comments on the proposed amendment.

ATTACHMENTS:

Description

- Ordinance 22-03
- Staff Report
- State Review Comments
- Florida Statute 163.3177 (6)(i)
- Advertisement Gainesville Sun C-COM 1
- Advertisement ACT C-COM1
- Advertisement ACT C-COM2
- Advertisement Gville Sun C-COM2
- Advertisement ACT PZB
- Advertisement Gainesville Sun PZB

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 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; and

WHEREAS, the DEO has reviewed the proposed amendment and issued its comment letter on January 20, 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 March 28, 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 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 28th day of March, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

Marian B. Rush, City Attorney

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.

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

January 20, 2022

The Honorable Gib Coerper
Mayor, City of Alachua
5100 NW 142 Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 22-01ESR) received on January 12, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption**.

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Benjamin Naselius, Planning Analyst, by telephone at (850) 717-8421 or by email at Benjamin.Naselius@deo.myflorida.com.

Sincerely,

Barbara Powell

Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/bn

Enclosure(s): Procedures for Adoption

cc: Kathy Winburn, Planning and Community Development Director, Alachua City
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

Kathy Winburn

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Wednesday, February 16, 2022 4:04 PM
To: kwinburn@cityofalachua.com; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Alachua 22-01ESR Proposed

To: Ms. Kathy Winburn, AICP, Planning and Community Development Director

Re: Alachua 22-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

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

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAULT, P.E.
SECRETARY

February 10, 2022

Kathy Winburn, AICP
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, Fl 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-1ESR)

Dear Ms. Winburn,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 22-1ESR. The proposed amendment package consists of two (2) ordinances: 22-03 and 22-04.

Ordinance 22-03
The City of Alachua has transmitted a text amendment to add a Property Rights Element to the City's Comprehensive Plan. The new Element is required by Section 163.3177(6)(i), Florida Statues. The proposed text amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance.

Ordinance 22-04
The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 160.2 acres, located south of US-441 and east of Cellon Creek Boulevard. The amendment changes the land use from Moderate Density Residential (±102.5 acres), High Density Residential (±16.1 acres), Commercial (±25.4 acres), and Community Commercial (±16.3 acres) to Corporate Park. The existing land uses allows a total of 651 dwelling units and 908,226 sq. ft. of commercial uses, while the proposed land use allows a maximum of 3,489,156 sq. ft. of corporate park uses.

As proposed, the amendment will result in 2,577 PM Peak Hour trips, an increase of 128 PM Peak Hour trips over the existing land uses (See Attachment A) and may have adverse impacts to the State Highway System. FDOT recommends that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment. FDOT is available to assist in a methodology meeting and determine any assumptions used.

FDOT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAULT, P.E.
SECRETARY

February 10, 2022

Attachment A

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-1ESR)

Technical Assistance

Trip Generation

The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 160.2 acres, located south of US-441 and east of Cellon Creek Boulevard. The amendment changes the land use from Moderate Density Residential (±102.5 acres), High Density Residential (±16.1 acres), Commercial (±25.4 acres), and Community Commercial (±16.3 acres) and to Corporate Park. The existing land uses allows a total of 651 dwelling units and 908,226 sq. ft. of commercial uses, while the proposed land use allows a maximum of 3,489,156 sq. ft. of corporate park uses. Table 1 shows the estimated trip generation using ITE's *Trip Generation Manual, 10th Edition.*

Table 1

Scenario	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	Single Family Residential	210	651	Dwelling Units	5,827	467	614
	Shopping Center	820	908,226	1,000 Sq. Ft.	17,788*	400*	1,835*
				Total	**23,615**	**867**	**2,449**
Proposed	General Office Building	710	1,744,578	1,000 Sq. Ft.	16,989	1,666	1,722
	Research and Development Center	760	1,744,578	1,000 Sq. Ft.	18,052	733	855
				Total	**35,041**	**2,399**	**2,577**
				Net Difference	**+11,426**	**+733**	**+128**

**34% Pass-By*

The proposed FLUM amendment will increase PM Peak Hour trips by 128 trips.

North Central Florida Regional Planning Council

Serving Alachua
Bradford • Columbia
Dixie • Gilchrist • Hamilton
Lafayette • Levy • Madison
Suwannee • Taylor • Union Counties

2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

February 3, 2022

Ms. Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

RE: Regional Review of City of Alachua Comprehensive Plan
Draft Amendment Ordinance Numbers 22-03 and 22-04
DEO No. 22-1ESR

Dear Kathy:

At its regularly scheduled meeting held January 27, 2022, the Council reviewed the above-referenced item. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity

v:\alachua, city of\ca 22-1esr.txt\ca 22-1esr.txt.ltr.docx

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 45
Local Government: City of Alachua
Local Government Item No.: Ord. Nos. 22-03, 22-04
State Land Planning Agency Item No.: 22-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment adds a new Property Rights Element to the City's Comprehensive Plan and reclassifies approximately 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 (See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located adjacent to U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation Element contains objectives and policies which implement of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property is located in a Stream to Sink area and an Area of High Recharge Potential to the Floridan Aquifer, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes X	No
Not Applicable	

Council Action: At its January 27, 2022 meeting, the Council voted to adopt this report.

F.S. 163.3177(6)(i)

(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.

STATE BRIEFS

Police: Officers wound man to protect innocent bystander

ORLANDO – Police officers shot a man who had been acting erratically as he ran toward a vehicle entering an Orlando apartment complex early Wednesday, officials said.

Multiple residents called 911 just before 1 a.m. Wednesday about a man who was knocking on windows at the Vista Verde Apartments, Deputy Chief Eric Smith said during a news conference.

When officers arrived at the complex, they saw a man running with a gun.

"They caught up to him as they saw him get into somebody's vehicle, somebody was driving into the parking lot, he jumped into the passenger side of that vehicle," Smith said. "Officers approached him and at that point, they saw a firearm. Officers fired multiple rounds at the suspect, striking the suspect to protect the civilian that was still in the vehicle."

The man was being treated at Orlando Regional Medical Center, Smith said.

The Florida Department of Law Enforcement is investigating the shooting. Five officers who were involved in the incident have been placed on paid administrative leave.

Driver accused of killing 2 kids disrupts courtroom

FORT LAUDERDALE – A 27-year-old man accused in a hit-and-run crash that killed two children and injured four others caused a disturbance during his first court appearance Wednesday, hours after sheriff's deputies arrested him.

Sean Charles Greer was arrested late Tuesday after physical evidence led detectives to him following the Monday afternoon crash in Wilton Manors, the Broward Sheriff's Office said.

During a court appearance Wednesday, deputies led Greer away after he apparently objected to attending the proceeding, news outlets reported. The court session was delayed for a minute as he was taken from the room.

Guns

Continued from Page 3A

2019.

Teenagers were killed and wounded. Teenagers pulled the triggers in some cases. A young man shot and killed the mother of his baby. A 13-year-old girl was fatally shot.

Shootings occurred outside downtown Gainesville nightclubs, in convenience store parking lots, at a teen's birthday party at the American Legion Hall and in drive-bys on the streets.

Especially troubling to officials is the gunshots by teens, often members of feuding gangs from different neighborhoods.

Meanwhile, the violence witnessed by teenagers will have a lasting impact that is not being addressed as it should, said Darry Lloyd, chief investigator for the Eighth Judicial Circuit State Attorney's Office and a leader of the Black on Black Crime Task Force.

"The unseen scars, the trauma in the kids who have witnessed it, that's what we have to really address and we are not doing a very good job of that at all," Lloyd said. "As we depart 2021, 2022 is starting at a different place for these young people. We have to heal from that."

Dozens of kids witnessed what authorities said was a shooting involving two rival groups of teens at a June 24 birthday party at the American Legion Hall. Killed was Christopher Scott, 13, and four other teens were injured. Arrests have been made.

A teenager was wounded in an early morning shooting downtown on Aug. 1, the night after a Stop the Violence rally curb shootings.

A 12-year-old boy was shot and wounded in Southwest Gainesville in July. An 18-year-girl was later charged in the shooting.

Maliyah Godwin, 13, was shot and killed at her Southwest Gainesville apartment complex. A 37-year-old man has been indicted for first-degree murder in connection with the case.

Gun violence has increased nationwide this year and law enforcement agencies are trying to figure out why. Stress caused by the ongoing COVID-19 pandemic, the easy availability of guns and cultural changes likely play a role.

"I don't think it is one thing, and that's what complicates it. It's a lot of different things," Behl said. "It is sometimes hard to predict but we are working on it."

GPD this year is planning to launch a violence interruption program in which trained mediators will work in neighborhoods to identify potential trouble and bring rivals together to try to prevent shootings and other crimes.

"It is community driven," GPD Chief Tony Jones said. "They will be doing conflict mediation. They will also be working with some of the individuals who have a propensity for violence and actually get out and mobilize the community."

Other cities in the U.S. are trying the tactic.

Jacksonville began its Cure Violence program in 2019. Data from a Washington D.C. pilot program, Cure the Streets, indicates mixed results from the neighborhoods in which it operates.

Jones said he hopes the program will begin sometime in the spring.

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 10, 2022, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-03

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.

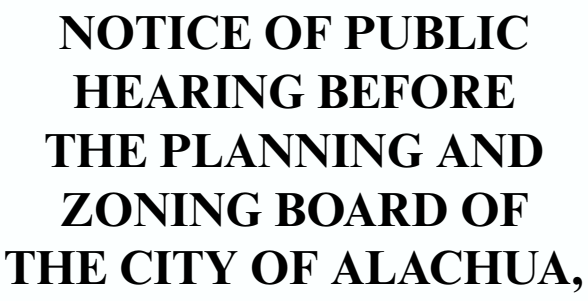
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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-28009242

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 January 11, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for the Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000; FLUM: Industrial; Zoning: Industrial General (IG).



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-28009193

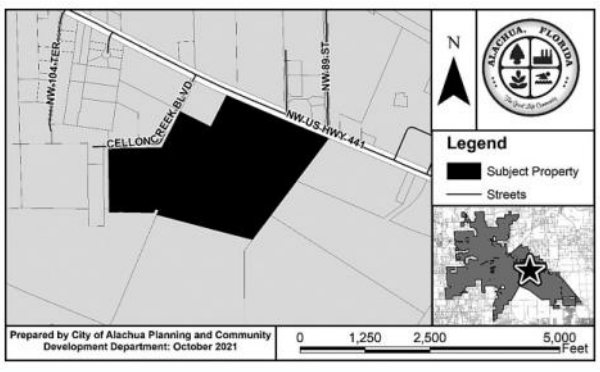
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The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-28009161

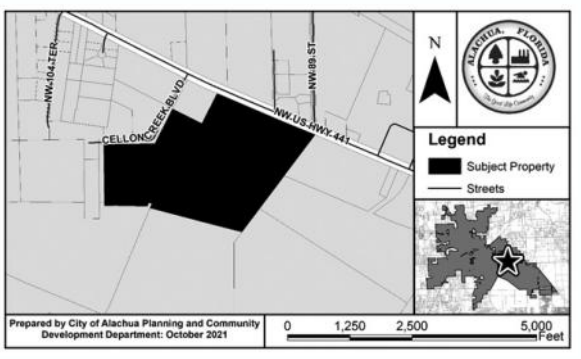
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-28009075

City of ALACHUA

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The ordinance title is as follows:

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.

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(Published: Alachua County Today - December 30, 2021)

City of ALACHUA

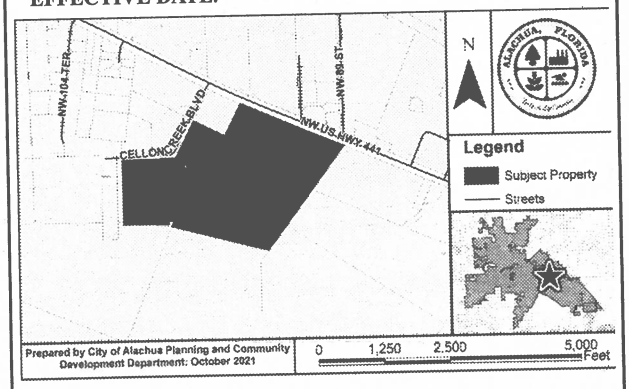
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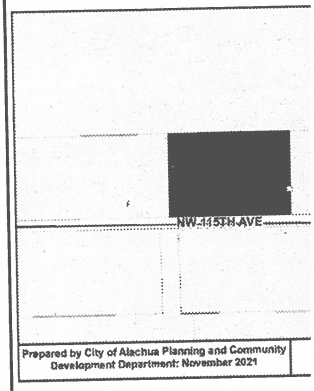
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(Published: Alachua County Today - December 30, 2021)

City of AL

NOTICE O HEARING BI PLANNING A BOARD OF T ALACHUA,

Notice is hereby given that the of the City of Alachua will hol 11, 2022, at 6:00 p.m. The hea A. Lewis Commission Chaml 15100 NW 142nd Terrace, Ala following: A request by Larry & Russo, Inc., applicant and a Inc., property owner, for c proposing the construction of a with associated site improvem property and comprised of a Parcel Number 03983-007-00 Industrial General (IG).



At the public hearing, all and be heard with respect to application are available for p and Community Developm 142nd Terrace, Alachua, Flori between the hours of 7:30 a.m. on the application may be ser of Alachua, Planning and Con 9, Alachua, FL 32616. Noti 286.0105, Florida Statutes, decision made at the public of the proceedings, and that, to ensure that a verbatim rec which includes the testimon appeal is to be based. In with Disabilities Act, any pe reasonable accommodation meeting should call the City at least 48 hours prior to the

(Published: Alachua Count

City of ALACHUA

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-03

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(Published: Alachua County Today - March 17, 2022)

#7) PROPERTY RIGHTS COMP PLAN TEXT AMENDMENT CCOM2 AD 2022
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8th Mexican journalist killed this year

Country deemed most dangerous place for press

Fabiola Sánchez
ASSOCIATED PRESS



Photos of slain journalists are posted on the gate of Mexico's Attorney General's office during a vigil on Feb. 14. EDUARDO VERDUGO/AP

MEXICO CITY – Another journalist was shot to death in Mexico on Tuesday, the eighth murdered this year in an unprecedented spate of killings that has made Mexico the most dangerous place in the world for the press.

Reporters and photographers have been murdered this year in Mexico at the rate of almost one a week, while the government claims the situation is under control.

Prosecutors in the western state of Michoacan said reporter Armando Linares was shot to death at a home in the town of Zitacuaro. His killing came six weeks after the slaying of a colleague, Roberto Toledo, from the same outlet Monitor Michoacan. It was Linares who announced Toledo's death Jan. 31 in a video posted to social media.

Zitacuaro is one of the closest towns to the monarch butterfly wintering grounds in the mountains west of Mexico City.

The area has been plagued by illegal logging and drug gangs, local governance disputes and deforestation linked to expanding avocado production. Logging has damaged the pine and fir forests where the butterflies spend the winter after migrating from the United States and Canada.

Linares served as director at the Monitor Michoacan website, which on Tuesday continued to show an article he had written about a cultural festival celebrating monarch butterflies.

There was no immediate information on a possible motive in the killing.

Toledo, a camera operator and video editor for Monitor Michoacan, was shot Jan. 31 as he prepared for an interview in Zitacuaro.

At the time of Toledo's death, Linares said he had received several death threats after enrolling in a government journalist protection program.

Asked who he thought was behind the threats, Linares said, "They pass themselves off as an armed group, they pass themselves off as a criminal gang. We can't verify whether it is true or not that they are this armed gang."

Criminals in Mexico often claim they are part of a drug cartel in order to instill fear in their victims, whether or not they really are.

"We have organized crime, just like in the rest of the country, and Monitor worked on a lot of issues like illegal logging, given that we are near the monarch reserve," Linares said in early February. "We wrote a lot about illegal logging and also a lot of issues like corruption in the municipal government."

Drug cartels in Mexico often make money by protecting illegal logging, or extorting protection payments from avocado growers.

"The nightmare continues for the press in Mexico," the press group Reporters Without Borders wrote in its social media accounts.

Mexican President Andrés Manuel López Obrador has reacted angrily to worldwide criticism of the killings.

In February, López Obrador said U.S. Secretary of State Antony Blinken was misinformed, after Blinken wrote "I join those calling for greater accountability and protections for Mexican journalists."

The Inter American Press Association called on Mexican President Andrés Manuel López Obrador to "immediately suspend the aggressions and insults, because such attacks from the top of power encourage violence against the press."

López Obrador claims the government is investigating all of the killings and suggested Blinken received bad information from other U.S. agencies, mentioning the CIA, FBI and Drug Enforcement Administration.

"They're [illegible]cking him," he said. "We don't tolerat[illegible]e impunity of anyone."

And la[illegible] López Obrador issued an irate resp[illegible]o European Parliament criticism [illegible]rnalist killings in Mexico, accusing the Europeans of having a "colonialist mentality."

The Mexican president criticized EU support for Ukraine, and called European Parliament members "sheep."

"It is unfortunate that you vote like sheep to join the reactionary and coup-mongering strategy of the corrupt group opposed to the Fourth Transformation," as López Obrador calls his administration, he wrote in an open letter to the parliament.

The EU Parliament approved a resolution last Thursday urging López Obrador to stop his harsh verbal attacks on reporters who criticize him, and ensure their safety.

Press groups say López Obrador's daily criticisms of journalists, whom he calls "conservatives" and "mercenaries," make them more vulnerable to violence.

In February, the Inter American Press Association called on the president to "immediately suspend the aggressions and insults, because such attacks from the top of power encourage violence against the press."

The EU resolution "calls on the authorities, and in particular the highest ones, to refrain from issuing any communication which could stigmatize human rights defenders, journalists and media workers, exacerbate the atmosphere against them or distort their lines of investigation."

Journalists are often the targets of Mexico's drug cartels, which seek to intimidate and manipulate coverage of their activities and their rivals. Local politicians and government officials are also frequently linked to murders, according to the government, which has acknowledged that impunity in those killings runs above 90%.

In early March, gunmen killed Juan Carlos Muñiz, who covered crime for the online news site Testigo Minero in the state of Zacatecas.

Jorge Camero, the director of an online news site who was until recently a municipal worker in the northern state of Sonora, was killed in late February.

In early February, Heber López, director of the online news site Noticias Web, was shot to death in the southern state of Oaxaca.

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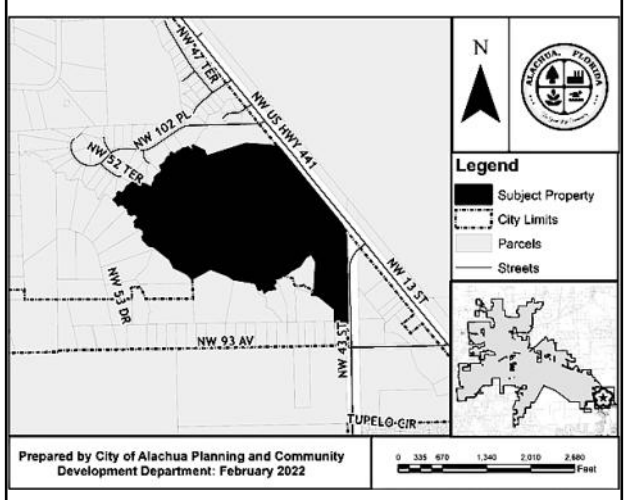
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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-29206520

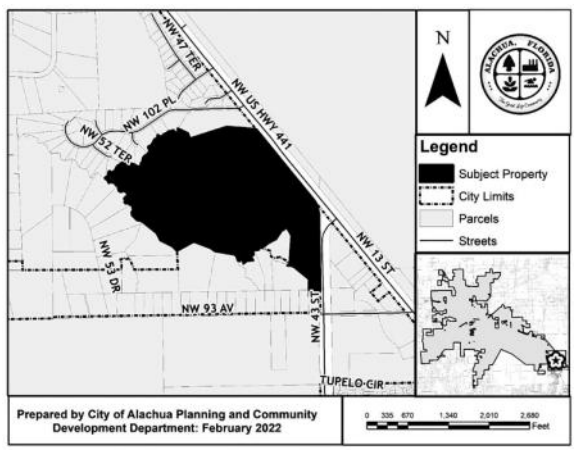
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The ordinance title is as follows:

ORDINANCE 22-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±121.1 ACRES FROM COMMERCIAL (±48.4 ACRES) AND AGRICULTURE (±72.7 ACRES) TO COMMERCIAL (±14.4 ACRES), HIGH DENSITY RESIDENTIAL (±17.8 ACRES), MODERATE DENSITY RESIDENTIAL (±53.2 ACRES) AND CONSERVATION (±35.7 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29206448

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The ordinance title is as follows:

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.

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-29206412

The Gainesville Sun
Thursday, March 17, 2022

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 threatre. 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@ynottheatre.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.** Pesented 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 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

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(Published: Alachua County Today - December 02, 2021)

Heartland Places of Worship

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Former NFL, Gators running back faces charges in road rage assault

Alexander Lugo
Fresh Take Florida



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

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 followed 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.

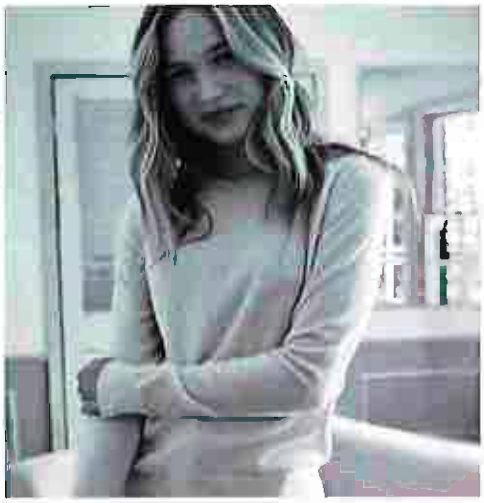
Thompson was cited for possession of marijuana in October of that year. In December, police found him inside a tow truck compound in the middle of the night.

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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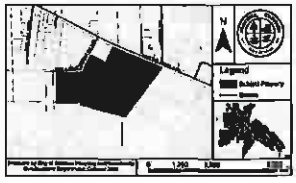
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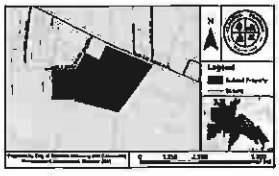
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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Ordinance 22-04, Second Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Cellon Creek: A request by Seth Wood, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, 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:
Based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 22-04 on second and final reading.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Seth Wood of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, 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 is 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.

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.

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).

Planning & Zoning Board Recommendation

At the December 14, 2021 Planning and Zoning Board Meeting, the Board voted 4-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

City Commission First Reading

At the January 10, 2022 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 22-04 on first reading and to authorize City Staff to transmit the proposed Amendment to the Florida Department of Economic Opportunity (DEO) under the Expedited State Review Process.

Expedited State Review

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

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

ATTACHMENTS:

Description

- Ordinance 22-04
- Staff Report & Staff Supporting Materials
- Application & Supporting Materials
- Public Notice Materials for the 12/14/2021 PZB Hearing

- Minutes from the 12/14/21 PZB Meeting
- Public Notice Materials for the 1/10/2022 City Commission Hearing
- DEO & Reviewing Agency Comments
- Public Notice Materials for the 3/28/2022 City Commission Hearing

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on 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 March 28, 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 28th day of March, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

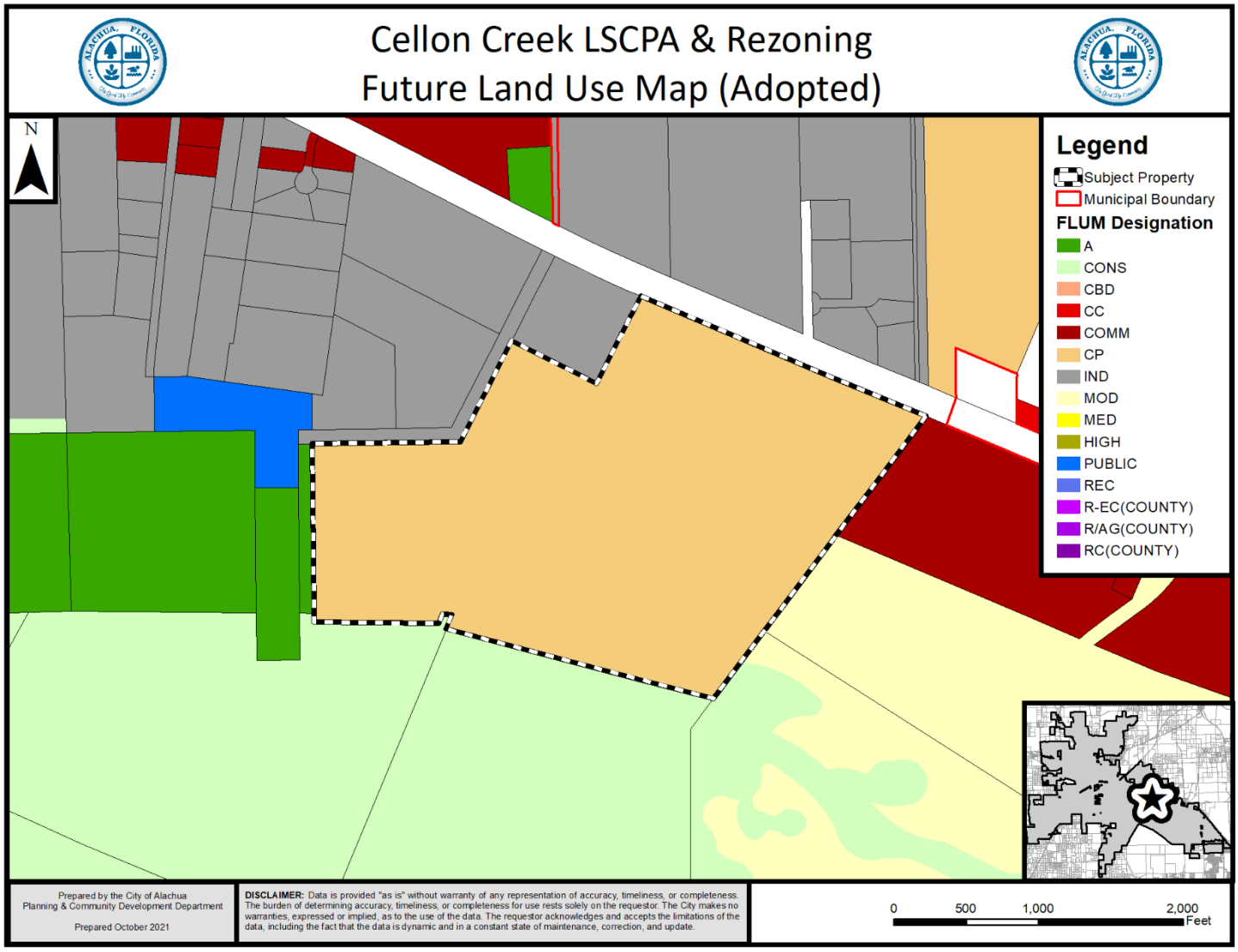
Marian B. Rush, City Attorney

EXHIBIT "A"

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. 02SEC. 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 LSCPA & Rezoning
Future Land Use Map (Adopted)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
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.
0 500 1,000 2,000
Feet

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 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:	*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 is 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.

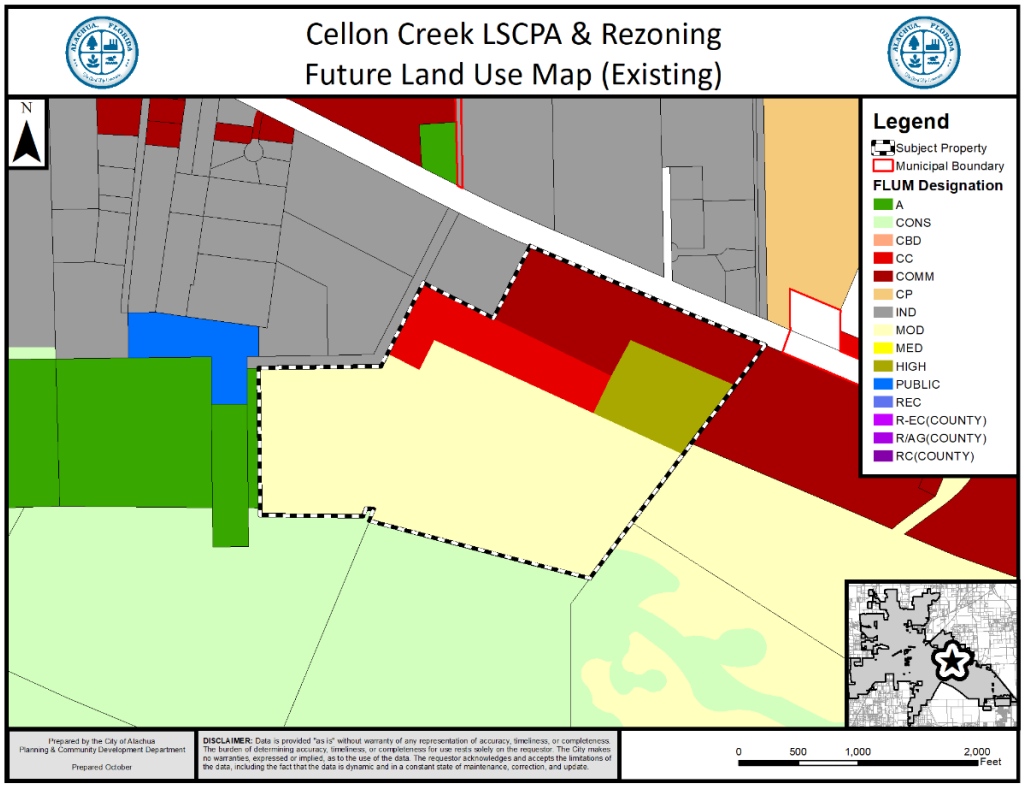
Proposed FLUM Designation

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).

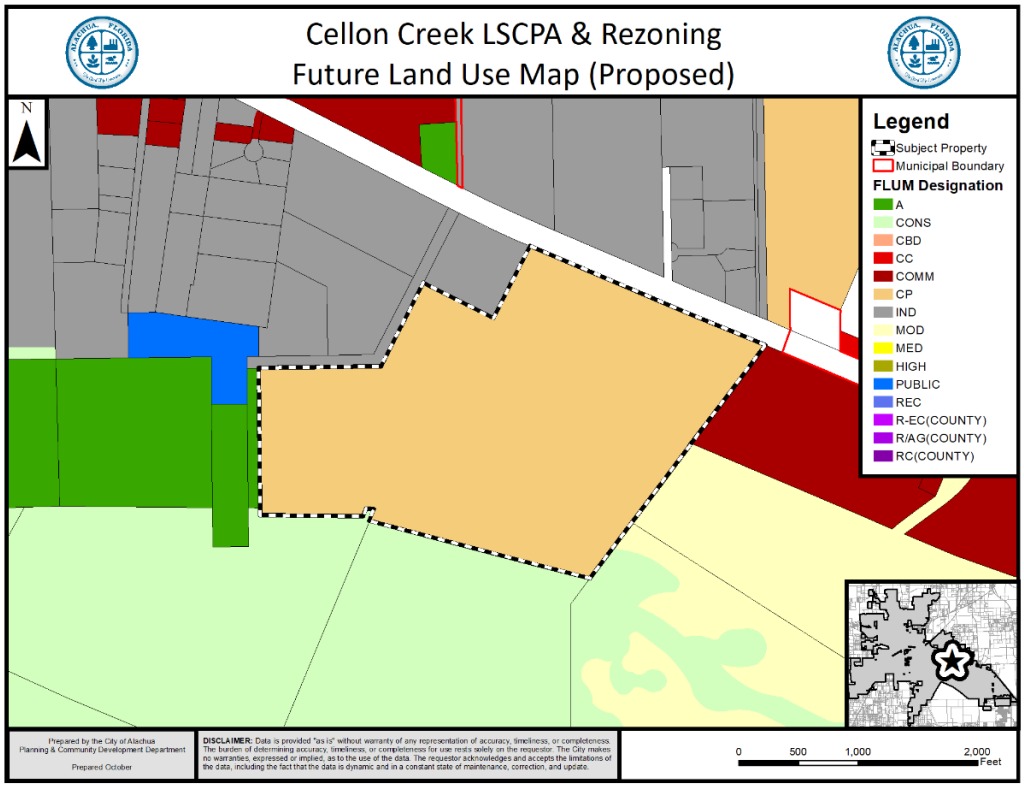
Table 1. Comparison of Existing / Proposed FLUM Designations

	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:	***Decrease of 11 dwellings*** ***Increase of 2,580,930 square feet non-residential uses***	

Map 1. Existing Future Land Use Map with Subject Property



Map 2. Proposed Future Land Use Map with Subject Property



EXISTING USES

The property 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

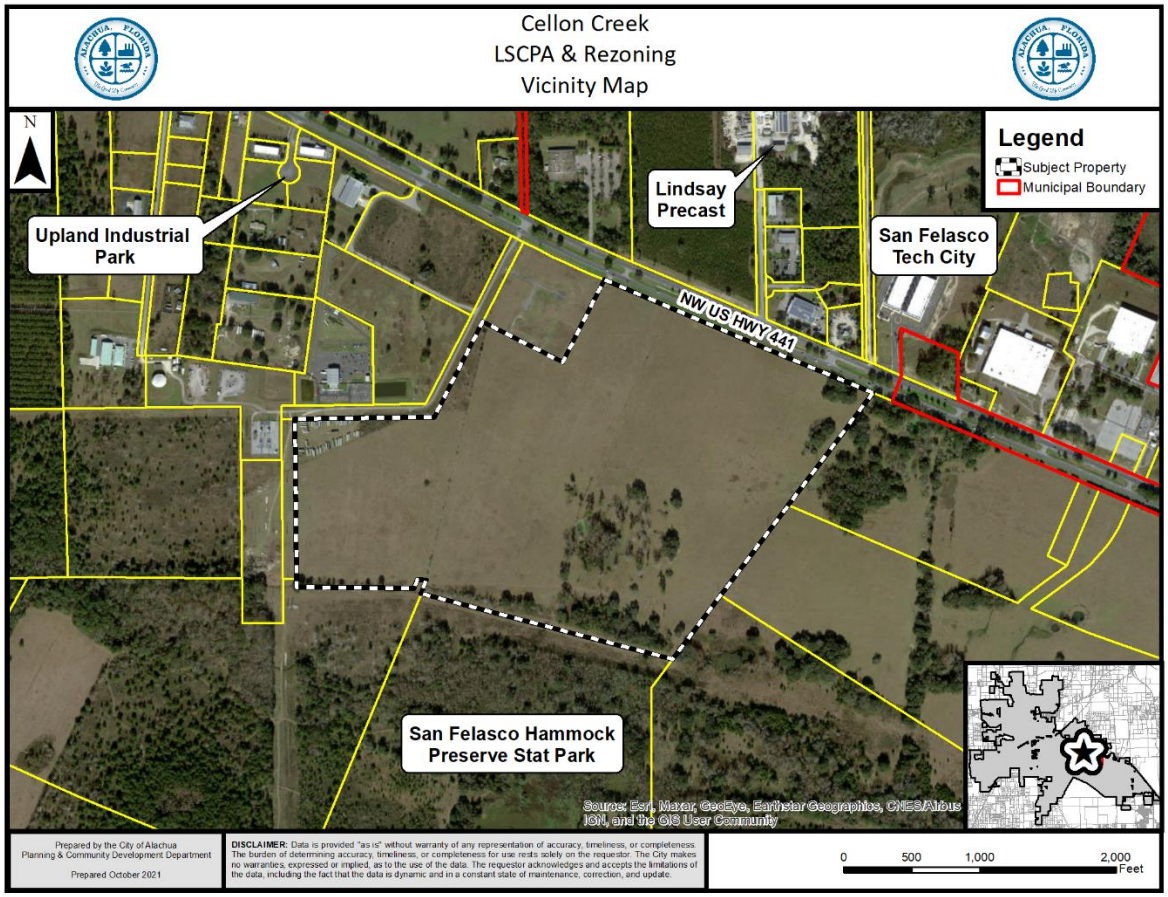


Table 2. Surrounding Land Uses

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

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

The applicant contends that 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 SUITIBILITY ANALYSIS

Wetlands

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

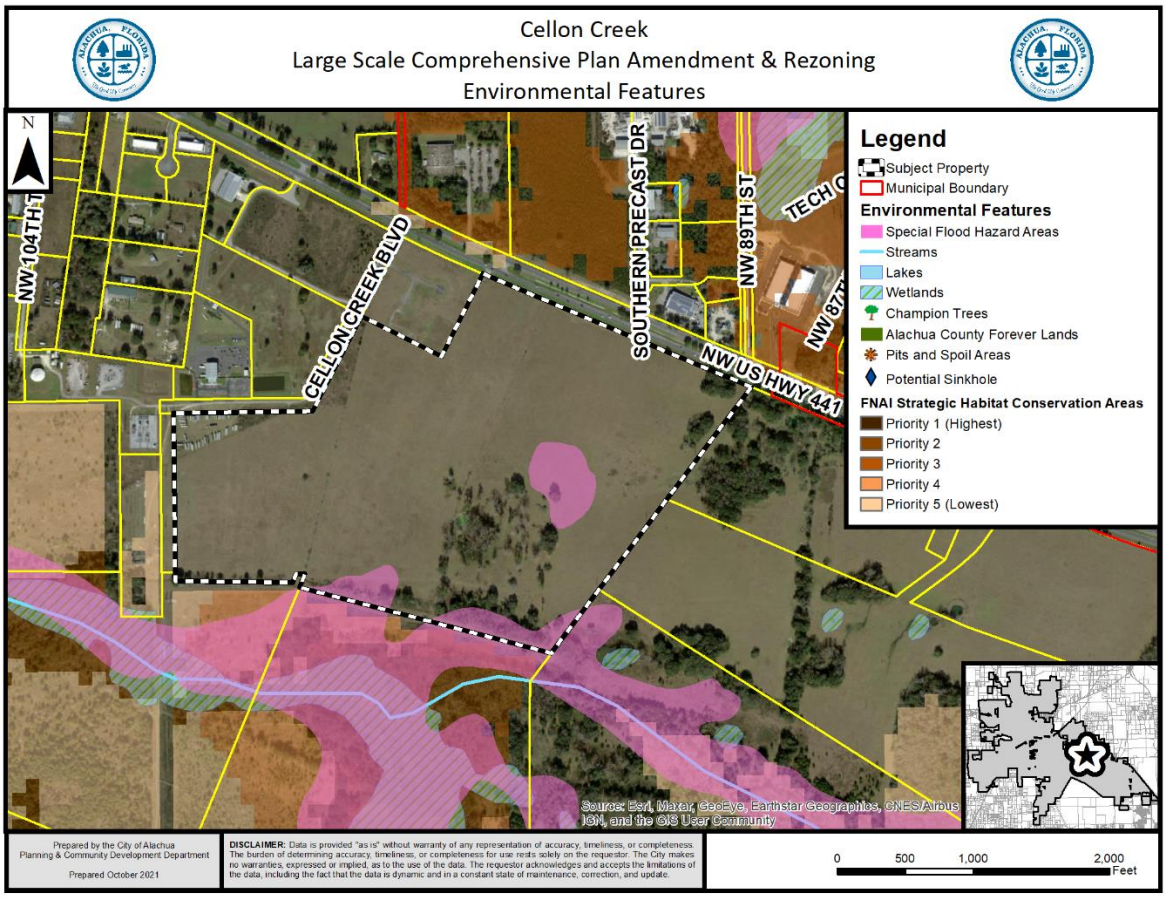
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Creeks and Streams

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

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

Map 3. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated

by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	Comm	D
11	CR 235 (from NW 143rd 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 · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General 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 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 11 CR 235 (from NW 143rd 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 Impacts[6]	**-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 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 11 CR 235 (from NW 143rd 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 Impacts[6]	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 **not** 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%**

Sources:
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%**

Sources:
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**

Sources:
1 *City of Alachua December 2021 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2020; 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 Development[3]	**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 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
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

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

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

www.sbac.edu
(352) 955-7300

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

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

	Units	*Elementary*	*Middle*	*High*
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 ±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.

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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 an 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.

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.

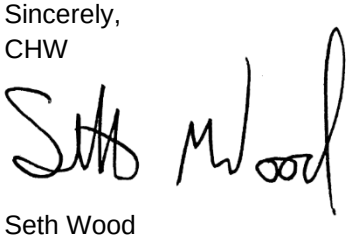
The response to Section 2.4.2(E)(1)(j) has been revised to expand upon the availability of existing utilities to state the following: for water services, there is a 16" water main along US 441; for wastewater services, there is a 10" force main along US 441, an 8" gravity main west of the project site, 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



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 ±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

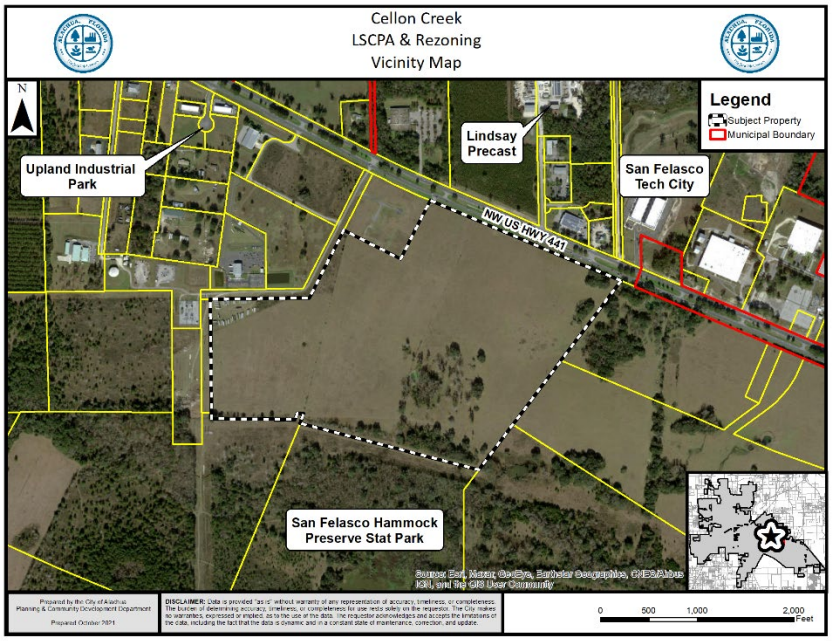
ACREAGE: ±160.2 acres

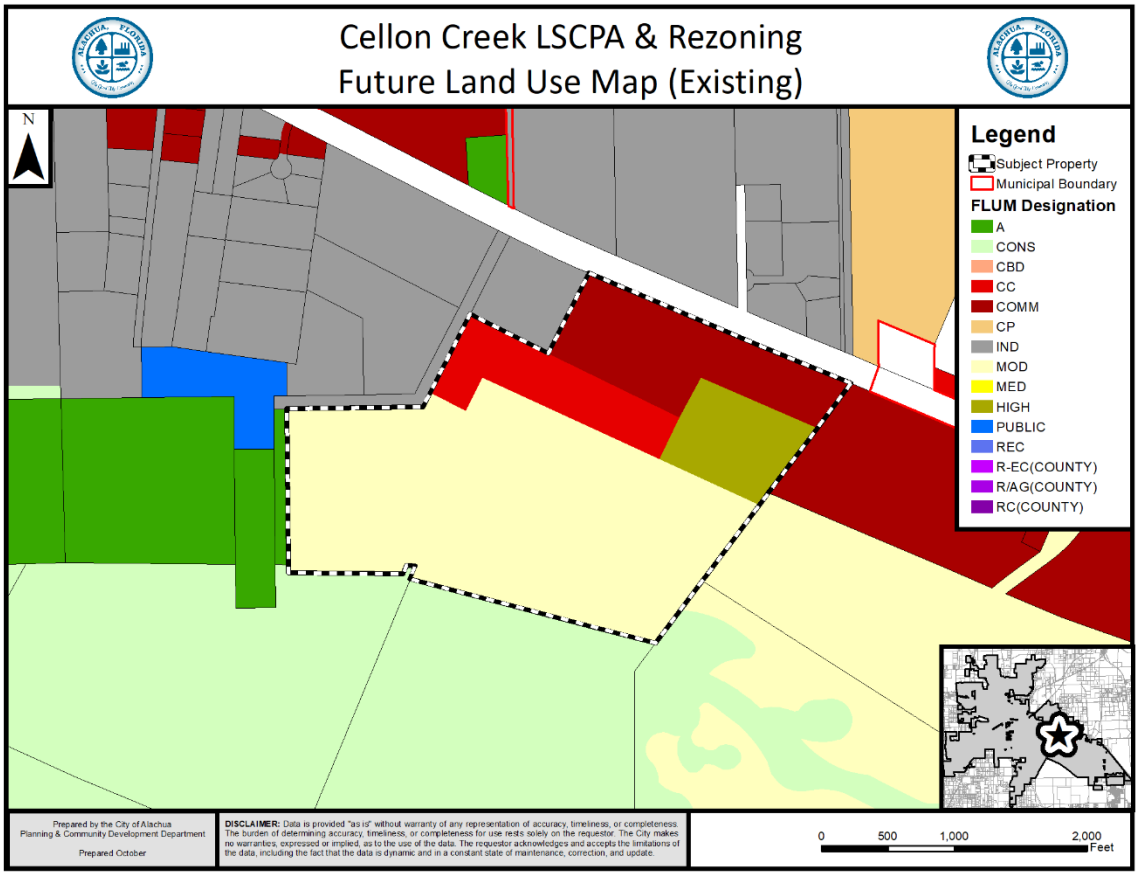
PARCEL(S): 05949-000-000

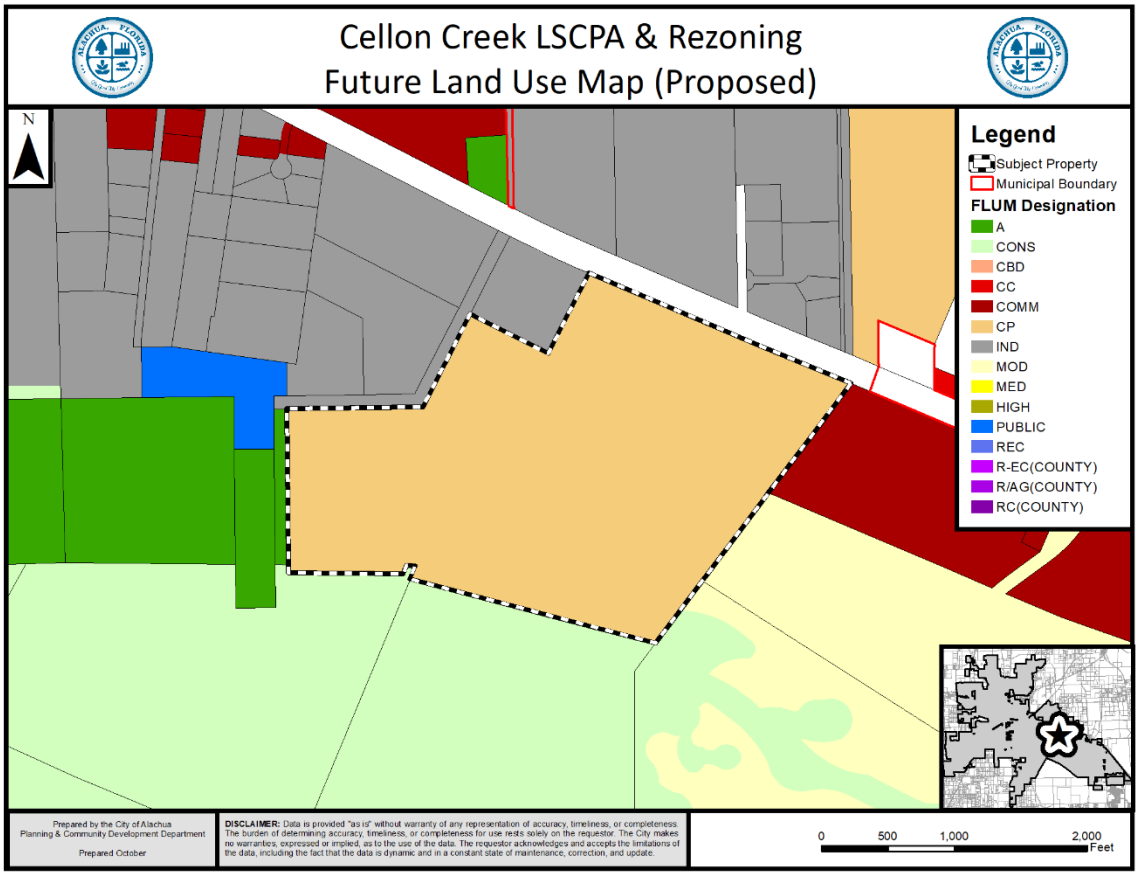
PROJECT SUMMARY: A request to amend the Future Land Use Map (FLUM) Designation of a ±160.2 acre property from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and a request to amend the zoning of a the Rezoning application proposes to amend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

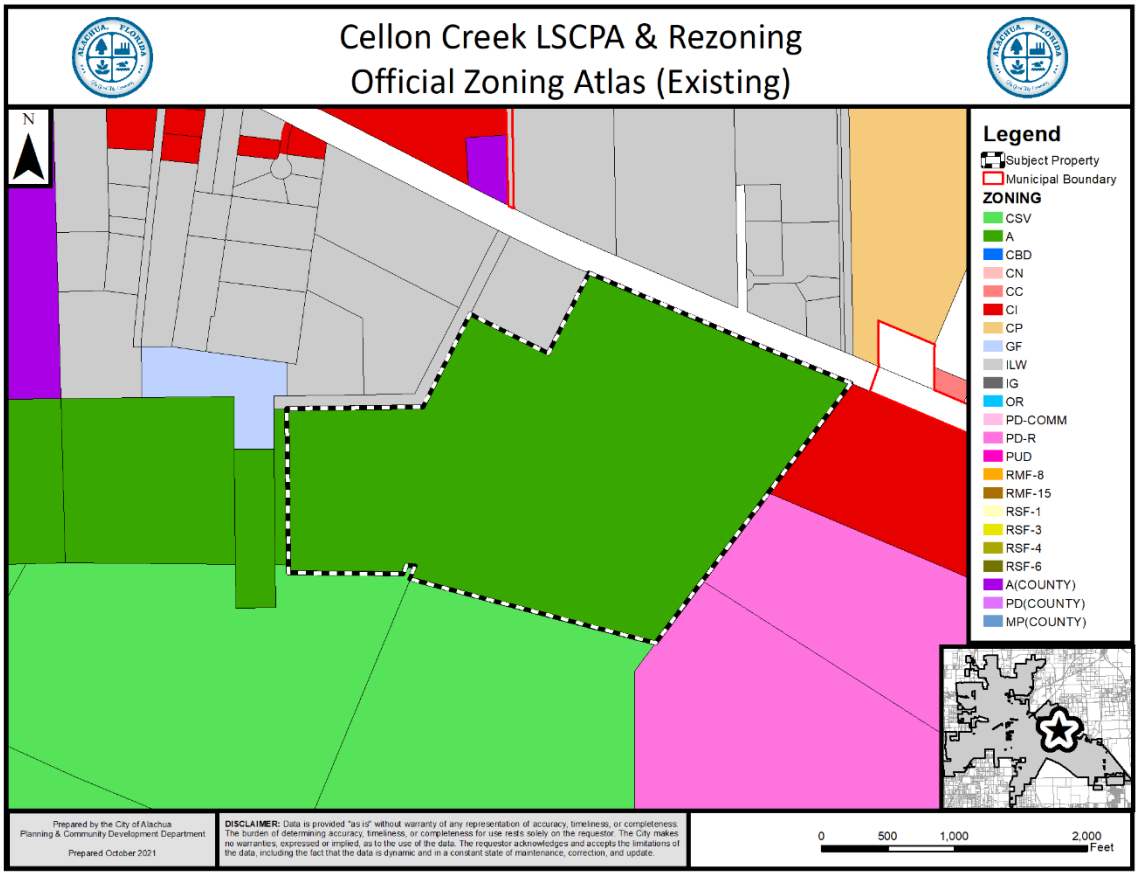
RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Thursday, November 4, 2021**

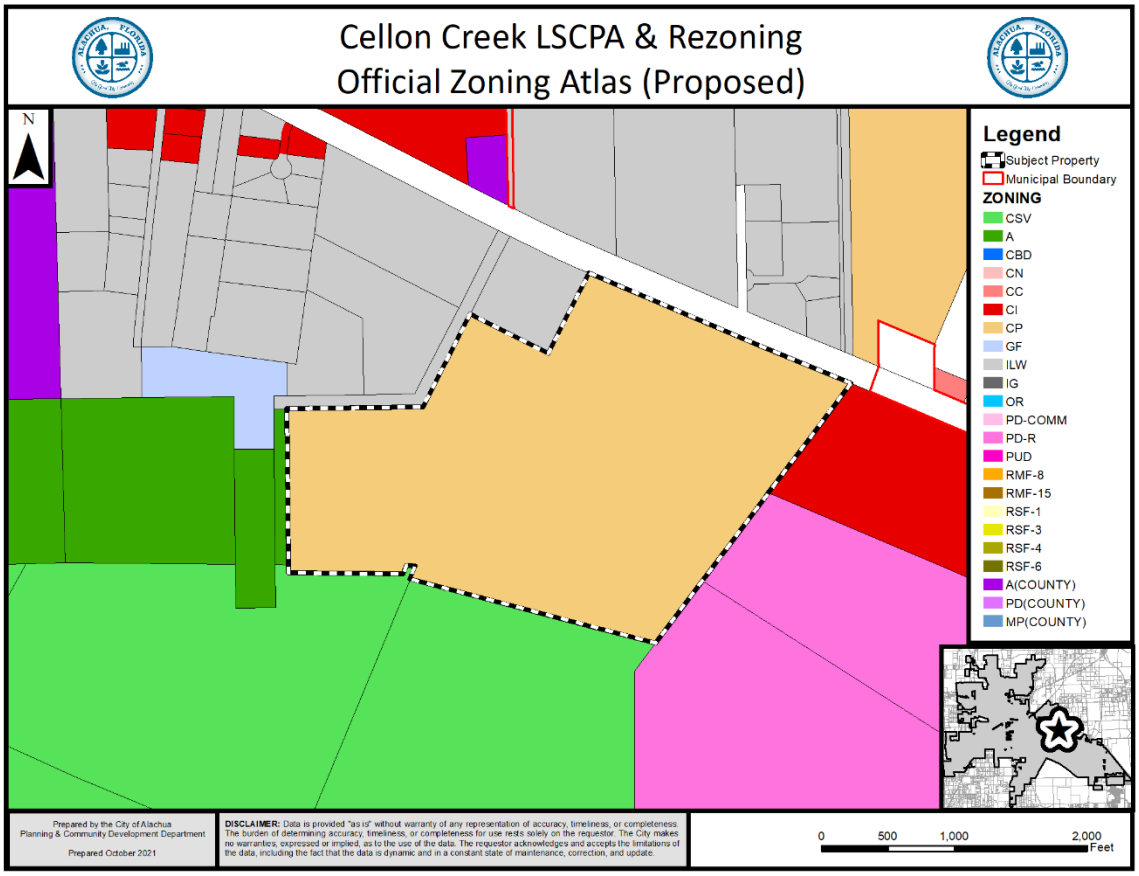
TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 14, 2021 PZB Meeting.**




Cellon Creek LSCPA & Rezoning
Future Land Use Map (Existing)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
500
1,000
2,000
Feet


Cellon Creek LSCPA & Rezoning
Future Land Use Map (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
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0
500
1,000
2,000
Feet


Cellon Creek LSCPA & Rezoning
Official Zoning Atlas (Existing)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2021
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Feet


Cellon Creek LSCPA & Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
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2,000
Feet

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> Wed, Oct 13, 2021 12:49 PM
Subject : Request for Capacity Review: Cellon Creek CPA & Rezoning 1 attachment
To : Suzanne M Wynn <wynnsm@gm.sbac.edu>
Cc : Gene Boles <geneboles@gmail.com>

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].

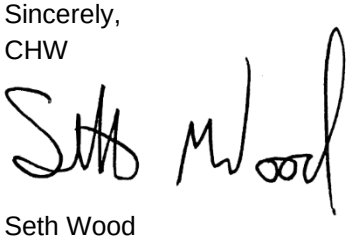
2. Rezoning Application, Section B., Applicant: Please identify the contact person.
    The contact person is Seth Wood of CHW.
    Phone: (352) 331-1976
    Email: sethw@chw-inc.com

    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.

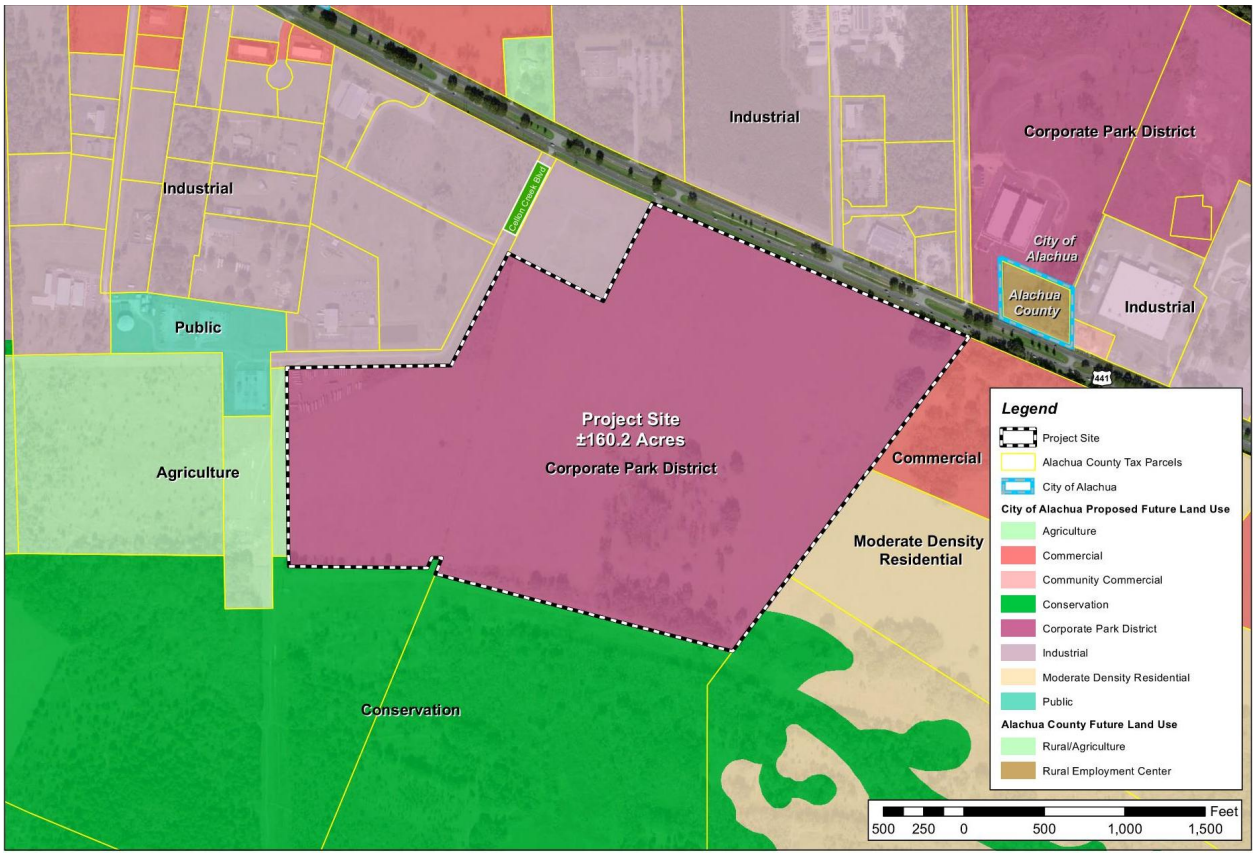
We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at sethw@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

Seth Wood
Project Planner

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: _____
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;

(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
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Sherry Stinson
Signature of Notary Public, State of Florida

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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
Comm# HH026355
Expires 2/22/2025

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. 02SEC. 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.

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Doc #18450
Rec
18.50

FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FL.

- Return to:
This instrument prepared by:
W. Henry Barber, Jr.
Dell, Graham, Willcox, 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 (N½) of the Northwest quarter (NW¼) 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 (N½) of Northwest quarter (NW¼) 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 (N½) of Northwest quarter (NW¼), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N½) of Northwest quarter (NW¼) 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 (N½) of Northwest quarter (NW¼), 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

DOC. ST. - AMT $ 18450.00
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Jeanette Collins

O.R. BOOK 1466 PAGE 377

618729

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 (SE¼) of Southeast quarter (SE¼) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE¼) of Southeast quarter (SE¼), 1218.03 feet to the southeast corner of the South one-half (S½) of the Northwest quarter (NW¼) of Southeast quarter (SE¼) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 661.14 feet to the northeast corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 1222.41 feet to the northwest corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼) 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 (SW¼) 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 (SW¼), 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 (SE¼) of Southeast quarter (SE¼) 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 (SE¼) of Southeast quarter (SE¼), 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 (SE¼) of Southeast quarter (SE¼), 121.89 feet to the north boundary of the Northeast quarter (NE¼) of Northeast quarter (NE¼) 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 (NE¼) of Northeast quarter (NE¼), 678.82 feet to the south boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), 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 (S½) of the Southwest quarter (SW¼) 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.

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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.

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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:

_____
_____
As to Grantor

CONTEXT DEVELOPMENT CO.

By _____
Wallace M. Dill, As its
President

ATTEST:

By: _____
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)

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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. Bard
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



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

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.

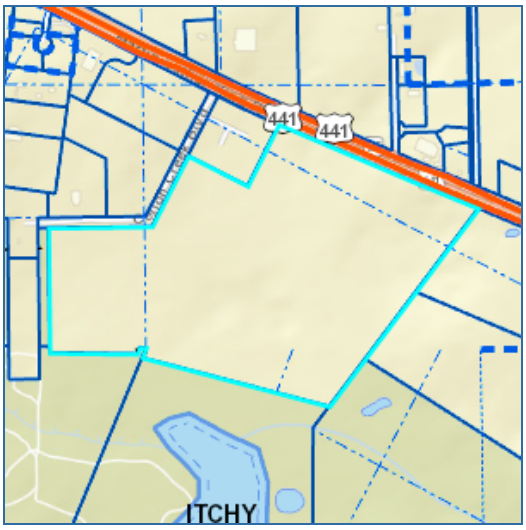
TRIM Notice

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.
User Privacy Policy
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Last Data Upload: 4/6/2021, 5:16:39 AM

Version 2.3.115

John Power TAX COLLECTOR
Serving Alachua County

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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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
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Florida Department of State, Division of Corporations

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.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

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Assistant Director Planning
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Alachua FL 32653

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

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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
12989 NW US HWY 441
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT
ALACHUA FL 32615

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

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

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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 ALTAFFER/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 quickly reconsidered.

Meanwhile, an attorney for two filmmakers who gave a trove of 9/11-related video to the museum – but later made a critical documentary about it – accused it in an Aug. 13 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 Outsider." 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 researchers 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 Berenbaum, 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.

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SATURDAY, SEPTEMBER 4 12-13-19-21-42-53

DOUBLE PLAY

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To see payouts on games above, visit flalottery.com.

POWERBALL

MONDAY, SEPT. 6 ..... 11-20-22-33-54 PB: 24 (x2)

4+PB: $375 million (0). Next jackpot $388M
5 of 5: $1 million (0)
4+PB: $50,000 (5). 4 of 5: $100 (15)
3+PB: $100 (45). 3 of 5: $7 (1,162)

MEGA MILLIONS

TUESDAY, SEPTEMBER 7 ... 15-17-25-32-52 MB: 13 (x3)

4+MB: $345 million (0). Next jackpot $368M
5 of 5: $1 million (0). 4+MB: $10,000 (3).
4 of 5: $500 (25). 3+MB: $200 (84).
3 of 5: $10 (5,937). 2+MB: $10 (1,787)
1+MB: $4 (12,695). MB: $2 (30,275).

JACKPOT TRIPLE PLAY

TUESDAY, SEPTEMBER 7 12-15-20-21-28-44

6 of 6: $1.15 million (0). 5 of 6: $570.50 (93).
4 of 6: $23.50 (1,100). 3 of 6: $1 (19,427).
Combo10+: $10,000 (2). Combo9: $600 (6).
Combo8: $60 (71). Combo7: $20 (676).
Combo6: $10 (2,665). Combo5: $5 (9,799).
Combo4: Free Ticket (27,515).

FANTASY 5

TUESDAY, SEPTEMBER 7 3-9-12-14-26

5 of 5: $181,016 (1). 4 of 5: $139 (247).
3 of 5: $9.50 (8,462). 2 of 5: Free Ticket (81,965).

PICK 2, 3, 4, 5

WEDNESDAY, SEPTEMBER 8, MIDDAY

6-0 ..... 2-0-1 ..... 4-6-1-0 ..... 3-5-5-9-1 Fireball: 2

TUESDAY, SEPTEMBER 7, EVENING

0-2 ..... 4-1-5 ..... 2-8-9-4 ..... 5-0-0-8-3 Fireball: 4

CASH4LIFE

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No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (0). 4 of 5: $500 (3).
3 of 5+CB: $100 (75). 3 of 5: $25 (778).
2 of 5+CB: $10 (1,078). 2 of 5: $4 (3,291).
1 of 5+CB: Free ticket (6,954).

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 members 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 Football 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 Desiree Washington, a beauty pageant contestant. (Tyson was convicted and ended up serving three years of a six-year prison sentence.)

2005: 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 onsite command.

CELEBRITY BIRTHDAYS

Actor **Topol** ("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 56. Actor **Constance Marie** ("George Lopez") is 56. 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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Workshop Presentation

Cellon Creek

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

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 23, 2021

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.

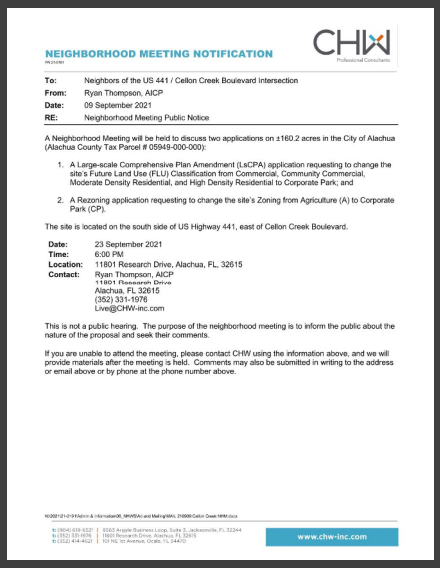
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

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



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

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).

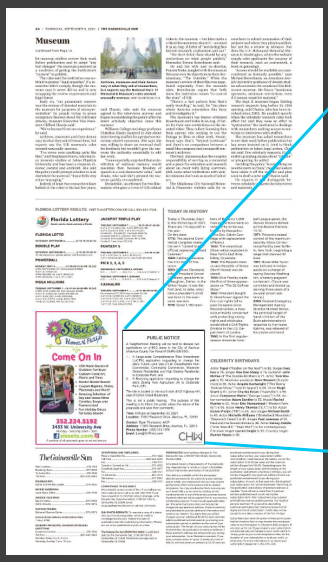
The site is located on the south side of US Highway 441, east of Cellon Creek Boulevard.

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.

www.chw-inc.com



Museum

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

CHW

21-0191: Cellon Creek LsCPA & Rezoning

3

REQUESTS:

- LsCPA Application
  - *FROM*: **Commercial, Community Commercial, Moderate Density Residential**, and **High Density Residential**
  - *TO*: **Corporate Park**
- Rezoning Application
  - *FROM*: **Agriculture (A)**
  - *TO*: **Corporate Park (CP)**



21-0191: Cellon Creek LsCPA & Rezoning

4

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



5

LsCPA & REZONING
ESTIMATED TIMELINE

Pre-Application Meeting
City Planning staff
September 13, 2021

Neighborhood Meeting
September 23, 2021

Submit
LsCPA & Rezoning Application
September 30, 2021

Staff Review
Oct.- Nov. 2021

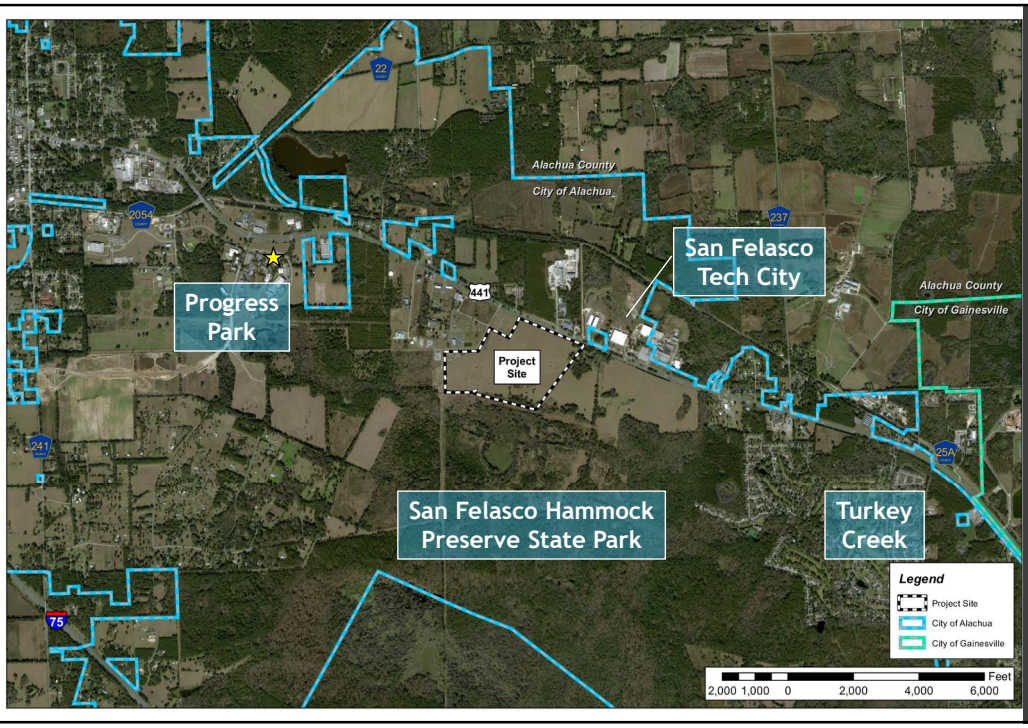
Planning & Zoning Board
Public hearing
Dec. 14, 2021 (tentative)

City Commission
Public hearings
Jan. 2022-Mar. 2022 (tentative)

CHW

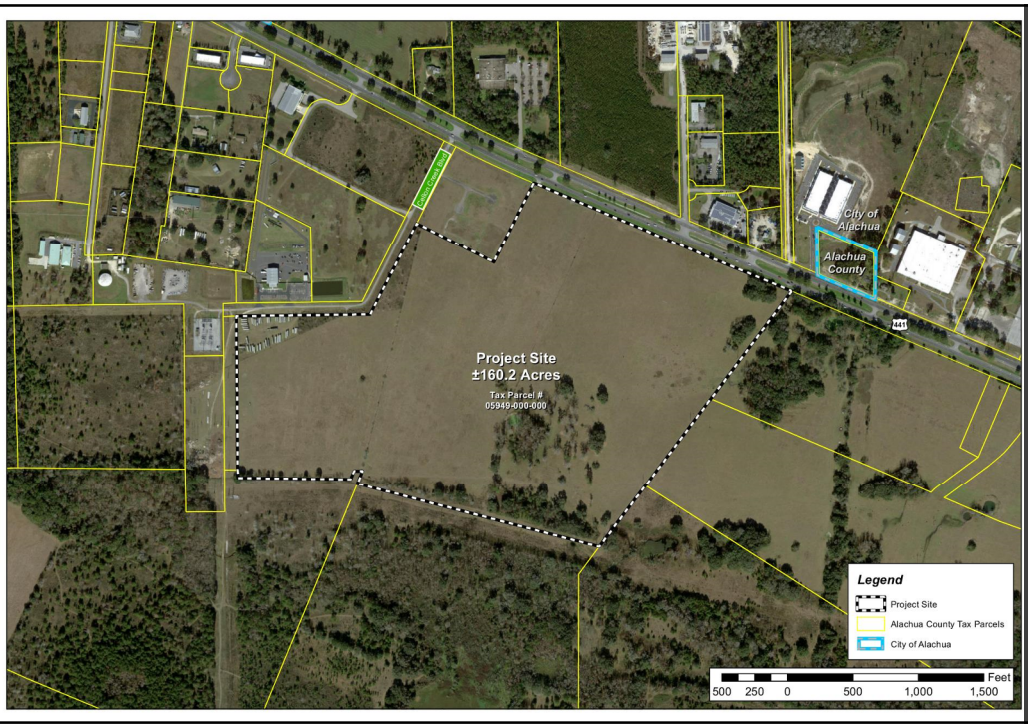
6

Context Map



7

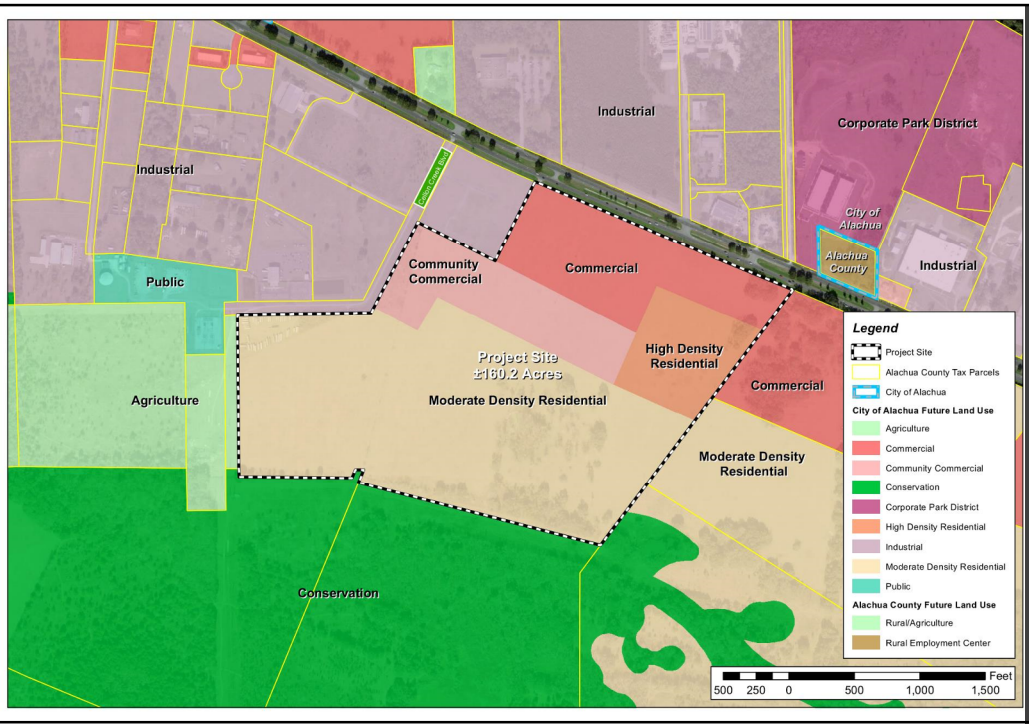
Aerial Map



8

Existing Future Land Use (FLU) Map

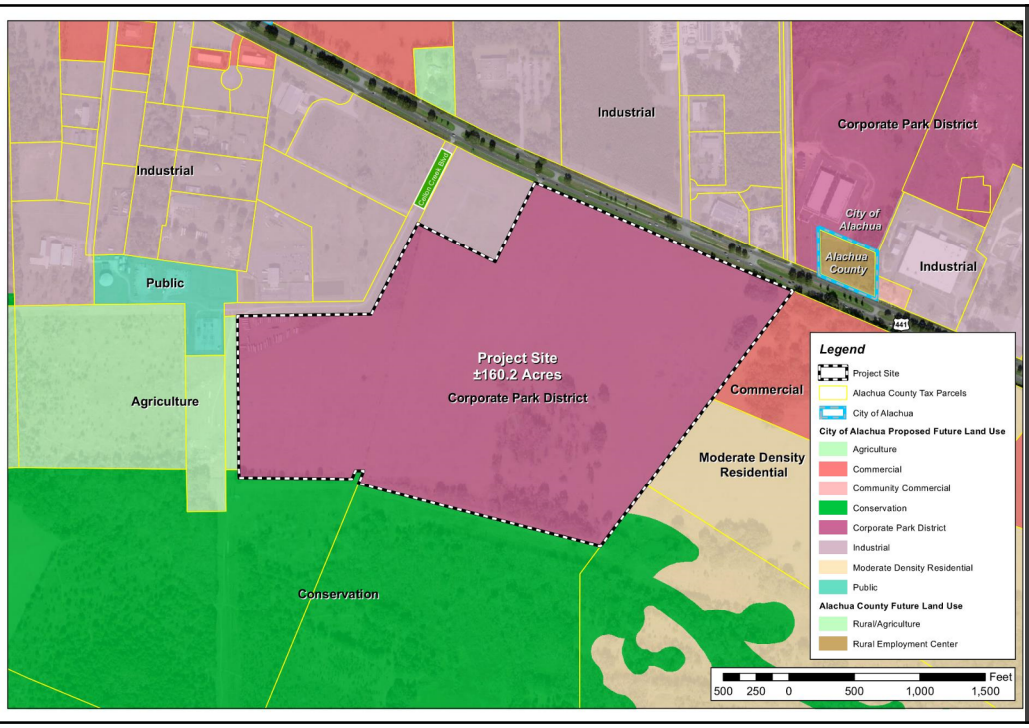
Today, the property has four (4) legacy land uses, from 2010: Commercial; Community Commercial; Moderate Density Residential; and High Density Residential



9

Proposed Future Land Use Map

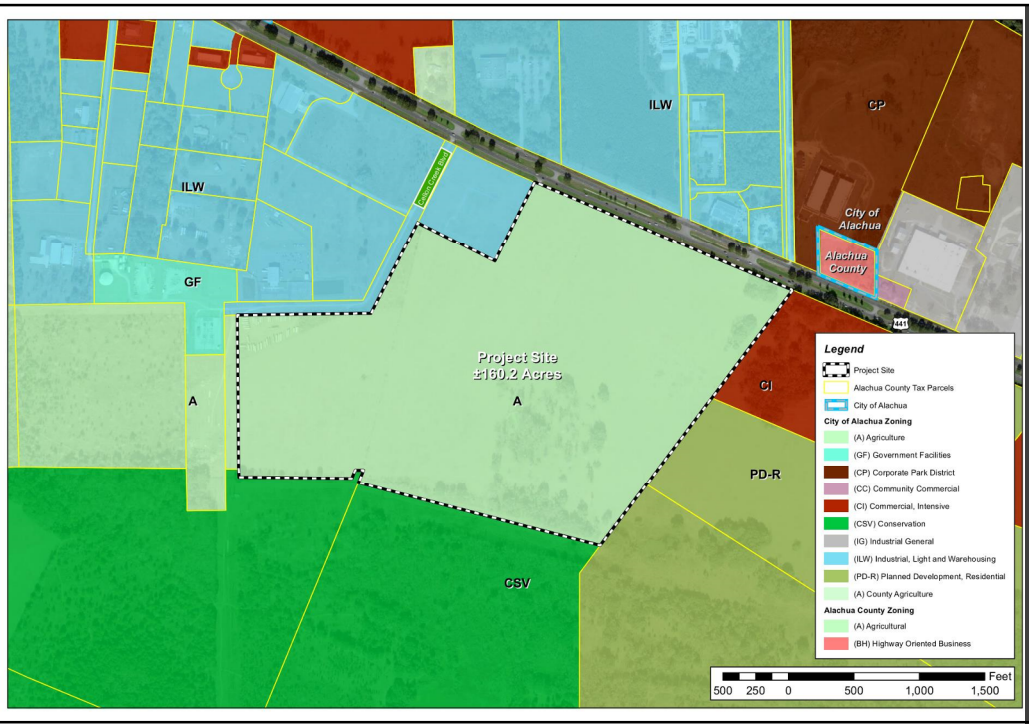
FLU: Corporate Park District



10

Existing Zoning Map

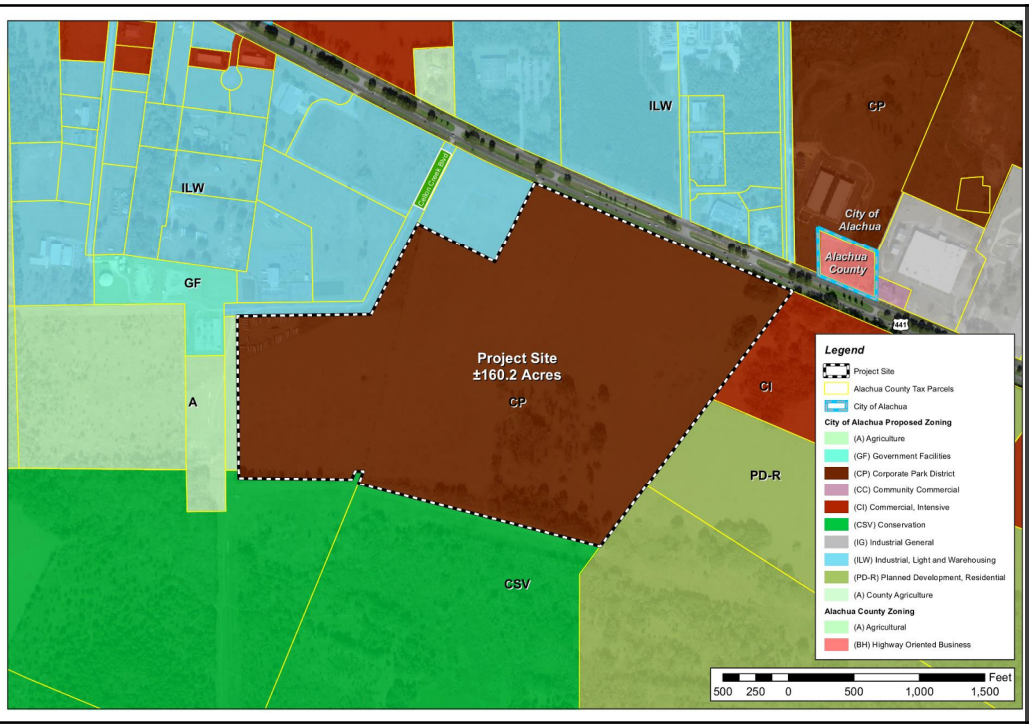
Zoning:
Agriculture (A)



11

Proposed Zoning Map

Zoning:
Corporate Park District (CP)



12



13

Sign-in Sheet

SIGN-IN SHEET

Cellon Creek Large-scale Comprehensive Plan Amendment & Rezoning

21-0191

CHW Professional Consultants

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

	Print Name	Street Address	Signature
1	DAN PEARSON	4801 CAMP RANCH RD GAINESVILLE, FL 32641	
2			
3			
4			
5			
6			
7			
8			
9			
10			
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.

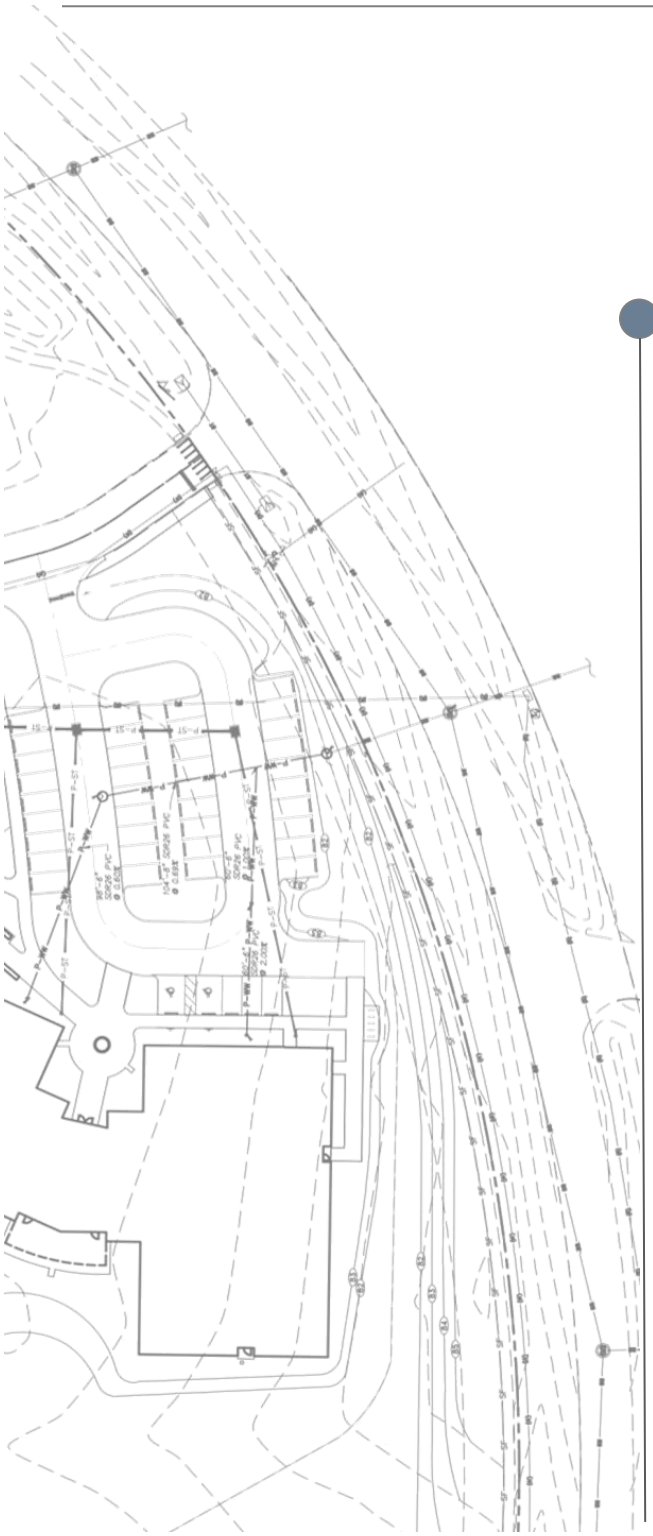
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

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

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



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
N:\2021\21-0191\Departments\02_Planning\Reports\RPT 211104 Cellon Creek LUC.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 – Large-scale Comprehensive Plan Amendment (LsCPA) Application

Jurisdiction: City of Alachua	**Intent of Application:** To appropriately entitle the project site for the creation of a mixed-use development
Description of Location: 13270 block of US Highway 441	
Parcel Number: 05949-000-000	**Acres:** ±160.2 acres (ac) *(Source: Alachua County Property Appraiser)*
Existing Future Land Use (FLU) Classification: *Commercial* The Commercial land use category provides for general commercial uses. This is a land use category where large-scale, regional commercial uses may locate. *Community Commercial* The Community Commercial land use category provides for neighborhood- and community-scale goods and services, adjacent to residential areas. *High Density Residential (8-15 du/ac)* The High Density Residential land use category provides for residential development up to 15 dwelling units per acre, as well as complementary nonresidential uses. *Moderate Density Residential (0-4 du/ac)* The Moderate Density Residential land use category provides for residential development up to 4 dwelling units per acre.	**Proposed FLU Classification:** *Corporate Park* 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.
Existing Zoning District: *A: Agriculture (0.2 du/ac)* 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.	**Proposed Zoning District:** *CP: Corporate Park (4 du/ac)* 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.
Existing Max. Permitted Density/Intensity: Density: 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 Intensity: 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	**Proposed Max. Permitted Density/Intensity*:** Density: ±160.2 ac * 4 du/ac = ±640 dwelling units Intensity: ±160.2 ac * 0.5 FAR = ±3,489,156 square feet
Net Change This LsCPA application may allow up to ±31 additional *gross* dwelling units and up to ±2,417,580 additional *gross* 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.

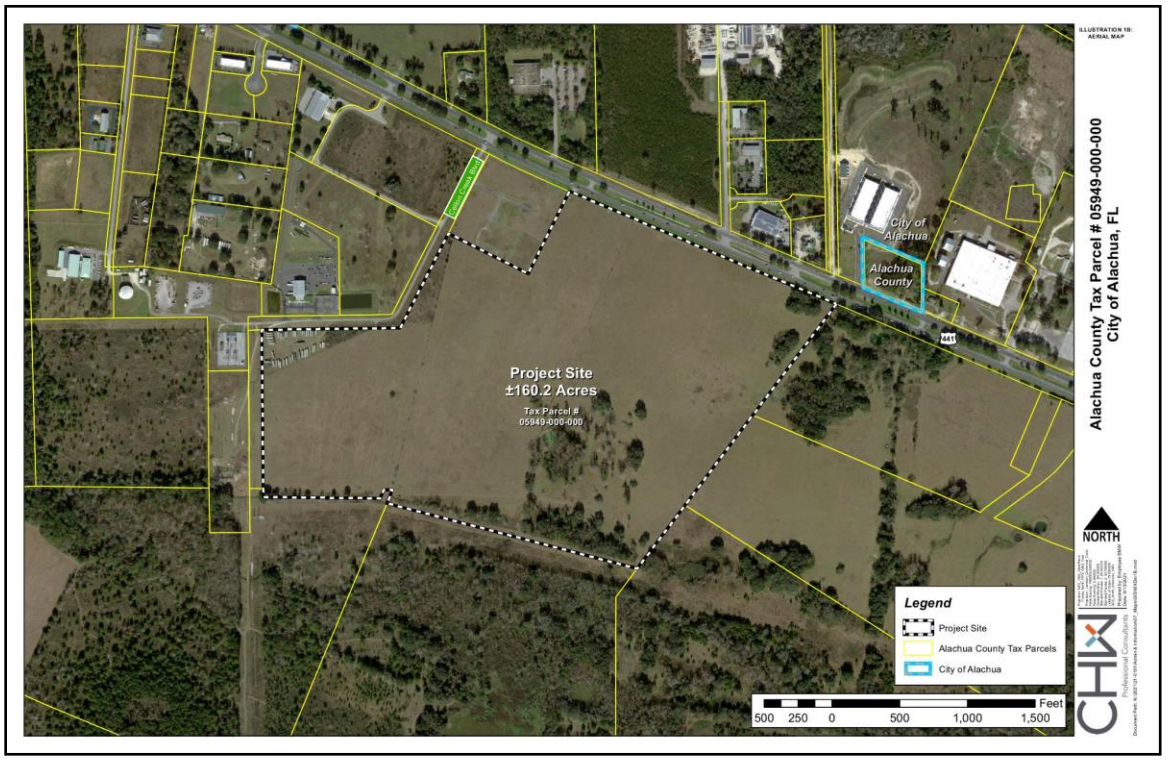


Figure 1: Aerial Map

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)

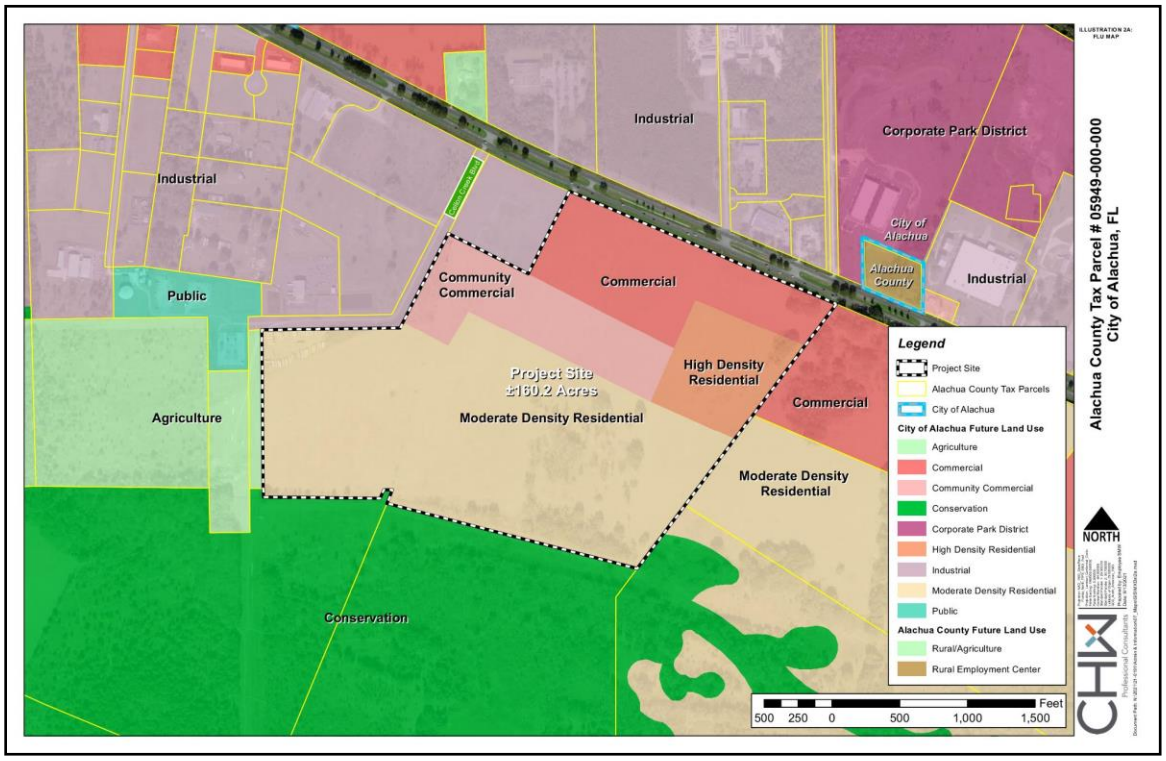


Figure 2: Existing Future Land Use Map

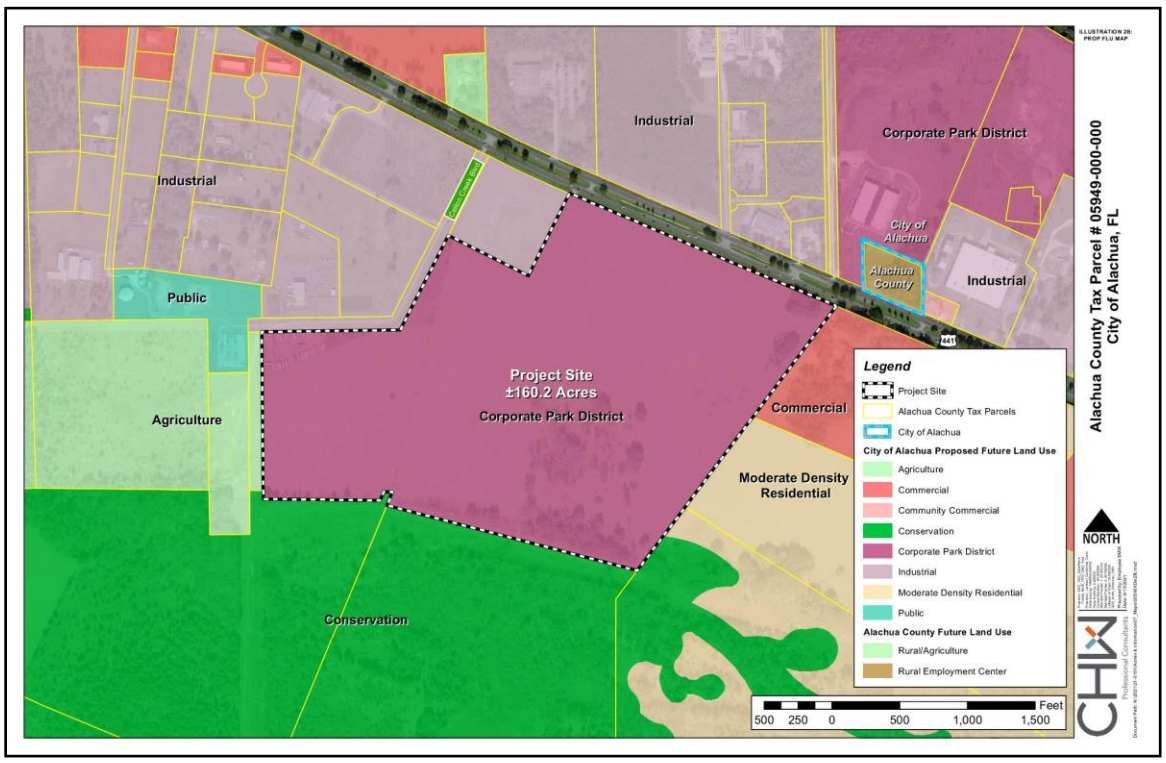


Figure 3: Proposed Future Land Use Map

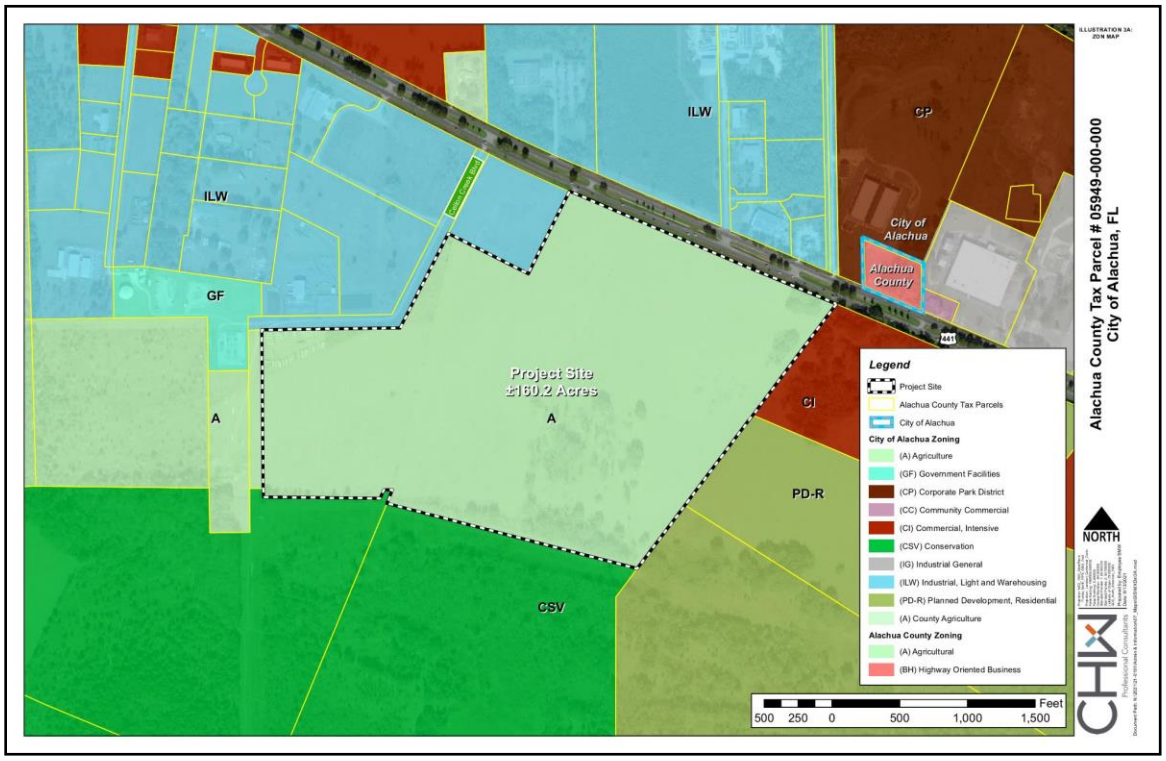


Figure 4: Existing Zoning Map

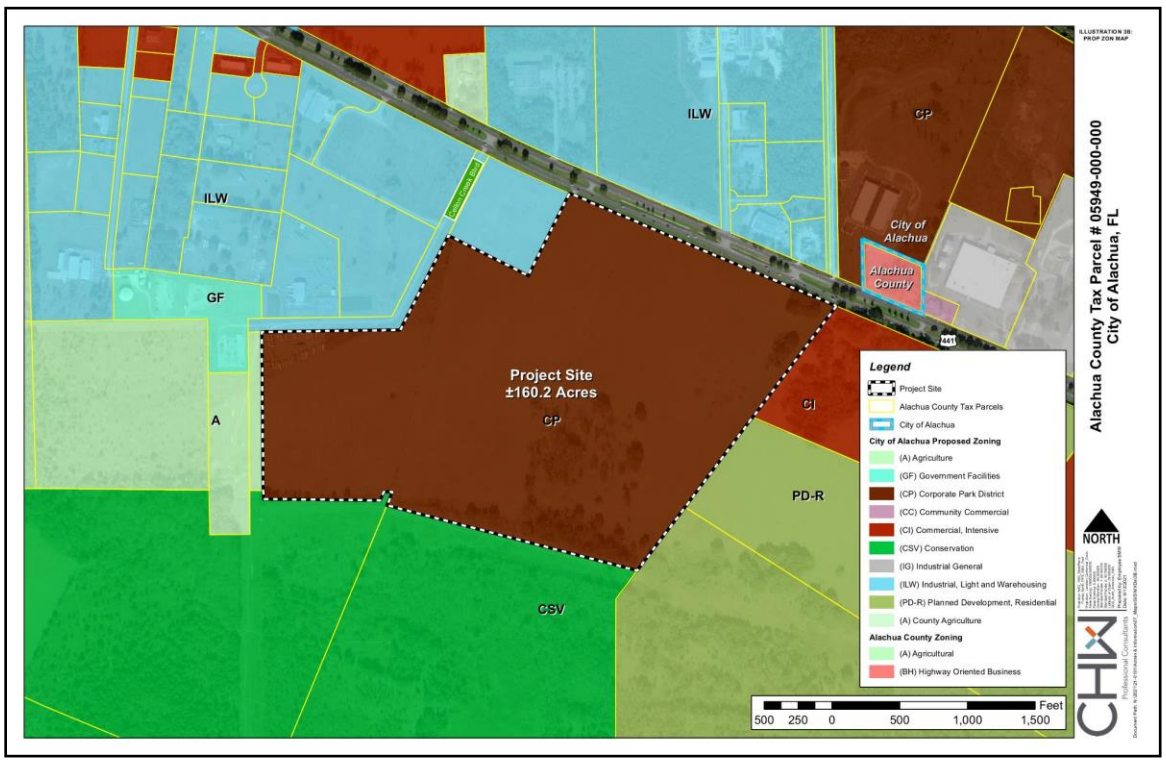


Figure 5: Proposed Zoning Map

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] *High Density Residential; Moderate Density Residential*	**Proposed Maximum Permitted Density** *Corporate Park*	**Realistic Expectation of Density[2]** *Corporate Park*
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] *Commercial; Community Commercial*	**Proposed Maximum Permitted Intensity** *Corporate Park*	**Realistic Expectation of Intensity[2]** *Corporate Park*
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 *gross* dwelling units and up to ±2,417,580 additional *gross* square feet of nonresidential use compared to what is currently allowed by the existing land use classifications upon the property. *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.*		

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 lbs. / 1,000 ft²/day * 3,489,156 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 Acerage[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 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.

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 will 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 colocation 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 Cellon 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 ±2,417,580 additional square feet of nonresidential uses compared to what is currently allowed on the property.

Existing Maximum Permitted Density[1] *High Density Residential; Moderate Density Residential*	**Proposed Maximum Permitted Density** *Corporate Park*	**Practicable Expectation of Density[2]** *Corporate Park*
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] *Commercial; Community Commercial*	**Proposed Maximum Permitted Intensity** *Corporate Park*	**Practicable Expectation of Intensity[2]** *Corporate Park*
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 *gross* dwelling units and up to ±2,417,580 additional *gross* square feet of nonresidential use compared to what is currently allowed by the existing land use classifications upon the property. *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.*		

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 Comprehenisve 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 Comprehenisve 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 Comprehenisve 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/PST045219

Application Package
Table of Contents

1. Cover Letter
2. LsCPA Application
3. Property Owner Affidavit
4. Legal Description
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6. Neighborhood Meeting Materials
7. Justification Report
8. **Public School Student Generation Form**
9. Map Set

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): 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	***Final Development Order***
■ Comprehensive Plan Amendment	□ Preliminary Plat
■ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan
□ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
■ *Revised*	

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

    Elementary: Alachua

    Middle: Mebane

    High: Santa Fe

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	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
*** 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.

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 7TH day of October, 2021, by Seth Wood

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

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

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

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

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

Date:_____

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9. **Map Set**

ILLUSTRATION 1B:
AERIAL MAP

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

Cellon Creek Blvd

City of Alachua

Alachua County

441

Project Site
±160.2 Acres

Tax Parcel #
05949-000-000

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

Document Path: N:\2021\21-01911\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

Professional Consultants

ILLUSTRATION 2A:
FLU MAP

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

Industrial

Industrial

Corporate Park District

Cellon Creek Blvd

City of Alachua

Alachua County

Industrial

Public

Community Commercial

Commercial

Project Site
±160.2 Acres

High Density Residential

Commercial

Agriculture

Moderate Density Residential

Moderate Density Residential

Conservation

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

Feet
500 250 0 500 1,000 1,500

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,968,500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

Professional Consultants

Document Path: N:\2021\21-0191\Admin & Information\07_Maps\GIS\MXDs\2a.mxd

ILLUSTRATION 2B:
PROP FLU MAP

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

Industrial

Industrial

Corporate Park District

Cellon Creek Blvd

City of Alachua

Alachua County

Industrial

441

Public

Project Site
±160.2 Acres
Corporate Park District

Commercial

Agriculture

Moderate Density Residential

Conservation

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Community Commercial
- Conservation
- Corporate Park District
- Industrial
- Moderate Density Residential
- Public

Alachua County Future Land Use

- Rural/Agriculture
- Rural Employment Center

Feet
500 250 0 500 1,000 1,500

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS: North_American_1983

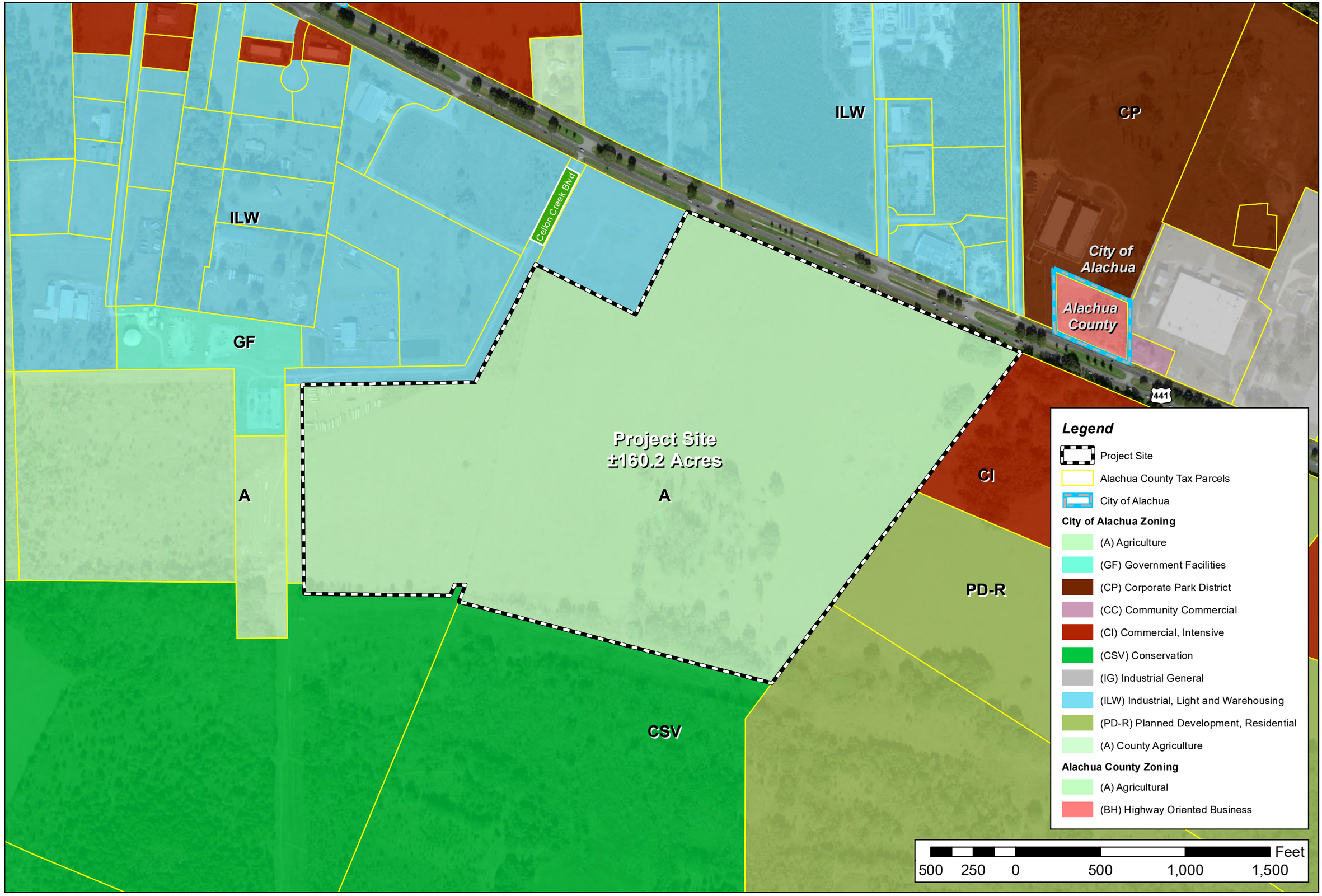
Prepared by: Employee SMW
Date: 9/13/2021

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CHW Professional Consultants

ILLUSTRATION 3A:
ZON MAP

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



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS: North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

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CHW Professional Consultants

ILLUSTRATION 3B:
PROP ZON MAP

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

ILW

CP

ILW

Cellon Creek Blvd

City of Alachua

Alachua County

441

GF

Project Site
±160.2 Acres

CP

CI

A

PD-R

CSV

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (GF) Government Facilities
- (CP) Corporate Park District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (PD-R) Planned Development, Residential
- (A) County Agriculture

Alachua County Zoning

- (A) Agricultural
- (BH) Highway Oriented Business

Feet
500 250 0 500 1,000 1,500

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel_1: 29.583333
Standard Parallel_2: 30.750000
Latitude_Of_Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

Professional Consultants

Document Path: N:\2021\21-0191\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV MAP

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

Project Site
±160.2 Acres

Flood Zone: A

Flood Zone: X

Flood Zone: A

Flood Zone: A

Cellon Creek Blvd

441

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

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/14/2021

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CHW Professional Consultants

ILLUSTRATION 5:
SOILS MAP

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	BLICHTON SAND, 2 TO 5 PERCENT SLOPES	C/D

Project Site
±160.2 Acres

Celton Creek Blvd

441

Legend

- Project Site
- Alachua County Tax Parcels

500 250 0 500 1,000 1,500 Feet

NORTH

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

Prepared by: Employee SMW
Date: 9/14/2021

Professional Consultants

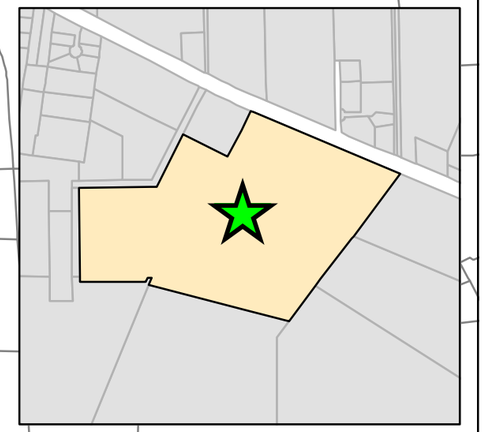
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ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



235 16 1 12 0% 1% 0% 7 5% 10% 6 20% 5 0% 10 9 5% 17 0% 0% 10% 8 15 10% 5% 11 10% 14 5% 2 13 75 241 235A 2054 235 COUNTY

2640' 441 4 100% 50% 3

Project Site

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2021

Professional Consultants

Document Path: N:\2021\21-0191\Admin & Information\07_Maps\GIS\MXDs\Transportation_Concurrency.mxd

Former NFL, Gators running back faces charges in road rage assault

Alexander Lugo
Fresh Take Florida



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

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 followed 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.

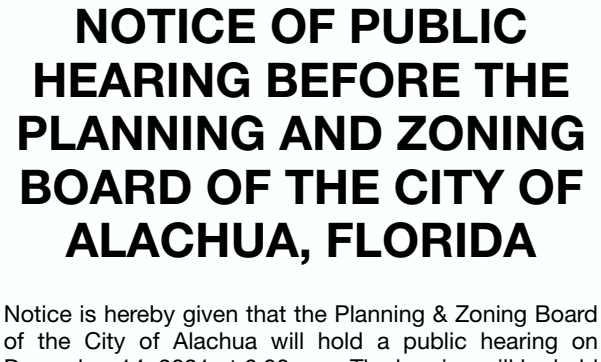
In May 2017, university police pulled over Thompson for a broken taillight. When he opened a compartment containing his driver's license and registration, police said Thompson attempted to conceal a small amount of marijuana. He was charged with possession and issued a notice to appear in court. He again 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.



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

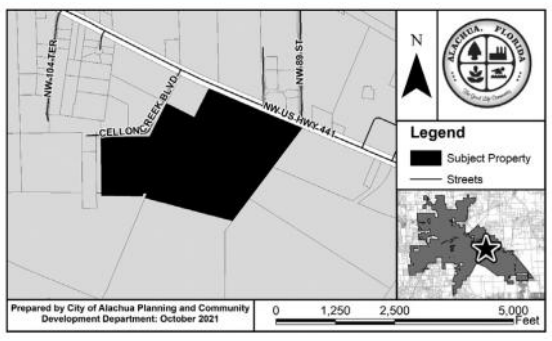
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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua,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

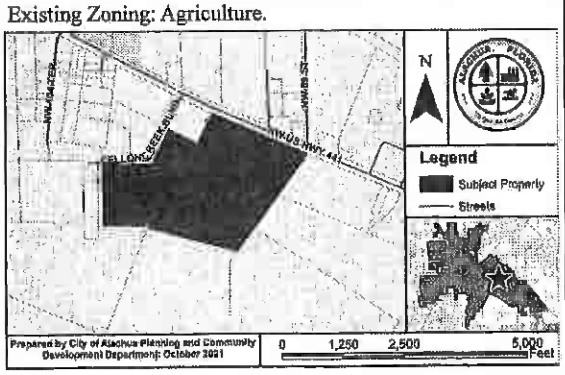
parade," Moore said. "But we feel the celebration of

formerly served as the police chief for the City

City of ALACHUA

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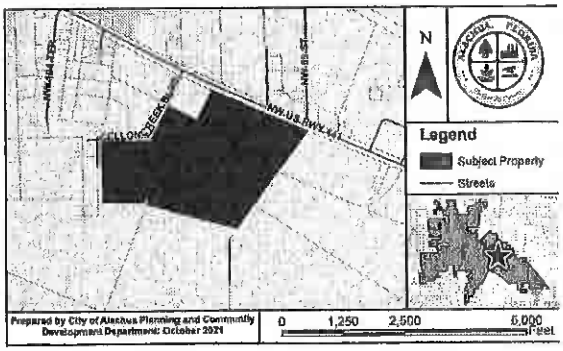
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(Published: Alachua County Today - December 02, 2021)

City of ALACHUA

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(Published: Alachua County Today - December 02, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Seth Wood (name), POSTED THE LAND USE SIGN ON 11/30/24 (date) FOR THE Cellon Creek LSCPA & RZ - PZB & CCOM1 (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.

Seth Wood
(signature)

Six (6)
(number of signs)

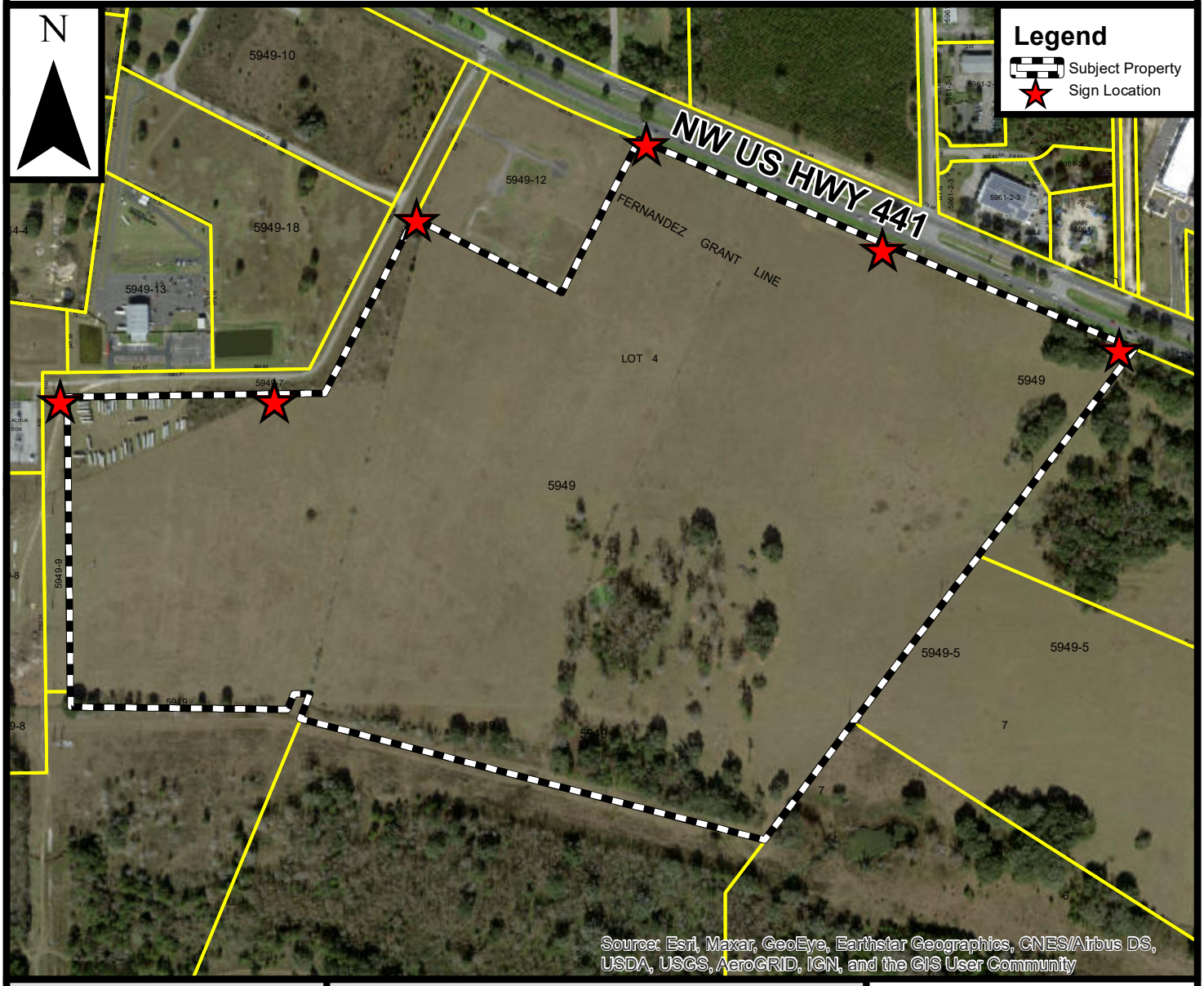
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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



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.

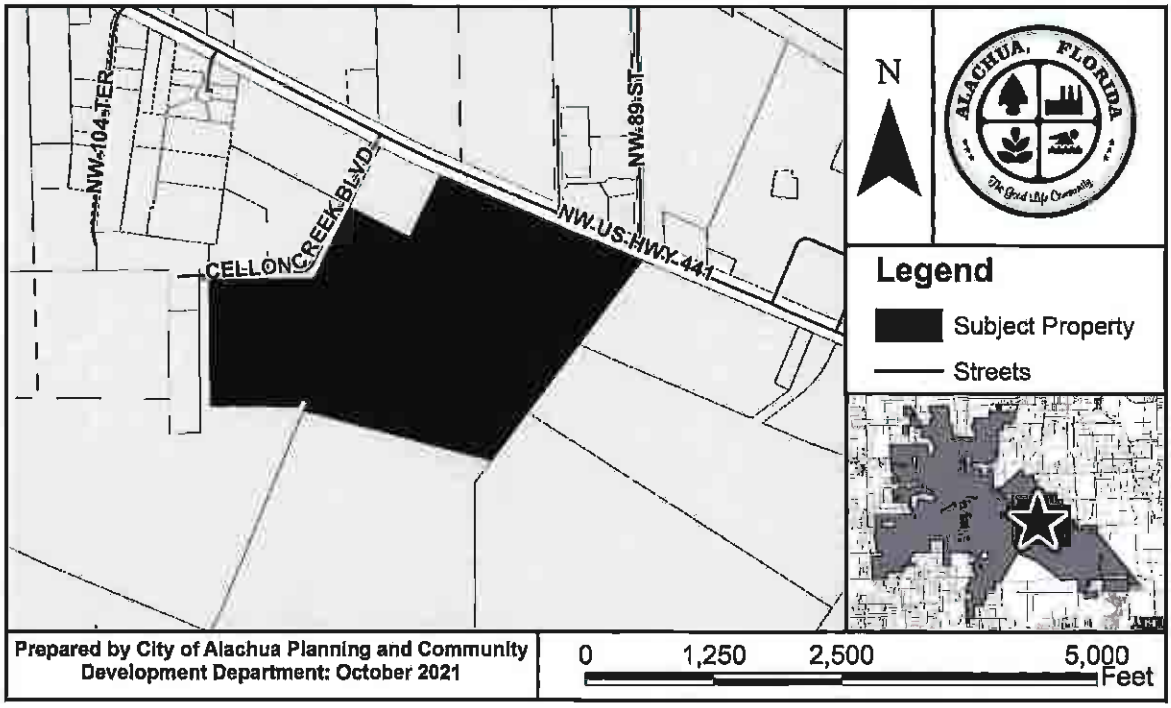
0 200 400 800 Feet

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

AVERY 5960
Bend along line to expose Pop-up Edge
Use Avery Template 5160

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 HA
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

Pat. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez a la hachure afin de reveler le rebord Pop-up
Allez a avery.ca/gabarits
Utilisez le Gabarit Avery 5160

AVERY 5960
Bend along line to expose Pop-up Edge
Use Avery Template 5160

Linda Dixon, AICP
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
288 Turkey Creek
Alachua FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Pat. avery.com/patents
Etiquettes d'adresse Easy Peel
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160

City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
December 14, 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: 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 MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain and Member Gary Thomas were absent.

INVOCATION

Chair Burgess 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 Vice Chair Ed Potts.

I. OLD BUSINESS

None.

II. NEW BUSINESS

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

Member Johns moved to approve the minutes; seconded by Vice Chair 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 December 8, 2020 to Ray's Metal Works, Inc. for the construction of a ±2,550 square foot building addition with associated site improvements.

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

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

Motion Passed 4-0 in a roll call vote.

C. Large Scale Comprehensive Plan Amendment (LSCPA) – 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 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).

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by 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; seconded by Vice Chair Potts.

Motion Passed 4-0 in a roll call vote.

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).

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

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Vice Chair Potts moved that 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; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

E. Amend the City of Alachua Comprehensive Plan by adding a Property Rights Element

Department Director Kathy Winburn, AICP, presented the Staff Report.

Member Hancock moved that based upon the presentation presented before 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; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated that there will be a meeting January 11, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Chair Burgess called the meeting adjourned.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison

STATE BRIEFS

Police: Officers wound man to protect innocent bystander

ORLANDO – Police officers shot a man who had been acting erratically as he ran toward a vehicle entering an Orlando apartment complex early Wednesday, officials said.

Multiple residents called 911 just before 1 a.m. Wednesday about a man who was knocking on windows at the Vista Verde Apartments, Deputy Chief Eric Smith said during a news conference.

When officers arrived at the complex, they saw a man running with a gun.

"They caught up to him as they saw him get into somebody's vehicle, somebody was driving into the parking lot, he jumped into the passenger side of that vehicle," Smith said. "Officers approached him and at that point, they saw a firearm. Officers fired multiple rounds at the suspect, striking the suspect to protect the civilian that was still in the vehicle."

The man was being treated at Orlando Regional Medical Center, Smith said.

The Florida Department of Law Enforcement is investigating the shooting. Five officers who were involved in the incident have been placed on paid administrative leave.

Driver accused of killing 2 kids disrupts courtroom

FORT LAUDERDALE – A 27-year-old man accused in a hit-and-run crash that killed two children and injured four others caused a disturbance during his first court appearance Wednesday, hours after sheriff's deputies arrested him.

Sean Charles Greer was arrested late Tuesday after physical evidence led detectives to him following the Monday afternoon crash in Wilton Manors, the Broward Sheriff's Office said.

During a court appearance Wednesday, deputies led Greer away after he apparently objected to attending the proceeding, news outlets reported. The court session was delayed for a minute as he was taken from the room.

Guns

Continued from Page 3A

2019.

Teenagers were killed and wounded. Teenagers pulled the triggers in some cases. A young man shot and killed the mother of his baby. A 13-year-old girl was fatally shot.

Shootings occurred outside downtown Gainesville nightclubs, in convenience store parking lots, at a teen's birthday party at the American Legion Hall and in drive-bys on the streets.

Especially troubling to officials is the gunshots by teens, often members of feuding gangs from different neighborhoods.

Meanwhile, the violence witnessed by teenagers will have a lasting impact that is not being addressed as it should, said Darry Lloyd, chief investigator for the Eighth Judicial Circuit State Attorney's Office and a leader of the Black on Black Crime Task Force.

"The unseen scars, the trauma in the kids who have witnessed it, that's what we have to really address and we are not doing a very good job of that at all," Lloyd said. "As we depart 2021, 2022 is starting at a different place for these young people. We have to heal from that."

Dozens of kids witnessed what authorities said was a shooting involving two rival groups of teens at a June 24 birthday party at the American Legion Hall. Killed was Christopher Scott, 13, and four other teens were injured. Arrests have been made.

A teenager was wounded in an early morning shooting downtown on Aug. 1, the night after a Stop the Violence rally curb shootings.

A 12-year-old boy was shot and wounded in Southwest Gainesville in July. An 18-year-girl was later charged in the shooting.

Maliyah Godwin, 13, was shot and killed at her Southwest Gainesville apartment complex. A 37-year-old man has been indicted for first-degree murder in connection with the case.

Gun violence has increased nationwide this year and law enforcement agencies are trying to figure out why. Stress caused by the ongoing COVID-19 pandemic, the easy availability of guns and cultural changes likely play a role.

"I don't think it is one thing, and that's what complicates it. It's a lot of different things," Behl said. "It is sometimes hard to predict but we are working on it."

GPD this year is planning to launch a violence interruption program in which trained mediators will work in neighborhoods to identify potential trouble and bring rivals together to try to prevent shootings and other crimes.

"It is community driven," GPD Chief Tony Jones said. "They will be doing conflict mediation. They will also be working with some of the individuals who have a propensity for violence and actually get out and mobilize the community."

Other cities in the U.S. are trying the tactic.

Jacksonville began its Cure Violence program in 2019. Data from a Washington D.C. pilot program, Cure the Streets, indicates mixed results from the neighborhoods in which it operates.

Jones said he hopes the program will begin sometime in the spring.

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

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 10, 2022, at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-03

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.

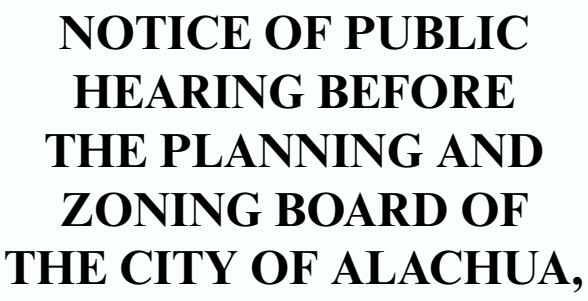
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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-28009242

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 January 11, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following:

A request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for the Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000; FLUM: Industrial; Zoning: Industrial General (IG).



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-28009193

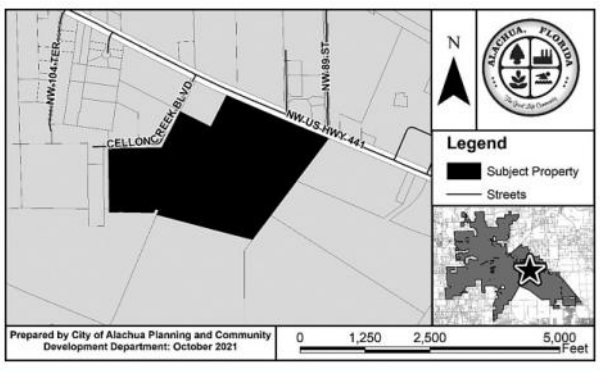
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The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-28009161

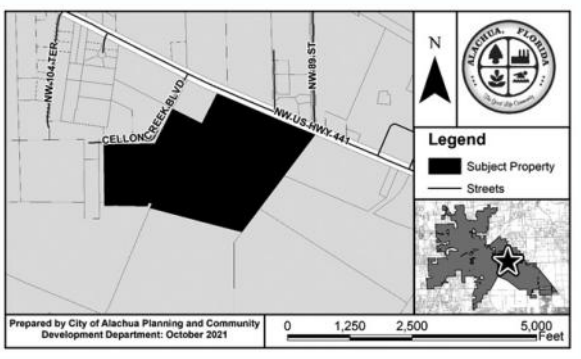
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The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-28009075

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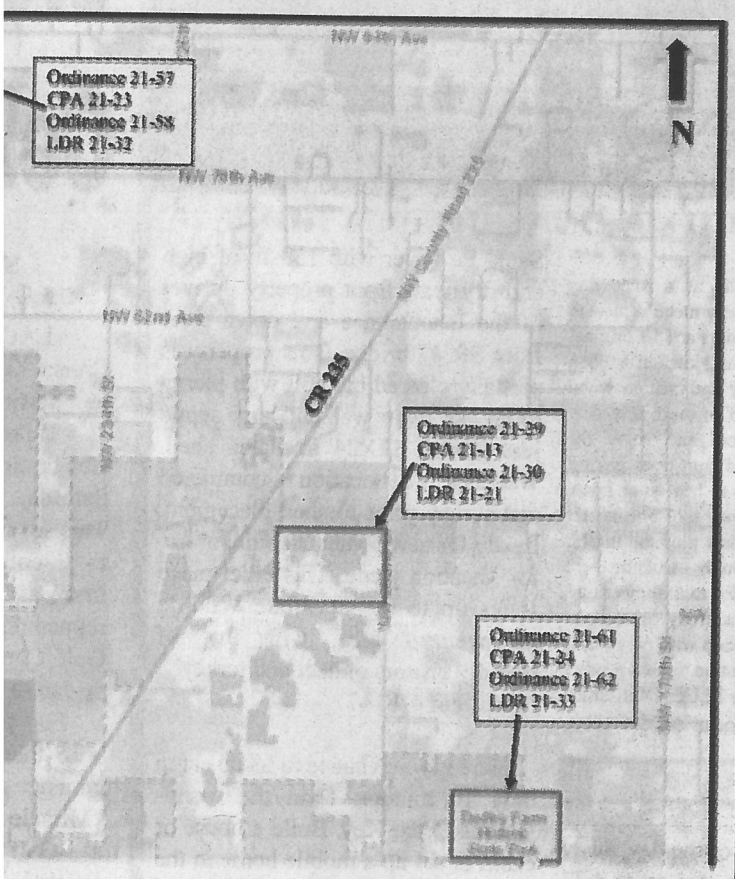
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ITEM 6: Ordinance 2021-62/LDR 21-33, an application by the City of Newberry to amend the Official Zoning Atlas of the City of Newberry by changing the zoning from ALACHUA COUNTY AGRICULTURE (A) to CITY OF NEWBERRY AGRICULTURAL (A) on property recently annexed into the City and identified by Alachua County Parcel Numbers: 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, and 04273-000-000. (This application is contingent upon approval of Application CPA 21-24.)

ORDINANCE NO. 2021-62

AN ORDINANCE OF THE CITY OF NEWBERRY, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FOR THE REZONING OF 256.253 ACRES, MORE OR LESS, PURSUANT TO AN APPLICATION BY THE CITY OF NEWBERRY; AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF NEWBERRY LAND DEVELOPMENT REGULATIONS; PROVIDING FOR REZONING FROM ALACHUA COUNTY AGRICULTURE (A) ZONING DISTRICT TO CITY OF NEWBERRY AGRICULTURAL (A) ZONING DISTRICT ON CERTAIN LANDS WITHIN THE CORPORATE LIMITS OF THE CITY OF NEWBERRY, FLORIDA WHICH HAVE BEEN ANNEXED THERETO; TAX PARCEL NUMBERS 04262-000-000, 04263-001-000, 04263-000-000, 04272-000-000, AND 04273-000-000; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE



Any interested party shall be advised that the date, time and place of any continuation of a public ther notice concerning the matter will be published, unless said continuation exceeds six calendar

ppear to be heard with respect to the proposed amendments. Please call 352-472-5440, or email proposed amendments be sent to you, to submit comments prior to the public hearings, or to to hey decide to appeal any decision made at the above referenced public hearings, they will need a to ensure that a verbatim record of the proceedings are made, which record includes the testimony

ith disabilities needing a special accommodation for attendance at this meeting should contact prior to the proceedings. If hearing impaired, call the Florida Relay System at (800) 955-8770.

hua County Today - December 30, 2021)

City of ALACHUA

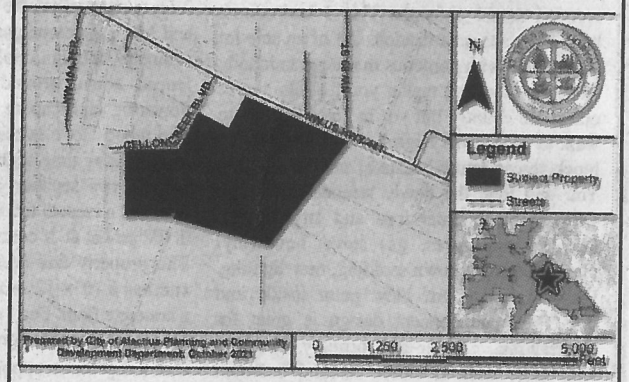
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(Published: Alachua County Today - December 30, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Seth Wood (name), POSTED THE LAND USE SIGN ON 11/30/24 (date) FOR THE Cellon Creek LSCPA & RZ - PZB & CCOM1 (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.

Seth Wood
(signature)

Six (6)
(number of signs)

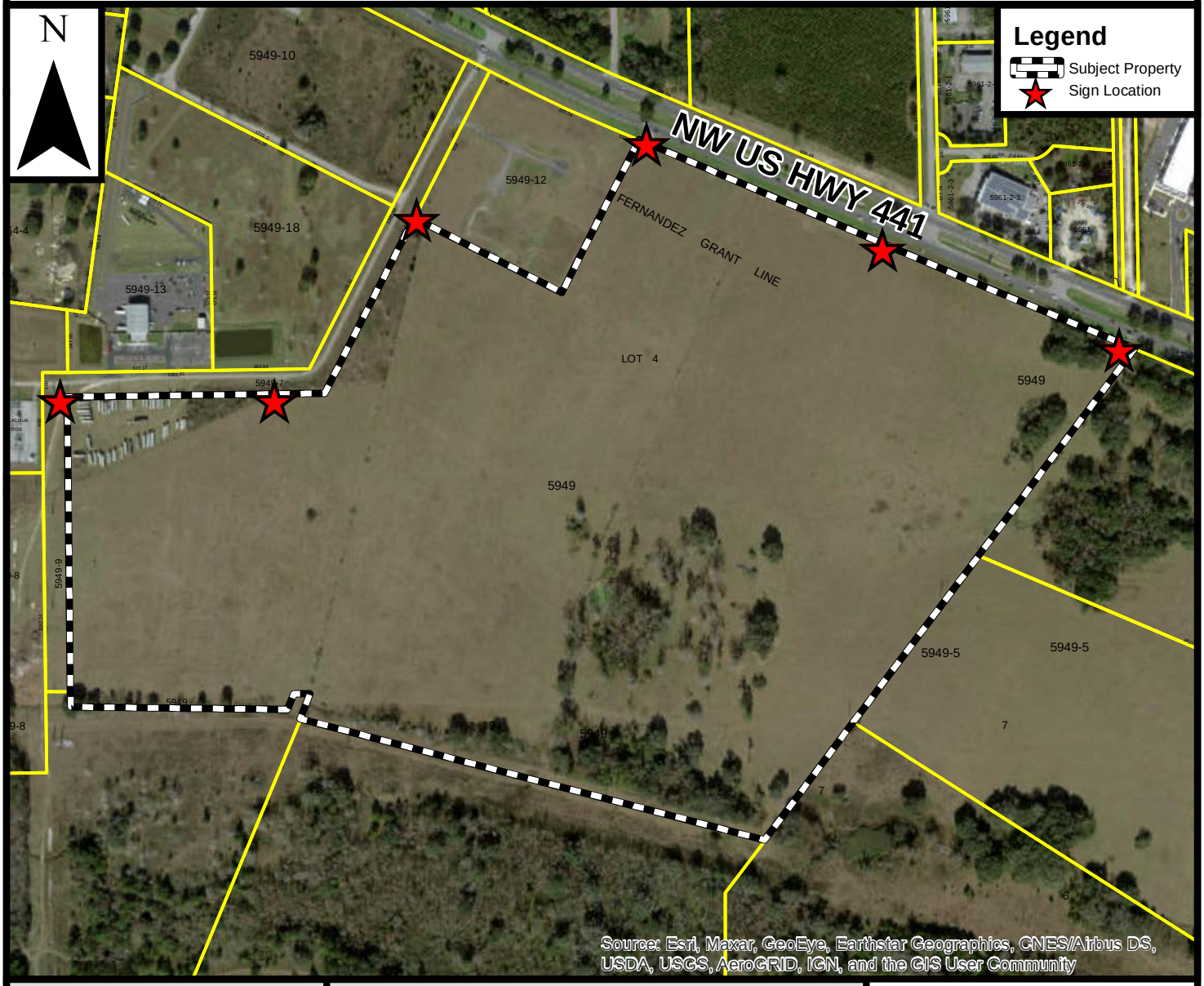
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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



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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City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 12/22/21 RC

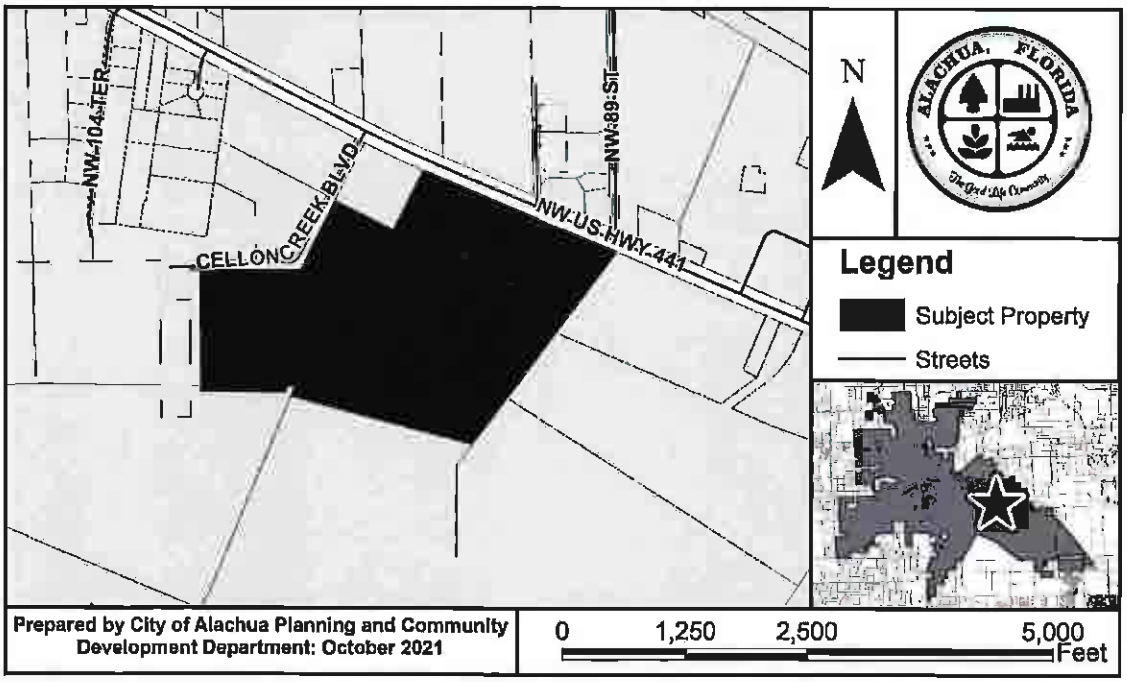
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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

AVERY 5960
Easy Peel Address Labels
Bend along line to expose Pop-up Edge
Go to avery.com/templates
Use Avery Template 5160

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

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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

Cam e Luke
16611 NW 138th Ave.
Alachua, FL 32615

C
NW 138th Ave.
Alachua, FL 32615

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Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

January 12, 2022

RESPONSE VIA E-MAIL ONLY

Ms. Kathy Winburn, AICP
Director
City of Alachua
Planning and Community Development
Post Office Box 9
Alachua, Florida 32616

RE: Property Rights Element and University of Florida Foundation

Dear Ms. Winburn:

Thank you for submitting Alachua City's proposed comprehensive plan amendment for our review pursuant to the Expedited State Review process. The reference number for this amendment package is 22-01ESR.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than February 11, 2022.

If you have any questions please contact Donna Harris, Plan Processor at (850) 717-8491 or Barbara Powell, Regional Program Administrator, who will be overseeing the review of the amendments, at (850)717-8504.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/dh

cc: External Agencies

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

City of Alachua

MAYOR GIB COERPER
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

OFFICE OF THE CITY MANAGER
MIKE DAROZA

January 13, 2022

Mr. Ray Eubanks, Plan Processing Administrator
Florida Department of Economic Opportunity (DEO)
Division of Community Planning
State Land Planning Agency
Caldwell Building
107 East Madison - MSC 160
Tallahassee, Florida 32399

RE: TRANSMITTAL OF PROPOSED COMPREHENSIVE PLAN AMENDMENTS PURSUANT TO THE EXPEDITED STATE REVIEW PROCESS

CITY OF ALACHUA ORDINANCES 22-03 AND 22-04

Dear Mr. Eubanks:

Enclosed please find two (2) proposed Comprehensive Plan Amendments (the "Amendments") and supporting data and analysis, submitted through the Florida Department of Economic Opportunity's electronic amendment submittal portal pursuant to the Expedited State Review Process as set forth in Section 163.3184(3), Florida Statutes.

The City of Alachua Planning and Zoning Board, serving as the City's Local Planning Agency (LPA), held a public hearing on each of the Amendments on December 14, 2021 and recommended approval of each Amendment to the City Commission. On January 10, 2022, the City of Alachua City Commission held a public hearing on each of the Amendments and approved transmittal of each Amendment pursuant to the Expedited State Review Process.

This transmittal includes two (2) Amendments to the City of Alachua Comprehensive Plan, as described below. The Amendments are not within an area of critical state concern, a rural land stewardship area, or an area subject to a sector plan. The City of Alachua anticipates the adoption hearing for the Amendments will be held in March 2022.

This transmittal includes:

1. Ordinance 22-03: A request by the City of Alachua to amend the text of the City of Alachua Comprehensive Plan by adding a Property Rights Element; and,

2. Ordinance 22-04: A request by Seth Wood of Causseaux, Hewett, & Walpole, Inc., applicant and agent for the University of Florida Foundation, 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.

I certify that the complete amendment package including supporting data and analysis was transmitted on January 13, 2022 to the following agencies: The Florida Department of Environmental Protection; the Florida Department of Transportation - District 2; the Florida Department of State; the North Central Florida Regional Planning Council; the Department of Economic Opportunity, Bureau of Economic Development; the Suwannee River Water Management District; the Department of Education; Alachua County; the School Board of Alachua County; the City of Gainesville; and the City of High Springs. As such, the proposed amendment has been submitted to all parties required by Chapter 163.3184(3)(b), Florida Statutes.

The name, title, address, e-mail, telephone number, and fax number of the local contact person is:

Ms. Kathy Winburn, AICP,
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, FL 32616
kwinburn@cityofalachua.com
office: (386) 418-6100 ext. 1601
fax: (386) 418-6130

If you have any questions regarding this transmittal, please contact Ms. Kathy Winburn, AICP, Planning and Community Development Director.

Respectfully,

Mike DaRoza
City Manager

ENCLOSURES

cc (full packet [electronic copy in PDF format]):
Scott Clem, AICP, Growth Management Coordinator, Florida Department of Transportation, District 2
Cynthia Curry, Interim City Manager, City of Gainesville
Missy Daniels, AICP, Growth Management Director, Alachua County
Ben Glass, Community Affairs Manager, Suwannee River Water Management District
Scott R. Koons, AICP, Executive Director, North Central Florida Regional Planning Council

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Dane Eagle
SECRETARY

January 20, 2022

The Honorable Gib Coerper
Mayor, City of Alachua
5100 NW 142 Terrace
Alachua, Florida 32615

Dear Mayor Coerper:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Alachua (Amendment No. 22-01ESR) received on January 12, 2022. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**

- **The second public hearing,** which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.

- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

If you have any questions concerning this review, please contact Benjamin Naselius, Planning Analyst, by telephone at (850) 717-8421 or by email at Benjamin.Naselius@deo.myflorida.com.

Sincerely,

Barbara Powell

Barbara Powell, Regional Planning Administrator
Bureau of Community Planning and Growth

BP/bn

Enclosure(s): Procedures for Adoption

cc: Kathy Winburn, Planning and Community Development Director, Alachua City
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (*https://floridajobs.secure.force.com/cp/*) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> "The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

North Central Florida Regional Planning Council

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2009 NW 67th Place, Gainesville, FL 32653-1603 • 352.955.2200

February 3, 2022

Ms. Kathy Winburn, AICP
Director of Planning and Community Development
City of Alachua
P.O. Box 9
Alachua, FL 32616-0009

RE: Regional Review of City of Alachua Comprehensive Plan
Draft Amendment Ordinance Numbers 22-03 and 22-04
DEO No. 22-1ESR

Dear Kathy:

At its regularly scheduled meeting held January 27, 2022, the Council reviewed the above-referenced item. Subsequent to their review, the Council voted to adopt the enclosed report.

If you have any questions concerning this matter, please do not hesitate to contact Lauren Yeatter, AICP, Senior Planner, at 352.955.2200, extension 113.

Sincerely,

Scott R. Koons, AICP
Executive Director

Enclosure

xc: Ray Eubanks, Florida Department of Economic Opportunity

v:\alachua, city of\ca 22-1esr.txt\ca 22-1esr.txt.ltr.docx

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: North Central Fl
Review Date: 1/27/22
Amendment Type: Draft Amendment

Regional Planning Council Item No.: 45
Local Government: City of Alachua
Local Government Item No.: Ord. Nos. 22-03, 22-04
State Land Planning Agency Item No.: 22-1 ESR

Date Mailed to Local Government and State Land Planning Agency: 1/28/22 (estimated)

Pursuant to Section 163.3184, Florida Statutes, Council review of local government comprehensive plan amendments is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The amendment adds a new Property Rights Element to the City's Comprehensive Plan and reclassifies approximately 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 (See attached).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

The subject property is located adjacent to U.S. Highway 441 which is identified and mapped in the regional plan as part of the Regional Road Network. The City Transportation Element contains objectives and policies which implement of one or more practices consistent with Transportation Planning Best Practices contained in the North Central Florida Strategic Regional Policy Plan. Regional Plan Transportation Element Policy 5.1.1 states that within municipalities where local government comprehensive plans contain goals and policies which implement Transportation Planning Best Practices, adverse impacts to the Regional Road Network are adequately mitigated and local government plans and plan amendments are not subject to a Regional Planning Council determination impacts to the Regional Road Network. Therefore, significant adverse transportation impacts to the Regional Road Network are adequately mitigated.

The subject property is located in a Stream to Sink area and an Area of High Recharge Potential to the Floridan Aquifer, identified and mapped as a Natural Resource of Regional Significance in the North Central Florida Strategic Regional Policy Plan. Nevertheless, no significant adverse impacts to Natural Resources of Regional Significance are anticipated as the City Comprehensive Plan contains adequate policy direction to prevent significant adverse impacts to the natural resources.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

The City Comprehensive Plan, as amended, is not anticipated to create significant adverse impacts to adjoining local governments.

Request a copy of the adopted version of the amendment?

Yes ___X___	No _____
Not Applicable	_____

Council Action: At its January 27, 2022 meeting, the Council voted to adopt this report.

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAULT, P.E.
SECRETARY

February 10, 2022

Kathy Winburn, AICP
Planning and Community Development Director
City of Alachua
PO Box 9
Alachua, Fl 32616

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-1ESR)

Dear Ms. Winburn,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed proposed amendment, City of Alachua 22-1ESR. The proposed amendment package consists of two (2) ordinances: 22-03 and 22-04.

Ordinance 22-03
The City of Alachua has transmitted a text amendment to add a Property Rights Element to the City's Comprehensive Plan. The new Element is required by Section 163.3177(6)(i), Florida Statues. The proposed text amendment is not anticipated to have significant adverse impacts to transportation resources or facilities of state importance.

Ordinance 22-04
The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 160.2 acres, located south of US-441 and east of Cellon Creek Boulevard. The amendment changes the land use from Moderate Density Residential (±102.5 acres), High Density Residential (±16.1 acres), Commercial (±25.4 acres), and Community Commercial (±16.3 acres) to Corporate Park. The existing land uses allows a total of 651 dwelling units and 908,226 sq. ft. of commercial uses, while the proposed land use allows a maximum of 3,489,156 sq. ft. of corporate park uses.

As proposed, the amendment will result in 2,577 PM Peak Hour trips, an increase of 128 PM Peak Hour trips over the existing land uses (See Attachment A) and may have adverse impacts to the State Highway System. FDOT recommends that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment. FDOT is available to assist in a methodology meeting and determine any assumptions used.

We appreciate the opportunity to review the proposed comprehensive plan amendment and request that a copy of the amendment, along with the supporting data and analysis be transmitted to the FDOT upon its adoption.

If you have any questions, please do not hesitate to contact me by email: brian.austin@dot.state.fl.us or call: (904) 360-5664.

Sincerely,



Brian Austin
Transportation Planner
FDOT District Two

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Ray Eubanks, DEO

Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAULT, P.E.
SECRETARY

February 10, 2022

Attachment A

SUBJECT: City of Alachua Proposed Comprehensive Plan Amendment (22-1ESR)

Technical Assistance

Trip Generation

The City of Alachua has transmitted a Large Scale Future Land Use Map (FLUM) Amendment to re-designate the land use of 160.2 acres, located south of US-441 and east of Cellon Creek Boulevard. The amendment changes the land use from Moderate Density Residential (±102.5 acres), High Density Residential (±16.1 acres), Commercial (±25.4 acres), and Community Commercial (±16.3 acres) and to Corporate Park. The existing land uses allows a total of 651 dwelling units and 908,226 sq. ft. of commercial uses, while the proposed land use allows a maximum of 3,489,156 sq. ft. of corporate park uses. Table 1 shows the estimated trip generation using ITE's *Trip Generation Manual, 10th Edition.*

Table 1

Scenario	Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Existing	Single Family Residential	210	651	Dwelling Units	5,827	467	614
	Shopping Center	820	908,226	1,000 Sq. Ft.	17,788*	400*	1,835*
				Total	**23,615**	**867**	**2,449**
Proposed	General Office Building	710	1,744,578	1,000 Sq. Ft.	16,989	1,666	1,722
	Research and Development Center	760	1,744,578	1,000 Sq. Ft.	18,052	733	855
				Total	**35,041**	**2,399**	**2,577**
				Net Difference	**+11,426**	**+733**	**+128**

**34% Pass-By*

The proposed FLUM amendment will increase PM Peak Hour trips by 128 trips.

Zimbra **ju_tabor@cityofalachua.org**

FW: Alachua 22-01ESR Proposed

From : Kathy Winburn <kwinburn@cityofalachua.org> Wed, Feb 16, 2022 05:35 PM
Subject : FW: Alachua 22-01ESR Proposed 2 attachments
To : Justin Tabor <jtabor@cityofalachua.org>

From: Plan_Review [mailto:Plan.Review@dep.state.fl.us]
Sent: Wednesday, February 16, 2022 4:04 PM
To: kwinburn@cityofalachua.com; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review
Subject: Alachua 22-01ESR Proposed

To: Ms. Kathy Winburn, AICP, Planning and Community Development Director

Re: Alachua 22-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



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Russia destroys Ukrainian refugee shelter

Two sides express optimism in negotiations to end the fighting

Andrea Rosa
ASSOCIATED PRESS

KYIV, Ukraine – Russian forces destroyed a theater in Mariupol where hundreds of people were sheltering Wednesday and rained fire on other cities, Ukrainian authorities said, even as the two sides projected optimism over efforts to negotiate an end to the fighting.

The airstrike ripped apart the center of the once-elegant building, where hundreds of civilians had been living since their homes had been destroyed in the fighting, Ukraine's foreign ministry said in a statement.

Many people were buried in the rubble, officials said, though there was no immediate word on how many had been killed or injured. Satellite imagery from Monday showed the word "children" written in large white letters in Russian in front of and behind the building, the Maxar space technology company said.

"Another horrendous war crime in Mariupol," Ukrainian Foreign Minister Dmytro Kuleba said on Twitter, calling the bombing a "massive Russian attack."

The Russian defense ministry denied bombing the theater or anywhere else in Mariupol on Wednesday.

In Kyiv, residents huddled in homes and shelters amid a citywide curfew that runs until Thursday morning, as Russian troops shelled areas in and around the city, including a residential neighborhood 1.5 miles from the presidential palace. A 12-story apartment building in central Kyiv erupted in flames after being hit by shrapnel.

Ten people were killed while standing in line for bread in the northern city of Chernihiv, the Ukrainian General Prosecutor's Office said.

Ukrainian President Volodymyr Zelenskyy, meanwhile, went before the U.S. Congress via video and, invoking Pearl Harbor and 9/11, pleaded with America for more weapons and tougher sanctions against Russia, saying: "We need you right now."

U.S. President Joe Biden announced the U.S. is sending an additional $800 million in military aid to Ukraine, including more anti-aircraft and anti-tank weapons and drones. He also called Vladimir Putin a "war criminal" in his sharpest condemnation of the Russian leader since the invasion began.

International pressure against the Kremlin mounted and its isolation deepened as the International Court of Justice, also known as the World Court, ordered Russia to stop attacking Ukraine, though there was little hope it would comply. Also, the 47-nation Council of Europe, the continent's foremost human rights body, expelled Russia.

While Moscow's ground advance on the Ukrainian capital appeared largely stalled, Putin said the operation was unfolding "successfully, in strict accordance with pre-approved plans." He also decried Western sanctions against Moscow, accusing the West of trying to "squeeze us, to put pressure on us, to turn us into a weak, dependent country."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO.

Another round of talks between the two sides was scheduled for Wednesday. After Tuesday's negotiations, Russian Foreign Minister Sergey Lavrov said a neutral military status for Ukraine was being "seriously discussed" by the two sides, while Zelenskyy said Russia's demands for ending the war were becoming "more realistic."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO. Putin has long depicted Ukraine's NATO aspirations as a threat to Russia.

Lavrov welcomed Zelenskyy's comment and said "the businesslike spirit" starting to surface in the talks "gives hope that we can agree on this issue."

"A neutral status is being seriously discussed in connection with security guarantees," Lavrov said on Russian TV. "There are concrete formulations that in my view are close to being agreed."

Russia's chief negotiator, Vladimir Medinsky, said the sides were discussing a possible compromise for a Ukraine with a smaller, non-aligned military.

Prospects for a diplomatic breakthrough were highly uncertain, however, given the gulf between Ukraine's demand that the invading forces withdraw completely and Russia's suspected aim of replacing Kyiv's Westward-looking government with a pro-Moscow regime.

Ukrainian presidential adviser Mykhailo Podolyak denied Russian claims that Ukraine was open to adopting a model of neutrality comparable to Sweden or Austria. Podolyak said Ukraine needs powerful allies and "clearly defined security guarantees" to keep it safe.

Another source of dispute is the status of Crimea, which was seized and annexed by Russia in 2014, and the separatist-held Donbas region in eastern Ukraine, which Russia recognizes as independent. Ukraine considers both part of its territory.

The fighting has sent more than 3 million people fleeing Ukraine, by the United Nations' estimate. The U.N. reported that over 700 civilians have been confirmed killed, but that the real number is higher.

In going before Congress, Zelenskyy said that Russia "has turned the Ukrainian sky into a source of death for thousands of people." But Biden has rejected Zelenskyy's requests to send warplanes to Ukraine or establish a no-fly zone over the country because of the risk of triggering war between the U.S. and Russia.

The head of the International Committee of the Red Cross, Peter Maurer, arrived in Ukraine to try to obtain greater access for aid groups and increased protection for civilians.

Amid the vast humanitarian crisis caused by the war, the Red Cross has helped evacuate civilians from besieged areas and has delivered 200 tons of aid, including medical supplies, blankets, water and over 5,200 body bags to help "ensure the dead are treated in a dignified manner."

Nowhere has suffered more than the encircled city of Mariupol, where local officials say missile strikes and shelling have killed more than 2,300 people. The southern seaport of 430,000 has been under attack for almost all of the three-week war in a siege that has left people struggling for food, water, heat and medicine.

Local authorities said Russian forces took hundreds of people hostage at a Mariupol hospital and were using them as human shields.

Bodies have been buried in trenches in Mariupol, and more corpses lay in the streets and in a hospital basement.

Using the flashlight on his cellphone to illuminate the basement, Dr. Valeriy Drengar pulled back a blanket to show the body of an infant 22 days old. Other wrapped bodies also appeared to be children, given their size.

"These are the people we could not save," Drengar said.

Nearly 30,000 people managed to escape the city on Tuesday in thousands of vehicles by way of a humanitarian corridor, city officials said.

But with humanitarian aid unable to get in amid the constant bombardment, people burn scraps of furniture to warm their hands and cook the little food still available.

Kyiv regional leader Oleksiy Kuleba said Russian forces had intensified fighting in the Kyiv suburbs and a highway leading west, and that across the capital region, "kindergartens, museums, churches, residential blocks and engineering infrastructure are suffering from the endless firing."

In other developments, the mayor of the city of Melitopol, who was seized by Russian forces five days ago, has been freed, said Zelenskyy chief of staff Andriy Yermak. No details were given about how he became free.

Ukraine also appeared to have successes, with satellite photos from Planet Labs PBC analyzed by The Associated Press showing helicopters and vehicles ablaze at the Russian-held Kherson airport and air base after a suspected Ukrainian strike on Tuesday.

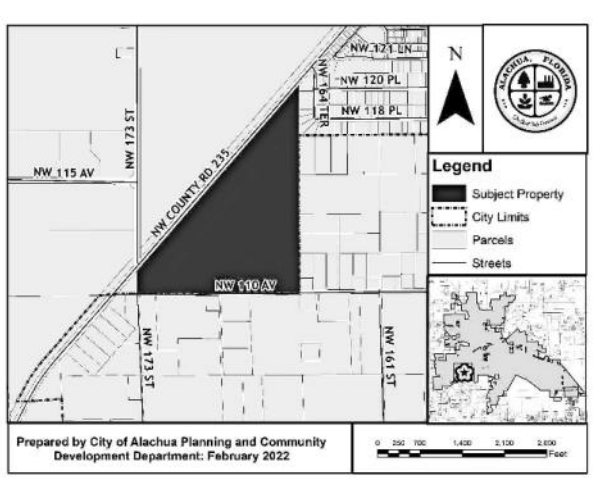
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29206541

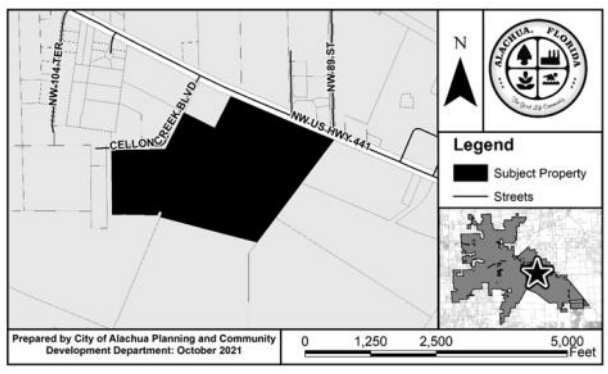
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AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY 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.



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GF-29206573

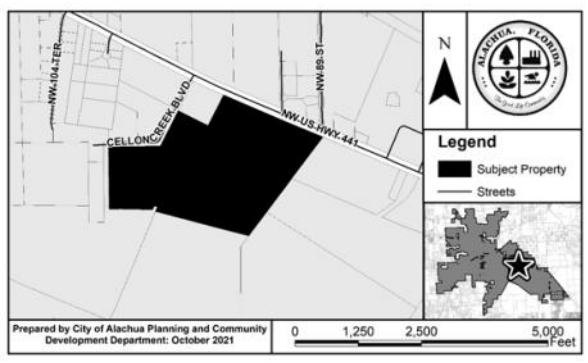
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GF-29206601

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Old Festival. y Farms ıshioned Saturday,) a.m. – will be Avenue k. There or those ibit old or tools; old-time vendors ng booth items If hie at the Farms for and/ or a will be a ipants and

High Walk, downtown gh Springs. of the nique retail restaurants downtown et us know nrich your rience and nk you for ! https:// ram.com/ prings/

Public Art to History, ligh Springs Woman's W. U.S. ligh Springs, at 2 p.m. as Walk. This nd the public to attend.

Newberry at – A Meet h Newberry's didates will m 5:30 – 6:30 end, 305 S.W. Newberry. All ıvited.

23, 30: Buddies at Nature ponsored by Operations, This is a youngsters, with an adult, can meet and greet farm animals by helping staff with afternoon feeding on the Living History Farm. This event will take place from 3 – 4 p.m. This one-hour program is free, but online pre-registration through Eventbrite is required on a first-come, first-served basis. There are only 10 spaces per program. Facial coverings are required for all participants over the age of six unless exempt. Guests who are not registered cannot participate in the program. If a program has sold out, tickets will be made available between 9 and 10 a.m. on the Thursday before the next program. See the Eventbrite confirmation for important information about arrival and entry to the farm. As always, the animals love donations of carrots, squash, apples, sweet potatoes and melons (but please give these items to a staff member and not directly to the animals). Registration link: eventbrite.com/e/barnyard-buddies-at-morningside-nature-center-registration-required-tickets-148650241875.

- **March 30: Free Volunteer Income Tax Assistance in Waldo** – The City of Waldo and United Way are sponsoring a Walk-In Clinic for residents of the City of Waldo at Waldo City Hall, 14450 NE 148 Avenue, Waldo. Times are 10 a.m. – 11:30 a.m. Call City Hall at 352-468-1001 for a list of documents to bring to your appointment.
- **May 5: Celebration of Technology** at Foundation Park, Alachua, 9:30 a.m. – 1 p.m. Now in its 17th year, this outdoor event attracts more than 500 industry and life science professionals to Foundation Park. The Celebration offers guided bus tours of the local biotech community, informative exhibits, music and several food vendors. This annual event is a great opportunity to connect with life sciences executives in the region and across the state.
- **April 16: Easter Bunny Parade & Egg Hunt** – Sponsored by the High Springs Chamber of Visitors may actually get to see the Easter Bunny, take part in a free cook out of hot dogs and lemonade, and a bounce house will be on-site. Interested participants should RSVP by April 11. Call the Chamber of Commerce office at 386-454-3120 or email chamber@highsprings.com.
- **April 23-24: 45th Annual Pioneer Days Festival,** sponsored by the High Springs Chamber of Commerce. This festival is located in the historic downtown district of High Springs with the central attractions located in or near James Paul Park, 23718 N.W. 27th Avenue, High Springs (behind City Hall). Times are 10 a.m. – 5 p.m. on Saturday and 10 a.m. – 4 p.m. on Sunday. Award-winning craft and food vendors, live music, Kids Korral and more. Free admission and parking. For more information call the Chamber office at 386-454-3120 or email highspringschamber.com.
- **Tuesdays: Codebotics Club - The Cade invites third - sixth graders** into a highly interactive robotics and coding lab, Jan. 18 – May 2022, Tuesdays, 5 p.m. -7 p.m., grades 3-6. Like jedi learning to harness the force, participants of the Cade's Codebotics Club will wield the powerful language of code to command robots through exciting challenges. Participants will be placed into teams to work through puzzles together, and each week, new coding concepts will be introduced to them using kid-friendly coding apps. As their coding vocabulary grows, so will their ability to command their robots. Teams will put their skills to the ultimate test in a public exhibition competition at the end of the program. Register: cademuseum.org/calendar
- **Thursdays: Waldo Dinner Church Serves Free Dinners.** At 6 p.m. Thursday evenings, the new Dinner Church, located at the old Waldo Library, 14257 Cole Street, Waldo, is serving free dinners to go. People can pick up a dinner for themselves

City of Alachua

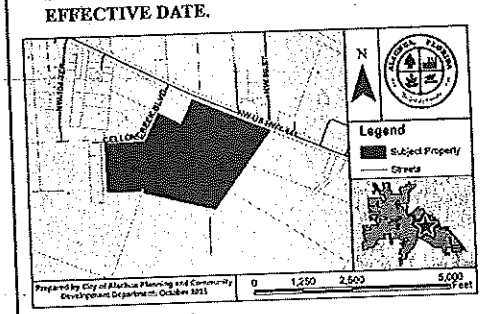
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(Published: Alachua County Today - March 17, 2022)

artland Places of Worship

AFFIDAVIT FOR POSTED LAND USE SIGN

I Sherry Stinson, POSTED THE LAND USE
(name)
SIGN ON 3/10/22 FOR THE ORDS 22-04 & 22-05 - Cellon Creek LSCPA/RZ
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Sherry Stinson
(signature)

Six (6)
(number of signs)

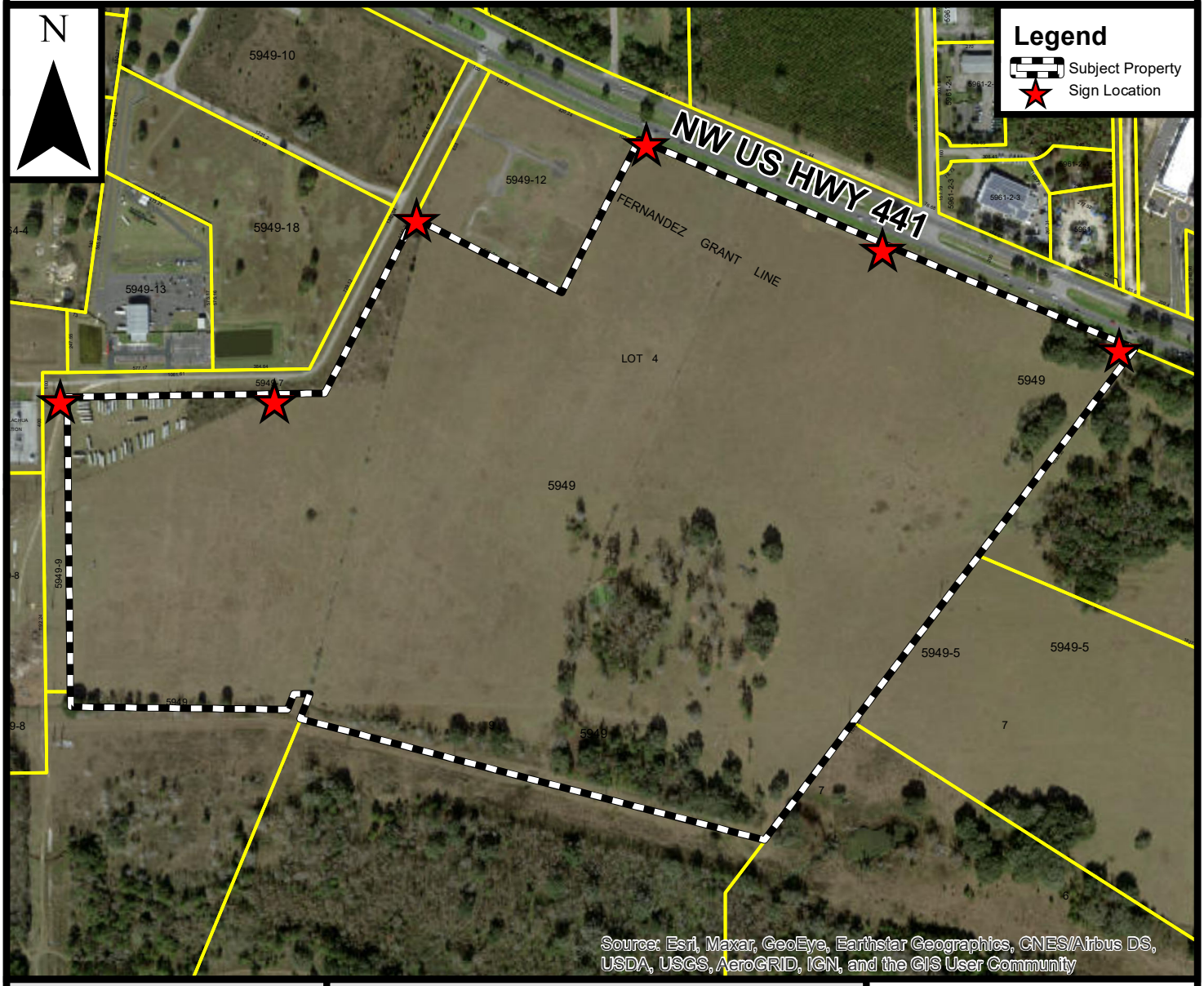
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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



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.

0 200 400 800 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

mailed 3/14/22
KC

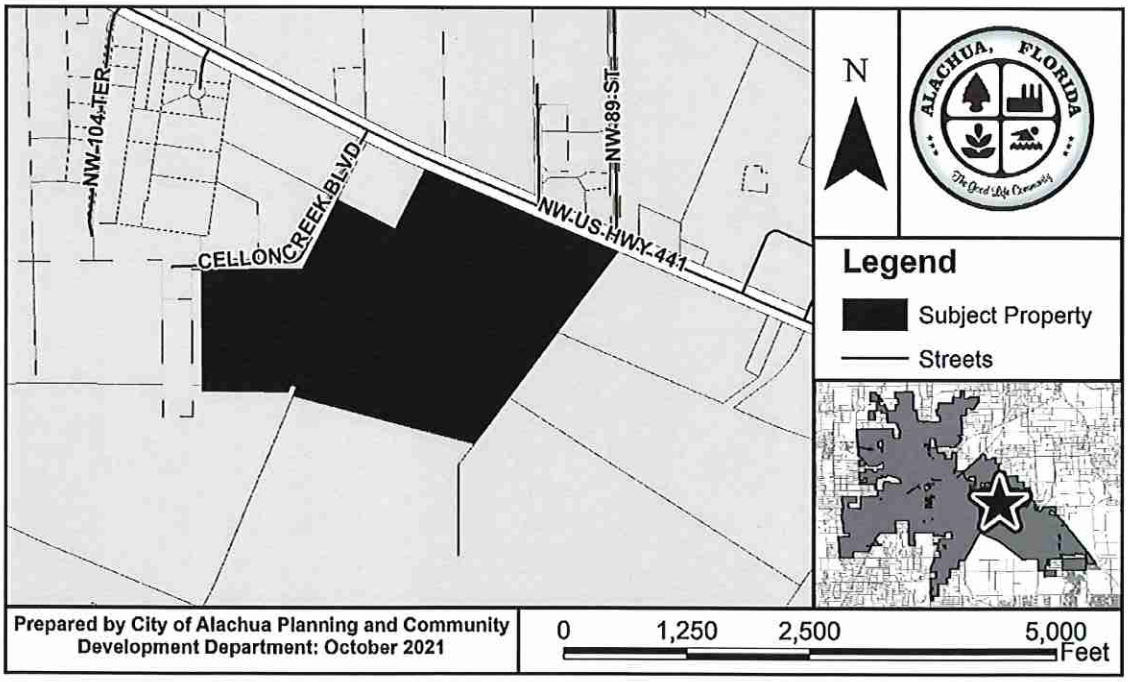
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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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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

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

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Assistant Director Planning
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Gainesville FL 32611

Jeannette Hinsdale
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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
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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
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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
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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Ordinance 22-05, Second Reading: 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 San Felasco Research Ventures, LLC, 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 City Commission adopt Ordinance 22-05 on second and final reading upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of San Felasco Research Ventures, LLC for Cellon Creek to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and adopts Ordinance 22-05 on second and final reading.

Summary

The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Seth Wood of Causseaux, Hewett, & Walpole, Inc., applicant and agent for San Felasco Research Ventures, LLC, 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.

Density Residential (±102.5 acres) to Corporate Park.
The FLUM Designations of the property were amended from Agriculture to is 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

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.

At the December 14, 2021 Planning and Zoning Board Meeting, the Board voted 4-0 in favor of forwarding the application to the City Commission with a recommendation to approve.

At the January 10, 2022 City Commission Meeting, the Commission voted 5-0 to approve Ordinance 22-05 on first reading.

ATTACHMENTS:

Description

- Ordinance 22-05
- Application & Supporting Materials
- Staff Report & Staff Supporting Materials
- Public Notice Materials for the 12/14/21 PZB Meeting
- Minutes from the 12/14/21 PZB Meeting
- Public Notice Materials for the 1/10/2022 City Commission Hearing
- Public Notice Materials for the 3/28/2022 City Commission Hearing

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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 March 17, 2022 the City advertised public hearings to be held before the City Commission; and

WHEREAS, on January 10, 2022 and on March 28, 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 28th day of March, 2022.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Gib Coerper, Mayor
SEAL

ATTEST:

Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

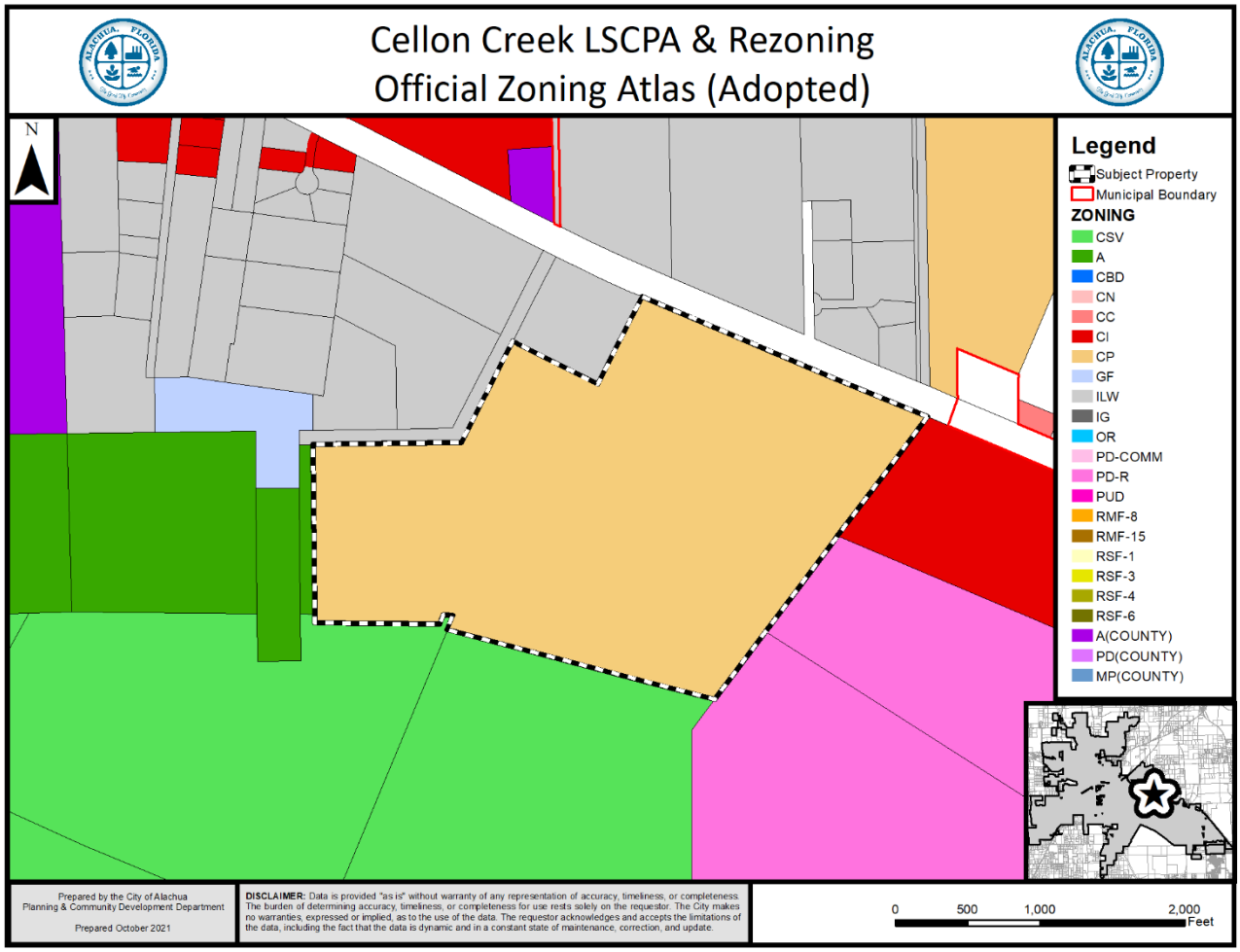
Marian B. Rush, City Attorney

EXHIBIT "A"

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:

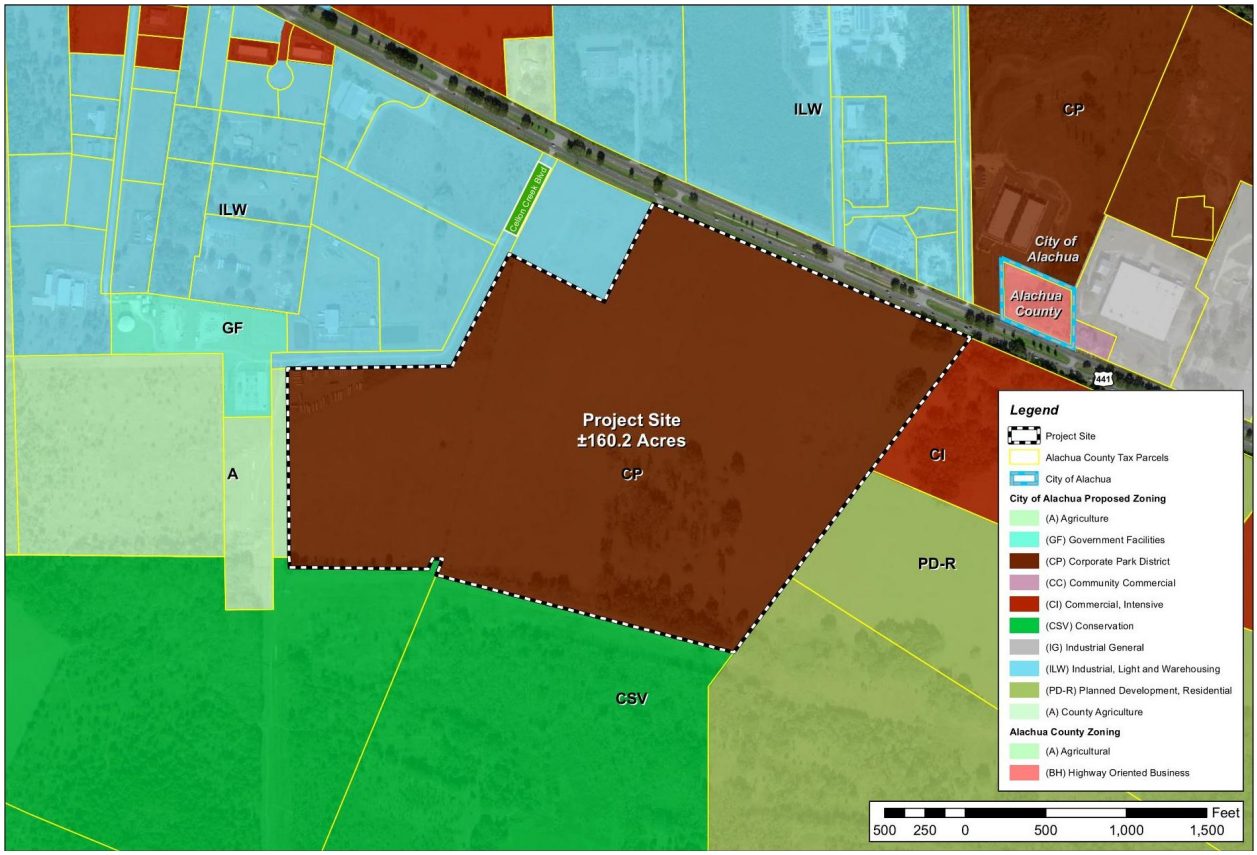
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG 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. 02SEC. 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 LSCPA & Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
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.
0 500 1,000 2,000
Feet

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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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**

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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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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: 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.

Seth Wood

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

Sherry Stinson

Signature of Notary Public, State of Florida

SHERRY STINSON
Commission # GG 212289
Expires August 27, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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
Comm# HH026355
Expires 2/22/2025

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:

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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
18.50

FILED
1983 FEB 24 PM 1:26
CLERK CIRCUIT COURT
ALACHUA COUNTY, FL.

- Return to:
This instrument prepared by:
W. Henry Barber, Jr.
Dell, Graham, Willcox, 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 (N½) of the Northwest quarter (NW¼) 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 (N½) of Northwest quarter (NW¼) 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 (N½) of Northwest quarter (NW¼), thence North 01 deg. 07 min. 32 sec. West, along the east boundary of said North one-half (N½) of Northwest quarter (NW¼) 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 (N½) of Northwest quarter (NW¼), 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 Jeanette Collins

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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 (SE¼) of Southeast quarter (SE¼) of said Section 24, thence North 89 deg. 46 min. 15 sec. West, along the north boundary of said Southeast quarter (SE¼) of Southeast quarter (SE¼), 1218.03 feet to the southeast corner of the South one-half (S½) of the Northwest quarter (NW¼) of Southeast quarter (SE¼) of said Section 24, thence North 01 deg. 01 min. 46 sec. West, along the east boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 661.14 feet to the northeast corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), thence North 89 deg. 43 min. 32 sec. West along the north boundary of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼), 1222.41 feet to the northwest corner of said South one-half (S½) of Northwest quarter (NW¼) of Southeast quarter (SE¼) 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 (SW¼) 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 (SW¼), 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 (SE¼) of Southeast quarter (SE¼) 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 (SE¼) of Southeast quarter (SE¼), 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 (SE¼) of Southeast quarter (SE¼), 121.89 feet to the north boundary of the Northeast quarter (NE¼) of Northeast quarter (NE¼) 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 (NE¼) of Northeast quarter (NE¼), 678.82 feet to the south boundary of said Northeast quarter (NE¼) of Northeast quarter (NE¼), 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 (S½) of the Southwest quarter (SW¼) 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.

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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.

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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:

_____
_____
As to Grantor

CONTEXT DEVELOPMENT CO.

By _____
Wallace M. Dill, As its
President

ATTEST:

By: _____
R. Diane Arch, As its
Secretary

(WITH CORPORATE SEAL)

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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. Bard
Notary Public, State of Florida at Large

My Commission expires:

6-30-1985



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

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.

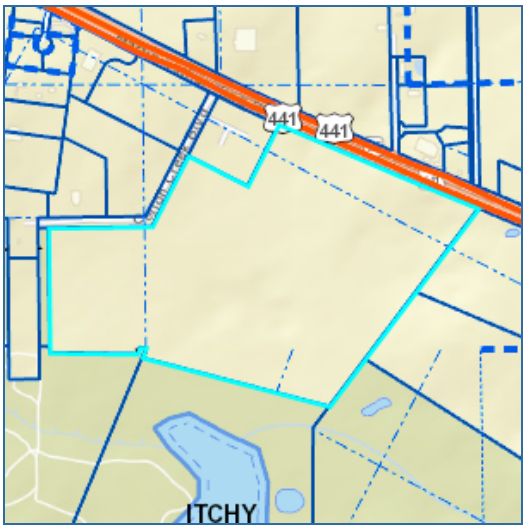
TRIM Notice

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.
User Privacy Policy
GDPR Privacy Notice

Developed by Schneider GEOSPATIAL

Last Data Upload: 4/6/2021, 5:16:39 AM

Version 2.3.115

John Power TAX COLLECTOR
Serving Alachua County

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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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
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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
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01/06/2009 -- ANNUAL REPORT	View image in PDF format
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01/22/2007 -- ANNUAL REPORT	View image in PDF format
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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 ARTICL	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

Florida Department of State, Division of Corporations

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.

t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470

www.chw-inc.com

Mailing Labels

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

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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 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
12989 NW US HWY 441
ALACHUA FL 32615

Current Resident
13070 NW 87TH CT
ALACHUA FL 32615

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

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

Current Resident
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Current Resident
13369 NW 87TH CT
ALACHUA FL 32615

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13358 NW 87TH CT UNIT 3
ALACHUA FL 32615

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

Newspaper Advertisement

PUBLIC NOTICE

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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

CHW
Professional Consultants

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 ALTAFFER/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 quickly reconsidered.

Meanwhile, an attorney for two filmmakers who gave a trove of 9/11-related video to the museum – but later made a critical documentary about it – accused it in an Aug. 13 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 Outsider." 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 researchers 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 Berenbaum, 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 FLALOTTERY.COM OR CALL 850-921-7529.

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Results are for tickets sold only in Florida

FLORIDA LOTTO

SATURDAY, SEPTEMBER 4 12-13-19-21-42-53

DOUBLE PLAY

SATURDAY, SEPTEMBER 4 2-11-20-37-42-51

To see payouts on games above, visit flalottery.com.

POWERBALL

MONDAY, SEPT. 6 ..... 11-20-22-33-54 PB: 24 (x2)

4+PB: $375 million (0). Next jackpot $388M
5 of 5: $1 million (0)
4+PB: $50,000 (5). 4 of 5: $100 (15)
3+PB: $100 (45). 3 of 5: $7 (1,162)

MEGA MILLIONS

TUESDAY, SEPTEMBER 7 ... 15-17-25-32-52 MB: 13 (x3)

4+MB: $345 million (0). Next jackpot $368M
5 of 5: $1 million (0). 4+MB: $10,000 (3).
4 of 5: $500 (25). 3+MB: $200 (84).
3 of 5: $10 (5,937). 2+MB: $10 (1,787)
1+MB: $4 (12,695). MB: $2 (30,275).

JACKPOT TRIPLE PLAY

TUESDAY, SEPTEMBER 7 12-15-20-21-28-44

6 of 6: $1.15 million (0). 5 of 6: $570.50 (93).
4 of 6: $23.50 (1,100). 3 of 6: $1 (19,427).
Combo10+: $10,000 (2). Combo9: $600 (6).
Combo8: $60 (71). Combo7: $20 (676).
Combo6: $10 (2,665). Combo5: $5 (9,799).
Combo4: Free Ticket (27,515).

FANTASY 5

TUESDAY, SEPTEMBER 7 3-9-12-14-26

5 of 5: $181,016 (1). 4 of 5: $139 (247).
3 of 5: $9.50 (8,462). 2 of 5: Free Ticket (81,965).

PICK 2, 3, 4, 5

WEDNESDAY, SEPTEMBER 8, MIDDAY

6-0 ..... 2-0-1 ..... 4-6-1-0 ..... 3-5-5-9-1 Fireball: 2

TUESDAY, SEPTEMBER 7, EVENING

0-2 ..... 4-1-5 ..... 2-8-9-4 ..... 5-0-0-8-3 Fireball: 4

CASH4LIFE

TUESDAY, SEPTEMBER 7 ..... 6-12-30-34-58 CB: 2

No winners of $1,000 a day or week for life.
4 of 5+CB: $2,500 (0). 4 of 5: $500 (3).
3 of 5+CB: $100 (75). 3 of 5: $25 (778).
2 of 5+CB: $10 (1,078). 2 of 5: $4 (3,291).
1 of 5+CB: Free ticket (6,954).

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 members 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 Football 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 Desiree Washington, a beauty pageant contestant. (Tyson was convicted and ended up serving three years of a six-year prison sentence.)

2005: 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 onsite command.

CELEBRITY BIRTHDAYS

Actor **Topol** ("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 56. Actor **Constance Marie** ("George Lopez") is 56. 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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Home & Patio

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3433 W. University Ave
Monday - Saturday 10am - 5pm
sissets.com
A portion of all proceeds goes to animal rescue.

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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

CHW

The Gainesville Sun

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Workshop Presentation

Cellon Creek

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

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
September 23, 2021

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.

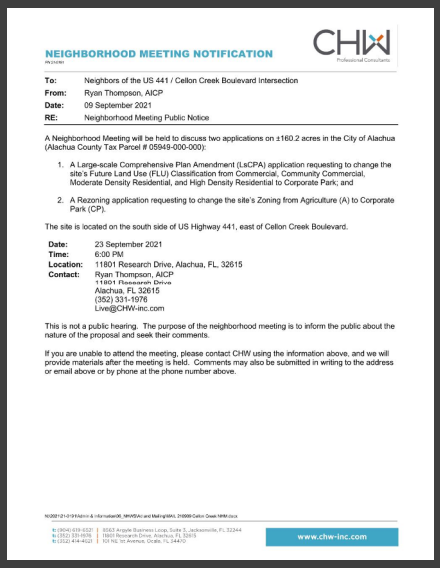
The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

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



2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

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).

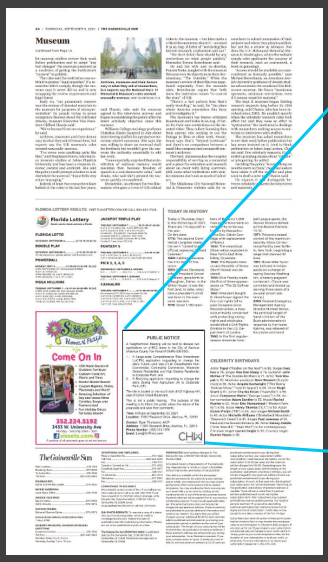
The site is located on the south side of US Highway 441, east of Cellon Creek Boulevard.

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.

www.chw-inc.com



Museum

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

CHW

21-0191: Cellon Creek LsCPA & Rezoning

3

REQUESTS:

- LsCPA Application
  - *FROM*: **Commercial, Community Commercial, Moderate Density Residential**, and **High Density Residential**
  - *TO*: **Corporate Park**
- Rezoning Application
  - *FROM*: **Agriculture (A)**
  - *TO*: **Corporate Park (CP)**



21-0191: Cellon Creek LsCPA & Rezoning

4

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



5

LsCPA & REZONING
ESTIMATED TIMELINE

Pre-Application Meeting
City Planning staff
September 13, 2021

Neighborhood Meeting
September 23, 2021

Submit
LsCPA & Rezoning Application
September 30, 2021

Staff Review
Oct.- Nov. 2021

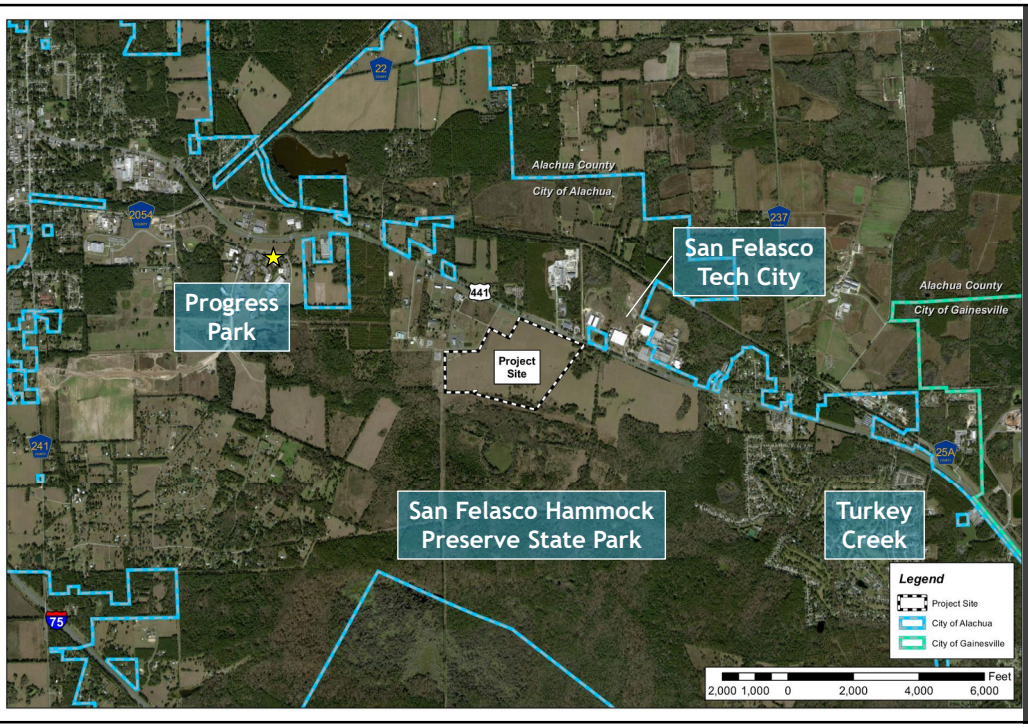
Planning & Zoning Board
Public hearing
Dec. 14, 2021 (tentative)

City Commission
Public hearings
Jan. 2022-Mar. 2022 (tentative)

CHW

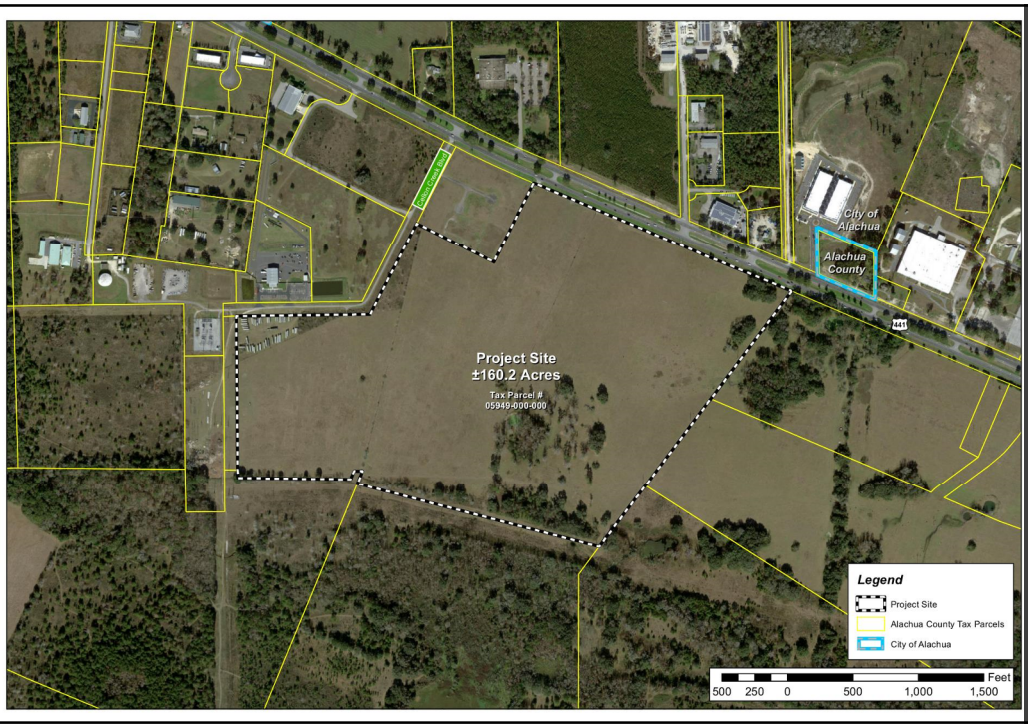
6

Context Map



7

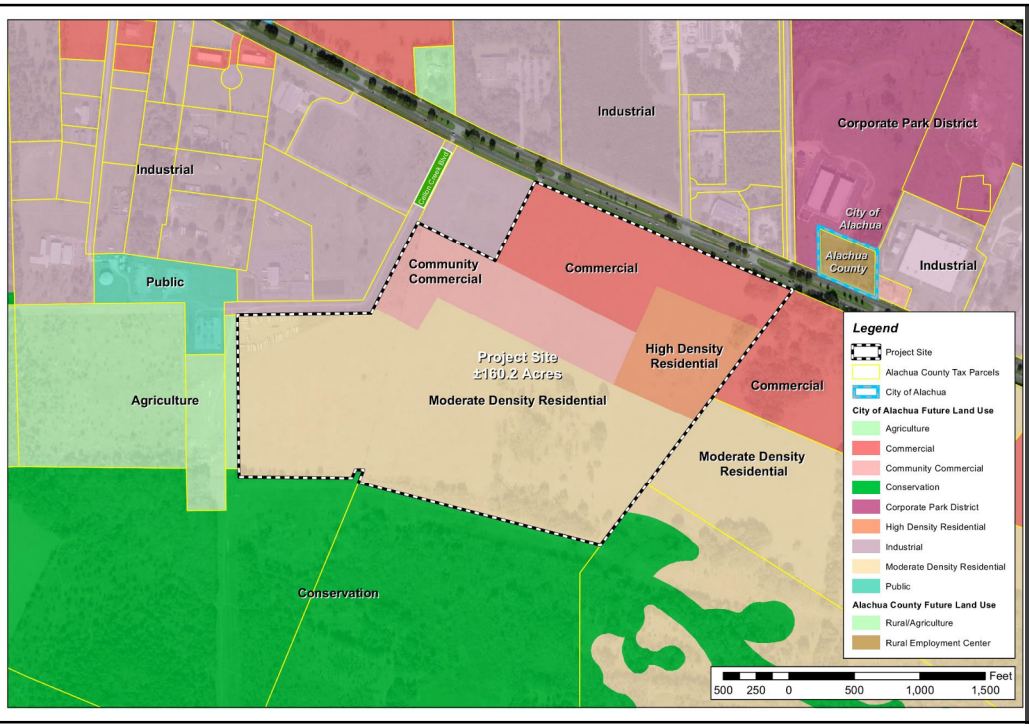
Aerial Map



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Existing Future Land Use (FLU) Map

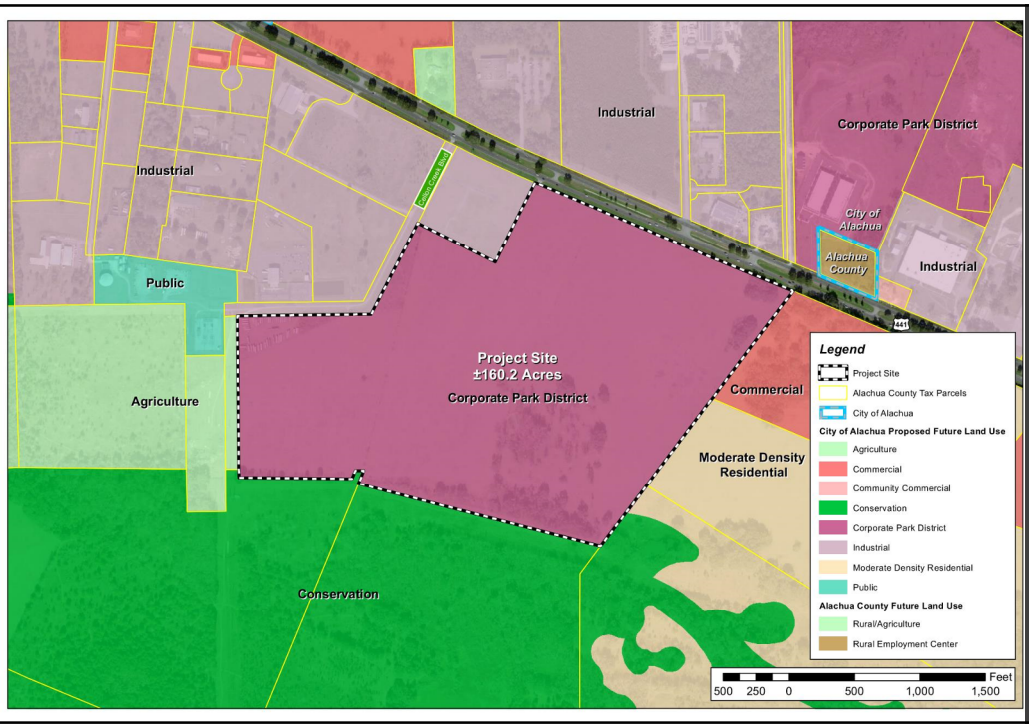
Today, the property has four (4) legacy land uses, from 2010: Commercial; Community Commercial; Moderate Density Residential; and High Density Residential



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Proposed Future Land Use Map

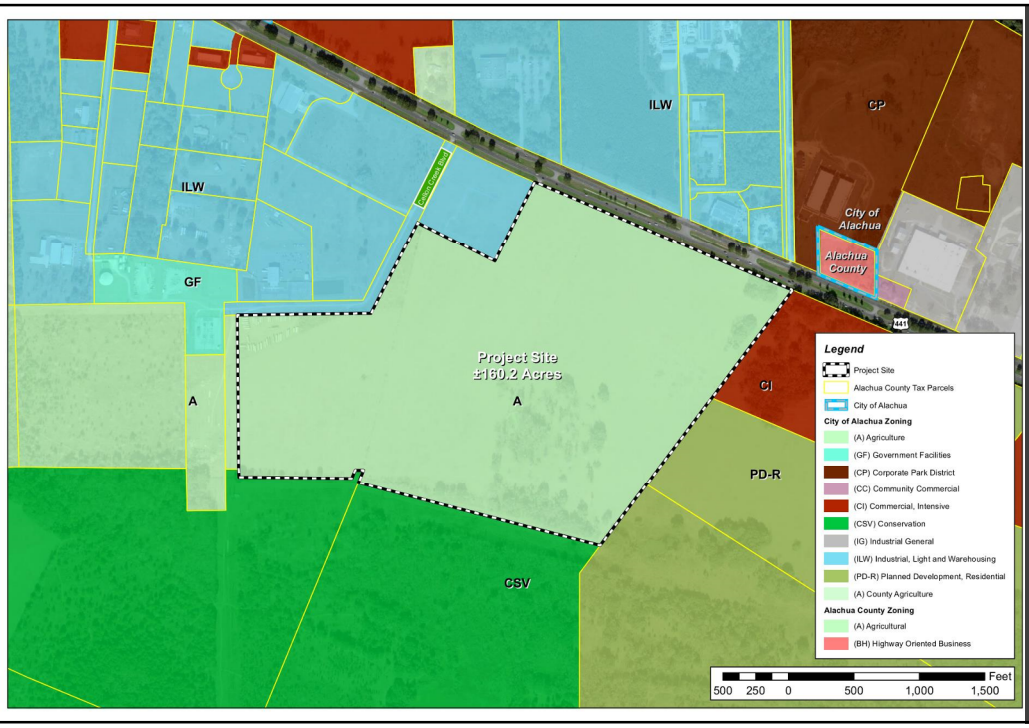
FLU: Corporate Park District



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Existing Zoning Map

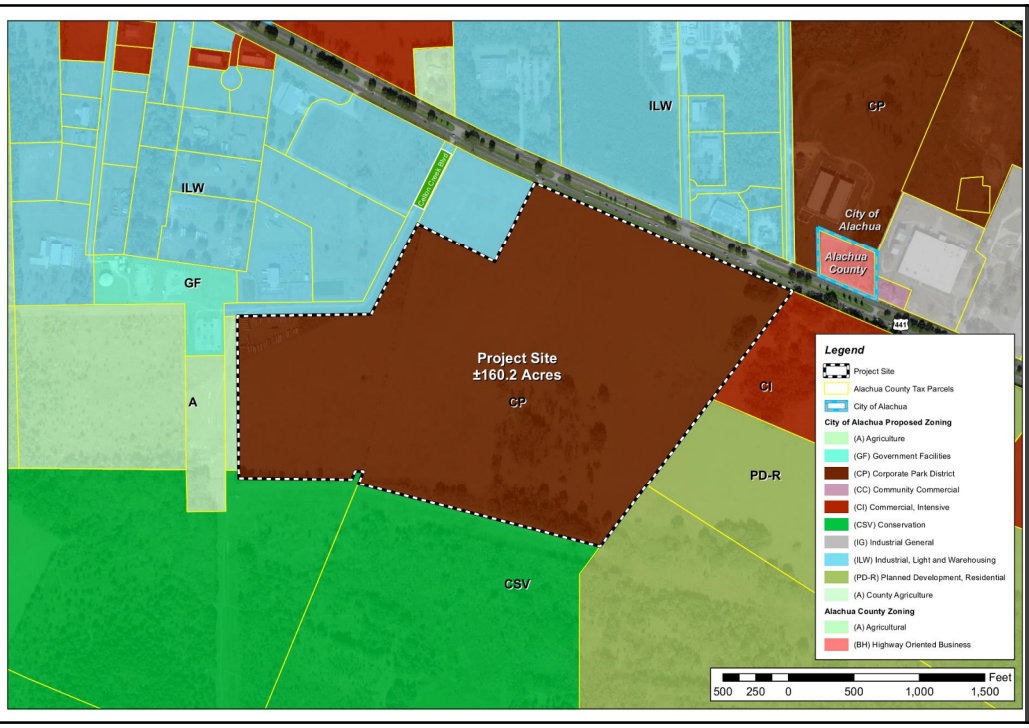
Zoning:
Agriculture (A)



11

Proposed Zoning Map

Zoning:
Corporate Park District (CP)



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Sign-in Sheet

SIGN-IN SHEET

Cellon Creek Large-scale Comprehensive Plan Amendment & Rezoning

21-0191

CHW Professional Consultants

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

	Print Name	Street Address	Signature
1	DAN PEARSON	4801 CAMP RANCH RD GAINESVILLE, FL 32641	
2			
3			
4			
5			
6			
7			
8			
9			
10			
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.

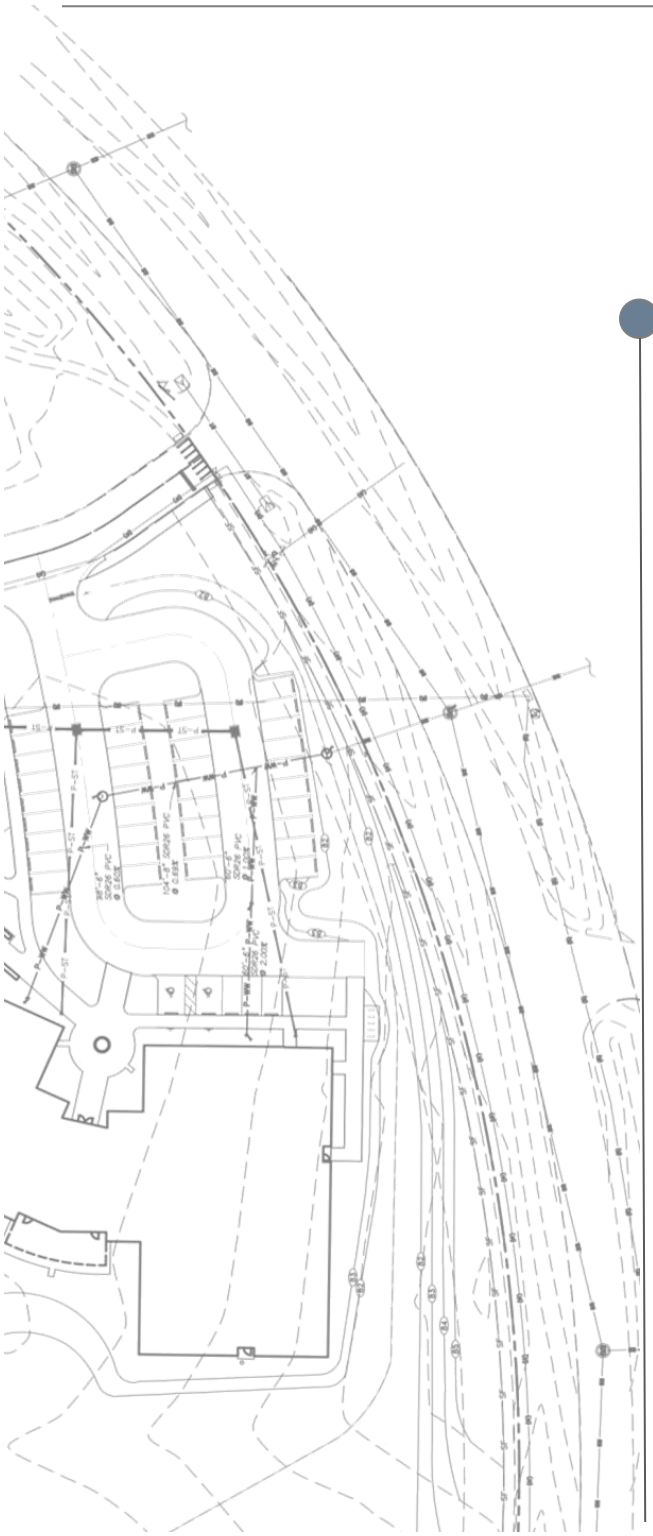
t: (904) 619-6521 | 8563 Argyle Business Loop, Suite 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Avenue, Ocala, FL 34470
www.chw-inc.com

Application Package
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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

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



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

Jurisdiction: City of Alachua	**Intent of Application:** Mixed Use Development
Description of Location: 13270 block of US Highway 441	
Parcel Number: 05949-000-000	**Acres:** ±160.2 acres (ac) *(Source: Alachua County Property Appraiser)*
Existing Future Land Use (FLU) Classification: *Commercial* The Commercial land use category provides for general commercial uses. This is a land use category where large-scale, regional commercial uses may locate. *Community Commercial* The Community Commercial land use category provides for neighborhood- and community-scale goods and services, adjacent to residential areas. *High Density Residential (8-15 du/ac)* The High Density Residential land use category provides for residential development up to 15 dwelling units per acre, as well as complementary nonresidential uses. *Moderate Density Residential (0-4 du/ac)* The Moderate Density Residential land use category provides for residential development up to 4 dwelling units per acre.	**Proposed FLU Classification:** *Corporate Park* 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.
Existing Zoning District: *A: Agriculture (0.2 du/ac)* 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	**Proposed Zoning District:** *CP: Corporate Park (4 du/ac)* 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.
Existing Max. Permitted Density/Intensity: Density: ±160.2 acres * 0.2 du/ac = ±32 dwelling units	**Proposed Max. Permitted Density/Intensity:** Density: ±160.2 ac * 4 du/ac = ±640 dwelling units Intensity: ±160.2 ac * 0.5 FAR = ±3,489,156 square feet
Net Change This Rezoning application may allow up to ±608 additional *gross* dwelling units and up to ±3,489,156 *gross* 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.

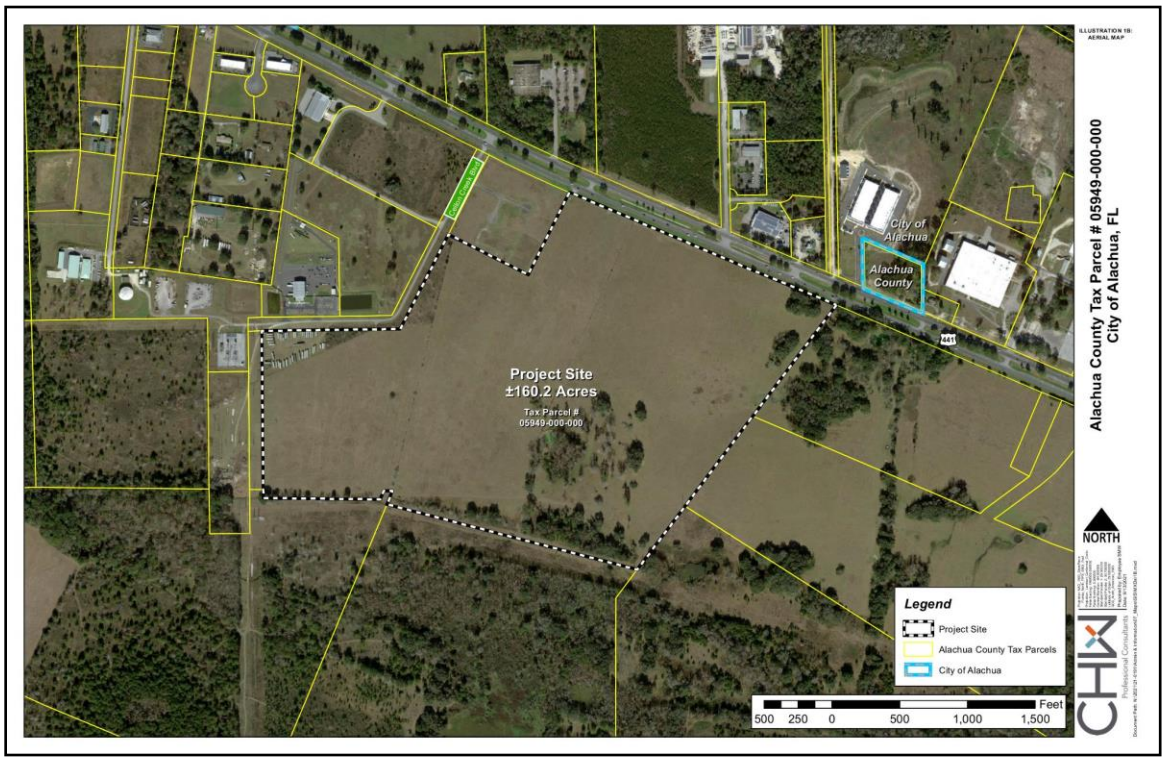


Figure 1: Aerial Map

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)

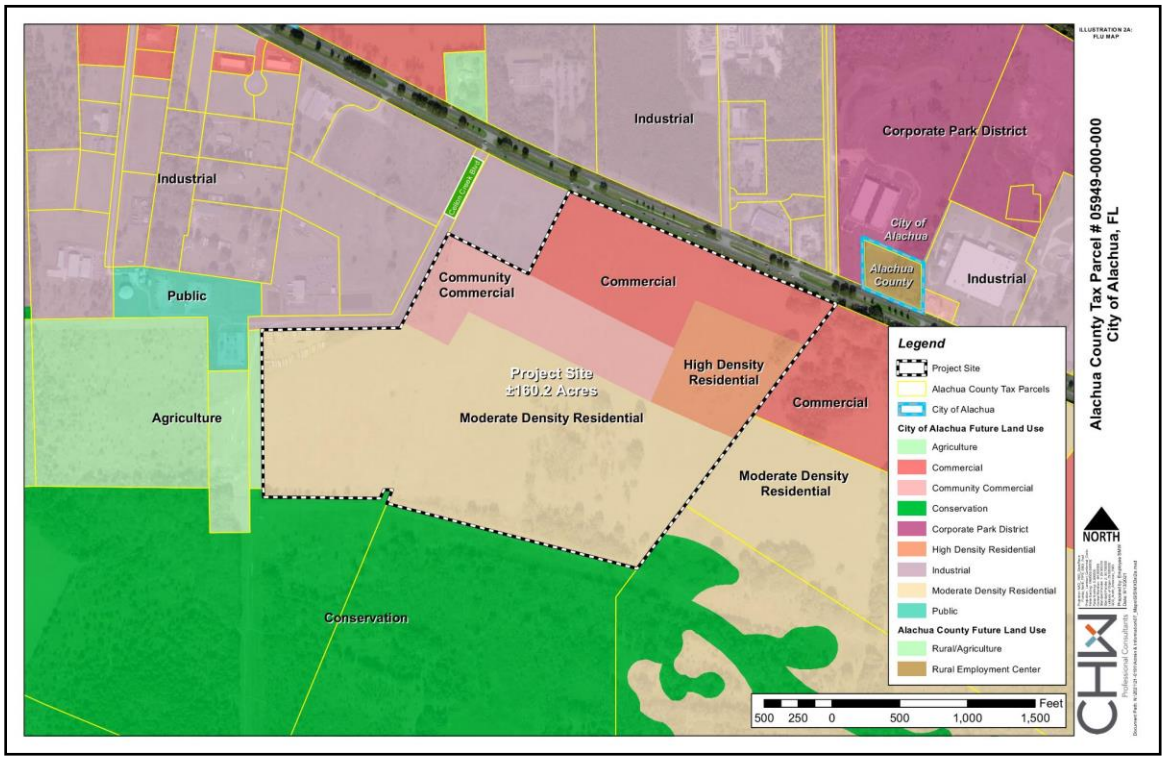


Figure 2: Existing Future Land Use Map

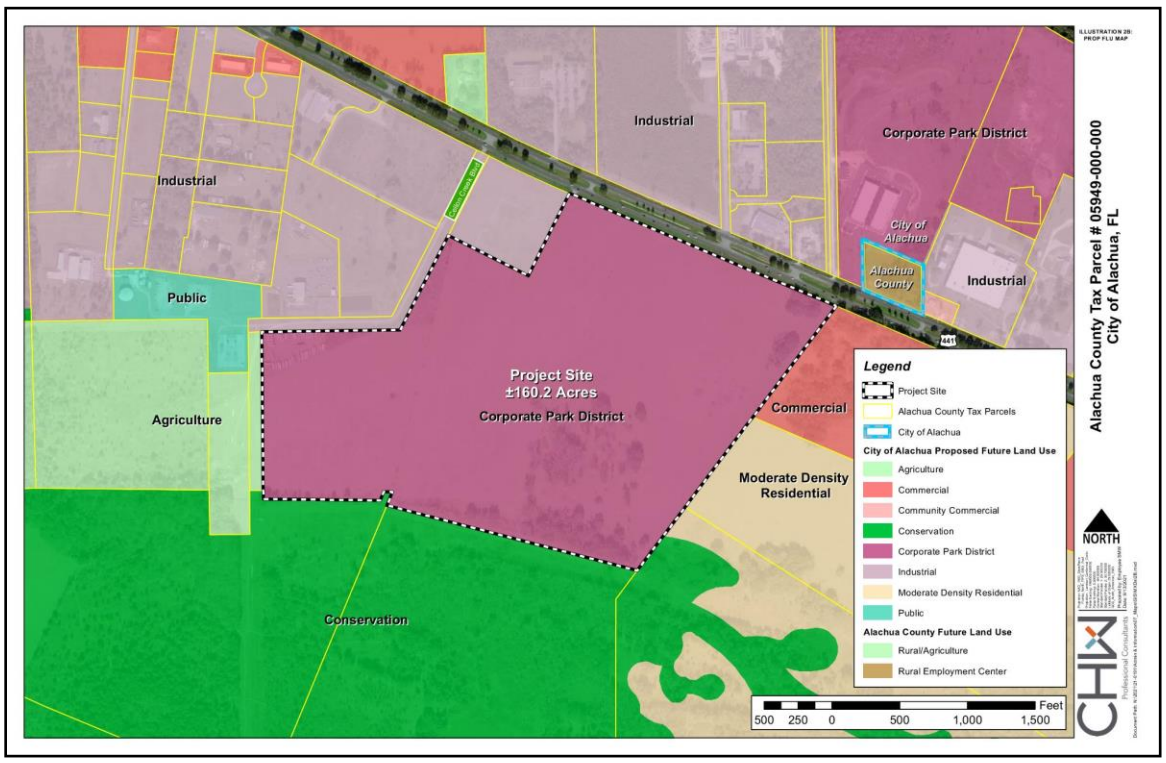


Figure 3: Proposed Future Land Use Map

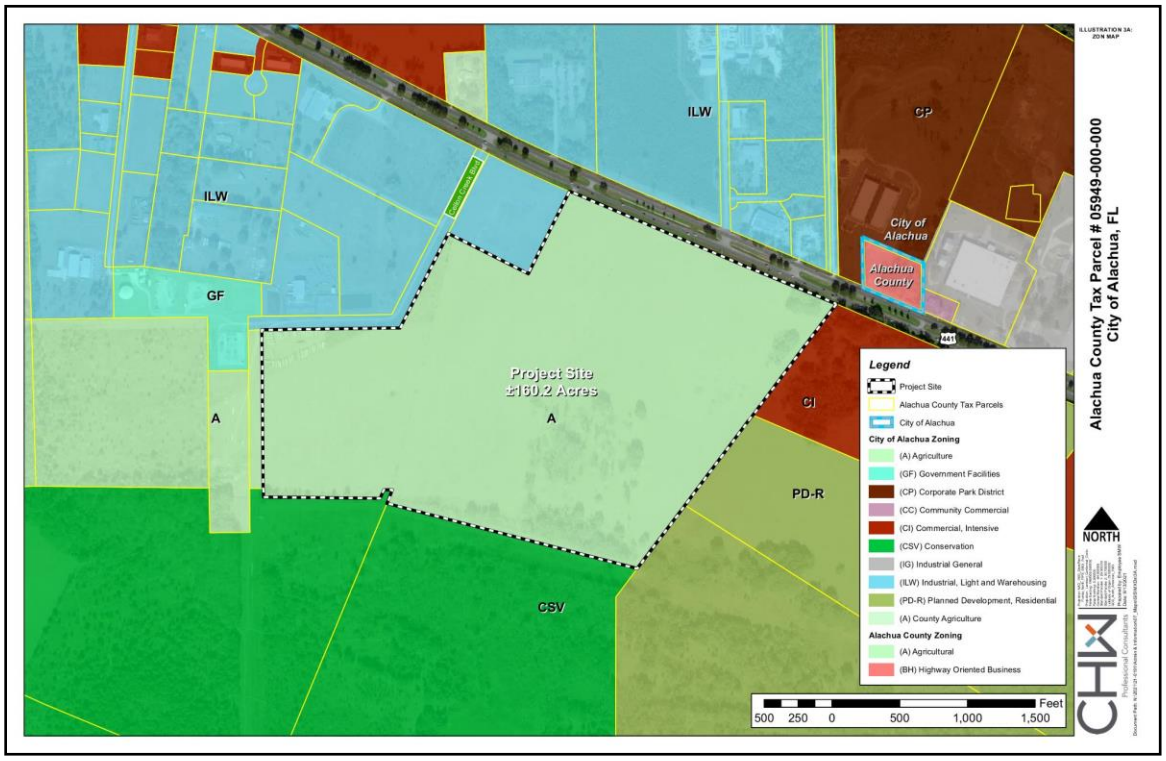


Figure 4: Existing Zoning Map

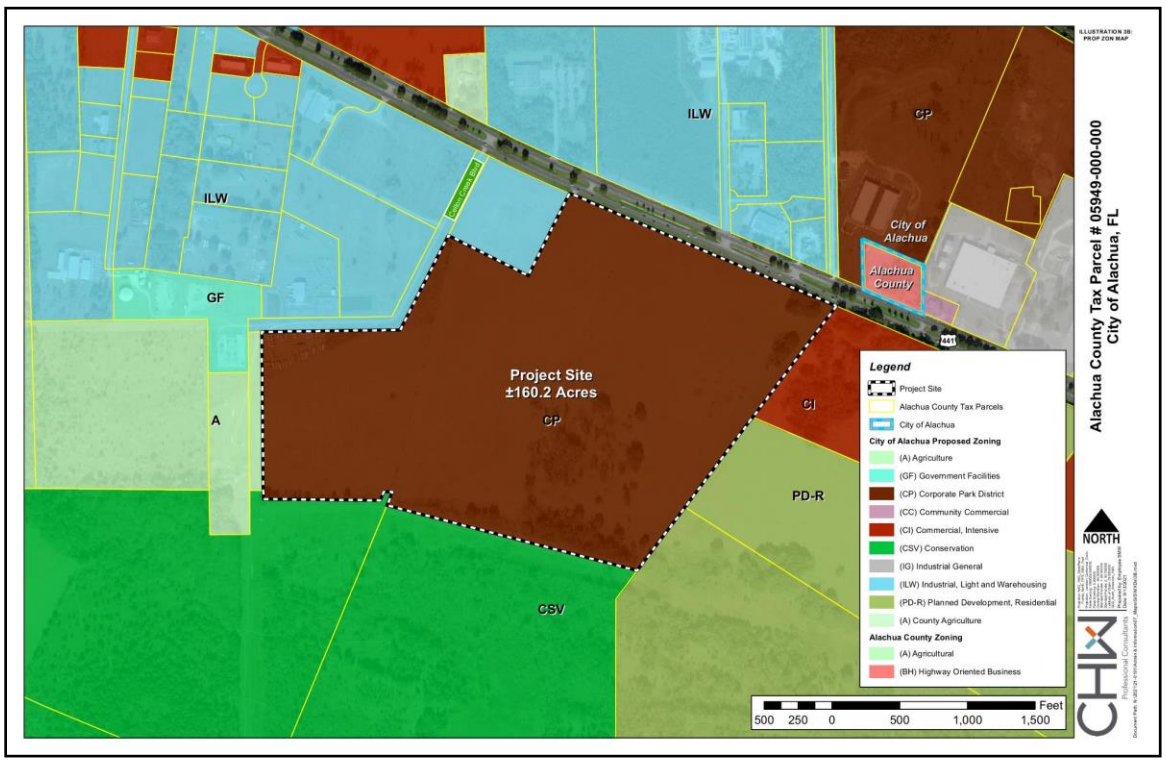


Figure 5: Proposed Zoning Map

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 *A Zoning District*	**Proposed Maximum Permitted Density** *Corporate Park*	**Realistic Expectation of Density[1]** *Corporate Park*
±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 *A Zoning District*	**Proposed Maximum Permitted Intensity** *Corporate Park*	**Realistic Expectation of Intensity[1]** *Corporate Park*
-	±160.2 ac * 0.5 FAR = **±3,489,156 square feet**	±40.05 ac * 0.5 FAR = **±872,289 square feet**
Net Change 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. *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.*		

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).

Roadways / Transportation

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 lbs. / 1,000 ft²/day * 3,489,156 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 Acerage[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 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)**

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 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 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

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

□ Owner (title holder) ■ Agent

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

Final Development Order

□ Preliminary Plat

□ Final Plat

□ Site Plan

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

■ *Revised*

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

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	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
*** 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.

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 7TH day of October, 2021, by Seth Wood

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

TRINA LEMNAH
Notary Public - State of Florida
Commission # GG 314838
My Comm. Expires Mar 21, 2023
Bonded through National Notary Assn.

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

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

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

Date:_____

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8. Public School Student Generation Form
9. **Map Set**

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ILLUSTRATION 1B:
AERIAL MAP

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

Cellon Creek Blvd

City of Alachua

Alachua County

441

Project Site
±160.2 Acres

Tax Parcel #
05949-000-000

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

Document Path: N:\2021\21-01911\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

Professional Consultants

ILLUSTRATION 2A:
FLU MAP

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

Industrial

Industrial

Corporate Park District

Cellon Creek Blvd

City of Alachua

Alachua County

Industrial

Public

Community Commercial

Commercial

Project Site
±160.2 Acres

High Density Residential

Commercial

Agriculture

Moderate Density Residential

Moderate Density Residential

Conservation

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

Feet
500 250 0 500 1,000 1,500

NORTH

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False Northing: 0.000000
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Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

Professional Consultants

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ILLUSTRATION 2B:
PROP FLU MAP

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

Industrial

Industrial

Corporate Park District

Cellon Creek Blvd

City of Alachua

Alachua County

Industrial

441

Public

Project Site
±160.2 Acres
Corporate Park District

Commercial

Agriculture

Moderate Density Residential

Conservation

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Future Land Use

- Agriculture
- Commercial
- Community Commercial
- Conservation
- Corporate Park District
- Industrial
- Moderate Density Residential
- Public

Alachua County Future Land Use

- Rural/Agriculture
- Rural Employment Center

Feet
500 250 0 500 1,000 1,500

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS: North_American_1983

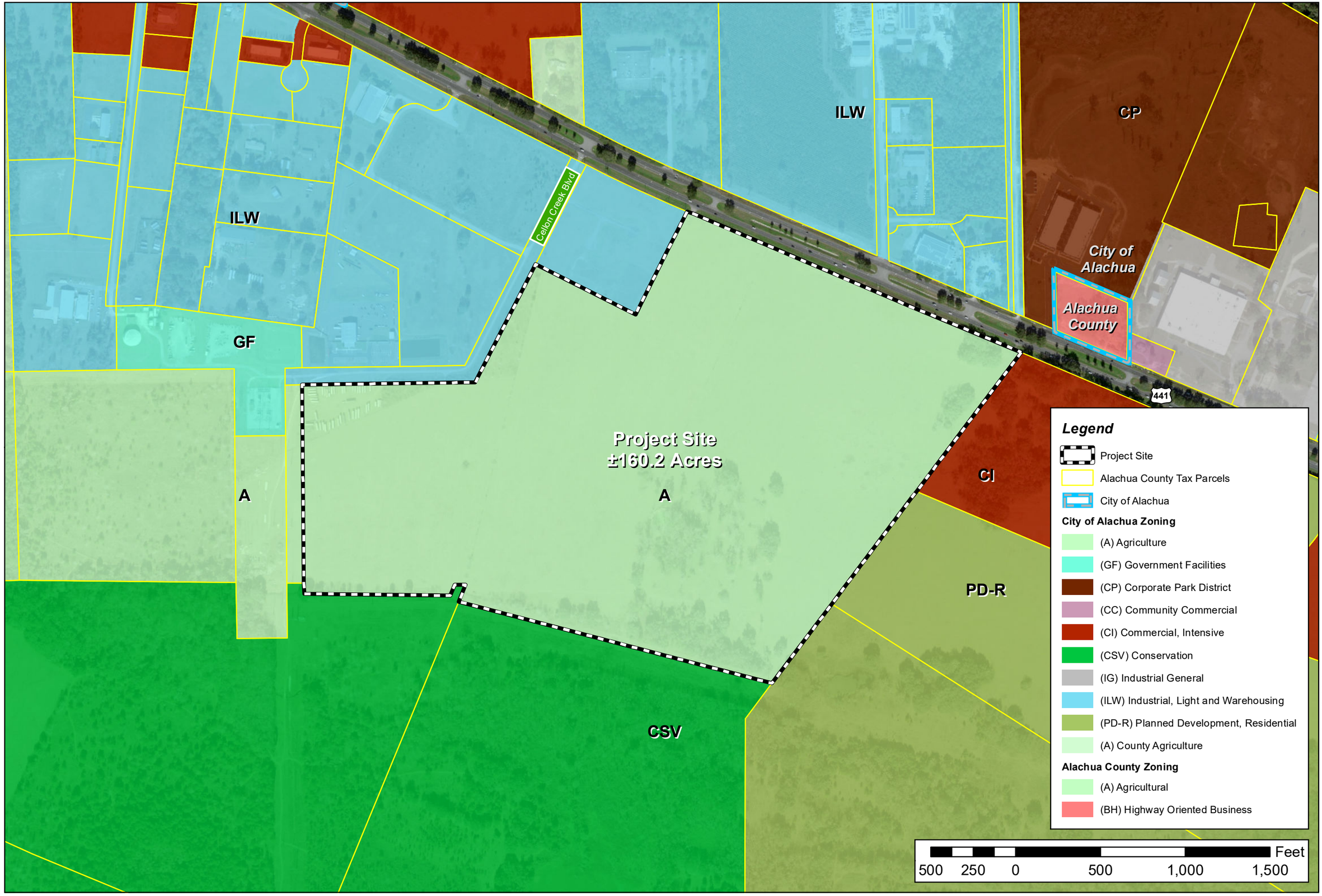
Prepared by: Employee SMW
Date: 9/13/2021

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CHW Professional Consultants

ILLUSTRATION 3A:
ZON MAP

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



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS: North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

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CHW Professional Consultants

ILLUSTRATION 3B:
PROP ZON MAP

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

ILW

CP

ILW

Cellon Creek Blvd

City of Alachua

Alachua County

441

GF

Project Site
±160.2 Acres

CP

CI

A

PD-R

CSV

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

City of Alachua Proposed Zoning

- (A) Agriculture
- (GF) Government Facilities
- (CP) Corporate Park District
- (CC) Community Commercial
- (CI) Commercial, Intensive
- (CSV) Conservation
- (IG) Industrial General
- (ILW) Industrial, Light and Warehousing
- (PD-R) Planned Development, Residential
- (A) County Agriculture

Alachua County Zoning

- (A) Agricultural
- (BH) Highway Oriented Business

Feet
500 250 0 500 1,000 1,500

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel_1: 29.583333
Standard Parallel_2: 30.750000
Latitude_Of_Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/13/2021

Professional Consultants

Document Path: N:\2021\21-0191\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

ILLUSTRATION 4:
ENV MAP

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

Project Site
±160.2 Acres

Flood Zone: A

Flood Zone: X

Flood Zone: A

Flood Zone: A

Cellon Creek Blvd

441

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

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude Of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

Prepared by: Employee SMW
Date: 9/14/2021

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CHW Professional Consultants

ILLUSTRATION 5:
SOILS MAP

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	BLICHTON SAND, 2 TO 5 PERCENT SLOPES	C/D

Project Site
±160.2 Acres

Celton Creek Blvd

441

Legend

- Project Site
- Alachua County Tax Parcels

500 250 0 500 1,000 1,500 Feet

NORTH

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

Prepared by: Employee SMW
Date: 9/14/2021

Professional Consultants

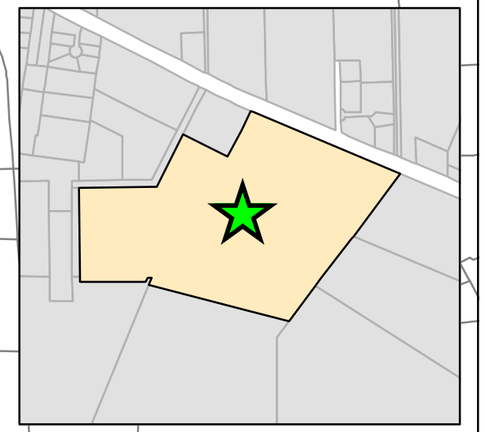
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ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



235 16 1 12 0% 1% 0% 7 5% 10% 6 20% 5 0% 10 9 5% 17 0% 0% 10% 8 15 10% 5% 11 10% 14 5% 2 13 75 241 235A 2054 235 COUNTY

2640' 441 4 100% 50% 3

Project Site

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

NORTH

4,500 2,250 0 4,500 9,000 13,500 Feet

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Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 9/15/2021

Professional Consultants

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City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: December 14, 2021
Quasi-Judicial Hearing

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:	*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

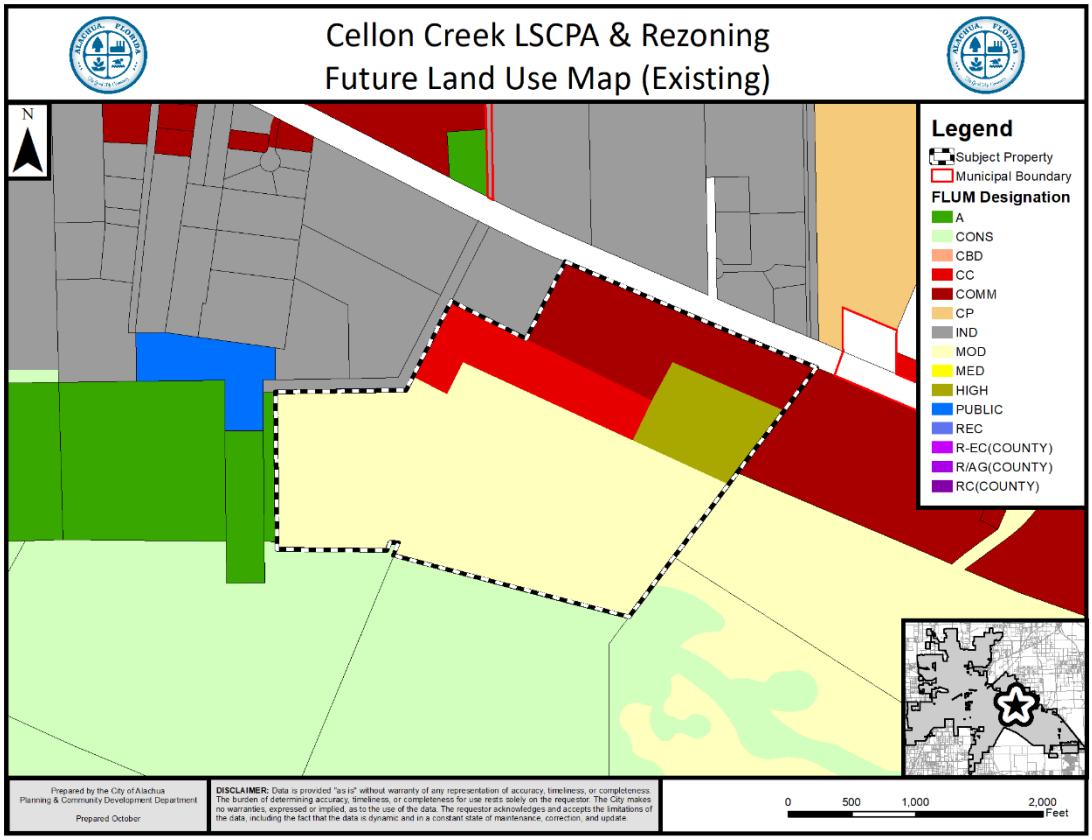
The proposed Site-Specific Amendment to the Official Zoning Atlas (Rezoning) is a request by Seth Wood of Causseaux, Hewett, & Walpole, Inc., for the consideration of an amendment to the Official Zoning Atlas to amend the zoning on a ±160.2 acre subject property from Agricultural (A) to Corporate Park (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.

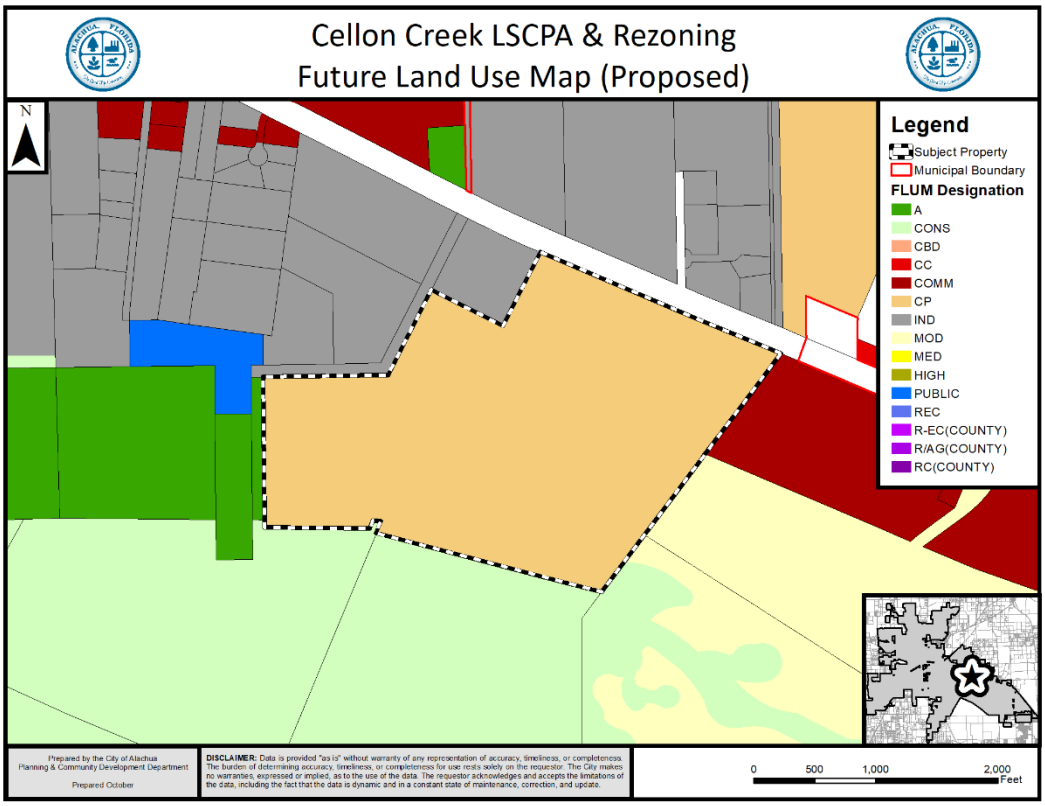
The FLUM Designations of the property were amended from Agriculture to is current designations in March 2008. There were several applications received (in 2012, 2014, 2016, and 2017) to amend the zoning to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM), however,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

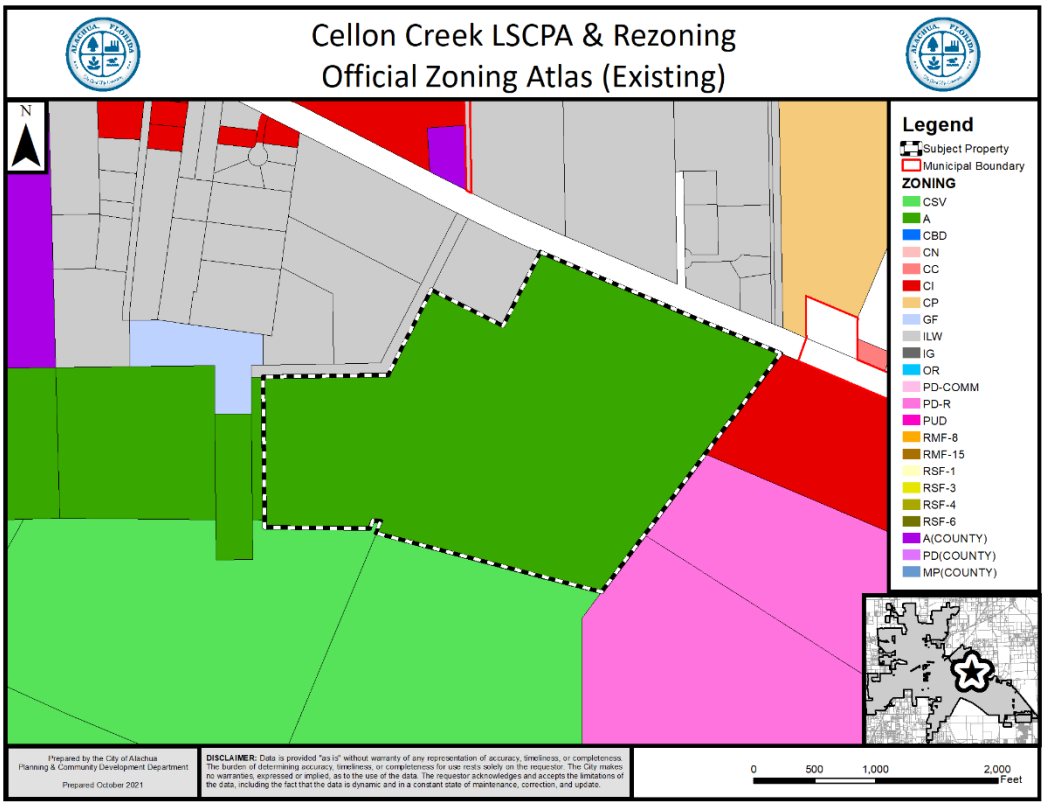
Map 1. Existing Future Land Use Map with Subject Property



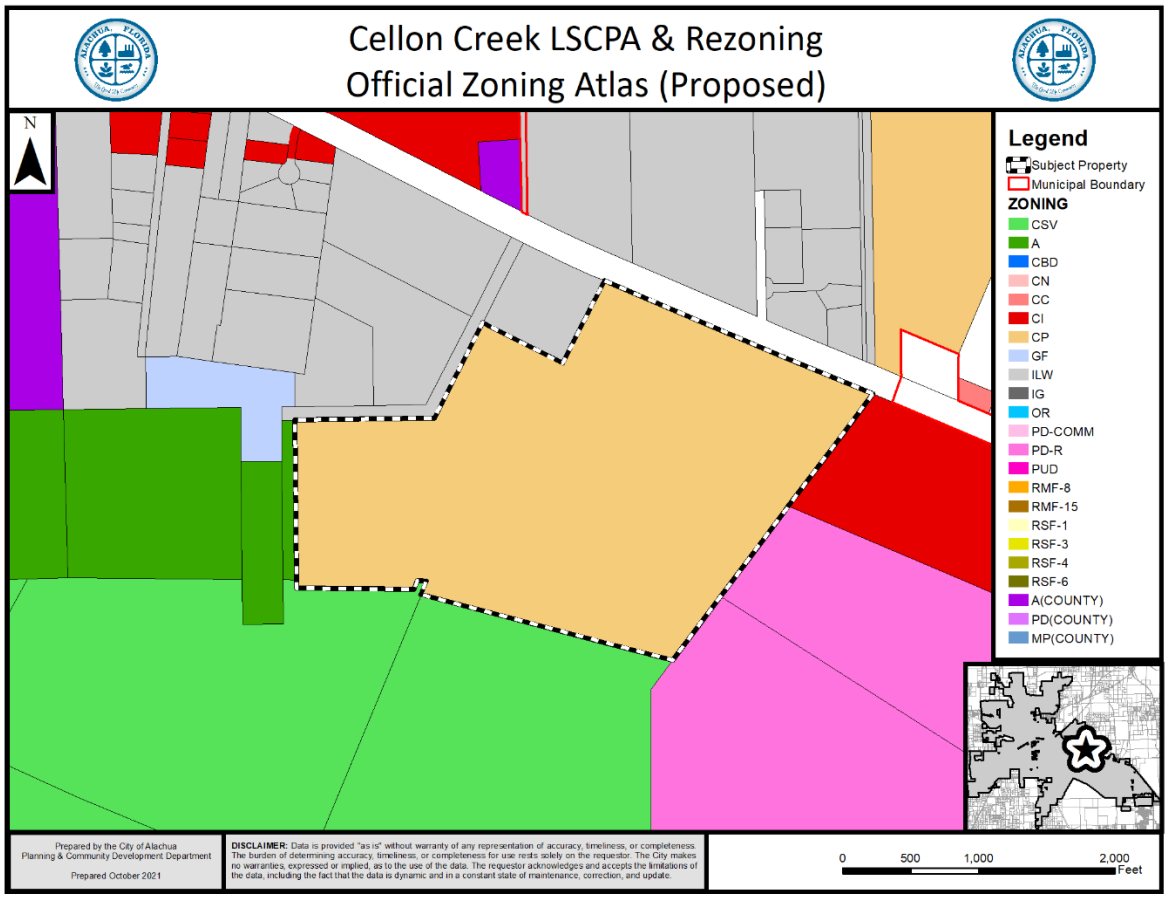
Map 2. Proposed Future Land Use Map with Subject Property



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 *Maximum 62 dwelling units on the subject property**	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*:	***Increase of 608 dwellings**** ***Increase of 3,489,156 square feet non-residential uses****	

* *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

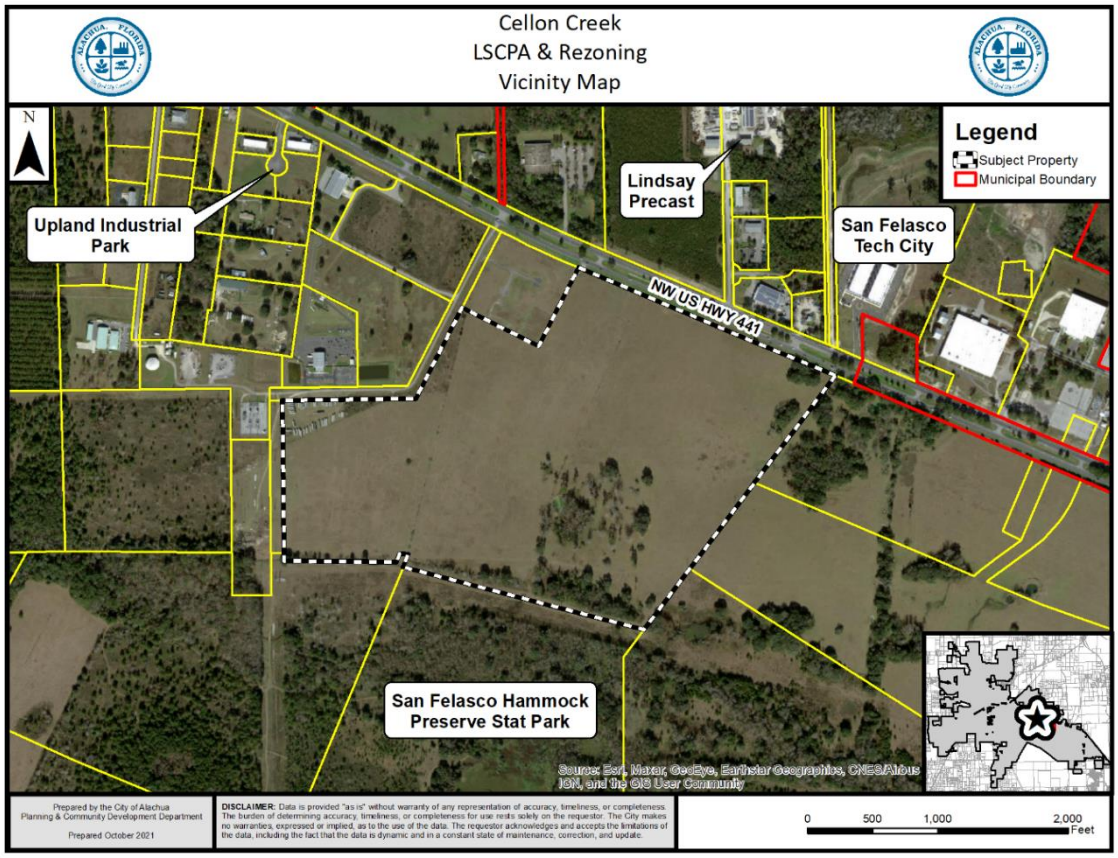


Table 2. Surrounding Land Uses

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 SUITIBILITY ANALYSIS

Wetlands

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

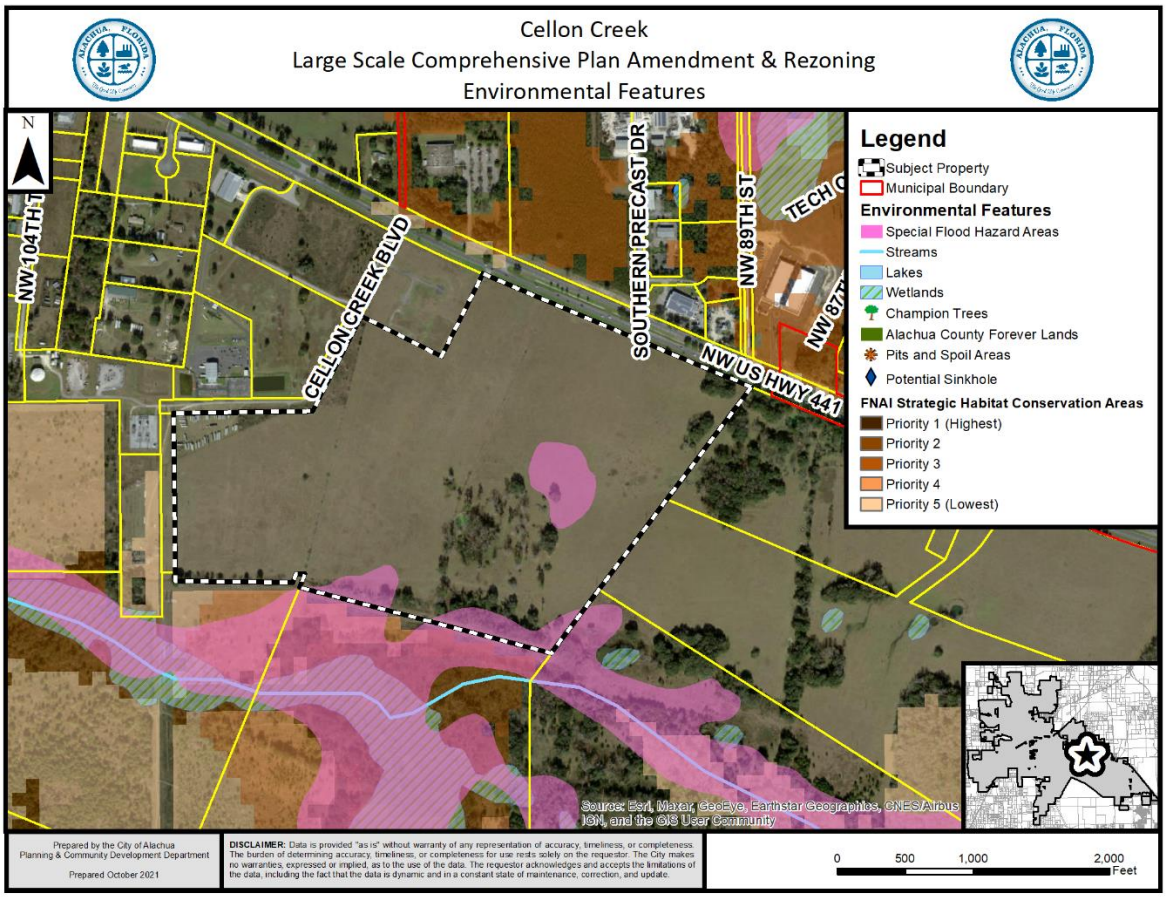
Evaluation: If any wetlands are identified on subject property at a later time and as part of the development review process, the applicable protection standards in the City's Comprehensive Plan and Land Development Regulations, as well as all applicable Suwannee River Water Management District (SRWMD)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

Creeks and Streams

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

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

Map 3. Environmental Features



Strategic Ecosystems

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

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

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated

by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. 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 Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." Staff finds that the proposed amendment does not constitute urban sprawl.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The lands located to the east and west of the subject property are zoned for commercial and industrial uses. Surrounding properties are

presently zoned and used for commercial and industrial uses. The proposed amendment will not result in creation of isolated zoning districts.

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

Evaluation and Findings: 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
* *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.*		

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 Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (From MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (From CR 25A East Intersection to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (107)	US 441 (from SR 235 to I-75)	4/D	Principle Arterial	Urban Trans	D
6 (106)	US 441 (from I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
8 (108)	SR 235 (from NW 143rd Place to US 441)	2/U	Major Collector	Comm	D
9 (109)	SR 235 (from US 441 to NW 140th Street)	2/U	Major Collector	Comm	D
11	CR 235 (from NW 143rd 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 · mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(b) of the LDRs].
3 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

Table 4. Potential Trip Generation[1]

Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
General 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 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 11 CR 235 (from NW 143rd 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 Impacts[6]	**-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 143rd Pl to US 441)[1]	Segment 9 SR 235 (from US 441 to NW 140th St)[1]	Segment 11 CR 235 (from NW 143rd 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 Impacts[6]	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 **not** 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%**

Sources:
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%**

Sources:
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**

Sources:
1 *City of Alachua December 2021 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2020; 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 Development[3]	**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 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	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P												A	A	A	4.3.1(A)(1), (2)	

Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)

Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7–14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)
Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)

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

storage, and distribution facility																								
Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)

Institutions																							
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		
Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)

area, or with accessory schools, day care centers with more than 50 children, or recreational facilities																									
Parks and open areas																									
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A		
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A		
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P						
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A		
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A		
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A		

Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S						S	S			S	S	S	S	S	S	S	P	A			A	4.3.2(H)(2)

Passenger terminal, surface transportation												S		P	P	P	P	P	A						
Utilities																										
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)		
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)		
Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)		
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A			
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)		

Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								

Agricultural processing		P																					4.3.3(A)(1), (2)
Agri-education		P																					4.3.3(A)(1)
Agri-entertainment		P																					4.3.3(A)(1)
Custom operator		P																					4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																					4.3.3(A)(1), (3)
Equestrian facility		P													S		S						4.3.3(A)(1)
Farm co-op		P																					4.3.3(A)(1)
Farm machinery repair		S																					4.3.3(A)(1)
Farm market		P																		A			4.3.3(A)(1)

Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)
Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)

Animal care business		P														P							
Auction arena for livestock		S														S	S						
Central farm distribution hub for agricultural products		P														P	P						4.3.3(B)(1)
Equestrian facility		P																					4.3.3(B)(2)
Fair grounds		S																	A				
Farm machinery repair		P												P		P							
Farm machinery sales, rental, and service		P												P		P			A				
Stable		P																					4.3.3(B)(3)
Animal sales, service and care																							
Animal hospital		P											P		S				A				4.3.3(C)(1)

Animal shelter		S										S							A				4.3.3(C)(2)
Animal grooming		P										P	P	P			P		A				
Kennel, indoor		P						S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P										P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P										P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop								S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only								S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating								S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service												P		P	S	S			A			A	4.3.4(A)(2)

Specialty eating establishment								S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																							
Conference center		S						S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)
Rural agricultural corporate retreat		P																					4.3.4(B)(2)
Industrial services																							
Building, heating, plumbing, or electrical contractors															P	P	P		A				
Electric motor repair																	P						4.3.4(C)(1)
Fuel oil distributor																	P						
General industrial service												P	P	P	P	P	P					A	

Heavy equipment sales, rental, or repair														P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P							A	4.3.4(C)(3)
Machine shop														S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair														S	P	P	P						4.3.4(C)(1)
Manufacturing and production																							
Asphalt/concrete batch plant																	S						4.3.4(D)(1)
Manufacturing, heavy [1]																	P						4.3.4(D)(1)
Manufacturing, light															P	P	P			A			A	

Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services										P	P	P	P	P	P				A		A	A		
Financial services										P	P	P	P	P	P				A		A	A		
Professional services									S	P	P	P	P	P	P				A		A	A		
Radio and television broadcasting studio												P	P	P	P	P	P		A			A		
Sales												P	P	P	P				A		A	A		
Parking, commercial																								

Parking lot												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure												P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																							
Banquet hall												P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor								S	S			P	P	P	P		P	P	A	A	A	A	
Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	

greater in main activity area																							
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																							
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								

Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments · 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments · 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								

All uses												P		P	S		P		A				4.3.4(H)
Sexually oriented business																							
Sexually oriented cabaret														P									4.3.4(I)
Sexually oriented media store														P									4.3.4(I)
Sexually oriented motion picture theater														P									4.3.4(I)
Sex shop														P									4.3.4(I)
Vehicles, sales and services																							
Automobile body shop														P		P	P						4.3.4(J)(1)
Automobile parts sales												S		P		P	P		A				
Automobile rental and sales												S		P					A				4.3.4(J)(2)

Automobile repair and servicing		S												S		P	P		A				4.3.4(J)(3)
Automobile service station											S	S	P	P		P	P		A				
Automobile service station with wash and detail														P					A				
Boat and marine rental and sales												P		P					A				4.3.4(J)(4)
Carwash or auto detailing														P					A				4.3.4(J)(5)
Gasoline sales											S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales														P			P		A				4.3.4(J)(2)
Taxicab service												P	P	P					A				
Tire sales and mounting												P		P					A				4.3.4(J)(7)
Towing service														P					A				4.3.4(J)(8)

Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)

Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)

Salvage and junkyard																		P						4.3.4(M)(3)
Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

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
Leanetta McNealy, Ph.D.
Gunnar F. Paulson, Ed.D.
Mildred Russell

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

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

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

www.sbac.edu
(352) 955-7300

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

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

	Units	*Elementary*	*Middle*	*High*
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 ±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.

Gainesville | 11801 Research Drive, Alachua, Florida 32615 (352) 331-1976 | www.chw-inc.com

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 an 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.

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.

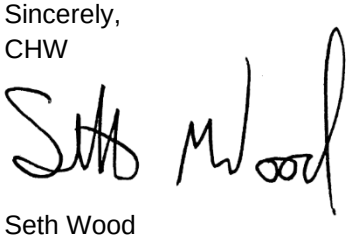
The response to Section 2.4.2(E)(1)(j) has been revised to expand upon the availability of existing utilities to state the following: for water services, there is a 16" water main along US 441; for wastewater services, there is a 10" force main along US 441, an 8" gravity main west of the project site, 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



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 ±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

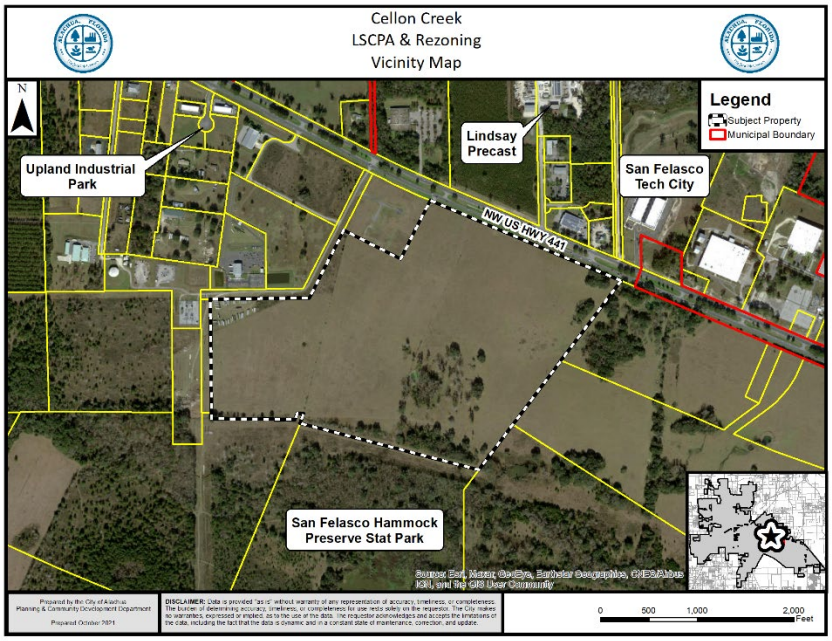
ACREAGE: ±160.2 acres

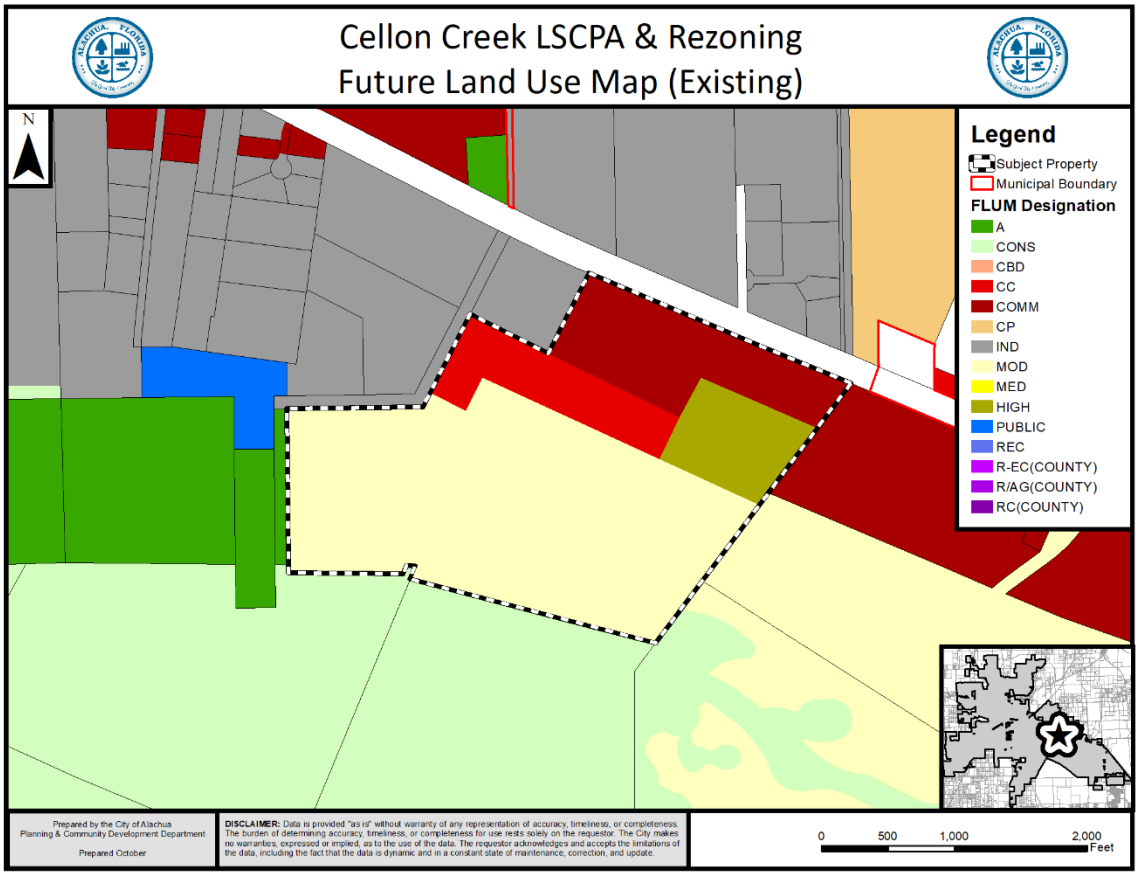
PARCEL(S): 05949-000-000

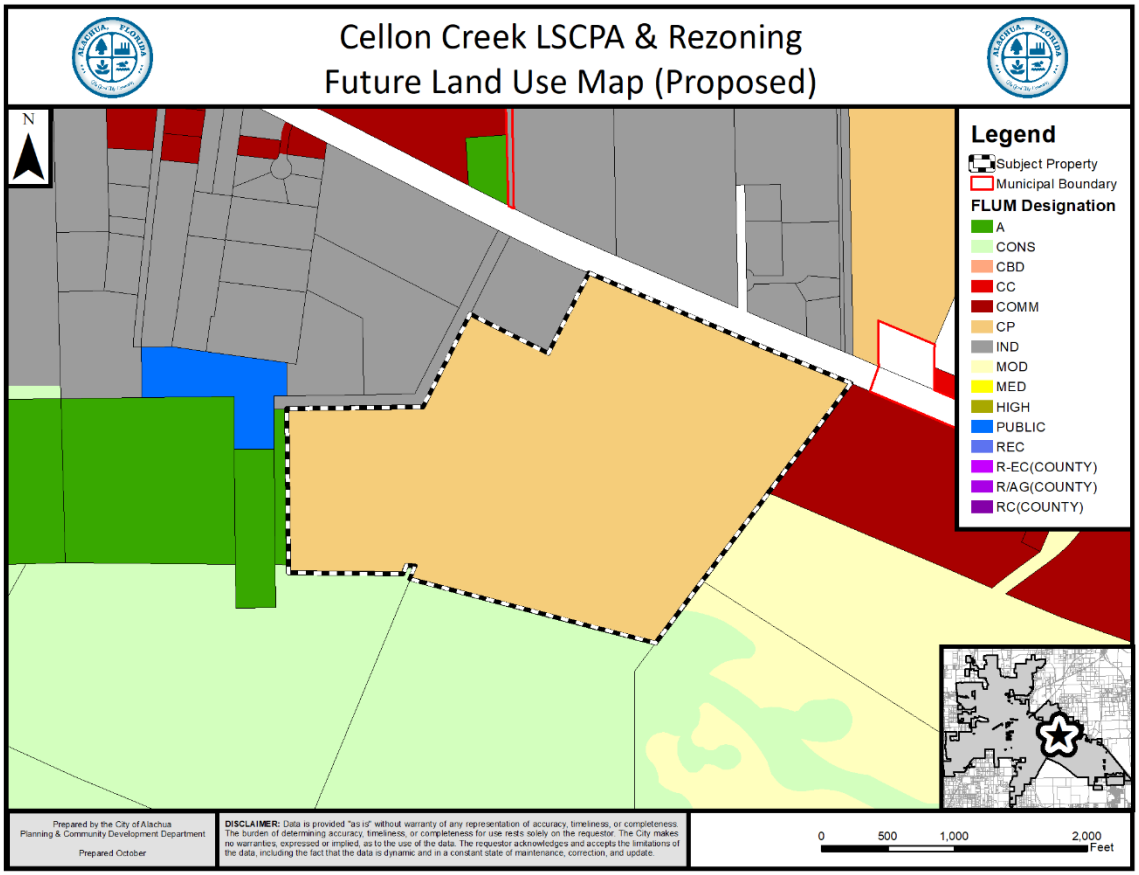
PROJECT SUMMARY: A request to amend the Future Land Use Map (FLUM) Designation of a ±160.2 acre property from Commercial, Community Commercial, Moderate Density Residential, and High Density Residential to Corporate Park, and a request to amend the zoning of a the Rezoning application proposes to amend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

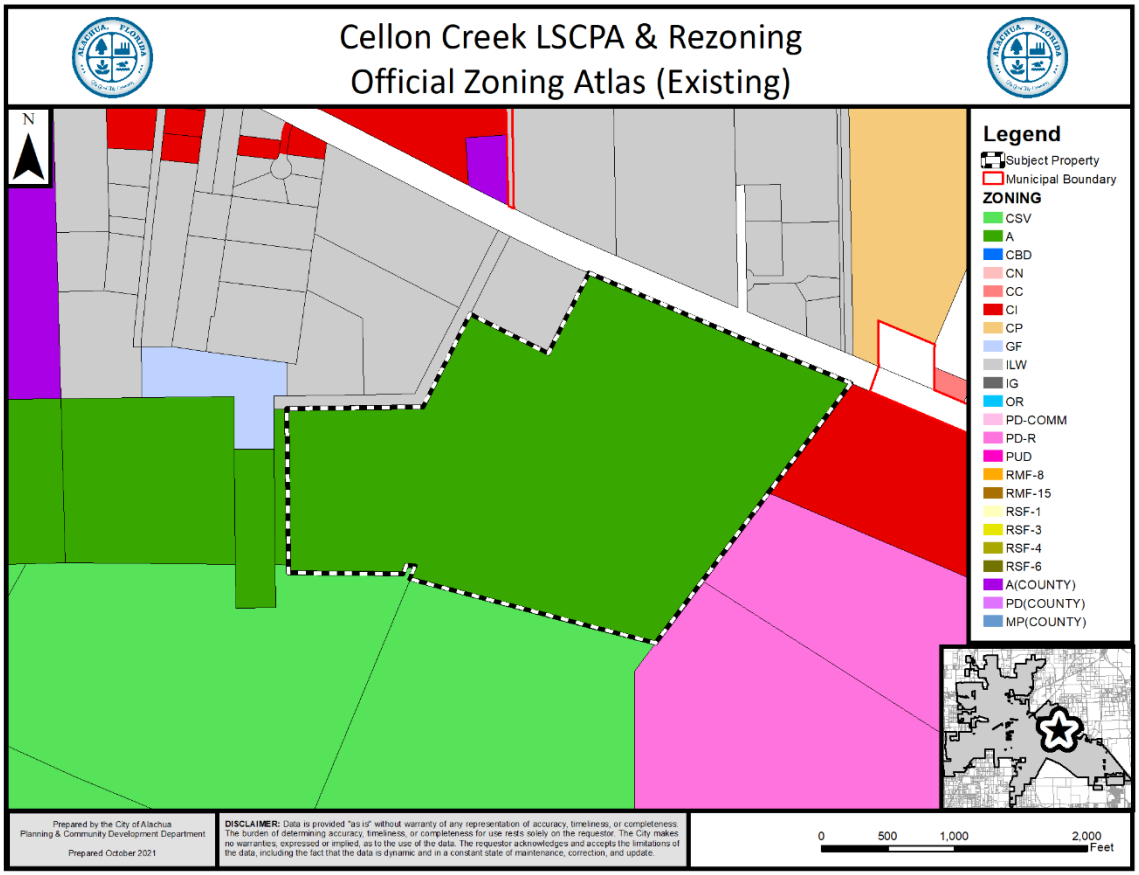
RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Thursday, November 4, 2021**

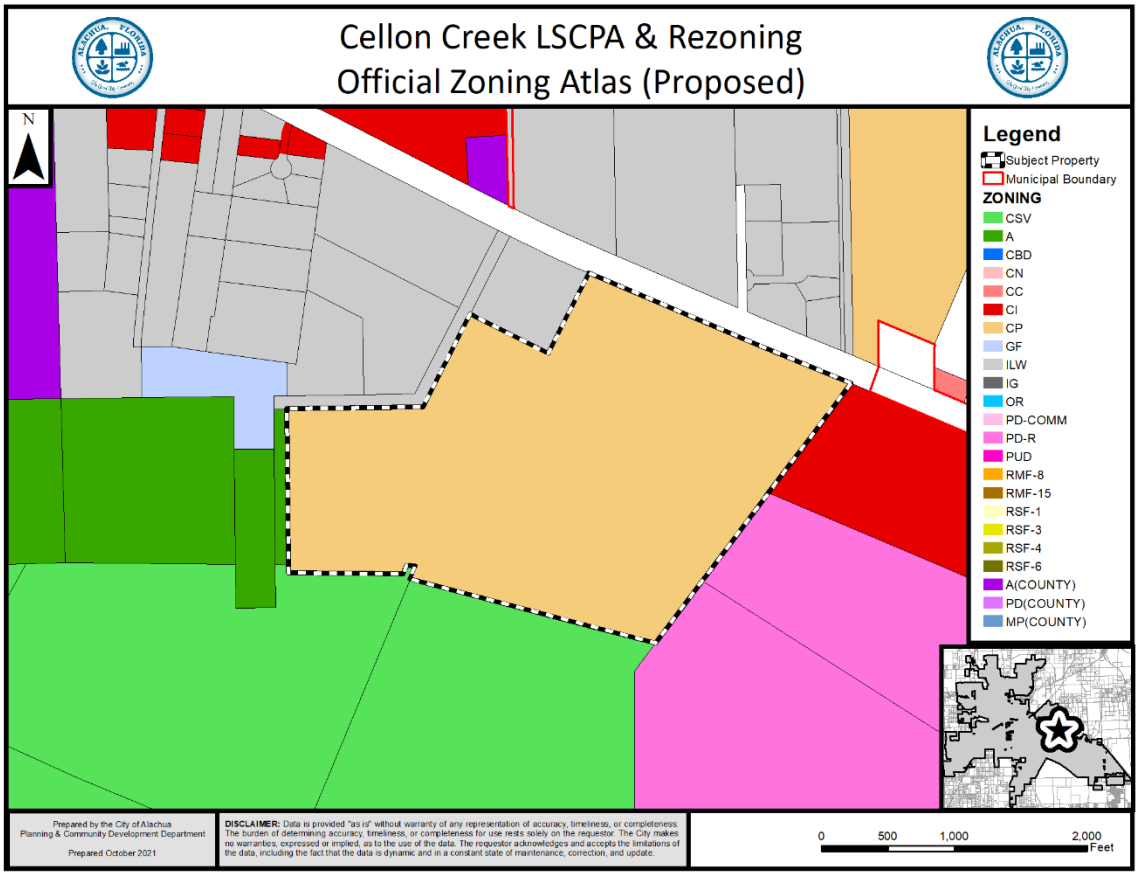
TENTATIVE PZB DATE: If all comments are addressed by the resubmission date above, the application may be scheduled for the **December 14, 2021 PZB Meeting.**




Cellon Creek LSCPA & Rezoning
Future Land Use Map (Existing)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October
DISCLAIMER: Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.
0
500
1,000
2,000
Feet


Cellon Creek LSCPA & Rezoning
Future Land Use Map (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October
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0
500
1,000
2,000
Feet


Cellon Creek LSCPA & Rezoning
Official Zoning Atlas (Existing)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2021
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0
500
1,000
2,000
Feet


Cellon Creek LSCPA & Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2021
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0
500
1,000
2,000
Feet

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> Wed, Oct 13, 2021 12:49 PM
Subject : Request for Capacity Review: Cellon Creek CPA & Rezoning 1 attachment
To : Suzanne M Wynn <wynnsm@gm.sbac.edu>
Cc : Gene Boles <geneboles@gmail.com>

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].

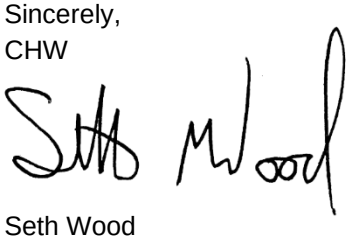
2. Rezoning Application, Section B., Applicant: Please identify the contact person.
    The contact person is Seth Wood of CHW.
    Phone: (352) 331-1976
    Email: sethw@chw-inc.com

    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

Former NFL, Gators running back faces charges in road rage assault

Alexander Lugo
Fresh Take Florida



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

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 followed 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.

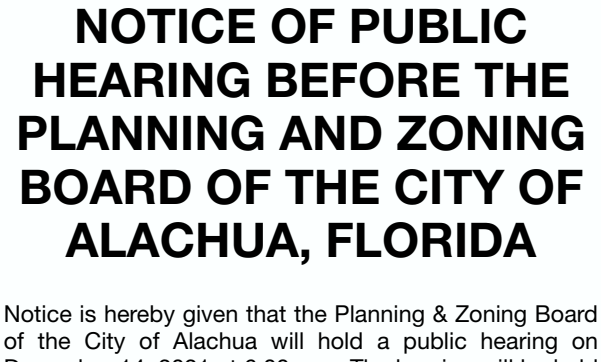
In May 2017, university police pulled over Thompson for a broken taillight. When he opened a compartment containing his driver's license and registration, police said Thompson attempted to conceal a small amount of marijuana. He was charged with possession and issued a notice to appear in court. He again 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.



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

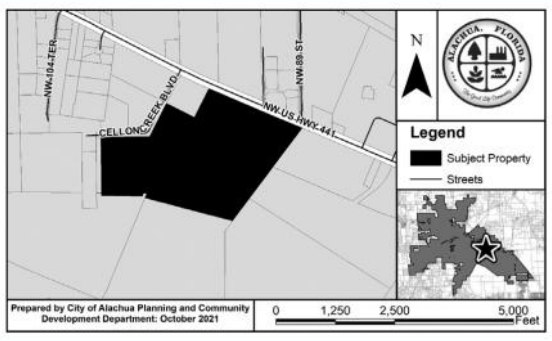
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At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua,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

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-27522910

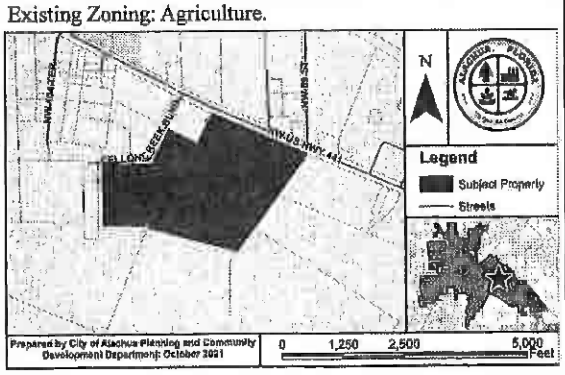
parade," Moore said. "But we feel the celebration of

formerly served as the police chief for the City

City of ALACHUA

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

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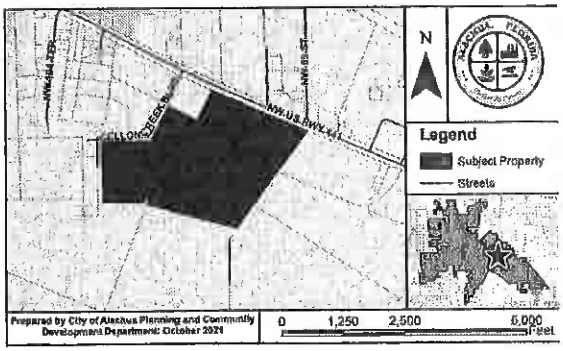
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(Published: Alachua County Today - December 02, 2021)

City of ALACHUA

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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.

(Published: Alachua County Today - December 02, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Seth Wood (name), POSTED THE LAND USE SIGN ON 11/30/24 (date) FOR THE Cellon Creek LSCPA & RZ - PZB & CCOM1 (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.

Seth Wood
(signature)

Six (6)
(number of signs)

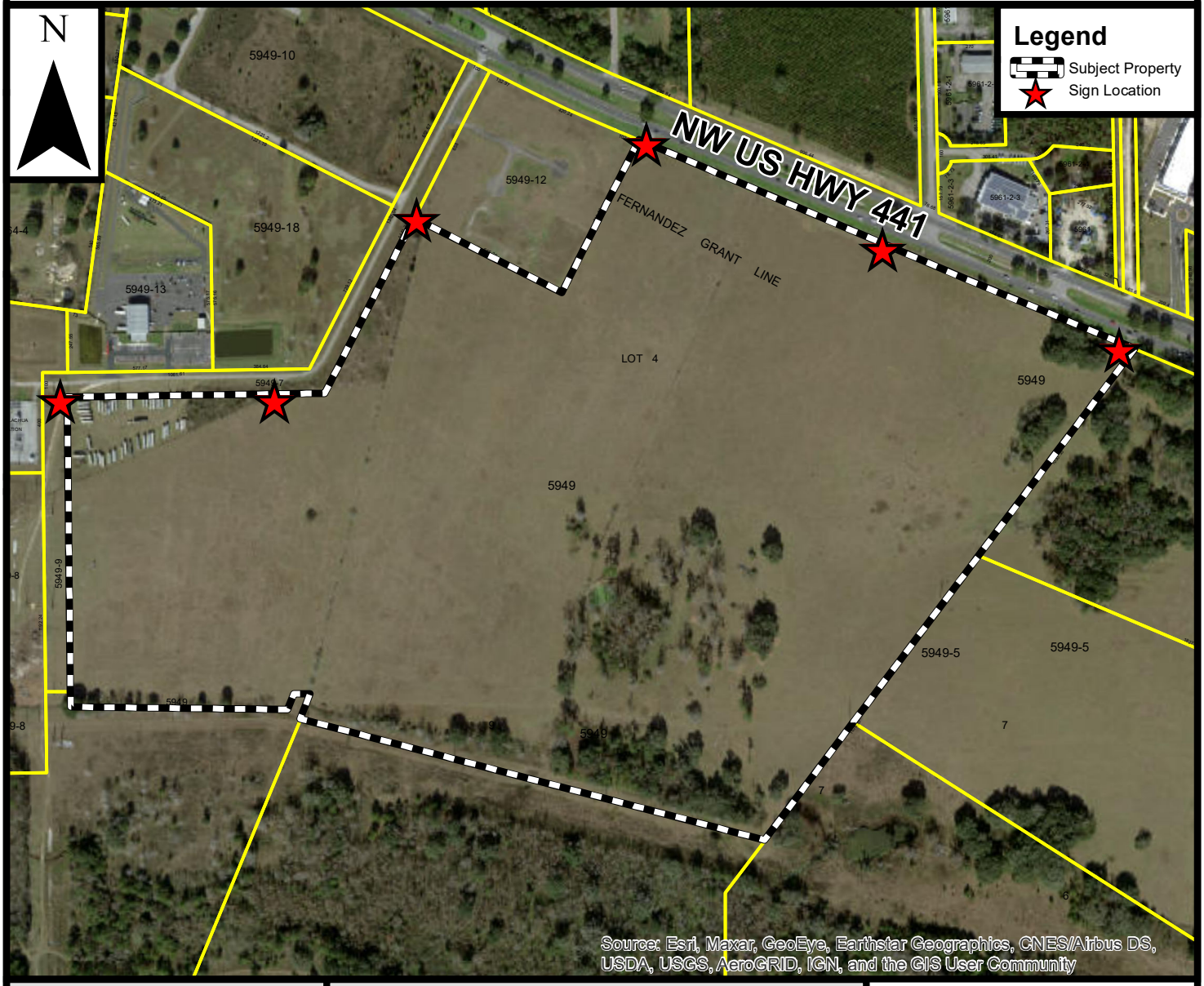
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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



Prepared by the City of Alachua
Planning & Community Development Department

Prepared October 2021

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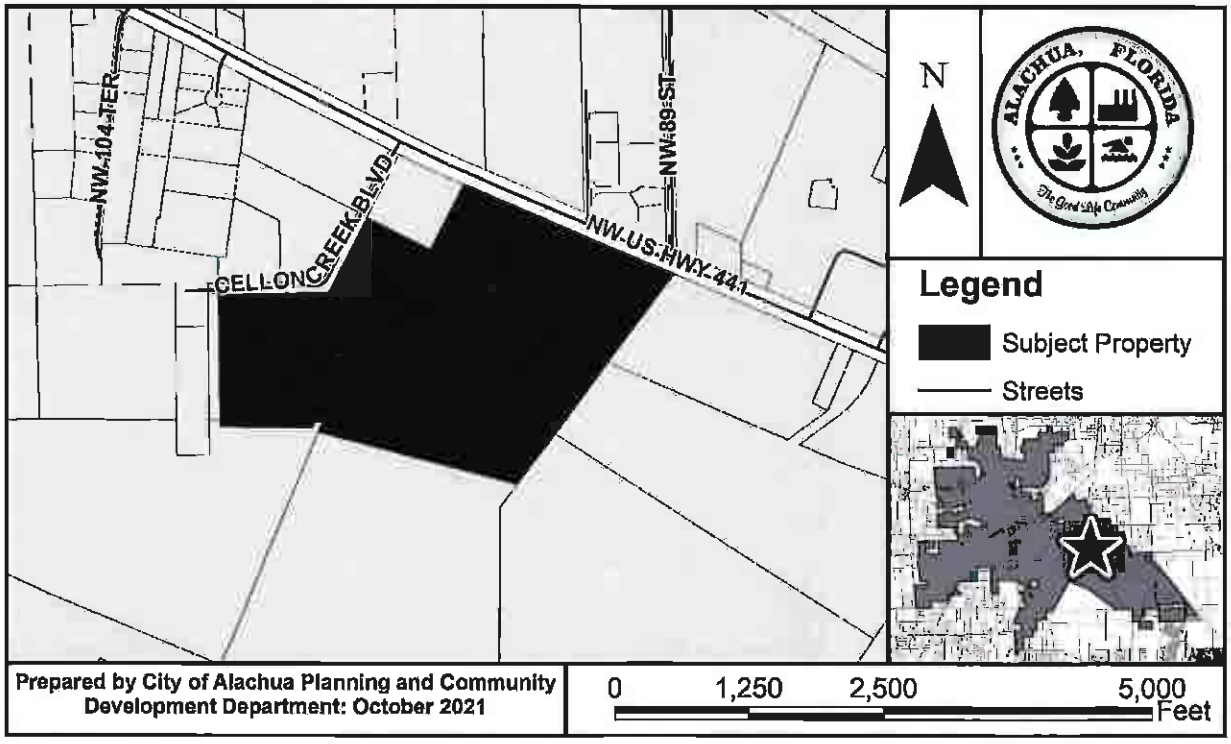
City of ALACHUA

THE GOOD LIFE COMMUNITY

mailed 11/24/21 KC

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on 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 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) 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); Proposed FLUM: Corporate Park; Existing Zoning: Agricultural (A).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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ALACHUA COUNTY PUBLIC WORKS
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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 HAI
3900 COMMON WEALTH BLVD
TALLAHASSEE, FL 32399

TRIPLE L LLC
PO BOX 641
CANAL FULTON, OH 44614

U OF F FOUNDATION INC
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County Manager
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Gainesville FL 32601

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Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Craig Parenteau
FL Dept of Environmental Protection
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Gainesville FL 32641

Lynda Coon
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Alachua FL 32615

Peggy Arnold
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Alachua FL 32615

President
TCMOA
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Alachua FL 32615

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Alachua FL 32616

David Forest
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Alachua FL 32615

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Gainesville FL 32653

Bonnie Flynn
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Alachua FL 32615

Lisia Jenkins
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Alachua FL 32616

Dan Rhine
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Alachua FL 32615

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

Shasta Schoellhorn
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City of ALACHUA

THE GOOD LIFE COMMUNITY

Planning and Zoning Board
Minutes
December 14, 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: 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 MINUTES

CALL TO ORDER

Chair Sandy Burgess called the meeting to order. School Board Member Tina Certain and Member Gary Thomas were absent.

INVOCATION

Chair Burgess 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 Vice Chair Ed Potts.

I. OLD BUSINESS

None.

II. NEW BUSINESS

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

Member Johns moved to approve the minutes; seconded by Vice Chair 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 December 8, 2020 to Ray's Metal Works, Inc. for the construction of a ±2,550 square foot building addition with associated site improvements.

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

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

Motion Passed 4-0 in a roll call vote.

C. Large Scale Comprehensive Plan Amendment (LSCPA) – 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 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).

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment submitted by 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; seconded by Vice Chair Potts.

Motion Passed 4-0 in a roll call vote.

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).

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

Principal Planner Tabor, AICP, presented the Staff Report.

Gerry Dedenbach, AICP, and Seth Wood of Causseaux, Hewett, & Walpole, Inc., presented additional information and availed themselves for questions.

Vice Chair Potts moved that 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; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

E. Amend the City of Alachua Comprehensive Plan by adding a Property Rights Element

Department Director Kathy Winburn, AICP, presented the Staff Report.

Member Hancock moved that based upon the presentation presented before 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; seconded by Member Johns.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Department Director Winburn stated that there will be a meeting January 11, 2021 at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Chair Burgess called the meeting adjourned.

ATTEST:

Presiding Officer

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Staff Liaison

STATE BRIEFS

Police: Officers wound man to protect innocent bystander

ORLANDO – Police officers shot a man who had been acting erratically as he ran toward a vehicle entering an Orlando apartment complex early Wednesday, officials said.

Multiple residents called 911 just before 1 a.m. Wednesday about a man who was knocking on windows at the Vista Verde Apartments, Deputy Chief Eric Smith said during a news conference.

When officers arrived at the complex, they saw a man running with a gun.

"They caught up to him as they saw him get into somebody's vehicle, somebody was driving into the parking lot, he jumped into the passenger side of that vehicle," Smith said. "Officers approached him and at that point, they saw a firearm. Officers fired multiple rounds at the suspect, striking the suspect to protect the civilian that was still in the vehicle."

The man was being treated at Orlando Regional Medical Center, Smith said.

The Florida Department of Law Enforcement is investigating the shooting. Five officers who were involved in the incident have been placed on paid administrative leave.

Driver accused of killing 2 kids disrupts courtroom

FORT LAUDERDALE – A 27-year-old man accused in a hit-and-run crash that killed two children and injured four others caused a disturbance during his first court appearance Wednesday, hours after sheriff's deputies arrested him.

Sean Charles Greer was arrested late Tuesday after physical evidence led detectives to him following the Monday afternoon crash in Wilton Manors, the Broward Sheriff's Office said.

During a court appearance Wednesday, deputies led Greer away after he apparently objected to attending the proceeding, news outlets reported. The court session was delayed for a minute as he was taken from the room.

Guns

Continued from Page 3A

2019.

Teenagers were killed and wounded. Teenagers pulled the triggers in some cases. A young man shot and killed the mother of his baby. A 13-year-old girl was fatally shot.

Shootings occurred outside downtown Gainesville nightclubs, in convenience store parking lots, at a teen's birthday party at the American Legion Hall and in drive-bys on the streets.

Especially troubling to officials is the gunshots by teens, often members of feuding gangs from different neighborhoods.

Meanwhile, the violence witnessed by teenagers will have a lasting impact that is not being addressed as it should, said Darry Lloyd, chief investigator for the Eighth Judicial Circuit State Attorney's Office and a leader of the Black on Black Crime Task Force.

"The unseen scars, the trauma in the kids who have witnessed it, that's what we have to really address and we are not doing a very good job of that at all," Lloyd said. "As we depart 2021, 2022 is starting at a different place for these young people. We have to heal from that."

Dozens of kids witnessed what authorities said was a shooting involving two rival groups of teens at a June 24 birthday party at the American Legion Hall. Killed was Christopher Scott, 13, and four other teens were injured. Arrests have been made.

A teenager was wounded in an early morning shooting downtown on Aug. 1, the night after a Stop the Violence rally curb shootings.

A 12-year-old boy was shot and wounded in Southwest Gainesville in July. An 18-year-girl was later charged in the shooting.

Maliyah Godwin, 13, was shot and killed at her Southwest Gainesville apartment complex. A 37-year-old man has been indicted for first-degree murder in connection with the case.

Gun violence has increased nationwide this year and law enforcement agencies are trying to figure out why. Stress caused by the ongoing COVID-19 pandemic, the easy availability of guns and cultural changes likely play a role.

"I don't think it is one thing, and that's what complicates it. It's a lot of different things," Behl said. "It is sometimes hard to predict but we are working on it."

GPD this year is planning to launch a violence interruption program in which trained mediators will work in neighborhoods to identify potential trouble and bring rivals together to try to prevent shootings and other crimes.

"It is community driven," GPD Chief Tony Jones said. "They will be doing conflict mediation. They will also be working with some of the individuals who have a propensity for violence and actually get out and mobilize the community."

Other cities in the U.S. are trying the tactic.

Jacksonville began its Cure Violence program in 2019. Data from a Washington D.C. pilot program, Cure the Streets, indicates mixed results from the neighborhoods in which it operates.

Jones said he hopes the program will begin sometime in the spring.

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

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The ordinance title is as follows:

ORDINANCE 22-03

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.

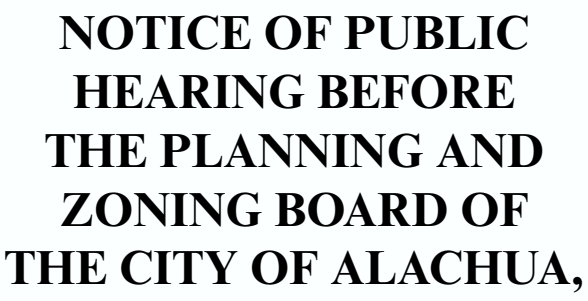
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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-28009242

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

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A request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for the Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000; FLUM: Industrial; Zoning: Industrial General (IG).



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-28009193

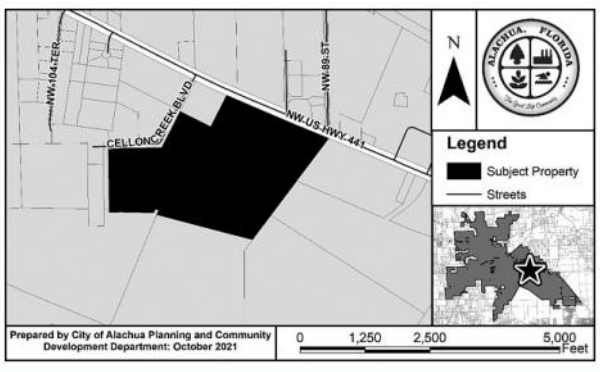
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

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The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-28009161

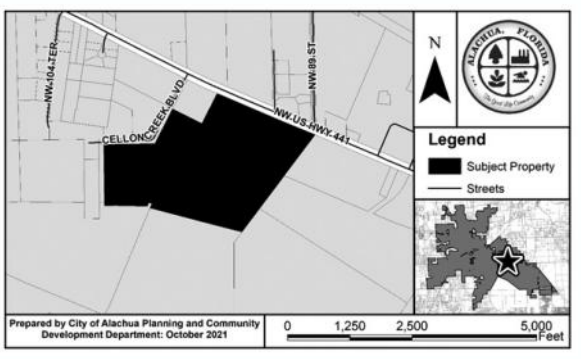
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The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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City of ALACHUA

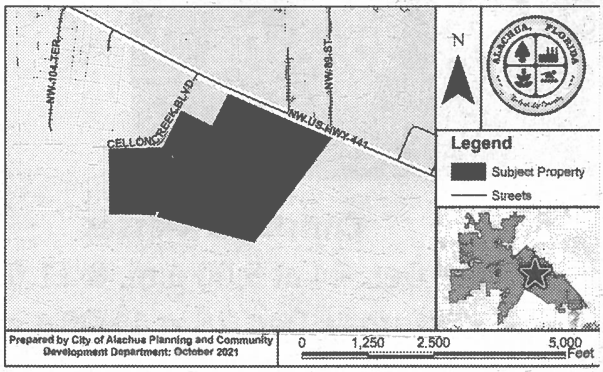
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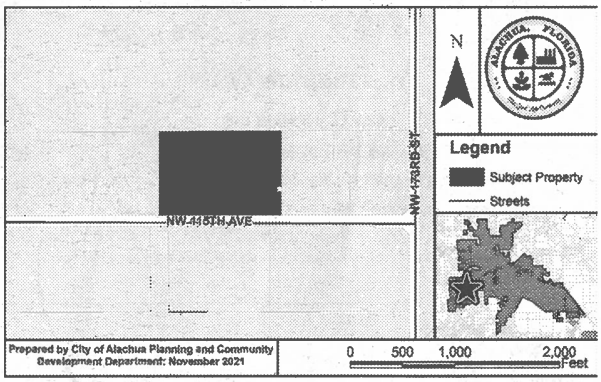
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(Published: Alachua County Today - December 30, 2021)

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 January 11, 2022, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Larry J. Longenecker, of Eisman & Russo, Inc., applicant and agent for the Waco Properties, Inc., property owner, for consideration of a Site Plan proposing the construction of a ±51,140 square foot building with associated site improvements on a ±20.50 acre subject property and comprised of a ±3.35 acre project area; Tax Parcel Number 03983-007-000; FLUM: Industrial; Zoning: Industrial General (IG).



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 30, 2021)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Seth Wood (name), POSTED THE LAND USE SIGN ON 11/30/24 (date) FOR THE Cellon Creek LSCPA & RZ - PZB & CCOM1 (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.

Seth Wood
(signature)

Six (6)
(number of signs)

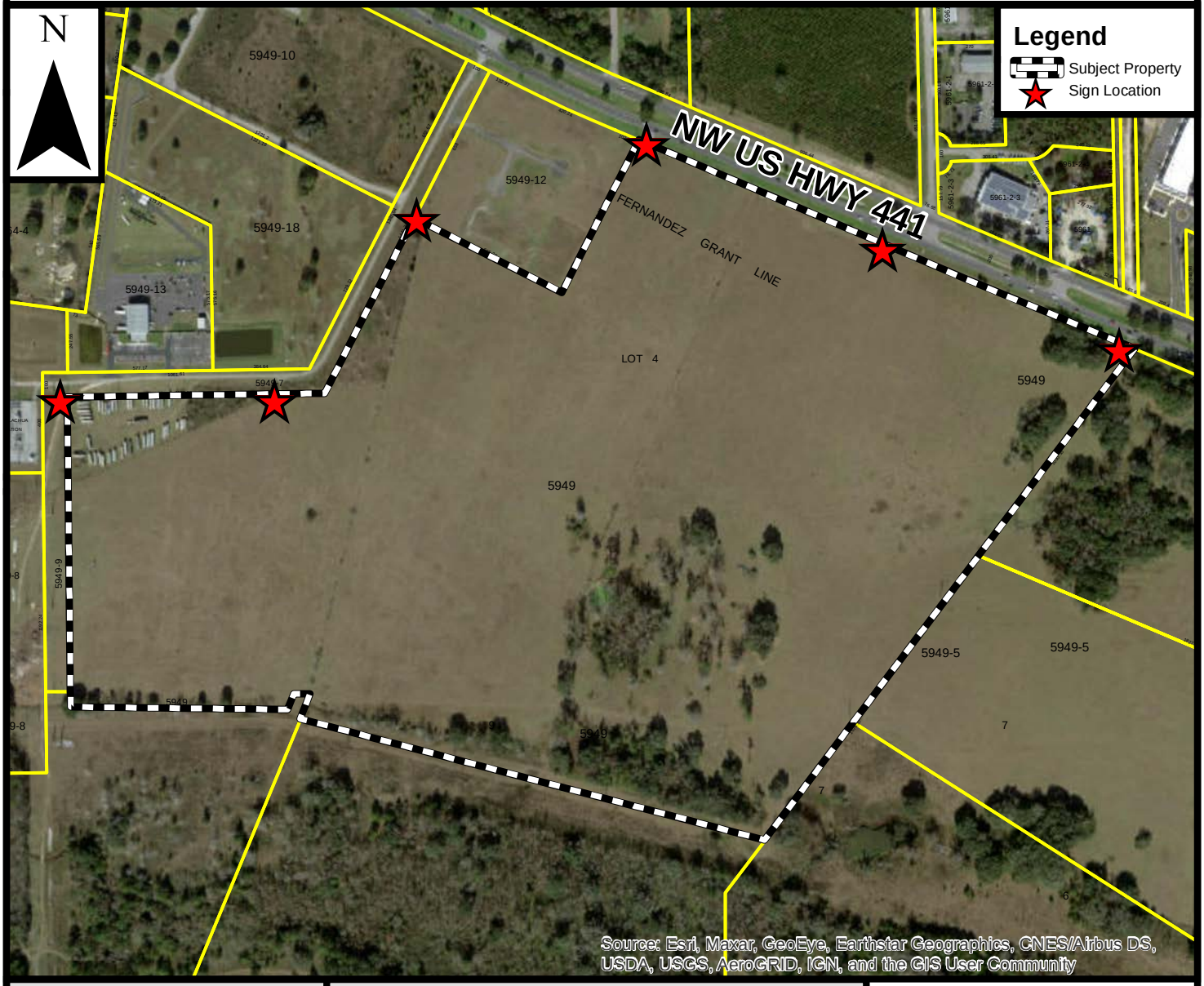
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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



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.

0 200 400 800 Feet

Mailed 12/22/21
RC

City of ALACHUA
THE GOOD LIFE COMMUNITY

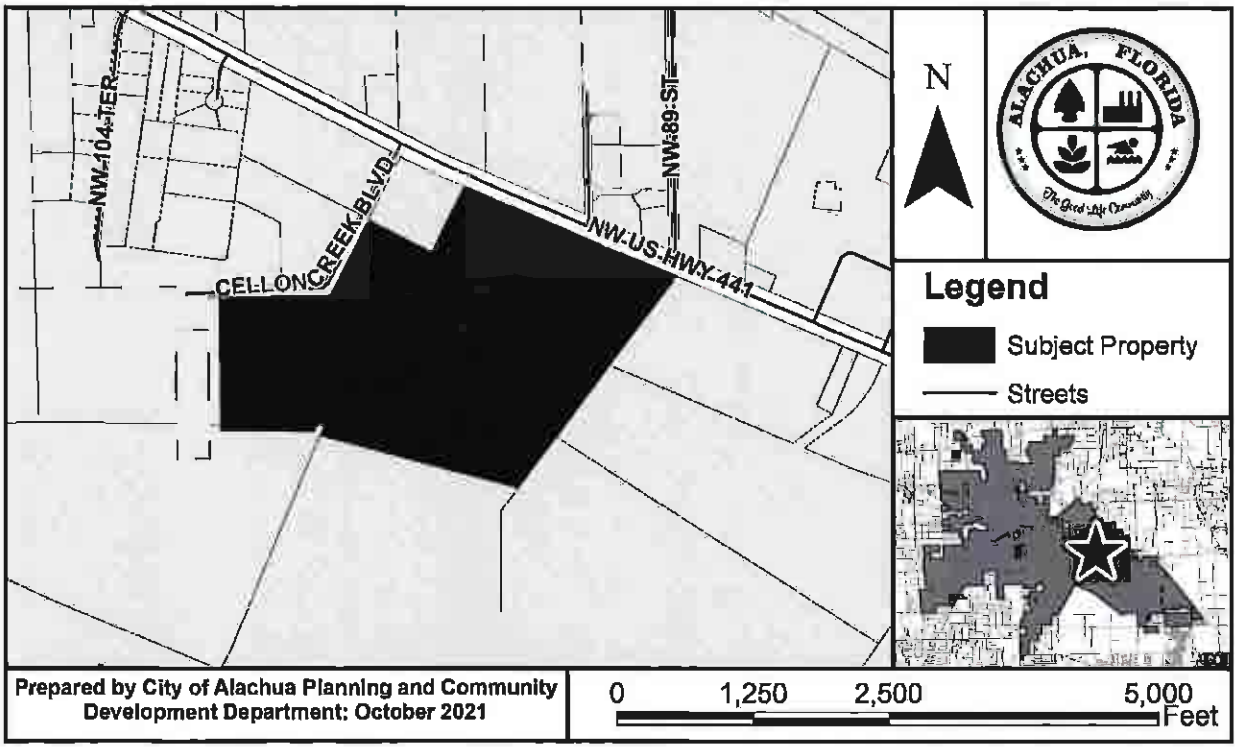
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on January 10, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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

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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

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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
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Alachua FL 32616

Dan Rhine
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Alachua FL 32615

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

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua, FL 32615

C
NW 138th Ave.
Alachua, FL 32615

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Russia destroys Ukrainian refugee shelter

Two sides express optimism in negotiations to end the fighting

Andrea Rosa
ASSOCIATED PRESS

KYIV, Ukraine – Russian forces destroyed a theater in Mariupol where hundreds of people were sheltering Wednesday and rained fire on other cities, Ukrainian authorities said, even as the two sides projected optimism over efforts to negotiate an end to the fighting.

The airstrike ripped apart the center of the once-elegant building, where hundreds of civilians had been living since their homes had been destroyed in the fighting, Ukraine's foreign ministry said in a statement.

Many people were buried in the rubble, officials said, though there was no immediate word on how many had been killed or injured. Satellite imagery from Monday showed the word "children" written in large white letters in Russian in front of and behind the building, the Maxar space technology company said.

"Another horrendous war crime in Mariupol," Ukrainian Foreign Minister Dmytro Kuleba said on Twitter, calling the bombing a "massive Russian attack."

The Russian defense ministry denied bombing the theater or anywhere else in Mariupol on Wednesday.

In Kyiv, residents huddled in homes and shelters amid a citywide curfew that runs until Thursday morning, as Russian troops shelled areas in and around the city, including a residential neighborhood 1.5 miles from the presidential palace. A 12-story apartment building in central Kyiv erupted in flames after being hit by shrapnel.

Ten people were killed while standing in line for bread in the northern city of Chernihiv, the Ukrainian General Prosecutor's Office said.

Ukrainian President Volodymyr Zelenskyy, meanwhile, went before the U.S. Congress via video and, invoking Pearl Harbor and 9/11, pleaded with America for more weapons and tougher sanctions against Russia, saying: "We need you right now."

U.S. President Joe Biden announced the U.S. is sending an additional $800 million in military aid to Ukraine, including more anti-aircraft and anti-tank weapons and drones. He also called Vladimir Putin a "war criminal" in his sharpest condemnation of the Russian leader since the invasion began.

International pressure against the Kremlin mounted and its isolation deepened as the International Court of Justice, also known as the World Court, ordered Russia to stop attacking Ukraine, though there was little hope it would comply. Also, the 47-nation Council of Europe, the continent's foremost human rights body, expelled Russia.

While Moscow's ground advance on the Ukrainian capital appeared largely stalled, Putin said the operation was unfolding "successfully, in strict accordance with pre-approved plans." He also decried Western sanctions against Moscow, accusing the West of trying to "squeeze us, to put pressure on us, to turn us into a weak, dependent country."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO.

Another round of talks between the two sides was scheduled for Wednesday. After Tuesday's negotiations, Russian Foreign Minister Sergey Lavrov said a neutral military status for Ukraine was being "seriously discussed" by the two sides, while Zelenskyy said Russia's demands for ending the war were becoming "more realistic."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO. Putin has long depicted Ukraine's NATO aspirations as a threat to Russia.

Lavrov welcomed Zelenskyy's comment and said "the businesslike spirit" starting to surface in the talks "gives hope that we can agree on this issue."

"A neutral status is being seriously discussed in connection with security guarantees," Lavrov said on Russian TV. "There are concrete formulations that in my view are close to being agreed."

Russia's chief negotiator, Vladimir Medinsky, said the sides were discussing a possible compromise for a Ukraine with a smaller, non-aligned military.

Prospects for a diplomatic breakthrough were highly uncertain, however, given the gulf between Ukraine's demand that the invading forces withdraw completely and Russia's suspected aim of replacing Kyiv's Westward-looking government with a pro-Moscow regime.

Ukrainian presidential adviser Mykhailo Podolyak denied Russian claims that Ukraine was open to adopting a model of neutrality comparable to Sweden or Austria. Podolyak said Ukraine needs powerful allies and "clearly defined security guarantees" to keep it safe.

Another source of dispute is the status of Crimea, which was seized and annexed by Russia in 2014, and the separatist-held Donbas region in eastern Ukraine, which Russia recognizes as independent. Ukraine considers both part of its territory.

The fighting has sent more than 3 million people fleeing Ukraine, by the United Nations' estimate. The U.N. reported that over 700 civilians have been confirmed killed, but that the real number is higher.

In going before Congress, Zelenskyy said that Russia "has turned the Ukrainian sky into a source of death for thousands of people." But Biden has rejected Zelenskyy's requests to send warplanes to Ukraine or establish a no-fly zone over the country because of the risk of triggering war between the U.S. and Russia.

The head of the International Committee of the Red Cross, Peter Maurer, arrived in Ukraine to try to obtain greater access for aid groups and increased protection for civilians.

Amid the vast humanitarian crisis caused by the war, the Red Cross has helped evacuate civilians from besieged areas and has delivered 200 tons of aid, including medical supplies, blankets, water and over 5,200 body bags to help "ensure the dead are treated in a dignified manner."

Nowhere has suffered more than the encircled city of Mariupol, where local officials say missile strikes and shelling have killed more than 2,300 people. The southern seaport of 430,000 has been under attack for almost all of the three-week war in a siege that has left people struggling for food, water, heat and medicine.

Local authorities said Russian forces took hundreds of people hostage at a Mariupol hospital and were using them as human shields.

Bodies have been buried in trenches in Mariupol, and more corpses lay in the streets and in a hospital basement.

Using the flashlight on his cellphone to illuminate the basement, Dr. Valeriy Drengar pulled back a blanket to show the body of an infant 22 days old. Other wrapped bodies also appeared to be children, given their size.

"These are the people we could not save," Drengar said.

Nearly 30,000 people managed to escape the city on Tuesday in thousands of vehicles by way of a humanitarian corridor, city officials said.

But with humanitarian aid unable to get in amid the constant bombardment, people burn scraps of furniture to warm their hands and cook the little food still available.

Kyiv regional leader Oleksiy Kuleba said Russian forces had intensified fighting in the Kyiv suburbs and a highway leading west, and that across the capital region, "kindergartens, museums, churches, residential blocks and engineering infrastructure are suffering from the endless firing."

In other developments, the mayor of the city of Melitopol, who was seized by Russian forces five days ago, has been freed, said Zelenskyy chief of staff Andriy Yermak. No details were given about how he became free.

Ukraine also appeared to have successes, with satellite photos from Planet Labs PBC analyzed by The Associated Press showing helicopters and vehicles ablaze at the Russian-held Kherson airport and air base after a suspected Ukrainian strike on Tuesday.

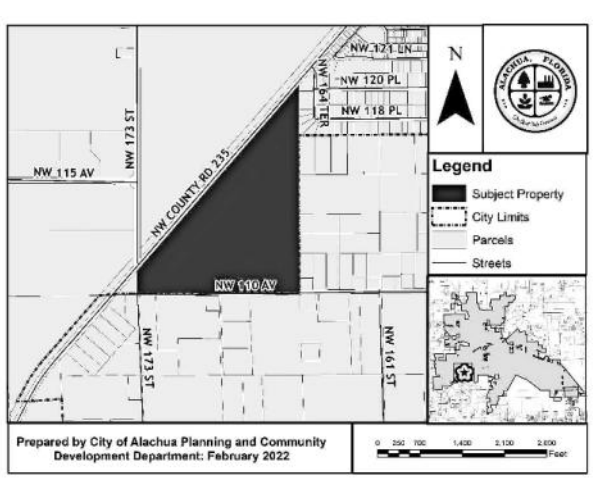
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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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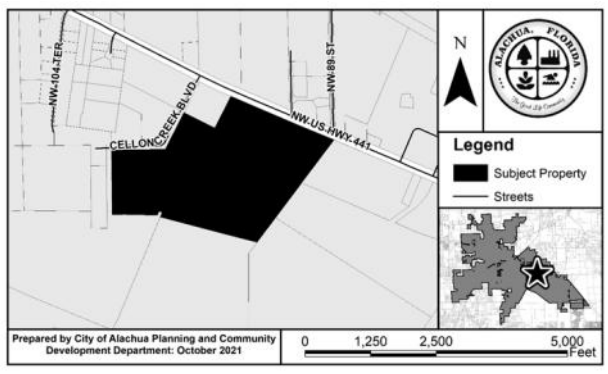
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The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29206573

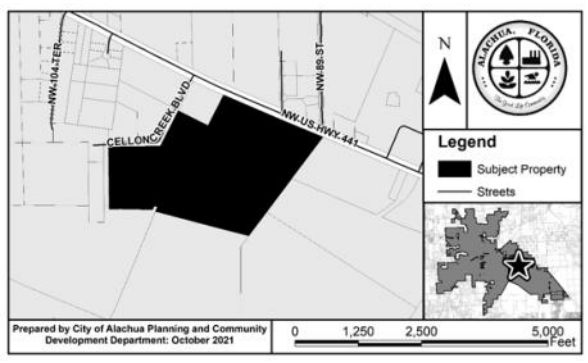
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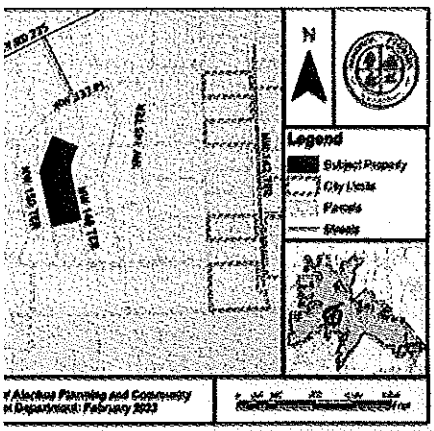
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student organization with more than 225,000 members. The organization

City of ALACHUA

)TICE OF PUBLIC RING BEFORE THE Y COMMISSION OF CITY OF ALACHUA, FLORIDA

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)lic hearing, all interested parties may appear ırd with respect to the application. Copies of tion are available for public inspection at the and Community Development Department, / 142nd Terrace, Alachua, Florida, on any iness day between the hours of 7:30 a.m. to 6:00 ten comments on the application may be sent)wing address: City of Alachua, Planning and / Development, P.O. Box 9, Alachua, FL 32616. given pursuant to Section 286.0105, Florida at, in order to appeal any decision made at the ing, you will need a record of the proceedings,)r such purpose, you may need to ensure that a ·cord of the proceedings is made, which includes ny and evidence upon which the appeal is to be ıccordance with the Americans with Disabilities)ersons with a disability requiring reasonable ation in order to participate in this meeting the City Clerk at (386) 418-6100 x 1501 at least ·ior to the public hearing.

shed: Alachua County Today - March 17, 2022)

ALACHUA

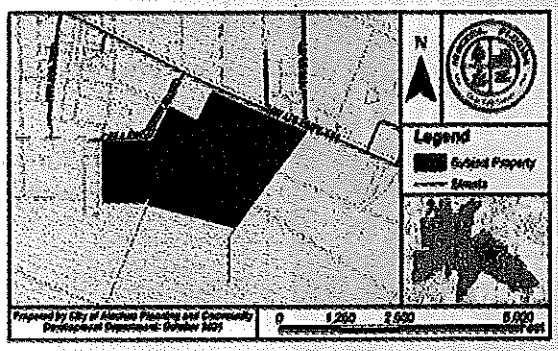
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ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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 - March 17, 2022)

AFFIDAVIT FOR POSTED LAND USE SIGN

I Sherry Stinson, POSTED THE LAND USE
(name)
SIGN ON 3/10/22 FOR THE ORDS 22-04 & 22-05 - Cellon Creek LSCPA/RZ
(date) (state type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Sherry Stinson
(signature)

Six (6)
(number of signs)

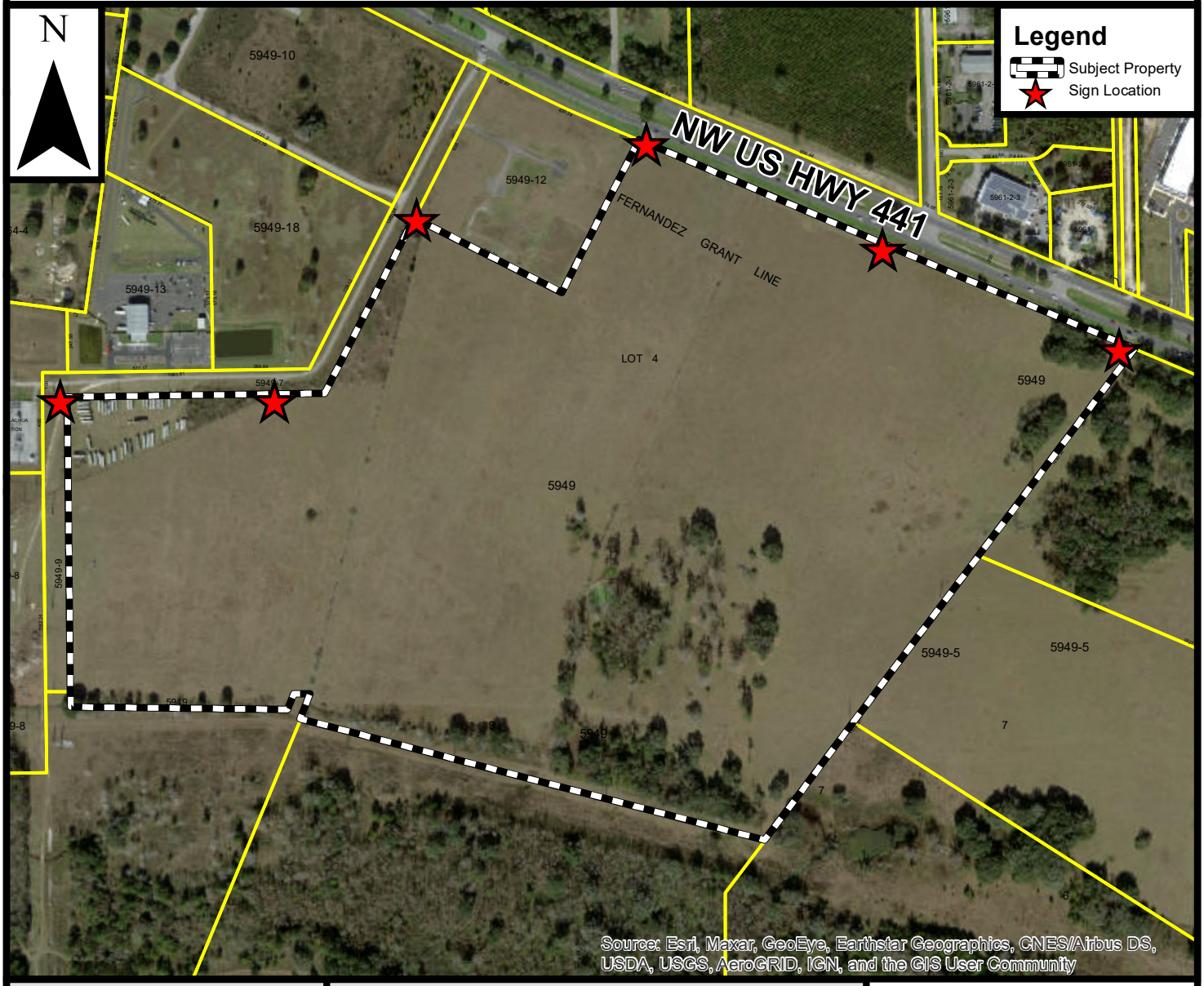
IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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



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.

0 200 400 800 Feet

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 3/14/22
KC

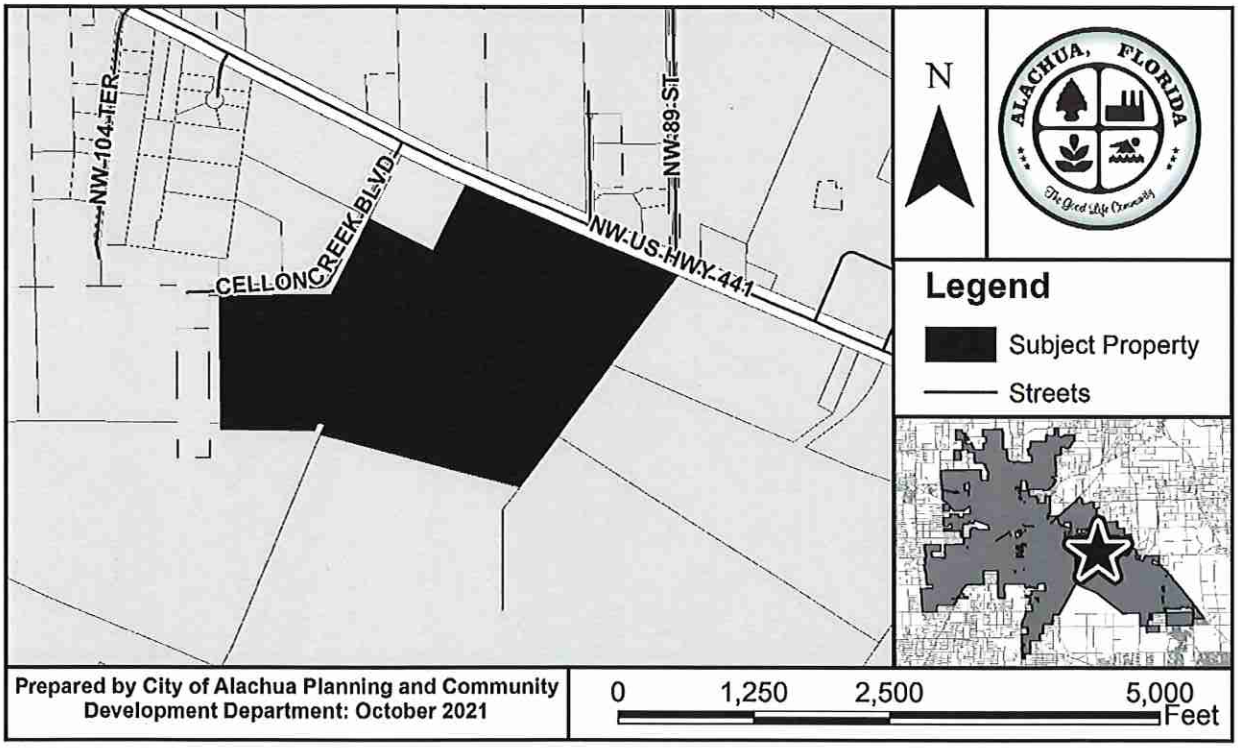
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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ALACHUA COUNTY PUBLIC WORKS
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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

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U OF F FOUNDATION INC
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Alachua FL 32615

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Alachua FL 32653

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Lynda Coon
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Alachua FL 32615

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Alachua FL 32616

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Alachua FL 32615

Hugh & Jean Calderwood
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City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Ordinance 22-10, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Savannah Station Phase 3: a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission approve Ordinance 22-10 on first reading, upon making the following motion:

> Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, Staff's recommendation, and the recommendation by the Planning and Zoning Board, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-10 on first reading.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP of CHW, Inc., on behalf of Waco Properties, Inc., property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Number 03980-002-001 and is approximately 118.2 acres in size. The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

The subject property presently has a Moderate Density Residential Future Land Use Designation, which permits up to 4 dwelling units per acre (472 total units' maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 472 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

density of the existing FLUM Designations for the subject property.
Development would consist primarily of single family detached structures, but approximately 22.5 % of the units could be developed as single family attached units, with up to eight (8) units in a single building. Two ingress/egresses are proposed to connect to CR 235. CR 235 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.
The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.
The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> (1) Increasing Flexibility
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> (2) Greater Freedom to Provide Access, Open Space, and Amenities
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> (3) Greater Freedom to Provide Mix of Uses and Housing Types
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> (4) Providing Greater Opportunity for More Efficient Land Use Patterns
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> (5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> (6) Quality Design Through Density Increases
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or

area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

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

ATTACHMENTS:

Description

- Ordinance 22-10
- PD Master Plan
- Staff Report and Staff Supporting Materials
- PD Agreement with Waco Properties, Inc.
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 03/28/22 City Commission Meeting

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by Waco Properties, Inc, a Florida corporation ("Owner"); and

WHEREAS, the Owners desire to obtain approval for a Planned Development ("PD") in the City known as Savannah Station Phase 3 Planned Development ("PD-R" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 472 residential units on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on March 17, 2022 and on _____ and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on March 28, 2022, and _____, and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural ("A") to Planned Development–Residential ("PD-R") for Tax Parcel Number 03980-002-001 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single–family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways,	311 dwelling units[1] 2,500 square feet for neighborhood amenity center	±42.30	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10'	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Stormwater Drainage Areas			Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
Development Area 'B' 9du/acre	Single Family Detached on Platted Lots, Community Amenity Center, Single Family Attached on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	106 dwelling units 2,500 square feet for neighborhood amenity center	±11.4	**Single Family Detached** *Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center	**Single Family Attached** *Minimum Lot Area* 1,800 square feet *Minimum Lot Width* 18 feet *Setbacks* Front (Primary) = 10' Side (end unit/lot)= 5' Side (all other lots/units) = 0' Rear=5' Garage Face =18' Accessory Structure Side = 5'	±10.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines	Rear=0' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 75% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines	

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Pedestrian Trails (Paved or Unpaved) 7.5' from property lines	**Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'C' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces*		±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'D' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	27 dwelling units	±4.5	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height*	±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'E' 0 du/acre	Buffer Pedestrian Pathways, Stormwater Drainage Areas	N/A	±5.5	N/A	±5.00%
Development Area 'F' 0 du/acre	Common Area/ Open Space/ Stormwater Management Facilities	N/A	±33.9	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	29.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'G' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width – 50 feet Minimum Wearing Surface – 24 feet	13.00%
1 Development Area A maximum units may be increased up to 379 by reduction in maximum units within Development Areas B, C, and D. Maximum number of units shall not exceed 472 for the Project.					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any

submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent

with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed

by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in

accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any

other Federal, State, or Local agency before the commencement of any development in the Project.

19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached or single family attached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

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

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

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

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the _____ th day of _____, 20__.

PASSED and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this _____ day of _____, 20__.

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Number 03980-002-001

LEGAL DESCRIPTION:

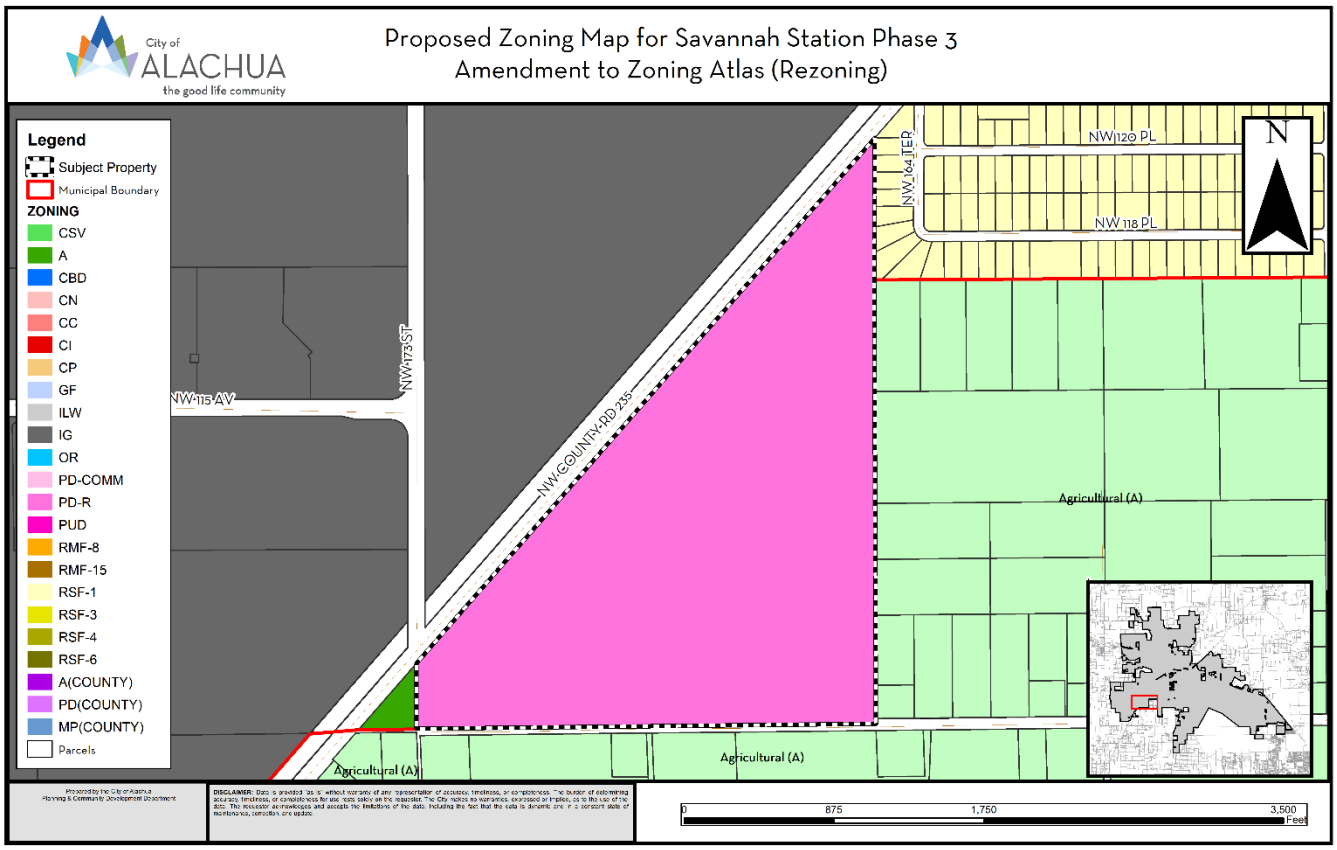
118.191 ACRE TRACT
OVERALL TRACT "D" – Book 2140; Page 1836
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

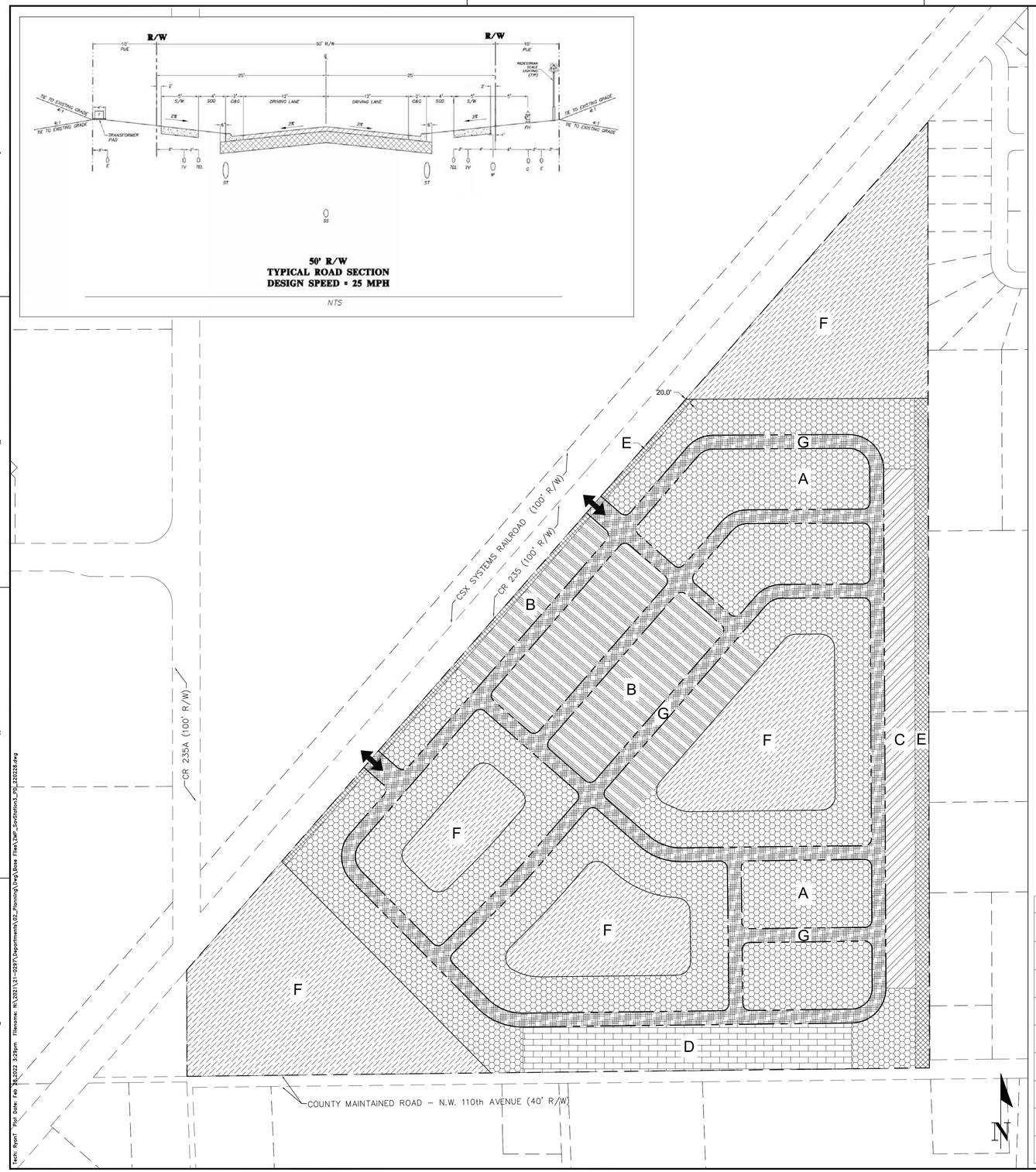
SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Zoning Map for Savannah Station Phase 3
Amendment to Zoning Atlas (Rezoning)
Legend
Subject Property
Municipal Boundary
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
NW 173 ST
NW 115 AV
NW COUNTY RD 235
NW 164 TER
NW 120 PL
NW 118 PL
N
Agricultural (A)
Agricultural (A)
Agricultural (A)
0
875
1,750
3,500
Feet

50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

1180 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA** CA-0075
CHW Professional Consultants

SCALE: 1" = 200'

VERIFY SCALE
BAR MEASURES 1" ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 4, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR PZB – PD REZONING, FEBRUARY 28, 2022

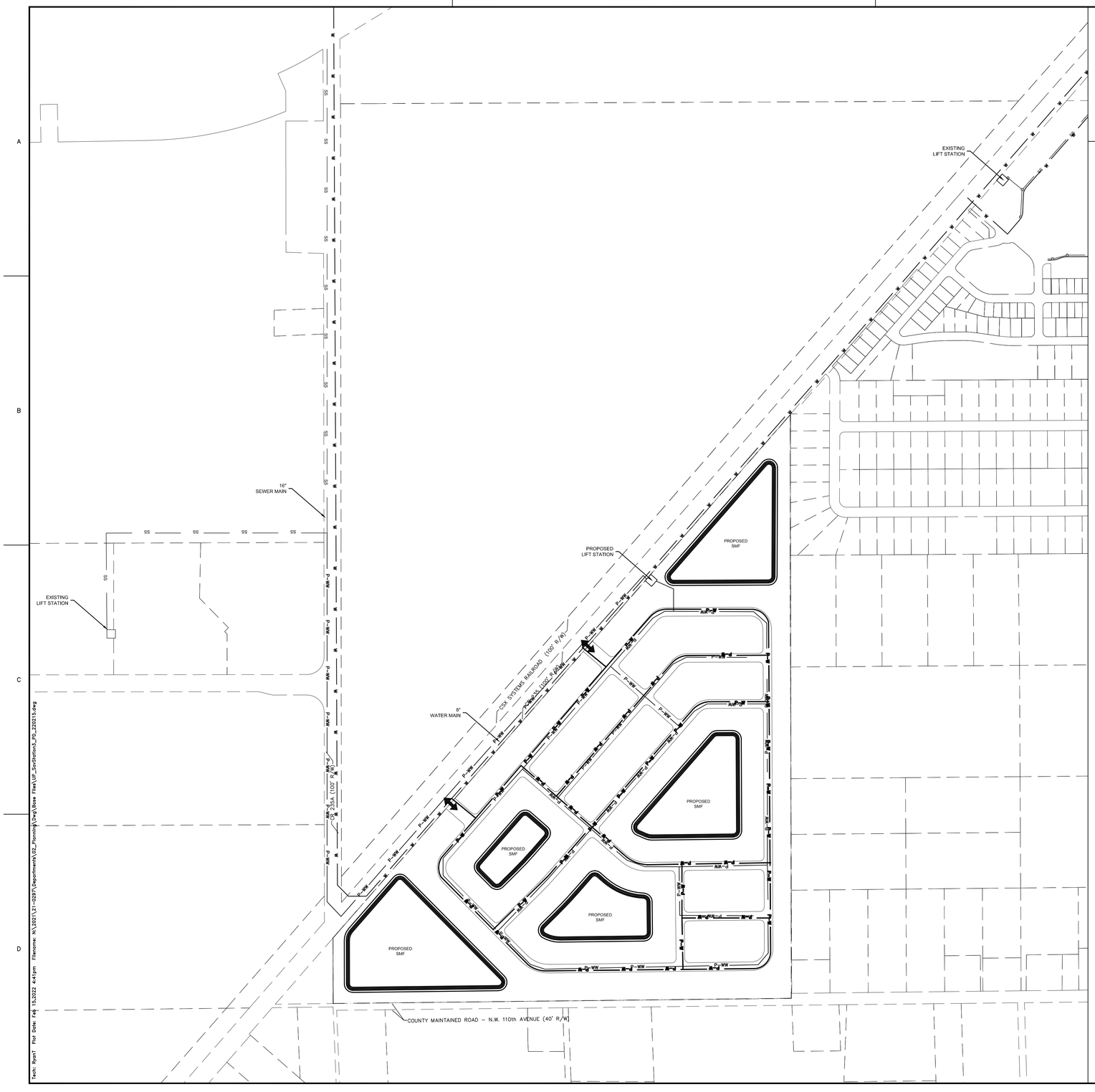
CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

Kelli Ryon Plot Date: Feb 28,2022 3:39pm Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\2MP_SavStation3_PD_220228.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

N

11801 Research Drive
Alachua, Florida 32615
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www.chw-inc.com
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CHW Professional Consultants

SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
DRAFT – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech Report Plot Date: Feb 15,2022 4:41pm Filename: N:\2021\21-0297\Department\03_Planning\Base Files\UP_Section3_PD_220215.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN



GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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SCALE: 1" = 200'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 3 of 3

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022 *
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") to Planned Development – Residential ("PD-R")
APPLICANT/AGENT:	Ryan Thompson, AICP of CHW, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
LOCATION:	East of CR 235, North of NW 110th Avenue, south of Pilot Forest subdivision
PARCEL ID NUMBERS:	03980-002-001
ACREAGE:	± 118.2
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit "A" and located on page 38 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

**After consideration by the Planning and Zoning Board, the Report was amended to address several typographical or formatting issues*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Ryan Thompson, AICP of CHW, Inc., on behalf of Waco Properties, Inc., property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R").

The subject property is comprised of Tax Parcel Number 03980-002-001 and is approximately 118.2 acres in size. The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

The subject property presently has a Moderate Density Residential Future Land Use Designation, which permits up to 4 dwelling units per acre (472 total units maximum for the subject property). The proposed PD-R zoning district would permit a maximum of 472 residential units, which is consistent with the maximum density of the existing FLUM Designations for the subject property.

Development would consist primarily of single family detached structures, but approximately 22.5 % of the units could be developed as single family attached units, with up to eight (8) units in a single building. Two ingress/egresses are proposed to connect to CR 235. CR 235 is a County maintained collector therefore Alachua County Public Works is responsible for ultimately permitting the connections to the subject property.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> **(3)** *Greater Freedom to Provide Mix of Uses and Housing Types*
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) *Providing Greater Opportunity for More Efficient Land Use Patterns*
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) *Quality Design Through Density Increases*
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

EXISTING USES

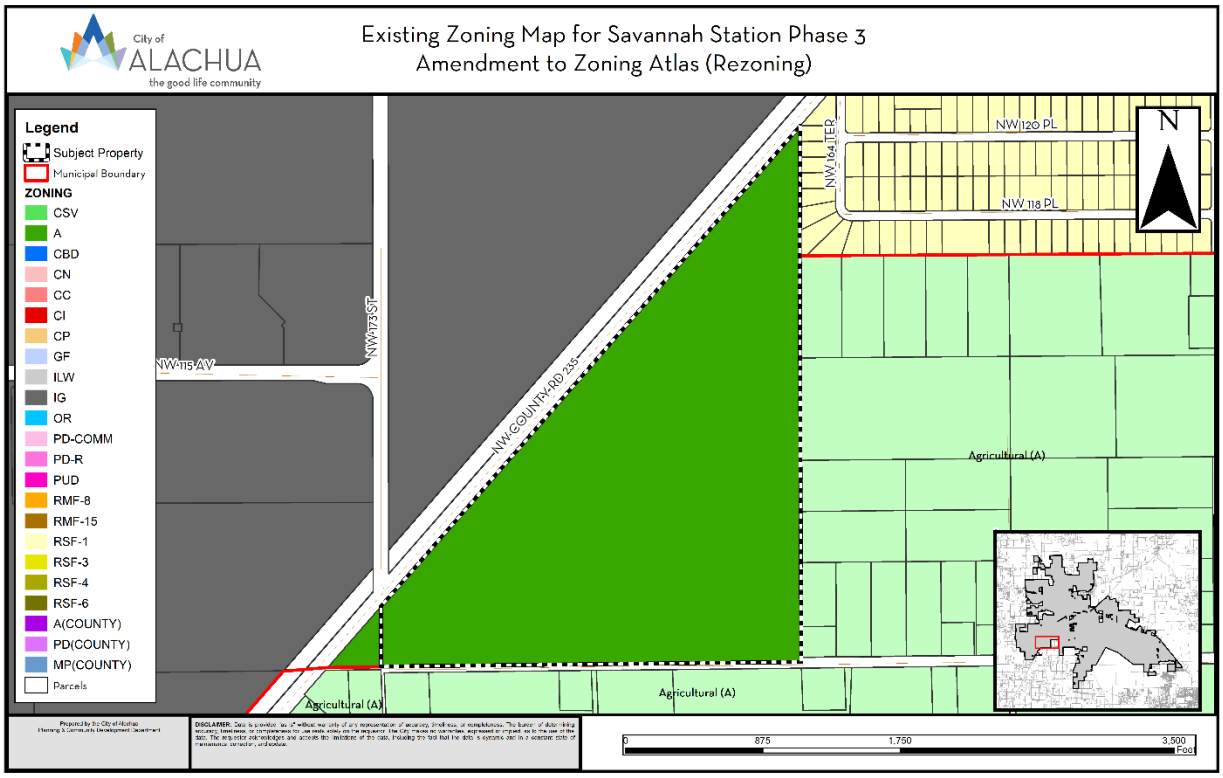
The subject property is vacant and has historically been used for agricultural cultivation.

EXISTING/PROPOSED ZONING DISTRICT COMPARISON

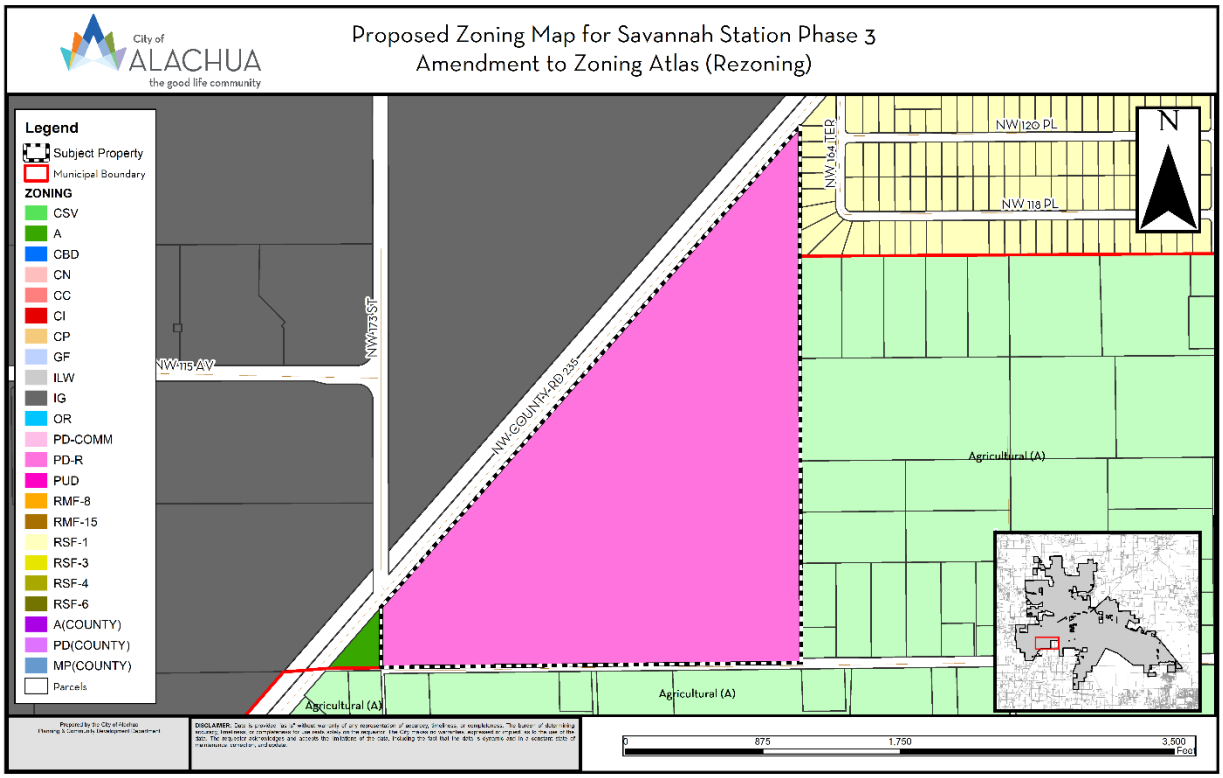
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning Districts	Proposed Zoning District
Zoning District:	Agricultural (A) 118.2 acres	Planned Development – Residential (PD-R) 118.2 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 23 dwelling units*	Established by PD Master Plan *472 dwelling units*
Floor Area Ratio:	N/A	Established by PD Master Plan *2,500 square feet maximum for neighborhood amenity center building*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Single family attached and detached, townhouse, stormwater management facilities, common areas, open space,

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located east of CR235, north of NW 110th Avenue, and south of the Pilot Forest Subdivision.

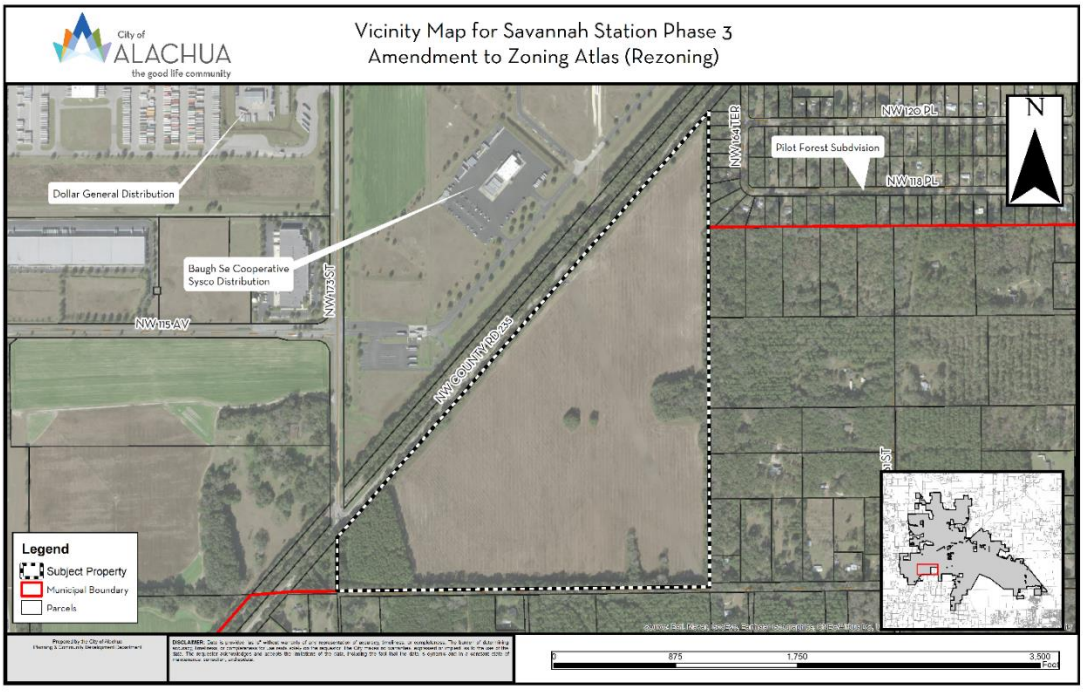
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

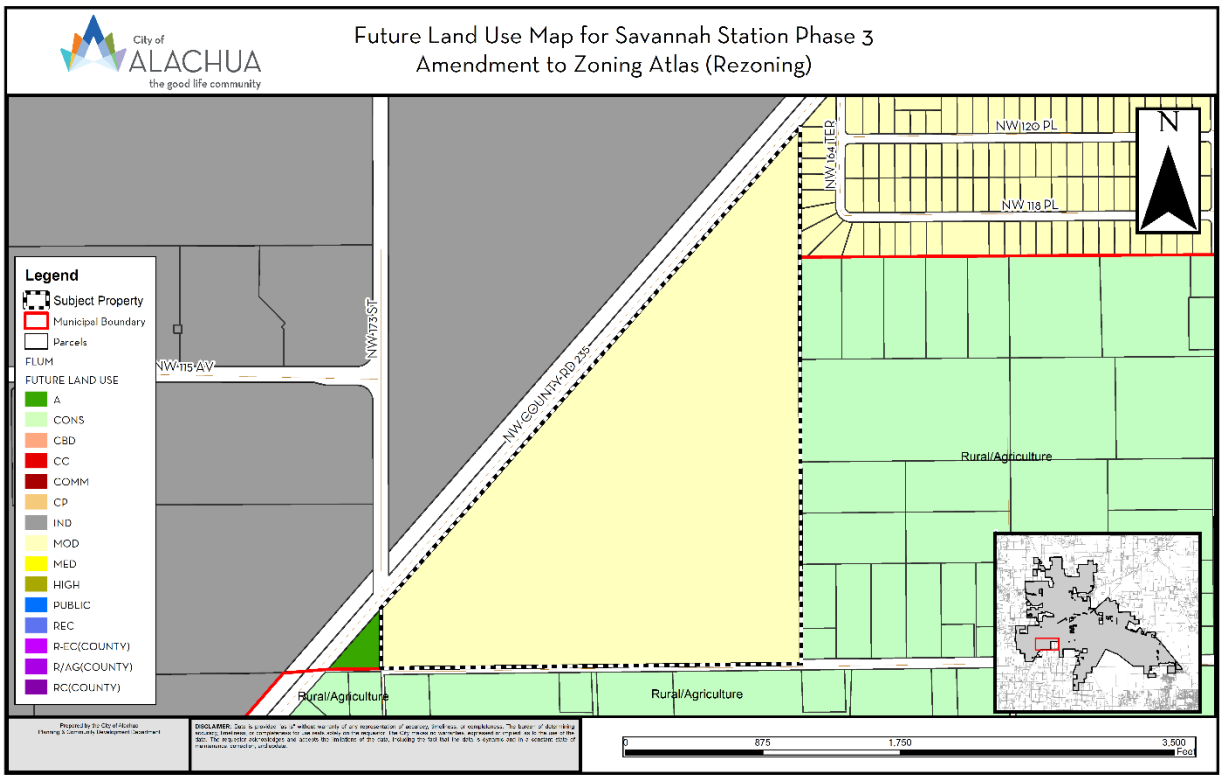
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Industrial	IG
East	Residential	Rural/ Agriculture (Alachua County) and Moderate Density Residential	A (Alachua County)/ RSF-1
West	Industrial	Industrial	IG
South	Residential	Rural/Agriculture (Alachua County)	A (Alachua County)

Map 3. Vicinity Map



Map 4. Future Land Use Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on August 30, 2021, at the CHW offices in Progress Park, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by 3 members of the public.

Concerns included potential emergency or pedestrian access to NW 110th Avenue.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The property currently has a Future Land Use Map Designation of Moderate Density Residential, which permits up to 4 units per acre. The following Comprehensive Plan Elements have Goals, Objectives, and Policies (GOPs) that support the proposed amendment to the Future Land Use Map of the City of Alachua's Comprehensive Plan:

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

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

Future Land Use Element

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

> *Policy 1.2.a:* Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. **Residential Planned Developments;**
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments.

> **Objective 2.1:** Planned Development (PD) Standards
>
> In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to

encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This application proposes to rezone the subject property to PD-R, which is a zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1. and are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for cultivation of crops. There are no known listed species, wetlands, special flood hazard areas, or other significant natural features. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report.

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

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

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

<u>Conservation and Open Space Element</u>

OBJECTIVE 1.3: Listed Species

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

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

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

Policy 1.3.c: The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed

species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

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

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

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

Objective 1.10: Wetlands

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

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

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

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

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

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

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

provisions shall also apply:

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

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

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

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

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

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

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

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

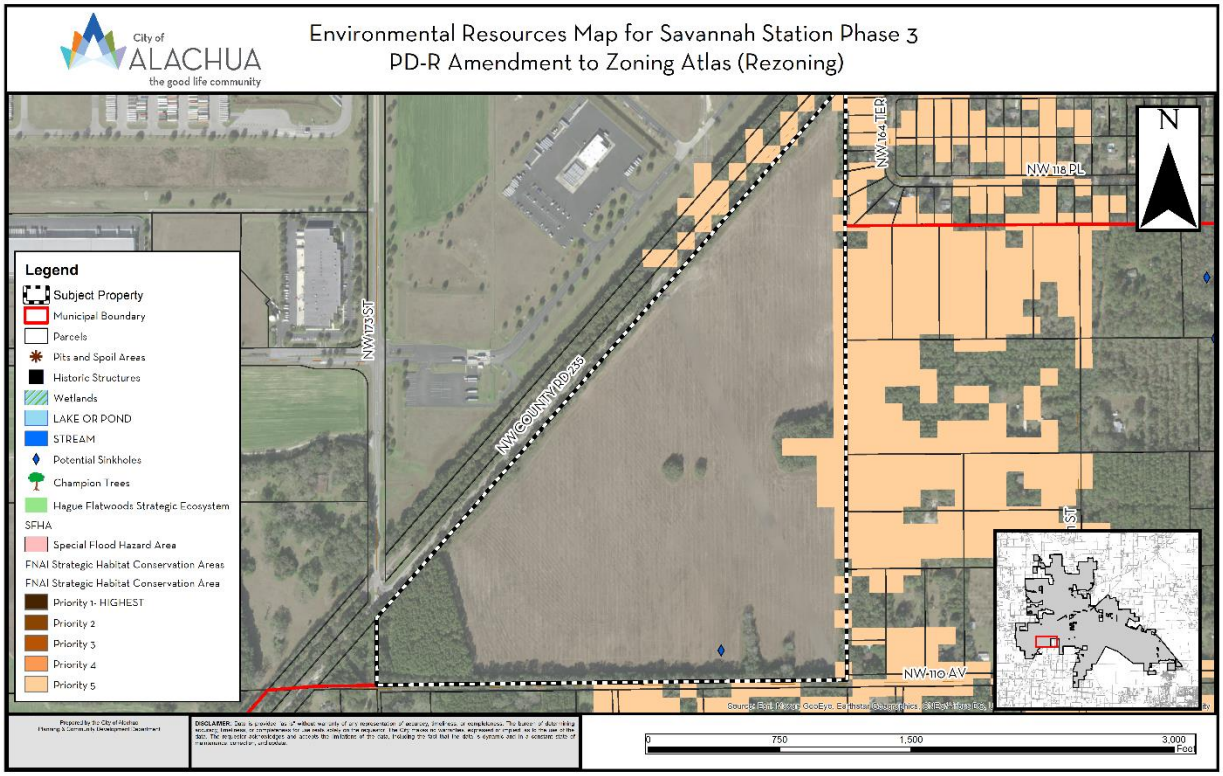
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the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

Analysis of Consistency with Objective 1.10:

There are no known wetlands on the subject property. If wetlands are discovered, applicable Goals, Objectives, and Policies of the City's Comprehensive Plan as well as applicable requirements of Alachua County will have to be conformed to.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

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

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. There are no identifiable wetlands on the subject property, therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. If any regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

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

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Arredondo fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	32.8
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	10.8
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	0.2
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	46.5
Arredondo fine sand, 5 to 8 percent slopes	A	Well drained	Not limited	6.8
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	3.0

Evaluation: The soil types located within the subject property do not pose any significant limitations for dwellings without basements.

Flood Potential

Panels 12001C0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

Evaluation: No portion of the subject property appears to be located within a special flood hazard area, therefore, no issues elated to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Evaluation: GIS Data from Alachua County indicates that a karst feature may be present on the site. As a condition of the Planned Development, additional geotechnical information for this area will be required.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventor, therefore, no issues related to historic structures or markers.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

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

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential uses.

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

Evaluation: Lands in the vicinity to the north, east and west are all developed with residential uses or industrial (warehouse) uses.

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

Evaluation: The uses permitted by the PD-R Zoning are compatible with adjacent lands or uses or appropriate buffers and separation are provided. Furthermore, certain uses are not permitted in Development Areas A and C, such as the single family attached units. The amenity center is not permitted within Development Area C as well. A 50' buffer exists between Development area C and the lots to the east of the subject property.

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

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development and existing major employment centers (warehouses).

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: Similar residential exists in the vicinity – Savannah Station Phases 1 and 2, Pilot Forest, and Tara Village.

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

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related,

requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential properties, and is located near major employment centers.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R are consistent with surrounding area, which consists primarily of residential and industrial uses.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the north and west are all developed residential areas; the lands to the south and east are low density residential uses. The proposed zoning application provides for additional residential adjacent to existing residential.

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

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: There are no significant impacts on the environment that would be caused by this application.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*

The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies seven (7) development areas: Development Area 'A', Development Area 'B', Development Area 'C', Development Area 'D", Buffer, Common Area, and Rights-of-way. Single family detached is permitted in Development Areas A, B or C or D. Single family attached is permitted in Development Area B only. A neighborhood amenity center is permitted within Development Areas A or B only.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: There are no environmentally sensitive lands to be mapped.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R zoning district is comparable to those presently located on nearby properties. Areas to the east, south, and north of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. The lots located along the shared property line (in Development Area C) have been increased in size by 50% to address compatibility concerns. In addition, a 50' buffer area (Development Area E) has been provided between these lots and existing adjacent residential and agricultural properties.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive

Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: No conversion scheduled is proposed.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the three (3) roadway segments affected by this project and monitored for concurrency CR235 (from NW 143rd Place to South City Limit), CR235A (from SR235 to West City Limit), and CR2054 (CR235A South(from US 441 to CR235).

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available

concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area E.

(7) ***Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 5 and 6), prohibiting the planting of any invasive plant species (Condition 7), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 8).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 118.2 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the existing Moderate Density Residential Future .

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*
Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. A 50' separation is shown from lots in Development Area C and any adjacent existing residential lots.

(5) *Development Standards*
Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*
Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility

lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.2.3 (B)	Maximum block length of 600'	Where block length of 600' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a of proposed PD Ordinance.

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation – 472 dwelling units.

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

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

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
11	CR 235 (from NW 143rd Place to South City Limit)	2/U	Major Collector	COMM	D
14	CR2054 West (from SR235 to West City Limit)	2/U	Major Collector	COMM	D
17	CR235A South (from US 441 to CR235)	2/U	Major Collector	COMM	D

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

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed Rezoning	Residential [1]	4,493 (2,246/2,246)	363 (94/269)	481 (307/174)
Potential Trips		4,493 (2,246/2,246)	363 (94/269)	481 (307/174)

1 *ITE Trip Generation (ITE 210). AADT: 9.52 trips per unit = 472 x 9.52 = 4,493 (50% enter/50% exit). PM 1.02 trips per unit = 472 x 1.02 = 418. (64% enter/36% exit). AM: .77 trips per unit = 472 x .77=363 (26% enter/74% exit).*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	15,120	15,120	15,120
Existing Traffic[3]	5,672	2,930	5,209
Reserved Trips[4]	1,370	53	287
Available Capacity[4]	8,078	12,137	9,624
Potential Impact Generated by Proposed Zoning Amendment[5]	4,493	1,059	2,118
Residual Capacity after Proposed Zoning Amendment[6]	**3,585**	**11,078**	**7,506**
PM Peak Hour Traffic Analysis	11 CR 235 (from NW 143rd Place to South City Limit) [1]	14 CR2054 West (from SR235 to West City Limit)[1]	17 CR235A South (from US 441 to CR235)
Maximum Service Volume[2]	1,359	1,359	1,359
Existing Traffic[3]	539	325	495
Reserved Trips[4]	148	128	31
Available Capacity[4]	672	906	833
Potential Impact Generated by Proposed Zoning Amendment [5]	481	114	227
Residual Capacity after Proposed Zoning Amendment[6]	**191**	**792**	**606**

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

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

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

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

5 Source: Buckholz Traffic Concurrency Study, October 2021.

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

Evaluation: As shown in Table 5, affected segments 11,14,17 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	127,440
Residual Capacity	**671,403**
Percentage of Permitted Design Capacity Utilized	**70.81%**
Sources: ** City of Alachua January 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 127,440 gallons per day at build out. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed PD-R Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	118,000
Residual Capacity	**524,899**
Percentage of Permitted Design Capacity Utilized	**70.60%**
Sources: ** City of Alachua January 2022 Development Monitoring Report* ***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 472 units*	

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 118,000 gallons per day. This analysis is based on the practicable development potential of 472 residential dwellings that would be permitted by the proposed PD-R Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	6.14
Residual Recreational Capacity After Impacts	**72.53**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 472 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.23 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.59 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.16 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (6.14 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 6.14 recreational acres, and for passive park space by 1.23 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	4,909	895.9
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 472 dwellings)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 895.9 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 145 total student stations (70 for elementary, 33 for middle, and 42 for high school). The School Board of Alachua County provided a determination on February 28, 2022 that the school capacity would remain sufficient at build out of this project.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

WACO PROPERTIES, INC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE 3 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

1. The development shall consist of single-family detached, single family attached, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 8 du/acre	Single Family Detached Residential on Platted Lots, Community Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	311 dwelling units[1] 2,500 square feet for neighborhood amenity center	±42.30	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60%	±40.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				Minimum Parking Spaces 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		
Development Area 'B' 9du/acre	Single Family Detached on Platted Lots, Community Amenity Center, Single Family Attached on Platted Lots, Pedestrian Pathways, Stormwater Drainage Areas	106 dwelling units 2,500 square feet for neighborhood amenity center	±11.4	**Single Family Detached** *Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=5' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces*	**Single Family Attached** *Minimum Lot Area* 1,800 square feet *Minimum Lot Width* 18 feet *Setbacks* Front (Primary) = 10' Side (end unit/lot)= 5' Side (all other lots/units) = 0' Rear=5' Garage Face =18' Accessory Structure Side = 5' Rear=0' Amenity Center Front (Primary) = 20' Side = 10' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 75%	±10.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards		Percentage of PD
				2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	*Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'C' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways, Stormwater Drainage Areas	28 dwelling units	±4.7	*Minimum Lot Area* 6,000 square feet *Minimum Lot Width* 60 feet *Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines		±4.00%
Development Area 'D' 0 du/acre	Single Family Detached Residential on Platted Lots, Amenity Center, Pedestrian Pathways,	27 dwelling units	±4.5	*Minimum Lot Area* 4,000 square feet *Minimum Lot Width* 40 feet		±4.00%

Maximum Development Area & Density/ Intensity	Allowable Uses[1]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	Stormwater Drainage Areas			*Setbacks* Front (Primary) = 10' Side = 5' Rear=12' Garage Face =18' Accessory Structure Side = 2.5' Rear=2.5' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 60% *Minimum Parking Spaces* 2 per unit **Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	
Development Area 'E' 0 du/acre	Buffer Pedestrian Pathways, Stormwater Drainage Areas	N/A	±5.5	N/A	±5.00%
Development Area 'F' 0 du/acre	Common Area/ Open Space/ Stormwater Management Facilities	N/A	±33.9	**Stormwater Management Facilities** 5' from property lines **Pedestrian Trails (Paved or Unpaved)** 7.5' from property lines	29.00%
Development Area 'G' 0 du/acre	Roadways, Utilities, Parking, Driveways, Bicycle & Pedestrian Pathways, Signage, and Supportive Infrastructure Improvements	N/A	±15.9	**Streets** Minimum Right-of-Way Width - 50 feet Minimum Wearing Surface - 24 feet	13.00%
1 Development Area A maximum units may be increased up to 379 by reduction in maximum units within Development Areas B, C, and D. Maximum number of units shall not exceed 472 for the Project.					

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed

species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey.

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.

9. A Final PD Plan consists of development requiring Preliminary Plat (single family detached on platted lots) review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

10. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:

    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan drawing. The design of the proposed roadway shall be reviewed and

approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs. Shifts of less than 50' shall be permitted as minor deviations from the approved PD Master Plan per Section 2.4.3 (D)(8) of the City's LDRs.

b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

11. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

12. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

13. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

14. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 600 feet when all of the following conditions are met:

1. An easement or common area permitting pedestrian access through blocks longer than 600 feet is provided. This easement or common area shall be a minimum of 20 feet in width and recorded in the Public Records of Alachua County.

2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.

3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.

4. In no instance, shall a block length or length of travel through an easement exceed 1000 feet.

ii. Pavement widths may not be less than 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets.

15. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

16. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

17. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.

18. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

19. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

20. The Final PD Plan shall be a Preliminary Plat for single-family detached or single family attached, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

21. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.

22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.

23. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.

24. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.

25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

26. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

WACO PROPERTIES, INC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SAVANNAH STATION PHASE 3 – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)

STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Savannah Station Phase 3 PD-R Rezoning

Dear Mr Thompson:

On February 15, 2022 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21, 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

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

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

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

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

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

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

www.sbac.edu
(352) 955-7300

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

February 28, 2022

RE: ACPS – Savannah Station Phase III

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcel 03980-002-001 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement*.. The proposed amendment will entitle 472 single family units.

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

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

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

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

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 42 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 28 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 57 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

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

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

Sincerely,

FOR Supt.

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

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

Municipality	Schools	Grade Level	Acres	9/07/2021 Total FISH Capacity	9/07/2021 Instructional Relocatable S/Stations	9/5/2017 Perm FISH Capacity	Adjusted Permanent Capacity	Enrollment School Yr. 2021-22 9/07/2021	Actual Available Capacity	Actual Utilization Percentage	Utilization including Portables
City of Alachua	Alachua	3 - 5	24	525		525	525	306	219	58%	58%
County	Archer	PK - 5	15	565	76	489	489	492	-3	101%	87%
County	Chiles	PK - 5	19	727		727	727	716	11	98%	98%
CoG	Duval (DELA)	PK - 1	16	408		408	408	0	408	0%	0%
CoG	CB Parker	K - 5	21	741	252	489	489	517	-28	106%	70%
CoG	Foster	K - 5	19	521	54	467	467	451	16	97%	87%
CoG	Glen Springs	K - 5	18	535	72	463	463	391	72	84%	73%
County	Hidden Oak	PK - 5	21	798	54	744	744	759	-15	102%	95%
County	Idylwild (January 2022)	PK - 5	15	662	0	662	662	649	13	98%	98%
City of Alachua	Irby	PK - 2	19	536		536	536	381	155	71%	71%
County	Lake Forest	PK - 5	19	598		598	598	339	259	57%	57%
CoG	Littlewood	PK - 5	15	696	108	588	588	655	-67	111%	94%
County	Meadowbrook	PK - 5	19	855	97	758	758	807	-49	106%	94%
CoG	Metcalfe	PK - 5	17	591		591	591	241	350	41%	41%
Newberry	Newberry	PK - 4	10	723	252	471	471	643	-172	137%	89%
CoG	Norton	PK - 5	15	705	36	669	669	565	104	84%	80%
CoG	Rawlings	PK - 5	37	427		427	427	398	29	93%	93%
Hawthorne	Shell	PK - 5	10	420	54	366	366	379	-13	104%	90%
CoG	Talbot	PK - 5	15	780	54	726	726	644	82	89%	83%
County	"New" Terwilliger	PK - 5	18	962		962	962	515	447	54%	54%
CoG	"Vacant" Terwilliger	PK - 5	17	575		575	575	0	575	0%	0%
County	Wiles	PK - 5	32	897	172	725	725	846	-121	117%	94%
CoG	Williams	K - 5	14	590		590	590	468	122	79%	79%
	Elementary Total			**14,837**	**1,281**	**13,556**	**13,556**	**11,162**	**2,394**	**82%**	**75%**
CoG	Bishop (90%)	6 - 8	20	1,075		1,075	1,075	704	371	65%	65%
County	Fort Clarke (90%)	6 - 8	27	911	40	871	871	947	-76	109%	104%
County	Kanapaha (90%)	6 - 8	37	1,245	79	1,166	1,166	1,114	52	96%	89%
CoG	Lincoln (90%)	6 - 8	43	1,053		1,053	1,053	757	296	72%	72%
City of Alachua	Mebane (90%)	6 - 8	39	788		788	788	336	452	43%	43%
CoG	Westwood (90%)	6 - 8	20	1,230	0	1,230	1,230	861	369	70%	70%
	Middle Total			**6,302**	**119**	**6,183**	**6,183**	**4,719**	**1,464**	**76%**	**75%**
County	Buchholz (95%)	9 - 12	40	2,029	23	2,006	2,006	2,505	-499	125%	123%
County	Eastside (95%)	9 - 12	40	1,952	0	1,952	1,952	1,183	769	61%	61%
CoG	Gainesville (95%)	9 - 12	34	1,926		1,926	1,926	1,851	75	96%	96%
CoG	Loften (80%)	9 - 12	159	528	20	508	508	264	244	52%	50%
Newberry	Newberry (80%)	9 - 12	24	671		671	671	687	-16	102%	102%
City of Alachua	Santa Fe (90%)	9 - 12	72	1,291		1,291	1,291	1,134	157	88%	88%
	High Total			**8,397**	**43**	**8,354**	**8,354**	**7,624**	**730**	**91%**	**91%**
Hawthorne	Hawthorne (90%)	6 - 12		664		664	664	479	185	72%	72%
High Springs	High Springs Comm. (90%)	PK - 8	17	982		982	982	961	21	98%	98%
Newberry	Oak View (90%)	5 - 8	38	944	198	748	748	951	-205	127%	101%
	Combination Total			**2,590**	**198**	**2,392**	**2,392**	**2,391**	**1**	**100%**	**92%**
	District Schools Total			**32,126**	**1,641**	**30,485**	**30,485**	**25,896**	**4,589**	**85%**	**81%**
CoG	AQ Jones	6 - 12	40	181		181	181	49	132	27%	27%
CoG	Sidney Lanier	K - 12	40	369		369	369	170	199	46%	46%
	Centers Total			**550**	**0**	**550**	**550**	**219**	**331**	**40%**	40%
	District Total (w/ Centers)			**32,676**	**1,641**	**31,035**	**31,035**	**26,115**	**4,920**	**84%**	80%

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 10, 2022

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On February 3, 2022 the City of Alachua received your revised application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Agricultural (A) to PD-R on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001. A project assistance team meeting was held on September 23, 2021 to discuss the application.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, March 3, 2022. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

1. *PD Master Plan: Compliance with Applicable LDR Provisions*
    c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.

    New Comment: Propose PD Master Plan indicates that the Amenity Center would be permitted in Development Area C. This area is not appropriate for this use as it is adjacent to eastern property boundary. Please revise to remove Amenity Center as permitted within Development Area C.

    g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.

    New Comment: Rear setbacks for Development Area C and for Lots along southern property boundary must be a minimum of 15'.

3. *Consistency with City's Land Development Regulations*
    c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

    New Comment: Proposed landscape buffer along CR235 must be shown on PD Master Plan.

4. *Concurrency Impact Analysis*
    a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

    New Comment: Page 7 of Justification Report still references CR235A North, when Staff believes it means to reference CR235A South.

5. *Public Services Comments*
    a. Applicant must acknowledge comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated February 10, 2022 (attached).

6. *Miscellaneous*
    a. **New Comment:** While Staff understands the PD Project name may ultimately be different from platted name of any future subdivision, there are concerns regarding the use of the name "Savannah Station" for any future development within the PD as confusion may arise. Acknowledgement only needed.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,



Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROSA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Feb 10, 2022**

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

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

TR 2/10/2022

RE: **Savannah Station Phase 3 PD-R Rezoning**

Public Services has reviewed the subject project (Feb 04, 2022 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Feb 4th Submittal** **Sheet 2, PD UTILITY PLAN:** Please add the following note to the drawing on this sheet: "NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS" **Conditional Approval** Please address the above comments. Rather than submitting a complete set, the design engineer has the option to instead forward to Public Services by email the revised pdf of this sheet. (Public Services contact is Tom Ridgik, th_ridgik@cityofalachua. org). Public Services would then review this sheet, presumably approve it and so notify the Planning Department.)

NO.	COMMENTS
END OF COMMENTS	

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 22, 2021

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Project Assistance Team (PAT) Comments for Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr Thompson:

On August 31, 2021 the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Agricultural (A) to PD-R on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001. A project assistance team meeting is scheduled for September 23, 2021 to discuss the application.

The application has been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the application before it may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on Thursday, October 7, 2021. A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB. Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

Please address the following insufficiencies (begins on next page):

Deficiencies to be Addressed

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

1. *PD Master Plan: Compliance with Applicable LDR Provisions*
    a. Section 3.6.2 (A)(1)(a), General Note 1 of Master Plan states that single family attached dwelling units with up to 8 families per building may be allowed within Development Area A. Development Area A appears to be intended for single family detached dwellings, and Development Area B appears to be intended for single family attached dwellings. Please verify.
    b. Section 3.6.2 (A)(1)(b), Master Plan does not identify number of total residential units permitted under each Development Area. Master Plan does not provide residential densities under each Development Area. Please revise.
    c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.
    d. Per Section 3.6.2 (A)(3), the PD Master Plan must ensure development along the perimeter of the PD District is compatible with adjacent existing or proposed future development. Complimentary character shall be identified based on densities/intensities and lot size and dimensions. Lots located along south and east property boundary would be significantly different and incompatible with existing lot sizes. Lots along this boundary should be a minimum a 20,000 square feet with a minimum width of 100'. A separate development area should be created with these new minimum lot sizes and lot widths.
    e. Per Section 3.6.2 (A)(3), the PD Master Plan must ensure development along the perimeter of the PD District is compatible with adjacent existing or proposed future development. Complimentary character shall be identified based on densities/intensities and lot size and dimensions. Lot coverages are significantly different as proposed (75% of lot coverage compared to 20% maximum lot coverage in Agricultural zoning districts). A separate development area should be created with a more compatible lot coverage.
    f. Section 3.6.3 (A)(4) Dimensional Standards. Minimum front setback of 10' presents issues for blocking of sidewalk and pedestrian travel. A minimum garage setback of 18' must be provided in order to provide adequate parking area for vehicles. Remainder of structure at 10' from property line is acceptable.
    g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.
    h. Section 3.6.3 (A)(4) Dimensional Standards. Side setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum side setback of 15'. A separate development area should be created with this side setback.
    i. Section 3.6.3 (A)(4) Dimensional Standards. Proposed lot coverage area of 75% for Development Area A is incompatible with typical single family residential

development in the vicinity and within the City in general. Revise proposed lot coverage to a maximum of 60% for Development Area A.

j. Section 3.6.3 (A)(4) Dimensional Standards. Proposed lot width is 40' for both single family detached and single family attached. Typically, the single family attached units minimum lot width is 18' to 20'. Please verify requested lot width for attached single family within Development Area B.

k. Section 3.6.3 (A)(4) Dimensional Standards. Minimum lot area for single family attached units are approximately 2,000 square feet. Proposed minimum lot area is 4,000 square feet for single family attached lots within Development Area B. Please verify.

l. Per Section 3.6.3 (A)(5)(b)(iii)c, a 25' stabilized access pathway from NW 110th Avenue must be provided to internal street network. Pathway does not need to be paved, but should be so designed such that an emergency vehicle could utilize as alternative entrance/exit.

m. Per Section 3.6.2 (A)(4), a development phasing plan must be provided. Please indicate timing of provision of needed utility services and stormwater management facilities. Indicate that the amenity center will be permitted at the same time as residential development or after, but not before.

n. Per Section 3.6.2 (A)(4), a development phasing plan must be provided. If the attached single family residential units are permitted using site plan (as townhomes which are multifamily under common ownership) please indicate in phasing plan that an infrastructure plan will be required for utility service and right-of-way access to serve development.

2. *Consistency with City of Alachua Comprehensive Plan Analysis*

a. Page 8 of Justification Report provides analysis of Policy 2.1.a of the City's Future Land Use Element. Analysis states that all units will be single family detached, however, permitted uses under proposed PD Master Plan would allow single family attached units. Please verify and correct.

b. Page 12 of Justification Report provides analysis of Policy 2.4.b of the City's Future Land Use Element. Analysis states that compatibility buffering is not required. This is not necessarily the case as the surrounding uses and lot sizes require buffering consideration. See Comment 1.g above related to this comment.

c. Page 13 of Justification Report provides analysis of Objective 4.1 of the City's Future Land Use Element. Analysis states that the project is located within a developed area. Substantial areas to the south and east of the subject property are not "developed" but rather in active agricultural or silvicultural operations.

3. *Consistency with City's Land Development Regulations*

a. Page 17 of Justification Report provides analysis of Section 2.4.2 (E)(1)(g) of the City's Land Development Regulations. Analysis states that the development will not deviate from the pattern of development as the corridor (CR 235) is predominately residential. Please provide greater detail and address the size of residential lots adjacent to this property, especially to the south and east of the subject property.

b. Page 18 of Justification Report provides analysis of Section 2.4.2 (E)(1)(j) of the City's Land Development Regulations. Analysis references Savannah Station located less than 400 north on CR 235. Please clarify. Phase 3 will be located less

than 400 (feet?) from the existing Savannah Station development? How is this measured?

c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

d. Page 20 of Justification Report provides analysis of Section 3.6.2 (A)(1)(g) of the City's Land Development Regulations. Provided master plan does not provide location of all listed facilities. This can be provided in graphical or tabular form. If in tabular form, addresses and travel distances from those facilities to the subject property should be provided.

e. Page 24 of Justification Report provides analysis of Section 3.6.3 (A)(2) of the City's Land Development Regulations. Analysis indicates that only single family detached dwelling units are permitted within proposed PD zoning district, however, listed allowed uses includes single family attached units.

f. Page 24 of Justification Report provides analysis of Section 3.6.3 (A)(4)(b) of the City's Land Development Regulations. Analysis indicates no setbacks or buffers are required between proposed and existing large lot development. A 100' separation of between existing lots and any proposed lots within the subject property must be provided. 25' of the 100' separation must include 25' natural buffer that will only utilized for ingress/egress and for underground potable water, sewer, electrical, or stormwater lines. No grading or tree removal permitted within this buffer area.

g. Per Section 7.3.2 (A), sidewalks are required along both sides of the street given the proposed density of the project. Please revise typical roadway section shown on PD Master plan that shows second sidewalk as optional.

4. *Concurrency Impact Analysis*

   a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

   b. Provided concurrency impact analysis does not utilize City level of service standard for water concurrency (275 gallons per day per unit). Please correct.

   c. Provided concurrency impact analysis does not utilize City level of service for wastewater concurrency (250 gallons per day per unit). Please correct.

5. *Public Services Comments*

   a. Applicant must respond to comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated September 22, 2021 (attached).

6. *Miscellaneous*

   a. Add note as condition of approval: architectural variability standards as set out in Section 4.3.1 (A)(4)(d) are applicable to single family detached dwellings within Phase 3.

b. Add note as condition of approval: design features as required by use-specific standards in Section 4.3.1 (A)(3)(d) are applicable to single family attached, townhome or two to four family dwellings within Phase 3.

c. Add note as condition of approval: regardless of ownership or maintenance of streets, all sidewalks and crosswalks will meet FDOT Design Manual Chapter 222 Pedestrian Facilities, unless otherwise stipulated in the PD Master Plan. This may require revision to street section typical provided in PD Master Plan (minimum sidewalk width should be 6').

d. Add note as condition of approval: an environmental assessment will be required at time of final PD plan/ preliminary plat/ site plan approval that includes a 100% gopher tortoise and burrowing owl survey. A condition will be required that standard measures of protection for Eastern Indigo Snakes, if applicable.

e. Note 5 of the PD Master Plan identifies Development Area C as circulation development area, however, on the map it appears that Development Area D is the circulation development area. Please confirm.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **Sept 22, 2021**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director
Tom Ridgik, P.E.
Engineering Supervisor
TR 9/22/2021

RE: **Savannah Station Phase 3 (Rezoning to PD-R)**

Public Services has reviewed the subject project (Aug 31st Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Comment on Aug 31 Submittal** **Sheet 2** This sheet shows the concept for the new lift station & the new force main. Although this concept appears feasible, there are several other feasible approaches. CoA suggests that these feasible approaches be discussed prior to detail design. See below for a description of feasible concepts. **FYI- Approved as Noted.**
2.	**Comment on Aug 31 Submittal** **Sheet 2** Option 1 This is the submitted concept. The new lift station discharges into a new force main that connects to the existing 16-inch force main along CR-235A. Where the new and existing force main connect, a vault will need to be constructed. Installed in the vault will be a check valve, two isolation valves & a bypass line with an

NO.	COMMENTS
	isolation valve. **FYI- Approved as Noted.**
3	**Comment on Aug 31 Submittal** **General** Option 2 The new lift station discharges into a new force main that discharges to an existing gravity manhole on the east side of CR235A. Discharge from this gravity manhole is conveyed by a series of gravity mains and manholes to the receiving manhole of the existing lift station (LS#15). Several manholes, including the receiving manhole, will need to be lined with protective coatings. The pumping capacity in LS 15 will need to be evaluated. **FYI- Approved as Noted.**
4	**Comment on Aug 31 Submittal** **General** Option 3 The new lift station discharges into a new force main that discharges to the receiving manhole of existing lift station (LS#15). The receiving manhole will need to be lined with a protective coating. The pump capacity in LS 15 will need to be evaluated. **FYI- Approved as Noted.**
END OF COMMENTS	

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 1, 2021

Also sent by electronic mail to ryant@chw-inc.com

Ryan Thompson, AICP
CHW, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase III Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Mr. Thompson:

On August 31, 2021, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) which proposes to amend the zoning of the subject property from Agricultural (A) to Planned Development – Residential (PD-R) on a ±118.19 acre property, consisting of Tax Parcel Number 03980-002-001.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is **complete**. Detailed comments will be provided at a later date after the City's Project Assistance Team (PAT) has reviewed the application for compliance with all applicable City standards and regulations.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR SAVANNAH STATION PHASE 3 PLANNED DEVELOPMENT (PD-R) PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **WACO PROPERTIES, INC.**, Florida corporations, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Savannah Station Phase 3 Planned Development ("PD-R" or "Project")**, which is proposed to consist of ±118.2 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Agricultural ("A") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Agricultural ("A") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on March 8, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on March 28, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-10;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-10;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-10, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached or attached residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-10.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developers:

Waco Properties, Inc.
569 S. Edgewood Avenue
Jacksonville, FL 32205

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be

based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-10 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Land Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
Waco Properties, Inc.

_____

By:_____

_____

_____, _____

(NAME)

(NAME) (TITLE)
of Waco Properties, Inc.

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Number 03980-002-001

LEGAL DESCRIPTION:

118.191 ACRE TRACT
OVERALL TRACT "D" – Book 2140; Page 1836
LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

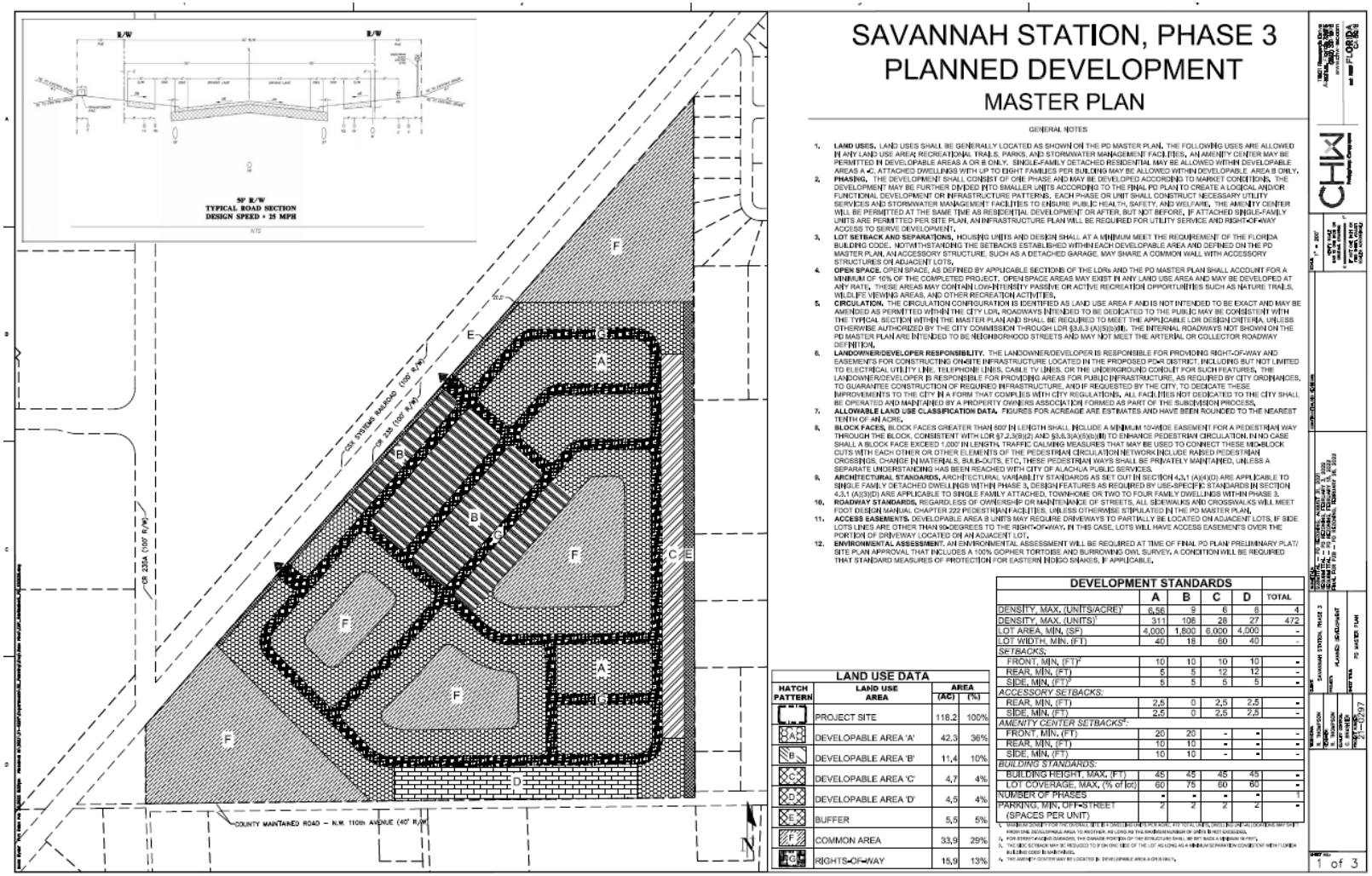
COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

EXHIBIT "B"

[EXECUTED/SIGNED ORDINANCE 22-10]

EXHIBIT “C”



SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES, AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A, C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(a)(II). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PDR DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 500' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(III) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[2]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS CAPPED AT 4 DU/AC AS PER POLICY 1.1.1.1. TOTAL UNITS, GROSS DENSITY (ALLOCATION) AND MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

CHW
Professional Engineers
1661 Prosperity Farms Road, Suite 201, Palm Beach Gardens, FL 33410
(561) 687-1221
www.chw-inc.com
CA #0000696
FLORIDA

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

1 of 3

PLANNED DEVELOPMENT AGREEMENT
FOR SAVANNAH STATION PHASE 3 PLANNED DEVELOPMENT PD-R PROJECT

Savannah Station Ph. 3
Planned Development-Residential

Rezoning Application on Alachua County Tax Parcel
03980-002-001



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Waco Properties, Inc.

Date: ~~8/31/2021~~
REVISED 2/15/2022
PN# 21-0297

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW Professional Consultants

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1. **Cover Letter (REVISED)**
2. **Rezoning Application**
3. **Property Owner Affidavits**
4. **Legal Description**
5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. **Neighborhood Workshop Materials**
7. **Justification Report (REVISED)**
8. **Attachments**
    a. **Public School Student Generation Form**
    b. **Map Set**
    c. **Plan Set (REVISED)**

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February 15, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Savannah Station Phase 3 – PD-R Rezoning (REVISED)
(Alachua County tax parcel 03980-002-001)

Dear Kathy:

The above-referenced application has been revised to address comments received by the Project Assistance Team (PAT) on February 10, 2022. Revised materials include this cover letter, the Justification Report, the PD Master Plan, and the PD Utility Plan. Notable revisions include:

- Ensuring the Amenity Center is only permitted in Developable Areas A and B,
- Amending the rear setback for lots abutting the east and south property boundaries,
- Adding a 20'-wide landscape buffer along the CR 235,
- Amending the Justification report to reflect the appropriate roadway impact, and
- Adding a note to the PD Utility Plan per Public Service Department.

A complete list of responses to the PAT comments is attached hereto for reference and reflected in the materials.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at ryant@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

C. Ryan Thompson, AICP
Sr. Project Manager
N:\2021\21-0297\Departments\02_Planning\City-County\Working Files\LTR 220215 SS PH3 - Cover Letter.docx

1. PD Master Plan: Compliance with Applicable LDR Provisions

c. Section 3.6.2 (A)(1)(b), Master Plan identifies amenity center as potential use in Development Areas A through D, however does not identify maximum intensity (in square feet). Additionally, Development Area A is adjacent to large single family development and an amenity center may not be an appropriate adjacent to these uses. A separate development area should be created that precludes amenity center from being located adjacent to those existing uses.

New Comment: Propose PD Master Plan indicates that the Amenity Center would be permitted in Development Area C. This area is not appropriate for this use as it is adjacent to eastern property boundary. Please revise to remove Amenity Center as permitted within Development Area C.

Response: The Amenity Center is permitted in Development Areas A and B only, as reflected on the PD Master Plan.

g. Section 3.6.3 (A)(4) Dimensional Standards. Rear setback of 5 feet is not compatible with surrounding properties. Lots located along south and east property lines should have a minimum rear setback of 30'. A separate development area should be created with this new rear setback.

New Comment: Rear setbacks for Development Area C and for Lots along southern property boundary must be a minimum of 15'.

Response: Due to potential building footprints on these sites, a 12' minimum rear setback is proposed. This minor modification is requested to meet high demand for specific units provided by the applicant.

3. Consistency with City's Land Development Regulations

c. Section 3.6.1 (A) identifies a general purpose of the PD district is to promote environmentally sensitive development. A substantial tree line exists along western right-of-way line. A 25' landscaped buffer intended to preserve existing tree line along CR235 is required. This buffer area may include the screening required under Section 6.2.3 (E), Arterial frontage.

New Comment: Proposed landscape buffer along CR235 must be shown on PD Master Plan.

Response: A 20'-wide buffer is proposed along CR 235, as illustrated on the PD Master Plan.

4. Concurrency Impact Analysis

a. Provided concurrency impact analysis references impacts to CR235A North roadway segment, but description and actual impacted roadway is CR235A South. Please correct references to CR235A North on Page 6 and 7 of Justification Report submitted with application.

New Comment: Page 7 of Justification Report still references CR235A North, when Staff believes it means to reference CR235A South.

Response: The reference to CR 235A North on Page 6 and 7 of the Justification Report has been amended.

5. Public Services Comments a. Applicant must acknowledge comments provided by Rodolfo Valladares, P.E., Public Services Director and Tom Ridgik, P.E., Engineering Supervisor, in a memo dated February 10, 2022 (attached).

6. Miscellaneous

a. New Comment: While Staff understands the PD Project name may ultimately be different from platted name of any future subdivision, there are concerns regarding the use of the name “Savannah Station” for any future development within the PD as confusion may arise. Acknowledgement only needed.

Response: The note requested by Public Services was added to the PD Utility Plan.

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City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Savannah Station Phase 3
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03980-002-001
4. Existing Use of Property: vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Existing Zoning Designation: A
7. Proposed Zoning Designation: PD-R
8. Acreage: ±118 ac.

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive, Alachua, FL 32615
   City: Gainesville State: FL ZIP: 32607
   Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Waco Properties, Inc.
   Mailing Address: 569 S. Edgewood Avenue
   City: Jacksonville State: FL ZIP: 32205

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:

   i. Consistent with Comprehensive Plan
   The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

   ii. Consistent with Ordinances
   The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

   iii. Logical Development Pattern
   The proposed amendment would result in a logical and orderly development pattern.

   iv. Pre-Mature Development
   The proposed amendment will not create premature development in undeveloped or rural areas.

   v. Incompatible with Adjacent Lands
   The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

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

   vii. Not Deviate from Pattern of Development
   The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

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

   ix. Spot Zoning
   The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

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

   xi. No Adverse Effect on the Environment
   The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

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

7. Neighborhood Meeting Materials, including:
   i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
   ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
   iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.

8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

Ryan Thompson, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of August, 2021 by Ryan Thompson

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

as identification.

Shannon W Braddy

Signature of Notary Public, State of Florida

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

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City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 11305 NW 173RD ST, ALACHUA, FL 32615

Parcel ID Number(s): 03980-002-001

Acreage: ±118.2 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard Exline Title: _____

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: FL ZIP: 326015

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, and Florida Department of Environmental Protection

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

Signature of Applicant

Signature of Co-applicant

Richard Exline

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLorida County of Duval

The foregoing application is acknowledged before me this 31st day of August, 2021, by Richard Exline

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

NOTARY SEAL

KARINA GARRETT
Notary Public, State of Florida
My Comm. Expires 10/22/2022
Commission No. GG270090

Signature of Notary Public, State of Florida

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118.191 ACRE TRACT

OVERALL TRACT "D" – Book 2140; Page 1836

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID SECTION 28; THENCE RUN N.89°50'54W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.O7 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTANED RIGHT OF WAY OF COUNTY ROAD NW, 110TH AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28TH) ALONG THE SOUTH BOUNDARY THEREOF.

Application Package
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1. Cover Letter (REVISED)
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5. **Deed, Property Appraiser Datasheets, and Tax Records**
6. Neighborhood Workshop Materials
7. Justification Report (REVISED)
8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

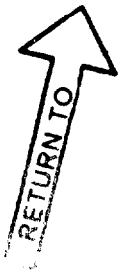
15.00
2275.00

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/ 1834

DTAX 2,275.00



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

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

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.

2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.

3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Print Name: Robin J. Schmidt

Print Name: Angela Manos

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name:
Title:
New Orchard Road
Armonk, NY 10504

J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name:
Notary Public
State of New York
My Commission Expires:

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

* J. Robb Mayo
Director of US Real Estate
Operations and Investments

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

OVERALL TRACT "D"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.

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

Parcel Summary

Parcel ID	03980-002-001
Prop ID	15963
Location Address	11305 NW 173RD ST ALACHUA, FL 32615
Neighborhood/Area	ALACHUA INDUSTRIAL (233200.60)
Subdivision	
Brief Legal Description*	W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 3 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	CROPSOIL CLASS2 (05200)
Sec/Twp/Rng	28-08-18
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	80.710
Homestead	N

View Map

Owner Information

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

	2021 Proposed Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	$0	$0	$0	$0	$0
Land Value	$0	$0	$0	$0	$0
Land Agricultural Value	$22,599	$24,531	$30,400	$30,400	$30,400
Agricultural (Market) Value	$1,452,780	$1,576,980	$1,984,320	$1,984,400	$1,984,400
Just (Market) Value	**$1,452,780**	**$1,576,980**	**$1,984,320**	**$1,984,400**	**$1,984,400**
Assessed Value	$22,599	$24,531	$30,400	$30,400	$30,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$22,599	$24,531	$30,400	$30,400	$30,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2021 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
5200	CROPLAND 2	80.71	3515727.6	0	0	PD-R

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
11/10/1997	$325,000	SD	2140	1834	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	WACO OF ALABAMA INC	Link (Clerk)
11/10/1997	$652,000	MS	2140	1827	U - UNQUALIFIED	Vacant	INTERNATIONAL BUSINESS MACHINE	INTERNATIONAL BUSINESS MACHINE	Link (Clerk)

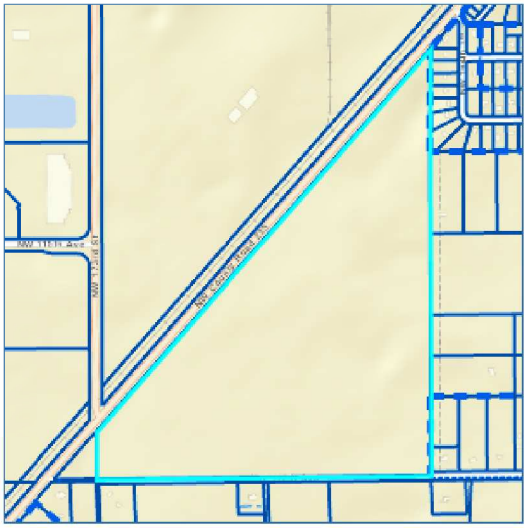
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
A8-09-1470	FIRE ALARM	Yes	No	9/17/2009	$30,000
AL07-11158	FIRE SPR. SYS.	Yes	No	9/5/2007	$118,500
AL06-10730	COMMERCIAL BUILDING	Yes	No	10/11/2006	$204,865

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

Map



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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 8/20/2021, 5:24:53 AM

Version 2.3.141

John Power | TAX COLLECTOR
Serving Alachua County

Account Summary

Real Estate Account #03980 002 001

Owner:
WACO OF ALABAMA INC

Situs:
UNASSIGNED LOCATION RE
ALACHUA 32615

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/06/2020** for **$522.75**. Print paid bill (PDF)

Account History

BILL	AMOUNT DUE
2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00
Total Amount Due	**$0.00**

BILL	AMOUNT DUE
	Print (PDF)
2011 Annual Bill	$0.00
	Print (PDF)
2010 Annual Bill	$0.00
	Print (PDF)
2009 Annual Bill	$0.00
	Print (PDF)
2008 Annual Bill	$0.00
	Print (PDF)
2007 Annual Bill	$0.00
	Print (PDF)
Total Amount Due	**$0.00**

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8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0297

To: Neighbors of the County Road 235 / County Road 235A Intersection

From: Ryan Thompson, AICP

Date: 13 August 2021

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021

Time: 6:00 p.m.

Location: 11801 Research Drive, Alachua, FL, 32615

Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

N:\2021\21-0297\Admin & Information\06_NHWS\Ad and Mailing\MAIL 210813 Savannah Station Phase 3 REZ.docx

Mailing Labels

03980-002-000
BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELIN
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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

PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW
Professional Consultants

Surfside

Continued from Page 3A

complete further assessments.

It is indicative of how potentially pervasive structural issues might be with older complexes, particularly on the water, and underscores the need for a timely and thorough investigation into what caused the Champlain collapse and how other buildings might or might not face similar problems, officials said at Tuesday's meeting.

"We need to know how safe our community is," said Commissioner Nelly Velasquez. "We need to know how safe our Earth is beneath our feet, and we need to know that as soon as possible."

Burkett agreed.

Miami-Dade County Mayor Daniella Levine Cava "did a marvelous job, and has done and continues to do a marvelous job," Burkett said. "However, with respect to this very, very narrow issue, I think there is a loss of focus."

Leaning forward in his chair in a conference room at Surfside Town Hall recently, Burkett pulled no punches when he told The Palm Beach Post that he believes the glacial pace of the county to either pursue its own investigation or enable the town to complete theirs, could result in tragedy.

"The people that eventually make the decisions on whether to immediately proceed with an investigation as to why the building fell down are the ones that are ultimately going to be responsible if, God forbid, we end up with a catastrophe in our town again," Burkett said. "And that's not something I want to be anywhere near."

In a strongly-worded July 23 letter toLevine Cava, Burkett said as much, questioning why the county seems to be hindering the town's investigation.

"If we are denied the ability to access the site, a property within our own municipality, and we cannot do the investigations that our expert has prescribed because of the County's refusal to give us access, then the County must assume full and complete responsibility for any loss of life and any other damages that may result," Burkett wrote.

When asked why Kilsheimer has not been granted access to the debris, Cava's office referred The Post to Cava's July 29 reply to Burkett, in which Cava wrote that it is "essential that we get answers and accountability about exactly what happened," and that the "safety and well-being of every single resident of Miami-Dade" is her "top priority."

Cava in that reply also encouraged Surfside to continue inspecting Champlain Towers North, which is the "sister" building to the one that collapsed, as well as any other buildings within the town's jurisdiction.

She wrote that the county's process of hiring a forensic engineer to investigate the collapse was "well underway," and that it is "vital that the investigation move forward as speedily as possible while maintaining the integrity of the collapse site and all evidence."

As such, she concluded, "access to the site has been limited."

'They want this to go away as fast as possible'

But seven weeks after the collapse, the county still has not hired an engineer. And Kilsheimer still has not been granted access to the debris, Burkett pointed out. In fact, the county did not even put out an online post for the forensic engineer position until July 28 — five weeks after the collapse.

"At the present time, we have not extended a contract to a forensic engineer, we are still in the procurement process," a spokesperson from the department wrote in a recent statement to The Post.

Surfside commissioner and former prosecutor Eliana Salzhauer thinks she might know why.

"I don't think anybody wants to hear the truth, because the truth is going to cost them money," she said at Tuesday night's meeting. "They want this to go away as fast as possible."

The reason, Salzhauer said, is simple: The receiver wants to get as much money as possible for the families and the county wants the spotlight off a problem that could devalue properties.

"That value can be decimated if it turns out there is a sinkhole, if it turns out there is a structural problem — that that ground is now worthless," she said. "There are so many unknowns here and nobody really wants to know ... they're hoping everyone will not pay attention, they'll get their money, the thing will be sold and will pass on. We're trying to stop that speeding train."

Kilsheimer said the investigation currently being conducted by the Miami-Dade police, in conjunction with the state attorney, is a criminal, not structural, investigation, which is the reason police have given for not allowing Surfside access to the debris. And the federal investigation being conducted by NIST is focused on policy, not cause, he said.

"NIST is not going to determine why the building fell down," Kilsheimer said. "They are going to come up with what materials should be used in certain environments, change building codes, make suggestions — like a bureau of standards. They are not forensic collapse experts."

Kilsheimer stands ready, willing and able to proceed with an investigation into the cause of the Champlain collapse, he said, be it on behalf of Surfside or the county. Residents are scared, he said, and they want answers.

"And we, on almost a daily basis, get several phone calls from people that live in that area that want us to talk about if their building is safe, are they safe," Kilsheimer said.

The commission discussed at Tuesday's meeting that one reason for the cold shoulder from the county might be because Surfside potentially could be a defendant in a future lawsuit relating to the collapse, and the county might question Kilsheimer's allegiances.

Kilsheimer bristled at the notion, saying that, if released from his contract with Surfside and hired by the county, he will in no way conduct an investigation or render a report based on any form of bias, favoritism or protection for any person or entity.

"In my mind, they're concerned I am going to say something to cover Surfside's ass in some way shape or form, and that's not how we do things," Kilsheimer said. "I've never had anybody say that I wouldn't tell it the way it was no matter who I was working for, and I personally take this as an insult that they are questioning my honesty."

Burkett agreed, writing in his letter to Levine Cava that "the investigation we conduct and the preservation of any remaining evidence are not mutually exclusive," and that the town would "happily work" with the county to "do our investigation and carefully and thoughtfully as possible," while "freely sharing all raw data that we collect from our testing with any agency or interested party."

Levine Cava's office, however, said that it is not the county, but the court-appointed receiver for Champlain Towers South — an attorney out of Fort Lauderdale — who is prohibiting Kilsheimer access to the debris. Her office provided The Post a letter from the receiver dated July 29 saying as much.

That receiver, Michael Goldberg, did not respond to verbal and written requests from the Post to explain why or at who's directive he determined Kilsheimer should not have access to the collapse site or the stored debris, and if, or when he has any intention of granting that access.

Debris, deemed critical to collapse investigation, being destroyed

While Kilsheimer is being denied access to both the warehoused debris and the collapse site, he said that, against the judge's orders, he has heard NIST has been conducting "destructive testing" on evidence. That means, he said, that NIST could be destroying critical evidence that might reveal the cause of the collapse.

"NIST is not sharing with us what they are doing," Kilsheimer said. "They can be doing things ... that make it impossible for us to do what we need to do in the ground. Maybe they found the one spot that's really bad, but we'll never find that spot because they took it and won't tell us what they did."

At a hearing Wednesday morning in Miami, a judge handling the receivership warned Goldberg that no destruction or alteration of evidence will be permitted.

In response, Goldberg said that he spoke with NIST official Judith Mitrani-Reiser, who has been co-leading the team of scientists conducting a preliminary investigation into Surfside, and she stressed that NIST was doing its testing in the least invasive way possible.

Burkett said he is beyond frustrated that NIST is processing evidence without Kilsheimer, and that the county is not yet investigating the cause of the collapse at all.

He offered to release Kilsheimer from his contract with Surfside or assign that contract over to the county so an investigation can move forward expeditiously but said the county has not accepted that offer.

"We all just want to find out why the building fell," Burkett said. "We don't need Surfside to do the investigation; we just need an investigation to be done quickly."

Levine Cava's office told The Post that neither Burkett nor Kilsheimer offered Kilsheimer's services to the county, and that Kilsheimer failed to formally apply for the job when it was posted online.

But Burkett said Kilsheimer had already been conducting an investigation for five weeks at that point and "everyone" knew it.

"It's really hard for me to believe that anybody was confused about the fact that Surfside would be willing to make Mr. Kilsheimer available to do any work whatsoever related to determining the cause of the collapse, which would have included un-contracting his services with us and helping him to get on board with the county," Burkett said. "We still have lives at risk, and we need to get to the bottom of this."

The Miami Dade Police Department did not respond to a request to explain if Kilsheimer was ever considered for the county job and why or why not.



Allyn Kilsheimer, center, who has spent the past half-century examining debris from calamitous disasters, conducts a structural examination at Champlain Towers North in Surfside on July 9. Kilsheimer is examining the nearby sister tower of the collapsed Champlain Towers South condominium for clues to the causes of the deadly catastrophe.
MARK ABRAMSON/INVT



Searchers dig through the rubble June 29 at the base of Champlain Towers South in Surfside. The condo building partially collapsed June 24.
LANNIS WATERS/THE PALM BEACH POST



Two people comfort each other at the Surfside Wall of Hope & Memorial.
WENDY RHODES/THE PALM BEACH POST

'Rolling the dice on their lives'

Kilsheimer, a 64-year veteran of building collapse investigations, has investigated about 30 to 40 collapses, he said, including the Pentagon after 9/11, the Florida International University bridge collapse in 2018, the Oklahoma City bombing in 1995, and probes around the world, including in Kuwait, Saudi Arabia and Turkey.

He said that inspecting the south tower debris is critical to determining not only why the south tower fell, but if the "sister" building — Champlain Towers North — which has been subject to voluntary evacuation since shortly after the south tower fell, is safe for occupancy.

"The odds of that happening are very low, and I recognize that, but here's the question — can we take that chance?" Burkett said. "Who's willing to roll the dice on the lives of those people in that building? And if you are not focusing on that as your No. 1 concern, I would submit you are rolling the dice on their lives."

Champlain Towers North, located three lots north of the south tower, was built at the same time by the same developer and with similar plans, Burkett pointed out in his letter to Levine Cava, and probably used the same contractor and similar materials.

And until there is an official determination as to what caused the south tower to fall, there is an imminent concern for the safety of those in the surrounding areas.

"The safety of the residents living in the Champlain Towers North building and other oceanfront buildings must not be ignored, nor can action to protect them be delayed," Burkett wrote.

Kilsheimer agreed. While he initially said the north tower was safe, he says now that a deeper investigation of the south tower needs to be done to confirm that, and that not enough is known about the construction of either tower to ascertain any risks to north tower residents.

"On neither building is there any information about load tests, and they don't even give the length of the pilings," he said about records that would typically indicate the standards to which both towers were initially built. "They don't exist. The only records we have are the drawings this town has. Things like load tests, concrete breaks, they don't get filed with cities."

Kilsheimer based his earlier, rosier assessment of the north tower based on preliminary inspections, engineering analyses and "random" concrete samplings of that building.

But because it is virtually impossible to safely access the foundation in an occupied complex, he said, he cannot unequivocally guarantee a zero risk of structural failure.

"My level of concern is, there are things that I don't know," he said. "That's my concern — the things that I don't know."

Unfortunately, it seems, neither does anyone else.

NIST has said its investigation could take years. Cava's spokesperson would not give an estimate on how long the county's investigation might take once an engineer is hired, and Miami Dade police did not respond to a request for a time frame.

Kilsheimer said if given access to the debris, he could conclude his investigation within "months."

"I don't understand why, whoever is really trying to understand why this building fell down, can't go with the team we have or somebody equal to that team," he said. "They have a reason. Why? I don't know."

@WendyRhodesFL

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03890-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

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

CHW

Meeting Presentation

Savannah Station- Phase 3

Rezoning Application

CHW Professional Consultants

City of Alachua
Neighborhood Meeting
August 30, 2021

21-0297:Savannah Station

1

The purpose of the neighborhood meeting:

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

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

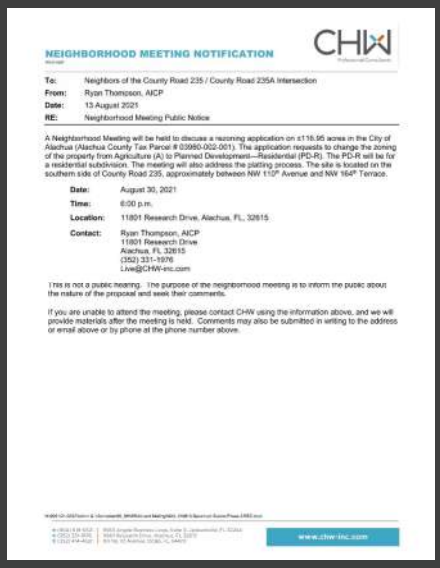
This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



21-0297:Savannah Station

2

PUBLIC NOTIFICATION



NEIGHBORHOOD MEETING NOTIFICATION

To: Neighbors of the County Road 235 / County Road 235A Intersection
From: Ryan Thompson, AICP
Date: 13 August 2021
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a rezoning application on ±116.95 acres in the City of Alachua (Alachua County Tax Parcel # 03980-002-001). The application requests to change the zoning of the property from Agriculture (A) to Planned Development—Residential (PD-R). The PD-R will be for a residential subdivision. The meeting will also address the platting process. The site is located on the southern side of County Road 235, approximately between NW 110th Avenue and NW 164th Terrace.

Date: August 30, 2021
Time: 6:00 p.m.
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Ryan Thompson, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

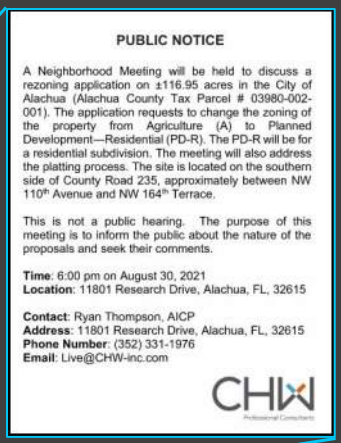
This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

www.chw-inc.com



Surfside



PUBLIC NOTICE

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Time: 6:00 pm on August 30, 2021
Location: 11801 Research Drive, Alachua, FL, 32615

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

21-0297:Savannah Station

3

REQUEST:

Rezoning Application

- FROM Agriculture (A)
- TO Planned Development – Residential (PD-R)



21-0297:Savannah Station

4

INTENT:

Develop a single-family residential subdivision



21-0297:Savannah Station

5

REZONING ESTIMATED TIMELINE

- June 23, 2021 — Pre-Application Meeting: City Planning staff
- August 30, 2021 — Neighborhood Meeting
- August 31, 2021 — Submit: Rezoning Application
- Sept.- Oct. 2021 — Staff Review
- Nov. 9, 2021 — Planning & Zoning Board: Public hearing
- Dec. 2021-Jan. 2022 (tentative) — City Commission: Public hearings

21-0297:Savannah Station

CHW

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PLAT
ESTIMATED TIMELINE

Pre-Application Meeting
City Planning staff
June 23, 2021

Preliminary Plat
Submittal
After Rezoning

Preliminary Plat
Public Hearings
(Planning & Zoning Board and City Commission)
4-6 months later

Final Plat and Construction Plans
Submittal
(for each phase)
After Prelim. Plat

Construction Plans
Administrative Approval
±2 months later

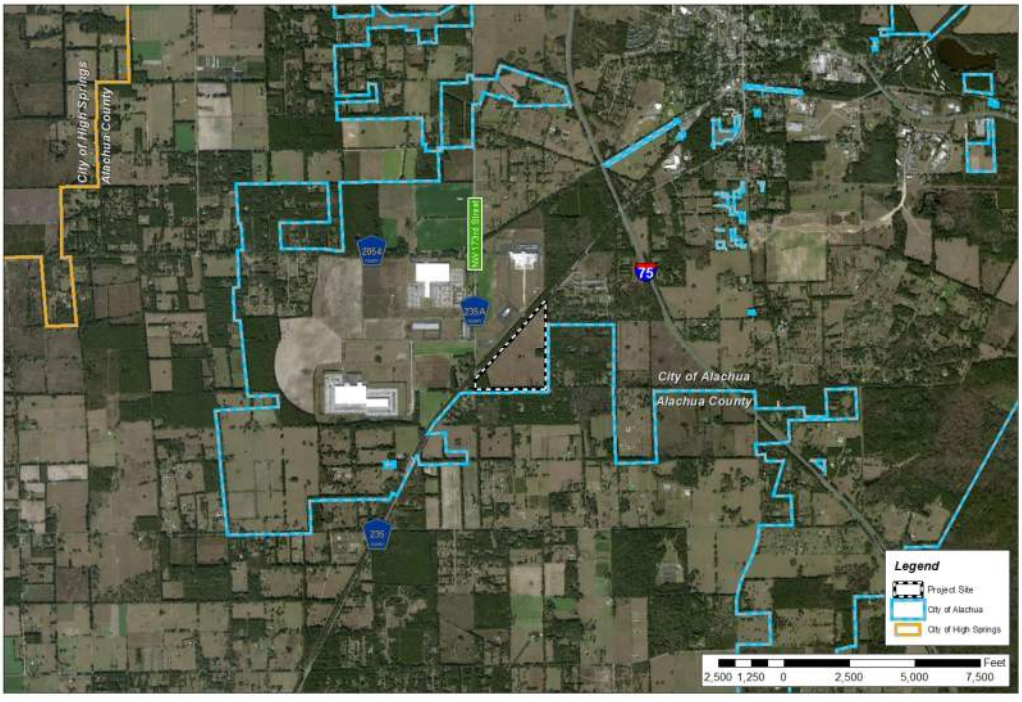
Final Plat
Public Hearing
(City Commission)
2-3 months later

21-0297:Savannah Station

CHW

7

Context Map



CHW

8

Aerial Map



9

Future Land Use Map

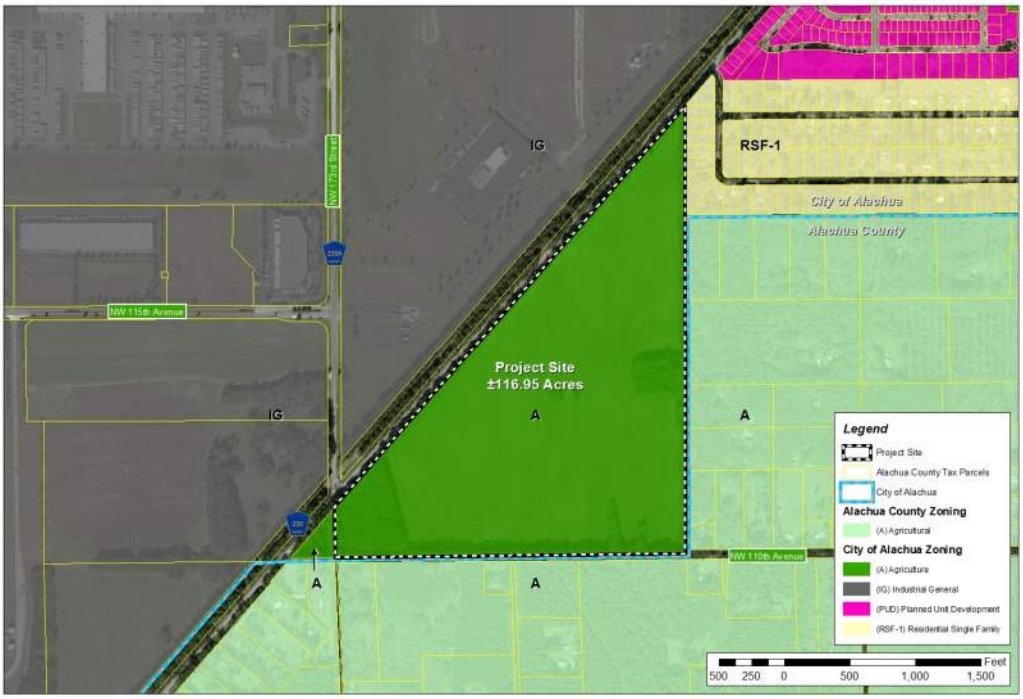
FLU:
Moderate Density Residential



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Zoning Map

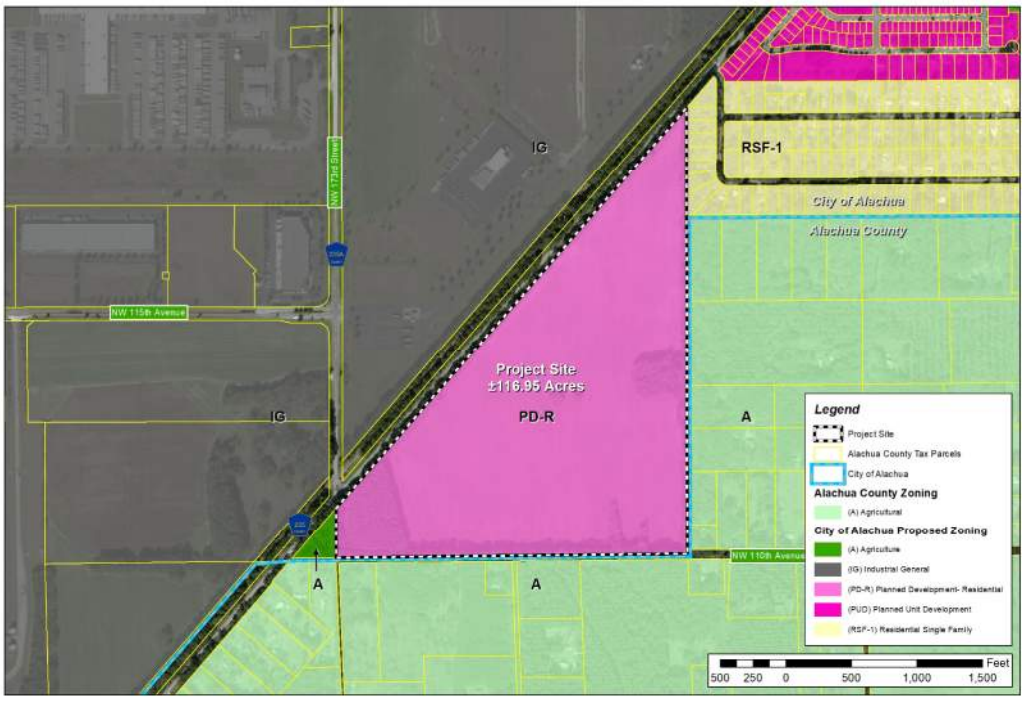
Zoning: Agriculture (A)



11

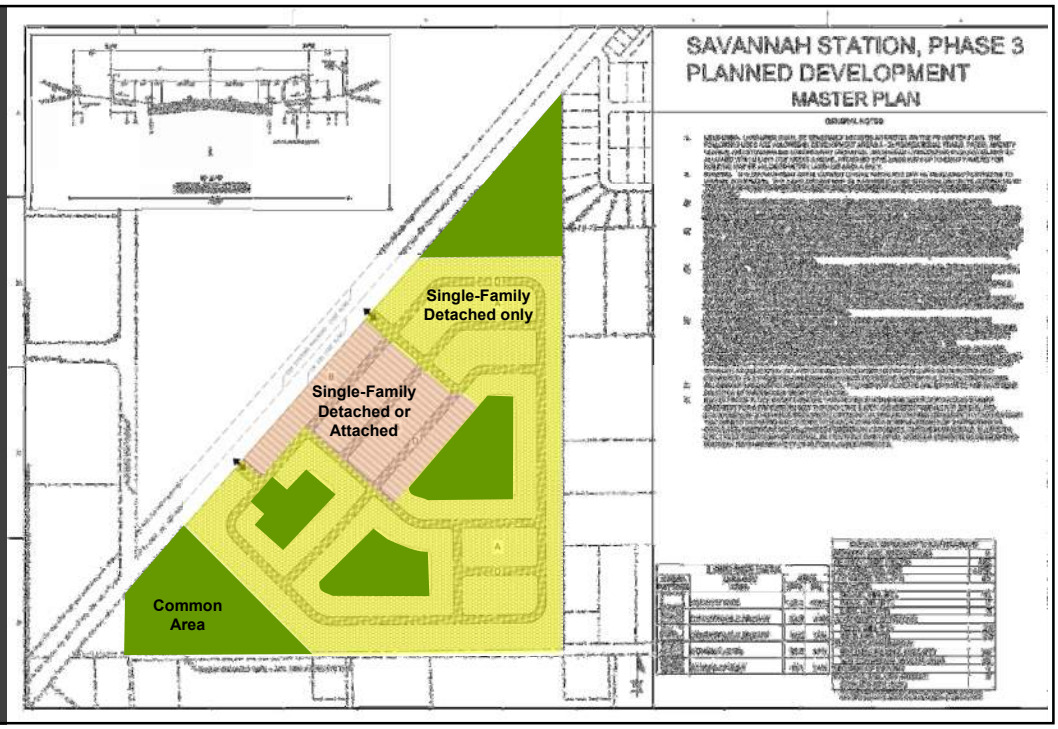
Proposed Zoning Map

Proposed Zoning: Planned Development - Residential (PD-R)



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PD Master Plan



13

Contact Information

Address: 11801 Research Drive
Alachua, FL, 32615
Phone: (352) 331-1976
Email: Live@chw-inc.com

Professional Consultants

14

Sign-in Sheet

SIGN-IN SHEET

Savannah Station Phase 3

21-0297

CHW Professional Consultants

Event: Neighborhood Meeting

Date/Time: August 30, 2021 @ 6:00 PM

Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615

Re: Rezoning Application

	Print Name	Street Address	Signature
1	Jake Streit	16414 NW 110 Ave	
2	BRIEN & BRENDA VINCENT	16919 NW 110TH AVE	
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			

Meeting Minutes

NEIGHBORHOOD MEETING MINUTES

Savannah Station Phase 3

21-0297

Event:	Neighborhood Meeting
Date/Time:	August 30, 2021 @ 6:00 PM
Place:	CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re:	Rezoning Application

CHW (Agent) Attendees: Ryan Thompson, AICP; Seth Wood; Olivia Lee; Michael Hutchinson
Public Attendees: 3

CHW, on behalf of Waco Properties, Inc., hosted the required Neighborhood Meeting and presented the following: the meeting's purpose; the application's request and intent; the Rezoning and Plat review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual master plan for the Planned Development. Questions from public attendees are described below, with agent responses.

Question: What is the expected lot size?
Response: The typical lot is expected to be 5,000 sf and 50'-wide, the same as Savannah Station Phase 2. However, to allow a different housing product, the minimum lot size for the project is proposed to be 4,000 square feet, with a minimum lot width of 40 feet.

Question: Will the homes be detached or attached?
Response: Single-family detached homes will be the only residential unit form permitted on the majority of the project site. An area central to the project site, as depicted on the PD Master Plan, will allow for single-family detached and attached residential units. Whether or not single-family attached residential units are constructed in this area will be based on market conditions.

Question: Will there be rentals included in this project?
Response: That is beyond the scope of this rezoning application. No more than a typical neighborhood like existing Savannah Station is expected.

Question: What will happen to trees currently on the property?
Response: This will be determined during the platting process. All development will conform to City of Alachua tree protection and preservation guidelines. Trees in the NW 110th Avenue right-of-way will not be touched. However, trees located on the subject property may be removed for home sites or stormwater management facilities.

Question: Will the streets have streetlights?
Comment: New streets constructed as part of this subdivision will have streetlights that conform to all pertinent City of Alachua regulations. It will be similar to the new phases of Savannah Station.

Question: Will this have any impacts on NW 110th Avenue?
Response: No direct access is proposed on NW 110th Avenue. Therefore, no paving or other improvements are required/planned. All ingress/egress points to the development will be located on County Road 235 exclusively. An emergency access consisting of a locked gate may be requested along NW 110th Avenue.

Comment: I do not want emergency or pedestrian access along NW 110th Avenue.

Question: What is the anticipated timeline for this development to occur? And how will it be phased?
Response: We estimate the rezoning portion of this project to conclude early 2022. Then, we will move into the platting process (outlined in presentation), which may take another 12 months. Phasing will be 20 -50 lots at a time, depending on market conditions, and will start near one of the CR 235 access points.
The meeting was adjourned at approximately 6:35 p.m.

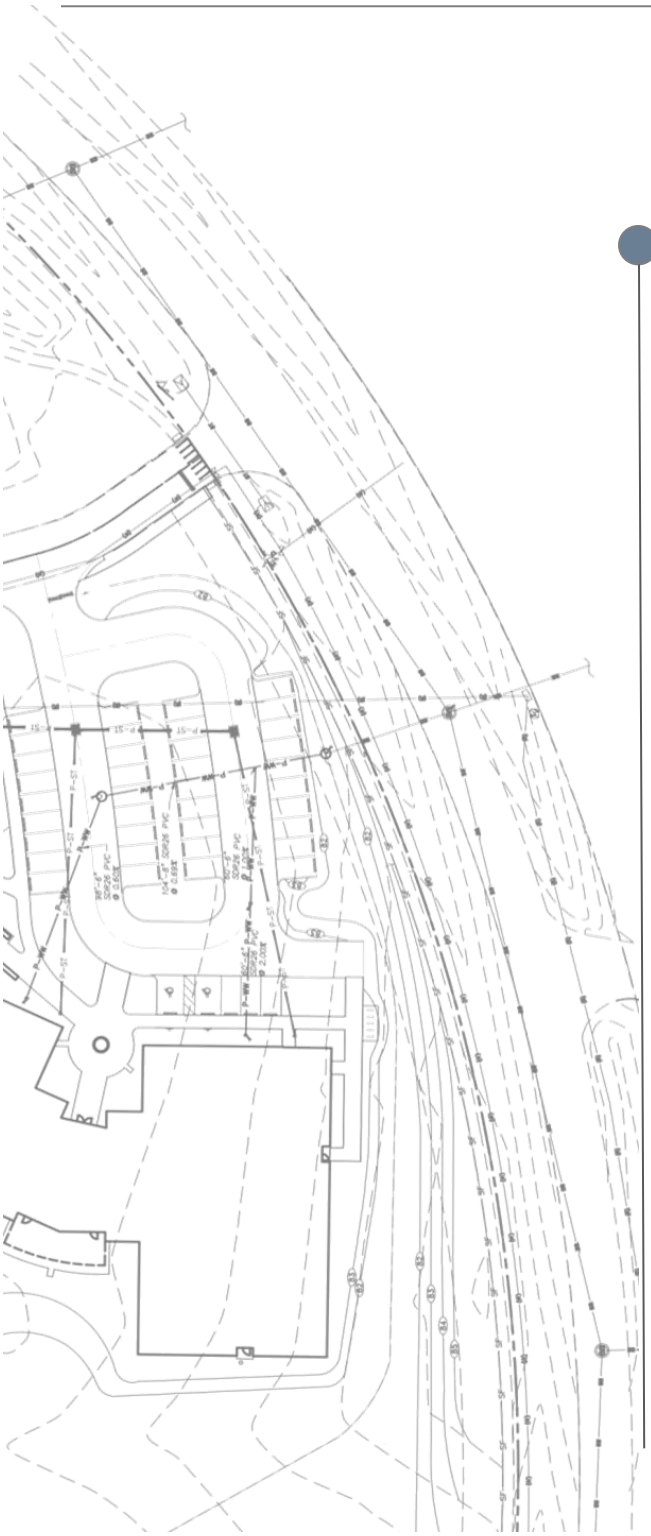
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Application Package
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1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. **Justification Report (REVISED)**
8. Attachments
    a. Public School Student Generation Form
    b. Map Set
    c. Plan Set (REVISED)

CHW
Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM



SAVANNAH STATION PHASE 3

Justification Report

~~**August 31, 2021**~~
Revised February 15, 2022

Prepared for:
City of Alachua Office of Planning and Zoning

Prepared on behalf of:
Waco Properties, Inc.

Prepared by:
CHW

PN# 21-0297
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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Ryan Thompson, AICP, Project Manager
Date: ~~August 31, 2021~~ Revised February 3, 2022
Re: Savannah Station Phase 3 – Rezoning Application 21-0297

Jurisdiction: City of Alachua	**Intent of Application:** To allow Savannah Station Phase 3 to develop as a residential subdivision
Description of Location: Located along CR 235, north of NW 110th Avenue	
Parcel Number: 03980-002-001	**Acres:** ±118.2 acres (ac) *(Source: CHW)*
Existing Future Land Use (FLU) Classification: *Moderate Density Residential* The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments.	
Existing Zoning District: *A: Agriculture* The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option.	**Proposed Zoning District:** *PD-R: Planned Development-Residential District* The PD-R district is established to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.
Existing Max. Permitted Density: ±118.2 ac * 1 du/5 ac = 23 du	**Proposed Max. Permitted Density:** ±118.2 ac * 4 du/ac = 472 du
Net Change This Rezoning application will permit 449 additional dwelling units.	

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone a ±118.2-acre portion of Alachua County tax parcel 03980-002-001 from Agriculture (A) to Planned Development-Residential (PD-R). The subject parcel is located along CR 235, north of NW 110th Avenue. An aerial is provided as **Figure 1** that shows the site's exact location and conditions.

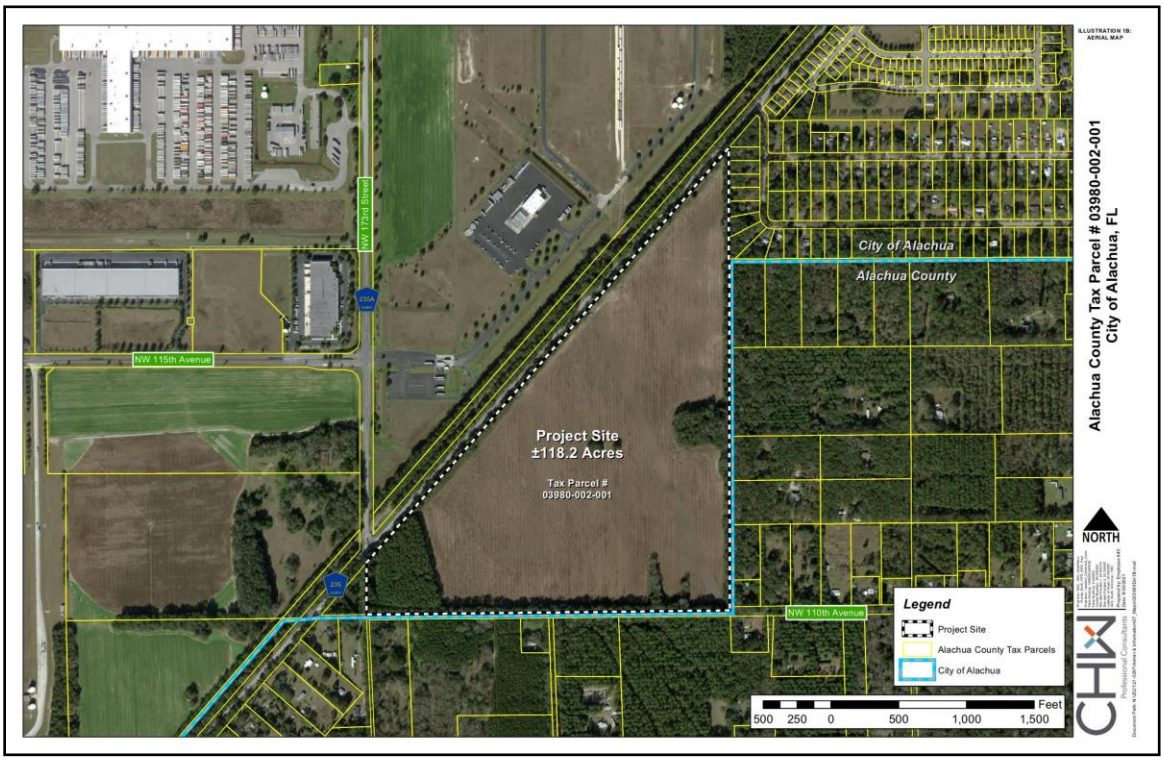


Figure 1: Aerial Map

The intent of this PD-R Rezoning application is to permit a residential subdivision. To obtain the maximum lot yield that is consistent with the underlying Moderate Density Residential Future Land Use (FLU) category (four units per acre), a PD-R is necessary. The PD-R shall be based on the Residential Single-Family – 4 (RSF-4) zoning district with modifications to the minimum lot size and lot width and other development standards, as specified on the PD Master Plan.

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

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	CR 235 ROW; Industrial	CR 235 ROW; Industrial General (IG)
East	Moderate Density Residential; Rural/Agriculture (County)	RSF-1; A (County)
South	NW 110th Ave ROW; Agriculture (County)	NW 110th Ave ROW; A (County)
West	Agriculture	A

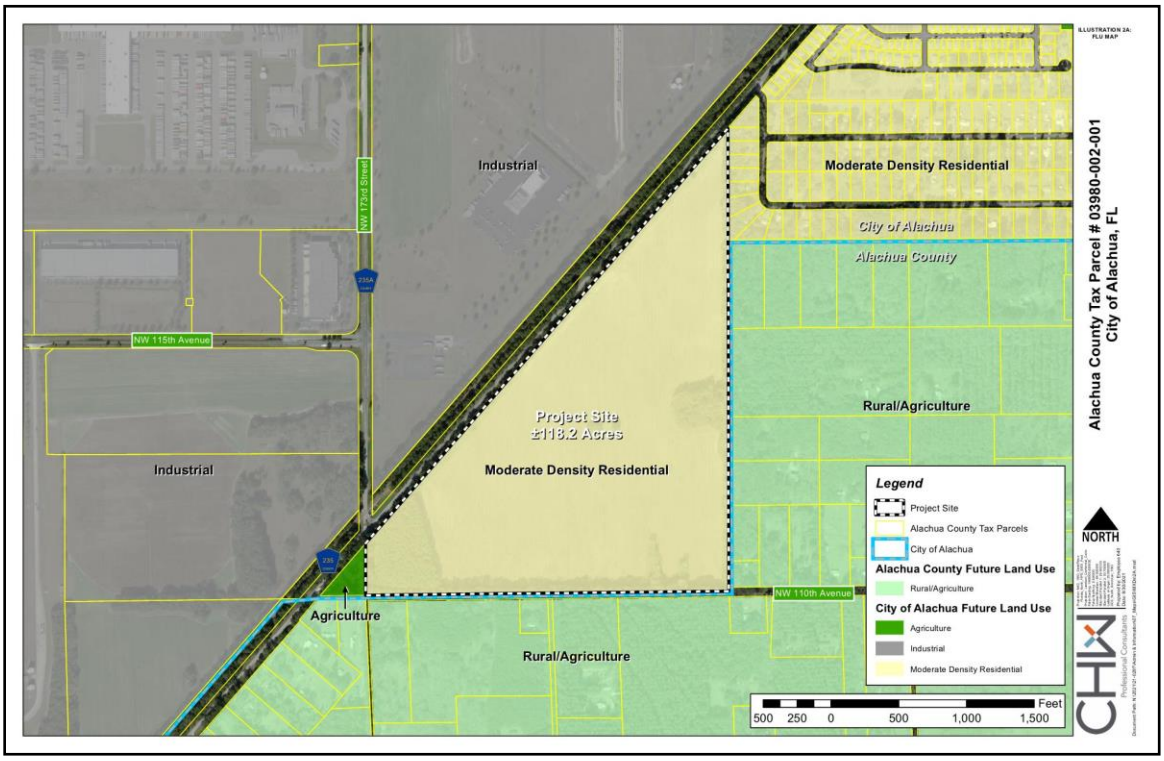


Figure 2: Existing Future Land Use Map

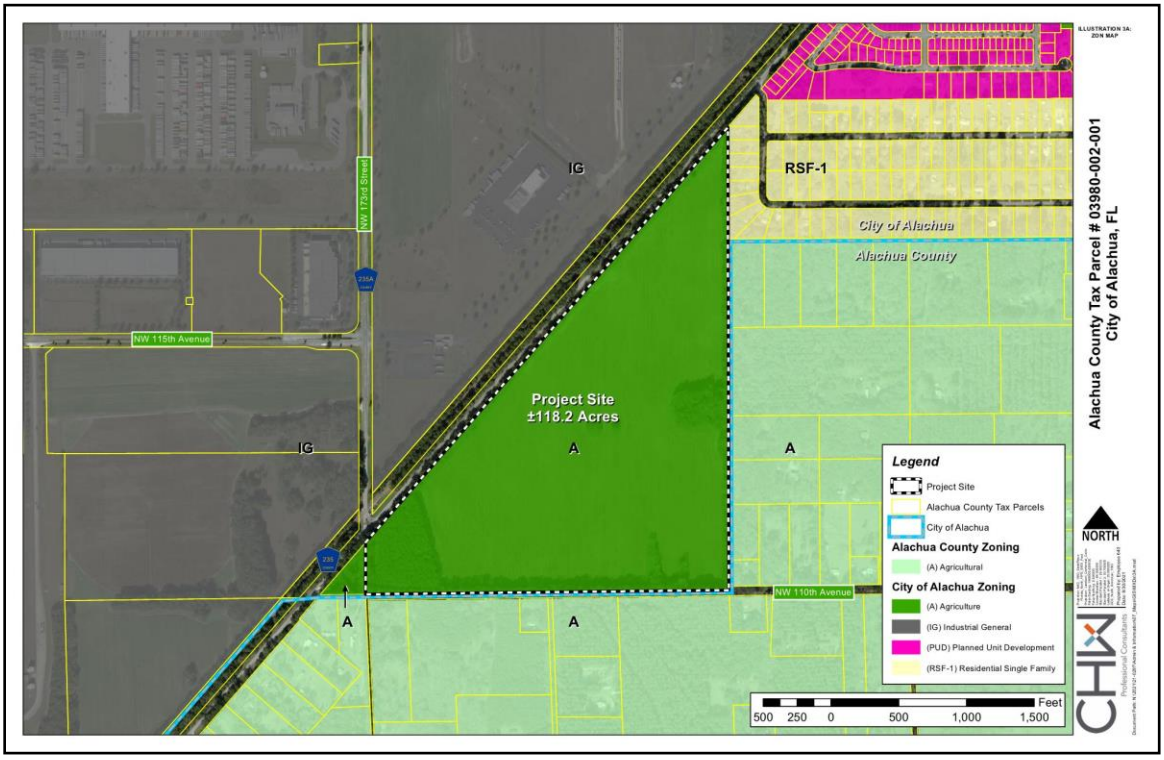


Figure 3: Existing Zoning Map

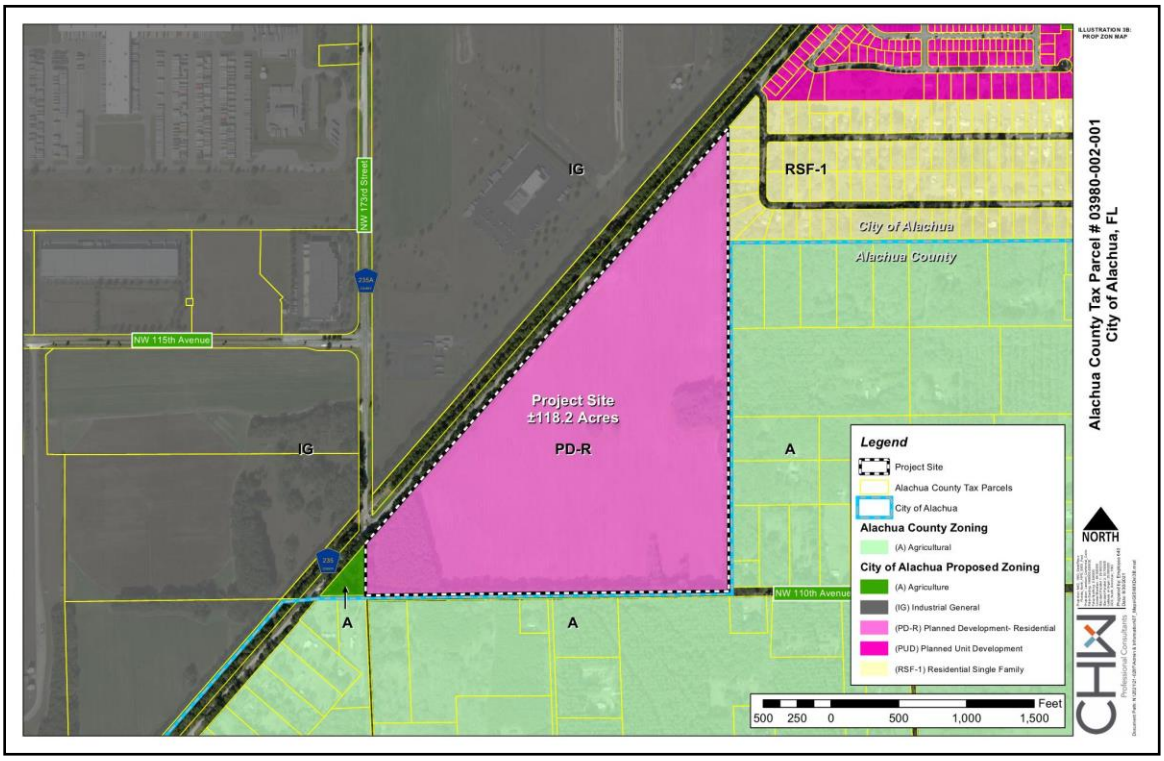


Figure 4: Proposed Zoning Map

In addition to single-family detached, a finite area also allows attached residential (up to nine (9) units per building) as an *option*. The attached product allows the developer to respond to market conditions by offering a more diverse housing type within the area, which has been successful in several Alachua County subdivisions. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in yellow in **Figure 5**) to ensure compatibility with adjacent properties. If attached units are constructed, overall density shall remain at or below four (4) dwelling units per acre.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development. The wider lots are in Developable Area C on the PD Master Plan and highlighted in blue in **Figure 5**.

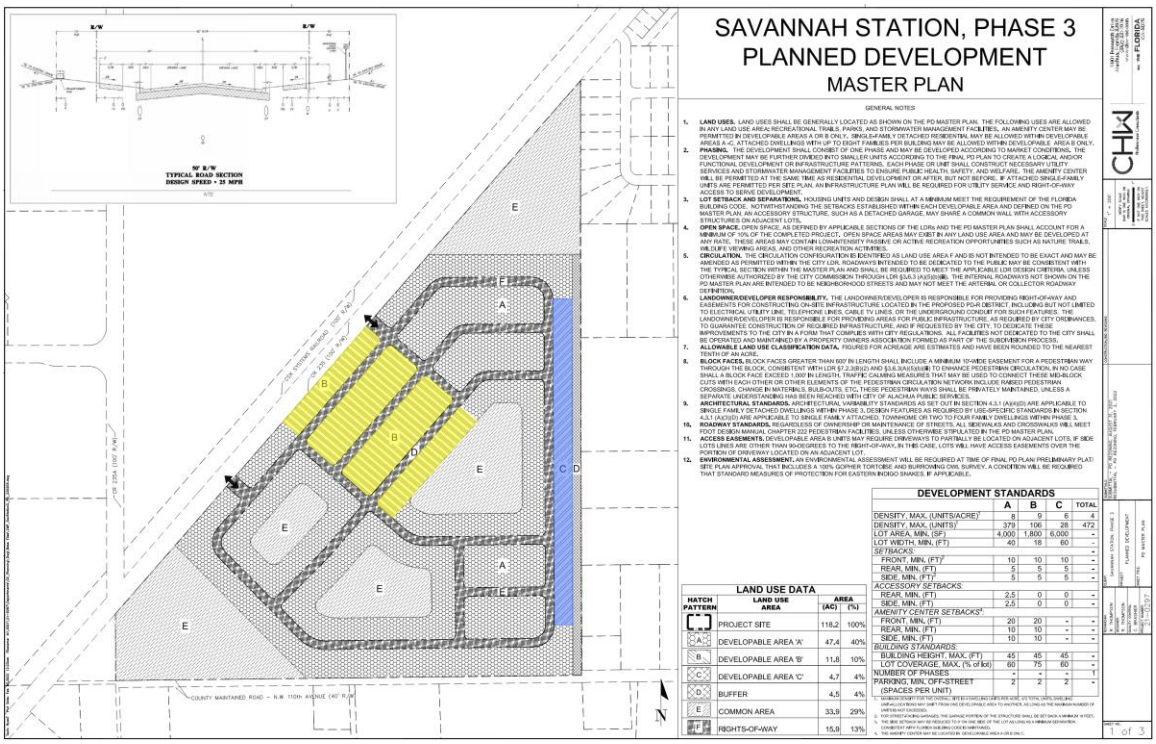


Figure 5: Proposed PD Master Plan

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This Rezoning application requests to change the ±118.2-acre site's existing zoning designation from A to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This impact analysis is based on *both the net difference* between the existing and proposed impacts *and the proposed maximum* development potential to transportation and public facility infrastructure, with one exception: potable water and sanitary sewer are based on maximum development potential only. Existing and proposed density for the project site are as follows:

- Existing Maximum Permitted Density ('A' Zoning district):
  - ±118.2 ac * 1 du/5 ac = 23 du
- Proposed Maximum Permitted Density ('PD-R' Zoning district):
  - ±118.2 ac * 4 du/ac = 472 du

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition. Data for subsequent tables are from the City of Alachua June 2021 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481
Existing							
Single-Family Detached Housing (ITE 210)	23	9.52	219	0.77	18	1.02	23
Total	**449**	**-**	**4,274**	**-**	**345**	**-**	**458**

1. *Source: ITE Trip Generation 10th Edition*

Table 3: Projected Trip Generation

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	472	9.52	4,493	0.77	363	1.02	481

1. *Source: ITE Trip Generation 10th Edition*

Conclusion: Approval of this Rezoning application increases the subject property's maximum development potential and thus, result in a potential net increase of daily vehicle trips generated by the site. However, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Tables 4a, 4b, and 4c calculate projected impacts on adjacent roadways based on the site's net difference between existing and proposed maximum development potential.

Table 4a: Projected Net Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,672	539
Reserved Trips[1]	79	13
Available Capacity	9,369	807
Projected Trip Generation[2]	4,236	454
Available Capacity w/ Application approval	**5,133**	**353**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 4b: Projected Net Impacts on Roadways, CR 2054 East

Traffic System Category	AADT	PM
	CR 2054 East	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,425	325
Reserved Trips[1]	2,157	158
Available Capacity	9,538	876
Projected Trip Generation[2]	1,059	114
Available Capacity w/ Application Approval	**8,479**	**763**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 4c: Projected Net Impacts on Roadways, CR 235A South

Traffic System Category	AADT	PM
	CR 235A South	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,209	495
Reserved Trips[1]	23	2
Available Capacity	9,888	862
Projected Trip Generation[2]	2,118	227
Available Capacity w/ Application Approval	**7,770**	**635**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Tables 5a, 5b, and 5c calculate projected impacts on adjacent roadways based on the site's maximum development potential.

Table 5a: Projected Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	**CR 235**	
	From NW 143rd Place to South City Limit	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,672	539
Reserved Trips[1]	79	13
Available Capacity	9,369	807
Projected Trip Generation[2]	4,236	454
Available Capacity w/ Application approval	**5,133**	**353**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

Table 5b: Projected Impacts on Roadways, CR 2054 East

	AADT	PM
Traffic System Category	**CR 2054 East**	
	From SR 235 to US 441	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,425	325
Reserved Trips[1]	2,157	158
Available Capacity	9,538	876
Projected Trip Generation[2]	1,123	120
Available Capacity w/ Application Approval	**8,415**	**756**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **25%**.*

Table 5c: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	**CR 235A South**	
	From US 441 to CR 235	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	5,209	495
Reserved Trips[1]	23	2
Available Capacity	9,888	862
Projected Trip Generation[2]	2,247	241
Available Capacity w/ Application Approval	**7,642**	**622**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: Conclusion: Since both scenarios are estimated to generate more than 1,000 external average daily trips (ADT), LDR §2.4.14(H)(2)(b) identifies affected roadways as those on which the development's impacts are five percent (5%) or greater of the Maximum Service Volume (MSV) of the roadway and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or the nearest major intersection.

In both scenarios, the only affected roadways are CR 235, which the project site is directly fronting, CR 2054 East, which is estimated to receive 25% of the total projected AADT, and CR 235A South, which is estimated to receive 50% of the total projected AADT. This development will not contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. Tables 4a through 5c demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application's approval.

Potable Water / Sanitary Sewer / Solid Waste

Potable water, sanitary sewer, and solid waste calculations are based on the site's maximum development potential, rather than the net difference between the existing and proposed maximum impacts.

Table 6: Projected Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,300,250
Reserved Capacity[1]	156,701
Residual Capacity[1]	843,049
Percentage of Permitted Design Capacity Utilized[1]	63.35%
Projected Potable Water Demand from Proposed Project[2]	127,440
Residual Capacity after Proposed Project	**715,609**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 275 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for potable water.

Table 7: Projected Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	677,000
Reserved Capacity[1]	137,740
Residual Capacity[1]	685,260
Percentage of Permitted Design Capacity Utilized[1]	54.32%
Projected Sanitary Sewer Demand from Proposed Project[2]	118,000
Residual Capacity after Proposed Project	**567,260**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (472 du x 250 gallons per unit per day)*

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 8: Projected Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	41,880.00	7,643.10
Reserved Capacity[1]	17,139.34	3,127.93
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated By Proposed Project[2]		**895.9**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (472 du x 2.6 persons per du x .73 per capita)*

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

Public School and Recreation Impact

The City of Alachua requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in **Table 9**.

Table 9: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	472	.15	70	.07	33	.09	42

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this Rezoning application *will not* negatively impact the Public School System.

Table 10a: Recreational Impacts

System Category	Acreage
Existing City of Alachua Acreage[1]	135.48
Acreage Required to Serve Existing Population[1]	52.35
Reserved Capacity[1]	2.2
Available Recreation Acerage[1]	80.93
Proposed Recreational Impact[2]	6.136
Residual Recreational Capacity After Proposed Development	**74.794**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons)*

Table 10b: Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[1]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[1]	**31.33%**
Proposed Recreational Impact[2]	1.23
Improved Passive Park Space Utilized After Proposed Development	**34.9%**

1. *Source: City of Alachua June 2021 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 472 units x 2.6 person per du x (5 acres/1,000 persons) x 20%*

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments (PD-R);
8. Supporting community services, such as schools, houses of worship, parks, and community centers

This application seeks to rezone the project site from A to PD-R—consistent with the list of uses permitted within the site's existing Moderate Density Residential FLU designation. Overall density shall not exceed four (4) dwelling units per acre.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD's for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be single-family homes, both detached and attached—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, other Savannah Station phases, and nearby single-family developments.

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

No non-residential activities are being proposed within the site at this time. However, if nonresidential onsite uses are desired in the future, a Rezoning will be required to include all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

The subject PD-R will far exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include a 10' easement for a pedestrian way, as described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Savannah Station Phase 3 is the logical expansion of existing City of Alachua potable water and sanitary sewer infrastructure currently serving area residential and non-residential uses.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, 10' easement for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

As demonstrated on the PD Master Plan submitted with this application, Land Use Area D is a 50'-wide buffer along the east boundary, adjacent to legal non-conforming residential lots in unincorporated Alachua County.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

As illustrated in the proposed PD Master Plan submitted with this report, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of common area, stormwater management facilities, landscaping.

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

The project site is located within a growing area of the City. Approval of this Rezoning will encourage urban infill development on adjacent properties with access to City of Alachua public facilities and services. The proposed residential development is consistent with the existing residential development pattern located along the CR 235 corridor and helps reduce development pressures in the urban fringe and in more rural areas of the City not served by public facilities and services.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

Section 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

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

There are two (2) small locations on site with steep slopes (5-8%) that are utilized for stormwater management facilities.

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

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood zone areas located on the project site.

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

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

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

No listed species are known onsite. An environmental resource assessment shall be conducted onsite during development review.

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

Section 3 of this report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, no facilities and/or services will operate below the adopted level of service.

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

Section 3 demonstrates how the proposed plan for the project site will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review, following the approved of this rezoning application.

CONSERVATION AND OPEN SPACE ELEMENT

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

There are currently six (6) types of soils located onsite:

- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Arredondo Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo Fine Sand, 5 – 8% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Lochloosa Fine Sand 5 – 8% Slopes (Hydro group: B)**
- **Millhopper Sand, 0 – 5% Slopes (Hydro Group: A)**

According to the NRCS soil database, each of the six (6) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required. Site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

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

The subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

(E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

(1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:

(a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

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

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua documents.

(c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed infill development is located along an existing residential corridor, as evidenced by the site's adjacency to other residential developments, including Savannah Station Phases 1 and 2, Pilot Forest, Shady Lane Acres, and Tara Village.

(d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. This amendment seeks to permit the availability for residential infill development along a major corridor.

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

The site is located immediately adjacent to CR 235 and NW 110th Avenue. Property abutting the project site include Pilot Forest five to six (5-6) large residential lots. The proposed PD-R district permits compatible residential uses. In addition, the residential intent of this development is consistent with Phases 1 and 2 and nearby residential developments including Pilot Forest, Shady Lane Acres, and Tara Village. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in Figure 5) to ensure compatibility with adjacent properties.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development.

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

The proposed residential development is located within close proximity to multiple single-family neighborhoods and lots. The site's development standards are compatible with the underlying Moderate Density Residential FLU and the development pattern established by nearby single-family homes. Therefore, approval of this application for PD-R Zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

(g) *Not deviate from pattern of development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

The site is located along CR 235 at the City's limits. The south side of this section of CR 235 is predominantly residential development from the project site to the I-75 overpass to the northeast. Approval of this application to change the project site's existing zoning will allow the development of similar residential uses within this area, such as Savannah Station Phases 1 and 2 and Pilot Forest, consistent with the development pattern that has formed over the last 60 years.

The north side of this section of CR 235 is a portion of the City's industrial area, characterized by several distribution centers. Land south and east of the site consistent of legal non-conforming residential lots in unincorporated Alachua County. These parcels are within the City's Urban Reserve and outside the County's Growth Management Area. As the City of Alachua continues to grow, these lots can redevelop by voluntarily annexing into the City of Alachua and requesting residential density and development standards consistent with this application.

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

This undeveloped project site currently resides within an area of the City with strong single-family character. Approval of this application assists the City in limiting local sprawl by permitting residential infill opportunities for the project site along an existing residential corridor.

(i) *Spot zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

The proposed PD will permit phase 3 of Savannah Station, located less than 400 north on CR 235. Savannah Station Phase 2 and Tara Village have PD-R zoning designations.

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

The site is located adjacent to City of Alachua potable water and sanitary sewer systems. Phase 3 will connect to this utility system for the intended residential development's potable water and wastewater needs.

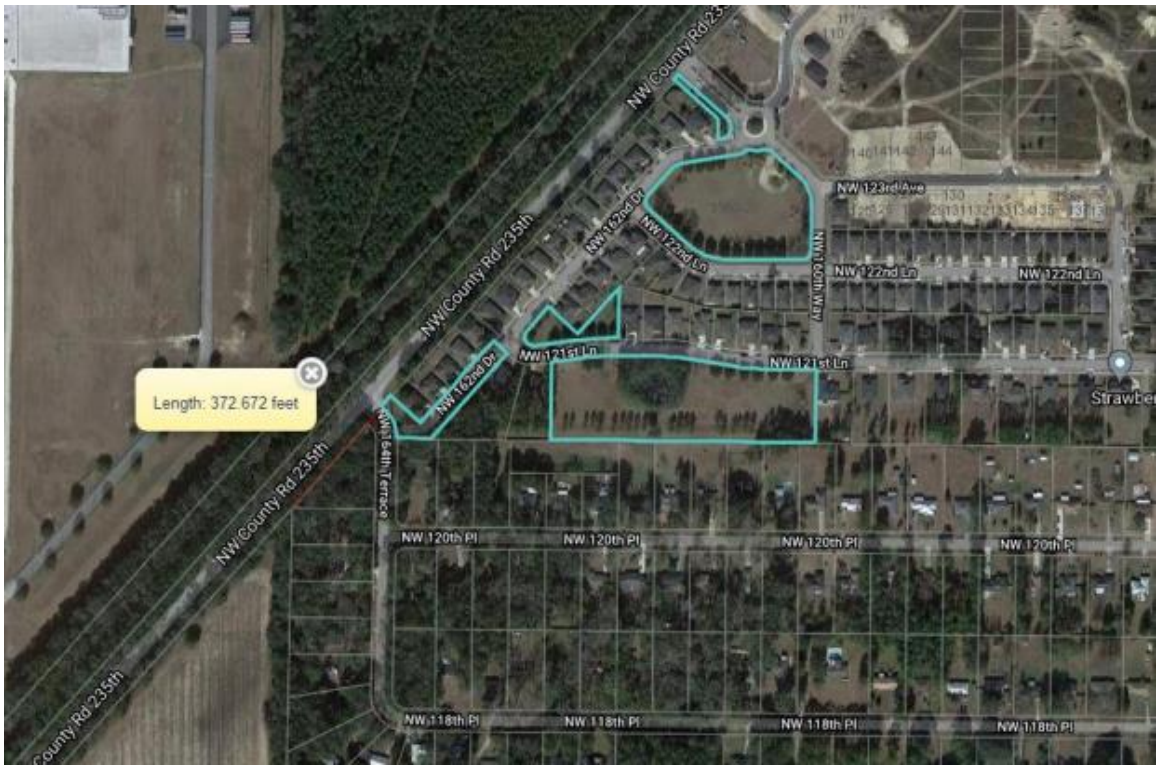


Figure 6: Proximity to Savannah Station Phase 1

(k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

According to the most updated National Wetlands Inventory (NWI) and Federal Emergency Management Agency's (FEMA) data, no wetland and floodplain areas were found within the site. In addition, onsite soils are conducive to residential development. Onsite stormwater management facilities will respect the site's natural topography by draining to the lowest portions of the site. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features, if present, shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

In addition, local noise and lighting pollution will be minimal as the proposed residential development is not unlike the noise and light currently being generated from other nearby residential developments such as Savannah Station Phases 1 and 2, Pilot Forest, Shady Lane Acres, and Tara Village.

3.6.1 General Provisions

(A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The proposed Savannah Station Phase 3 will include a maximum of 472 residential units, four (4) units/acre with varying lot sizes and unit types. The site is adjacent to City of Alachua potable water and sanitary sewer and Alachua County Arterial roadways, all with adequate capacity to serve the proposed development. The proposed PD-R zoning is necessary to establish minimum lot sizes, lot width, and other development standards. As illustrated on the PD Master Plan, a ±20'-wide common area is proposed along CR 235 where existing trees are located along the right-of-way line.

(B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:

(1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

In part, the intent of this PD-R Rezoning application is to reduce the site's minimum required lot size to ensure that Phase 3 can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation while meeting City of Alachua requirements for roadway block lengths, open spaces, and stormwater management facilities. Rezoning this property to PD-R allows the applicant to use innovative and efficient use of dwelling units, infrastructure, and open spaces to develop the site consistent with the entitlements permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. *General Standards for all PD districts.*

(A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

(1) *Master Plan.* The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

As shown on the PD Master Plan, the subject property will contain residential units and open spaces for stormwater management facilities and public enjoyment. No nonresidential uses are proposed at this time.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan demonstrates that 472 dwelling units are being requested for Savannah Station Phase 3—consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed at this time.

(c) Identifies the general location of open space;

Onsite open spaces shall be located within the common area delineated on the PD Master Plan and is comprised of stormwater management facilities, landscaping, and gathering space.

(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the site.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site was designed with the pedestrian in mind by including pedestrian-friendly block sizes, lighting systems, and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with that described in LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000' in length.

(f) Identifies on-site potable water and wastewater facilities; and

The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As shown on the PD Master Plan, the site is adjacent to City of Alachua potable water and sanitary sewer systems. Phase 3 will connect to this utility system for the intended residential development's potable water and wastewater needs. Figure 7 illustrates the site's proximity to public facilities.

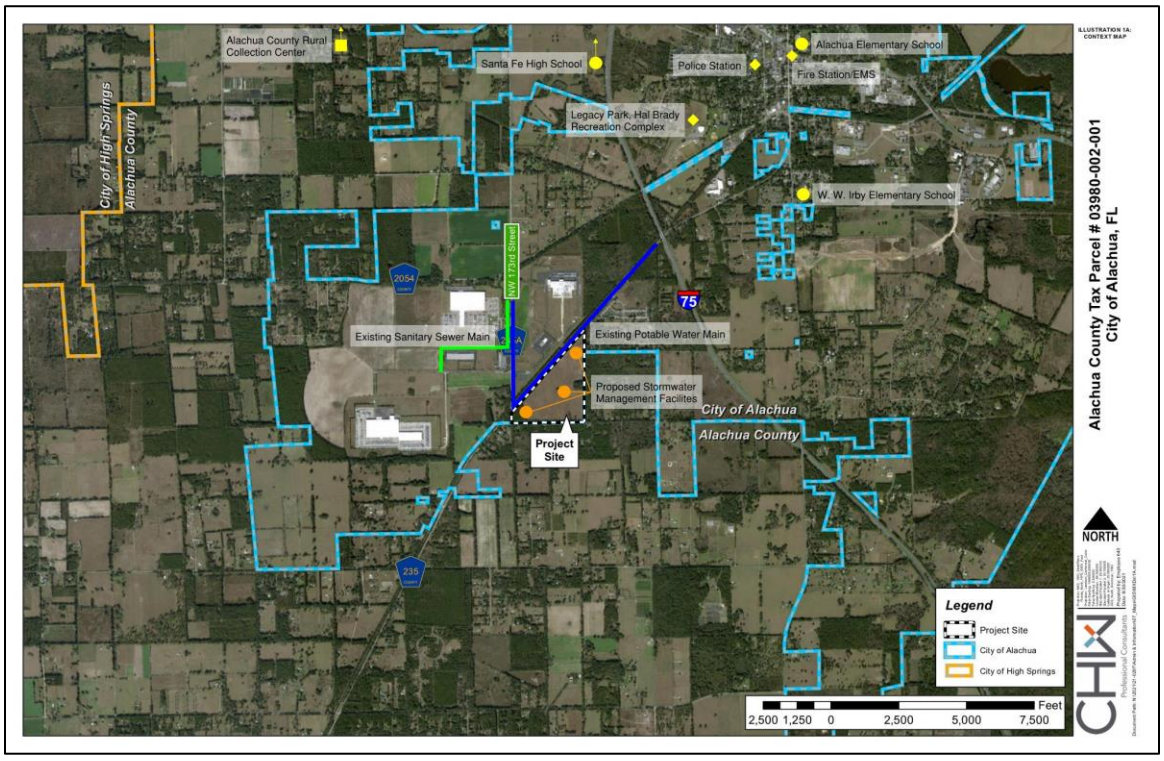


Figure 7: Proximity to Public Facilities

(2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

The proposed residential development is located adjacent to, and within close proximity to, multiple single-family neighborhoods and lots including Savannah Station Phases I and 2, Shady Acres, Pilot Forest, and Tara Village. No

compatibility buffers are required between the proposed and existing residential uses. The optional attached units are only permitted in a centrally located area (Developable Area 'B' highlighted in Figure 5) to ensure compatibility with adjacent properties.

To further ensure compatibility, a 50'-wide buffer is located along the east property boundary and the single-family residential lots located along the east property boundary are 50% wider than the other single-family residential lots within the development.

(4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

The development shall consist of one phase and may be developed according to market conditions, The development may be further divided into smaller units according to the Final PD Plan to create a logical and/or functional development or infrastructure patterns.

(5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

(6) *Public facilities.*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

The PD Utility Plan submitted with this report shall contain a reference to the transportation concurrency calculations shown in Tables 2 – 5c of this report. As shown in these tables, adequate capacity exists for the intended residential development along all major City of Alachua roadway segments.

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems. As reflected in both Section 3 of this report and the PD Utility Plan, onsite uses shall not negatively impact potable water and wastewater LOS.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in both Section 3 of this report and the PD Utility Plan, the City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, the proposed PD Master Plan illustrates that Savannah Station Phase 3 has common area suitable for resident recreation. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in both Section 3 of this report and the PD Utility Plan, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As identified on the PD Master Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed to be aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:

(a) The PD Master Plan, including any PD standards.

(b) Conditions related to the approval of the PD Master Plan.

(c) Conditions related to the form and design of development in the PD.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

(e) Provisions related to environmental protection and monitoring.

(f) Provisions addressing concurrency compliance requirements.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

(1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The project site is ±118.2 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

(2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended use of single-family dwelling units, both detached and attached, are permitted within the proposed PD-R district and are also consistent with the uses permitted within the site's underlying Moderate Density Residential FLU designation.

(3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and

intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This Rezoning application requests to change the site's existing zoning designation from A to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This density is also comparable to density found within Phases 1 and 2.

(4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

As shown on the PD Master Plan submitted with this report, the proposed Savannah Station Phase 3 will include a maximum of 472 single-family residential units. The proposed PD-R zoning is necessary to establish a minimum lot size of 4,000 sq. ft. for detached single-family in Developable Area 'A', 1,800 sq. ft. for attached single-family in Developable Area 'B', and a minimum lot size of 6,000 sq. ft. for detached single-family in Developable Area 'C', as illustrated on the PD Master Plan. All other dimensional requirements mentioned in the LDR section such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

(b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

Property abutting the project site include Pilot Forest and six (6) legal non-conforming residential lots in unincorporated Alachua County to the east. As shown on the PD Master Plan, a 50'-wide common area is proposed along the site's east property boundary.

(5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless, otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the

development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

To the maximum extent practicable, the development standards referenced in Table 3.6-1. shall be adhered to throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously-mentioned table will be adhered to.

(b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

(i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.

(ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines. In addition, the proposed PD Utility Plan will reference Section 3 of this report to illustrate that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

(iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;
b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
c. Access for emergency service vehicles is not substantially impaired;
d. Adequate off-street parking is provided for the uses proposed; and
e. Adequate space for public utilities is provided within the right-of-way.

The PD Master Plan submitted concurrently with this report shows the proposed design of the Phase 3 roadway and pedestrian infrastructure. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with LDR §7.2.3(B)(4). In no case shall a block face exceed 1,000'

in length. These pedestrian ways are considered public streets with reduced right-of-way and pavement widths. The intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and these pedestrian ways may be utilized for traffic calming. Typical roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs.

(iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

As identified on the PD Utility Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

(V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report (REVISED)
8. **Attachments**
    a. **Public School Student Generation Form**
    b. Map Set
    c. Plan Set (REVISED)

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Ryan Thompson, AICP Title: Sr. Project Manager

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Gainesville State: FL ZIP: 32615

   Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

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

   Name of Owner (title holder): Waco of Alabama, Inc.

   Mailing Address: 569 S. Edgewood Avenue

   City: Jacksonville State: FL ZIP: 32205

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

B. PROJECT

1. Project Name: Savannah Station Phase 3
2. Address of Subject Property: _____
3. Parcel ID Number(s): 03980-002-001
4. Section 21 Township 08 Range 18 Grant _____ Acreage: ±118.2
5. Existing Use of Property: vacant
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PD-R (proposed)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 472

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

Preliminary Development Order	***Final Development Order***
□ Comprehensive Plan Amendment	□ Preliminary Plat
□ Large Scale	□ Final Plat
□ Small Scale	□ Site Plan

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

□ *Revised*

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

    Elementary: Alachua Elementary School

    Middle: Mebane Middle School

    High: Santa Fe High School

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	472	units	x	.15	Elementary School Multiplier*	70	Student Stations**
Middle School	472	units	x	.07	Middle School Multiplier*	33	Student Stations**
High School	472	units	x	.09	High School Multiplier*	42	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

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

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

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

Ryan Thompson, AICP

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of August, 2021 by Ryan Thompson

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

as identification.

SHANNON W BRADDY
MY COMMISSION # GG 233581
EXPIRES: October 28, 2022
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of FL

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

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

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

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

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

Date:_____

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    a. Public School Student Generation Form
    a. Map Set
    b. Plan Set (REVISED)

ILLUSTRATION 1A:
CONTEXT MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

City of High Springs
Alachua County

NW 173rd Street

2054 COUNTY

235A COUNTY

235 COUNTY

75

Project Site

City of Alachua
Alachua County

Legend

- Project Site
- City of Alachua
- City of High Springs

2,500 1,250 0 2,500 5,000 7,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 656166.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 2: 30.750000
Standard Parallel 1: 29.583333
GCS: North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\1A.mxd

CHW Professional Consultants

ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

NW 173rd Street

NW 115th Avenue

235A COUNTY

235 COUNTY

City of Alachua

Alachua County

Project Site
±118.2 Acres

Tax Parcel #
03980-002-001

NW 110th Avenue

NORTH

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

500 250 0 500 1,000 1,500 Feet

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903
Projection: Lambert_Conformal_Conic
False Easting: 656166.666700
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

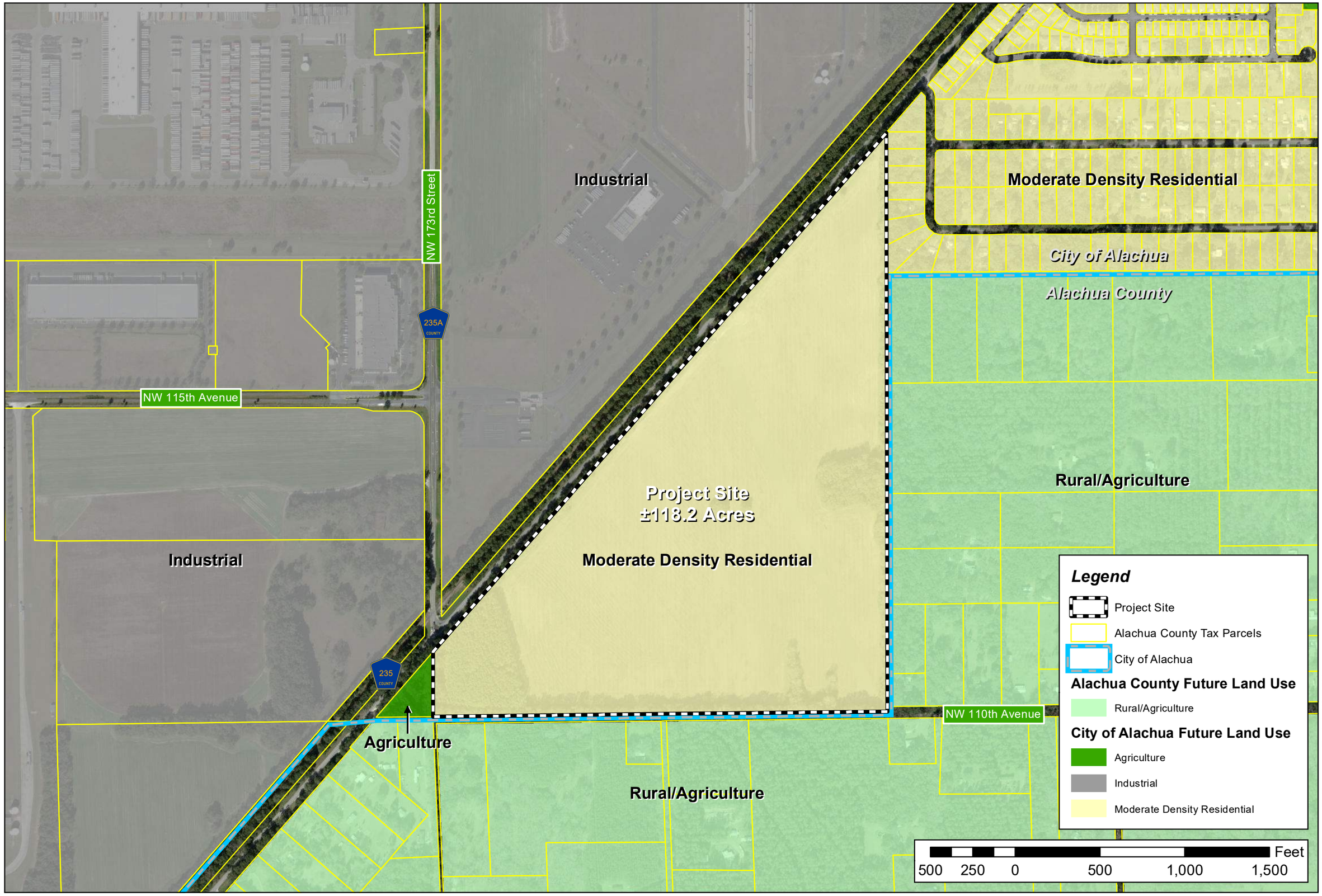
Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\1B.mxd

CHW Professional Consultants

ILLUSTRATION 2A:
FLU MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



Professional Consultants

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 2: 30.750000
Standard Parallel 1: 29.583333
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

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ILLUSTRATION 3A:
ZON MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

IG

RSF-1

City of Alachua

Alachua County

NW 173rd Street

235A
COUNTY

NW 115th Avenue

Project Site
±118.2 Acres

A

IG

A

A

A

235
COUNTY

NW 110th Avenue

Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua

Alachua County Zoning

- (A) Agricultural

City of Alachua Zoning

- (A) Agriculture
- (IG) Industrial General
- (PUD) Planned Unit Development
- (RSF-1) Residential Single Family

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
GCS_North_American_1983

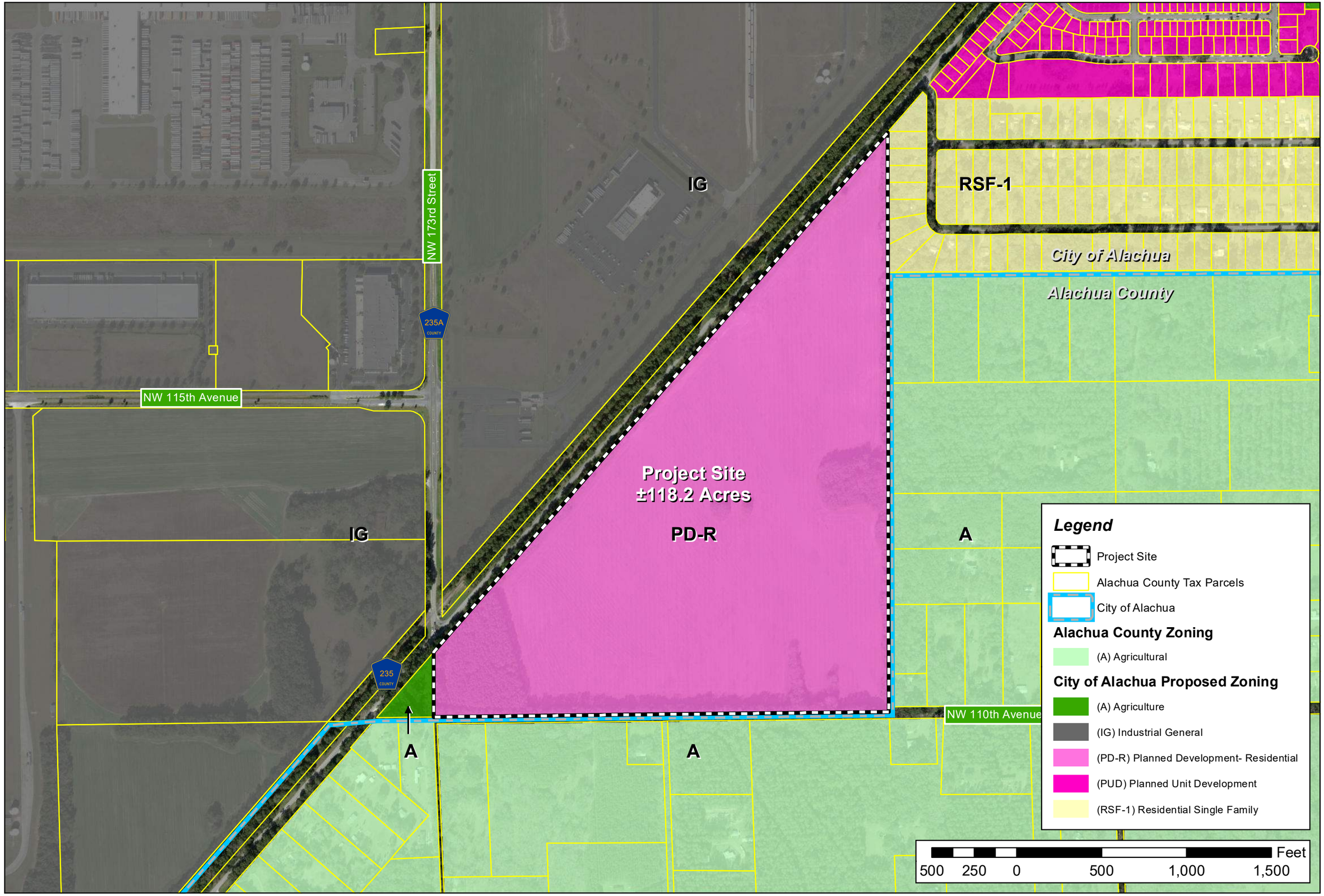
Prepared by: Employee 640
Date: 8/30/2021

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ILLUSTRATION 3B:
PROP ZON MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL



NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0903_Feet
Projection: Lambert_Conformal_Conic
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False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude Of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-0297\Admin & Information\07_Maps\GIS\MXDs\3B.mxd

CHW Professional Consultants

ILLUSTRATION 4:
ENV. MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

NW 173rd Street

NW 115th Avenue

NW 110th Avenue

235A COUNTY

235 COUNTY

Project Site
±118.2 Acres
Floodplain: X

Legend

- Project Site
- Alachua County Tax Parcels
- FEMA 100-Year Floodplain
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

National Wetlands Inventory

- Temporarily Flooded

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_East_FIPS_0901_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1,640,416.666000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

Document Path: N:\2021\21-029\7\Admin & Information\07_Maps\GIS\MXD\s4.mxd

CHW Professional Consultants

ILLUSTRATION 5:
SOILS MAP

Alachua County Tax Parcel # 03980-002-001
City of Alachua, FL

KENDRICK SAND
2 TO 5 PERCENT SLOPES
HYDRO GROUP: B

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
5 TO 8 PERCENT SLOPES
HYDRO GROUP: A

GAINESVILLE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

Project Site
±118.2 Acres

LOCHLOOSA FINE SAND
5 TO 8 PERCENT SLOPES
HYDRO GROUP: B

GAINESVILLE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

ARREDONDO FINE SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

MILLHOPPER SAND
0 TO 5 PERCENT SLOPES
HYDRO GROUP: A

NW 173rd Street

NW 115th Avenue

NW 110th Avenue

235A COUNTY

235 COUNTY

Legend

Project Site

Alachua County Tax Parcels

500 250 0 500 1,000 1,500 Feet

NORTH

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee 640
Date: 8/30/2021

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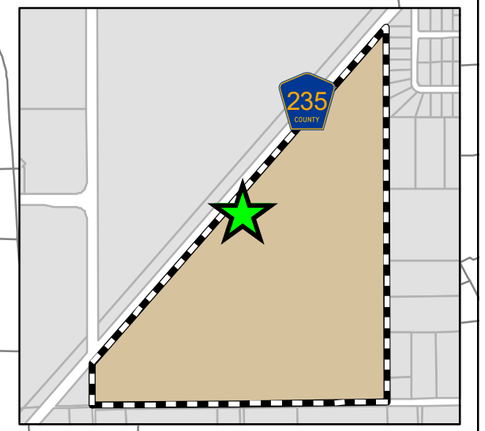
CHW Professional Consultants

ILLUSTRATION 6:
CONCUR. MAP

Roadway Segment Concurrency

Legend

- CR 2054: From SR 235 to US 441
- CR 2054: From SR 235 to WCL
- CR 235: from NW 143rd Place to SCL
- CR 235A: From US 441 to CR 235
- CR 235A: From US 441 to NCL
- CR 241: from CR 235 to SCL
- I-75: From NCL to US 441
- I-75: From US 441 to SCL
- SR 235: From NW 140th Street to ECL
- SR 235: from NW 143rd Place to US 441
- SR 235: from NW SR 235 to NCL
- SR 235: from US 441 to NW 140th Street
- US 441: from CR 235A to NW 188th Street
- US 441: from CR 25A East Intersection to SR 235
- US 441: from I-75 to CR 235A
- US 441: from MPO Boundary to CR 25A
- US 441: from SR 235 To I-75



235 16 1 12 10 7 6 5 9 17 15 8 4 11 14 2 3 13

0% 10% 10% 0% 35% 5% 0% 50% 25% 5% 25% 15% 5% 20% 100% 10%

235A COUNTY
2054 COUNTY
241 COUNTY
75
441

2640'

Project Site

City of Alachua

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.
(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection,

NORTH

Feet
4,500 2,250 0 4,500 9,000 13,500

Projection: NAD_1983_StatePlane_Florida_North_FIPS_0902_Feet
Projection: Lambert_Conformal_Conic
False Easting: 1968500.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.583333
Standard Parallel 2: 30.750000
Latitude of Origin: 29.000000
GCS_North_American_1983

Prepared by: Employee ###
Date: 8/29/2021

Professional Consultants

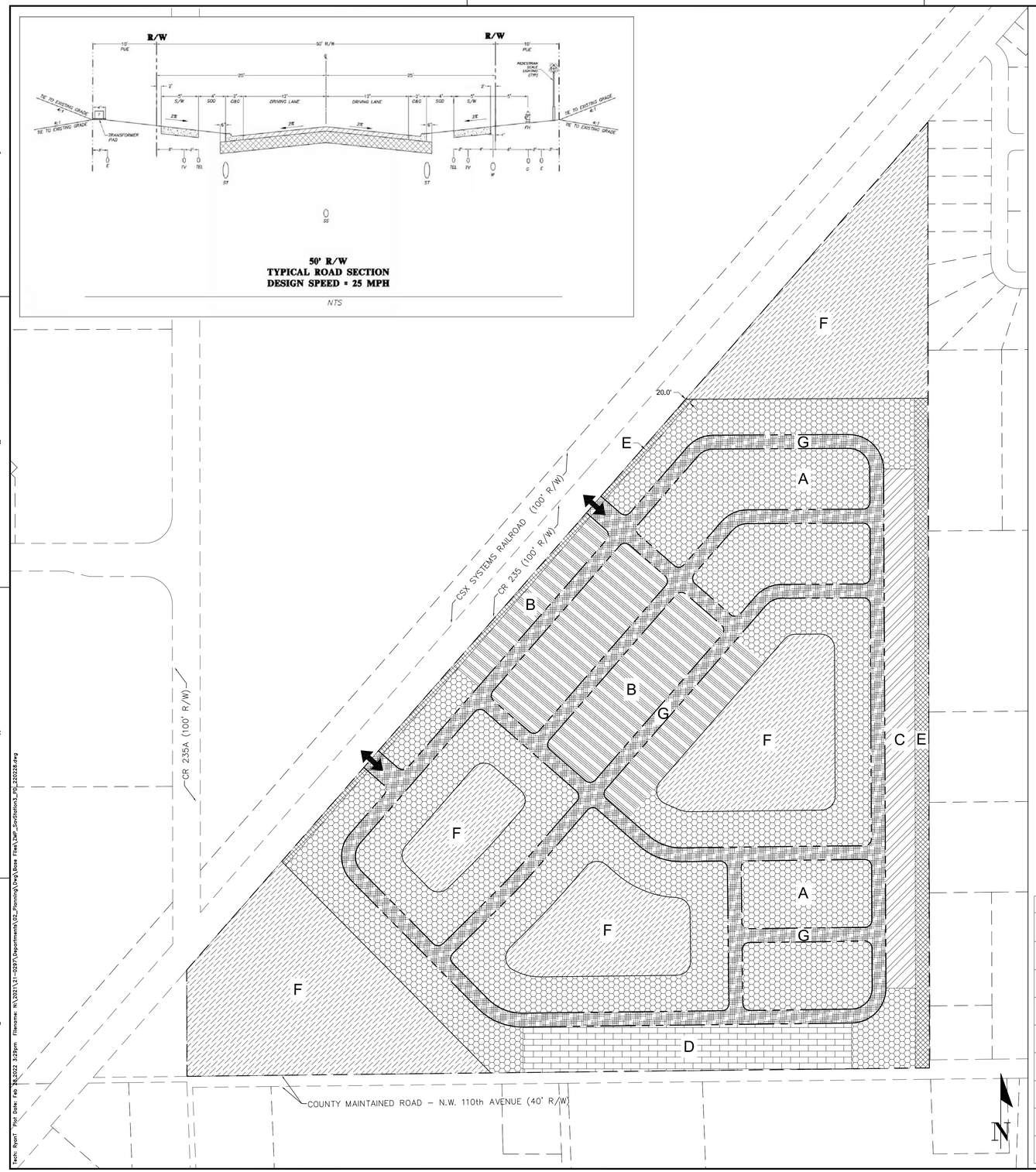
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Application Package
Table of Contents

1. Cover Letter (REVISED)
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report (REVISED)
8. **Attachments**
    a. Public School Student Generation Form
    b. Map Set
    a. Plan Set (REVISED)

50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
MASTER PLAN

GENERAL NOTES

1. **LAND USES.** LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN ANY LAND USE AREA: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. AN AMENITY CENTER MAY BE PERMITTED IN DEVELOPABLE AREAS A OR B ONLY. SINGLE-FAMILY DETACHED RESIDENTIAL MAY BE ALLOWED WITHIN DEVELOPABLE AREAS A -C, ATTACHED DWELLINGS WITH UP TO EIGHT FAMILIES PER BUILDING MAY BE ALLOWED WITHIN DEVELOPABLE AREA B ONLY.
2. **PHASING.** THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS. EACH PHASE OR UNIT SHALL CONSTRUCT NECESSARY UTILITY SERVICES AND STORMWATER MANAGEMENT FACILITIES TO ENSURE PUBLIC HEALTH, SAFETY, AND WELFARE. THE AMENITY CENTER WILL BE PERMITTED AT THE SAME TIME AS RESIDENTIAL DEVELOPMENT OR AFTER, BUT NOT BEFORE. IF ATTACHED SINGLE-FAMILY UNITS ARE PERMITTED PER SITE PLAN, AN INFRASTRUCTURE PLAN WILL BE REQUIRED FOR UTILITY SERVICE AND RIGHT-OF-WAY ACCESS TO SERVE DEVELOPMENT.
3. **LOT SETBACK AND SEPARATIONS.** HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPABLE AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
4. **OPEN SPACE.** OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRs AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
5. **CIRCULATION.** THE CIRCULATION CONFIGURATION IS IDENTIFIED AS LAND USE AREA F AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR §3.6.3 (A)(5)(b)(iii). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6. **LANDOWNER/DEVELOPER RESPONSIBILITY.** THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE, AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7. **ALLOWABLE LAND USE CLASSIFICATION DATA.** FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST TENTH OF AN ACRE.
8. **BLOCK FACES.** BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR A PEDESTRIAN WAY THROUGH THE BLOCK, CONSISTENT WITH LDR §7.2.3(B)(2) AND §3.6.3(A)(5)(b)(iii) TO ENHANCE PEDESTRIAN CIRCULATION. IN NO CASE SHALL A BLOCK FACE EXCEED 1,000' IN LENGTH. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9. **ARCHITECTURAL STANDARDS.** ARCHITECTURAL VARIABILITY STANDARDS AS SET OUT IN SECTION 4.3.1 (A)(4)(D) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN PHASE 3. DESIGN FEATURES AS REQUIRED BY USE-SPECIFIC STANDARDS IN SECTION 4.3.1 (A)(3)(D) ARE APPLICABLE TO SINGLE FAMILY ATTACHED, TOWNHOME OR TWO TO FOUR FAMILY DWELLINGS WITHIN PHASE 3.
10. **ROADWAY STANDARDS.** REGARDLESS OF OWNERSHIP OR MAINTENANCE OF STREETS, ALL SIDEWALKS AND CROSSWALKS WILL MEET FDOT DESIGN MANUAL CHAPTER 222 PEDESTRIAN FACILITIES, UNLESS OTHERWISE STIPULATED IN THE PD MASTER PLAN.
11. **ACCESS EASEMENTS.** DEVELOPABLE AREA B UNITS MAY REQUIRE DRIVEWAYS TO PARTIALLY BE LOCATED ON ADJACENT LOTS, IF SIDE LOTS LINES ARE OTHER THAN 90-DEGREES TO THE RIGHT-OF-WAY. IN THIS CASE, LOTS WILL HAVE ACCESS EASEMENTS OVER THE PORTION OF DRIVEWAY LOCATED ON AN ADJACENT LOT.
12. **ENVIRONMENTAL ASSESSMENT.** AN ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED AT TIME OF FINAL PD PLAN/ PRELIMINARY PLAT/ SITE PLAN APPROVAL THAT INCLUDES A 100% GOPHER TORTOISE AND BURROWING OWL SURVEY. A CONDITION WILL BE REQUIRED THAT STANDARD MEASURES OF PROTECTION FOR EASTERN INDIGO SNAKES, IF APPLICABLE.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	118.2	100%
A	DEVELOPABLE AREA 'A'	42.3	36%
B	DEVELOPABLE AREA 'B'	11.4	10%
C	DEVELOPABLE AREA 'C'	4.7	4%
D	DEVELOPABLE AREA 'D'	4.5	4%
E	BUFFER	5.5	5%
F	COMMON AREA	33.9	29%
G	RIGHTS-OF-WAY	15.9	13%

DEVELOPMENT STANDARDS

	A	B	C	D	TOTAL
DENSITY, MAX. (UNITS/ACRE)[1]	6.56	9	6	6	4
DENSITY, MAX. (UNITS)[1]	311	106	28	27	472
LOT AREA, MIN. (SF)	4,000	1,800	6,000	4,000	-
LOT WIDTH, MIN. (FT)	40	18	60	40	-
SETBACKS:					
FRONT, MIN. (FT)[2]	10	10	10	10	-
REAR, MIN. (FT)	5	5	12	12	-
SIDE, MIN. (FT)[3]	5	5	5	5	-
ACCESSORY SETBACKS:					
REAR, MIN. (FT)	2.5	0	2.5	2.5	-
SIDE, MIN. (FT)	2.5	0	2.5	2.5	-
AMENITY CENTER SETBACKS[4]:					
FRONT, MIN. (FT)	20	20	-	-	-
REAR, MIN. (FT)	10	10	-	-	-
SIDE, MIN. (FT)	10	10	-	-	-
BUILDING STANDARDS:					
BUILDING HEIGHT, MAX. (FT)	45	45	45	45	-
LOT COVERAGE, MAX. (% of lot)	60	75	60	60	-
NUMBER OF PHASES	-	-	-	-	1
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2	2	2	2	-

1. MAXIMUM DENSITY FOR THE OVERALL SITE IS 4 DWELLING UNITS PER ACRE, 472 TOTAL UNITS. DWELLING UNIT-ALLOCATIONS MAY SHIFT FROM ONE DEVELOPABLE AREA TO ANOTHER, AS LONG AS THE MAXIMUM NUMBER OF UNITS IS NOT EXCEEDED.
2. FOR STREET-FACING GARAGES, THE GARAGE PORTION OF THE STRUCTURE SHALL BE SET BACK A MINIMUM 18 FEET.
3. THE SIDE SETBACK MAY BE REDUCED TO 0' ON ONE SIDE OF THE LOT AS LONG AS A MINIMUM SEPARATION CONSISTENT WITH FLORIDA BUILDING CODE IS MAINTAINED.
4. THE AMENITY CENTER MAY BE LOCATED IN DEVELOPABLE AREA A OR B ONLY.

1180 Research Drive
Alachua, FL 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA** CA-0075
CHW Professional Consultants

SCALE: 1" = 200'

VERIFY SCALE
BAR MEASURES 1" ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 4, 2022
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022
FINAL FOR PZB – PD REZONING, FEBRUARY 28, 2022

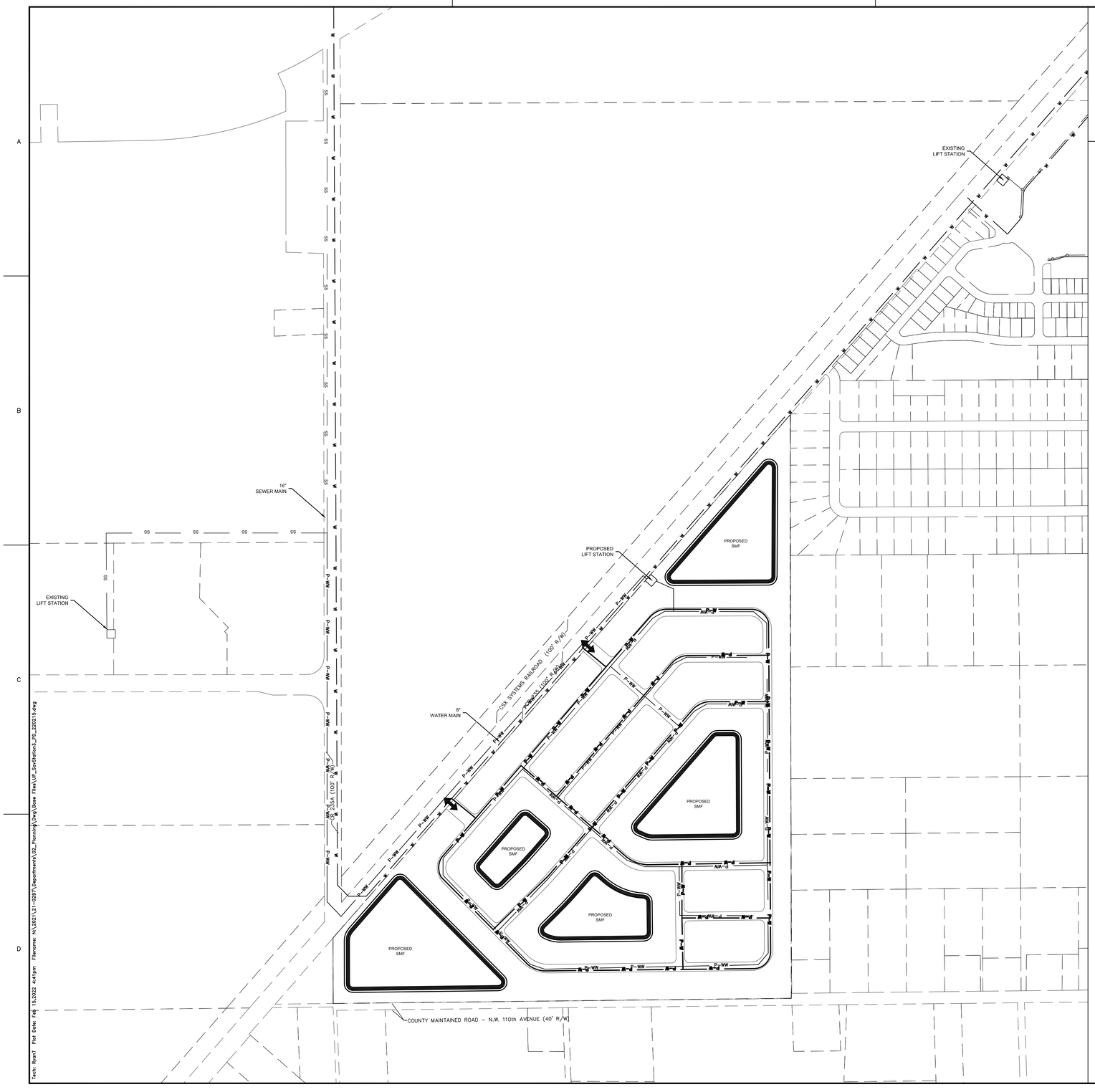
CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 1 of 3

Kelli Ryon Plot Date: Feb 28,2022 3:39pm Filename: N:\2021\21-0297\Department\02_Planning\Dwg\Base Files\2MP_SavStation3_PD_220228.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
UTILITY PLAN



GENERAL NOTES

1. **POTABLE WATER.** POTABLE WATER. AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.
2. **SANITARY SEWER.** THE PROJECT PROPOSES TO TIE INTO THE EXISTING 16-INCH SEWER MAIN LOCATED ON NW 173RD STREET APPROXIMATELY 1,200 FEET NORTH OF THE CR 235 AND NW 173RD STREET INTERSECTION. THE PROJECT WILL INSTALL A FORCEMAIN FROM THE ONSITE LIFT STATION TO THIS 16-INCH SEWER MAIN. A DIRECTIONAL BORE UNDER CR 235 AND THE EXISTING CRX (RAILROAD) RIGHT OF WAY IS EXPECTED.
3. **STORMWATER MANAGEMENT FACILITIES.** STORMWATER MANAGEMENT FACILITIES (SMF) ARE LOCATED THROUGHOUT THE DEVELOPMENT, INCLUDING ALONG CR 235, THE SITE'S LOW AREA, AND THE TOPOGRAPHIC FEATURE ADJACENT TO NW 157TH STREET. THIS PLAN ILLUSTRATES APPROXIMATELY 15% OF THE PROJECT SITE. FINAL SIZE AND LOCATION OF SMFs WILL BE DETERMINED DURING SITE PLAN REVIEW.
4. **PUBLIC FACILITIES IMPACT.** CONCURRENCY RESERVATION WILL BE MADE AT TIME OF FINAL PD APPROVAL. THE FOLLOWING IMPACT CALCULATIONS HAVE BEEN PREPARED TO DEMONSTRATE THAT SUFFICIENT CAPACITY EXISTS TO ACCOMMODATE THE PROPOSED PROJECT.

NOTE: ONLY ONE OF SEVERAL FEASIBLE WASTEWATER CONVEYANCE OPTIONS IS SHOWN. ENGINEERING DESIGN SHALL CONSIDER ALL AVAILABLE OPTIONS FOR SANITARY SEWER CONNECTION AND WORK WITH CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT TO ENSURE THE MOST SUITABLE AND EFFICIENT DESIGN IS ACHIEVED DURING THE PLATTING PROCESS.

N

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SCALE: 1" = 300'

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" 2"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
DRAFT – PD REZONING, AUGUST 31, 2021
RESUBMITTAL – PD REZONING, FEBRUARY 15, 2022

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD UTILITY PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 2 of 3

Tech Report Plot Date: Feb 15,2022 4:41pm Filename: N:\2021\21-0297\Department\03_Planning\Base Files\UP_Section3_PD_220215.dwg

SAVANNAH STATION, PHASE 3
PLANNED DEVELOPMENT
EXISTING CONDITIONS PLAN



GENERAL NOTES

1. NO ENVIRONMENTAL FEATURES WERE IDENTIFIED ONSITE, ACCORDING TO THE MOST UPDATED NATIONAL WETLANDS INVENTORY (NWI) AND FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) DATA.

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SCALE: 1" = 200'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
SUBMITTAL – PD REZONING, AUGUST 31, 2021

CLIENT: SAVANNAH STATION, PHASE 3
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD EXISTING CONDITIONS PLAN

TECHNICIAN: R. THOMPSON
DESIGNER: R. THOMPSON
QUALITY CONTROL: C. BRASHIER
PROJECT NUMBER: 21-0297

SHEET NO.: 3 of 3

how fields were plowed for spring plantings using different types of field plows and antique tractors. View a display of farming equipment circa 1930s and 1940s, a reflection of rural American history. Admission to the park is $5. per car with up to eight occupants. The park is located at 18730 W. Newberry Road, Newberry.

March 12: Sixth Annual Art at the Archer Depot Festival. The event will take place from 9 a.m. - 3:30 p.m. at 16994 S.W. 134th Avenue, at the old railroad station in Archer. This family-friendly event

– 11:30 a.m. Call City Hall at 352-468-1001 for a list of documents to bring to your appointment.

- **Tuesdays: Codebotics Club - The Cade invites third - sixth graders** into a highly interactive robotics and coding lab, Jan. 18 – May 2022, Tuesdays, 5 p.m. -7 p.m., grades 3-6. Like jedi learning to harness the force, participants of the Cade's Codebotics Club will wield the powerful language of code to command robots through exciting challenges. Participants will be placed into teams to work through puzzles together, and each week, new coding concepts

NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, April 12th, 2022. The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #4, for a term of four years
To elect a Commissioner for seat #5, for a term of four years

Qualifying for these seats will occur from noon (12pm), February 15th, 2022, through noon (12pm), March 2nd, 2022.

If no candidate receives a majority of the votes cast for the Seat in the regular election, a run-off election will be held April 26th, 2022, between the two (2) candidates for that seat who receive the highest number of votes cast in the regular election.

Voting site will be the Archer Community Center located at 16671 SW 137th Ave, Archer, Florida. Polls will be open from 7:00a.m. to 7:00p.m.

For more information call Archer City Hall at 352-495-2880.

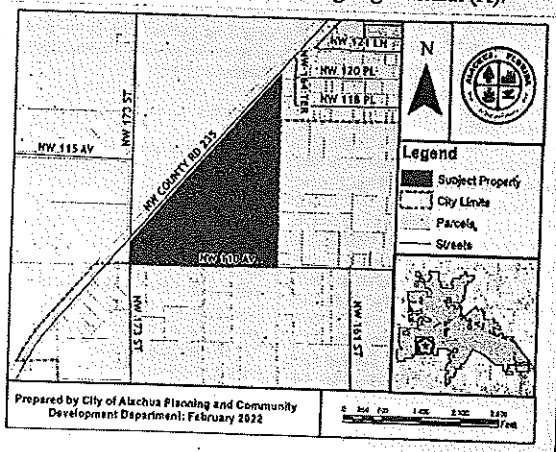
Joanna Alltop, Deputy City Clerk
Charles Hammond, City Manager

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

City of ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ryan Thompson, AICP of CHW, Inc. agent for Waco Properties, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±118 acre subject property from Agricultural (A) to Planned Development- Residential (PD-R); southeast of the Pilot Forest subdivision, north of NW 110th Avenue, and east of NW CR 235; Tax Parcel Number 03980-002-001. Existing FLUM: Moderate Density Residential Existing Zoning: Agricultural (A).



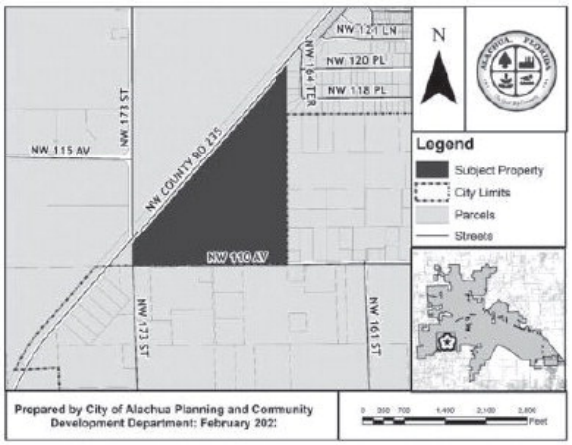
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(Published: Alachua County Today - February 24, 2022)

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GF-2886619

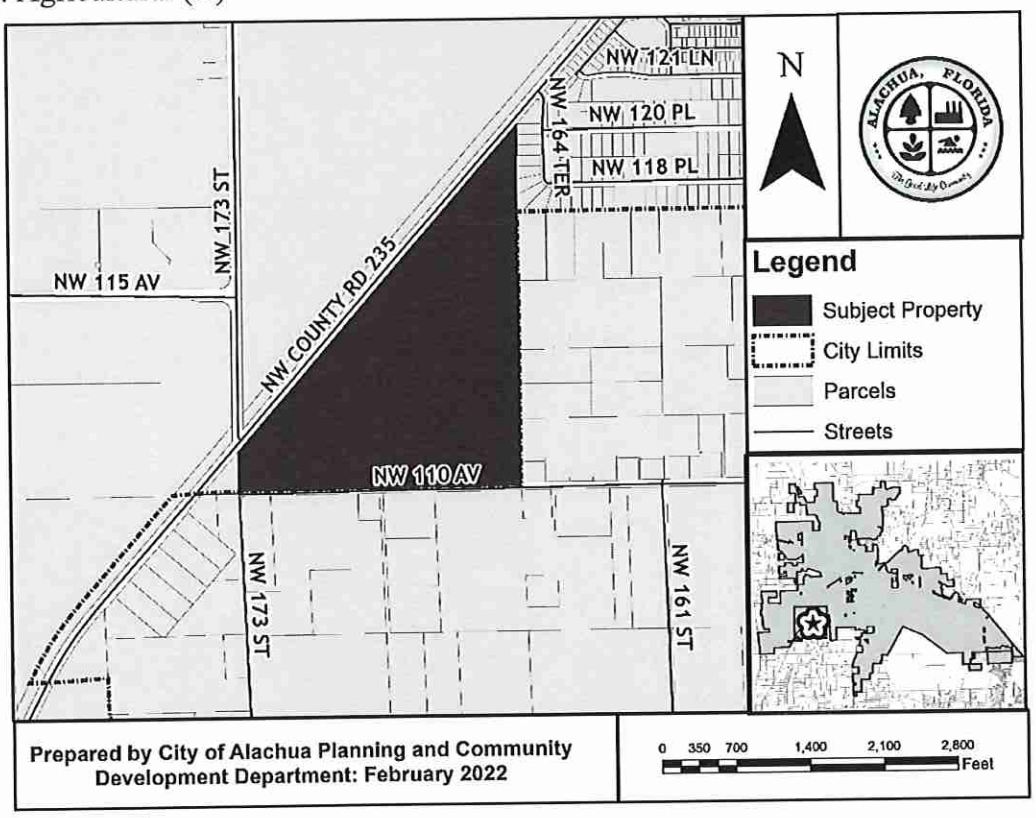
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THE GOOD LIFE COMMUNITY

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PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
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03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR &
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
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16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

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CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

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JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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288 Turkey Creek
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Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
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1000 Turkey Creek
Alachua FL 32615

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Alachua FL 32615

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Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15967 NW 188th St
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 2/17/2022 FOR THE Savannah Station Phase 3 PD-R Rezoning
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Five (5)
(Number of signs)

Russia destroys Ukrainian refugee shelter

Two sides express optimism in negotiations to end the fighting

Andrea Rosa
ASSOCIATED PRESS

KYIV, Ukraine – Russian forces destroyed a theater in Mariupol where hundreds of people were sheltering Wednesday and rained fire on other cities, Ukrainian authorities said, even as the two sides projected optimism over efforts to negotiate an end to the fighting.

The airstrike ripped apart the center of the once-elegant building, where hundreds of civilians had been living since their homes had been destroyed in the fighting, Ukraine's foreign ministry said in a statement.

Many people were buried in the rubble, officials said, though there was no immediate word on how many had been killed or injured. Satellite imagery from Monday showed the word "children" written in large white letters in Russian in front of and behind the building, the Maxar space technology company said.

"Another horrendous war crime in Mariupol," Ukrainian Foreign Minister Dmytro Kuleba said on Twitter, calling the bombing a "massive Russian attack."

The Russian defense ministry denied bombing the theater or anywhere else in Mariupol on Wednesday.

In Kyiv, residents huddled in homes and shelters amid a citywide curfew that runs until Thursday morning, as Russian troops shelled areas in and around the city, including a residential neighborhood 1.5 miles from the presidential palace. A 12-story apartment building in central Kyiv erupted in flames after being hit by shrapnel.

Ten people were killed while standing in line for bread in the northern city of Chernihiv, the Ukrainian General Prosecutor's Office said.

Ukrainian President Volodymyr Zelenskyy, meanwhile, went before the U.S. Congress via video and, invoking Pearl Harbor and 9/11, pleaded with America for more weapons and tougher sanctions against Russia, saying: "We need you right now."

U.S. President Joe Biden announced the U.S. is sending an additional $800 million in military aid to Ukraine, including more anti-aircraft and anti-tank weapons and drones. He also called Vladimir Putin a "war criminal" in his sharpest condemnation of the Russian leader since the invasion began.

International pressure against the Kremlin mounted and its isolation deepened as the International Court of Justice, also known as the World Court, ordered Russia to stop attacking Ukraine, though there was little hope it would comply. Also, the 47-nation Council of Europe, the continent's foremost human rights body, expelled Russia.

While Moscow's ground advance on the Ukrainian capital appeared largely stalled, Putin said the operation was unfolding "successfully, in strict accordance with pre-approved plans." He also decried Western sanctions against Moscow, accusing the West of trying to "squeeze us, to put pressure on us, to turn us into a weak, dependent country."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO.

Another round of talks between the two sides was scheduled for Wednesday. After Tuesday's negotiations, Russian Foreign Minister Sergey Lavrov said a neutral military status for Ukraine was being "seriously discussed" by the two sides, while Zelenskyy said Russia's demands for ending the war were becoming "more realistic."

Hopes for diplomatic progress to end the war rose after Zelenskyy acknowledged Tuesday in the most explicit terms yet that Ukraine is unlikely to realize its goal of joining NATO. Putin has long depicted Ukraine's NATO aspirations as a threat to Russia.

Lavrov welcomed Zelenskyy's comment and said "the businesslike spirit" starting to surface in the talks "gives hope that we can agree on this issue."

"A neutral status is being seriously discussed in connection with security guarantees," Lavrov said on Russian TV. "There are concrete formulations that in my view are close to being agreed."

Russia's chief negotiator, Vladimir Medinsky, said the sides were discussing a possible compromise for a Ukraine with a smaller, non-aligned military.

Prospects for a diplomatic breakthrough were highly uncertain, however, given the gulf between Ukraine's demand that the invading forces withdraw completely and Russia's suspected aim of replacing Kyiv's Westward-looking government with a pro-Moscow regime.

Ukrainian presidential adviser Mykhailo Podolyak denied Russian claims that Ukraine was open to adopting a model of neutrality comparable to Sweden or Austria. Podolyak said Ukraine needs powerful allies and "clearly defined security guarantees" to keep it safe.

Another source of dispute is the status of Crimea, which was seized and annexed by Russia in 2014, and the separatist-held Donbas region in eastern Ukraine, which Russia recognizes as independent. Ukraine considers both part of its territory.

The fighting has sent more than 3 million people fleeing Ukraine, by the United Nations' estimate. The U.N. reported that over 700 civilians have been confirmed killed, but that the real number is higher.

In going before Congress, Zelenskyy said that Russia "has turned the Ukrainian sky into a source of death for thousands of people." But Biden has rejected Zelenskyy's requests to send warplanes to Ukraine or establish a no-fly zone over the country because of the risk of triggering war between the U.S. and Russia.

The head of the International Committee of the Red Cross, Peter Maurer, arrived in Ukraine to try to obtain greater access for aid groups and increased protection for civilians.

Amid the vast humanitarian crisis caused by the war, the Red Cross has helped evacuate civilians from besieged areas and has delivered 200 tons of aid, including medical supplies, blankets, water and over 5,200 body bags to help "ensure the dead are treated in a dignified manner."

Nowhere has suffered more than the encircled city of Mariupol, where local officials say missile strikes and shelling have killed more than 2,300 people. The southern seaport of 430,000 has been under attack for almost all of the three-week war in a siege that has left people struggling for food, water, heat and medicine.

Local authorities said Russian forces took hundreds of people hostage at a Mariupol hospital and were using them as human shields.

Bodies have been buried in trenches in Mariupol, and more corpses lay in the streets and in a hospital basement.

Using the flashlight on his cellphone to illuminate the basement, Dr. Valeriy Drengar pulled back a blanket to show the body of an infant 22 days old. Other wrapped bodies also appeared to be children, given their size.

"These are the people we could not save," Drengar said.

Nearly 30,000 people managed to escape the city on Tuesday in thousands of vehicles by way of a humanitarian corridor, city officials said.

But with humanitarian aid unable to get in amid the constant bombardment, people burn scraps of furniture to warm their hands and cook the little food still available.

Kyiv regional leader Oleksiy Kuleba said Russian forces had intensified fighting in the Kyiv suburbs and a highway leading west, and that across the capital region, "kindergartens, museums, churches, residential blocks and engineering infrastructure are suffering from the endless firing."

In other developments, the mayor of the city of Melitopol, who was seized by Russian forces five days ago, has been freed, said Zelenskyy chief of staff Andriy Yermak. No details were given about how he became free.

Ukraine also appeared to have successes, with satellite photos from Planet Labs PBC analyzed by The Associated Press showing helicopters and vehicles ablaze at the Russian-held Kherson airport and air base after a suspected Ukrainian strike on Tuesday.

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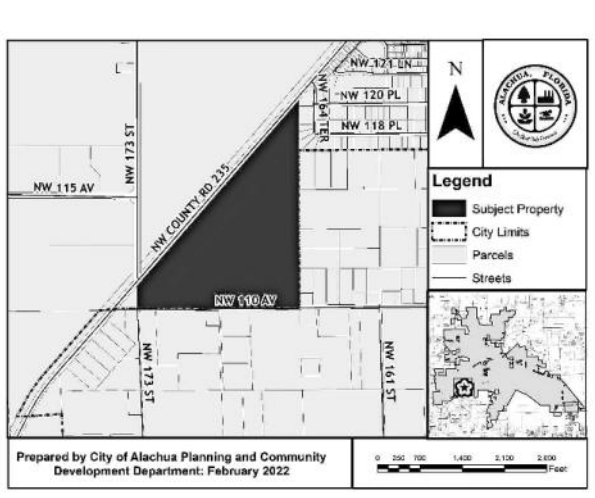
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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-29206541

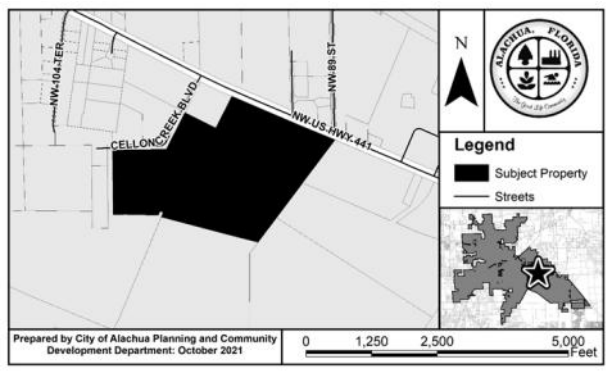
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The ordinance title is as follows:

ORDINANCE 22-04

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±160.2 ACRES FROM COMMERCIAL (±25.4 ACRES), COMMUNITY COMMERCIAL (±16.3 ACRES), HIGH DENSITY RESIDENTIAL (±16.1 ACRES), AND MODERATE DENSITY RESIDENTIAL (±102.5 ACRES) TO CORPORATE PARK ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

GF-29206573

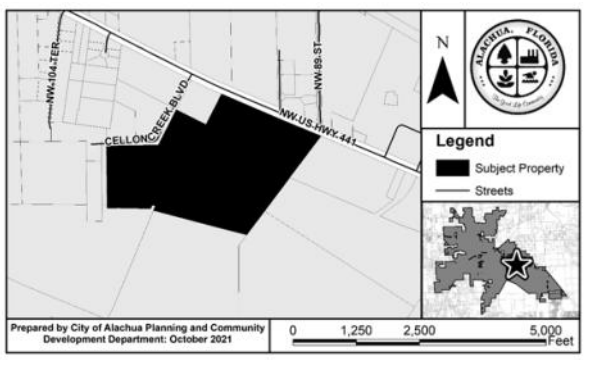
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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GF-29206601

The Gainesville Sun
Thursday, March 17, 2022

the salaries of the cities used in the original study. The findings were that the majority were comparable with the other cities. On an overall average, there were no alternates that could fill her position and that meetings sometimes had to be cancelled due to lack of a quorum.

Stathatos asked for

City of ALACHUA

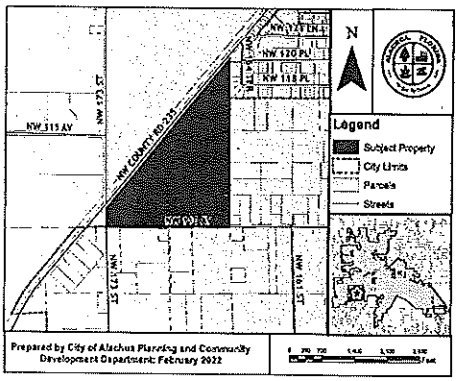
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The ordinance title is as follows:

ORDINANCE 22-10

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") ON APPROXIMATELY 118 ACRES; LOCATED SOUTH OF THE PILOT FOREST SUBDIVISION AND EAST OF CR 235; TAX PARCEL NUMBER 03980-002-001; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - March 17, 2022)

City of ALACHUA

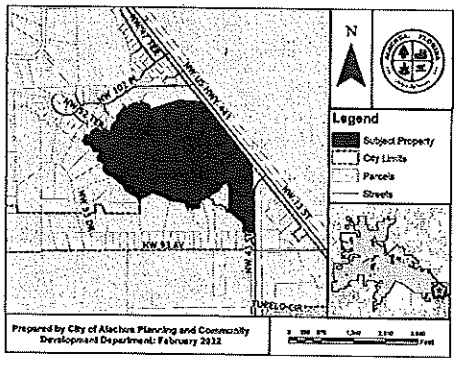
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The ordinance title is as follows:

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT–RESIDENTIAL("PD-R")AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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City of ALACHUA

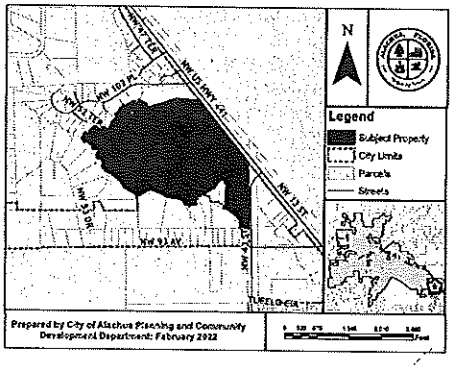
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The ordinance title is as follows:

ORDINANCE 22-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±121.1 ACRES FROM COMMERCIAL (±48.4 ACRES) AND AGRICULTURE (±72.7 ACRES) TO COMMERCIAL (±14.4 ACRES), HIGH DENSITY RESIDENTIAL (±17.8 ACRES), MODERATE DENSITY RESIDENTIAL (±53.2 ACRES) AND CONSERVATION (±35.7 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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(Published: Alachua County Today - March 17, 2022)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 3/14/22 KC

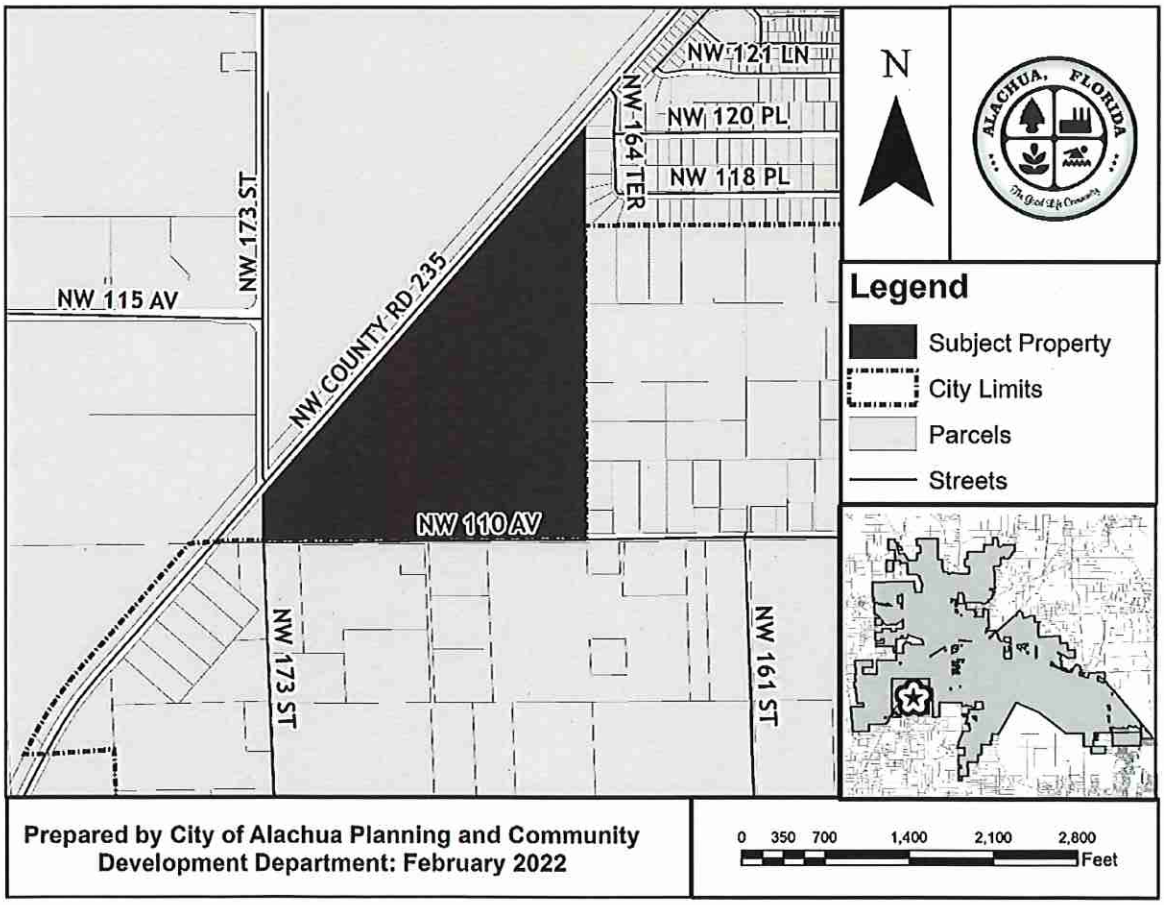
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The ordinance title is as follows:

ORDINANCE 22-10

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BAUGH SOUTHEAST COOPERATIVE INC
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 ENCLAVE
HOUSTON, TX 77077

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 80908

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03980-003-003
WAITHE SEAN L & ASHLEY M
12004 NW 164TH TER
ALACHUA, FL 32615

03980-003-004
ESKRIDGE MARTY R
14705 MAIN ST
ALACHUA, FL 32615

03980-003-005
KEDEM CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03980-003-052
BOYETTE BETTY L LIFE ESTATE
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-053
WIGGLESWORTH ERNEST BARTOW JR
11923 NW 164TH TER
ALACHUA, FL 32615

03980-003-054
MOORE WENDY SANDRA
12017 NW 164TH TER
ALACHUA, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE P
16324 NW 120TH PL
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA J
16328 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-004-007
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03981-005-001
HALBROOK JAMES RONALD JR & MELI
11306 NW 161ST ST
ALACHUA, FL 32615

03981-005-002
HARRELL VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615

03981-006-000
OWENS LIFE ESTATE & OWENS LIFE ES
11418 NW 161ST ST
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
16008 NW 118TH PL
ALACHUA, FL 32615

03981-008-000
WEAVER WILLIAM R & BEVERLY GAIL
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432

03983-011-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03997-006-000
MORALES DANIEL J & SHELLEY H
10945 NW COUNTY ROAD 235
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET R
16825 NW 110TH AVE
ALACHUA, FL 32615

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BRANDON-TURNER & TURNER TRUSTEE
17011 NW 110TH AVE
ALACHUA, FL 32615

04008-003-001
VINCENT & VINCENT TRUSTEES
16919 NW 110TH AVE
ALACHUA, FL 32615

04008-003-005
FAIRCLOTH CHARLOTTE LEE
PO BOX 73
ALACHUA, FL 32616

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

04008-005-000
CLARK CODY THOMAS & RUTH CHANCE
16357 NW 110TH AVE
ALACHUA, FL 32615

04008-005-004
JOHNS TIMOTHY CALVIN & SHANNON
16333 NW 110TH AVE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16341 NW 110TH AVE
ALACHUA, FL 32615

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

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PROPERTY OCCUPANT(S) 10945 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11926 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16419 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11126 NW COUNTY RD 235 ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12004 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16513 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11305 NW 173RD ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12012 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16919 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11306 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12017 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17011 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11636 NW 161ST ST ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 12028 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17309 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11902 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16328 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17345 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11908 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16329 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 17411 NW 110TH AVE ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11914 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16337 NW 118TH PL ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 11920 NW 164TH TER ALACHUA FLORIDA 32615
PROPERTY OCCUPANT(S) 11923 NW 164TH TER ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16414 NW 110TH AVE ALACHUA FLORIDA 32615	PROPERTY OCCUPANT(S) 16415 NW 110TH AVE ALACHUA FLORIDA 32615

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Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

Craig Parenteau
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4801 Camp Ranch Road
Gainesville FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St
Alachua, FL 32615

Carrie Lukc
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs FL 32655

Lee Ann Montagne
10616 NW 173rd Street
Alachua, FL 32615

David & Enid Turner
17011 NW 110th Ave
Alachua, FL 32615

Leslie Flagc
PO Box 907
Alachua, FL 32616

Tom & Vickie Coleridge
4322 NW 93rd Ave
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Ryan Thompson, POSTED THE LAND USE
(Name)
SIGN ON 2/17/2022 FOR THE Savannah Station Phase 3 PD-R Rezoning
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Five (5)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Ordinance 22-08, First Reading: Large Scale Comprehensive Plan Amendment -Schmidt Farms: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)
PREPARED BY: Adam Hall, AICP, Principal Planner

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

1. Approve Ordinance 22-08 on first reading; and,
2. Authorize City Staff to transmit the proposed Large-Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), and Conservation (±35.7 acres) on a ±121.1 acre subject property. The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000. The subject property is located southeast of the intersection of US 441 and NW 43rd Street. The subject property has three principal structures – two vacant commercial buildings and one residential building. In addition, there are also several accessory structures related to the previous agricultural uses on the subject property.
The subject property presently has Commercial and Agricultural FLUM

The subject property presently has Commercial and Agricultural FLUM Designations. The proposed amendment would change the FLUM Designation to Commercial, High Density Residential, Moderate Density Residential, and Conservation. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property).

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

Policy 1.2.d of the Future Land Use Element establishes the High-Density Residential land use category and states that this category allows residential development a maximum density of 15 dwelling units per acre. The following uses are examples of uses permitted within the High-Density Residential land use category: single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, live/work units, residential planned developments, Traditional Neighborhood Planned Developments, neighborhood-scale retail and services and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. The assumed maximum development scenario is a maximum FAR of 1.0. The following uses are examples of uses permitted within the

Commercial land use category: retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks, and eating establishments.

Policy 1.8.a of the Future Land Use Element establishes the Conservation land use category. This policy states that the uses within this land use category shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM).

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

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ATTACHMENTS:

Description

- Ordinance 22-08
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Application and Supporting Materials Part 5
- Application and Supporting Materials Part 6
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 03/28/22 City Commission Meeting

ORDINANCE 22-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±121.1 ACRES FROM COMMERCIAL (±48.4 ACRES) AND AGRICULTURE (±72.7 ACRES) TO COMMERCIAL (±14.4 ACRES), HIGH DENSITY RESIDENTIAL (±17.8 ACRES), MODERATE DENSITY RESIDENTIAL (±53.2 ACRES) AND CONSERVATION (±35.7 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

R E C I T A L S

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

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

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on March 28, 2022 provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

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

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended on Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres) and Conservation (±35.7 acres) 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 28th day of March 2022.

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

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

Legal Description of Commercial Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1003.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 39° 18' 51" EAST ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 937.87 FEET; THENCE SOUTH 34° 35' 44" WEST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 46° 37' 16" WEST, A DISTANCE OF 9.11 FEET; THENCE SOUTH 69° 55' 18" WEST, A DISTANCE OF 34.98 FEET; THENCE SOUTH 55° 08' 59" WEST, A DISTANCE OF 57.48 FEET; THENCE SOUTH 52° 18' 27" WEST, A DISTANCE OF 43.43 FEET; THENCE SOUTH 40° 33' 23" WEST, A DISTANCE OF 29.53 FEET; THENCE SOUTH 64° 59' 32" WEST, A DISTANCE OF 27.70 FEET; THENCE SOUTH 53° 36' 04" WEST, A DISTANCE OF 33.47 FEET; THENCE SOUTH 80° 50' 08" WEST, A DISTANCE OF 28.28 FEET; THENCE NORTH 74° 18' 10" WEST, A DISTANCE OF 1.63 FEET; THENCE NORTH 53° 18' 37" WEST, A DISTANCE OF 23.43 FEET; THENCE NORTH 65° 05' 06" WEST, A DISTANCE OF 83.00 FEET; THENCE SOUTH 24° 12' 30" WEST, A DISTANCE OF 146.32 FEET; THENCE SOUTH 29° 37' 46" WEST, A DISTANCE OF 25.63 FEET; THENCE SOUTH 30° 29' 56" WEST, A DISTANCE OF 29.27 FEET; THENCE SOUTH 58° 58' 17" WEST, A DISTANCE OF 9.06 FEET; THENCE SOUTH 12° 06' 26" EAST, A DISTANCE OF 63.52 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 24' 24", HAVING A RADIUS OF 87.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 24° 48' 39" EAST AND 38.26 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.58 FEET; THENCE SOUTH 37° 30' 51" EAST, A DISTANCE OF 133.18 FEET; THENCE SOUTH 19° 39' 46" EAST, A DISTANCE OF 15.01 FEET; THENCE SOUTH 64° 05' 24" EAST, A DISTANCE OF 10.28 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 37° 24' 29", HAVING A RADIUS OF 223.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 18° 42' 14" EAST AND 143.02 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.59 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 227.71 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 77.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 45° 00' 00" EAST AND 108.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.95 FEET; THENCE NORTH 90° 00' 00" EAST, A DISTANCE OF 93.21 FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 168.21 FEET; THENCE NORTH 89° 59' 49" EAST, A DISTANCE OF 220.40 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441; THENCE SOUTH 01° 00' 27" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 495.81 FEET; THENCE NORTH 06° 16' 14" WEST, A DISTANCE OF 123.65 FEET; THENCE SOUTH 59° 18' 41" WEST, A DISTANCE OF 96.82 FEET; THENCE NORTH 48° 16' 12" WEST, A DISTANCE OF 14.55 FEET; THENCE NORTH 62° 01' 18" EAST, A DISTANCE OF 24.74 FEET; THENCE NORTH 45° 44' 24" WEST, A DISTANCE OF 164.79 FEET; THENCE NORTH 36° 40' 06" WEST, A DISTANCE OF 62.69 FEET; THENCE NORTH 00° 32' 01" EAST, A DISTANCE OF 21.59 FEET; THENCE SOUTH 89° 53' 22" WEST, A DISTANCE OF 81.31 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 123.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 45° 00' 00" WEST AND 173.95 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 193.21

FEET; THENCE NORTH 00° 00' 00" EAST, A DISTANCE OF 227.71 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37° 30' 51",
HAVING A RADIUS OF 177.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18° 45' 25" WEST AND 113.83 FEET; THENCE RUN ALONG THE ARC
OF SAID CURVE A DISTANCE OF 115.89 FEET; THENCE NORTH 37° 30' 51" WEST, A DISTANCE OF 156.24 FEET TO A CURVE TURNING TO THE RIGHT
THROUGH A CENTRAL ANGLE OF 25° 24' 24", HAVING A RADIUS OF 133.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 24° 48' 39" WEST AND
58.49 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 58.98 FEET; THENCE NORTH 12° 06' 26" WEST, A DISTANCE OF 68.17 FEET TO
A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 27° 09' 12", HAVING A RADIUS OF 177.00 FEET, AND A CHORD BEARING AND DISTANCE
OF NORTH 25° 41' 03" WEST AND 83.10 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 83.88 FEET; THENCE SOUTH 50° 44' 21"
WEST, A DISTANCE OF 7.00 FEET; THENCE NORTH 39° 15' 39" WEST, A DISTANCE OF 794.52 FEET; ; THENCE NORTH 50° 44' 21" EAST, A DISTANCE OF
556.93 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING. CONTAINING 14.33 ACRES, MORE OR LESS

Legal Description of High-Density Residential Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WEST
RIGHT OF WAY LINE, A DISTANCE OF 496.87 FEET; THENCE CONTINUE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE
OF 507.00 FEET; THENCE SOUTH 50° 44' 21" WEST, A DISTANCE OF 556.93 FEET; THENCE SOUTH 39° 15' 39" EAST, A DISTANCE OF 794.52 FEET; THENCE
NORTH 50° 44' 21" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 27° 09' 12", HAVING
A RADIUS OF 177.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 25° 41' 03" EAST AND 83.10 FEET; THENCE RUN ALONG THE ARC OF SAID
CURVE A DISTANCE OF 83.88 FEET; THENCE SOUTH 12° 06' 26" EAST, A DISTANCE OF 26.61 FEET; THENCE SOUTH 56° 05' 06" WEST, A DISTANCE OF 20.89
FEET; THENCE NORTH 72° 19' 40" WEST, A DISTANCE OF 28.12 FEET; THENCE SOUTH 33° 26' 39" WEST, A DISTANCE OF 65.91 FEET; THENCE SOUTH 50° 16'
39" WEST, A DISTANCE OF 41.06 FEET; THENCE SOUTH 41° 18' 30" WEST, A DISTANCE OF 78.55 FEET; THENCE SOUTH 09° 11' 10" WEST, A DISTANCE OF
30.97 FEET; THENCE SOUTH 34° 41' 46" WEST, A DISTANCE OF 37.51 FEET; THENCE NORTH 39° 31' 18" WEST, A DISTANCE OF 1120.79 FEET; THENCE
NORTH 49° 32' 21" WEST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 67° 54' 32" EAST, A DISTANCE OF 71.13 FEET; THENCE NORTH 85° 40' 34" EAST, A
DISTANCE OF 96.77 FEET; THENCE NORTH 32° 09' 51" EAST, A DISTANCE OF 72.94 FEET; THENCE NORTH 19° 53' 50" EAST, A DISTANCE OF 19.18 FEET;
THENCE NORTH 24° 59' 34" EAST, A DISTANCE OF 14.59 FEET; THENCE NORTH 31° 08' 53" EAST, A DISTANCE OF 108.05 FEET; THENCE NORTH 40° 42' 31"
WEST, A DISTANCE OF 42.50 FEET; THENCE NORTH 70° 46' 46" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 50° 44' 20" EAST, A DISTANCE OF 259.25

FEET; THENCE NORTH 45° 43' 20" WEST, A DISTANCE OF 440.76 FEET; ; THENCE SOUTH 85° 22' 14" EAST, A DISTANCE OF 481.24 FEET TO THE POINT OF
BEGINNING. TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING. CONTAINING 15.79 ACRES, MORE OR LESS
TOGETHER WITH:
A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY
RIGHT OF WAY LINE, A DISTANCE OF 2016.67 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 264.22 FEET; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 20" EAST, A DISTANCE OF 319.91 FEET TO THE POINT OF BEGINNING; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 39" EAST, A DISTANCE OF 170.67 FEET; THENCE SOUTH 89° 59' 49" WEST, A
DISTANCE OF 220.40 FEET; THENCE SOUTH 00° 00' 00" WEST, A DISTANCE OF 168.21 FEET; THENCE NORTH 90° 00' 00" WEST, A DISTANCE OF 93.21 FEET
TO A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90° 00' 00", HAVING A RADIUS OF 77.00 FEET, AND A CHORD BEARING AND
DISTANCE OF NORTH 45° 00' 00" WEST AND 108.89 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 120.95 FEET; THENCE NORTH 00°
00' 00" EAST, A DISTANCE OF 227.71 FEET TO A CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 37° 24' 29", HAVING A RADIUS OF 223.00
FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 18° 42' 14" WEST AND 143.02 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE
OF 145.59 FEET; THENCE SOUTH 64° 05' 24" EAST, A DISTANCE OF 31.14 FEET; THENCE SOUTH 47° 16' 40" EAST, A DISTANCE OF 12.50 FEET; THENCE
SOUTH 36° 59' 45" EAST, A DISTANCE OF 57.96 FEET; THENCE SOUTH 64° 38' 05" EAST, A DISTANCE OF 126.58 FEET; THENCE NORTH 88° 31' 40" EAST, A
DISTANCE OF 73.06 FEET; THENCE SOUTH 77° 38' 33" EAST, A DISTANCE OF 4.19 FEET; THENCE SOUTH 43° 50' 38" EAST, A DISTANCE OF 93.08 FEET; ;
THENCE NORTH 50° 19' 22" EAST, A DISTANCE OF 136.97 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND THE POINT OF BEGINNING.
CONTAINING 2.01 ACRES, MORE OR LESS

Legal Description of Moderate Density Residential Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY
DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J,
PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST

RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 39° 18' 51" EAST,
A DISTANCE OF 496.87 FEET; THENCE NORTH 85° 22' 14" WEST, A DISTANCE OF 481.24 FEET; THENCE SOUTH 45° 43' 20"
EAST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 50° 44' 20" WEST, A DISTANCE OF 259.25 FEET; THENCE SOUTH 70° 46'
46" WEST, A DISTANCE OF 38.04 FEET; THENCE NORTH 40° 42' 31" WEST, A DISTANCE OF 71.94 FEET; THENCE NORTH 48°
16' 42" WEST, A DISTANCE OF 45.10 FEET; THENCE NORTH 58° 42' 21" WEST, A DISTANCE OF 47.49 FEET; THENCE NORTH
77° 37' 15" WEST, A DISTANCE OF 29.66 FEET; THENCE NORTH 70° 00' 00" WEST, A DISTANCE OF 51.50 FEET; THENCE
SOUTH 81° 59' 59" WEST, A DISTANCE OF 101.20 FEET; THENCE SOUTH 06° 00' 00" WEST, A DISTANCE OF 76.64 FEET;
THENCE SOUTH 58° 52' 28" WEST, A DISTANCE OF 17.04 FEET; THENCE SOUTH 68° 00' 00" WEST, A DISTANCE OF 4.87 FEET;
THENCE NORTH 35° 57' 03" WEST, A DISTANCE OF 11.68 FEET; THENCE NORTH 75° 43' 39" WEST, A DISTANCE OF 70.60
FEET; THENCE SOUTH 70° 06' 16" WEST, A DISTANCE OF 41.35 FEET; THENCE SOUTH 71° 45' 50" WEST, A DISTANCE OF
57.08 FEET; THENCE SOUTH 32° 47' 03" WEST, A DISTANCE OF 1.67 FEET; THENCE SOUTH 85° 38' 18" WEST, A DISTANCE OF
9.43 FEET; THENCE SOUTH 58° 37' 29" WEST, A DISTANCE OF 79.62 FEET; THENCE SOUTH 42° 28' 56" WEST, A DISTANCE OF
60.75 FEET; THENCE SOUTH 18° 22' 32" WEST, A DISTANCE OF 56.19 FEET; THENCE SOUTH 28° 37' 36" WEST, A DISTANCE
OF 31.72 FEET; THENCE SOUTH 03° 17' 39" WEST, A DISTANCE OF 49.94 FEET; THENCE SOUTH 00° 38' 03" WEST, A
DISTANCE OF 36.74 FEET; THENCE SOUTH 14° 31' 48" EAST, A DISTANCE OF 44.16 FEET; THENCE SOUTH 21° 02' 21" EAST, A
DISTANCE OF 4.32 FEET; THENCE SOUTH 34° 17' 21" WEST, A DISTANCE OF 42.18 FEET; THENCE SOUTH 35° 19' 03" WEST, A
DISTANCE OF 57.21 FEET; THENCE SOUTH 29° 22' 32" WEST, A DISTANCE OF 62.81 FEET; THENCE SOUTH 66° 55' 13" WEST,
A DISTANCE OF 9.10 FEET; THENCE SOUTH 09° 25' 02" WEST, A DISTANCE OF 4.12 FEET; THENCE SOUTH 61° 58' 09" WEST,
A DISTANCE OF 54.25 FEET; THENCE SOUTH 41° 17' 45" WEST, A DISTANCE OF 83.89 FEET; THENCE SOUTH 00° 42' 47"
WEST, A DISTANCE OF 18.89 FEET; THENCE SOUTH 42° 00' 00" WEST, A DISTANCE OF 44.89 FEET; THENCE SOUTH 37° 59'
59" WEST, A DISTANCE OF 55.09 FEET; THENCE SOUTH 11° 59' 59" EAST, A DISTANCE OF 39.57 FEET; THENCE SOUTH 87°
40' 40" WEST, A DISTANCE OF 34.24 FEET; THENCE SOUTH 70° 12' 17" WEST, A DISTANCE OF 19.17 FEET; THENCE NORTH
76° 40' 26" WEST, A DISTANCE OF 16.25 FEET; THENCE SOUTH 73° 49' 21" WEST, A DISTANCE OF 113.98 FEET; THENCE
SOUTH 22° 29' 09" WEST, A DISTANCE OF 55.25 FEET; THENCE SOUTH 42° 52' 44" WEST, A DISTANCE OF 21.62 FEET;
THENCE SOUTH 14° 10' 20" WEST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 45° 00' 00" EAST, A DISTANCE OF 99.60 FEET;
THENCE NORTH 73° 15' 15" EAST, A DISTANCE OF 2.49 FEET; THENCE SOUTH 02° 29' 22" EAST, A DISTANCE OF 10.04 FEET;

THENCE SOUTH 57° 38' 09" EAST, A DISTANCE OF 60.51 FEET; THENCE SOUTH 41° 16' 07" EAST, A DISTANCE OF 13.68 FEET;
THENCE SOUTH 50° 57' 52" EAST, A DISTANCE OF 33.07 FEET; THENCE SOUTH 28° 59' 30" WEST, A DISTANCE OF 64.02 FEET;
THENCE SOUTH 81° 52' 12" EAST, A DISTANCE OF 152.89 FEET; THENCE NORTH 54° 08' 14" EAST, A DISTANCE OF 61.19
FEET; THENCE NORTH 50° 23' 52" EAST, A DISTANCE OF 66.91 FEET; THENCE NORTH 28° 44' 23" EAST, A DISTANCE OF 28.80
FEET; THENCE SOUTH 26° 24' 00" EAST, A DISTANCE OF 30.02 FEET; THENCE SOUTH 66° 52' 56" EAST, A DISTANCE OF 71.66
FEET; THENCE NORTH 85° 51' 43" EAST, A DISTANCE OF 58.44 FEET; THENCE NORTH 58° 29' 29" EAST, A DISTANCE OF 80.08
FEET; THENCE NORTH 02° 11' 09" EAST, A DISTANCE OF 73.75 FEET; THENCE NORTH 21° 02' 15" WEST, A DISTANCE OF
35.85 FEET; THENCE NORTH 28° 36' 38" WEST, A DISTANCE OF 21.83 FEET; THENCE NORTH 35° 45' 14" WEST, A DISTANCE
OF 2.68 FEET; THENCE NORTH 22° 30' 14" EAST, A DISTANCE OF 23.77 FEET; THENCE NORTH 36° 47' 07" WEST, A DISTANCE
OF 4.65 FEET; THENCE NORTH 15° 43' 08" EAST, A DISTANCE OF 42.98 FEET; THENCE NORTH 00° 19' 49" WEST, A DISTANCE
OF 52.27 FEET; THENCE NORTH 12° 05' 53" WEST, A DISTANCE OF 15.07 FEET; THENCE NORTH 10° 55' 00" EAST, A
DISTANCE OF 55.89 FEET; THENCE NORTH 42° 54' 10" WEST, A DISTANCE OF 29.39 FEET; THENCE NORTH 13° 01' 24" EAST,
A DISTANCE OF 24.90 FEET; THENCE NORTH 13° 16' 27" WEST, A DISTANCE OF 64.00 FEET; THENCE NORTH 38° 06' 27"
WEST, A DISTANCE OF 31.15 FEET; THENCE NORTH 23° 23' 34" EAST, A DISTANCE OF 65.28 FEET; THENCE NORTH 25° 31'
28" WEST, A DISTANCE OF 8.56 FEET; THENCE NORTH 35° 33' 56" EAST, A DISTANCE OF 23.10 FEET; THENCE NORTH 31° 50'
09" EAST, A DISTANCE OF 46.95 FEET; THENCE NORTH 35° 14' 24" EAST, A DISTANCE OF 14.67 FEET; THENCE SOUTH 74° 09'
25" EAST, A DISTANCE OF 17.40 FEET; THENCE NORTH 12° 16' 50" EAST, A DISTANCE OF 99.67 FEET; THENCE NORTH 21° 53'
18" EAST, A DISTANCE OF 26.81 FEET; THENCE NORTH 44° 23' 02" EAST, A DISTANCE OF 42.62 FEET; THENCE NORTH 29° 38'
11" EAST, A DISTANCE OF 16.93 FEET; THENCE NORTH 59° 46' 43" EAST, A DISTANCE OF 15.87 FEET; THENCE NORTH 53° 17'
27" EAST, A DISTANCE OF 45.82 FEET; THENCE NORTH 18° 15' 12" EAST, A DISTANCE OF 7.52 FEET; THENCE NORTH 88° 00'
00" EAST, A DISTANCE OF 80.22 FEET; THENCE SOUTH 35° 24' 55" EAST, A DISTANCE OF 7.40 FEET; THENCE NORTH 69° 47'
28" EAST, A DISTANCE OF 24.36 FEET; THENCE SOUTH 23° 11' 55" EAST, A DISTANCE OF 41.55 FEET; THENCE SOUTH 49° 32'
21" EAST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 39° 31' 18" EAST, A DISTANCE OF 1120.79 FEET; THENCE SOUTH 34°
41' 46" WEST, A DISTANCE OF 5.59 FEET; THENCE SOUTH 57° 29' 13" WEST, A DISTANCE OF 4.88 FEET; THENCE SOUTH 72°
16' 03" WEST, A DISTANCE OF 55.68 FEET; THENCE SOUTH 42° 49' 40" WEST, A DISTANCE OF 59.49 FEET; THENCE SOUTH
24° 03' 36" WEST, A DISTANCE OF 17.39 FEET; THENCE SOUTH 61° 03' 33" WEST, A DISTANCE OF 11.76 FEET; THENCE

NORTH 35° 16' 17" WEST, A DISTANCE OF 60.27 FEET; THENCE SOUTH 38° 18' 37" WEST, A DISTANCE OF 141.14 FEET;
THENCE SOUTH 12° 38' 39" EAST, A DISTANCE OF 34.70 FEET; THENCE NORTH 84° 56' 23" WEST, A DISTANCE OF 44.49 FEET;
THENCE NORTH 39° 36' 42" WEST, A DISTANCE OF 13.04 FEET; THENCE NORTH 26° 15' 40" WEST, A DISTANCE OF 6.37 FEET;
THENCE NORTH 34° 55' 39" WEST, A DISTANCE OF 29.61 FEET; THENCE NORTH 48° 54' 09" WEST, A DISTANCE OF 6.74 FEET;
THENCE NORTH 33° 33' 06" EAST, A DISTANCE OF 13.26 FEET; THENCE NORTH 06° 08' 02" WEST, A DISTANCE OF 67.42
FEET; THENCE NORTH 47° 54' 48" WEST, A DISTANCE OF 140.12 FEET; THENCE SOUTH 81° 58' 44" WEST, A DISTANCE OF
56.44 FEET; THENCE SOUTH 42° 35' 32" WEST, A DISTANCE OF 96.14 FEET; THENCE SOUTH 28° 58' 06" EAST, A DISTANCE
OF 90.85 FEET; THENCE SOUTH 12° 47' 28" WEST, A DISTANCE OF 81.51 FEET; THENCE SOUTH 39° 42' 57" WEST, A
DISTANCE OF 2.18 FEET; THENCE SOUTH 18° 38' 51" EAST, A DISTANCE OF 64.60 FEET; THENCE SOUTH 75° 23' 05" WEST, A
DISTANCE OF 46.05 FEET; THENCE SOUTH 16° 43' 50" WEST, A DISTANCE OF 38.01 FEET; THENCE SOUTH 57° 47' 09" WEST,
A DISTANCE OF 46.90 FEET; THENCE NORTH 61° 02' 50" WEST, A DISTANCE OF 27.42 FEET; THENCE SOUTH 61° 45' 42"
WEST, A DISTANCE OF 33.10 FEET; THENCE NORTH 69° 08' 14" WEST, A DISTANCE OF 60.17 FEET; THENCE NORTH 86° 04'
03" WEST, A DISTANCE OF 37.00 FEET; THENCE NORTH 23° 51' 31" WEST, A DISTANCE OF 3.17 FEET; THENCE NORTH 72° 50'
21" WEST, A DISTANCE OF 89.93 FEET; THENCE NORTH 46° 00' 55" WEST, A DISTANCE OF 126.95 FEET TO A CURVE
TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 55' 04", HAVING A RADIUS OF 100.00 FEET, AND A CHORD
BEARING AND DISTANCE OF NORTH 58° 58' 26" WEST AND 44.85 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A
DISTANCE OF 45.23 FEET; THENCE NORTH 71° 55' 58" WEST, A DISTANCE OF 296.74 FEET TO A CURVE TURNING TO THE
LEFT THROUGH A CENTRAL ANGLE OF 59° 00' 27", HAVING A RADIUS OF 100.00 FEET, AND A CHORD BEARING AND
DISTANCE OF SOUTH 78° 33' 48" WEST AND 98.50 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF
102.99 FEET; THENCE SOUTH 49° 03' 34" WEST, A DISTANCE OF 53.64 FEET; THENCE NORTH 18° 04' 02" EAST, A DISTANCE
OF 104.49 FEET; THENCE NORTH 71° 55' 58" WEST, A DISTANCE OF 135.26 FEET TO A CURVE TURNING TO THE RIGHT
THROUGH A CENTRAL ANGLE OF 69° 35' 35", HAVING A RADIUS OF 630.00 FEET, AND A CHORD BEARING AND DISTANCE OF
NORTH 37° 08' 11" WEST AND 719.04 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 765.22 FEET;
THENCE NORTH 02° 20' 23" WEST, A DISTANCE OF 291.21 FEET TO A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL
ANGLE OF 18° 49' 49", HAVING A RADIUS OF 530.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07° 04' 31"
EAST AND 173.40 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 174.18 FEET; THENCE NORTH 16°

29' 26" EAST, A DISTANCE OF 84.65 FEET TO A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 83° 38' 56",
HAVING A RADIUS OF 380.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 58° 18' 54" EAST AND 506.81 FEET;
THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 554.78 FEET TO A POINT ON A NONTANGENT COMPOUND
CURVE, TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 27° 50' 05", HAVING A RADIUS OF 270.00 FEET, AND A
CHORD BEARING AND DISTANCE OF NORTH 86° 13' 20" EAST AND 129.88 FEET; THENCE RUN ALONG THE ARC OF SAID
CURVE A DISTANCE OF 131.17 FEET; THENCE NORTH 18° 12' 04" WEST, A DISTANCE OF 117.83 FEET; THENCE NORTH 72°
23' 52" EAST, A DISTANCE OF 638.32 FEET; ; THENCE SOUTH 85° 22' 35" EAST, A DISTANCE OF 2.53 FEET TO THE POINT OF
BEGINNING.

Legal Description of Conservation Area

PARCEL 1
A TRACT OF LAND SITUATED SECTIONS 34, TOWNSHIP 08 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY
S 39° 18' 51" E, A DISTANCE OF 496.87 FEET; THENCE N 85° 22' 03" W, A DISTANCE OF 483.70 FEET; THENCE S 72° 23' 52" W, A DISTANCE OF 638.40 FEET; THENCE N 22° 57' 20" W, A DISTANCE OF 96.98 FEET; THENCE N 65° 31' 20" W, A DISTANCE OF 77.71 FEET TO THE POINT OF BEGINNING; THENCE, S 12° 55' 11" W
FOR A DISTANCE OF 15.78 FEET; THENCE, S 02° 13' 58" W FOR A DISTANCE OF 66.64 FEET; THENCE, S 68° 41' 12" W FOR A DISTANCE OF 99.16 FEET; THENCE, N 78° 52' 49" W FOR A DISTANCE OF 85.58 FEET; THENCE, N 42° 28' 24" W FOR A DISTANCE OF 13.88 FEET; THENCE, S 81° 17' 30" W FOR A DISTANCE OF
12.41 FEET; THENCE, N 74° 36' 34" W FOR A DISTANCE OF 11.75 FEET; THENCE, S 26° 03' 56" W FOR A DISTANCE OF 29.87 FEET; THENCE, S 70° 56' 32" W FOR A DISTANCE OF 38.57 FEET; THENCE, S 50° 23' 32" W FOR A DISTANCE OF 31.83 FEET; THENCE, S 65° 25' 02" W FOR A DISTANCE OF 26.35 FEET; THENCE, S
05° 58' 34" E FOR A DISTANCE OF 10.49 FEET; THENCE, S 60° 17' 38" W FOR A DISTANCE OF 75.60 FEET; THENCE, S 33° 33' 04" E FOR A DISTANCE OF 11.64 FEET; THENCE, S 59° 06' 56" W FOR A DISTANCE OF 81.27 FEET; THENCE, S 24° 02' 08" W FOR A DISTANCE OF 38.56 FEET; THENCE, S 75° 54' 21" E FOR A
DISTANCE OF 40.27 FEET; THENCE, S 07° 33' 44" W FOR A DISTANCE OF 147.63 FEET; THENCE, S 89° 16' 10" W FOR A DISTANCE OF 99.99 FEET; THENCE, S 40° 59' 19" W FOR A DISTANCE OF 29.48 FEET; THENCE, S 77° 17' 11" W FOR A DISTANCE OF 16.59 FEET; THENCE, S 19° 59' 22" W FOR A DISTANCE OF 22.86
FEET; THENCE, S 19° 39' 21" W FOR A DISTANCE OF 22.85 FEET; THENCE, S 25° 47' 14" W FOR A DISTANCE OF 39.19 FEET; THENCE, S 09° 22' 49" E FOR A DISTANCE OF 37.58 FEET; THENCE, S 39° 54' 16" W FOR A DISTANCE OF 71.78 FEET; THENCE, S 72° 44' 35" W FOR A DISTANCE OF 52.38 FEET; THENCE, S 85° 44'
34" W FOR A DISTANCE OF 26.87 FEET; THENCE, N 89° 09' 19" W FOR A DISTANCE OF 51.62 FEET; THENCE, N 60° 08' 11" W FOR A DISTANCE OF 42.76 FEET; THENCE, N 52° 34' 35" W FOR A

DISTANCE OF 43.98 FEET; THENCE, S 80° 28' 24" W FOR A DISTANCE OF 14.90 FEET; THENCE, S 71° 39' 37" W FOR A DISTANCE
OF 34.69 FEET; THENCE, N 70° 35' 50" W FOR A DISTANCE OF 25.27 FEET; THENCE, S 72° 30' 08" W FOR A DISTANCE OF 15.01 FEET; THENCE, S 05° 33' 18" W FOR A DISTANCE OF 26.98 FEET; THENCE, S 88° 56' 31" W FOR A DISTANCE OF 85.10 FEET; THENCE, S 46° 47' 40" W FOR A DISTANCE OF 59.44 FEET;
THENCE, S 17° 53' 21" W FOR A DISTANCE OF 63.17 FEET; THENCE, S 62° 42' 42" W FOR A DISTANCE OF 14.49 FEET; THENCE, S 65° 11' 02" E FOR A DISTANCE OF 27.64 FEET; THENCE, N 72° 44' 52" E FOR A DISTANCE OF 6.83 FEET; THENCE, S 61° 29' 05" E FOR A DISTANCE OF 70.51 FEET; THENCE, S 42° 51' 58" E
FOR A DISTANCE OF 15.75 FEET; THENCE, S 42° 51' 58" E FOR A DISTANCE OF 15.75 FEET; THENCE, S 57° 46' 03" E FOR A DISTANCE OF 38.74 FEET; THENCE, S 33° 56' 07" E FOR A DISTANCE OF 69.83 FEET; THENCE, N 77° 45' 29" E FOR A DISTANCE OF 45.08 FEET; THENCE, S 43° 24' 36" E FOR A DISTANCE OF 83.95
FEET; THENCE, S 08° 45' 37" E FOR A DISTANCE OF 54.06 FEET; THENCE, S 00° 22' 13" E FOR A DISTANCE OF 15.52 FEET; THENCE, S 34° 37' 15" E FOR A DISTANCE OF 53.32 FEET; THENCE, S 58° 43' 34" E FOR A DISTANCE OF 18.91 FEET; THENCE, S 20° 59' 58" E FOR A DISTANCE OF 67.18 FEET; THENCE, S 05° 44'
25" W FOR A DISTANCE OF 10.35 FEET; THENCE, S 05° 44' 25" W FOR A DISTANCE OF 10.35 FEET; THENCE, S 54° 58' 16" E FOR A DISTANCE OF 26.09 FEET; THENCE, S 18° 38' 01" E FOR A DISTANCE OF 107.26 FEET; THENCE, S 15° 02' 21" W FOR A DISTANCE OF 56.15 FEET; THENCE, S 27° 25' 56" W FOR A DISTANCE
OF 10.35 FEET; THENCE, N 55° 46' 28" E FOR A DISTANCE OF 28.30 FEET; THENCE, S 50° 28' 39" E FOR A DISTANCE OF 88.40 FEET; THENCE, S 48° 26' 25" E FOR A DISTANCE OF 48.65 FEET; THENCE, S 42° 00' 14" E FOR A DISTANCE OF 32.83 FEET; THENCE, S 56° 45' 02" E FOR A DISTANCE OF 39.66 FEET; THENCE, N
75° 32' 51" E FOR A DISTANCE OF 19.19 FEET; THENCE, N 75° 32' 51" E FOR A DISTANCE OF 19.19 FEET; THENCE, S 53° 54' 09" E FOR A DISTANCE OF 152.53 FEET; THENCE, S 02° 42' 31" E FOR A DISTANCE OF 69.40 FEET; THENCE, S 44° 55' 56" E FOR A DISTANCE OF 13.07 FEET; THENCE, S 19° 46' 54" E FOR A
DISTANCE OF 16.43 FEET; THENCE, S 84° 31' 26" E FOR A DISTANCE OF 44.47 FEET; THENCE, S 50° 52' 46" E FOR A DISTANCE OF 90.13 FEET; THENCE, N 56° 20' 24" E FOR A DISTANCE OF 36.70 FEET; THENCE, S 61° 22' 59" E FOR A DISTANCE OF 100.42 FEET; THENCE, S 27° 16' 36" E FOR A DISTANCE OF 36.50 FEET;
THENCE, S 70° 03' 22" E FOR A DISTANCE OF 113.64 FEET; THENCE, S 06° 32' 33" E FOR A DISTANCE OF 25.93 FEET; THENCE, N 87° 24' 35" E FOR A DISTANCE OF 32.57 FEET; THENCE, N 20° 37' 52" E FOR A DISTANCE OF 59.60 FEET; THENCE, N 49° 03' 34" E FOR A DISTANCE OF 53.64 FEET TO THE BEGINNING OF A
CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 59° 00' 27.4", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 33' 48" E FOR A DISTANCE OF 98.50 FEET. THENCE, S 71° 55' 58" E FOR A DISTANCE OF 296.74 FEET TO THE BEGINNING OF A CURVE, SAID CURVE
TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 55' 03.5", HAVING A RADIUS OF 100.00 FEET, AND WHOSE LONG CHORD BEARS S 58° 58' 26" E FOR A DISTANCE OF 44.85 FEET. THENCE, S 46° 00' 55" E FOR A DISTANCE OF 126.95 FEET; THENCE, S 72° 50' 21" E FOR A DISTANCE OF 89.93 FEET; THENCE, S 23°
51' 31" E FOR A DISTANCE OF 3.17 FEET; THENCE, S 86° 04' 03" E FOR A DISTANCE OF 37.00 FEET; THENCE, S 69° 08' 14" E FOR A DISTANCE OF 60.17 FEET; THENCE, N 61° 45' 42" E FOR A DISTANCE OF 33.10 FEET; THENCE, S 61° 02' 50" E FOR A DISTANCE OF 27.42 FEET; THENCE, N 57° 47' 09" E FOR A DISTANCE
OF 46.90 FEET; THENCE, N 16° 43' 50" E FOR A DISTANCE OF 38.01 FEET; THENCE, N 75° 23' 05" E FOR A DISTANCE OF 46.05 FEET; THENCE, N 18° 38' 51" W FOR A DISTANCE OF 64.60 FEET;

THENCE, N 39° 42' 57" E FOR A DISTANCE OF 2.18 FEET; THENCE, N 12° 47' 28" E FOR A DISTANCE OF 81.51 FEET; THENCE, N
28° 58' 06" W FOR A DISTANCE OF 90.85 FEET; THENCE, N 42° 35' 32" E FOR A DISTANCE OF 96.14 FEET; THENCE, N 81° 58' 44" E FOR A DISTANCE OF 56.44 FEET; THENCE, S 47° 54' 48" E FOR A DISTANCE OF 140.12 FEET; THENCE, S 06° 08' 02" E FOR A DISTANCE OF 67.42 FEET; THENCE, S 33° 33' 06" W FOR A
DISTANCE OF 13.26 FEET; THENCE, S 48° 54' 09" E FOR A DISTANCE OF 6.74 FEET; THENCE, S 34° 55' 39" E FOR A DISTANCE OF 29.61 FEET; THENCE, S 26° 15' 40" E FOR A DISTANCE OF 6.37 FEET; THENCE, S 39° 36' 42" E FOR A DISTANCE OF 13.04 FEET; THENCE, S 84° 56' 23" E FOR A DISTANCE OF 44.49 FEET;
THENCE, N 12° 38' 39" W FOR A DISTANCE OF 34.70 FEET; THENCE, N 38° 18' 37" E FOR A DISTANCE OF 141.14 FEET; THENCE, S 35° 16' 17" E FOR A DISTANCE OF 60.27 FEET; THENCE, N 61° 03' 33" E FOR A DISTANCE OF 11.76 FEET; THENCE, N 24° 03' 36" E FOR A DISTANCE OF 17.39 FEET; THENCE, N 42° 49' 40" E
FOR A DISTANCE OF 59.49 FEET; THENCE, N 72° 16' 03" E FOR A DISTANCE OF 55.68 FEET; THENCE, N 57° 29' 13" E FOR A DISTANCE OF 4.88 FEET; THENCE, N 34° 41' 46" E FOR A DISTANCE OF 43.10 FEET; THENCE, N 09° 11' 10" E FOR A DISTANCE OF 30.97 FEET; THENCE, N 41° 18' 30" E FOR A DISTANCE OF 78.55
FEET; THENCE, N 50° 16' 39" E FOR A DISTANCE OF 41.06 FEET; THENCE, N 33° 26' 39" E FOR A DISTANCE OF 65.91 FEET; THENCE, S 72° 19' 40" E FOR A DISTANCE OF 28.12 FEET; THENCE, N 56° 05' 06" E FOR A DISTANCE OF 20.89 FEET; THENCE, S 12° 06' 26" E FOR A DISTANCE OF 41.55 FEET TO THE BEGINNING
OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 24' 27.2", HAVING A RADIUS OF 133.00 FEET, AND WHOSE LONG CHORD BEARS S 24° 48' 40" E FOR A DISTANCE OF 58.50 FEET. THENCE, S 37° 30' 51" E FOR A DISTANCE OF 156.24 FEET TO THE BEGINNING OF A CURVE, SAID CURVE
TURNING TO THE RIGHT THROUGH AN ANGLE OF 37° 30' 51.1", HAVING A RADIUS OF 177.00 FEET, AND WHOSE LONG CHORD BEARS S 18° 45' 26" E FOR A DISTANCE OF 113.83 FEET. THENCE, S 00° 00' 00" W FOR A DISTANCE OF 227.71 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT
THROUGH AN ANGLE OF 90° 00' 00.0", HAVING A RADIUS OF 123.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 00' 00" E FOR A DISTANCE OF 173.95 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE. THENCE, N 89° 53' 22" E FOR A DISTANCE OF 81.31 FEET; THENCE, S 00° 32' 01" W FOR A
DISTANCE OF 21.59 FEET; THENCE, S 36° 40' 06" E FOR A DISTANCE OF 62.69 FEET; THENCE, S 45° 44' 24" E FOR A DISTANCE OF 164.79 FEET; THENCE, S 62° 01' 18" W FOR A DISTANCE OF 24.74 FEET; THENCE, S 48° 16' 12" E FOR A DISTANCE OF 14.55 FEET; THENCE, N 59° 18' 41" E FOR A DISTANCE OF 96.82
FEET; THENCE, S 06° 16' 14" E FOR A DISTANCE OF 123.65 FEET; THENCE, S 01° 00' 27" E FOR A DISTANCE OF 223.20 FEET; THENCE, S 89° 00' 24" W FOR A DISTANCE OF 124.95 FEET; THENCE, N 14° 06' 38" E FOR A DISTANCE OF 100.64 FEET; THENCE, N 14° 26' 57" W FOR A DISTANCE OF 87.09 FEET; THENCE, N 50°
46' 10" W FOR A DISTANCE OF 324.19 FEET; THENCE, N 72° 20' 54" W FOR A DISTANCE OF 141.36 FEET; THENCE, N 12° 19' 26" E FOR A DISTANCE OF 65.61 FEET; THENCE, N 03° 30' 59" E FOR A DISTANCE OF 402.40 FEET; THENCE, N 29° 15' 15" W FOR A DISTANCE OF 78.36 FEET; THENCE, N 29° 15' 15" W FOR A
DISTANCE OF 10.00 FEET; THENCE, N 34° 02' 49" W FOR A DISTANCE OF 80.16 FEET; THENCE, S 43° 30' 56" W FOR A DISTANCE OF 63.19 FEET; THENCE, S 70° 59' 55" W FOR A DISTANCE OF 32.31 FEET; THENCE, S 34° 53' 59" W FOR A DISTANCE OF 174.06 FEET; THENCE, S 62° 59' 52" W FOR A DISTANCE OF 78.54
FEET; THENCE, S 60° 03' 42" W FOR A DISTANCE OF 80.11 FEET; THENCE, S 51° 19' 04" W FOR A DISTANCE OF 113.57 FEET; THENCE, S 65° 07' 35" E FOR A DISTANCE OF 46.44 FEET; THENCE, S

72° 28' 16" E FOR A DISTANCE OF 95.73 FEET; THENCE, S 09° 39' 20" E FOR A DISTANCE OF 94.49 FEET; THENCE, S 53° 33'
28" E FOR A DISTANCE OF 41.83 FEET; THENCE, N 83° 50' 03" E FOR A DISTANCE OF 110.70 FEET; THENCE, S 62° 38' 36" E FOR A DISTANCE OF 110.05 FEET; THENCE, S 44° 29' 37" E FOR A DISTANCE OF 62.76 FEET; THENCE, S 19° 54' 28" W FOR A DISTANCE OF 7.85 FEET; THENCE, N 72° 20' 54" W FOR A DISTANCE
OF 203.75 FEET; THENCE, N 66° 19' 45" W FOR A DISTANCE OF 28.79 FEET; THENCE, S 43° 58' 38" W FOR A DISTANCE OF 37.99 FEET; THENCE, N 55° 15' 10" W FOR A DISTANCE OF 81.04 FEET; THENCE, N 02° 20' 37" E FOR A DISTANCE OF 48.16 FEET; THENCE, N 00° 39' 46" E FOR A DISTANCE OF 48.09 FEET;
THENCE, S 53° 05' 43" W FOR A DISTANCE OF 82.03 FEET; THENCE, N 33° 40' 21" E FOR A DISTANCE OF 33.54 FEET; THENCE, N 27° 49' 58" E FOR A DISTANCE OF 39.55 FEET; THENCE, S 43° 58' 38" W FOR A DISTANCE OF 22.00 FEET; THENCE, N 72° 04' 34" W FOR A DISTANCE OF 50.18 FEET; THENCE, N 36° 57' 54" W
FOR A DISTANCE OF 69.86 FEET; THENCE, N 76° 09' 50" W FOR A DISTANCE OF 35.84 FEET; THENCE, N 70° 11' 59" W FOR A DISTANCE OF 29.30 FEET; THENCE, N 75° 47' 57" W FOR A DISTANCE OF 51.44 FEET; THENCE, S 54° 24' 41" W FOR A DISTANCE OF 46.06 FEET; THENCE, S 73° 02' 11" W FOR A DISTANCE OF
30.02 FEET; THENCE, N 46° 56' 44" W FOR A DISTANCE OF 32.00 FEET; THENCE, S 89° 13' 26" W FOR A DISTANCE OF 34.66 FEET; THENCE, S 43° 03' 17" W FOR A DISTANCE OF 20.00 FEET; THENCE, S 10° 01' 51" W FOR A DISTANCE OF 23.85 FEET; THENCE, S 24° 33' 56" E FOR A DISTANCE OF 18.38 FEET; THENCE, S
21° 36' 24" W FOR A DISTANCE OF 30.08 FEET; THENCE, N 63° 30' 09" W FOR A DISTANCE OF 38.59 FEET; THENCE, S 08° 56' 10" W FOR A DISTANCE OF 37.44 FEET; THENCE, S 29° 50' 48" E FOR A DISTANCE OF 27.20 FEET; THENCE, S 33° 35' 16" W FOR A DISTANCE OF 12.17 FEET; THENCE, S 83° 09' 05" W FOR A
DISTANCE OF 49.68 FEET; THENCE, S 27° 30' 34" E FOR A DISTANCE OF 90.14 FEET; THENCE, S 83° 25' 52" W FOR A DISTANCE OF 66.21 FEET; THENCE, N 48° 24' 17" W FOR A DISTANCE OF 32.14 FEET; THENCE, S 01° 34' 35" E FOR A DISTANCE OF 18.00 FEET; THENCE, S 52° 27' 03" W FOR A DISTANCE OF 76.61
FEET; THENCE, N 18° 16' 33" W FOR A DISTANCE OF 73.08 FEET; THENCE, S 88° 25' 24" W FOR A DISTANCE OF 20.00 FEET; THENCE, S 34° 40' 38" W FOR A DISTANCE OF 37.20 FEET; THENCE, N 71° 12' 59" W FOR A DISTANCE OF 28.81 FEET; THENCE, N 20° 18' 24" W FOR A DISTANCE OF 83.99 FEET; THENCE, N 77°
57' 17" W FOR A DISTANCE OF 94.70 FEET; THENCE, S 39° 05' 40" W FOR A DISTANCE OF 21.06 FEET; THENCE, N 47° 01' 36" W FOR A DISTANCE OF 106.98 FEET; THENCE, N 57° 31' 11" W FOR A DISTANCE OF 102.70 FEET; THENCE, N 69° 03' 37" W FOR A DISTANCE OF 290.00 FEET; THENCE, S 62° 20' 21" W FOR A
DISTANCE OF 311.29 FEET; THENCE, S 02° 52' 15" E FOR A DISTANCE OF 7.41 FEET; THENCE, N 44° 01' 21" W FOR A DISTANCE OF 101.79 FEET; THENCE, N 63° 35' 40" W FOR A DISTANCE OF 223.05 FEET; THENCE, N 27° 23' 06" W FOR A DISTANCE OF 134.71 FEET; THENCE, N 51° 26' 25" W FOR A DISTANCE OF 314.59
FEET; THENCE, N 73° 43' 01" W FOR A DISTANCE OF 42.55 FEET; THENCE, N 82° 00' 35" W FOR A DISTANCE OF 35.18 FEET; THENCE, N 44° 01' 43" W FOR A DISTANCE OF 120.17 FEET; THENCE, N 05° 36' 13" W FOR A DISTANCE OF 38.74 FEET; THENCE, N 41° 39' 06" E FOR A DISTANCE OF 33.37 FEET; THENCE, N 05°
47' 11" W FOR A DISTANCE OF 83.95 FEET; THENCE, N 67° 32' 23" W FOR A DISTANCE OF 39.58 FEET; THENCE, N 51° 13' 13" W FOR A DISTANCE OF 59.93 FEET; THENCE, S 64° 08' 23" W FOR A DISTANCE OF 29.28 FEET; THENCE, N 48° 25' 45" W FOR A DISTANCE OF 27.34 FEET; THENCE, N 22° 25' 40" E FOR A
DISTANCE OF 51.41 FEET; THENCE, N 72° 40' 09" W FOR A DISTANCE OF 30.06 FEET; THENCE, N 35° 17' 11" E FOR A DISTANCE OF 27.44 FEET; THENCE, N 51° 04' 45" E FOR A DISTANCE OF

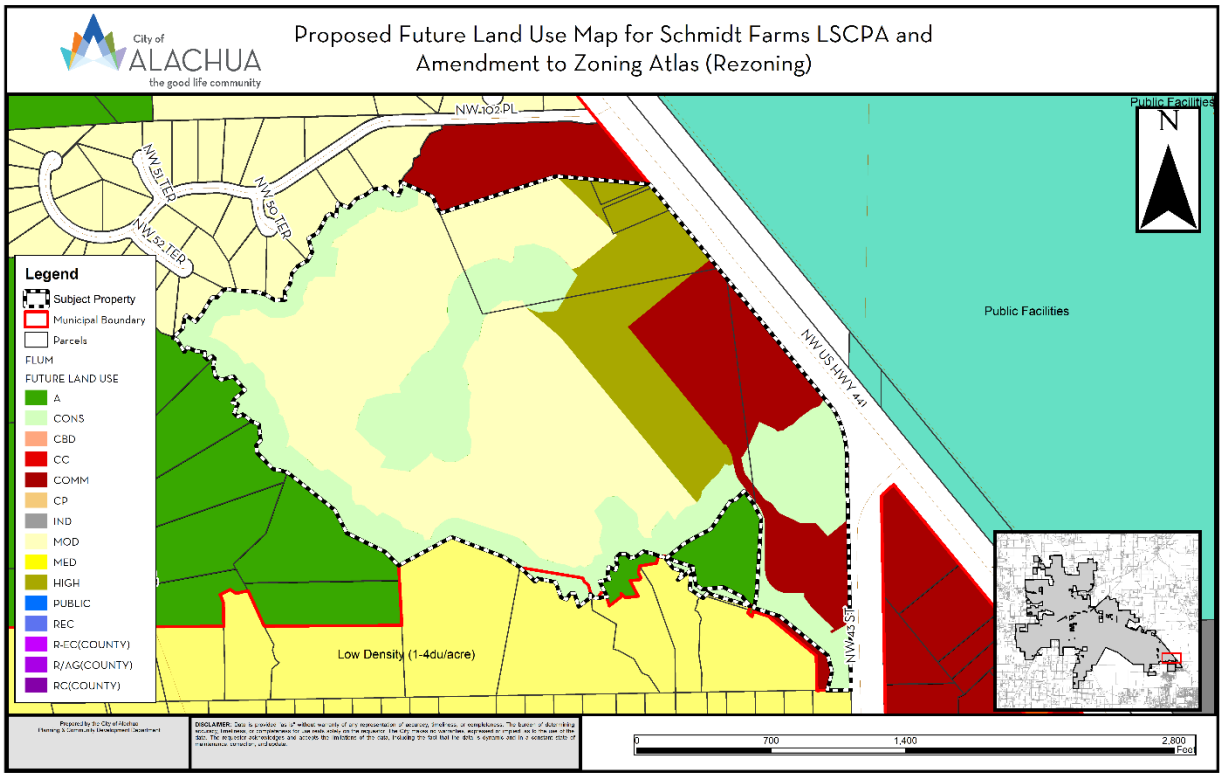
66.62 FEET; THENCE, N 40° 42' 57" W FOR A DISTANCE OF 94.72 FEET; THENCE, S 73° 55' 36" W FOR A DISTANCE OF 66.13
FEET; THENCE, N 59° 00' 07" W FOR A DISTANCE OF 34.99 FEET; THENCE, N 11° 56' 03" W FOR A DISTANCE OF 57.12 FEET; THENCE, N 13° 07' 55" E FOR A DISTANCE OF 37.51 FEET; THENCE, N 45° 29' 39" W FOR A DISTANCE OF 20.41 FEET; THENCE, S 51° 27' 45" W FOR A DISTANCE OF 31.77 FEET; THENCE, N 43° 03'
51" W FOR A DISTANCE OF 21.23 FEET; THENCE, N 07° 24' 50" E FOR A DISTANCE OF 23.82 FEET; THENCE, N 83° 43' 03" W FOR A DISTANCE OF 46.76 FEET; THENCE, N 66° 12' 11" W FOR A DISTANCE OF 49.69 FEET; THENCE, S 32° 42' 37" W FOR A DISTANCE OF 28.26 FEET; THENCE, N 31° 06' 21" W FOR A DISTANCE
OF 73.12 FEET; THENCE, N 78° 18' 20" W FOR A DISTANCE OF 22.52 FEET; THENCE, N 11° 43' 03" W FOR A DISTANCE OF 12.75 FEET; THENCE, N 51° 18' 51" E FOR A DISTANCE OF 67.14 FEET; THENCE, N 09° 44' 38" E FOR A DISTANCE OF 55.57 FEET; THENCE, N 26° 25' 39" E FOR A DISTANCE OF 13.00 FEET; THENCE,
N 75° 36' 47" E FOR A DISTANCE OF 11.18 FEET; THENCE, S 51° 53' 58" E FOR A DISTANCE OF 52.66 FEET; THENCE, N 36° 05' 41" E FOR A DISTANCE OF 51.31 FEET; THENCE, N 57° 08' 08" E FOR A DISTANCE OF 19.19 FEET; THENCE, N 22° 37' 50" E FOR A DISTANCE OF 35.61 FEET; THENCE, N 33° 05' 13" E FOR A
DISTANCE OF 52.00 FEET; THENCE, S 81° 33' 14" E FOR A DISTANCE OF 25.81 FEET; THENCE, N 54° 05' 29" W FOR A DISTANCE OF 5.72 FEET; THENCE, N 43° 17' 18" E FOR A DISTANCE OF 50.12 FEET; THENCE, N 68° 45' 40" E FOR A DISTANCE OF 28.18 FEET; THENCE, S 74° 40' 27" E FOR A DISTANCE OF 50.64 FEET;
THENCE, S 86° 37' 36" E FOR A DISTANCE OF 100.12 FEET; THENCE, S 72° 27' 16" E FOR A DISTANCE OF 50.99 FEET; THENCE, S 58° 07' 24" E FOR A DISTANCE OF 55.46 FEET; THENCE, N 85° 33' 50" E FOR A DISTANCE OF 53.89 FEET; THENCE, N 05° 45' 54" W FOR A DISTANCE OF 40.92 FEET; THENCE, N 33° 36' 09" E
FOR A DISTANCE OF 50.36 FEET; THENCE, N 09° 00' 54" E FOR A DISTANCE OF 52.50 FEET; THENCE, N 38° 04' 11" E FOR A DISTANCE OF 50.99 FEET; THENCE, N 60° 46' 03" E FOR A DISTANCE OF 58.67 FEET; THENCE, N 29° 18' 50" E FOR A DISTANCE OF 50.01 FEET; THENCE, N 19° 02' 03" W FOR A DISTANCE OF
73.58 FEET; THENCE, N 48° 43' 27" E FOR A DISTANCE OF 8.54 FEET; THENCE, N 61° 51' 31" E FOR A DISTANCE OF 50.48 FEET; THENCE, N 31° 20' 18" E FOR A DISTANCE OF 49.45 FEET; THENCE, N 25° 04' 32" E FOR A DISTANCE OF 50.69 FEET; THENCE, N 56° 29' 35" E FOR A DISTANCE OF 24.14 FEET; THENCE, S 63°
18' 22" E FOR A DISTANCE OF 33.24 FEET; THENCE, N 03° 26' 19" E FOR A DISTANCE OF 64.07 FEET; THENCE, N 15° 28' 02" E FOR A DISTANCE OF 12.21 FEET; THENCE, S 58° 11' 06" E FOR A DISTANCE OF 12.81 FEET; THENCE, S 64° 31' 31" E FOR A DISTANCE OF 52.33 FEET; THENCE, N 42° 07' 30" E FOR A DISTANCE
OF 63.18 FEET; THENCE, N 69° 58' 56" E FOR A DISTANCE OF 43.82 FEET; THENCE, N 53° 25' 46" E FOR A DISTANCE OF 55.46 FEET; THENCE, N 82° 30' 14" E FOR A DISTANCE OF 50.09 FEET; THENCE, N 58° 30' 50" E FOR A DISTANCE OF 17.09 FEET; THENCE, S 50° 06' 12" E FOR A DISTANCE OF 34.83 FEET; THENCE, S
39° 32' 25" E FOR A DISTANCE OF 25.06 FEET; THENCE, S 83° 11' 06" E FOR A DISTANCE OF 26.25 FEET; THENCE, N 25° 19' 27" E FOR A DISTANCE OF 37.20 FEET; THENCE, N 10° 44' 43" W FOR A DISTANCE OF 37.57 FEET; THENCE S 65° 31' 20" E A DISTANCE OF 106.43 FEET TO THE POINT OF BEGINNING.
CONTAINING 19.22 ACRES, MORE OR LESS.
TOGETHER WITH
PARCEL 2
A TRACT OF LAND SITUATED SECTIONS 34, TOWNSHIP 08 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDES OF ALACHUA COUNTY, FLORIDA;

THENCE S 39° 18' 51" E, A DISTANCE OF 496.87 FEET; THENCE N 85° 22' 03" W, A DISTANCE OF 483.70 FEET; THENCE S 72° 23' 52"
W, A DISTANCE OF 217.97 FEET; THENCE S 17° 36' 08" E, A DISTANCE OF 300.30 FEET TO THE POINT OF BEGINNING; THENCE, S 70° 00' 00" E FOR A DISTANCE OF 51.50 FEET; THENCE, S 77° 37' 15" E FOR A DISTANCE OF 29.66 FEET; THENCE, S 58° 42' 21" E FOR A DISTANCE OF 47.49 FEET; THENCE, S 48° 16' 42" E
FOR A DISTANCE OF 45.10 FEET; THENCE, S 40° 42' 31" E FOR A DISTANCE OF 114.44 FEET; THENCE, S 31° 08' 53" W FOR A DISTANCE OF 108.05 FEET; THENCE, S 24° 59' 34" W FOR A DISTANCE OF 14.59 FEET; THENCE, S 19° 53' 50" W FOR A DISTANCE OF 19.18 FEET; THENCE, S 32° 09' 51" W FOR A DISTANCE OF
72.94 FEET; THENCE, S 85° 40' 34" W FOR A DISTANCE OF 96.77 FEET; THENCE, N 67° 54' 32" W FOR A DISTANCE OF 71.13 FEET; THENCE, N 23° 11' 55" W FOR A DISTANCE OF 41.55 FEET; THENCE, S 69° 47' 28" W FOR A DISTANCE OF 24.36 FEET; THENCE, N 35° 24' 55" W FOR A DISTANCE OF 7.40 FEET; THENCE, S
88° 00' 00" W FOR A DISTANCE OF 76.66 FEET; THENCE, N 56° 27' 02" W FOR A DISTANCE OF 3.46 FEET; THENCE, S 18° 15' 12" W FOR A DISTANCE OF 9.66 FEET; THENCE, S 53° 17' 27" W FOR A DISTANCE OF 45.82 FEET; THENCE, S 59° 46' 43" W FOR A DISTANCE OF 15.87 FEET; THENCE, S 29° 38' 11" W FOR A
DISTANCE OF 16.93 FEET; THENCE, S 44° 23' 02" W FOR A DISTANCE OF 42.62 FEET; THENCE, S 21° 53' 18" W FOR A DISTANCE OF 26.81 FEET; THENCE, S 12° 16' 50" W FOR A DISTANCE OF 99.67 FEET; THENCE, N 74° 09' 25" W FOR A DISTANCE OF 17.40 FEET; THENCE, S 35° 14' 24" W FOR A DISTANCE OF 14.67
FEET; THENCE, S 31° 50' 09" W FOR A DISTANCE OF 46.95 FEET; THENCE, S 35° 33' 56" W FOR A DISTANCE OF 23.10 FEET; THENCE, S 25° 31' 28" E FOR A DISTANCE OF 8.56 FEET; THENCE, S 23° 23' 34" W FOR A DISTANCE OF 65.28 FEET; THENCE, S 38° 06' 27" E FOR A DISTANCE OF 31.15 FEET; THENCE, S 13° 16'
27" E FOR A DISTANCE OF 64.00 FEET; THENCE, S 13° 01' 24" W FOR A DISTANCE OF 24.90 FEET; THENCE, S 42° 54' 10" E FOR A DISTANCE OF 29.39 FEET; THENCE, S 10° 55' 00" W FOR A DISTANCE OF 55.89 FEET; THENCE, S 12° 05' 53" E FOR A DISTANCE OF 15.07 FEET; THENCE, S 00° 19' 49" E FOR A DISTANCE OF
52.27 FEET; THENCE, S 15° 43' 08" W FOR A DISTANCE OF 42.98 FEET; THENCE, S 36° 47' 07" E FOR A DISTANCE OF 4.65 FEET; THENCE, S 22° 30' 14" W FOR A DISTANCE OF 23.77 FEET; THENCE, S 35° 45' 14" E FOR A DISTANCE OF 2.68 FEET; THENCE, S 28° 36' 38" E FOR A DISTANCE OF 21.83 FEET; THENCE, S 21°
02' 15" E FOR A DISTANCE OF 35.85 FEET; THENCE, S 02° 11' 09" W FOR A DISTANCE OF 73.75 FEET; THENCE, S 58° 29' 29" W FOR A DISTANCE OF 80.08 FEET; THENCE, S 85° 51' 43" W FOR A DISTANCE OF 58.44 FEET; THENCE, N 66° 52' 56" W FOR A DISTANCE OF 71.66 FEET; THENCE, N 26° 24' 00" W FOR A
DISTANCE OF 30.02 FEET; THENCE, S 28° 44' 23" W FOR A DISTANCE OF 28.80 FEET; THENCE, S 50° 23' 52" W FOR A DISTANCE OF 66.91 FEET; THENCE, S 54° 08' 14" W FOR A DISTANCE OF 61.19 FEET; THENCE, N 81° 52' 12" W FOR A DISTANCE OF 152.89 FEET; THENCE, N 28° 59' 30" E FOR A DISTANCE OF 64.02
FEET; THENCE, N 50° 57' 52" W FOR A DISTANCE OF 33.07 FEET; THENCE, N 41° 16' 07" W FOR A DISTANCE OF 13.68 FEET; THENCE, N 57° 38' 09" W FOR A DISTANCE OF 60.51 FEET; THENCE, N 02° 29' 22" W FOR A DISTANCE OF 10.04 FEET; THENCE, S 73° 15' 15" W FOR A DISTANCE OF 2.49 FEET; THENCE, N 45° 00'
00" W FOR A DISTANCE OF 99.60 FEET; THENCE, N 14° 10' 20" E FOR A DISTANCE OF 90.14 FEET; THENCE, N 42° 52' 44" E FOR A DISTANCE OF 21.62 FEET; THENCE, N 22° 29' 09" E FOR A DISTANCE OF 55.25 FEET; THENCE, N 73° 49' 21" E FOR A DISTANCE OF 113.98 FEET; THENCE, S 76° 40' 26" E FOR A DISTANCE
OF 16.25 FEET; THENCE, N 70° 12' 17" E FOR A DISTANCE OF 19.17 FEET; THENCE, N 87° 40' 40" E FOR A DISTANCE OF 31.64 FEET; THENCE, S 79° 41' 43" E FOR A DISTANCE OF 2.77 FEET;

THENCE, N 11° 59' 59" W FOR A DISTANCE OF 40.19 FEET; THENCE, N 37° 59' 59" E FOR A DISTANCE OF 55.09 FEET; THENCE, N
42° 00' 00" E FOR A DISTANCE OF 44.89 FEET; THENCE, N 00° 42' 47" E FOR A DISTANCE OF 18.89 FEET; THENCE, N 41° 17' 45" E FOR A DISTANCE OF 83.89 FEET; THENCE, N 61° 58' 09" E FOR A DISTANCE OF 54.25 FEET; THENCE, N 09° 25' 02" E FOR A DISTANCE OF 4.12 FEET; THENCE, N 66° 55' 13" E FOR A
DISTANCE OF 9.10 FEET; THENCE, N 29° 22' 32" E FOR A DISTANCE OF 62.81 FEET; THENCE, N 35° 19' 03" E FOR A DISTANCE OF 57.21 FEET; THENCE, N 34° 17' 21" E FOR A DISTANCE OF 42.18 FEET; THENCE, N 21° 02' 21" W FOR A DISTANCE OF 4.32 FEET; THENCE, N 14° 31' 48" W FOR A DISTANCE OF 44.16 FEET;
THENCE, N 00° 38' 03" E FOR A DISTANCE OF 36.74 FEET; THENCE, N 03° 17' 39" E FOR A DISTANCE OF 49.94 FEET; THENCE, N 28° 37' 36" E FOR A DISTANCE OF 31.72 FEET; THENCE, N 18° 22' 32" E FOR A DISTANCE OF 56.19 FEET; THENCE, N 42° 28' 56" E FOR A DISTANCE OF 60.75 FEET; THENCE, N 58° 37' 29" E
FOR A DISTANCE OF 79.62 FEET; THENCE, N 85° 38' 18" E FOR A DISTANCE OF 9.43 FEET; THENCE, N 32° 47' 03" E FOR A DISTANCE OF 1.67 FEET; THENCE, N 71° 45' 50" E FOR A DISTANCE OF 57.08 FEET; THENCE, N 70° 06' 16" E FOR A DISTANCE OF 41.35 FEET; THENCE, S 75° 43' 39" E FOR A DISTANCE OF 70.60
FEET; THENCE, S 35° 57' 03" E FOR A DISTANCE OF 11.68 FEET; THENCE, N 68° 00' 00" E FOR A DISTANCE OF 4.87 FEET; THENCE, N 58° 52' 28" E FOR A DISTANCE OF 17.04 FEET; THENCE, N 06° 00' 00" E FOR A DISTANCE OF 76.64 FEET; THENCE N 81° 59' 59" E A DISTANCE OF 101.20 FEET TO THE POINT OF
BEGINNING. CONTAINING 10.61 ACRES, MORE OR LESS.
TOGETHER WITH
PARCEL 3
A TRACT OF LAND SITUATED SECTIONS 34, TOWNSHIP 08 SOUTH, RANGE 19 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDES OF ALACHUA COUNTY, FLORIDA SAID POINT BEING ON THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441; THENCE S 39° 18' 51" E ALONG SAID WESTERLY
RIGHT OF WAY, A DISTANCE OF 1942.50 FEET TO THE POINT OF BEGINNING; THENCE, S 39° 18' 51" E FOR A DISTANCE OF 74.34 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 29°
00' 02.6", HAVING A RADIUS OF 522.00 FEET, AND WHOSE LONG CHORD BEARS S 15° 30' 28" E FOR A DISTANCE OF 261.40 FEET. THENCE, S 01° 00' 27" E FOR A DISTANCE OF 31.45 FEET; THENCE, S 82° 13' 28" W FOR A DISTANCE OF 10.86 FEET; THENCE, S 27° 26' 03" W FOR A DISTANCE OF 36.53 FEET; THENCE, S
56° 52' 10" W FOR A DISTANCE OF 46.80 FEET; THENCE, S 44° 01' 37" W FOR A DISTANCE OF 10.41 FEET; THENCE, S 36° 57' 07" E FOR A DISTANCE OF 27.20 FEET; THENCE, S 43° 43' 35" E FOR A DISTANCE OF 21.13 FEET; THENCE, S 42° 35' 10" E FOR A DISTANCE OF 45.99 FEET; THENCE, S 22° 12' 21" E FOR A
DISTANCE OF 39.74 FEET; THENCE, S 00° 47' 09" E FOR A DISTANCE OF 114.44 FEET; THENCE, S 50° 07' 59" W FOR A DISTANCE OF 136.41 FEET; THENCE, N 43° 50' 38" W FOR A DISTANCE OF 94.44 FEET; THENCE, S 88° 31' 40" W FOR A DISTANCE OF 76.21 FEET; THENCE, N 64° 02' 47" W FOR A DISTANCE OF 57.73
FEET; THENCE, N 65° 07' 40" W FOR A DISTANCE OF 68.86 FEET; THENCE, N 36° 59' 45" W FOR A DISTANCE OF 57.96 FEET; THENCE, N 47° 16' 40" W FOR A DISTANCE OF 12.50 FEET; THENCE, N 64° 05' 24" W FOR A DISTANCE OF 31.14 FEET; THENCE, N 37° 30' 51" W FOR A DISTANCE OF 23.48 FEET; THENCE, N 19°
39' 46" W FOR A DISTANCE OF 2.41 FEET; THENCE, S 73° 23' 16" W FOR A DISTANCE OF 0.79 FEET; THENCE, N 37° 30' 51" W FOR A DISTANCE OF 130.60 FEET TO THE BEGINNING OF A

CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 25° 24' 24.3", HAVING A RADIUS OF 87.00 FEET, AND
WHOSE LONG CHORD BEARS N 24° 48' 39" W FOR A DISTANCE OF 38.26 FEET. THENCE, N 12° 06' 26" W FOR A DISTANCE OF 63.52 FEET; THENCE, N 58° 58' 17" E FOR A DISTANCE OF 9.06 FEET; THENCE, N 30° 29' 56" E FOR A DISTANCE OF 29.27 FEET; THENCE, N 29° 37' 46" E FOR A DISTANCE OF 25.63 FEET;
THENCE, N 24° 12' 30" E FOR A DISTANCE OF 146.32 FEET; THENCE, S 65° 05' 06" E FOR A DISTANCE OF 83.00 FEET; THENCE, S 53° 18' 37" E FOR A DISTANCE OF 24.38 FEET; THENCE, N 80° 50' 08" E FOR A DISTANCE OF 29.09 FEET; THENCE, N 53° 36' 04" E FOR A DISTANCE OF 33.47 FEET; THENCE, N 64° 59' 32" E
FOR A DISTANCE OF 27.70 FEET; THENCE, N 40° 33' 23" E FOR A DISTANCE OF 29.53 FEET; THENCE, N 52° 18' 27" E FOR A DISTANCE OF 43.43 FEET; THENCE, N 55° 08' 59" E FOR A DISTANCE OF 57.48 FEET; THENCE, N 69° 55' 18" E FOR A DISTANCE OF 34.98 FEET; THENCE, N 46° 37' 16" E FOR A DISTANCE OF 9.11
FEET; THENCE N 34° 39' 05" E A DISTANCE OF 42.64 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING. CONTAINING 5.80 ACRES, MORE OR LESS.

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Future Land Use Map for Schmidt Farms LSCPA and Amendment to Zoning Atlas (Rezoning)
NW 102 PL
NW 91 TER
NW 92 TER
NW 93 TER
NW US HWY 441
NW 143 ST
Public Facilities
N
Legend
Subject Property
Municipal Boundary
Parcels
FLUM
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
Low Density (1-4du/acre)
0
700
1,400
2,800
Feet

City of Alachua

Planning & Community Development Department

Staff Report

Planning and Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property
APPLICANT/AGENT:	David Meeks
PROPERTY OWNER:	DM Alachua Investments, LLC
LOCATION:	Southwest of the intersection of US 441 and NW 43rd Street
PARCEL ID NUMBERS:	05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000
OVERLAY:	NA
ACREAGE:	± 121.1 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), and Conservation (±35.7 acres) on a ±121.1 acre subject property. The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000. The subject property is located southeast of the intersection of US 441 and NW 43rd Street. The subject property has three principal structures – two vacant commercial buildings and one residential building. In addition, there are also several accessory structures related to the previous agricultural uses on the subject property.

The subject property presently has Commercial and Agricultural FLUM Designations. The proposed amendment would change the FLUM Designation to Commercial, High Density Residential, Moderate Density Residential, and Conservation. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property).

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

Policy 1.2.d of the Future Land Use Element establishes the High Density Residential land use category and states that this category allows residential development an a maximum density of 15 dwelling units per acre. The following uses are examples of uses permitted within the High Density Residential land use category: single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, live/work units, residential planned developments, Traditional Neighborhood Planned Developments, neighborhood-scale retail and services and supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.3.b of the Future Land Use Element establishes the Commercial land use category, and states that this category allows non-residential development, with a maximum intensity (expressed in Floor to Area ratio F.A.R.) based on the size of the parcel. The assumed maximum development scenario is a maximum FAR of 1.0. The following uses are examples of uses permitted within the Commercial land use category: retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.

Policy 1.8.a of the Future Land Use Element establishes the Conservation land use category. This policy states that the uses within this land use category shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands.

This application is for an amendment to the Future Land Use Map. A related rezoning application for the subject property proposes to amend the Future Zoning Atlas from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM).

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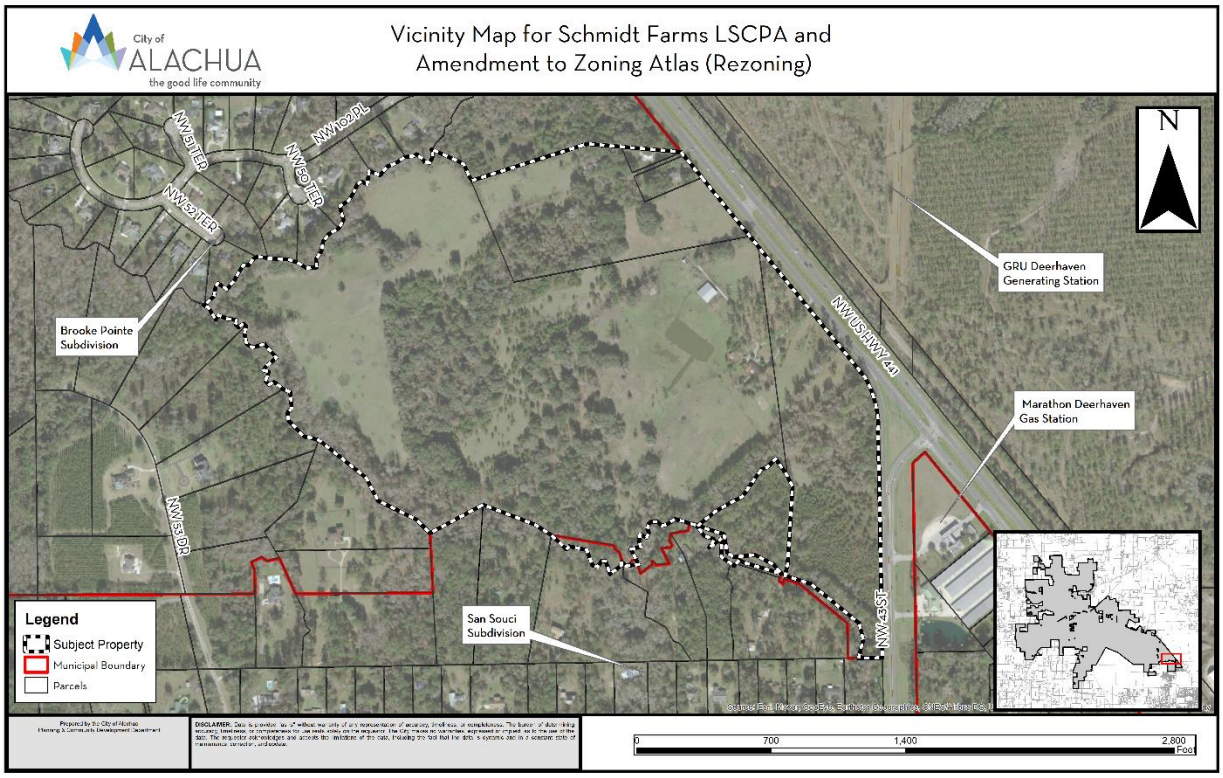
FLUM DESIGNATION COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

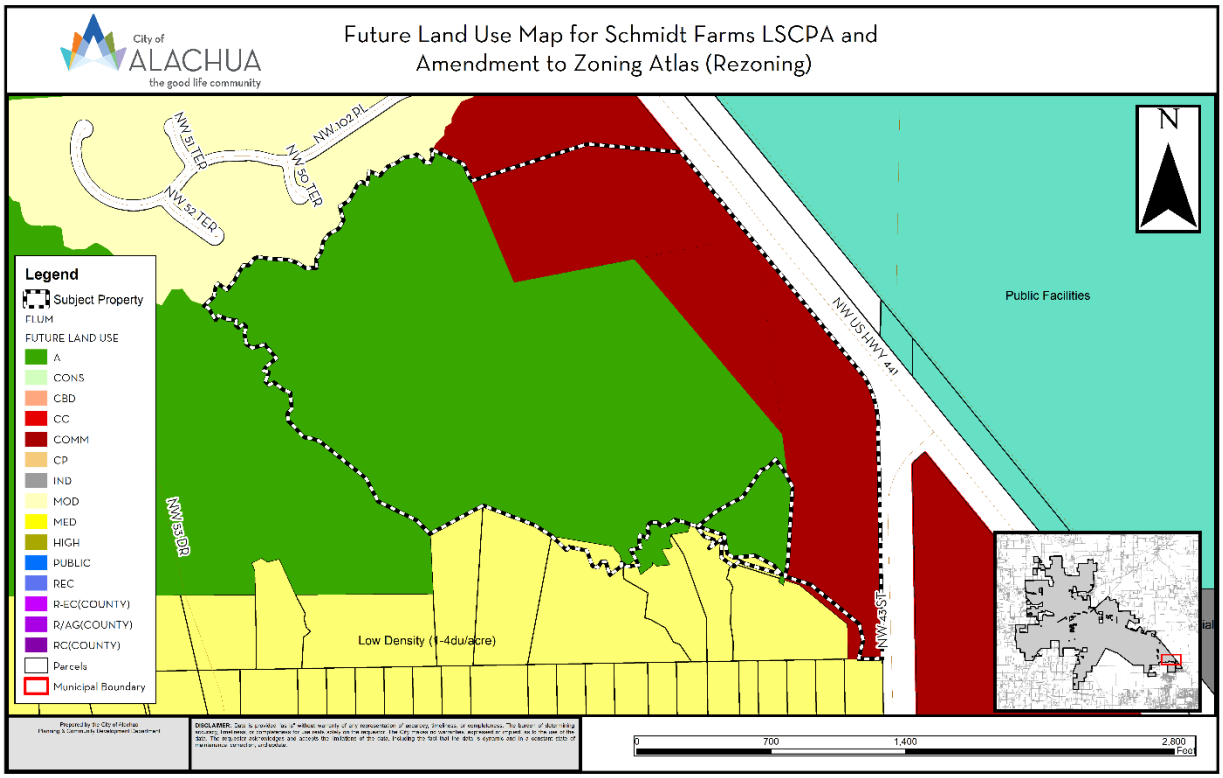
	Existing FLUM Designations		Proposed FLUM Designations			
FLUM District:	Agriculture (72.7 acres)	Commercial (48.4 acres)	Conservation (35.7 acres)	Moderate Density Residential (53.2 acres)	High Density Residential (17.8 acres)	Commercial (14.4 acres)
Max. Gross Density:	.2 dwellings/acre 14 dwelling units	NA	NA	4 du/ac 212 dwelling units	15 du/ac 267 dwelling units	NA
Floor Area Ratio:	NA	1.0 FAR 2,108,304 square feet nonresidential	NA	NA	NA	1.0 FAR 627,264 square feet non-residential
Typical Uses*:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support services, and agri-tourism	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks ,and eating establishments.	Low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands	Single Family Dwelling Units, Accessory Dwelling Units, Manufactured Homes, Duplexes, Quadplexes, Townhomes, Residential Planned Unit Developments, Supporting Community Services such as Schools, Parks, Houses of Worship	Single family attached and detached dwelling units, apartments and townhomes, duplexes and quadplexes, residential planned developments, neighborhood-scale retail and services and supporting community services, such as schools, houses of worship, and parks,	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, hotels and motels, commercial shopping centers, auto-oriented uses, office/business parks, and eating establishments.

* *The typical uses identified do not reflect all uses permitted within the FLUM Designation. For a complete list, reference the Future Land Use Element of the Comprehensive Plan.*

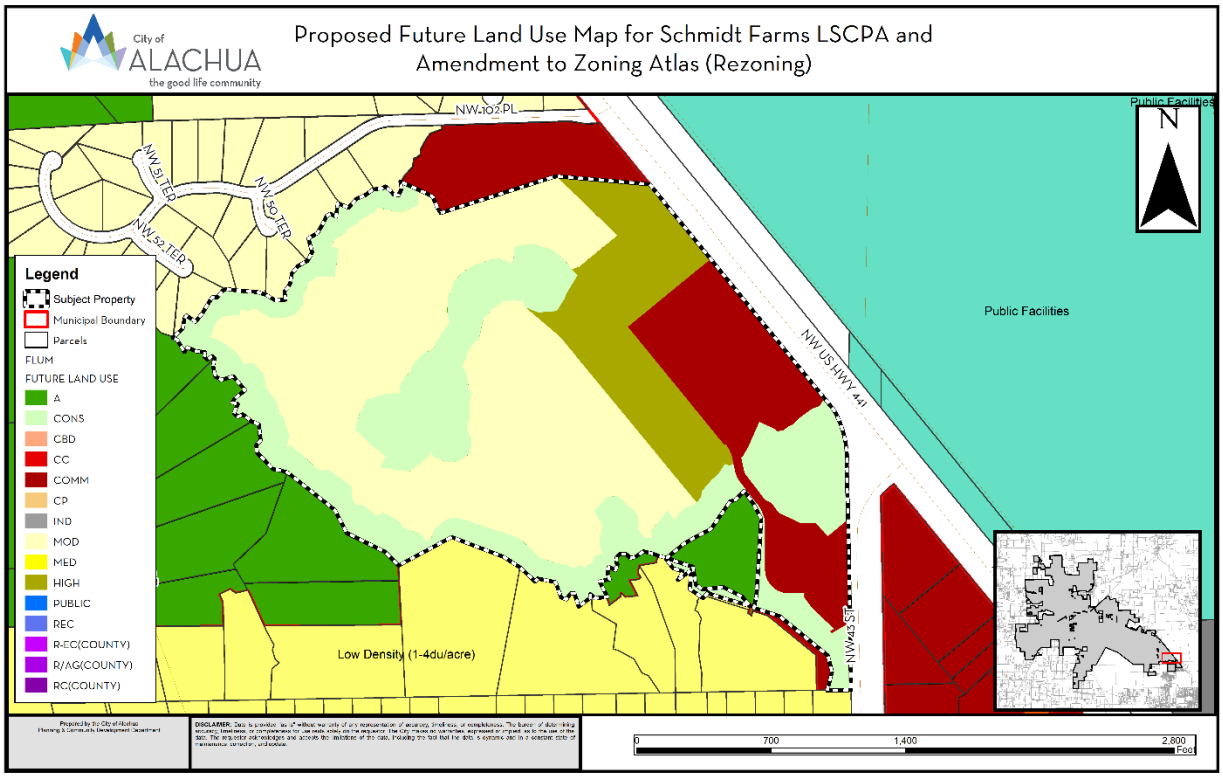
Map 1. Vicinity Map



Map 2. Future Land Use Map with Subject Property



Map 3. Proposed Amendment to the Future Land Use Map



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

> ***Policy 1.3.b:*** ***Commercial:*** The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels and motels;
> 7. Commercial shopping centers;
> 8. Auto-oriented uses;
> 9. Traditional Neighborhood Planned Developments;
> 10. Employment Center Planned Developments;
> 11. Commercial recreation centers;
> 12. Office/business parks;
> 13. Limited industrial services; and,

14. Eating establishments.

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

> ***Policy 1.2.a:*** **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:
>
> 1. Single family, conventional dwelling units;
> 2. Accessory dwelling units;
> 3. Manufactured or modular homes meeting certain design criteria
> 4. Mobile homes only within mobile home parks;
> 5. Duplexes and quadplexes;
> 6. Townhomes;
> 7. Residential Planned Developments;
> 8. Supporting community services, such as schools, houses of worship, parks, and community centers

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

> ***Policy 1.2.d*** **High Density Residential (8 to 15 dwelling units per acre):** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:
>
> 1. Single family attached and detached dwelling units ;
> 2. Accessory dwelling units;
> 3. Apartments and townhomes;
> 4. Duplexes and quadplexes;
> 5. Live/work units;
> 6. Residential Planned Developments;
> 7. Traditional Neighborhood Planned Developments;
> 8. Group living;
> 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
> 10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

> ***Policy 1.8.a:*** ***Conservation uses:*** Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

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

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential / Major Utility (Deerhaven Generating Plant)/ Vacant Commercial	Moderate Density Residential/ Public Facilities (City of Gainesville)/ Commercial	RSF-1, CI, PS (City of Gainesville)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Agriculture	A
South	Residential	Low Density (Alachua County)	RE-1 (Alachua County)

NEEDS ANALYSIS

Per Chapter 163.3177, Florida Statutes, need shall be based upon the amount of land designated for future uses and shall:

1) Provide a balance of uses that foster vibrant, viable communities and economic opportunities and address outdated development patterns, such as antiquated subdivisions; and,

2) Allow the operation of real estate markets to provide adequate choices for residents and business, with the amount of land designated for future use not limited solely by the projected population. The minimum amount of land use required to accommodate at least a 10-year planning period must be included in the comprehensive plan.

The applicant identifies the need for an additional 1,160 home within the City of Alachua over the next 9 years, which this project will aid in addressing. The applicant also identifies the need for additional commercial lands to serve the increasing population within the City.

URBAN SPRAWL ANALYSIS

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

An evaluation of each primary indicator is provided below.

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

Evaluation & Findings: The subject property is presently designated for agricultural and commercial uses. The proposed amendment would change the FLUM Designation of the property from Agriculture and Commercial to Conservation, Moderate Density Residential, High Density Residential, and Commercial. This would provide for a mixed use development with a range of housing types and densities.

(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 at the intersection of US Highway 441 and NW 43rd Street. The property is located in proximity to developed residential areas including Turkey Creek, Brooke Pointe, and Westchester (City of Gainesville), and Turkey Creek Forest (City of Gainesville).

(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 developed areas of the City of Alachua and the City of Gainesville and unincorporated Alachua County.

(IV) Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

Evaluation & Findings: Environmental information provided by the applicant and GIS data indicates the presence of wetlands and surface water features. These natural resources are proposed to be protected and conserved through placement of the features and associated buffer areas in the Conservation land use category, which permits only low intensity resource based recreation uses, such as trails.

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

Evaluation & Findings: The subject property is primarily adjacent to residential and commercial uses. Potential adjacent agricultural uses are sufficiently separated or of a nature that impacts will be limited.

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

Evaluation & Findings: Water and wastewater will be provided through extensions of the City of Alachua systems, which exist in the vicinity.

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

Evaluation & Findings: Water and wastewater will be provided through extensions of the City of Alachua systems, which exist in the vicinity.

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

Evaluation & Findings: The subject property is located proximate to existing residential and commercial development along NW US Highway 441. Utility services and lines, including service and lines for water, wastewater, and electric, are located within the vicinity of the subject property.

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

Evaluation & Findings: The subject property is located along US Highway 441 and is located in proximity to existing commercial, residential, and major public utility infrastructure.

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

Evaluation & Findings: The development of the site could be considered both infill and redevelopment. A portion of the property has historically been used for commercial uses. The subject property is also located adjacent to existing commercial, residential, and major public utility uses.

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

Evaluation & Findings: The subject property is located proximate to a mix of commercial, residential and institutional uses.

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

Evaluation & Findings: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use designations support this development pattern and provide adequate protections for wetlands and surface water bodies located on the subject property.

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

Evaluation & Findings: The proposed application would result in approximately 35.7 acres being designated as Conservation, would remain as functional open space.

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

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

Evaluation & Findings: *Environmental information provided by the applicant and GIS data indicates the presence of wetlands and surface water features. These natural resources are being protected and conserved through placement of the features and associated buffer areas in the Conservation land use category, which permits only low intensity resource-based recreation uses, such as trails. The subject property also contains Special Flood*

Hazard areas. Development will be required to meet applicable City regulations regarding development within these areas.

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

   Evaluation & Findings: *The subject property is located proximate to existing public facilities. Any development that may occur on the subject property will be required to connect to City Potable Water and Sanitary Sewer at the time of development. Prior to the issuance of any preliminary development order, the applicant will need to demonstrate that any extension of public infrastructure will be efficient and cost-effective.*

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

   Evaluation & Findings: *The proposed amendment would provide for residential development opportunities with a mix of commercial uses that will create a walkable urban form.*

4. Promotes conservation of water and energy.

   Evaluation & Findings: *The proposed amendment would result in a higher density and more efficient urban form. Potential exists for reduction in overall VMT (vehicle miles travelled) for residents of the development and for existing development located nearby.*

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

   Evaluation & Findings: *Development of this property will result in a partial loss of an agricultural area and activity.*

6. Preserves open space and natural lands and provides for public open space and recreation needs.

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

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

   Evaluation & Findings: *The City of Alachua population is growing and will require adequate housing opportunities to accommodate the increased population. The proposed*

amendment would provide for additional residential lands in an area of the City where limited residential lands presently exist, located proximate to existing and proposed commercial and residential development.

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

Evaluation & Findings: *The proposed amendment would result in an increase in the permitted residential density of the subject property, and is located near existing residential subdivisions. The provision of commercial land use will increase mix of uses in area. The application does not constitute transit-oriented development or a new town.*

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

Future Land Use Element

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

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

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

Analysis of Consistency with Policy 1.3.b: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Commercial Planned Development which is permitted under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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

Policy 1.2.a: **Moderate density residential (0 to 4 dwelling units per acre):** The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Residential Planned Development which is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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

> ***Policy 1.2.d*** **High Density Residential (8 to 15 dwelling units per acre):** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following uses are allowed within the High Density Residential land use category:
>
> 1. Single family attached and detached dwelling units ;
> 2. Accessory dwelling units;
> 3. Apartments and townhomes;
> 4. Duplexes and quadplexes;
> 5. Live/work units;
> 6. Residential Planned Developments;
> 7. Traditional Neighborhood Planned Developments;
> 8. Group living;
> 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
> 10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.d: An associated rezoning application has been submitted along with this proposed amendment to the Future Land Use Map. The proposed zoning would be Commercial Planned Development which is permitted under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

> ***Policy 1.8.a:*** ***Conservation uses:*** Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Analysis of Consistency with Policy 1.8.a: Any proposed future development within the Conservation land use area would be required to conform with this Policy.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm with two commercial structures along US 441. The subject property contains surface water bodies, wetlands, special flood hazard areas. Additionally, an environmental analysis indicated potential presence of migratory birds (Killdeer) on the subject property. A special condition has been added to the Planned Development zoning approval that addresses this issue. A separate analysis of the environmental conditions can be found below in this report.

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

and services necessary for the development.

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in

a net reduction in the permitted density of the subject property, thereby reducing impacts to solid waste facilities.

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

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

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

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

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

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

Objective 1.10: Wetlands

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

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

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with

native wetland vegetation.

c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

    i. Clustering of units shall be located in the perimeter areas of the wetlands; and

    ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

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

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

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

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

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

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

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

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

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

Analysis of Consistency with Objective 1.10:

The existing wetlands and associated wetland buffers required under Policy 1.10.g are primarily located within the Conservation Future Land Use category.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to the wetlands delineation provided by the applicant there are wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. The vast majority of wetlands and the associated required buffer areas are being proposed to be placed within the Conservation Future Land Use designation; therefore, there are no issues related to wetland protection.

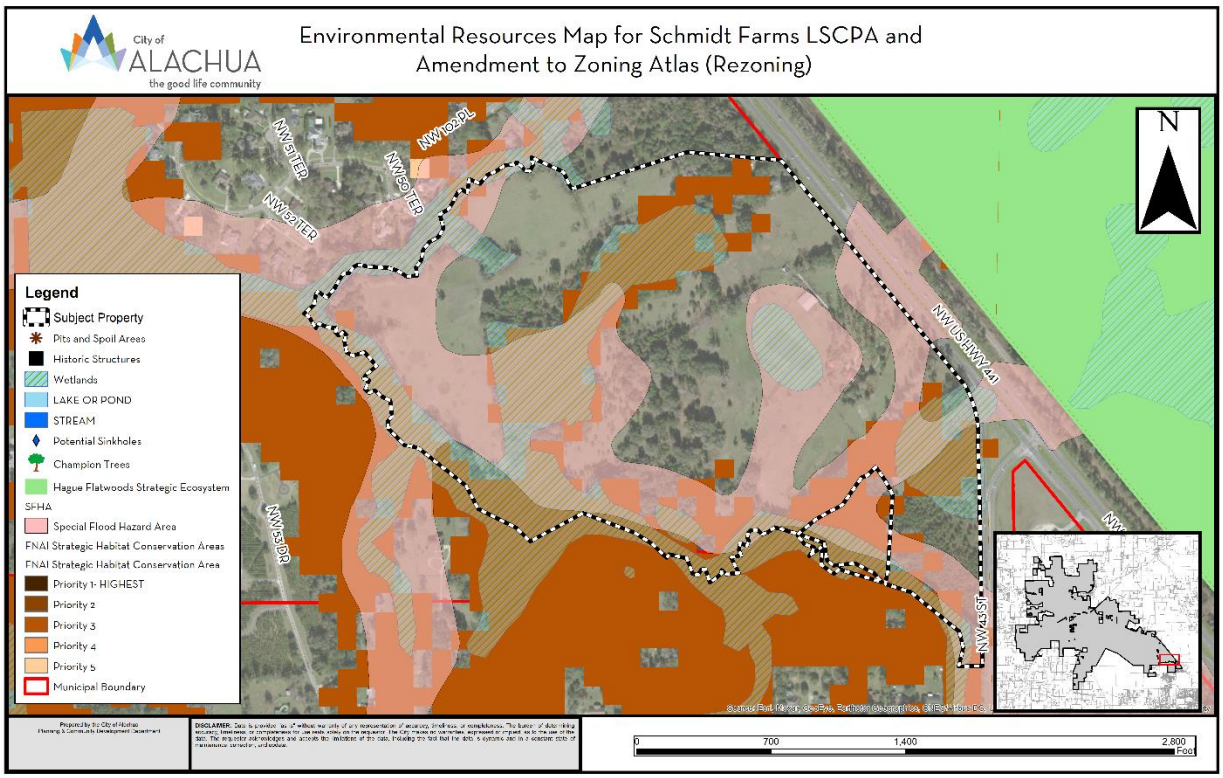
Strategic Ecosystems

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

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

Evaluation: The subject property is not located within a Strategic Ecosystem. The subject property is adjacent to the Hague Flatwoods Strategic Ecosystem. The GRU Deerhaven Generating Station is also located within this Strategic Ecosystem. The impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Map 4. Environmental Features



Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern, other than those described below. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for

each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, other The subject property contains an amount of Priority 3 lands under the Florida Natural Areas inventory. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. If any other regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are five (5) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements / small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited/ Very limited	12.3
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited/ Not limited	4.2
Pomona sand, 0 to 2 percent slopes	A/D	Poorly drained	Very limited/ Very limited	19.7
Floridana sand, frequently ponded, 0 to 2 percent slopes	C/D	Very poorly drained	Very limited/ Very limited	2.3
Mulat sand	C/D	Poorly drained	Very limited/ Very limited	59.4

Evaluation: The soil types located within the subject property pose limitations for development of residential and small commercial buildings. Special engineering, drainage, soil reclamation and foundation design will be required to overcome site limitations.

Flood Potential

Panels 12001C0282E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain), Flood Zone "A" (areas determined to be in the 500-year floodplain for which base flood elevations have not been established, and Flood Zone "AE" (areas determined to be in the 500-year floodplain for which base flood elevations have been established).

Evaluation: Portions of the subject property contains areas located within Special Flood Hazard Areas (Areas A and AE). Compliance with applicable requirements of the City's Land Development Regulations will be required as a part of any future proposed development.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates

that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: There are two historic structures located on the subject property, as indicated in the Florida Master Site File. Placement on the Florida Master Site File does not necessarily indicate historic significance, but rather that the structure is documented to be greater than 50 years old. The Site file is not a state historic registry.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The traffic impact data are obtained from a traffic concurrency report drafted by Buckholz Traffic.

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

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

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2,3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

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

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	2,790 (1,395/1,395)	266 (66/200)	133 (84/49)
	Commercial[1]	4,654 (2,327/2,327)	147 (91/56)	412 (198/214)
Potential Trips		**7,444 (3,722/3,722)**	**413 (157/256)**	**545 (282/263)**

1 Buckholz Concurrency Study, October 2021

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]
Maximum Service Volume[2]	43,000	45,700
Existing Traffic[3]	25,536	20,435
Reserved Trips[4]	43	4,323
Available Capacity[4]	19,421	20,942
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	7,444	1,712
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**11,977**	**19,230**
PM Peak Hour Traffic Analysis	**3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]**	**4 US 441 (from CR25A East Intersection to SR235)[1]**
Maximum Service Volume[2]	3,870	4,110
Existing Traffic[3]	2,118	1,941
Reserved Trips[4]	5	298
Available Capacity[4]	1,747	1,871
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	545	109
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**1,202**	**1,762**

1 FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.
2 AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
3 Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
4 Source: City of Alachua January 2022 Development Monitoring Report.
5 Source: Buckholz Traffic Concurrency Study, October 2021.
6 The application is for a Preliminary Development Order. Concurrency will not be reserved.

Evaluation: As shown in Table 5, affected segments 3 and 4 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	214,760
Residual Capacity	**584,083**
Percentage of Permitted Design Capacity Utilized	**74.61%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 214,760 gallons per day at build out. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101
Projected Potential Wastewater Demand from Proposed Amendment **	201,910
Residual Capacity	**440,989**
Percentage of Permitted Design Capacity Utilized	**70.60%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 201,910 gallons per day. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	7.09
Residual Recreational Capacity After Impacts	**71.58**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 514 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.42 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.78 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.70 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (7.09 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	20,065.75	3,662
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 514 dwellings +5.5 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 3,663 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 189 total student stations (44 for elementary, 22 for middle, and 28 for high school). On February 28, 2022 the City received a letter from the Alachua County School Board indicating that the capacity for the Santa Fe High School, Mebane Middle School, and Northwest Alachua Elementary School Concurrency Areas will be adequate considering the impacts of the proposed development.

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

DM ALACHUA INVESTMENTS, LLC
LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

-Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21. 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than

12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Planner

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

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

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

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

www.sbac.edu
(352) 955-7300

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

February 28, 2022

RE: ACPS – Schmidt Farms

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.*. The proposed amendment will entitle 213 single family units and 301 multi-family units.

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

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

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

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

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 28 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 22 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 44 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

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

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

Sincerely,

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

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

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 7, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, February 22, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

PD-COMM and PD-R Rezoning Review Comments

1. *New Comments*
    a. Combine Allowable Use cells for Development Areas A and B to clarify allowable uses. Possible language:
        - All allowed uses in the PD-Comm Zoning District per Table 4.1-1 except that the following uses shall not be allowed in Development Area B: automobile rental and sales, automobile repair and servicing, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreational vehicle rental and sales, taxicab service, tire sales and mounting, towing service, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, and helicopter landing facilities.
        - Stormwater Water Management Facilities
        - Common Area and Open Space

    b. Combine cells for maximum development potential for Development Areas and B.
    c. Add additional note to Development Area C Maximum Development Potential limiting number of cottage style homes to 82 (50% of permitted maximum of dwelling units proposed)
    d. If there is going to be a neighborhood amenity center (pool, clubhouse, etc) maximum development potential need to be provided (maximum floor area, parking rate, and permitted development areas (suggest B and C).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On December 13, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, January 17, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.**

PD-COMM and PD-R Rezoning Review Comments

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
   a. The reduction or modification is necessary as a traffic-calming measure;
   b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
   c. Access for emergency service vehicles is not substantially impaired;
   d. Adequate off-street parking is provided for the uses proposed; and
   e. Adequate space for public utilities is provided within the right-of-way.

   New Comment: This comment does not appear to have been addressed. Please provide justification for modification to street design standards that address items a-e above.

   b. **NEW COMMENT: Development Area (B) is named multi-family residential, which may indicate that only that use or similar uses are intended or permitted in that development area. Please consider renaming or modifying allowed uses to match current name of development area. Current maximum development potentials as found in PD Masters plan would indicate that only non-residential would go into Development Area A and only Residential would go into Development Area B.**

   c. **NEW COMMENT: Allowable uses column requires clarification for each development area. Are listed uses exclusive or in addition to? All specific uses listed appear to be permitted within PD-Comm zoning district.**

5. *Comprehensive Plan Analysis*
   a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be

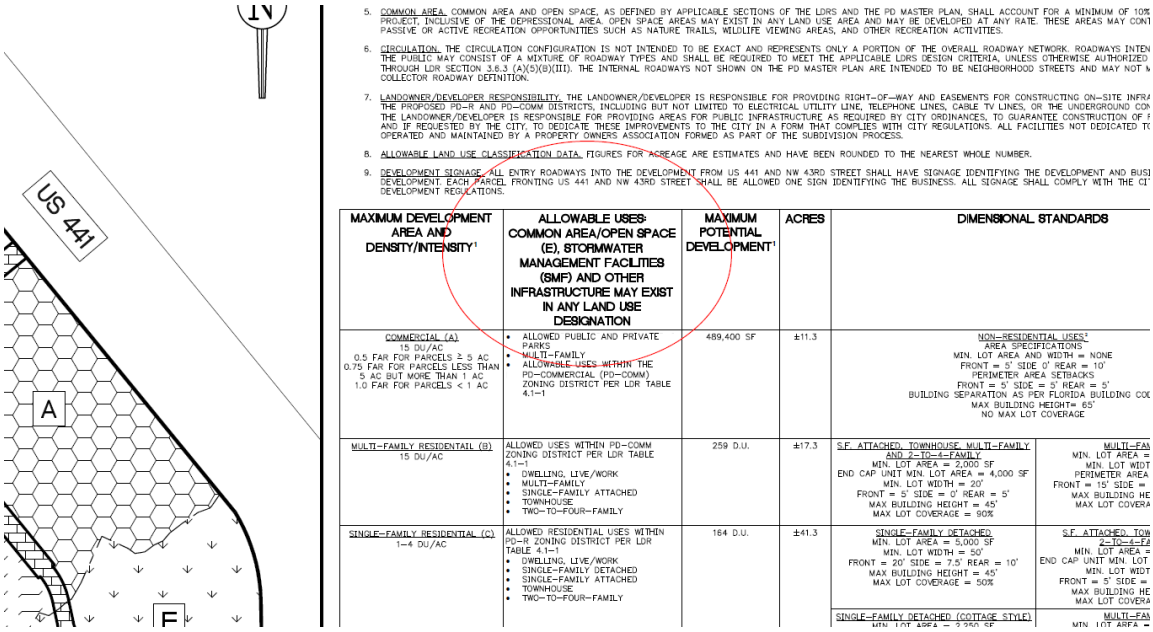
necessary to include a portion as medium density residential or high density residential.

New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.

7. *Miscellaneous / General Comments*

a. Allowable uses column in Table on Master Plan sheet has typo in column title.

New Comment: This does not appear to have been addressed. Please see image below. Please verify column title is correct.



b. **New Comment: In Development Area C, the side setback for the single family detached is 7.5 feet, which would yield a potential maximum building envelope of 35 feet. Please confirm.**

c. **New Comment: A description or definition of cottage style should be included. Staff assumes these would be single family detached structures in appearance on a common parcel. Please confirm.**

d. **New Comment: Please provide legal descriptions (in word format) and sketches for the following:**

i. Overall subject property
ii. Area proposed to be amended to Moderate Density Residential Future Land Use Designation
iii. Area proposed to be amended to High Density Residential Future Land Use Designation
iv. Area proposed to be amended to Commercial Future Land Use Designation
v. Area proposed to be amended to Conservation Future Land Use Designation
vi. Area proposed to be rezoned to PD-Commercial

vii. Area proposed to be rezoned to PD-Residential

If possible, please provide in shapefile format as well.

9. Potential Development Conditions (Revised 01/06/22)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

      The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.
      ii. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.
      iii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
         1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
         2. No new wells permitted on the property
         3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices
      iv. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or

pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

v. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

vi. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

viii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Schmidt Farms Market
Environmental Resource Assessment

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

Prepared by:
Shannon McMorrow, PWS
Senior Scientist

Reviewed by:
Suzy Baird
Senior Scientist

Wood Project No.: 2402210028.01

December 2021

Schmidt Farms Market
Environmental Resource Assessment

Technical Review Report

Alachua, Florida
Project # 2402210028.01 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
404 SW 140th Terrace
Newberry, FL 32669
USA
T: 352.332.3318

December 2021

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Any disclosure of this report to a third party is subject to this disclaimer. The report was prepared by Wood at the instruction of, and for use by, our client named on the front of the report. It does not in any way constitute advice to any third party who is able to access it by any means. Wood excludes to the fullest extent lawfully permitted all liability whatsoever for any loss or damage howsoever arising from reliance on the contents of this report. We do not however exclude our liability (if any) for personal injury or death resulting from our negligence, for fraud or any other matter in relation to which we cannot legally exclude liability.

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Appendix A USFWS Information for Planning and Consultation (IPaC) Resource List Report

List of Acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
SRWMD	Suwannee River Water Management District
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Resource Assessment report prepared by Ecosystem Research Corporation (ERC) (2021) for the Schmidt Farms Market Site.

1.2 Background

Schmidt Farms– DM Alachua Investments LLC submitted an Environmental Assessment Report for the Schmidt Farms Market Site (October 2021) in support of a City of Alachua Land Use Comprehensive Plan Amendment and Re-zoning Amendments. Wood scientists have reviewed the Environmental Assessment Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Assessment are presented in Section 2 and 3.

The 121.56 planned development area is located within the southwest quadrant of the intersection of US 441 and NW 43rd Street. Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past that include Angel Gardens, a Bike Shop, and a restaurant to name a few.

2.0 Environmental Assessment Review

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Assessment report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

2.1 Wetland Delineation Review

ERC performed a desktop review of readily available geographic information system resources to assess the wetland and upland habitats on and adjacent to the subject property. Resources reviewed included current and historic aerial photographs, national wetland inventory, USGS quadrangle maps, Alachua County 2001 LiDAR Topography maps, FEMA flood zone maps, NRCS soils maps, and FDEP land use maps.

ERC scientists conducted a field delineation in 2008 which was reviewed by SRWMD and approved. A more recent delineation was performed by ERC in 2021 according to the *Delineation of the Landward Extent of Wetlands and Surface Waters* (Chapter 62-340 Florida Administrative Code [F.A.C.]) and the wetlands delineation lines were updated. The 2021 wetland delineation lines were approved by Alachua County.

On December 3, 2021, Wood scientists visited the site, reviewed the wetland delineation, and agreed with the general location of the wetland boundary lines. There were no wetland flags, and Wood scientists did not have access to the GPS points referred to in the ERC report; therefore, it should be noted that this review of the wetland delineation does not constitute a verification. Furthermore, prior to development, the wetland delineation will also need to be verified by Suwannee River Water Management District (SRWMD).

2.2 Threatened & Endangered Species Review

ERC scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and USFWS Information for Planning and Consultation (IPaC) Resource List Report (USFWS, 2021a) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the ERC assessment. The methods used by ERC are consistent with methods that Wood scientists follow for listed species evaluations. **Table 1** outlines the species listed by FNAI and IPaC resource lists, their preferred habitat, if that preferred habitat is found on the subject property, and ERC's effects determination.

In December 2020, the USFWS determined the monarch butterfly (*Danaus plexippus*) should be a candidate for listing under the Endangered Species Act. The monarch butterfly is not yet listed or proposed for listing, and there are no Section 7 of the Endangered Species Act requirements at this time (USFWS, 2021b). This species was not included in the ERC report and has been included in **Table 1**.

On December 3, 2021, Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists generally agreed with the habitat assessments made by ERC scientists.

Wood scientists observed killdeer (*Charadrius vociferus)* during the site visit. The killdeer is a migratory bird species that is common and can be found in the project area year round. During breeding season, the project area would be a common area for nesting as the killdeer are ground nesting birds preferring open areas with high visibility such as bare soil or short-grass fields (Audubon, 2021). The Migratory Bird Treaty Act (MBTA) of 1918 protects all migratory birds. MBTA makes it illegal for people to "take" migratory birds, their eggs, feathers or nests.#

No threatened or endangered wildlife species were observed during Wood's site assessment. The state endangered, Florida spiny-pod (*Matelea floridana),* was observed within the project site within the area that will be conservation easement.

2.3 Tree Protection

The ERC report notes that no Champion Trees have been reported for the project area and most of the historical large trees on the site were removed through silvicultural and agricultural practices. Wood scientists observed many large trees on the property. If large trees are to be removed as part of the development, a City of Alachua Tree Removal Permit will be required.

Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	No	No effect
Mycteria americana	Wood Stork	FT	Nesting: mixed hardwood swamps, sloughs, mangroves, cypress domes/strands; Foraging: freshwater and estuarine marshes	Yes- foraging habitat No-nesting habitat	No effect
Picoides borealis	Red-cockaded Woodpecker	FE	Slash, longleaf, and loblolly pines	Yes	No effect
Aphelocoma coerulescens	Florida Scrub-Jay	FT	Sand pine and xeric oak scrub, and scrubby flatwoods	No	No effect
Falco sparverius paulus	American Kestrel	ST	Primarily open woodlands, sandhill, and fire-maintained savannah pine, pastures and open fields	Yes	Not Likely to Adversely Affect - Most of the nesting habitat is within a Conservation Easement
Egretta caerulea	Little Blue Heron	ST	Swamps, estuaries, ponds, lakes, and river [b]	No	No effect
Grus canadensis pratensis	Florida Sandhill Crane	ST	Freshwater marshes, prairies, and pastures	Yes – Forage habitat No - Nesting habitat	No effect- forage habitat will be maintained in the post development condition
Drymarchon couperi	Eastern Indigo Snake	FT	Pine flatwoods, hardwood forests, edges of cypress swamps, and hydric hammocks	Yes	Not Likely to Adversely Affect
Stilosoma extenuatum	*Short-tailed Snake*	ST	Sandy soils, particularly longleaf pine and xeric oak sandhills, scrub and xeric hammock	No	No effect
Pituophis melanoleucus mugitus	Florida Pine Snake	ST	Well-drained sandy soils with a moderate to open canopy	No	No effect
Gopherus polyphemus	Gopher Tortoise	ST, FC	Well-drained, sandy soils, longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies and coastal dunes	No	No effect

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No, subject property outside current range of species	No effect
Notophthalmus perstriatus	Striped Newt	FC	Dry upland habitats. Depression marshes, dome swamps and sinkhole ponds. Natural, ephemeral, isolated Wetlands.	Yes – Natural, ephemeral, isolated Wetlands.	No effect
Danaus plexippus	Monarch Butterfly	FC	Milkweed host plant (primarily *Asclepias spp.*)[c]	No	No effect. Not mentioned in ERC Report
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	FT	Only found in Squirrel Chimney, a small, deep sinkhole that leads to a flooded cave system of unknown size	No	No effect

Prepared by: JLM Checked by: SEM

Note:

PT = Federally Proposed Threatened
FT = Federally Designated Threatened
FE = Federally Designated Endangered
ST = State Designated Threatened
FC = Federal Candidate

Sources:

(a) USFWS. 2021a. IPaC Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2021), unless otherwise stated
  a. FWC. 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2021b)
  a. USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2021. Site Visit on December 14, 2021.

3.0 Geological Assessment

According to the ERC report, depressions caused by sinkhole activity have been observed on site. Whether or not any of these are active will need to be determined by a more thorough site assessment.

The ERC report included discussion of geotechnical investigations including borings. The majority of the borings (90%) have very loose soil conditions at the surface to a depth of approximately 7 ft. This observation is consistent with active ground loss and internal erosion and is often associated with active karst development in this part of Florida. 8 of the 55 borings (about 15%) have very loose conditions at depths ranging from about 12 ft to 22 ft below ground surface. These very loose soils are often found in heavily karstified topographies and could be indicative of active karst development.

Based on a comparison of historical topographic maps (1966 to present), ground loss appears to be occurring.

3.1 Recommendations

Based on the geological investigations provided in the ERC report, Wood recommends the following:

1) Perform a detailed mapping and evaluation of potential sinkhole features
2) Conduct limited geophysical surveys to detect the presence of caverns or other karst features that could affect development
3) Choose building locations based on avoiding any identified active ground loss areas

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Resource Assessment Report for the Schmidt Farms property prepared by ERC. Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Resource Assessment Report. The site assessment included review of wetland delineation lines, reviewed the property for potential presence of protected species or their habitat, and review of the geological assessment. In general, Wood agreed with the findings and conclusions made by ERC.

5.0 References

Florida Fish and Wildlife Conservation Commission (FWC). 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.

United States Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Consultation (IPaC) Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.

Appendix A
USFWS Information for Planning and Consultation (IPaC) Resource List Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

NOT FOR CONSULTATION

Project information

NAME

Schmidt Farm Market ERA

LOCATION

Alachua County, Florida



DESCRIPTION

Some(Third Party Review of ERA)

Local office

North Florida Ecological Services Field Office

(904) 731-3336

(904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

NOT FOR CONSULTATION

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS

Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/10477

Wood Stork Mycteria americana — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8477

Reptiles

NAME	STATUS

Eastern Indigo Snake Drymarchon corais couperi — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Gopher Tortoise Gopherus polyphemus — Candidate
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6994

Amphibians

NAME	STATUS

Frosted Flatwoods Salamander Ambystoma cingulatum — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/4981

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE

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	WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow Ammodramus henslowii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

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Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

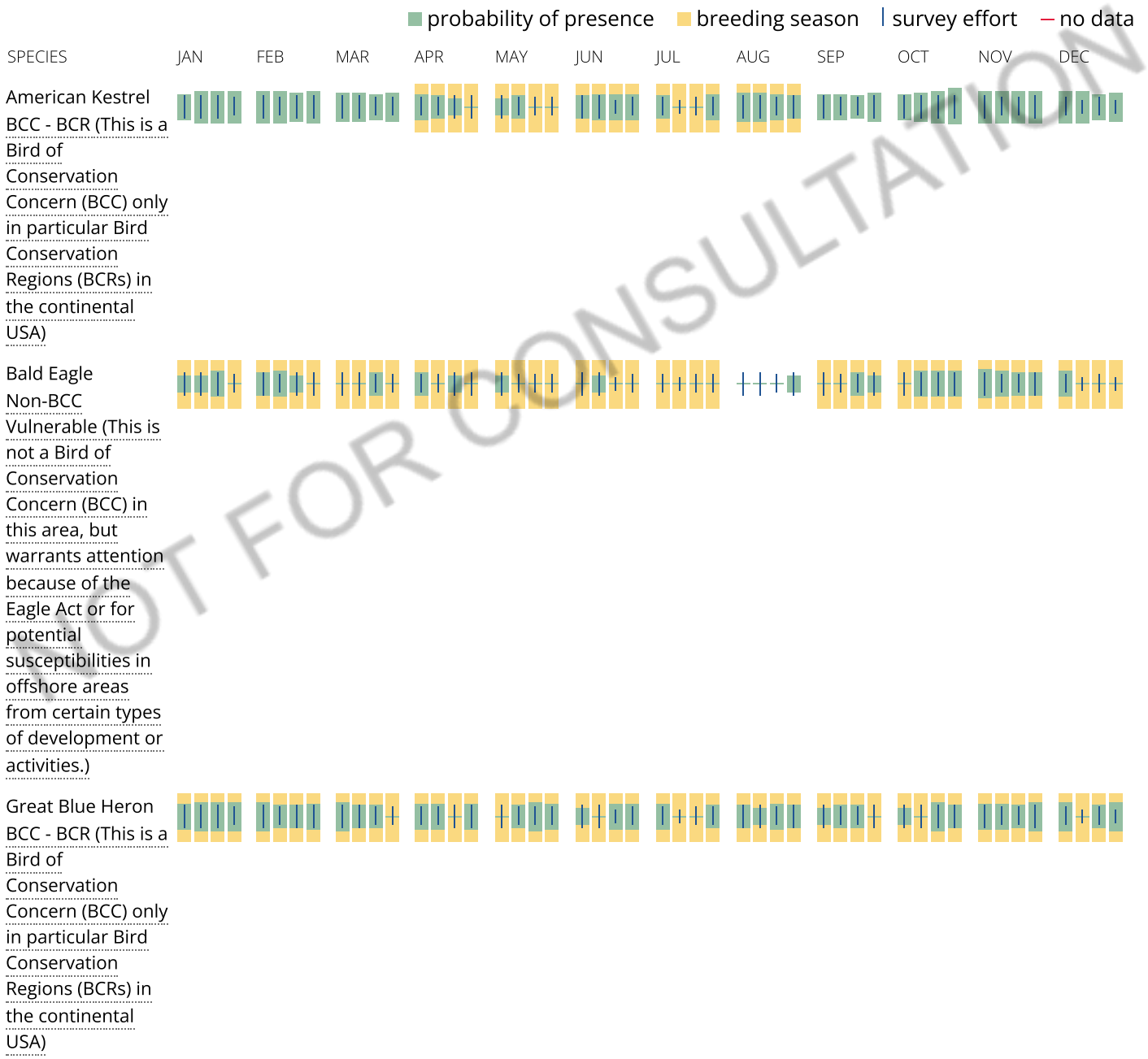
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Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Henslow's Sparrow BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



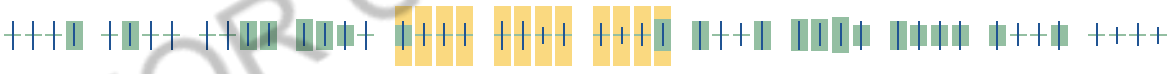
Lesser Yellowlegs BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Magnificent Frigatebird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

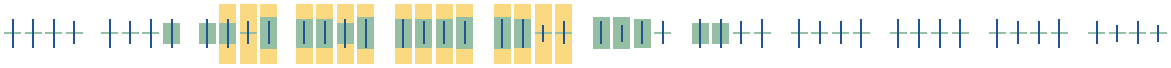


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Short-billed Dowitcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring

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in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 16, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On October 21, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, December 6, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

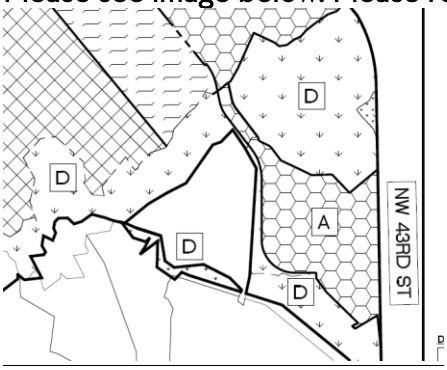
Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Map appears to display development area off of the subject property. Please see image below. Please review and amend map as needed.**



2. *Concurrency Impact Analysis*
   a. **New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).**

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under 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. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

      New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that 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. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?

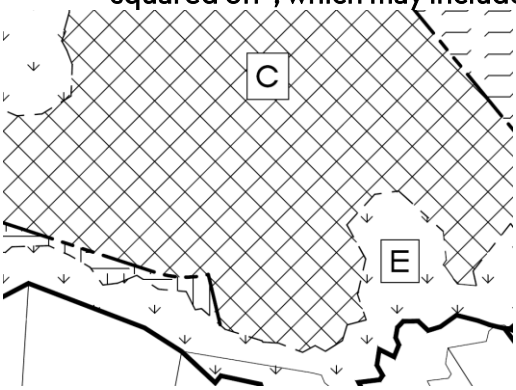
New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

c. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

New Comment: Outside review of environmental impacts are currently underway. Once received, these will be forwarded to the applicant.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.



2. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
   New Comment: Response indicates that the transportation/circulation development area is "E" but displayed map indicates that the circulation development area is "D".
3. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.
   New Comment: Unless otherwise modified through the PD Master Plan, the sign regulations regarding multi-tenant development would govern the signage. The standards can be found in Section 6.5.4 (C)(2).

b. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
   New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
      New Comment: Response addresses setbacks from property lines. Please provide separation distances from surrounding residential uses. For example, Development Area C is located, at the closest x' from nearest residential use to the west. Development Area A is located at the closest x' from nearest residential use.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

New Comment: In locations where on street parallel parking is provided, the minimum right-of-way provided for any subdivision, site plan, or infrastructure plan shall be 60' to provide for adequate spacing of travel lanes, sidewalks, parking areas, and utility infrastructure.

b. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

5. *Comprehensive Plan Analysis*

a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
New Comment: While medium and high density residential development is permitted within the PD-Comm zoning district, there is no minimum or maximum residential density established by the Commercial or Community Commercial land use districts proposed by the associated large scale comprehensive plan amendment. At a high density residential maximum rate of 15 dwelling units per acre, 20.07 acres would be required, leaving 8.53 acres to establish maximum floor to area ratio (FAR). At a FAR of 1.0, the maximum permittable non-residential development would be 371,566 square feet, which exceeds the proposed non-residential of 489,400 square feet of non-residential development in Development Areas A and B. Further, Policy 2.1.d, of the Future Land Use Element states that the Planned Development Commercial zoning is permitted as an options within the commercial and high density residential land use categories, which would indicate that the drafters envisioned a Commercial PD zoning with both residential and commercial uses proposed would require a mix of future land use designations associated with the PD.

b. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development

Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

c. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

6. *Concurrency Impact Analysis*
   a. New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).

7. *Miscellaneous / General Comments*
   a. Allowable uses column in Table on Master Plan sheet has typo in column title.
   New Comment: This does not appear to have been addressed.

8. *Outside Review/ Public Services*
   a. New Comment: See attached review of Traffic Study in a letter dated October 30, 2021 from Brian Kanely, P.E. The City is working to coordinate with FDOT on the issues raised by the letter. Also, please note that the referenced roundabout would require a PD Plan amendment if pursued at a later date.
   b. New Comment: Environmental review is currently underway. We anticipate to have a response from Wood Environmental by December 13, 2021.
   c. New Comment: Please see information from Public Services Department in the attached memo from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated November 2, 2021.

9. Potential Development Conditions (Revised 11/16/21)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any

development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    2. No new wells permitted on the property
    3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 2, 2021**

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

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

TR 11/2/2021

RE: **Schmidt Farms LSCPA &RZ Applications – Submittal 2**

Public Services has reviewed the subject project (Oct 21, 2021) and offer the following comments. Review was specific to Public Services utilities.

NO.	COMMENTS
1.	**Comments on Oct 21st, 2021 Submittal** **Sheet PD-3** It is still to be determined whether the proposed lift station will be private or regional. If private, the lift station will only service the Schmidt Farm Development. Subject to a future COA wastewater study, please note that the proposed lift station may be designated as a regional lift station. **For Your Information (FYI)**
2.	
3	
4	

NO.	COMMENTS
5	
END OF COMMENTS	

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

Independent Review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study for the City of Alachua, Florida; Project Located in the Southwest Quadrant of US 441 & NW 43rd Street; Prepared by Volkert, Inc. October 2021

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study located in the southwest quadrant of the intersection of US 441 & NW 43rd Street. The Traffic Study was prepared by Buckholz Traffic in October 2021.

The Schmidt Farms Project is in the southwest quadrant of the signalized intersection of US 441 (FDOT State Highway) and NW 43rd Street (Alachua County highway). The proposed Project contains 214 single family homes, 130 apartment units, 171 "residential-over commercial units", and 300,000 gross square feet of retail space. The Project is expected to generate 9,918 external trips with 763 external trips (386 entering and 377 exiting) during the PM peak hour. The Project anticipates having a driveway onto US 441 (north driveway) and a driveway onto NW 43rd Street (south driveway) that will align with the Marathon Gas Station driveway. The build out year for the project is 2031.

The independent review of the Traffic Study will include the following:

- Review of existing traffic volumes.
- Review of trip generation of site traffic.
- Review of distribution and assignment of site traffic onto US 441 and NW 43rd Street.
- Review of future traffic volumes.
- Review of turn lane analysis.
- Review of signalized intersection capacity analysis.
- Review of non-signalized intersection capacity analysis.
- Review of access management evaluation.
- Review of the traffic study recommendations.
- Additional Volkert comments/recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study.

This project was originally reviewed by Volkert in September 2019. The updated project is similar to the 2019 project with respect to land use. Access to the project from US 441 and NW 43rd Street is identical to the proposed 2019 project.

Review of the Traffic Study

Existing Traffic Volumes

This section of the Traffic Study documents (1) how the existing traffic volumes were obtained and (2) how the directional traffic enter/exit counts were obtained from nearby roadways and driveways. This information is correct and there are no comments or suggestions

Trip Generation of Site Traffic

This section of the Traffic Study describes and documents the trip generation for the Project. The total daily trips, AM peak hour trips and PM peak hour trips are correctly calculated per the ITE *Trip Generation Manual, 10th Edition.* It is important to note that there were no adjustments for pass-by traffic in the trip generation (pass-by traffic is traffic that does not originate in the project, is already on the adjacent roadways and the motorist stops by the project land use for a product or service; a gas station is a good example of pass-by traffic). The primary goal of the traffic study is to analyze the total driveway volumes accessing the site and this includes traffic that originates in the project and pass-by traffic. Not reducing the driveway volumes produces site traffic volumes that are conservatively high. The trip generation information is correct and there are no comments or suggestions.

Distribution and Assignment of Site Traffic

This section of the Traffic Study distributes and assigns site traffic onto the streets adjacent to the Project. Manual traffic counts that were obtained at nearby side streets onto US 441 in the Project area resulted in 75% - 80% of traffic headed south towards Gainesville and 20% - 25% of traffic headed north towards Alachua. This distribution of traffic is consistent with previous traffic studies that Volkert has reviewed for the City of Alachua for projects along this portion of US 441.

The assignment of project southbound traffic to 36% US 441 and 36% to NW 43rd Street is reasonable. The University of Florida, Shands Hospital and city and county government offices are east of NW 43rd Street and the Oaks Mall, Butler Plaza/Celebration Point, I-75, and large residential areas are west of NW 43rd Street. Assigning traffic equally to southbound US 441 and southbound NW 43rd Street is a reasonable assumption.

The distribution and assignment of site traffic is correct and there are no comments or suggestions.

Future Traffic Volumes

This section of the Traffic Study describes and documents how the future traffic volumes were calculated. The existing traffic volumes were adjusted by the appropriate FDOT seasonal adjustment factor and then adjusted forward in time by a growth factor from nearby FDOT historical traffic count stations. Site traffic was then added to the future traffic volumes to produce 2031 total traffic volumes for the project. The future traffic volumes are correctly calculated and there are no comments or suggestions.

Turn Lane Analysis

This section of the Traffic Study describes and documents how the determination for left and/or right turn lanes at the Project north driveway onto US 441 and the Project south driveway onto NW 43rd Street were determined. The documentation and methodology for making the determination for the warrants for right and left turn lanes support the conclusions of the Traffic Study. The turn lane analysis was correctly performed and there are no comments or suggestions.

Signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the signalized intersection at US 441 and NW 43rd Street. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report documents the capacity calculations for this intersection for the existing (2021), 2031 No Build and 2031 Build conditions; there are no comments or suggestions.

Non-signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the non-signalized intersections of NW 43rd Street/Project south driveway/Marathon Gas Station Driveway and the US 441/Project north driveway. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report accurately documents the capacity calculations for these intersections for the existing, 2031 No Build and 2031 Build conditions; and there are no comments or suggestions.

Access Management Evaluation

The Traffic Study recommends that the existing full median opening on US 441 just north of the proposed Project north driveway be closed and consideration be given to providing a directional median opening on US 441 at the proposed Project north driveway. A directional median opening allows right in/right out/left in traffic and prohibits left out traffic. Given the high-speed conditions on US 441 at this location, Volkert concurs with the Traffic Study recommendation for a directional median opening at this location.

Volkert also concurs with the Traffic Study recommendation to align the proposed Project south driveway onto NW 43rd street with the existing Marathon Gas Station driveway.

Traffic Study Recommendations

This section of the Traffic Study lists the recommendations for modifications to the adjacent roadways that are needed to accommodate the Project site traffic. These recommendations are:

- Relocate the existing median opening on US 441 that is just north of the proposed Project north driveway to the south, so it aligns with the Project north driveway and construct this median opening as a directional median opening (allows right in/right out/left in traffic and prohibits left out traffic.).
- Construct a southbound right turn lane on US 441 at the Project north driveway.
- Construct a northbound left turn lane on NW 43rd Street at the Project south driveway. The Project south driveway will align with the Marathon Gas Station driveway.
- At the Project south driveway, construct two westbound egress lanes, a right only and left/straight.
- As the Project develops, monitor traffic conditions at the Project south driveway on NW 43rd Street to determine if any additional traffic operational modifications are required.

Volkert concurs with these recommendations.

Additional Volkert Comments/Recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study

1. The US 441 Traditional Neighborhood Project is a large project that will most likely be developed in phases. If this is the case, the traffic improvements required by the FDOT for US 441 and by Alachua County for NW 43rd Street may need to be phased as the project develops. The issues of (a) a follow-up traffic study and (b) phasing of roadway improvements on US 441 and NW 43rd Street needs to be discussed between the City of Alachua, the FDOT, Alachua County and the developer as the Project moves forward through the approval process.
2. The Traffic Study mentioned the possibility of a roundabout on NW 43rd Street at the Project south driveway. The right of way required for a roundabout or other roadway modification at the Project south driveway needs to be dedicated at the initial approval stage of the Project. This will guarantee that right of way is available at a future time when the Project trip generation dictates the need for such improvements. A roundabout has significantly different right of way requirements than a standard intersection. The minimum dimension for the inscribed circle of a single lane roundabout on an arterial street like NW 43rd Street is approximately one hundred feet (distance from outside edge of pavement though the central island to the other outside edge of pavement). You then add two feet of curb and gutter, a five-foot grass strip, an eight-foot-wide sidewalk to accommodate bicycles and pedestrians, and a five-foot grass strip for utilities. This results in a right of way width of approximately *one hundred fifty feet* for planning purposes for a one lane roundabout. The minimum dimension for the inscribed circle of a two-lane roundabout is approximately one hundred thirty feet. When you add in the other roadway design features, the right of way width for planning purposes for a two-lane roundabout is approximately *one hundred and eighty feet*. If a roundabout is proposed at the Project south driveway/NW 43rd it is important that the right of way be dedicated when the project is initially approved.
3. As part of the review and approval process for this Project, the FDOT needs to review the issue of adding protected only traffic signal phasing at the US 441/NW 43rd Street traffic signal for the southbound to northbound U-turn maneuver. A protected only traffic signal phasing is the red arrow/yellow arrow/green arrow operation. There is no flashing yellow arrow for permissive left turns. Adding the protected only signal phasing for the southbound to northbound U-turn on US 441 would require adding a three section traffic signal head on the end of the existing mast arm for southbound traffic on US 441. This raises the question as to whether the traffic signal mast arm pole was structurally designed to accommodate the additional traffic signal head that would be needed. Structural design requirements for mast arm poles change over time and what was acceptable when this traffic signal was constructed may not be acceptable with respect to current FDOT structural mast arm pole design requirements and specifications. The City of Gainesville Traffic Operations – Traffic Signals Section maintains all the traffic signals in Alachua County. They were contacted in conjunction with the 2019 traffic study to find out what information was available with respect to the mast arm poles at the US 441/NW 43rd Street traffic signal. Their response was the signal was constructed in August 2004. However, the traffic signal construction plans do not state whether the mast arm

pole for southbound traffic on US 441 was designed to accommodate an additional traffic signal head at the end of the mast arm. A more complete review of the traffic signal plans and whether the existing southbound mast arm pole could accommodate an additional three section traffic signal head needs be explored as part of the approval of the roadway modifications for this project. This is a significant issue due to costs. The current FDOT historical cost information for a seventy (70) foot mast arm pole is approximately $50,000 (this is just the cost for the mast arm pole, it does not include the associated engineering and construction costs). If a new mast arm pole is necessary, the total replacement cost would need to be factored into the costs associated with the highway improvements portion of the project. There is also a traffic safety issue for the U-turn traffic at the traffic signal associated with being able to see northbound oncoming traffic. This section of US 441 would be classified as a high-speed location (greater than 45 mph), plus the left turn lanes on US 441 are offset, which can make it difficult to see oncoming traffic under certain conditions. To summarize this discussion, as part of the review of highway improvements associated with this Project, the City of Alachua should request the FDOT review the following with respect to the traffic signal at US 441/NW 43rd Street:

a. Should the southbound to northbound U-turn be signalized due to the increased volume of traffic from the Project that will be making the U-turn movement and/or due to the high-speed classification of US 441 at NW 43rd Street and the associated traffic safety concerns?

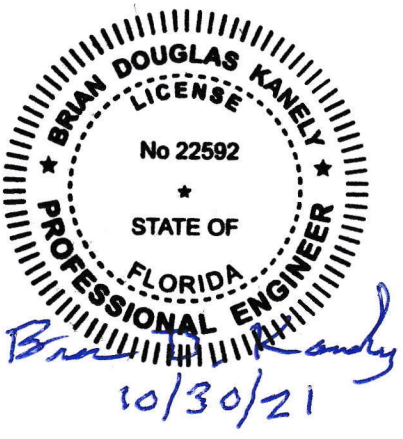
b. If the U-turn movement is signalized, the movement should be a protected only movement. Note: At this traffic signal the existing northbound left turn/U-turn movement is signalized as a protected only movement (three section traffic signal head).

c. If the U-turn movement is signalized, a structural analysis should be performed to determine if the existing mast arm pole can accommodate the additional traffic signal head required for the southbound to northbound U-turn movement

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 30, 2021
Cell: 352-262-3580
Email: briank5030@outlook.com



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under 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. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that 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. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that 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 rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that 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. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.

17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).

d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.

e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.

f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*

a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.

b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*

a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.

b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM

Subject : Updated US 441 Traditional Neighborhood Traffic Study

To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 25, 2021 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the application is incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.
2. Rezoning Application:
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 19, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 17, 2021 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete, conditional upon submission of certain information found below. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Proposed application sheet identifies proposed future land use categories as Medium Density Residential and Commercial, but provided application narrative and submitted proposed future land use map identifies Moderate Density Residential, Commercial, Community Commercial, and Conservation as proposed Future Land Use Categories. Please verify and revise.
2. Rezoning Application:
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Per Section 3.6.2 (A)(1), the PD Master Plan:

        (a)Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;
        (b)Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;
        (c)Identifies the general location of open space;
        (d)Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;
        (e)Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;
        (f)Identifies on-site potable water and wastewater facilities; and
        (g)Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

        The provided PD Master Plan does not appear to identify the location of environmentally sensitive lands, such as wetlands or stream corridors. The PD Master Plan does not appear to identify on-site potable water and wastewater facilities. The PD Master Plan does not appear to identify the general location of all public facility sites serving the development such as potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. Please note that the PD Master Plan may be multiple sheets in order to display all required information. Please provide a revised PD Master Plan.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

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

Schmidt Farms

Large Scale Comprehensive Plan Amendment

City of Alachua

January, 2021

Christopher Potts, P.E.
Director of Engineering
3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

JBPro

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I. Statement of Proposed Change:

On behalf DM Alachua Investments, LLC, JB Pro is requesting a Large-Scale Comprehensive Plan Amendment to the 121. 56 acres that encompasses, parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000. The current Future Land Use Designations are Agriculture and Commercial to the front of the property along Highway 441.

The proposed project is located near the intersection of HWY 441 and NW 43rd Street and abuts Turkey Creek at the rear of the property. There are five lots that make up the proposed development. The largest lot is 96.69 acres and has a house and barn on it. There are two lots, 17.78 and 14.13 acres, that are vacant. Two of the smallest lots, 05936-007-002 and 5936-007-001, have structures on them, a 1,444 SF restaurant, and a 2,135 SF retail store. Both former businesses are currently closed.

The Applicant is requesting 53.2 acres of Moderate Density Residential (C) for the residential sections of the development. The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

The Commercial portion of the Comprehensive Plan Amendment will request High-Density Residential for the interior and Commercial along Highway 441. The High-Density Residential Land Use Category intent is to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The applicant is requesting 17.8 acres of High-Density Residential (B) and 53.2 acres of Moderate Density Residential (C). The Commercial Land Use intent is to provide for general commercial uses, as well as more intense commercial highway commercial uses and largescale and regional commercial uses. Commercial uses shall be limited to an intensity of not more than 0.50 floor area ratio for parcels 5 acres or larger. The applicant is requesting

14.4 acres of Commercial (A). Lastly, the Applicant is proposing 35.7 acres of Conservation (D). The allowed uses for the Future Land Uses Designations are provided as ***Table 1*** on the following page.

The development is proposing a rezone to Planned Development that will contain both commercial and a variety of residential uses. The rezone will request Planned Development Commercial District (PD-COMM) and Planned Development Residential (PD-R). The mixture of residential and commercial uses will be dictated by market demand.

Table 1 - Permitted Uses by Future Land Use Designation

Moderate Density Residential (0 to 4 units per acre)	Commercial FAR of .50	High-Density Residential (8 to 15 units per acre)
Single family detached dwelling units.	Retail sales and services.	Single family attached and detached dwelling units
Accessory dwelling units.	Personal services.	Accessory dwelling units
Manufactured or modular homes meeting certain design criteria.	Financial institutions.	Apartments and townhomes
Mobile homes only within mobile home parks.	Outdoor recreation and entertainment.	Duplexes and quadplexes
Duplexes and quadplexes.	Tourist-related uses.	Live/work units
Townhomes.	Hotels and motels.	Residential Planned Developments
Residential Planned Developments.	Commercial shopping centers.	Traditional Neighborhood Planned Developments
Supporting community services such as schools, houses of worship, parks, and community centers.	Auto-oriented uses.	Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices
	Traditional Neighborhood Planned Developments.	Group living
	Employment Center Planned Developments.	Supporting community services, such as schools, houses of worship, parks, and community centers

	Commercial recreation centers.	
	Office/business parks.	
	Limited industrial services.	
	Eating establishments.	

II. Urban Sprawl Analysis:

The project is proposed as a mixed used development that by virtue of its nature this planning principle was created to deter Urban Sprawl.

a. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.

Response: The proposed development does abut Turkey Creek. Larger residential lots will be placed along the boundary of the development that abuts Turkey Creek and the surrounding residential developments. This will ensure compatibility along the southern and northwestern property boundaries. The applicant will be required to have the wetlands delineated and provide an undisturbed buffer around the wetlands. The wetlands and undisturbed upland buffers will be included and maintained as green space.

b. Promotes the efficient and cost-effective provision or extension of public infrastructure and service.

Response: The proposed development will improve the area and contribute to the infrastructure of the City of Alachua. The applicant will be proposing a lift station and the necessary potable water and service extensions as well fire hydrants. The applicant has submitted an infrastructure plan that demonstrates that other users near the Development will benefit from the lift station and other and infrastructure improvements.

c. 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.

Response: The Development will be a mixed-use community with walkable areas from residential to commercial uses. The applicant is exploring multiple types of residential uses, such as multi-family, single family, live and work units. Commercial uses will be mostly neighborhood commercial uses, but market demand and company interests in the area will dictate final users for both commercial and residential uses.

d. Promotes conservation of water and energy.

Response: The Development will follow all the building regulations for the City of Alachua for water and energy conservation.

e. Preserves agricultural areas and activities.

Response: The property is vacant, and it not being used for any uses.

f. Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The Development will provide the required amount of open space and buffers as required with the PD-R and PD-Comm zoning.

g. Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area.

Response: Residential population demands are the driving factor for the residential and commercial markets. The proposed development will have a direct effect of attracting new businesses by adding to the City of Alachua population overall. In addition, commercial industries use a term called "roof tops" to decide where they will open new locations or franchises. These secondary affects will generate more jobs and tax revenue for the City of Alachua.

h. 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.

Response: The proposed development will provide a mixed-use, walkable community which will support the surrounding residential communities with retail and services. Although the development will not be a traditional neighborhood development (TND) or a Transit Oriented Development (TOD), it will have characteristics of these type of developments which do not promote urban sprawl. Additionally, the development is on the southeastern limits of the City.

III. Concurrency Impact Analysis:

Concurrency is a shorthand expression for a set of land use regulations that local governments are required (by the Florida Legislature) to ensure that new development does not outstrip local government's ability to provide services or strain current level of service. In the following paragraphs, the proposed Comprehensive Plan Amendment will discuss the impacts to potable water, wastewater, stormwater, school student projection needs, stormwater, and transportation.

Potable Water

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. The current level of capacity for the City is 62.88%, therefore the City has 22.12% capacity for proposed developments. Table 4.2 was provided by the City's 2021 Annual Concurrency Status Report. Table 4.2 shows the City's current utilization rate is 62.88% and a residual rate of 853,649 gallons per day.

Potable Water Available Capacity

Table 4.2 Potable Water Public Facilities Impacts	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Potable Water Project Impact

Below in Table 1 that utilizes a 275 gallons per day for residential potable water and 0.15 gallons per day for office/retail. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 514 residential units. The total gallons per day for residential development of potable water will be 141,350 gallons and 73,410 gallons for non-residential. The total potential development potable water is 214,760 gallons, which leaves 638,889 gallons of residual capacity remaining.

Table 1 - Potable Water	Density	Gallons Per Day
Single Family Detached	213 units	58,575
Multi-Family	301 units	82,775
Office/Retail	489,400 sf	73,410
Totals	-	214,760
Based off a LOS of 275 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4.3 shows a sanitary sewer capacity Policy 1.1.d of the CFNGAR Element reaches 85% of the permitted design capacity, no further development orders or permits will be issued until

additional capacity becomes available. Table 4.3 below shows capacity at 53.61%, therefore there 695, 850 gallons or 31.39%.

Wastewater Available Capacity

Table 4.3 Wastewater Public Facilities Impacts	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Wastewater Project Impact

Table 2 that utilizes a 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 514 residential units and 0.15 gallons per day for non-residential. The total potential development wastewater is 201,910 gallons, which leaves 493,950 gallons of residual capacity remaining.

Table 2 - Wastewater	Density	Gallons Per Day
Single Family Detached	213 units	53,250
Multi-Family	301 units	75,250
Office/Retail	489,400 sf	73,410
Totals	-	201,910
Based off a LOS of 250 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Transportation

In June 2020, the City of Alachua adopted amendments to the Comprehensive Plan as part of the seven-year evaluation and appraisal update to the City's Comprehensive Plan. As part of this update, Policy 1.1.a was amended to establish additional road segments to be monitored for concurrency, to assign

segment numbers to County roads, and to update the Comprehensive Plan Road segments to be consistent with the segments defined by the Florida Department of Transportation. These updates provide an enhancement to the structure of the City's transportation concurrency monitoring system.

Table 4.1 below identifies each monitored roadway segment, as well as the adopted LOS Standard for each segment, existing traffic, reserved trips, available capacity, and the percentage of capacity utilized. Table 4.1 indicates that presently there are no imminent deficiencies for any monitored roadway segments. However, Segment 6 – US 441 from Interstate 75 to County Road 235A – is presently at 90.66 percent of the capacity of the segment and is therefore approaching a potential imminent deficiency. Continued monitoring of this segment will be required to evaluate if the segment exceeds 95 percent of the capacity of the segment and thus presents an imminent deficiency.

Transportation Available Capacity

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate			Min LOS Standard: C				
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads			Min LOS Standard: D				
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	6,279	18,986	58.46%
		Peak Hour	4,110	1,941	627	1,542	62.48%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,972	10,824	72.25%
		Peak Hour	3,510	2,299	337	874	75.10%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,739	5,150	86.79%
		Peak Hour	3,510	2,861	321	328	90.66%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	3,377	17,373	59.60%
		Peak Hour	3,870	2,114	296	1,460	62.27%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities			Min LOS Standard: D				
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	621	8,827	41.62%
		Peak Hour	1,359	539	71	749	44.87%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,681	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	161	12,029	20.44%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	832	12,908	14.63%
		Peak Hour	1,359	131	86	1,142	15.97%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	214	9,697	35.87%
		Peak Hour	1,359	495	22	842	38.03%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Transportation Project Impact

The tables below from the traffic study prepared by Buckholz Traffic identify the trip generated by the development and future developments. The complete traffic study is included in the submittal.

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	11544

EXTERNAL TRIPS
% External Trips: 77% 90%

	Residential	Retail	TOTAL
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	9918

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	7444

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	496

EXTERNAL TRIPS

% External Trips:	99%	99%	
	Residential	Retail	TOTAL
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	491

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	413

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	970

EXTERNAL TRIPS

% External Trips:	56%	86%	
	Residential	Retail	TOTAL
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	763

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	545

BUCKHOLZ TRAFFIC

Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Table 4.7
Solid Waste Public Facilities Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste and 5.5 pounds per thousand square feet of non-residential.

Table 3 – Solid Waste	Density	Tons Per Year
Residential	514 units	968
Non-Residential	489,400 sq.ft.	2,692
Totals	-	3,662
Based off a LOS of .73 tons per capita per day for residential and 5.5 pounds per thousand sf of non-residential		

Recreation

Policy 1.2.b of the Recreation Element of the Comprehensive Plan establishes a LOS Standard for recreational facilities of five (5) acres of community, neighborhood, or pocket park area per 1,000 persons, with a minimum of 20 percent of the required acreage consisting of improved, passive parks.

The US Census Bureau estimates the number of persons per household for the City to be 2.76 persons per household (2015-2019). The method to determine recreational impacts, multiple the total number of units proposed by the level of service standard (0.005) and the total number of persons per household (2.76).

Recreation Available Capacity

Table 4.6 Improved Passive Park Space Analysis	
System Category	**Acreage**
Minimum Improved Passive Park Space Required to Serve Existing Population and Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**31.33%**

1. Policy 1.2.b, Recreation Element, City of Alachua May 2021 Development Monitoring Report
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Recreation Project Impact

The proposed development will potentially utilize 2.58 acres of recreational impact per Table 4 below. The proposed development will provide passive recreational and open space areas for the development's residential units but these facilities will not be open to the public.

Table 4 – Recreational	Residential Units	Acres
Single Family Detached	213	1.07
Multi-Family	301	1.51
Totals	514	2.58
Based off a LOS of .0.005		

Stormwater

Policy 3.1.a of the CFNGAR Element of the Comprehensive Plan adopts the LOS Standard for stormwater facilities. Policy 3.1.a requires that the peak rate of post-development not exceed the peak rate of pre-development runoff for storm events up to the 100- year critical duration rainfall depth for all development (with the exception of agricultural, silvicultural, conservation, or recreational uses, which are subject to a different standard). Additionally, stormwater basins must be designed to treat the first inch of runoff and must be designed in accordance with and to perform to the standards established in Chapters 40C-42.025 and 40C-42.035, Florida Administrative Code.

Stormwater Impact

The proposed development will comply with Chapters 40C-42.025 and 40C-42.03 of the Florida Administrative Code. and all of the permitting requirements for the Suwannee River Water Management District.

Public Schools Impact

The proposed development in in the following school concurrency areas. The Elementary School is NW Alachua, the Middle School is Mebane the High School, and the High School is Santa Fe concurrency area. The proposed development shows a generation rate for total students at 189. The multi-family developments generates more students overall than single-family developments. The greatest need will be at the elementary school level and middle school level at 42 students each. The Public-School Generation form is provided as Attachment H.

Table 5 – School	Density	Elementary (.14)	Middle (.16)	High School (.08)	Grand Total
Single Family Detached	213	30	34	17	81
Multi-Family	301	42	42	24	108
Totals	514	72	76	41	189

IV. Needs Analysis:

Jobs Created

The National Home Builder's Association estimates that 3.05 jobs are directly created from building one average new single-family home. The most obvious impacts are the work opportunities created in the housing industry, as well as in other industries that provide products or services to home builders and buyers. Workers are employed to directly engage in the construction activity. Jobs are generated in the industries where lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home are produced. Secondary and tertiary jobs are created when real estate agents, lawyers, and brokers provide services to home builders and home buyers. Based on the 3.05 jobs created calculation, the proposed development would have the potential to add approximately 653 direct just from the residential competent of the Planned Development jobs in the City of Alachua.

Tax Revenue Generation

The proposed development will contribute to the tax rolls based anywhere from $1,670,324.25 to $3,816,680.00 for the 215 units single family detached homes. The commercial component of the proposed development is more difficult to quantify, because there is a such a large variance based on commercial uses.

For single family detached residential uses and based on the 2020 millage rate of 22.1970:

At a 350K Valuation = $7,768.95 annual property tax per unit

- 214 Units X $7,768.95 = $1,662,555.30 in annual property taxes at residential single family detached full build out

At an 800K Valuation = $17,757.00 annual property tax per unit

- 214 Units x $17,757.00 = $3,799,998.00 in annual property taxes at full residential single family detached build out

Housing Variety

According to Angie Di Michele from the Sarasota Herald Tribune, nearly 1,000 people move to Florida every day, making Florida the second fastest-growing state in the country. One problem that popularity has created is housing demand increases and that there are not enough options to meet the demand of those who need affordable housing.

One way to address housing shortages and cost burdened households is through supply and a variety of housing choices. According to the American Planning Association, "they support the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and offer economical options rather than forced decisions. Smart Growth is largely about retrofitting communities to offer more choices both in terms of housing types and prices but also in terms of transportation options. This approach to growth and planning can not only deliver dynamic attractive communities with greater choices for consumers but can be a powerful tool for farmland, open space and habitat preservation".

The American Planning Association recognizes that the efficient development of small towns and rural areas is critical to their long-term survival and sustainability. The preservation of smaller towns and rural areas considering development pressures caused by sprawling development patterns is often more economically efficient. Making housing choices available to a range of households, ages, and incomes, all while maintaining the character of the community and the quality of life is important to new and existing residents alike.

Ryan Kilpatrick of housing Next, references of Housing Choice vs Housing Affordability. Housing Choice references the amount of housing that is available and the different kinds of housing that can be found to satisfy a variety of household needs and desires in any community. Housing Affordability, on the other hand, references the amount of money that a given household will spend on their housing relative to their income. The general rule of thumb is that no one should be spending more than 30% of their gross income on housing related expenses each year. The theory goes that, with enough overall supply and choices in the market relative to the number of households, the market will find some balance and we will achieve housing affordability at all price points. Housing Choice leads to more affordability... eventually.

Local Analysis

Parcel 05936-001-000 is planned to be a part of the Schmidt Farms PD. Currently 80 acres +/- of that parcel has a land use designation of Rural / Agriculture and Agriculture (A) zoning. Typically, Agriculture zoned lands are allowed to have 1 unit per 5 acres of property. The existing Agriculture zoned property will have the right for 16 residential units.

The proposed moderate density residential land use amendment would allow up to 4 units per acre. 53.4 acres of the 80 acres is proposed to have the moderate density residential land use, and would therefore allow by right 53.4 * 4 = 213 units. Based on information provided within the City of Alachua's Data and Analysis for Evaluation and Appraisal, the population of Alachua currently could be estimated at approximately 11,911. The projected growth in the population by 2025 is estimated to be approximately 12,950 and 14,985 in year 2030. Per the 2010 US Census Bureau the average American home is approximately 2.65 persons, meaning in the next 9 years the City of Alachua could have an expected need of approximately 1,160 homes. As a result, the potential of up to 213 new homes within the Schmidt Farms development will provide much needed opportunities for market rate housing availability within the City to meet the needs of the growing population.

To support the growing population of the City, there is only approximately 570 acres (2.58%) of developable land for commercial. The proposed land use amendment proposes a total of 29.1 acres for commercial land use which is 26.6% of the proposed Schmidt Farms development. This will expand the available land for commercial development to serve the residents of the City.

V. Comprehensive Plan Consistency:

Future Land Use Element

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Response: The proposed development is requesting Moderate Density Residential, which allows for 0 to 4 units per acre, High-Density Residential, which allows for 8 to 15 units per acre, and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting moderate density residential, which allows for 0 to 4 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2.d: High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale Future Land Use Element | 4-4 City of Alachua Comprehensive Plan Effective July 31, 2020 retail and services. The following uses are allowed within the High Density Residential land use category: 1. Single family attached and detached dwelling units ; 2. Accessory dwelling units; 3. Apartments and townhomes; 4. Duplexes and quadplexes; 5. Live/work units; 6. Residential Planned Developments; 7. Traditional Neighborhood Planned Developments; 8. Group living; 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and, 10.Supporting community services, such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting high-density residential, which allows for 8 to 15 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

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

Response: The proposed development is requesting Commercial in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Outdoor recreation and entertainment; 5. Tourist-

related uses; 6. Hotels and motels; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments; 10.Employment Center Planned Developments; 11.Commercial recreation centers; 12.Office/business parks; 13.Limited industrial services; and, 14.Eating establishments.

Response: The proposed development will be compliance with the uses that are allowed under the Commercial Land Use Category and in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:
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;
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, 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 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; and,
11.Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 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.

Response: All the standards will be evaluated and met when the proposed development will submit for Site Plan Review of Phase 1 of the project.

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

Response: Planned Development by their very nature allows for more creative design that will still have to comply with the land development regulations.

Objective 2.1: Planned Development (PD) Standards In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates and external and internal interrelated neighborhood.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:
1. Residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

Response: The proposed development will be a mixed-use development that will provide high-density residential and commercial use near residential uses. The proposed development will also have open spaces and passive uses for the enjoyment to the residents.

5. Conservation of materials, financial resources, and energy through efficient design of infrastructure

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates walkability to different land uses such as residential, commercial, conservation, open space areas, which not only improves the quality for internal residents, but also improves the quality of life for the City of Alachua by reducing dependency on vehicles and allows residents to walk to adjacent uses, provides job creation and economic development opportunities, as well as the ability for residents to work from home.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Response: The applicant is proposing a mixed-use development that will provide variety of commercial and residential in accordance with the allowable densities under the moderate residential, high-density residential and commercial land uses.

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

Response: The proposed development will provide the 10% Open Space as provided by Section 6.7.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: The proposed development will provide the 10% Open Space as provided by Section 6. 7 of the City of Alachua Land Development Regulations.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Response: The proposed development will comply all sections of Section 6.7 of the City of Alachua Land Development Regulations.

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.

Response: The proposed development has acknowledged and will comply.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: The proposed development has acknowledged and will comply with this requirement.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Response: The property abuts RSF-1, Agriculture and property that is located in Alachua County. A wetland buffer is being proposed along the perimeter abutting adjacent residential and agriculture zoning.

Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: The proposed development has acknowledged and will comply with the requirement.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Response: The project is proposed as a mixed used development. By virtue of its nature, a mixed used development is a planning principle to deter Urban Sprawl.

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.

Response: The proposed development has acknowledged and will comply with the requirement and State Statute 163.317(6)(a) 9.a. and b.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained. Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities. 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 Chapter 163 Development Agreement has commenced. Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

Response: The proposed development will meet the level of service of the City of Alachua.

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 systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Response: The proposed mixed-use development will connect to the City's water and wastewater systems.

Economic Development Element

Objective 1.6: Mixed Use, Workforce Housing: The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities.

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Response: The Development is proposing a variety of housing types, single family detached, townhomes multifamily and perhaps live work units. This will allow for ownership and rental opportunities.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities. The commercial uses withing the Planned development could be considered an employment center, upon full build out.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

Response: The proposed development will provide passive recreational opportunities.

Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.

Response: The Developer is currently marketing for tenants for commercial out parcels and will have a variety of housing types.

Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.

Response: The developer has acknowledged this statement. Market demand and other factors will influence the price and housing types as well as commercial tenant.

Conservation and Open Space Element

Objective 1.3: Listed Species The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Response: An environmental assessment has been performed on the mixed-use development and the proposed development will protect all listed species. The existing wetlands and upland buffers will be protected and remain undisturbed.

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

Response: An environmental assessment has been performed on the mixed-use development which will identify all listed species that shall be protected.

Objective 1.8: Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Response: There are four (4) wetlands along with required buffer along Turkey Creek. The proposed development will follow State procedures for wetlands preservation and water of the State.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Response: The proposed development acknowledged this regulation and will comply. The proposed development will have 36.7 acres of open spaces that will include conservation areas.

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there

is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and
ii. A restrictive or conservation easement to preserve open space shall be established.
OR:

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

e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and

ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions: a. Less than .25 acres in size; and, b. Determined to be of poor quality by a certified environmental specialist; and, c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and, d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Response: The proposed development will comply with the City's wetland impacts. If wetlands are impacted, the environmental report will identify the quality and reasonable assurances for the impact.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Response: The proposed development will comply with the City's wetland buffers and will provide a minimum 50' buffer and average 75' buffer.

Recreation Element

Objective 1.3: New Development Recreation Requirements: The City shall consider providing incentives for new development to enhance the City's recreation lands and facilities.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.b: The City shall consider incentives for new industrial, institutional, and commercial development to encourage the inclusion of linear and pocket parks, particularly within proximity to the downtown core.

Response: The proposed development will provide commercial uses and will include a pocket park.

Policy 1.3.c: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments. Policy 1.3.d: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

Response: The proposed development will provide walking path and sidewalks and passive recreation uses that can be utilized by the citizen of the City of Alachua.

VI. Conclusions:

Job Creation

The proposed development will contribute to the housing variety for the City of Alachua. As well as will contribute to the local job growth with potential for direct creation of 656 jobs from the development of the single family detached component. Jobs are generated in the industries where lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home are produced. Secondary and tertiary jobs are created when real estate agents, lawyers, and brokers provide services to home builders, home buyers as well as building supplies required for building of those homes.

Tax Revenue Generation

The proposed development will contribute to the tax rolls based anywhere from $1,670,324.25 to $3,816,680.00 for the 215 units single family detached homes. The commercial component of the proposed development is more difficult to quantify, because there is a such a large variance based on commercial uses.

For single family detached residential uses and based on the 2020 millage rate of 22.1970:

At a 350K Valuation = $7,768.95 annual property tax per unit

- 215 Units X $7,768.95 = $1,670,324.25 in annual property taxes at residential single family detached full build out

At a 800K Valuation = $17,757.00 annual property tax per unit

- 215 Units x $17,757.00 = $3,816,680.00 in annual property taxes at full residential single family detached build out

Housing Variety

According to Angie Di Michele from the Sarasota Herald Tribune, nearly 1,000 people move to Florida every day, making Florida the second fastest-growing state in the country. One problem that popularity has created is housing demand increases and that there are not enough options to meet the demand of those who need affordable housing.

One way to address housing shortages and cost burdened households is through supply and a variety of housing choices. According to the American Planning Association, is to support the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and economical options rather than forced decisions. Smart Growth is largely about retrofitting communities to offer more choices both in terms of housing types and prices but also in terms of transportation options.

Because of the benefits to the infrastructure, job creation, housing variety and job created by the project, JBPro on behalf DM Alachua Investments, LLC, JB Pro is requesting approval of a Large-Scale Comprehensive Plan Amendment to the 121. 1 acres to change the Future Land Use designations, from Agriculture and Commercial to Moderate Density Residential (0 to 4 units), as well as High-Density Residential (8 to 15 units) and Commercial designation.

VII. References

APA Policy Guide on Smart Growth. (2012). Retrieved from https://www.planning.org/policy/guides/adopted/smartgrowth.htm

Final Millage for Alachua County 2020. Alachua County Property Appraiser. Retrieved https://www.acpafl.org/2020-millage-rates/

Di-Michelle, A. (2021). Florida has a 'serious mismatch' between housing costs and income: Retrieved from https://www.heraldtribune.com/story/news/state/2021/04/30/florida-one-most-challenging-states-find-affordable-housing/7334433002/

Kilpatrick, R. (2019). Housing Choice vs Housing Affordability. Retrieved from https://www.housingnext.org/post/housing-choice-vs-housing-affordability

Kilpatrick, R. (2021). My Take: More housing choices is a must for Holland https://www.hollandsentinel.com/story/opinion/columns/2021/03/08/my-take-more-housing-choices-must-holland/4599768001/

Mallard, A. (2019). Access to affordable housing a challenge in Alachua County. Retrieved form https://www.gainesville.com/news/20191226/access-to-affordable-housing-challenge-in-alachua-county

VIII. List of Attachments

Attachment A: Application

Attachment B: Aerial Map

Attachment C: Comprehensive Plan Amendment Map

Attachment D: Zoning Master Plan

Attachment E: Legal Description

Attachment F: Proof of Ownership

Attachment G: Proof of Payment of Taxes

Attachment H: Public School Concurrency Form

Attachment I: Neighborhood Meeting Information

Attachment - A

Application

(Document on Next Page)

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: _____
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: (___) _____ 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;

(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.

David Meeks
Signature of Applicant

Signature of Co-applicant

David Meeks
Typed or printed name and title of applicant
MGR, DM Alachua Investments

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20th day of August, 2021, by David Meeks, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

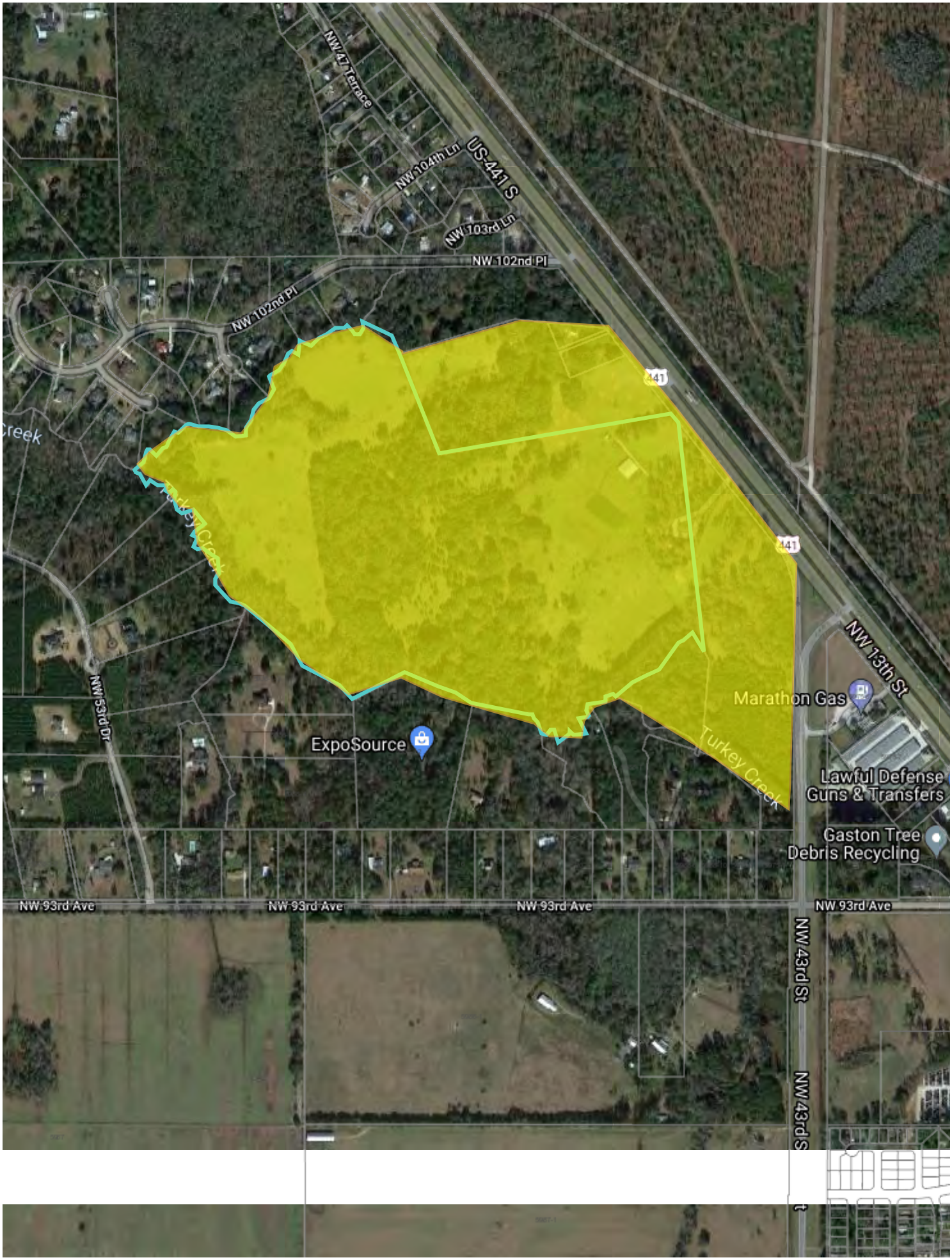
Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

Jennifer Newbegin
Signature of Notary Public, State of Florida

Attachment – B

Aerial Map

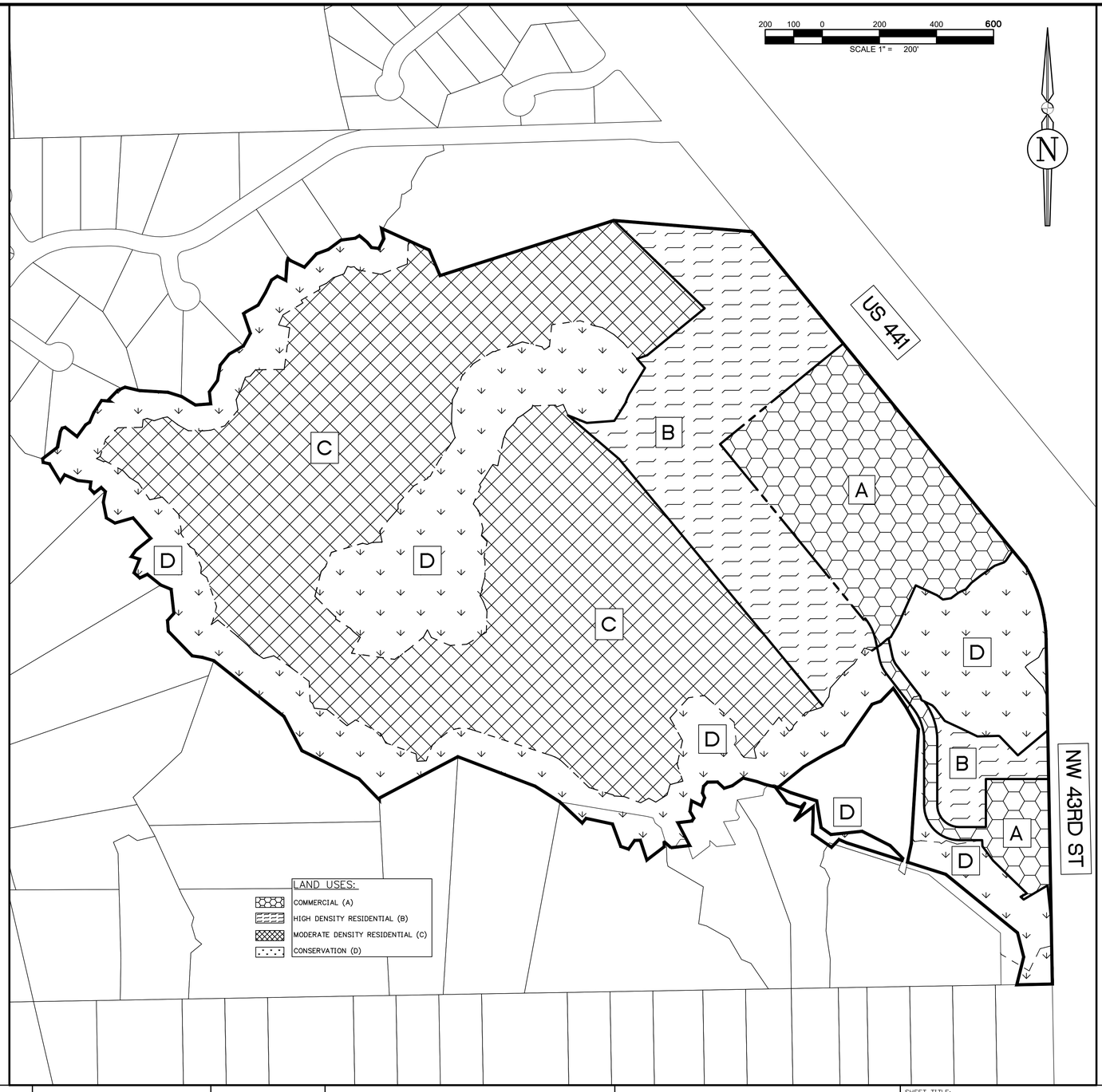
(Document on Next Page)


NW 47 Terrace
US-441 S
NW 104th Ln
NW 103rd Ln
NW 102nd Pl
NW 102nd Pl
441
441
Turkey Creek
NW 53rd Dr
ExpoSource
Turkey Creek
NW 13th St
Marathon Gas
Lawful Defense Guns & Transfers
Gaston Tree Debris Recycling
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 43rd St
NW 43rd St

Attachment – C

Comprehensive Plan Amendment Map

(Document on Next Page)



DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	623,993.6 SF (14.4 AC)	11.9%
HIGH DENSITY RESIDENTIAL (B)	776,114.0 SF (17.8 AC)	14.7%
MODERATE DENSITY RESIDENTIAL (C)	2,316,640.4 SF (53.2 AC)	43.9%
CONSERVATION (D)	1,556,087.1 SF (35.7 AC)	29.5%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: FUTURE LAND USE PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

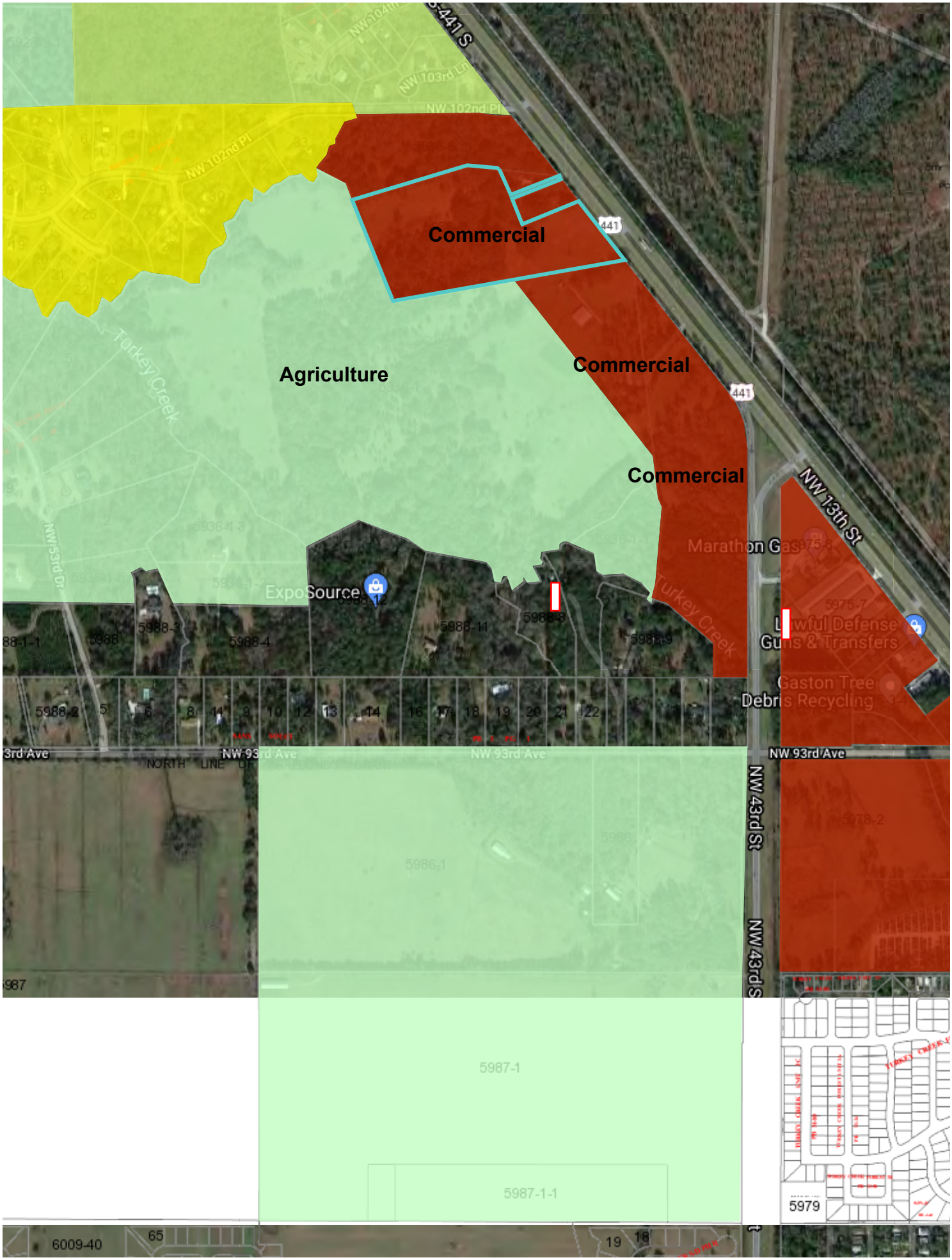
PROJECT: SCHMIDT FARMS

SHEET NO: FLU

Attachment - D

Zoning Master Plan

(Document on Next Page)


Commercial
Agriculture
Commercial
Commercial
441
NW 13th St
NW 43rd St
NW 93rd Ave
NW 102nd Pl
Turkey Creek
ExpoSource
Marathon Gas
Gaston Tree Debris Recycling
5987-1
5987-1-1
5979
6009-40

Attachment – E

Legal Description

(Document on Next Page)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K. 'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

36906 11

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Rachel Walker
Print witness name

#2 Jennifer Murayan
Witness signature
Jennifer Murayan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: SVP Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

Attachment – F

Proof of Ownership

(Document on Next Page)

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

Parcel Summary

Parcel ID	05936-007-000
Prop ID	29942
Location Address	
Neighborhood/Area	COMM 8 19 & 8 18 (233300.55)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB (LESS COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	14.180
Homestead	N

View Map



Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$4,200	$4,200	$4,200	$4,200	$4,200
Land Value	$0	$0	$1,235,100	$0	$0
Land Agricultural Value	$3,120	$3,120	$0	$2,100	$2,100
Agricultural (Market) Value	$1,235,078	$1,235,078	$0	$1,235,100	$1,235,100
Just (Market) Value	**$1,239,278**	**$1,239,278**	**$1,239,300**	**$1,239,300**	**$1,239,300**
Assessed Value	$7,320	$7,320	$4,620	$6,300	$6,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$7,320	$7,320	$4,620	$6,300	$6,300
Maximum Save Our Homes Portability	$0	$0	$1,234,680	$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	14.18	617680.8	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	4,160	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1920

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2020	SHED	4,160	1920		R2	RES	$4,200

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)
5/26/1992	$100	QD	1890	91	U - UNQUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT, JULE E TRUSTEE	Link (Clerk)

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

Map



Photos

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

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

Parcel Summary

Parcel ID	05936-007-001
Prop ID	29943
Location Address	10100 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DEG W 324.20 FT N 22 DEG W 143.94 FT N 67 DEG E 281.98 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	STORES (01100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	1.000
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$3,606	$3,606	$1,800	$800	$76,200
Land Value	$130,881	$130,881	$130,900	$130,900	$109,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$134,487**	**$134,487**	**$132,700**	**$131,700**	**$185,300**
Assessed Value	$133,059	$132,861	$132,700	$131,700	$185,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$133,059	$132,861	$132,700	$131,700	$185,300
Maximum Save Our Homes Portability	$1,428	$1,626	$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
1100	STORE 1 FLOOR	1.00	43627	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	3,485	**HC&V**	04-FORCED AIR
Heated Area	2,135	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE	**Bathrooms**	1.0-Baths
Interior Walls	02-WALL BOARD/WD	**Bedrooms**	
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	04-WOOD TRUSS	**Stories**	1.0
Frame		**Actual Year Built**	1920
Floor Cover	09-PINE/SOFT WOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	999	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,135	1975	3	0500	NO VALUE	$0

FSP	FIN SCREENED PORCH	250	1975	3	0500	NO VALUE	$0
FSP	FIN SCREENED PORCH	160	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	400	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3721	DECK 1	128	1992		C2	COMM	$496
3721	DECK 1	110	1992		C2	COMM	$426
3884	FENCE WD	360	1992		C1	COMM	$274
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5221	STG 1	400	1950		C2	COMM	$1,410

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$100	QD	2033	926	U - UNQUALIFIED	Vacant	SCHMIDT JULE E ANN LEE TRUSTEE	GREENEWALD JAMES A PAMELA S	Link (Clerk)
9/30/1992	$70,000	WD	1883	2465	Q - QUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT JULE E ANN LEE TRUSTEE	Link (Clerk)

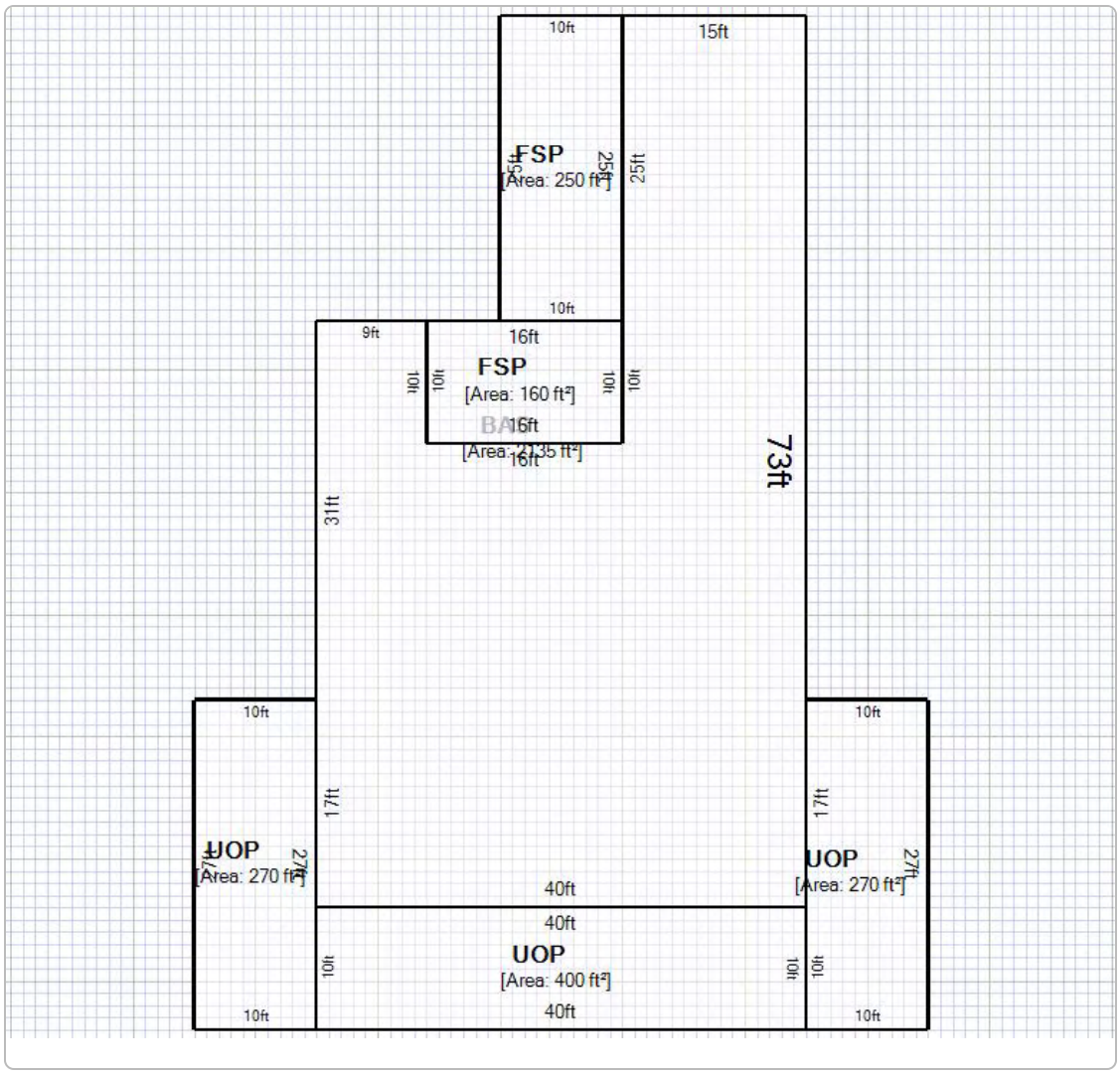
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-10846	MISCELLANEOUS	Yes	No	12/28/2006	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	3/1/1995	$0

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

Sketches



Map



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

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

Parcel Summary

Parcel ID	05936-007-002
Prop ID	29944
Location Address	10110 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT N LINE GOV'T LOT 8 & W R/W LINE 441 S 38 DEG E 496.80 FT POB S 67 DEG W 273.26 FT N 22 DEG W 142.79 FT S 84 DEG E 308.31 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RESTAURANT (02100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	0.440
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$2,171	$2,178	$1,300	$300	$69,700
Land Value	$57,498	$57,498	$57,500	$57,500	$47,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$59,669**	**$59,676**	**$58,800**	**$57,800**	**$117,600**
Assessed Value	$59,071	$58,928	$58,800	$57,800	$117,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$59,071	$58,928	$58,800	$57,800	$117,600
Maximum Save Our Homes Portability	$598	$748	$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
2100	RESTAURANT	0.44	19166	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	2,289	**HC&V**	04-FORCED AIR
Heated Area	1,444	**HVAC**	03-CENTRAL
Exterior Walls	04-SINGLE SIDING	**Bathrooms**	2.0-Baths
Interior Walls	03-PLASTER	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1900
Floor Cover	12-HARDWOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	518	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	1975
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,444	1975	3	0500	NO VALUE	$0
FOP	FINISHED OPEN PORCH	713	1975	3	0500	NO VALUE	$0
UEP	UNFIN ENCL PORCH	132	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3722	DECK 2	228	1996		C2	COMM	$953
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5080	SLAB	289	1996		C1	COMM	$212

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$20,160	WD	2033	928	Q - QUALIFIED	Vacant	JULE E SCHMIDT TRUSTEE/INDV AN	GREENEWALD JAMES A & PAMELA S	Link (Clerk)

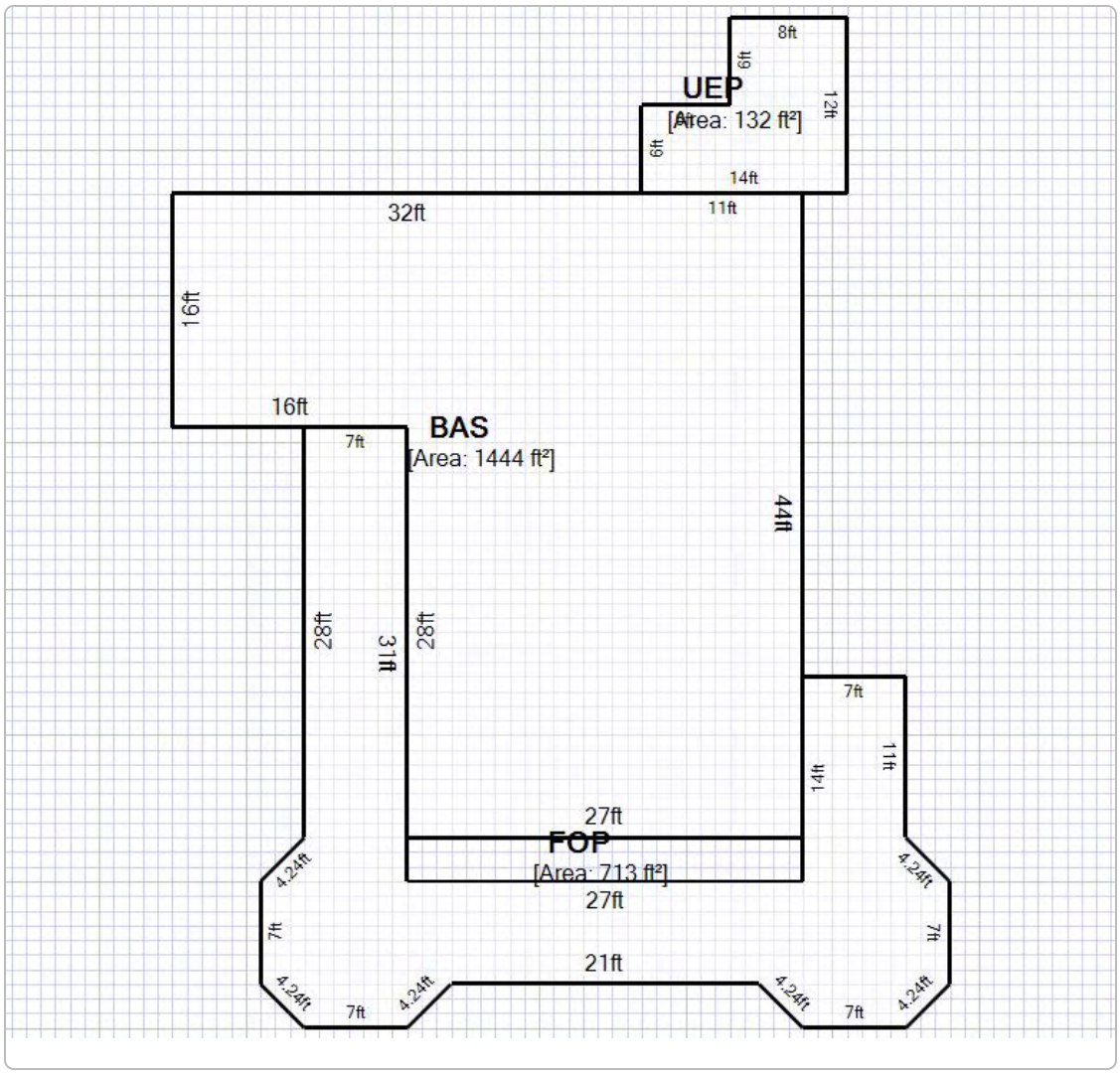
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	4/2/1998	$0
05914	REMODEL COMMERCIAL	Yes	No	1/30/1996	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	12/30/1995	$0
5731	RL COM.	Yes	No	6/1/1995	$0

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

Sketches



Map



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

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

Parcel Summary

Parcel ID	05945-000-000
Prop ID	29994
Location Address	
Neighborhood/Area	441 COMMERCIAL (174300.50)
Subdivision	
Brief Legal Description*	COM INT W LINE SEC & WLY R/W US 441 POB SELY ALONG R/W TO W R/W CITY OF GNV PUB UTIL R/W S ALONG SAID W R/W TO S LINE SEC WLY ALONG S LINE TO SW COR SEC NLY ALONG W LINE SEC TO POB ALSO COM NW COR OF SEC 2-9-19 INSIDE ARREDONDO GRT FOR POB W 70 FT M/L N 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	35-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	15.470
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

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	$1,758,100	$0	$0
Land Agricultural Value	$3,403	$3,403	$0	$2,400	$2,400
Agricultural (Market) Value	$3,032,429	$3,032,429	$0	$1,758,100	$1,758,100
Just (Market) Value	**$3,032,429**	**$3,032,429**	**$1,758,100**	**$1,758,100**	**$1,758,100**
Assessed Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	15.47	673873.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

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

Map



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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

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

Parcel Summary

Parcel ID	05936-001-000
Prop ID	29931
Location Address	9900 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	8-19 RURAL (233300.00)
Subdivision	
Brief Legal Description*	GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES IN SE COR G L 8 PE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.690
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$234,920	$240,621	$250,300	$255,100	$239,000
Land Value	$9,000	$9,000	$780,200	$9,000	$9,000
Land Agricultural Value	$18,712	$18,712	$0	$12,700	$12,700
Agricultural (Market) Value	$771,210	$771,210	$0	$771,200	$771,200
Just (Market) Value	**$1,015,130**	**$1,020,831**	**$1,030,500**	**$1,035,300**	**$1,019,200**
Assessed Value	$262,632	$268,333	$290,510	$276,800	$260,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$262,632	$268,333	$290,510	$276,800	$260,700
Maximum Save Our Homes Portability	$0	$0	$739,990	$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	78.69	3427736.4	0	0	A
5900	PINE/HARDWOOD	7.00	304920	0	0	A
0100	SFR	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,945	**HC&V**	04-FORCED AIR
Heated Area	3,152	**HVAC**	03-CENTRAL
Exterior Walls	11-BD AND BAT AAV; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1967
Floor Cover	12-HARDWOOD; 14-CARPET	**Effective Year Built**	1975

Type	WAREHOUSE STORAGE	**Heat**	01-NONE
Total Area	5,625	**HC&V**	01-NONE
Heated Area	2,850	**HVAC**	01-NONE
Exterior Walls	15-CONCRETE BLOCK	**Bathrooms**	
Interior Walls	07-NONE	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	1-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	1993
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1993

Type	SOH MISC	**Heat**	
Total Area	9,827	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	1,392	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1967

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,977	1975	3	0100	SINGLE FAMILY	$92,204
BAS	BASE AREA	375	1975	3	0100	SINGLE FAMILY	$17,490
FGR	FINISHED GARAGE	673	1975	3	0100	SINGLE FAMILY	$17,265
FOP	FINISHED OPEN PORCH	120	1975	3	0100	SINGLE FAMILY	$1,679
SFB	SEMI-FINISHED BASE	425	1975	3	0100	SINGLE FAMILY	$15,857
SFB	SEMI-FINISHED BASE	375	1975	3	0100	SINGLE FAMILY	$13,992

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,850	1993	3	8400	WAREHOUSE STORAGE	$40,135
CAN	CANOPY (NO SIDES)	2,775	1993	3	8400	WAREHOUSE STORAGE	$7,822

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0200	A/C 1	1	1980		R7	RES	$145
0661	CP 1	405	1980		R2	RES	$778
0800	DRIVE/WALK	250	1967		R1	RES	$200
0800	DRIVE/WALK	6,670	1984		R1	RES	$5,336
0959	FP 2	1	1967		R7	RES	$1,310
1643	PATIO 3	1,700	1980		R1	RES	$4,318
1762	POOL 2	800	1980		R3	RES	$6,288

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2181	STABLE 1	672	1967		R2	RES	$3,199
2221	STG 1	720	1967		R2	RES	$2,030

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

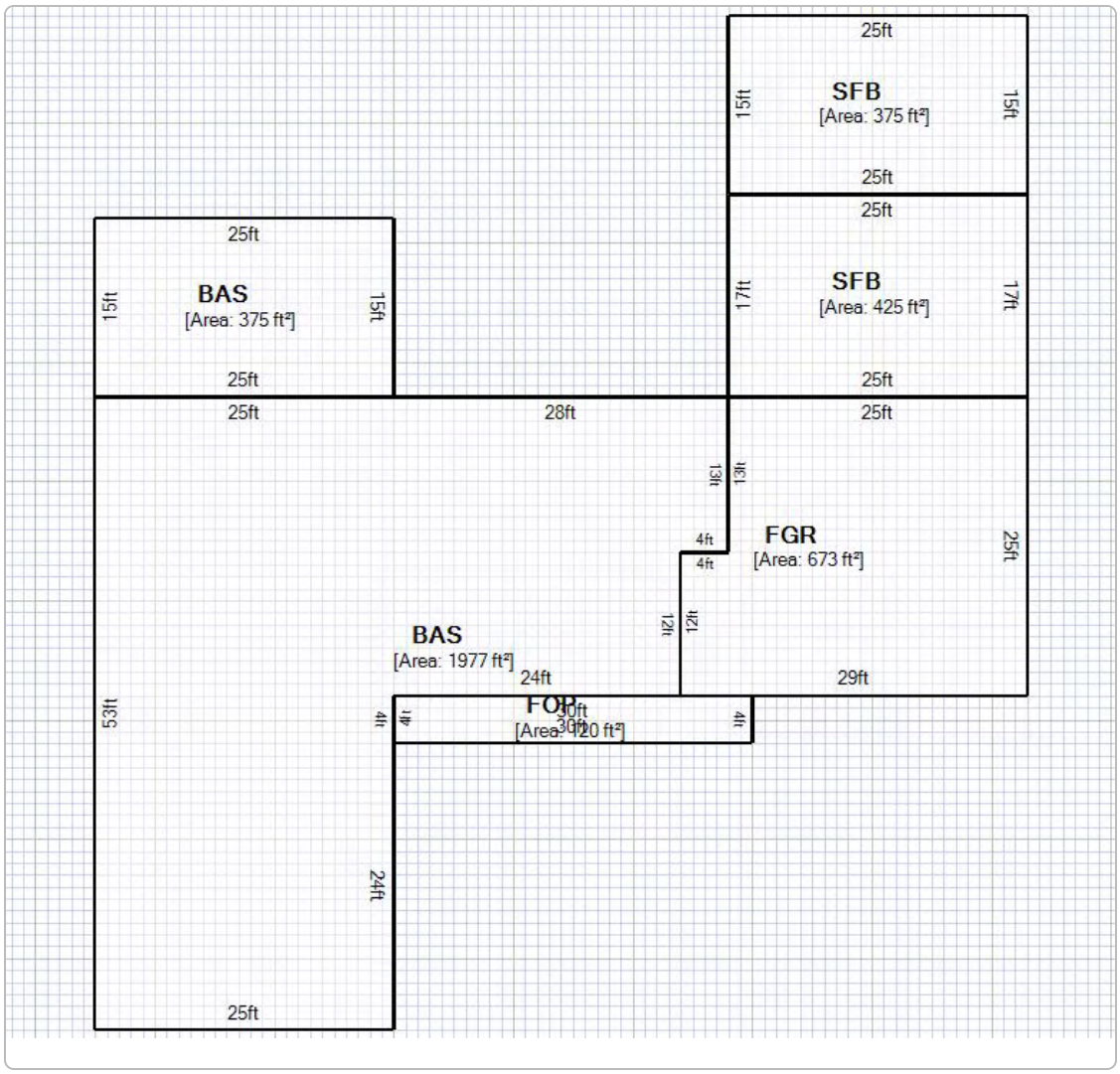
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

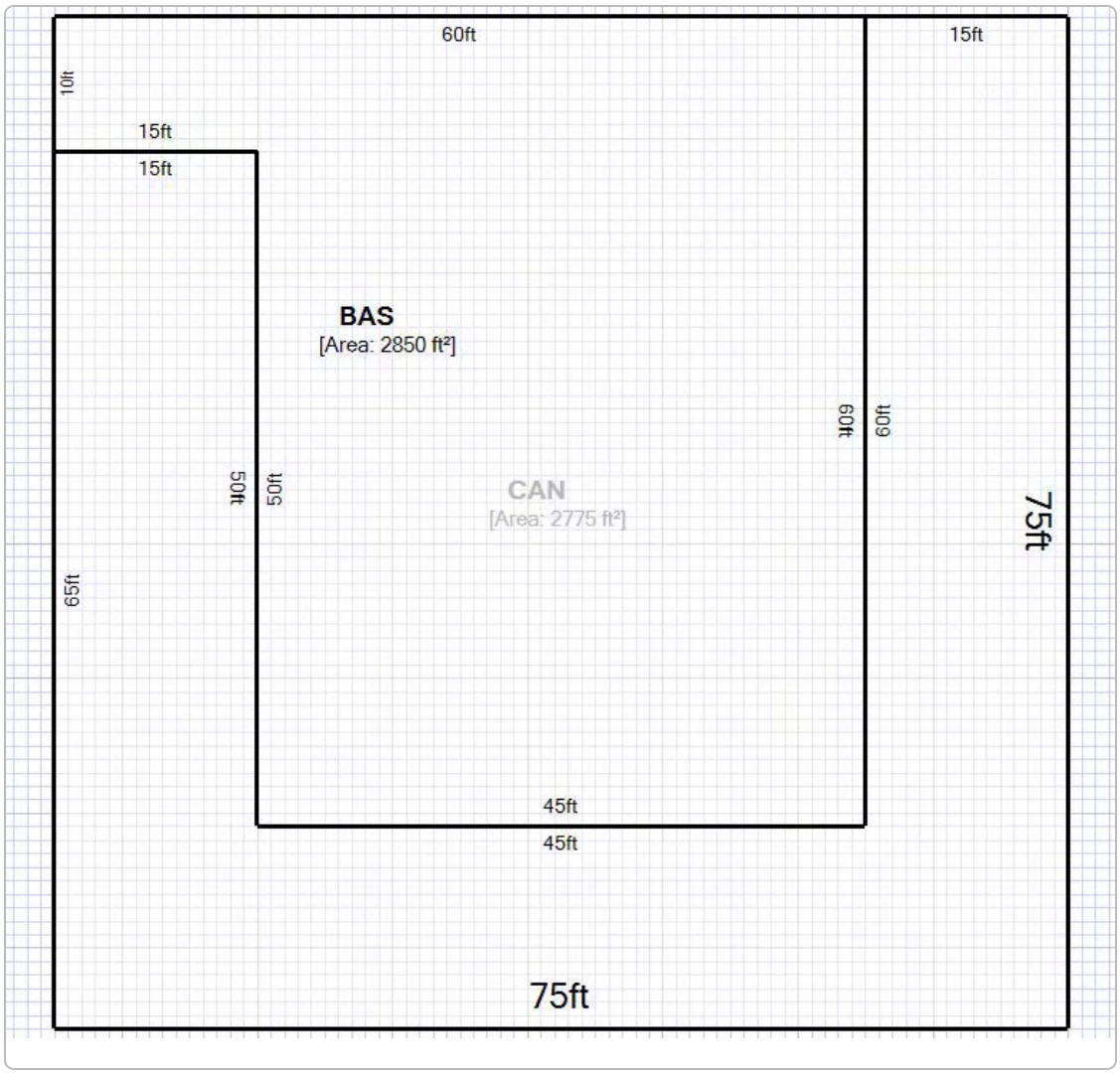
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-6235	MISCELLANEOUS	Yes	No	2/3/1997	$0
000005141	STORAGE BUILDING	Yes	No	10/5/1992	$61,000

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

Sketches


25ft
SFB
[Area: 375 ft²]
15ft
15ft
25ft
25ft
SFB
[Area: 425 ft²]
17ft
17ft
25ft
25ft
BAS
[Area: 375 ft²]
15ft
15ft
25ft
25ft
28ft
25ft
13ft
13ft
4ft
4ft
FGR
[Area: 673 ft²]
25ft
12ft
12ft
BAS
[Area: 1977 ft²]
24ft
29ft
53ft
4ft
4ft
FOP
30ft
[Area: 120 ft²]
24ft
25ft



Map



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

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Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Recorded Electronically
ID 3039121
County Alachua
Date 1-26-17 Time 3:29p

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K."JESS" IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Tax Parcel 05936-007-001 & 05936-007-002

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

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WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

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COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Nocky Wacker
Print witness name

#2 Jennifer Murryan
Witness signature
Jennifer Murryan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: Svp Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, grantee:

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

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

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, grantee:

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

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

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

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Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

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That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
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Attachment – G

Proof of Payment of Taxes

(Document on Next Page)

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 001 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

9900 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

GOVT LOTS 6 7 8 W OF R/W LESS OR
608/45 & 206 LESS PART I
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	262,632	0	262,632	2,073.09
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	262,632	0	262,632	296.49
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	262,632	0	262,632	393.95
SCHL DISCRNRY & CN (S01)	0.7480	262,632	0	262,632	196.45
SCHL GENERAL	3.6670	262,632	0	262,632	963.07
SCHOOL VOTED (S01)	1.0000	262,632	0	262,632	262.63
SUWANNEE RIVER WATER MGT DIST	0.3696	262,632	0	262,632	97.07
17 CITY OF ALACHUA	5.3900	262,632	0	262,632	1,415.59
CHILDREN'S TRUST	0.5000	262,632	0	262,632	131.32
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$5,829.66

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R710	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
C550	550 COUNTY FIRE SERVICES	1.000	Varies	434.32
	NON-AD VALOREM ASSESSMENTS			$455.10

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $6,284.76

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 001 000	9900 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $6,096.22 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

29942

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 496.80
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	7,320	0	7,320	57.78
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	7,320	0	7,320	8.26
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	7,320	0	7,320	10.98
SCHL DISCRNRY & CN (S01)	0.7480	7,320	0	7,320	5.48
SCHL GENERAL	3.6670	7,320	0	7,320	26.84
SCHOOL VOTED (S01)	1.0000	7,320	0	7,320	7.32
SUWANNEE RIVER WATER MGT DIST	0.3696	7,320	0	7,320	2.71
17 CITY OF ALACHUA	5.3900	7,320	0	7,320	39.45
CHILDREN'S TRUST	0.5000	7,320	0	7,320	3.66
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$162.48

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS	$162.48

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
29942

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $157.61 Paid 12/08/2020

ALATBJ5081F

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10100 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 527.80 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	133,059	0	133,059	1,050.30
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	133,059	0	133,059	150.21
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	134,487	0	134,487	201.73
SCHL DISCRNRY & CN (S01)	0.7480	134,487	0	134,487	100.60
SCHL GENERAL	3.6670	134,487	0	134,487	493.16
SCHOOL VOTED (S01)	1.0000	134,487	0	134,487	134.49
SUWANNEE RIVER WATER MGT DIST	0.3696	133,059	0	133,059	49.18
17 CITY OF ALACHUA	5.3900	133,059	0	133,059	717.19
CHILDREN'S TRUST	0.5000	133,059	0	133,059	66.53
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$2,963.39

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $3,054.36

If Paid By	Dec 31, 2020
Please Pay	$0.00

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 001	10100 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $2,962.73 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 002		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10110 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM INT N LINE GOV'T LOT 8 & W R/W
LINE 441 S 38 DEG E 4
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	59,071	0	59,071	466.28
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	59,071	0	59,071	66.69
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	59,669	0	59,669	89.50
SCHL DISCRNRY & CN (S01)	0.7480	59,669	0	59,669	44.63
SCHL GENERAL	3.6670	59,669	0	59,669	218.81
SCHOOL VOTED (S01)	1.0000	59,669	0	59,669	59.67
SUWANNEE RIVER WATER MGT DIST	0.3696	59,071	0	59,071	21.83
17 CITY OF ALACHUA	5.3900	59,071	0	59,071	318.39
CHILDREN'S TRUST	0.5000	59,071	0	59,071	29.54
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$1,315.34

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $1,406.31

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 002	10110 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0048406 $1,350.06 Paid 12/02/2020
11/30/2020 Effective Date

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05945 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

COM INT W LINE SEC & WLY R/W US 441
POB SELY ALONG R/
See Additional Legal on Tax Roll

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	3,403	0	3,403	26.86
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	3,403	0	3,403	3.84
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	3,403	0	3,403	5.10
SCHL DISCRNRY & CN (S01)	0.7480	3,403	0	3,403	2.55
SCHL GENERAL	3.6670	3,403	0	3,403	12.48
SCHOOL VOTED (S01)	1.0000	3,403	0	3,403	3.40
SUWANNEE RIVER WATER MGT DIST	0.3696	3,403	0	3,403	1.26
17 CITY OF ALACHUA	5.3900	3,403	0	3,403	18.34
CHILDREN'S TRUST	0.5000	3,403	0	3,403	1.70
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$75.53

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS $75.53

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05945 000 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $73.26 Paid 12/08/2020

Attachment – H

Public School Concurrency Form

(Document on Next Page)

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Christopher Potts, PE Title: Director of Engineering
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32606
   Telephone: 352-375-8999 FAX: _____ e-mail: chris.potts@jbpro.com

3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): DM Alachua Investments LLC
   Mailing Address: 4045 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32609

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

B. PROJECT

1. Project Name: Schmidt Farms
2. Address of Subject Property: 10100 NW US HWY 441
3. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000
4. Section 34 Township 08 Range 19 Grant _____ Acreage: 121.1
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Agriculture and Commercial
7. Zoning Designation: PD-R and PD-Comm
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 213
   ■ Multi-Family Residential Number of Units 301
   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

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

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

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	213	units	x	0.14	Elementary School Multiplier*	30	Student Stations**
Middle School	213	units	x	0.06	Middle School Multiplier*	13	Student Stations**
High School	213	units	x	0.08	High School Multiplier*	17	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	301	units	x	0.09	Elementary School Multiplier*	27	Student Stations**
Middle School	301	units	x	0.03	Middle School Multiplier*	9	Student Stations**
High School	301	units	x	0.03	High School Multiplier*	9	Student Stations**

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

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

Christopher Potts Director of Engineering
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of October, 2021, by Christopher Potts, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

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

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

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

Date:_____

Attachment – I

Neighborhood Meeting Information

(Document on Next Page)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **BRYAN BOUKARI**, who on oath and in my physical presence says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING FOR NW 43RD STREET PLANNED DEVELOPMENT AND LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT,** was published in said newspaper in the issues of **July 29, 2021.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of August, 2021** by **Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Advertisement For NW 43rd Street Planned Development and Large-Scale Comprehensive Plan Amendment

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Carter Maria Thompson, Director of Land Planning, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at carter.thompson@jbpro.com.

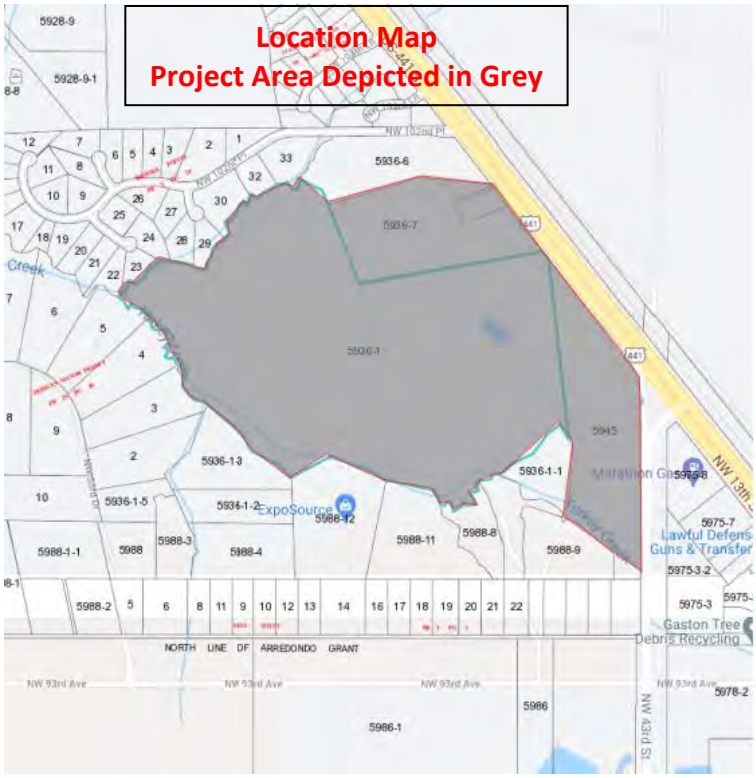
(Published: Alachua County Today - July 29, 2021)

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations.

DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM.

You may submit comments electronically to carter.thompson@jbprogroup.com

Contact Person: Carter Thompson, JBPro
carter.thompson@jbprogroup.com
(352) 375-8999 Ext 1404

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

08/12/2021
NW 43rd St TND - Neighborhood WORKshop

Presenter: Chris Potts, P.E.
Meeting Start: 5pm

1. Wastewater disposal question. Required to connect to City utilities. Lift station required.

2. Roadway Improvents paid for by who?
Developer pays for improvements. Municipalities paid for maintenance

3. Which WMD are we in? SRWMD. Flows to Gulf of Mexico.

4. Traffic concerns w/ flow off 441. Neighbor requests traffic light instead of RABs.

5. Wetland encroachment concerns. Buffer per County Code + SRWMD.

6. Traffic Study will be required

7. How has GRU impacted wetlands?
impacts occured 50ish years ago

8. How many homes? 140 ≈
Size, price? $1200 sf min $300K - $600K
Retail/Com area 500K sf.

9. Wet basin design.

10. Buffers between developments

11. How many MF? 2000 sf / unit.
4 unit / bldg.

12. Timeline?

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

Schmidt Farms
Rezone and Large-Scale Comprehensive Plan Amendment
Neighborhood Meeting
Sign-In Sheet

Name	Address	Phone	Email
JANET YESH	4420 NW 93 Av. Gville, FL	352-222-4377	janetyesh@yahoo.com
Richard Beardsley	4416 NW 92nd Av Gville, FL	352-514-5746	Beardsleyrt@gmail.com
Karen Garrelts	8505 NW 37th Dr GNV FL	352 372. 3588	TCF21@gmail.com
Bill Burger	10005 NW 50th Ter	319.331.9850	billb1956@gmail.com
Celia Burger	" " "	319.331.5589	
JOHN NEIL	3883 NW 86th. Ln.	352-372-6814.	
Tom Tyree Yvette Tyree	5302 NW 102nd PL.	352-414-9895	thtyree@yahoo.com

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Civil Engineering | Land Planning
Surveying | Construction Services

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

Name	Address	Phone	Email
David Carol Smith	4434 NW 93RD AVE	352.377-9886	CaSmith01@cox.net
ALBA HENESY	5310 NW 93rd AVE	352-494-4115	albahenesy@gmail.com
Jim & CHERYL CLERINGTON	10015 NW. 62 TR G.ville 32653	352-538-2072	JECJRBOY@AOL.COM
Larry & Veta Cumbaa	4916 NW 93rd Ave G'ville 32653	352-339-6675	xposource@aol.com
John Hopkins	10011 NW 50th Ter	352 316 0363	jhop77@hotmail.com
Marg Lawson	102 Plc		
R.L. Murphy II	4330 N.W. 93rd AVE.	373-0439 (352)	—
Antoinette Endelicato Kelle Moore	5562 NW 93 Av	352-246-8415 352-246-3771	bunnyandkelle@cox.net

JBPro

Civil Engineering | Land Planning
Surveying | Construction Services

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

Name	Address	Phone	Email
Claudia Rasnick	10016 NW 52nd Terrace	352-275-2533	kccaam@msn.com
Karen Arrington I want information about any	4416 NW 93rd Ave activity	352.219.2630	yahoo.com Arringtonkla@
Michael Barbarette	10110 NW 51 Ter 32653	317-8614	mjbcondo@gmail.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

NW 43rd Street TND Neighborhood Workshop Summary

Meeting Location: Alachua Branch Library
Meeting Date and Time: August 12th at 5pm
Meeting Presenter: Chris Potts, P.E., JBPro

The neighborhood meeting began on time, with approximately 30 neighbors in attendance. Mr. Potts gave a PowerPoint presentation which described the nature of the application for a rezoning and land use change and provided a visual representation of the Concept Layout for the development at this stage of the permitting and review process. Many questions were asked, and sparked a good discussion on topics like utility connections, wetland and environmental impacts, traffic concerns, and flooding impacts to adjacent properties. The timeline to final buildout was also discussed. Specific questions are listed below, with responses.

1. What is the breakdown of the types of developments, i.e. single family homes, multi-family homes, and commercial/retail area?
   Response: There are approximately 140 single family homes and 24 multi-family buildings proposed, along with approximately 500,000 sf set aside for commercial use. The single family homes will likely be about 1,200 sf in size, the multi-family units will be approximately 2,000 sf, and the homes will most likely sell for anywhere between $300,000-$800,000. Additionally, due to the existing wetlands on site, buffers will be provided between this development and neighboring communities.

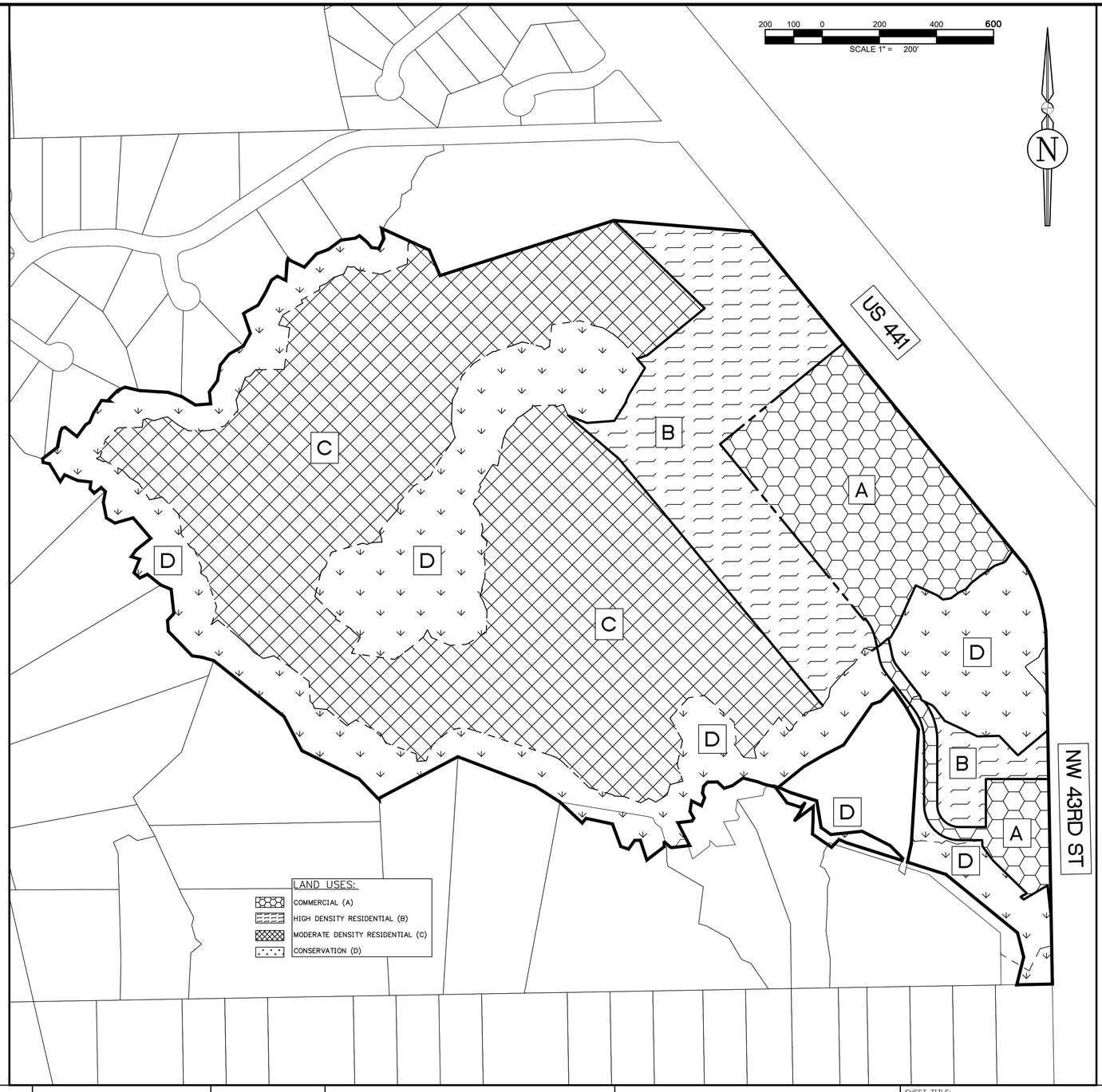
2. How will the development dispose of wastewater?
   Response: Because this project is within the limits of the City of Alachua, all homes will be required to connect to City of Alachua Public Services utilities. A lift station will be required for the development to pump wastewater to the treatment plant.

3. What water management district is the project located in, and where does the treated water eventually end? Many neighbors voiced concerns regarding current and future flooding of their property and the adjacent wetlands.
   Response: This project is located in the SRWMD, and waters eventually discharge to the Gulf of Mexico. Mr. Potts explained the local and state standards of design regarding treatment and discharge of any stormwater runoff that makes its way onto the proposed development. This will likely include wet detention basins to attenuate the runoff, and if discharge from the

basins is necessary the development will comply with volume and rate control regulations. Mr. Potts explained that as developers and engineers, we cannot create a worse situation than what is existing; however, improvements to the development may or may not improve offsite conditions depending on the existing topography.

4. Many neighbors voiced concerns regarding impacts to the wildlife and wetlands on the development property.
   Response: Mr. Potts explained the local and state regulations regarding impacts to wetlands and the ecosystems they support. He explained that being in Alachua County, this development must maintain an average 75-foot minimum buffer from all wetland limits as delineated by an Environmental Specialist and that wetlands cannot be disturbed or changed. Many neighbors voiced concerns regarding the flooding occurring from Turkey Creek, so a brief history and description of the potential causes was discussed, including the impacts from the GRU plant nearby. Mr. Potts explained that it is not the intent of this development to adjust or manipulate any runoff coming from or directed to US 441, but that any impacts due to the proposed development will be mitigated against and designed for with this development.

5. Many neighbors voiced concerns regarding the additional traffic load this development will generate, and expressed a lack of faith in the ability of a roundabout to calm traffic and mitigate for the additional volume. Additionally, cost of construction and maintenance was discussed.
   Response: Mr. Potts explained that a Traffic Study is a requirement for a development of this size, and that all roadway improvements will adhere to the recommendations of the traffic study once it is obtained. Concerns regarding speed of traffic coming to the proposed roundabout from US 441 were expressed, as well as pedestrian safety concerns. Mr. Potts explained that this development will undergo review by FDOT and Alachua County as it connects to roads falling within the jurisdiction of both entities, and that any improvements will be approved by each agency in accordance with their standards for design and safety. Neighbors requested a traffic light in lieu of a roundabout, and Mr. Potts explained that the roundabout was a suggestion by both Alachua County and FDOT, but more discussions will be had prior to final approval. Lastly, Mr. Potts explained that any improvements to existing roads, as well as construction of new roads, will be the responsibility of the developer. Once constructed, Mr. Potts explained that maintenance responsibilities fall to the jurisdiction having authority for each roadway.



DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	623,993.6 SF (14.4 AC)	11.9%
HIGH DENSITY RESIDENTIAL (B)	776,114.0 SF (17.8 AC)	14.7%
MODERATE DENSITY RESIDENTIAL (C)	2,316,640.4 SF (53.2 AC)	43.9%
CONSERVATION (D)	1,556,087.1 SF (35.7 AC)	29.5%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: FUTURE LAND USE PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: FLU



UPDATED US 441 TRADITIONAL NEIGHBORHOOD TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

September 2021

BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

September 6, 2021

Mr. Chris Potts, P.E.
Director of Engineering, JB Pro
3530 NW 43rd Street
Gainesville, Florida 32606

Re: **Updated US 441 Traditional Neighborhood Development Traffic Study; Alachua County, Florida**

Dear Mr. Potts:

Attached is the requested traffic study. If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 9/6/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This Traditional Neighborhood Development (TND) will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units, and 300,000 gsf of retail space. The site plan is provided in Appendix A.

The development will be located in the southwest quadrant of the US 441/NW 43rd Street intersection in northern Alachua County, Florida and it is currently anticipated that there will be two site drives. The North Drive will be a full access driveway on US 441 located north of the US 441/NW 43rd Street intersection and the South Drive will form the fourth (west) leg of the NW 43rd Street/Marathon Gas Station West Driveway intersection. It is proposed that the currently unused median opening on US 441 be moved approximately 250 feet to the south to serve this new development.

US 441 is a four lane divided urban principal arterial with exclusive left turn lanes accommodated within a grass median. It has a posted speed limit of 60 mph in each direction in the vicinity of the site and an FDOT access management classification of 3. NW 43rd Street is a two lane undivided urban minor arterial with a posted speed limit of 50 mph near the site.

Figure 1 shows the site location and surrounding road network while Figure 2 provides the current intersection and mainline lane configuration near the site. The development is expected to be complete and fully occupied by the beginning of 2031, therefore 2031 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period (6:45 am to 8:45 am) and PM peak period (3:30 pm to 6:00 pm) turning movement counts at the US 441/NW 43rd Street intersection and the NW 43rd Street/Marathon West Driveway intersection during late August of 2021 with all schools in session. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figures 3 and 4.

Buckholz Traffic personnel also conducted a set of morning and afternoon directional enter/exit counts at a series of roadways located just north of the US 441/NW 43rd Street intersection. These 2019 counts are included in Appendix B. Three of the roadways serve residential developments while the fourth roadway serves the Gainesville Regional Utilities complex.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center).. Tables 1 through 4 contain the daily, AM peak hour, and PM peak hour trip generation calculations while Tables 5 through 7 provide the calculations which estimate the peak hour internal trip-making between the residential, retail and office land uses. Tables 8 through 10 summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results.

During an average weekday the development is expected to generate 9918 **external** weekday trips (4959 entering and 4959 exiting) with 491 external trips (206 entering and 285 exiting) occurring during the weekday AM peak hour and 763 external trips (386 entering and 377 exiting) occurring during the weekday PM peak hour. Since the primary goal of this study is to analyze the access situation for the planned development, we are interested in total driveway volumes and thus no adjustment has been made for pass-by capture. This results in site traffic volumes at the US 441/NW 43rd Street intersection that are conservatively high.

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Site trips were directionally distributed based on the results of our traffic counts (see Table B2 in Appendix B). The directional enter/exit counts taken at nearby side roads along US 441 were used to determine that, in the morning, 26% of the site trips are expected to be oriented to the north with the remaining 74% oriented to the south. In the afternoon, 21% of site trips are expected to be oriented towards the north with 79% oriented towards the south.

These trip distribution percentages were multiplied by the weekday AM and PM peak hour trip generation results to produce the site traffic assignment for external trips shown in Figures 5 and 6.

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes near the site are graphically depicted in Figures 7 through 10. The 2029 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.97) and then by a corresponding average annual growth rate (2.2%) obtained from two nearby historical FDOT counts (see Appendix C). The 2029 total traffic volumes were obtained by adding the external traffic generated by the new development to the 2029 background traffic volumes.

TURN LANE ANALYSIS

Using the 2031 Build traffic volumes a formal analysis was be made to determine if a right turn lane is warranted on US 441 at the North Site Entrance or on NW 43rd Street at the South Site Entrance. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figure 11, right turn volumes into the site will be high enough to warrant a right turn lane on US 441 at the North Site Entrance. This result is supported by NCHRP Report 420 which requires 40 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed greater than 45 mph.

However, Figure 12 reveals that right turn volumes into the site will not be high enough to warrant a right turn lane on NW 43rd Street at the South Site Entrance. This result is also supported by NCHRP Report 420 which requires 30 right turns per hour to warrant a right turn lane on a 2-lane roadway with a posted speed greater than 45 mph.

Using the 2031 Build traffic volumes a formal analysis was also made to determine if a left turn lane is warranted on NW 43rd Street at the South Site Entrance. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results, which are depicted in Figures 13 and 14, indicate that 2031 Build traffic volumes will be high enough to warrant a left turn lane at the site drive.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

2021 Existing, 2031 No Build, and 2031 Build weekday AM and PM peak hour signalized intersection capacity analyses were performed for the US 441/NW 43rd Street intersection using the methodology discussed in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. The existing signal timings for this intersection are provided in Appendix D. The intersection capacity results are summarized in Table 11 while Appendix E provides the supporting capacity analysis calculations. The intersection currently operates at level of service B during both weekday peak hours and is expected to continue to operate at level of service B under both 2031 No Build and Build conditions.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Using 2021 Existing, 2031 No Build, and 2031 Build traffic volumes, capacity analyses for the unsignalized NW 43rd Street/Marathon West Drive/South Site Drive intersection were conducted using the two-way stop control methodology contained in Chapter 20 of the Sixth Edition of the Highway Capacity Manual. 2031 Build analyses were also performed at the new US 441/North Site Drive intersection. Appendix F contains the capacity analysis calculations with the capacity results summarized in Tables 12 through 14.

A review of Table 12 indicates that level of service F operation with moderate queueing and delay will occur for the side street left turn movement during both weekday peak hours if a full median opening is provided at the North Site Entrance. Table 12 also provides capacity analysis results with the installation of a directional median opening. Redirection of the northbound site traffic through the signalized US 441/NW 43rd Street intersection should have minimal impact on this intersection since an exclusive U-turn lane already exists on the north approach.

A review of Table 13 indicates that all minor movements at the US 441/NW 43rd Street intersection currently operate at an acceptable level of service B or higher and, under 2031 No Build conditions, are expected to operate at an acceptable level of service C or higher with minimal queueing and delay. Table 14 shows that, under 2031 Build conditions, all minor movements at this intersection will operate at an acceptable level of service C or better during the weekday AM peak hour. However, during the weekday PM peak hour the westbound approach is expected to operate at level of service F with moderate queueing and delay.

ACCESS MANAGEMENT EVALUATION

Eliminating the unused full median opening located approximately 250 feet north of the proposed North Site Entrance and replacing it with a directional median opening located at this entrance will improve the access management situation along US 441. The existing median opening is only 850 feet from NW 102nd Place to the north and only 1450 feet from NW 43rd Street to the south, both of which are much less than the required 2640 feet for a full median opening. The new median opening will be 1100 feet from NW 102nd Place and 1200 feet from NW 43rd Street and, although it will still violate the 1320 foot required spacing for a directional median opening, it will just barely do so.

RECOMMENDATIONS

The existing full median opening on US 441 should be relocated to the south at the new site entrance and consideration should be given to converting it into a directional median opening. An exclusive southbound right turn lane should be added on US 441 at the new driveway. A northbound left turn lane should be added at the entrance on NW 43rd Street and two egress lanes should be provided at this entrance. Traffic operations at the NW 43rd Street entrance should be monitored and additional measures taken if unsuitable conditions arise. These measures could include the installation of a roundabout at this location.



FIGURE 1

SITE LOCATION

Buckholz Traffic

N:\19-1554\CAD\FIG_01.dwg Date: 03-19-19 T:18:16 By:AVDelacruz

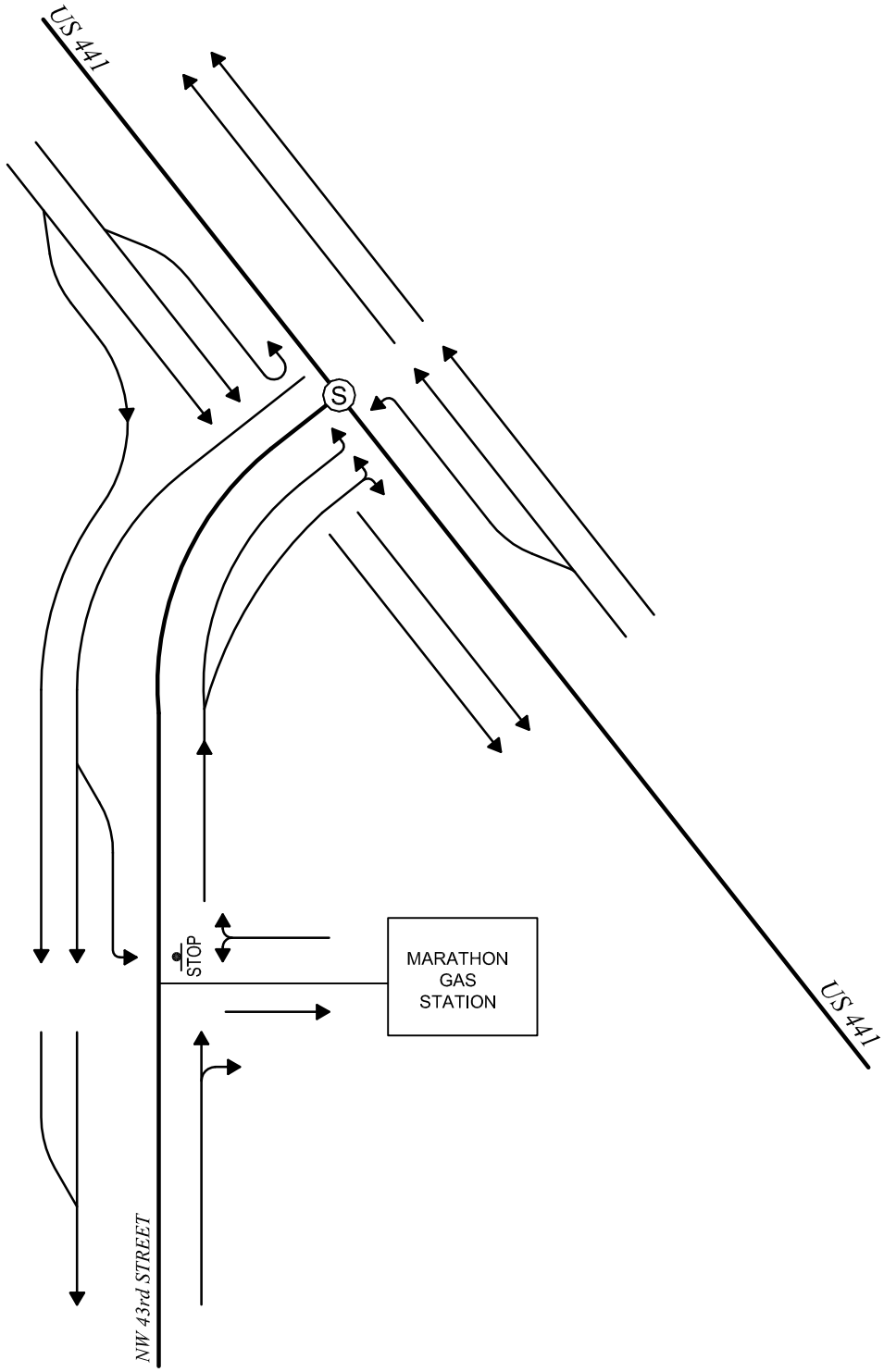
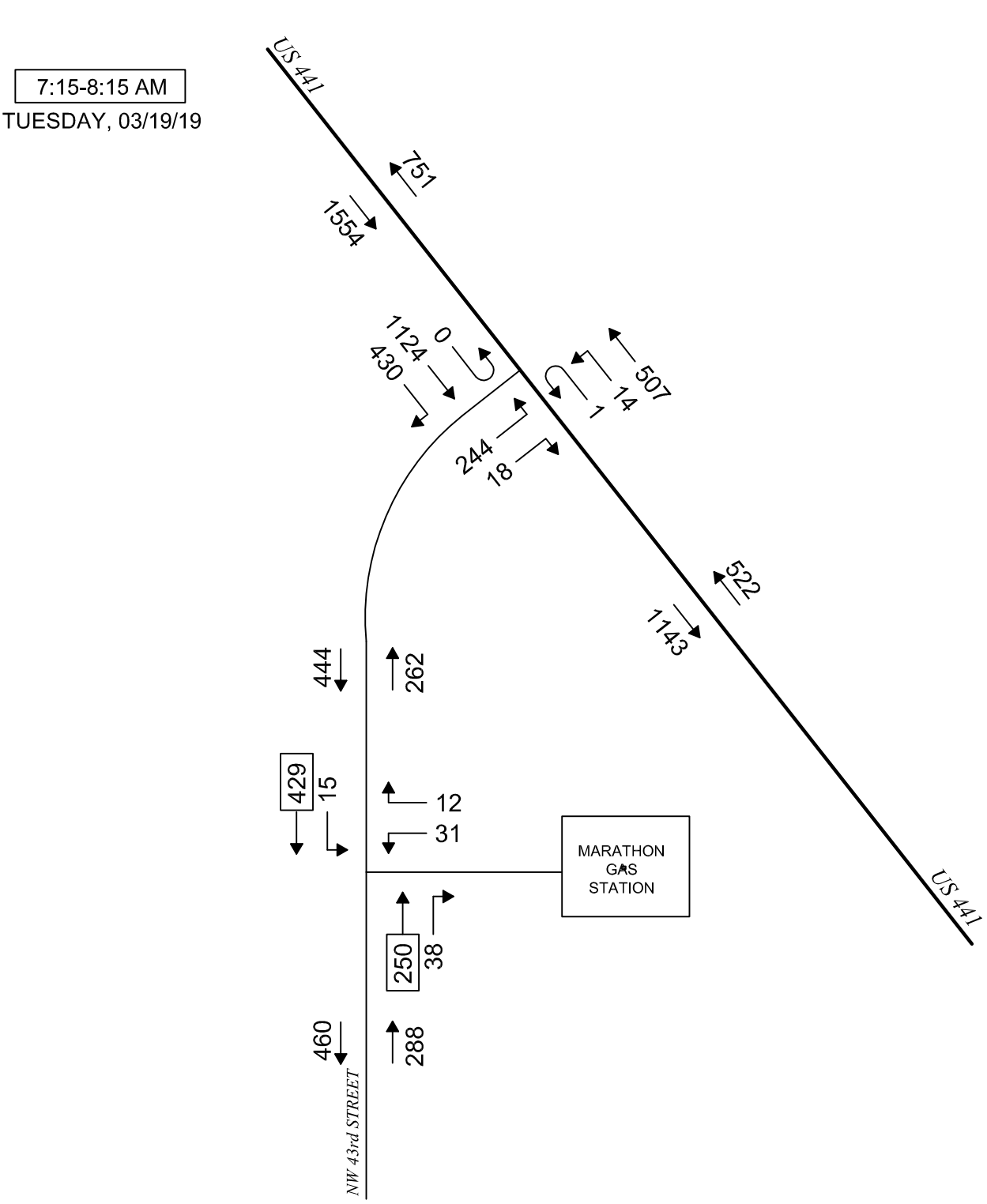


FIGURE 2

LANE CONFIGURATION

Buckholz Traffic

N:\19-1554\CAD\FIG 02.dwg Date:03-26-19 T:16:28 By:AVDelacruz



XXX = CALCULATED VALUE

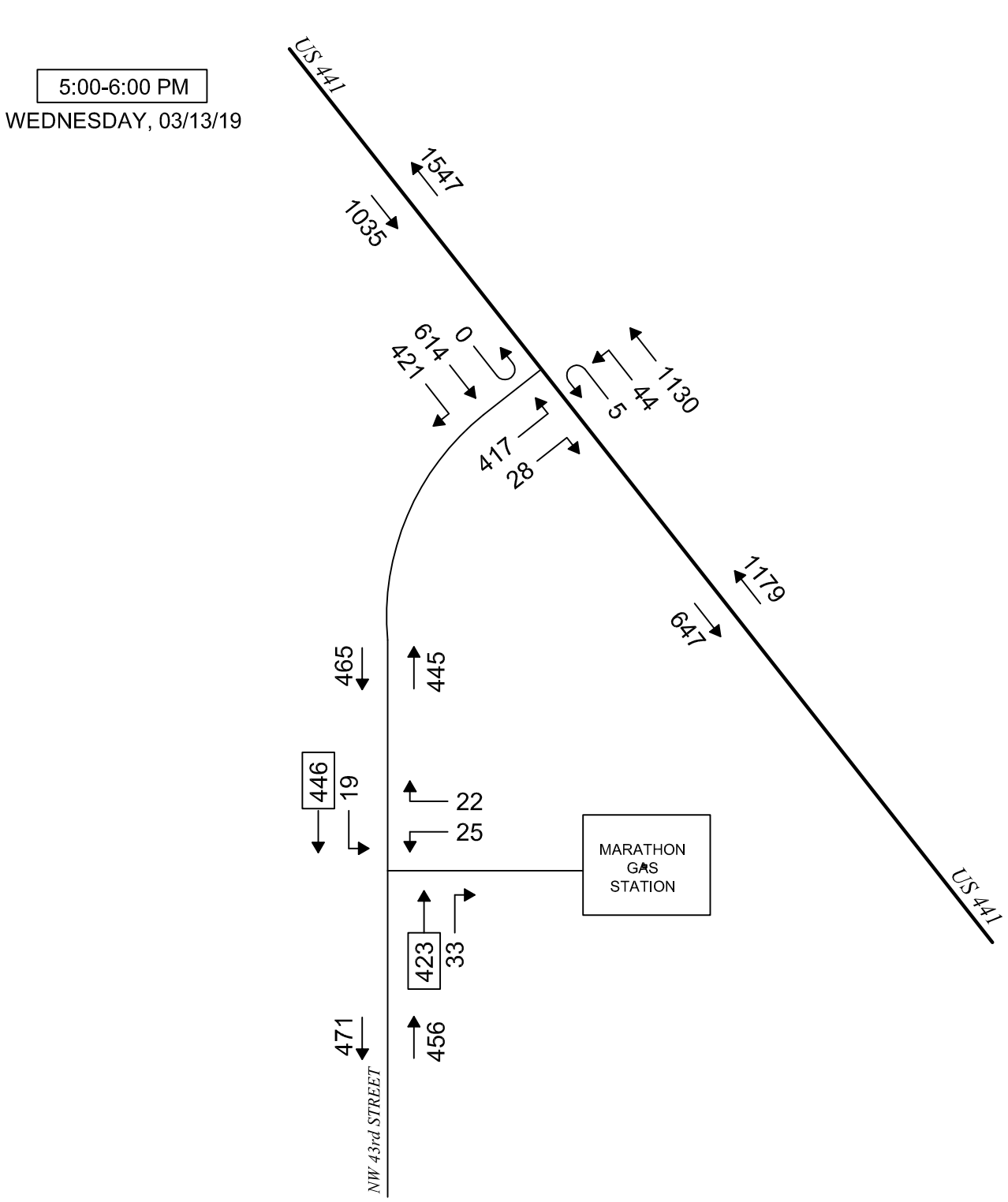
FIGURE 3

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG_03.dwg Date:03-26-19 T:16:26 By:AVDelacruz



XXX = CALCULATED VALUE

FIGURE 4

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

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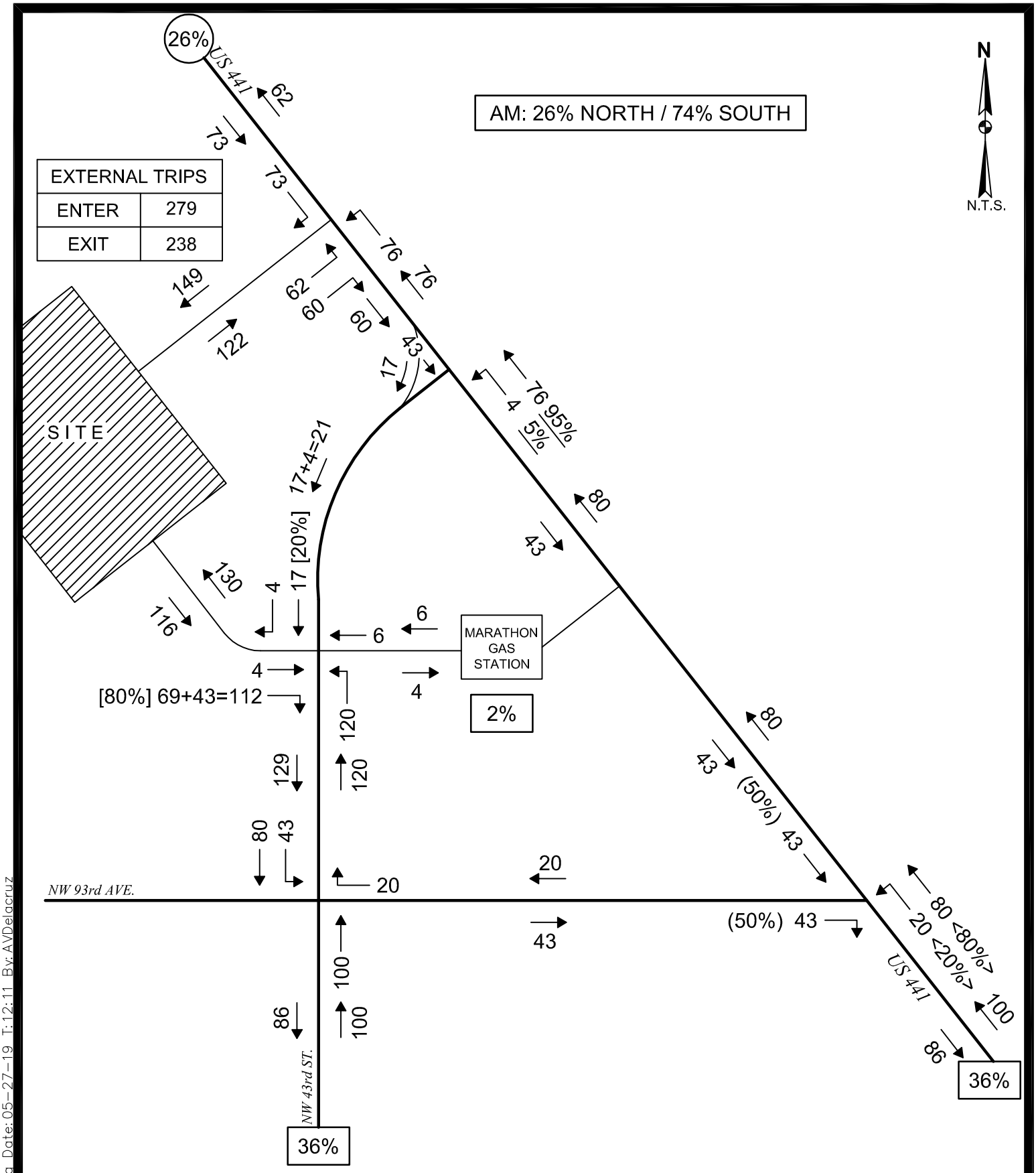


FIGURE 5

SITE TRAFFIC ASSIGNMENT

WEEKDAY AM PEAK HOUR

Buckholz Traffic

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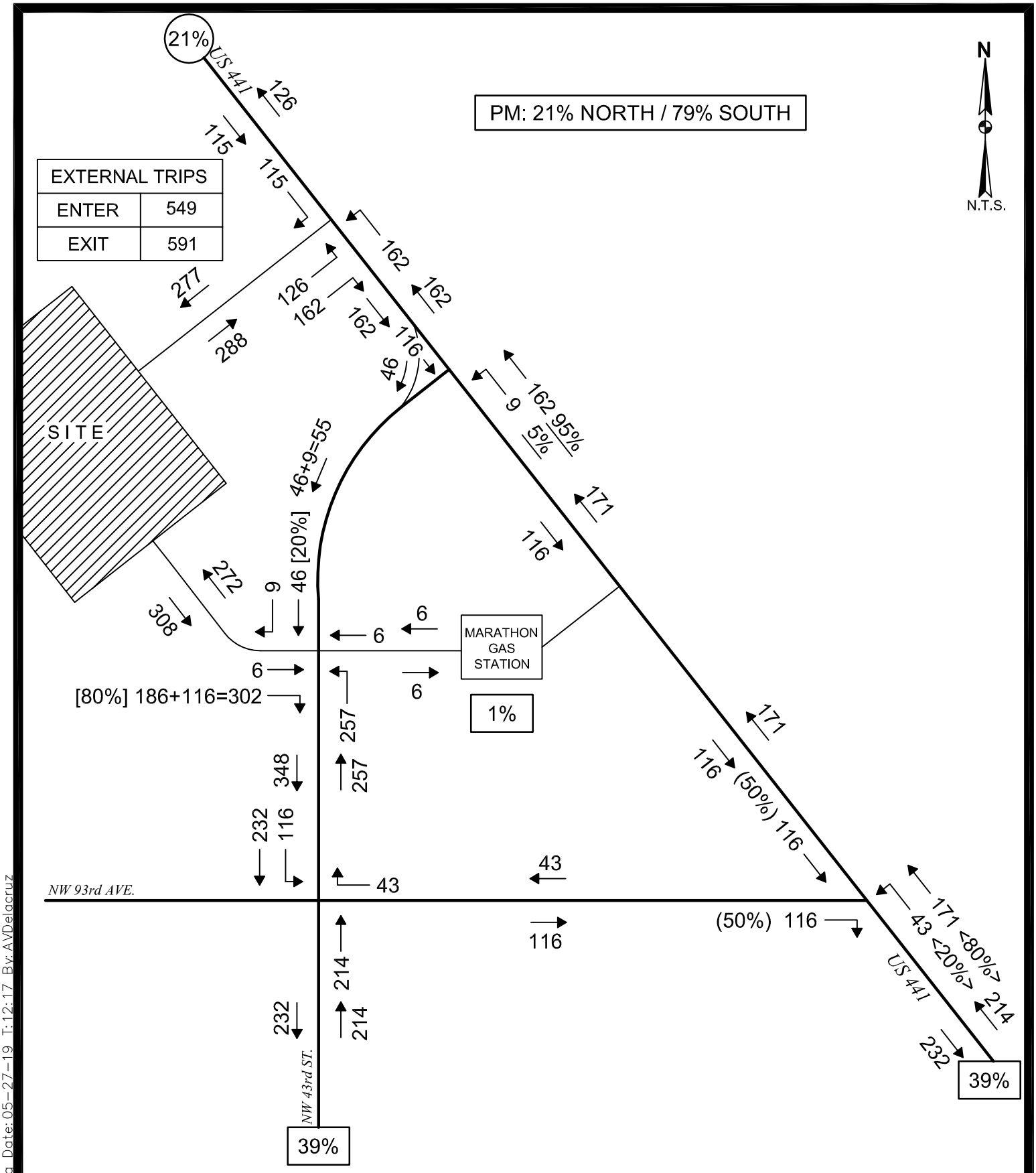


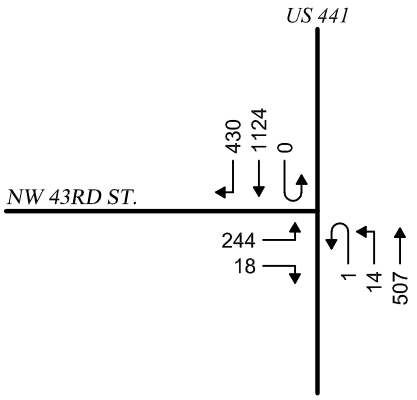
FIGURE 6

SITE TRAFFIC ASSIGNMENT

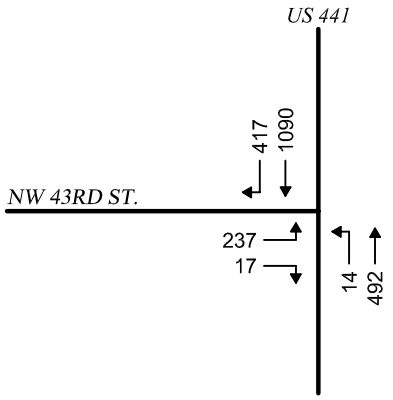
WEEKDAY PM PEAK HOUR

Buckholz Traffic

N:\19-1554\CAD\FIG 06.dwg Date: 05-27-19 T:12:17 By:AVDelacruz

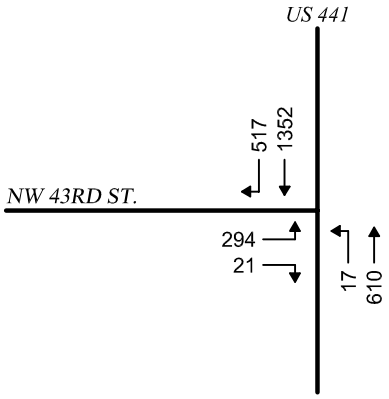


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03/19/19
7:15-8:15 AM

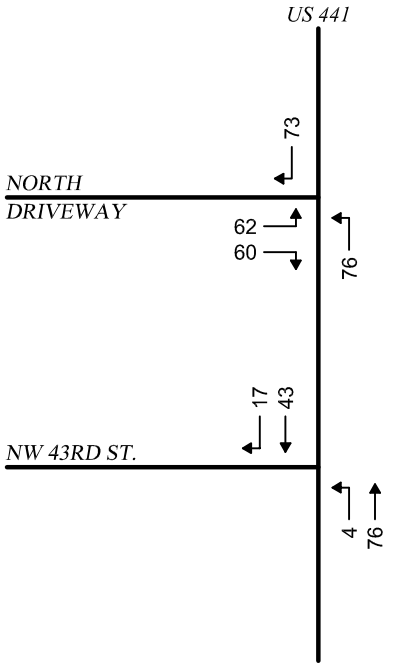




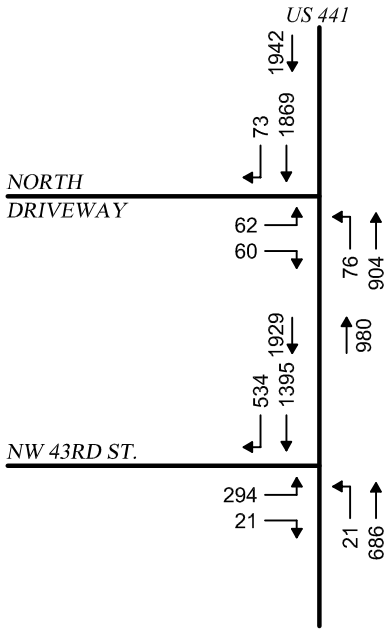
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

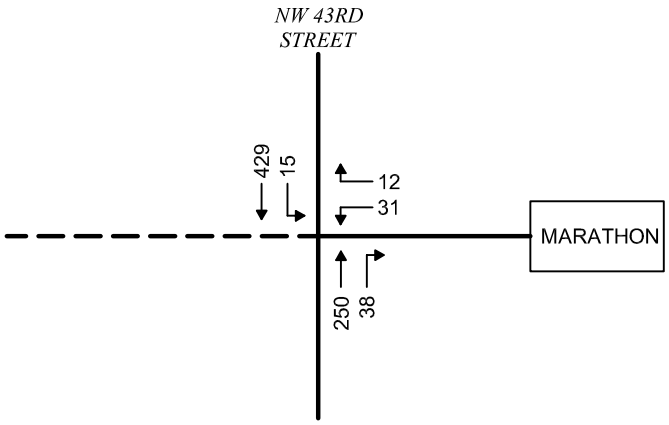
Buckholz Traffic

FIGURE 7

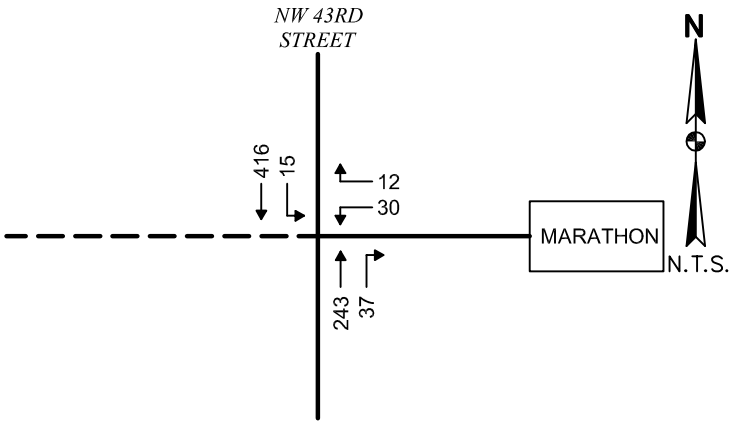
2029 BUILD TRAFFIC
US 441 /NW 43RD STREET

AM PEAK HOUR

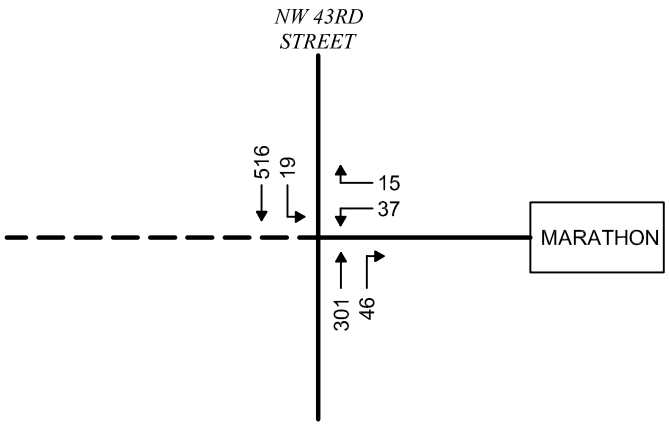
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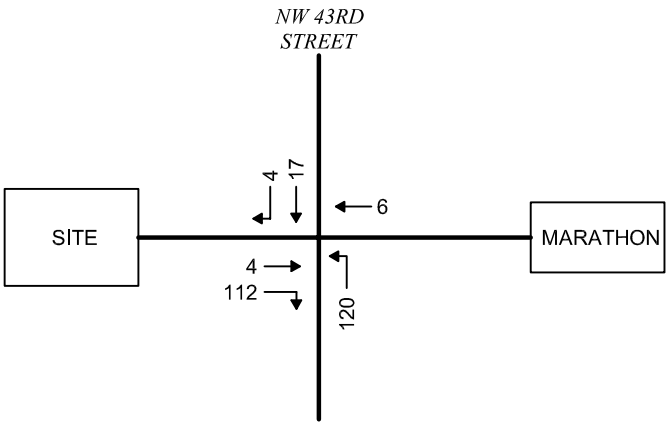
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03/19/19
7:15-8:15 AM



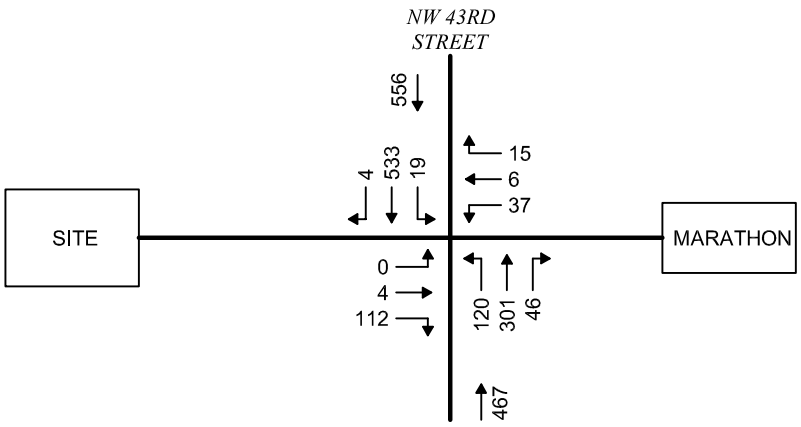
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

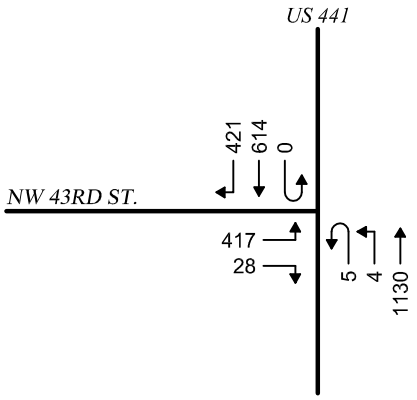
Buckholz Traffic

FIGURE 8

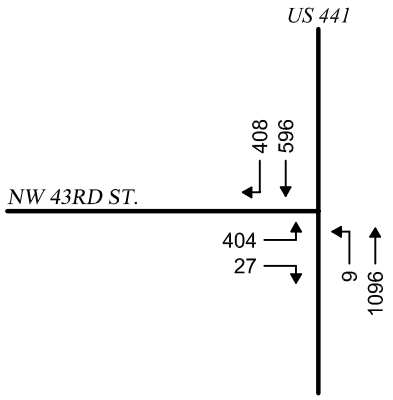
2029 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

AM PEAK HOUR

N:\19-1554\CAD\FIG_08.dwg Date:05-27-19 T:12:28 By:AVDelacruz

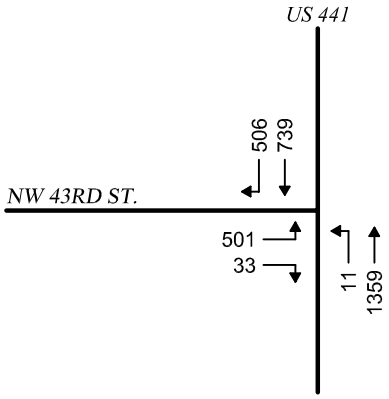


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03/13/19
5:00-6:00 PM

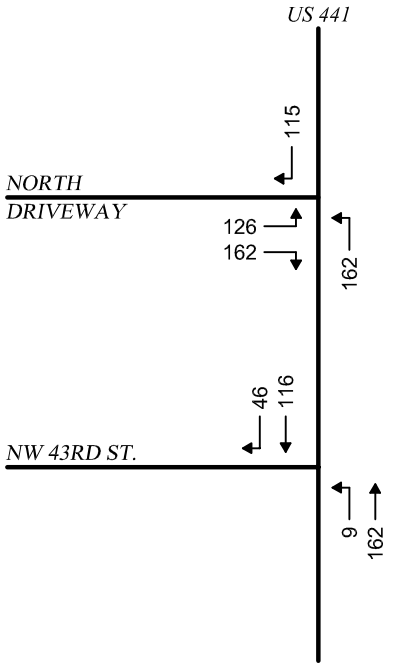


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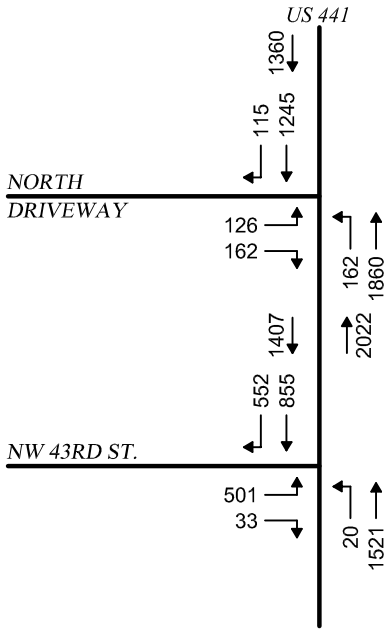
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

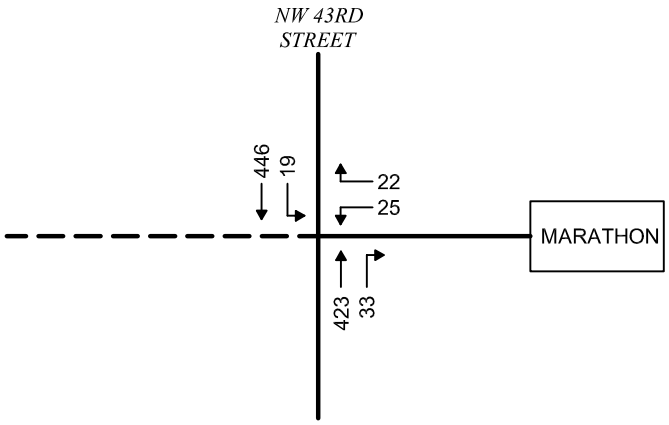
Buckholz Traffic

FIGURE 9

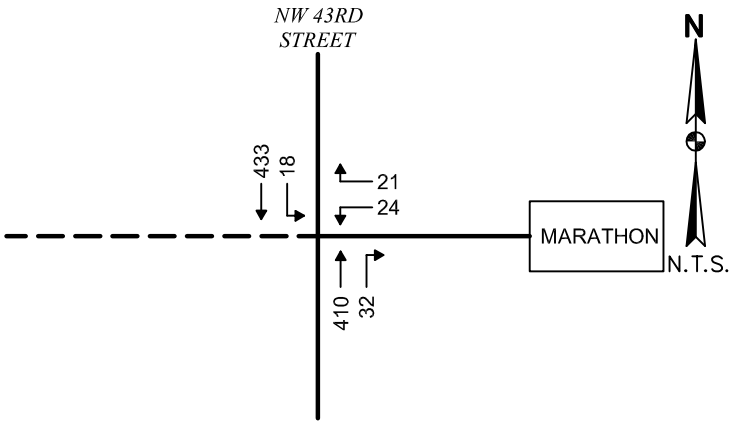
2029 BUILD TRAFFIC
US 441 /NW 43RD STREET

PM PEAK HOUR

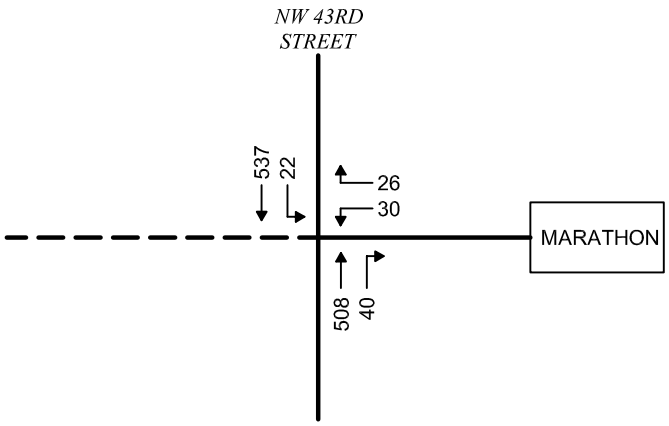
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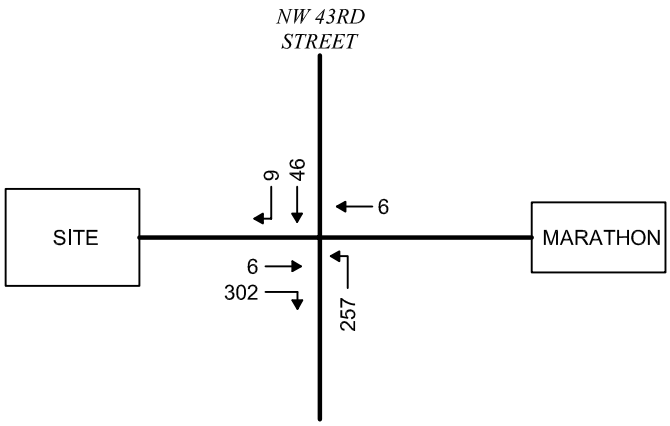
EXISTING TRAFFIC
03/13/19
5:00-6:00 PM



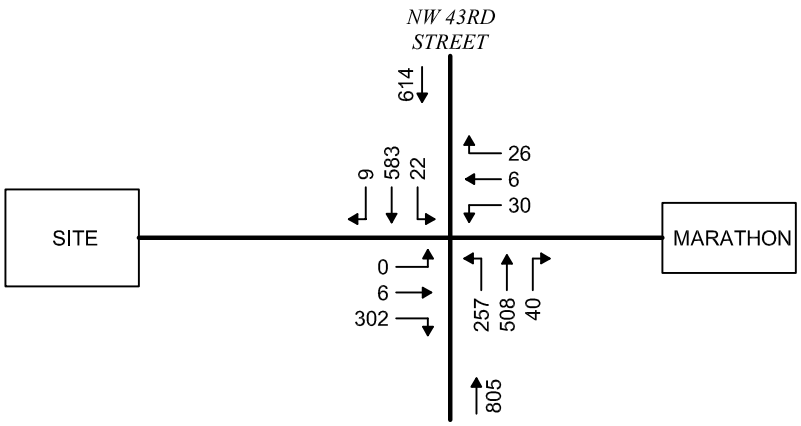
2019 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.97



2029 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.2% (GF=1.24)



SITE TRAFFIC



2029 BUILD TRAFFIC

Buckholz Traffic

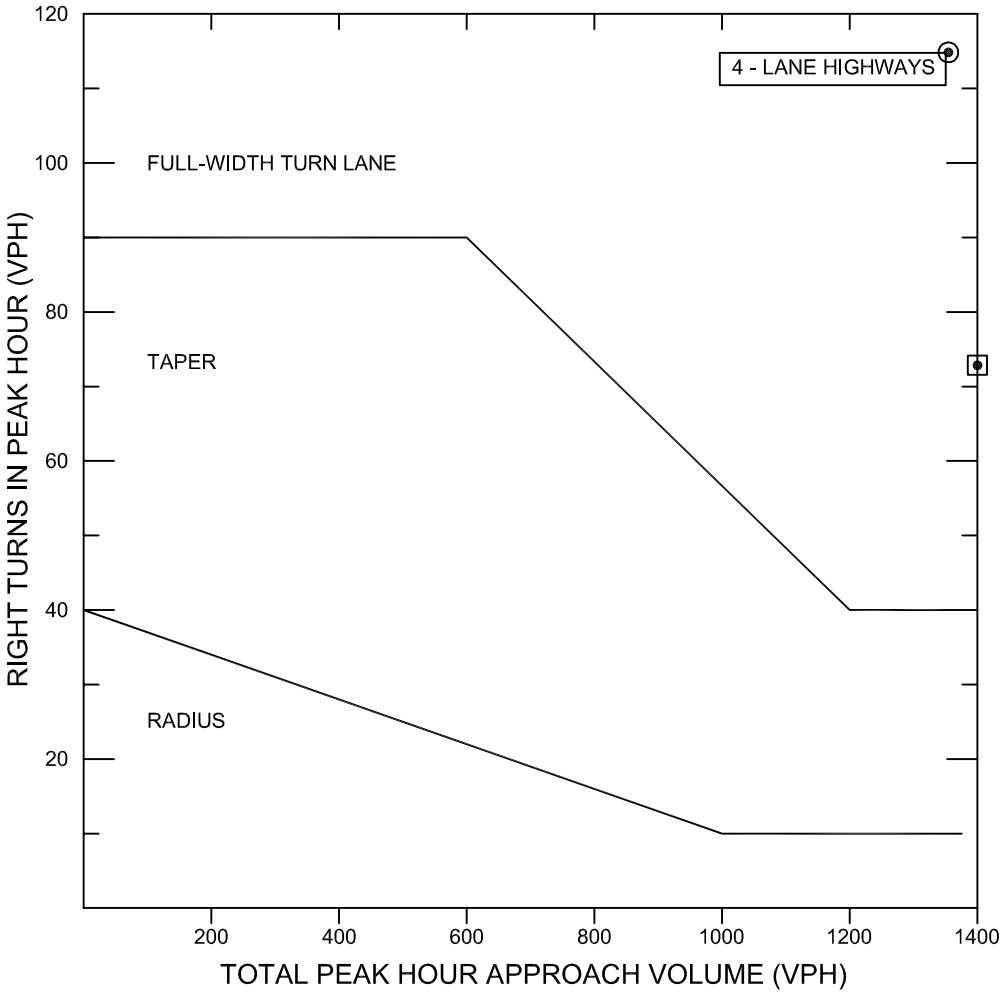
FIGURE 10

2029 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

PM PEAK HOUR

N:\19-1554\CAD\FIG_10.dwg Date: 05-27-19 T:12:36 By: AVDelacruz

US 441 AT MAIN (NORTH) ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

☒ AM PEAK HOUR

V_A	1942
V_R	73

◉ PM PEAK HOUR

V_A	1360
V_R	115

NCHRP 420	
> 45 MPH	MULTI-LANE

73 & 115 > 40 REQUIRED

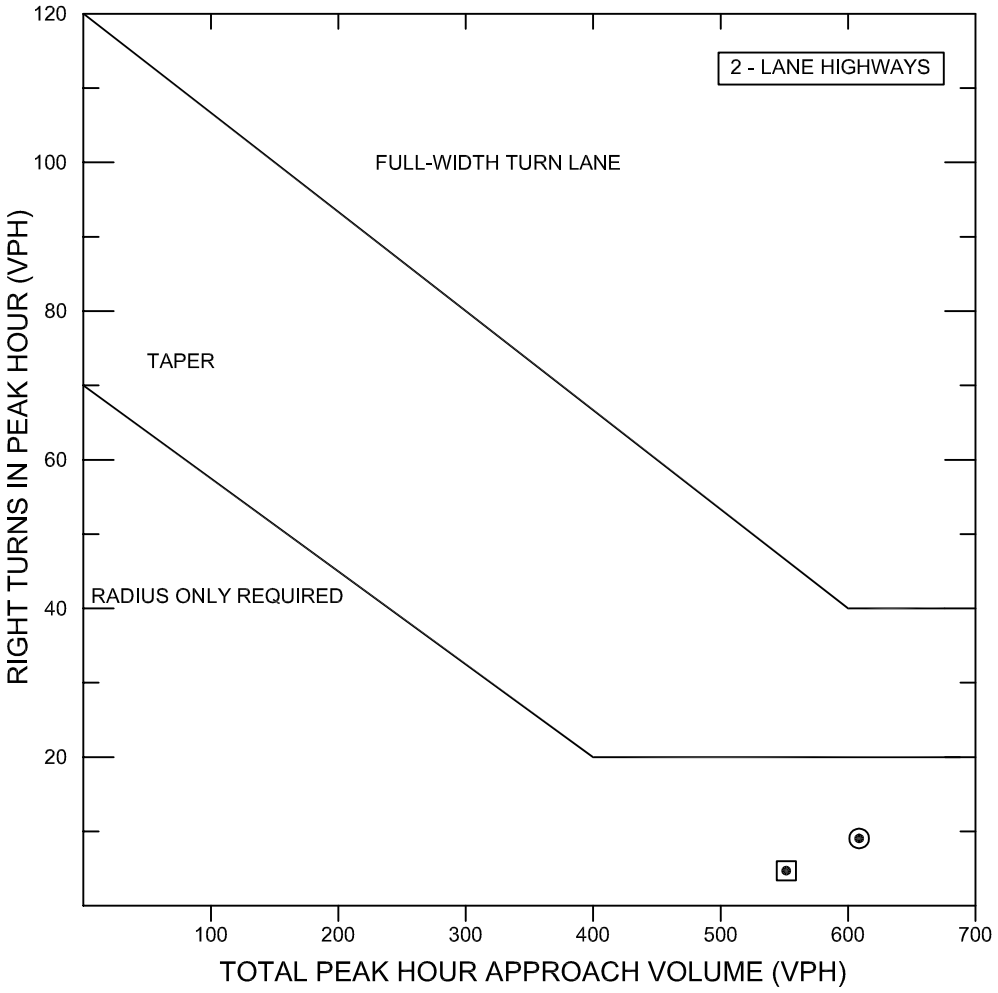
FIGURE 11

RIGHT TURN LANE EVALUATION

Buckholz Traffic

N:\19-1554\CAD\FIG_11.dwg Date: 05-27-19 T:12:38 By: AVDelacruz

NW 43RD STREET AT SOUTH ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	556
V_R	4

⊙ PM PEAK HOUR

V_A	614
V_R	9

NCHRP 420	
> 45 MPH	2-LANE

4 & 9 < 30 REQUIRED

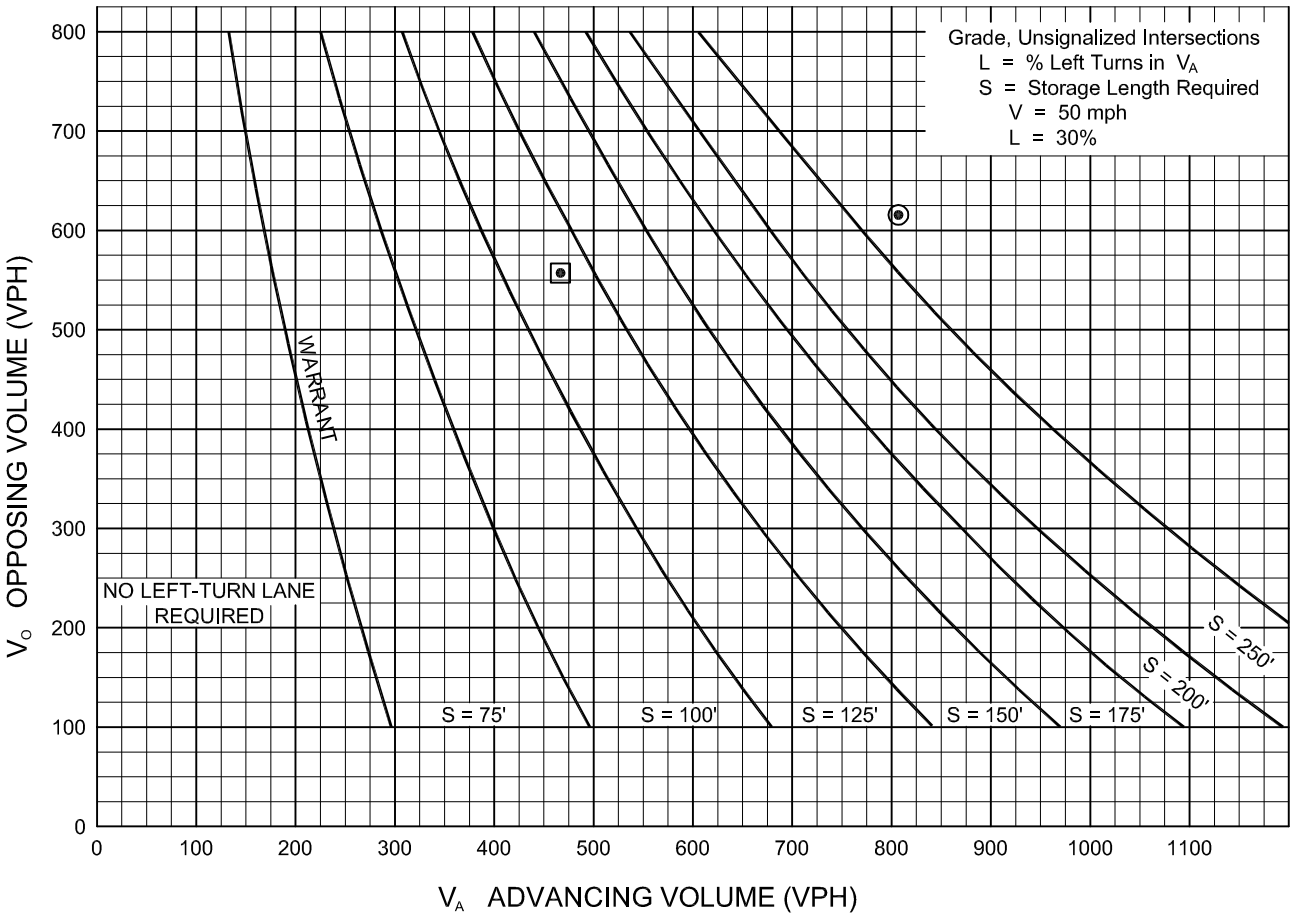
FIGURE 12

RIGHT TURN LANE EVALUATION

N:\19-1554\CAD\FIG_12.DWG Date:05-27-19 T:12:43 By:AVDelacruz

Buckholz Traffic

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊡ AM PEAK HOUR	⊙ PM PEAK HOUR
V_A = 467	V_A = 805
V_O = 556	V_O = 614
V_L = 120	V_L = 257
%LT = $\frac{V_L}{V_A}$ = 26%	%LT = $\frac{V_L}{V_A}$ = 32%

FIGURE 13

LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

N:\19-1554\CAD\FIG_13.dwg Date: 05-27-19 T:12:49 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 214

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	2094	50%	50%	1047	1047
AM Peak Hour	T = 0.71 (X) + 4.80	157	25%	75%	39	118
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	211	63%	37%	133	78

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 130

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	942	50%	50%	471	471
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	61	23%	77%	14	47
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	75	63%	37%	47	28

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 3

TRIP GENERATION CALCULATIONS

MID-RISE RESIDENTIAL WITH FIRST FLOOR COMMERCIAL

Land Use Code 231

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 171

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 3.44 (X)	588	50%	50%	294	294
AM Peak Hour	T = 0.30 (X)	51	28%	72%	14	37
PM Peak Hour	T = 0.36 (X)	62	70%	30%	43	19

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 4
TRIP GENERATION CALCULATIONS

SHOPPING CENTER
Land Use Code 820
T = Number of Vehicle Trip Ends
Size of Buildings = 150,000 gsf -----> 150.0

TIME PERIOD	TRIP GENERATION EQUATION	**TOTAL** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**TOTAL** TRIP ENDS ENTERING	**TOTAL** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	Ln(T) = 0.68Ln(X) + 5.57	7920	50%	50%	3960	3960
AM Peak Hour	T = 0.50(X) + 151.78	227	62%	38%	141	86
PM Peak Hour	Ln(T) = 0.74Ln(X) + 2.89	733	48%	52%	352	381

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

	PERCENT PASS-BY TRIPS
NEW TRIPS	Ln(T) = -0.29Ln(X)+5.00
	34.7%

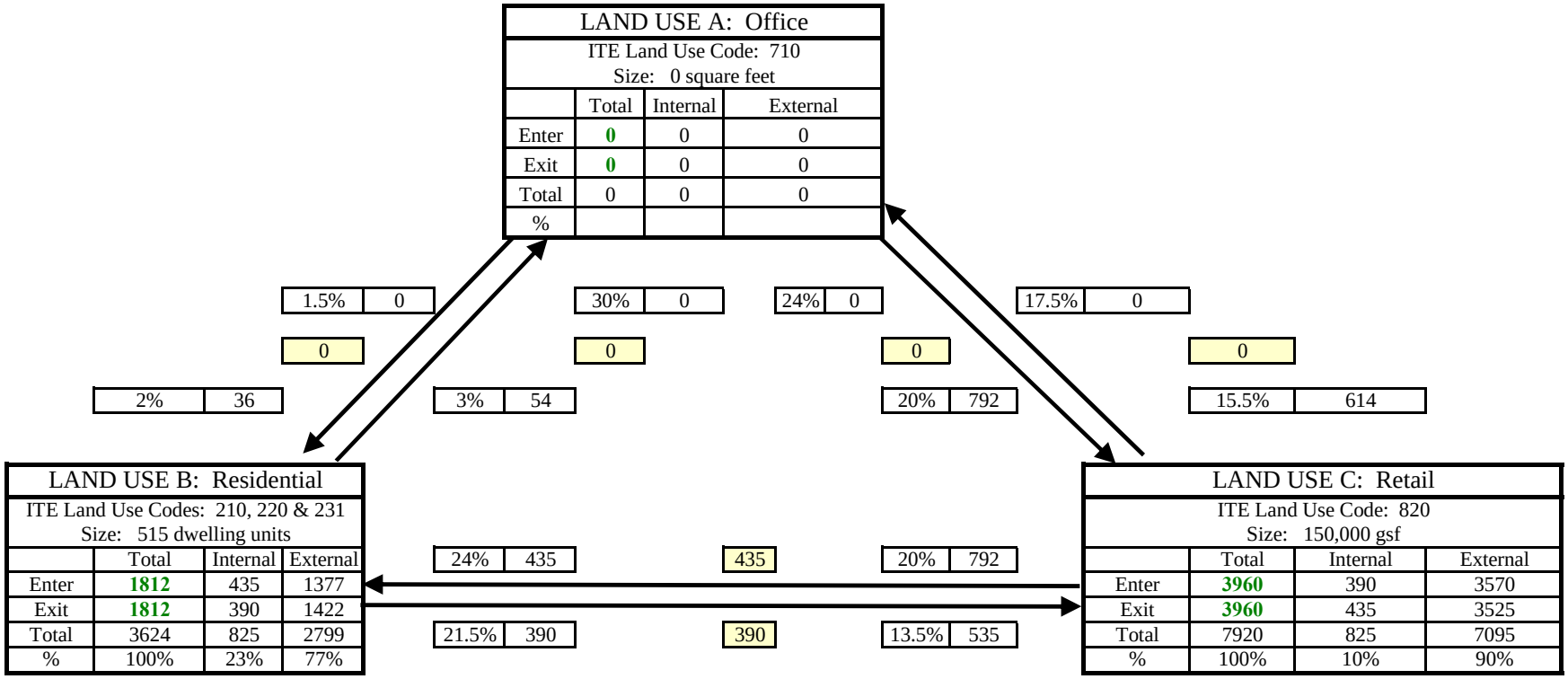
TIME PERIOD	PERCENT NEW TRIPS	**NEW** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**NEW** TRIP ENDS ENTERING	**NEW** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	65.3%	5172	50%	50%	2586	2586
AM Peak Hour	65.3%	148	62%	38%	92	56
PM Peak Hour	65.3%	479	48%	52%	230	249

SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

TABLE 5
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua County TND
Time Period: Daily



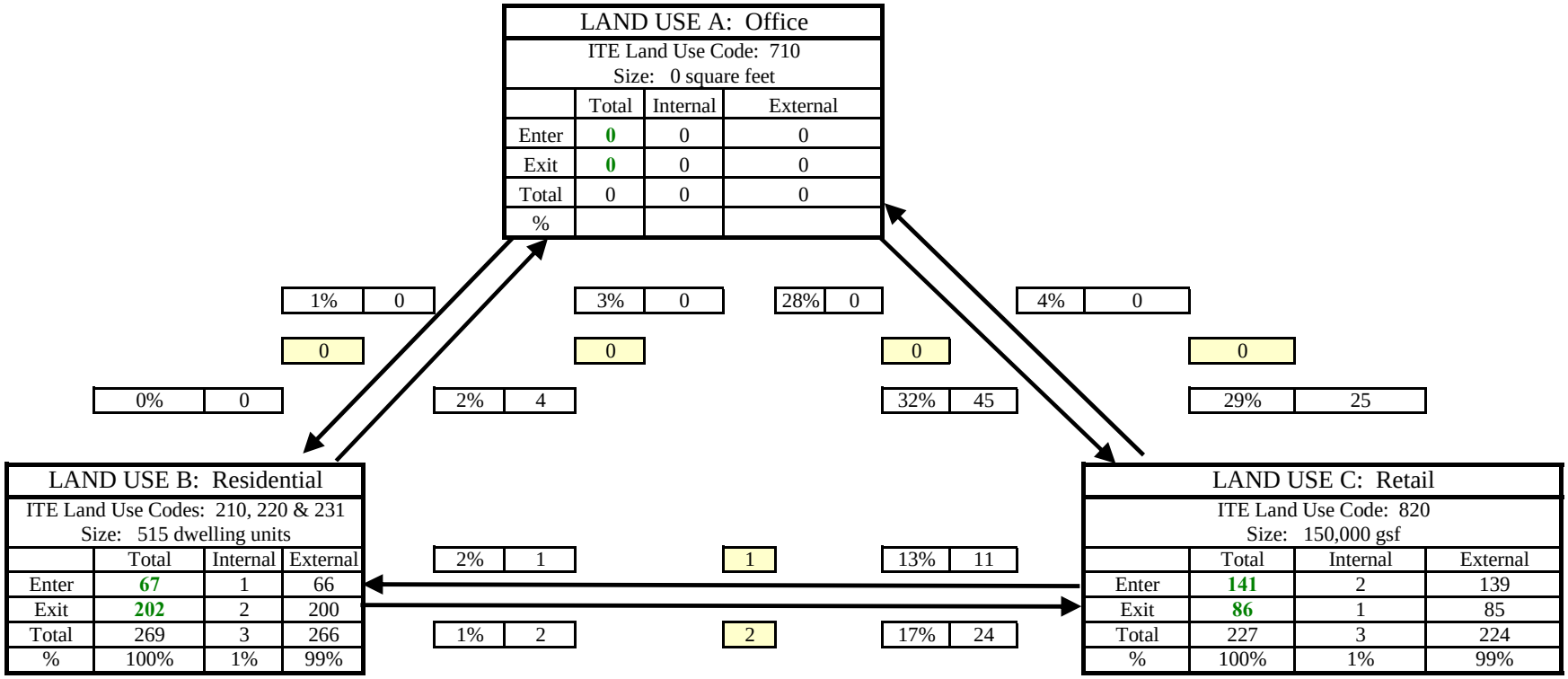
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	1377	3570	4947
Exit	0	1422	3525	4947
Total	0	2799	7095	9894
Single Use Total	0	3624	7920	11544
% Internal		**23%**	**10%**	**14%**

BUCKHOLZ TRAFFIC

TABLE 6
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: AM Peak Hour



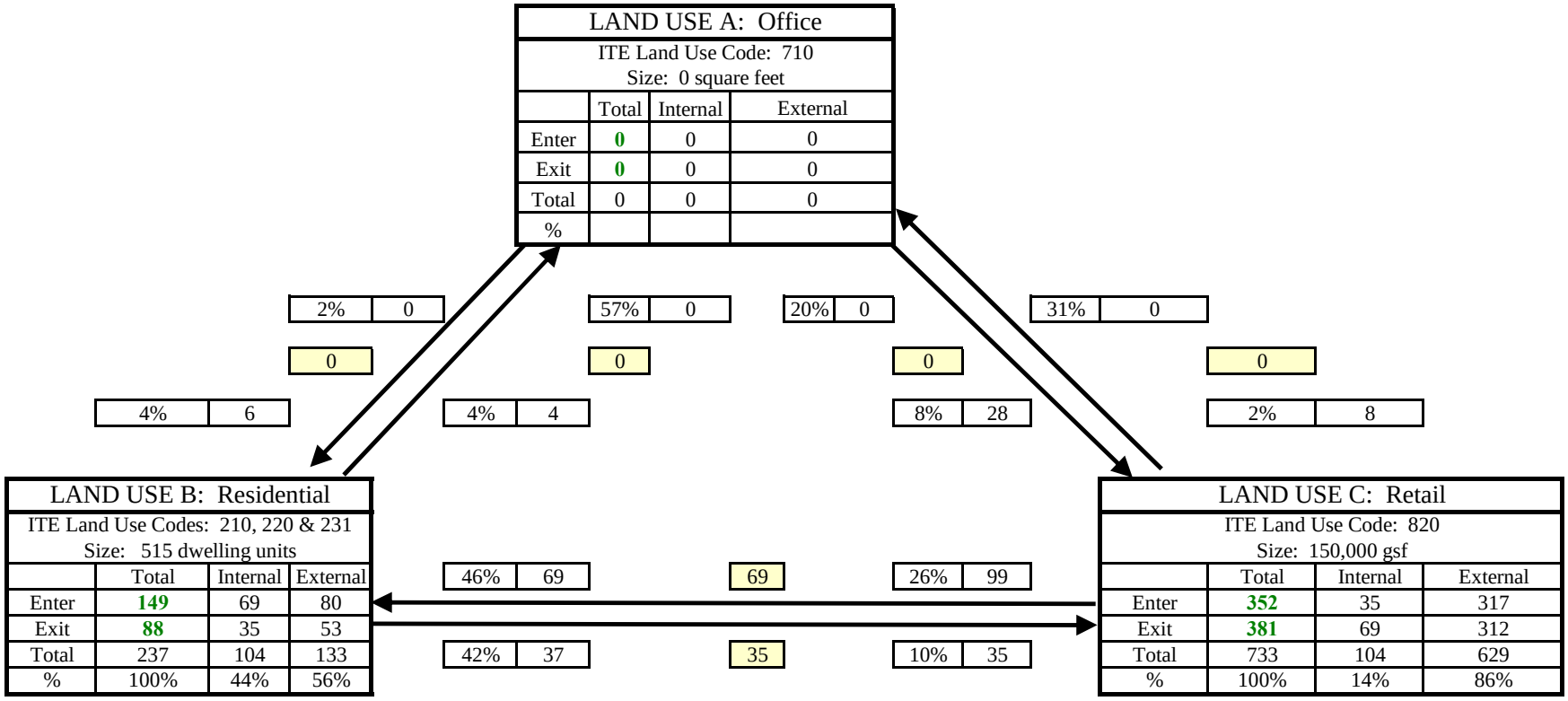
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	66	139	205
Exit	0	200	85	285
Total	0	266	224	490
Single Use Total	0	269	227	496
% Internal		**1%**	**1%**	**1%**

BUCKHOLZ TRAFFIC

TABLE 7
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	80	317	397
Exit	0	53	312	365
Total	0	133	629	762
Single Use Total	0	237	733	970
% Internal		**44%**	**14%**	**21%**

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

JCKHOLZ TRAFFI(

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

CKHOLZ TRAFFI

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

CKHOLZ TRAFFI

TABLE 11
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441/NW 43RD STREET

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.70 EBLT	0.41 EBLT	NBLT: 27.9 sec/veh LOS C	NB/SB: A/B EB: C	13.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.72 SBT	0.29 EBLT	NBLT: 35.4 sec/veh LOS D	NB/SB: A/B EB: B	13.0 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.87 SBT	0.39 EBLT	NBLT: 36.8 sec/veh LOS D	NB/SB: A/B EB: C	14.9 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.74 NBT	0.53 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.1 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.87 SBT	0.41 EBLT	NBLT: 37.6 sec/veh LOS D	NB/SB: A/B EB: C	15.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.80 NBT	0.54 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.5 sec/veh LOS B

TABLE 12

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NORTH SITE DRIVE

FULL MEDIAN OPENING	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Left Turn	**F**	**71.0 sec/veh**	0.62	3.2
Eastbound Right Turn	C	20.0 sec/veh	0.24	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Left Turn	**F**	51.8 sec/veh	0.53	2.7
Eastbound Right Turn	C	16.6 sec/veh	0.29	1.2

DIRECTIONAL MEDIAN	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Right Turn	D	26.8 sec/veh	0.49	2.6
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Right Turn	C	20.7 sec/veh	0.48	2.5

TABLE 13

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NW 43RD STREET

	2021 EXISTING WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.0 sec/veh	0.01	1
Westbound Approach	B	12.5 sec/veh	0.10	1
	2021 EXISTING WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.3 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.13	1

	2031 NO BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.15	1
	2031 NO BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	C	17.3 sec/veh	0.19	1

TABLE 14

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

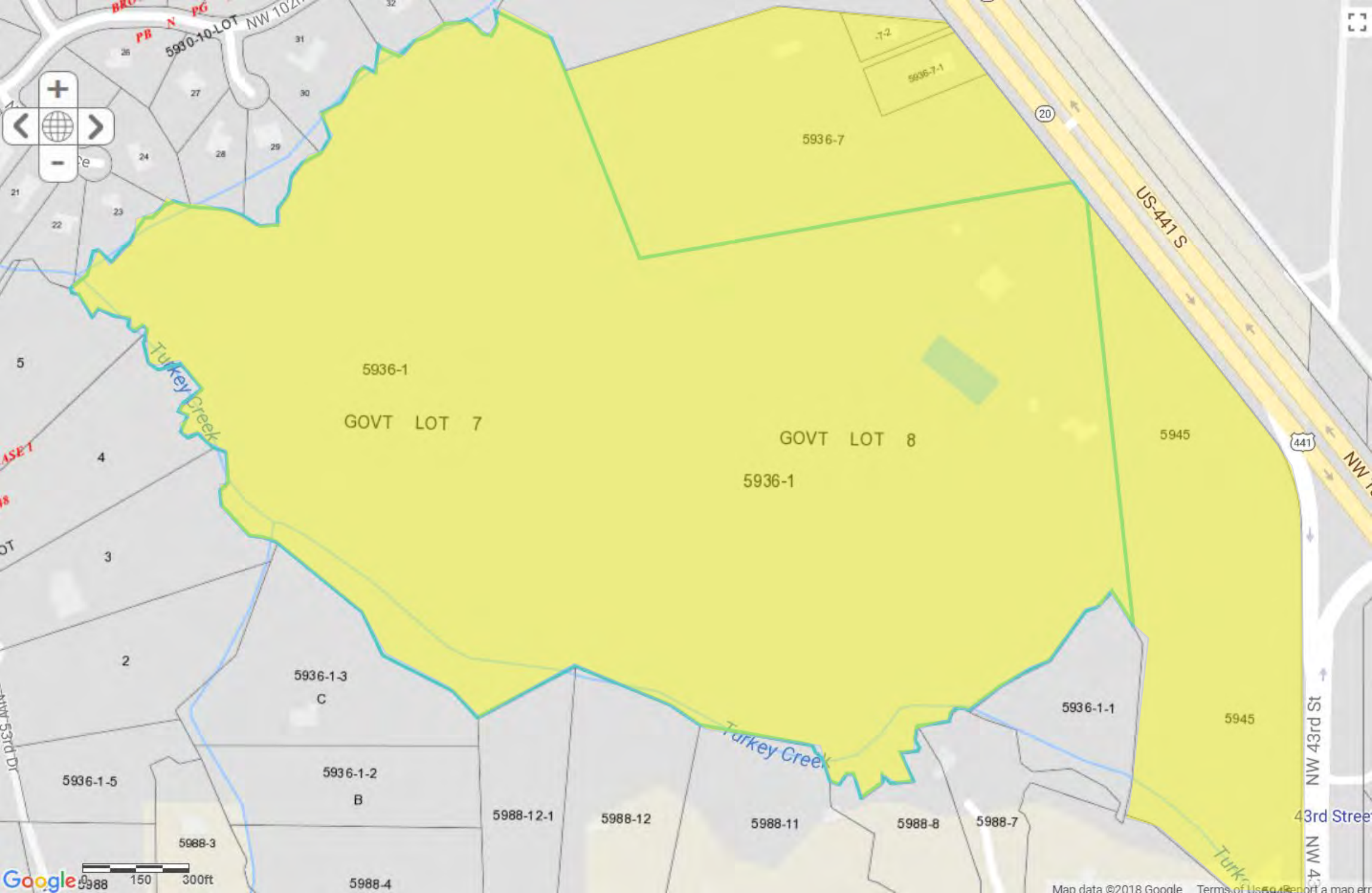
US 441/NW 43RD STREET/SOUTH SITE DRIVE

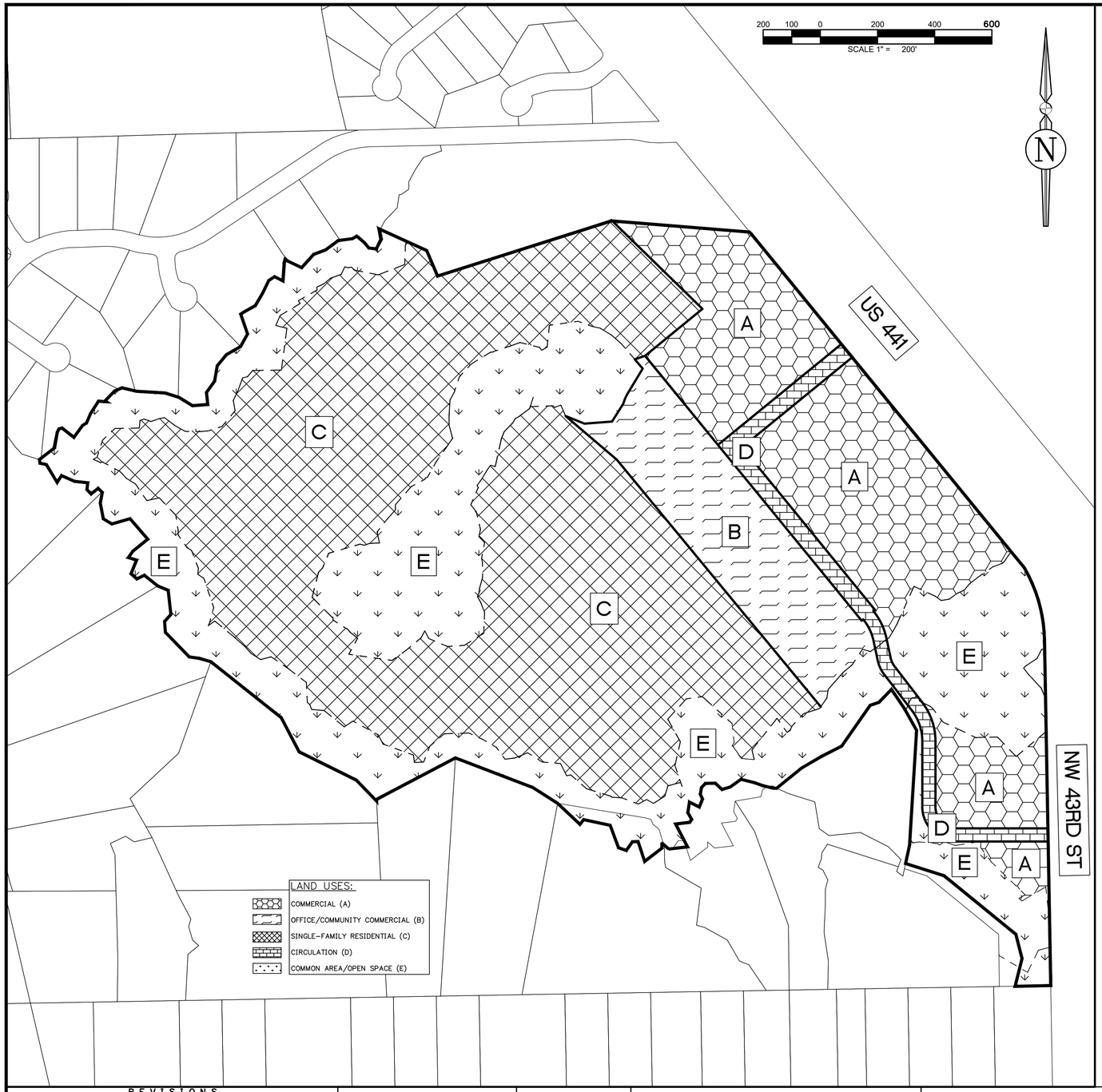
	2031 BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	8.3 sec/veh	0.08	1
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	C	22.7 sec/veh	0.26	1.0
Eastbound Left/Thru	C	22.4 sec/veh	0.03	1
Eastbound Right Turn	B	10.3 sec/veh	0.17	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	9.4 sec/veh	0.19	1
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	**F**	**75.5 sec/veh**	0.62	3.2
Eastbound Left/Thru	**E**	45.4 sec/veh	0.05	1
Eastbound Right Turn	B	11.7 sec/veh	0.26	1.0

APPENDIX A

SITE PLAN




5936-1
GOVT LOT 7
GOVT LOT 8
5936-1
5936-7
5936-7-1
5936-7-2
5945
5936-1-1
5936-1-3
C
5936-1-2
B
5936-1-5
5988-12-1
5988-12
5988-11
5988-8
5988-7
5988-3
5988-4
Turkey Creek
US-441 S
NW 43rd St
5930-10-LOT
NW 102
20
441
Google
150
300ft
Map data ©2018 Google



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 515 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY-FOOT (20') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES. TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES: COMMON AREA/OPEN SPACE (E), STORMWATER MANAGEMENT FACILITIES (SMF) AND OTHER INFRASTRUCTURE MAY EXIST IN ANY LAND USE DESIGNATION	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	UPPER STORY DWELLINGS, ALLOWED PUBLIC AND PRIVATE PARKS, PUBLIC AND INSTITUTIONAL, AGRICULTURE, AND BUSINESS USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	300,000 SF 171 D.U.	±20.4	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA = NONE MIN. LOT WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
B 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC		130 D.U.	±8.7		
SINGLE-FAMILY RESIDENTIAL (C) 4 DU/AC	ALLOWED RESIDENTIAL USES WITHIN PD-R ZONING DISTRICT PER LDR TABLE 4.1-1 INCLUDING DWELLING, LIVE/WORK; SINGLE-FAMILY DETACHED; SINGLE-FAMILY ATTACHED; TOWNHOUSE; TWO-TO-FOUR-FAMILY	214 D.U.	±53.4	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,000 SF MIN. LOT WIDTH = 20' FRONT = 10' SIDE = 0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	55% MAXIMUM
CIRCULATION (D) N/A	ROADWAYS, PARKING, DRIVEWAYS, BICYCLE AND PEDESTRIAN PATHWAYS, AND SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.1	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7	N/A
COMMON AREA/OPEN SPACE (E) N/A	PUBLIC OR PRIVATE PARKS, RECREATIONAL TRAIL, RESOURCE-BASED RECREATION, NON-INTENSIVE COMMUNICATION/PUBLIC INFRASTRUCTURE, AND PRESERVED ENVIRONMENTALLY SENSITIVE LANDS, POTENTIAL WILDLIFE HABITAT, STORMWATER MANAGEMENT FACILITIES, AND STREAM CORRIDORS	N/A	±35.1	N/A	10% MINIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 515 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,253,131.3 SF (120.6 AC)	100%
COMMERCIAL (A)	886,812.0 SF (20.4 AC)	16.9%
OFFICE/CC (B)	380,609.1 SF (8.7 AC)	7.2%
SINGLE-FAMILY RESIDENTIAL (C)	2,325,873.9 SF (53.4 AC)	44.3%
CIRCULATION (D)	132,724.2 SF (3.1 AC)	2.5%
COMMON AREA/OPEN SPACE (E)	1,527,387.9 SF (35.1 AC)	29.1%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

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JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	224	55	0	0	0	0	0	2	110	0	0	41	0	3	0	435
07:00	0	231	80	0	0	0	0	0	2	89	0	4	42	0	1	0	449
07:15	0	314	92	0	0	0	0	0	6	114	0	5	41	0	0	0	572
07:30	0	278	98	0	0	0	0	0	0	107	0	0	66	0	3	0	552
Hr Total	0	1047	325	0	0	0	0	0	10	420	0	9	190	0	7	0	2008
07:45	0	247	77	0	0	0	0	0	2	161	0	1	73	0	1	0	562
08:00	0	182	100	1	0	0	0	0	3	152	0	1	80	0	2	0	521
08:15	0	195	91	1	0	0	0	0	5	119	0	7	62	0	2	0	482
08:30	0	177	98	0	0	0	0	0	5	102	0	1	60	0	3	0	446
Hr Total	0	801	366	2	0	0	0	0	15	534	0	10	275	0	8	0	2011
TOTAL	0	1848	691	2	0	0	0	0	25	954	0	19	465	0	15	0	4019

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	902	366	2	0	0	0	0	10	539	0	9	281	0	8	0	
Percent	0%	71%	29%	0%	0%	0%	0%	0%	2%	97%	0%	2%	97%	0%	3%	0%	
Pk total	1270				0				558				289				
Highest	07:30				06:45				07:45				08:00				
Volume	0	278	98	0	0	0	0	0	2	161	0	1	80	0	2	0	
Hi total	376				0				164				82				
PHF	.84				.0				.85				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	213	47	0	0	0	0	0	1	98	0	0	41	0	3	0	403
07:00	0	216	77	0	0	0	0	0	1	72	0	4	40	0	1	0	411
07:15	0	296	87	0	0	0	0	0	4	102	0	1	38	0	0	0	528
07:30	0	263	95	0	0	0	0	0	0	97	0	0	66	0	1	0	522
Hr Total	0	988	306	0	0	0	0	0	6	369	0	5	185	0	5	0	1864
07:45	0	228	72	0	0	0	0	0	2	142	0	1	70	0	1	0	516
08:00	0	156	98	1	0	0	0	0	0	129	0	1	75	0	2	0	462
08:15	0	178	83	1	0	0	0	0	3	97	0	3	57	0	2	0	424
08:30	0	157	93	0	0	0	0	0	4	85	0	0	53	0	3	0	395
Hr Total	0	719	346	2	0	0	0	0	9	453	0	5	255	0	8	0	1797
TOTAL	0	1707	652	2	0	0	0	0	15	822	0	10	440	0	13	0	3661

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	825	348	2	0	0	0	0	5	465	0	5	268	0	6	0	
Percent	0%	70%	30%	0%	0%	0%	0%	0%	1%	98%	0%	1%	98%	0%	2%	0%	
Pk total	1175				0				475				274				
Highest	07:30				06:45				07:45				08:00				
Volume	0	263	95	0	0	0	0	0	2	142	0	1	75	0	2	0	
Hi total	358				0				145				77				
PHF	.82				.0				.82				.89				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	11	8	0	0	0	0	0	1	12	0	0	0	0	0	0	32
07:00	0	15	3	0	0	0	0	0	1	17	0	0	2	0	0	0	38
07:15	0	18	5	0	0	0	0	0	2	12	0	4	3	0	0	0	44
07:30	0	15	3	0	0	0	0	0	0	10	0	0	0	0	2	0	30
Hr Total	0	59	19	0	0	0	0	0	4	51	0	4	5	0	2	0	144
07:45	0	19	5	0	0	0	0	0	0	19	0	0	3	0	0	0	46
08:00	0	26	2	0	0	0	0	0	3	23	0	0	5	0	0	0	59
08:15	0	17	8	0	0	0	0	0	2	22	0	4	5	0	0	0	58
08:30	0	20	5	0	0	0	0	0	1	17	0	1	7	0	0	0	51
Hr Total	0	82	20	0	0	0	0	0	6	81	0	5	20	0	0	0	214
TOTAL	0	141	39	0	0	0	0	0	10	132	0	9	25	0	2	0	358

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	77	18	0	0	0	0	0	5	74	0	4	13	0	2	0	
Percent	0%	81%	19%	0%	0%	0%	0%	0%	6%	89%	0%	5%	87%	0%	13%	0%	
Pk total	95				0				83				15				
Highest	08:00				06:45				08:15				08:00				
Volume	0	26	2	0	0	0	0	0	2	22	0	4	5	0	0	0	
Hi total	28				0				28				5				
PHF	.85				.0				.74				.75				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22223333

DATE: 08/31/21 | NW 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/31/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83121AM2

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	6	0	0	0	0	0	11
07:00	3	0	0	0	2	0	2	0	0	0	2	0	0	0	0	0	9
07:15	4	0	0	0	6	0	3	0	0	0	12	0	0	0	0	0	25
07:30	2	0	0	0	10	0	4	0	0	0	11	0	0	0	0	0	27
Hr Total	11	0	0	0	20	0	10	0	0	0	31	0	0	0	0	0	72
07:45	4	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	21
08:00	2	0	0	0	6	0	2	0	0	0	10	0	0	0	0	0	20
08:15	6	0	0	0	10	0	8	0	0	0	13	0	0	0	0	0	37
08:30	4	0	0	0	11	0	6	0	0	0	12	0	1	0	0	0	34
Hr Total	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	112
TOTAL	27	0	0	0	52	0	30	0	0	0	74	0	1	0	0	0	184

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	
Percent	100%	0%	0%	0%	62%	0%	38%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	16				52				43				1				
Highest	08:15				08:15				08:15				08:30				
Volume	6	0	0	0	10	0	8	0	0	0	13	0	1	0	0	0	
Hi total	6				18				13				1				
PHF	.67				.72				.83				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

AUTOMOBILES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	5	0	0	0	0	0	10
07:00	3	0	0	0	2	0	1	0	0	0	2	0	0	0	0	0	8
07:15	1	0	0	0	5	0	2	0	0	0	9	0	0	0	0	0	17
07:30	2	0	0	0	4	0	2	0	0	0	8	0	0	0	0	0	16
Hr Total	8	0	0	0	13	0	6	0	0	0	24	0	0	0	0	0	51
07:45	3	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	20
08:00	2	0	0	0	3	0	1	0	0	0	9	0	0	0	0	0	15
08:15	3	0	0	0	8	0	7	0	0	0	12	0	0	0	0	0	30
08:30	4	0	0	0	6	0	4	0	0	0	9	0	1	0	0	0	24
Hr Total	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	89
TOTAL	20	0	0	0	35	0	22	0	0	0	62	0	1	0	0	0	140

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	
Percent	100%	0%	0%	0%	58%	0%	42%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	12				38				38				1				
Highest	08:30				08:15				08:15				08:30				
Volume	4	0	0	0	8	0	7	0	0	0	12	0	1	0	0	0	
Hi total	4				15				12				1				
PHF	.75				.63				.79				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
07:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
07:15	3	0	0	0	1	0	1	0	0	0	3	0	0	0	0	0	8
07:30	0	0	0	0	6	0	2	0	0	0	3	0	0	0	0	0	11
Hr Total	3	0	0	0	7	0	4	0	0	0	7	0	0	0	0	0	21
07:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	2	0	1	0	0	0	1	0	0	0	0	0	7
08:30	0	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	10
Hr Total	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	23
TOTAL	7	0	0	0	17	0	8	0	0	0	12	0	0	0	0	0	44

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	
Percent	100%	0%	0%	0%	71%	0%	29%	0%	0%	0%	100%	0%	0%	0%	0%	0%	
Pk total	4				14				5				0				
Highest	08:15				08:30				08:30				06:45				
Volume	3	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	
Hi total	3				7				3				0				
PHF	.33				.50				.42				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	128	66	0	0	0	0	0	6	199	0	0	78	0	4	0	481
15:45	0	124	65	0	0	0	0	0	6	189	0	2	74	0	6	0	466
16:00	0	134	60	0	0	0	0	0	9	196	0	1	102	0	4	0	506
16:15	0	147	62	0	0	0	0	0	5	210	0	0	92	0	7	0	523
Hr Total	0	533	253	0	0	0	0	0	26	794	0	3	346	0	21	0	1976
16:30	0	148	79	0	0	0	0	0	5	248	0	0	85	0	4	0	569
16:45	0	147	66	0	0	0	0	0	7	271	0	2	96	0	3	0	592
17:00	0	144	125	2	0	0	0	0	11	254	0	1	85	0	6	0	628
17:15	0	151	97	3	0	0	0	0	8	280	0	0	117	0	4	0	660
Hr Total	0	590	367	5	0	0	0	0	31	1053	0	3	383	0	17	0	2449
17:30	0	141	91	0	0	0	0	0	7	289	0	1	89	0	0	0	618
17:45	0	122	81	1	0	0	0	0	3	220	0	1	93	0	6	0	527
Hr Total	0	263	172	1	0	0	0	0	10	509	0	2	182	0	6	0	1145
TOTAL	0	1386	792	6	0	0	0	0	67	2356	0	8	911	0	44	0	5570

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	583	379	5	0	0	0	0	33	1094	0	4	387	0	13	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	967				0				1131				400				
Highest	17:00				15:30				17:30				17:15				
Volume	0	144	125	2	0	0	0	0	7	289	0	1	117	0	4	0	
Hi total	271				0				297				121				
PHF	.89				.0				.95				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667777

DATE: 08/30/21 | US 441 @ NW 43RD STREET | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM1

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	116	63	0	0	0	0	0	4	185	0	0	75	0	4	0	447
15:45	0	110	62	0	0	0	0	0	5	177	0	2	66	0	3	0	425
16:00	0	126	59	0	0	0	0	0	8	177	0	1	98	0	4	0	473
16:15	0	134	55	0	0	0	0	0	4	196	0	0	89	0	7	0	485
Hr Total	0	486	239	0	0	0	0	0	21	735	0	3	328	0	18	0	1830
16:30	0	132	79	0	0	0	0	0	5	238	0	0	82	0	3	0	539
16:45	0	141	63	0	0	0	0	0	7	255	0	2	90	0	3	0	561
17:00	0	137	125	2	0	0	0	0	10	237	0	1	85	0	5	0	602
17:15	0	148	92	3	0	0	0	0	6	268	0	0	111	0	4	0	632
Hr Total	0	558	359	5	0	0	0	0	28	998	0	3	368	0	15	0	2334
17:30	0	137	90	0	0	0	0	0	6	283	0	1	87	0	0	0	604
17:45	0	116	81	1	0	0	0	0	3	208	0	1	92	0	5	0	507
Hr Total	0	253	171	1	0	0	0	0	9	491	0	2	179	0	5	0	1111
TOTAL	0	1297	769	6	0	0	0	0	58	2224	0	8	875	0	38	0	5275

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	563	370	5	0	0	0	0	29	1043	0	4	373	0	12	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	938				0				1076				385				
Highest	17:00				15:30				17:30				17:15				
Volume	0	137	125	2	0	0	0	0	6	283	0	1	111	0	4	0	
Hi total	264				0				290				115				
PHF	.89				.0				.93				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	12	3	0	0	0	0	0	2	14	0	0	3	0	0	0	34
15:45	0	14	3	0	0	0	0	0	1	12	0	0	8	0	3	0	41
16:00	0	8	1	0	0	0	0	0	1	19	0	0	4	0	0	0	33
16:15	0	13	7	0	0	0	0	0	1	14	0	0	3	0	0	0	38
Hr Total	0	47	14	0	0	0	0	0	5	59	0	0	18	0	3	0	146
16:30	0	16	0	0	0	0	0	0	0	10	0	0	3	0	1	0	30
16:45	0	6	3	0	0	0	0	0	0	16	0	0	6	0	0	0	31
17:00	0	7	0	0	0	0	0	0	1	17	0	0	0	0	1	0	26
17:15	0	3	5	0	0	0	0	0	2	12	0	0	6	0	0	0	28
Hr Total	0	32	8	0	0	0	0	0	3	55	0	0	15	0	2	0	115
17:30	0	4	1	0	0	0	0	0	1	6	0	0	2	0	0	0	14
17:45	0	6	0	0	0	0	0	0	0	12	0	0	1	0	1	0	20
Hr Total	0	10	1	0	0	0	0	0	1	18	0	0	3	0	1	0	34
TOTAL	0	89	23	0	0	0	0	0	9	132	0	0	36	0	6	0	295

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	20	9	0	0	0	0	0	4	51	0	0	14	0	1	0	
Percent	0%	69%	31%	0%	0%	0%	0%	0%	7%	93%	0%	0%	93%	0%	7%	0%	
Pk total	29				0				55				15				
Highest	16:45				15:30				17:00				16:45				
Volume	0	6	3	0	0	0	0	0	1	17	0	0	6	0	0	0	
Hi total	9				0				18				6				
PHF	.81				.0				.76				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33332222

DATE: 08/30/21 | 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM2

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	6	0	0	0	11	0	0	0	0	0	19
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	26	0	0	0	43	0	0	0	0	0	92
16:30	3	0	0	0	5	0	1	0	0	0	10	0	0	0	0	0	19
16:45	4	0	0	0	8	0	7	0	0	0	9	0	0	0	0	0	28
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	6	0	0	0	6	0	4	0	0	0	8	0	0	0	0	3	27
Hr Total	17	0	0	0	27	0	19	0	0	0	39	0	0	0	0	5	107
17:30	8	0	0	0	11	0	3	0	0	0	3	0	0	0	0	0	25
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	20	0	6	0	0	0	9	0	0	0	0	0	46
TOTAL	34	0	0	0	64	0	51	0	0	0	91	0	0	0	0	5	245

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	22	0	0	0	33	0	21	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	22				54				32				5				
Highest	17:30				16:45				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.69				.90				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

AUTOMOBILES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	5	0	0	0	11	0	0	0	0	0	18
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	25	0	0	0	43	0	0	0	0	0	91
16:30	3	0	0	0	5	0	1	0	0	0	9	0	0	0	0	0	18
16:45	3	0	0	0	7	0	7	0	0	0	9	0	0	0	0	0	26
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	4	0	0	0	6	0	3	0	0	0	8	0	0	0	0	3	24
Hr Total	14	0	0	0	26	0	18	0	0	0	38	0	0	0	0	5	101
17:30	8	0	0	0	10	0	3	0	0	0	3	0	0	0	0	0	24
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	19	0	6	0	0	0	9	0	0	0	0	0	45
TOTAL	31	0	0	0	62	0	49	0	0	0	90	0	0	0	0	5	237

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	19	0	0	0	31	0	20	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	19				51				32				5				
Highest	17:30				17:00				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.59				.85				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Hr Total	3	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	6
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL	3	0	0	0	2	0	2	0	0	0	1	0	0	0	0	0	8

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	3	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	
Percent	100%	0%	0%	0%	67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	3				3				0				0				
Highest	17:15				16:45				15:30				15:30				
Volume	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
Hi total	2				1				0				0				
PHF	.38				.75				.0				.0				

TABLE B2

US 441, SIDE STREETS NORTH of NW 43RD STREET
MANUAL TURNING MOVEMENT COUNT

Tuesday, March 19, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
9:30-9:45 AM	0	2	1	0	1	0	0	0	2	1	1	0	2	1	1	0	5	4	3	0
9:45-10:00 AM	2	4	0	0	0	0	0	0	0	1	0	0	1	0	2	0	3	5	2	0
10:00-10:15 AM	2	2	1	0	0	0	0	0	1	1	0	1	0	0	1	1	3	3	2	2
10:15-10:30 AM	1	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	2
10:30-10:45 AM	1	2	1	0	0	0	0	0	1	0	0	0	0	1	1	1	2	3	2	1
10:45-11:00 AM	1	2	0	0	0	0	0	0	1	2	0	0	1	0	1	0	3	4	1	0
11:00-11:15 AM	1	1	0	1	0	0	0	0	1	1	0	0	0	1	0	0	2	3	0	1
11:15-11:30 AM	1	1	0	0	0	0	0	0	1	3	0	0	1	0	0	2	3	4	0	2
AM PERIOD:	**9**	**16**	**3**	**2**	**1**	**0**	**0**	**0**	**7**	**9**	**1**	**2**	**5**	**3**	**6**	**4**	**22**	**28**	**10**	**8**
																	73%	74%	26%	27%
																	74%		26%	

Thursday, January 24, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
1:00-1:15 PM	1	0	0	0	1	0	1	0	2	1	0	0	0	0	1	0	4	1	2	0
1:15-1:30 PM	1	0	0	1	0	0	0	0	0	0	0	0	3	1	1	1	4	1	1	2
1:30-1:45 PM	1	2	1	0	0	0	0	0	3	2	1	0	0	1	0	1	4	5	2	1
1:45-2:00 PM	2	2	0	1	0	0	0	0	1	1	0	0	3	1	0	1	6	4	0	2
2:00-2:15 PM	4	3	0	0	0	0	0	0	0	2	0	1	2	1	1	1	6	6	1	2
2:15-2:30 PM	4	3	0	0	0	0	0	0	0	0	0	0	1	3	2	2	5	6	2	2
2:30-2:45 PM	3	1	0	0	0	0	0	0	4	0	0	0	2	1	1	0	9	2	1	0
2:45-3:00 PM	2	3	0	0	0	0	0	0	3	1	1	0	0	3	1	0	5	7	2	0
PM PERIOD:	**18**	**14**	**1**	**2**	**1**	**0**	**1**	**0**	**13**	**7**	**2**	**1**	**11**	**11**	**7**	**6**	**43**	**32**	**11**	**9**
																	83%	74%	26%	17%
																	79%		21%	

APPENDIX C

FDOT TRAFFIC DATA

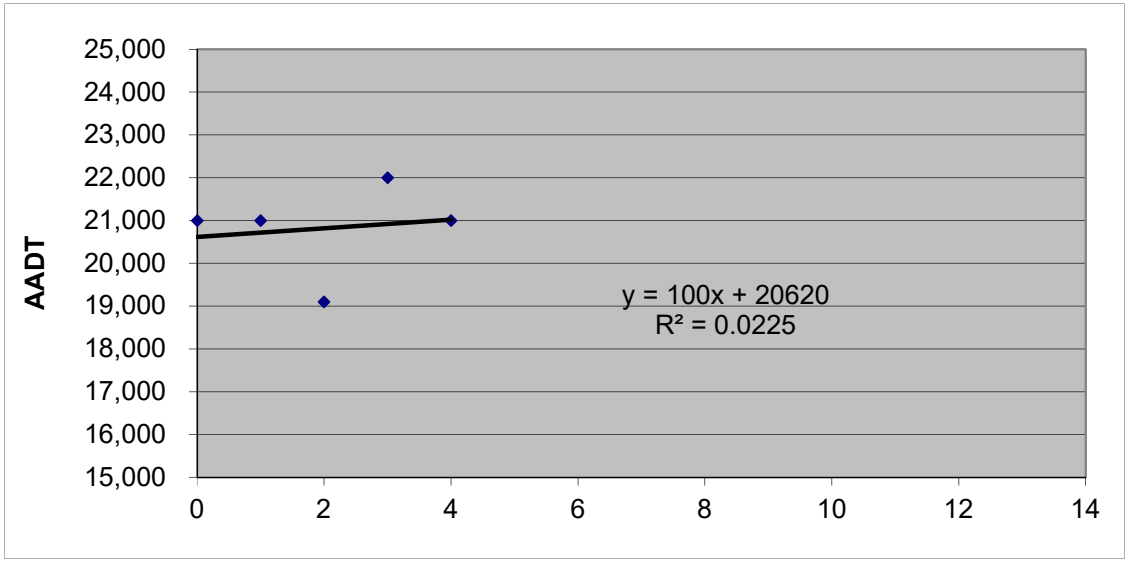


TABLE C1
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), North of SR 121

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	21,000	**20,620**
2016	1	21,000	20,720
2017	2	19,100	20,820
2018	3	22,000	20,920
2019	4	21,000	21,020
2020	5		21,120
2021	6		21,220
2022	7		21,320
2023	8		21,420
2024	9		21,520
2025	10		21,620
2026	11		21,720
2027	12		21,820
2028	13		21,920
2029	14		**22,020**

i = 0.5%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 3117 - SR 20 .3 MI. NW OF SR 121

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	20000 C	N 10000	S 10000	9.00	54.10	5.60
2019	21000 C	N 10000	S 11000	9.00	53.10	5.60
2018	22000 C	N 11000	S 11000	9.00	52.70	4.90
2017	19100 C	N 9500	S 9600	9.00	52.70	4.60
2016	21000 C	N 10500	S 10500	9.00	52.80	4.90
2015	21000 C	N 10500	S 10500	9.00	52.70	5.20
2014	19500 C	N 9700	S 9800	9.00	52.60	5.40
2013	19200 C	N 9500	S 9700	9.00	52.70	5.00
2012	18200 C	N 9000	S 9200	9.00	52.50	4.90
2011	18200 C	N 9100	S 9100	9.00	52.90	5.50
2010	17700 C	N 8800	S 8900	9.43	51.94	5.10
2009	18700 C	N 9300	S 9400	9.43	53.42	6.20
2008	19400 C	N 9700	S 9700	9.32	52.55	7.30
2007	18600 C	N 9300	S 9300	9.05	51.52	5.70
2006	19200 C	N 9400	S 9800	9.16	52.08	6.70
2005	19200 C	N 9600	S 9600	9.20	53.00	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 3117
Description: SR 20 .3 MI. NW OF SR 121
Start Date: 02/05/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	24	20	12	8	64	7	7	10	8	32	96
0100	6	4	8	12	30	13	13	11	4	41	71
0200	8	12	4	7	31	3	7	10	5	25	56
0300	7	4	4	13	28	5	17	17	14	53	81
0400	22	21	24	21	88	14	18	27	47	106	194
0500	25	34	59	46	164	39	59	84	92	274	438
0600	38	70	109	133	350	136	212	278	297	923	1273
0700	96	107	163	170	536	318	402	351	340	1411	1947
0800	173	162	189	114	638	310	294	281	222	1107	1745
0900	150	124	149	126	549	184	174	196	175	729	1278
1000	159	122	136	122	539	162	163	150	169	644	1183
1100	164	140	142	165	611	150	161	163	184	658	1269
1200	174	171	170	160	675	193	178	177	169	717	1392
1300	195	161	187	182	725	178	162	187	171	698	1423
1400	190	185	212	175	762	154	166	196	168	684	1446
1500	221	233	263	273	990	163	194	202	170	729	1719
1600	269	278	307	315	1169	167	180	203	173	723	1892
1700	376	383	369	303	1431	227	220	231	202	880	2311
1800	261	194	188	158	801	185	167	134	118	604	1405
1900	151	148	136	104	539	86	89	66	74	315	854
2000	96	102	99	62	359	55	40	40	38	173	532
2100	77	81	79	69	306	51	41	47	53	192	498
2200	45	47	58	28	178	25	34	32	24	115	293
2300	28	26	18	20	92	25	11	24	15	75	167
24-Hour Totals:					11655					11908	23563

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	745	694	700	1411	715	2016
P.M.	1645	1443	1700	880	1700	2311
Daily	1645	1443	700	1411	1700	2311

Truck Percentage 5.33 5.86 5.60

Classification Summary Database

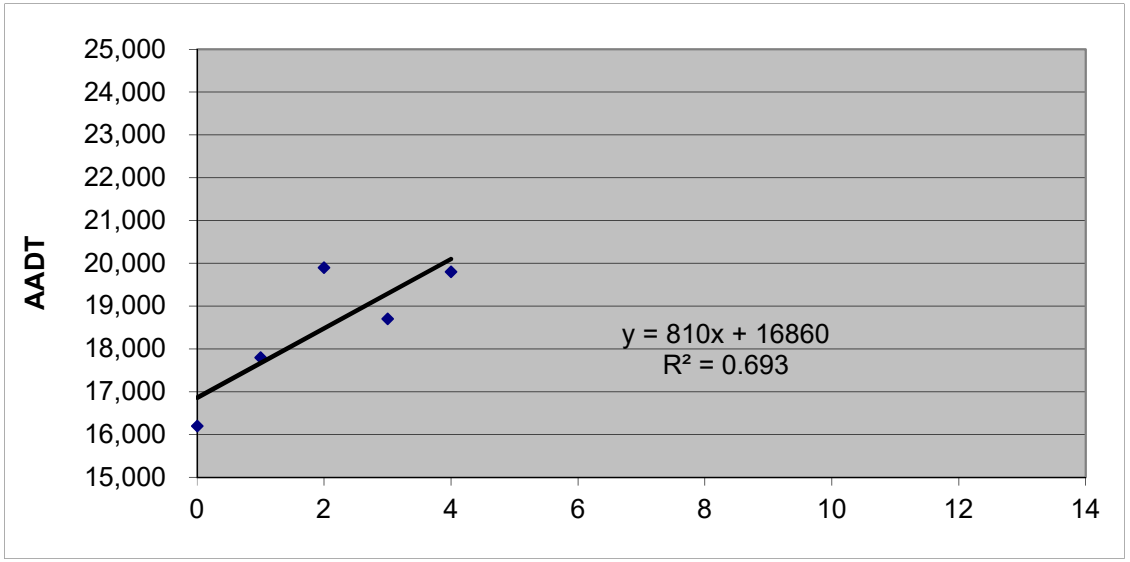
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	49	8187	2798	18	147	127	21	80	206	16	2	1	3	0	0	621	11655
S	69	8187	2954	62	165	142	6	93	183	27	0	11	9	0	0	698	11908

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), East of Alachua

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	16,200	**16,860**
2016	1	17,800	17,670
2017	2	19,900	18,480
2018	3	18,700	19,290
2019	4	19,800	20,100
2020	5		20,910
2021	6		21,720
2022	7		22,530
2023	8		23,340
2024	9		24,150
2025	10		24,960
2026	11		25,770
2027	12		26,580
2028	13		27,390
2029	14		**28,200**

i = 3.7%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0229 - SR 20 AT RR OVERPASS E. OF ALACHUA

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	17700 C	N 8600	S 9100	9.50	58.00	5.60
2019	19800 C	N 10000	S 9800	9.50	58.00	5.60
2018	18700 C	N 9400	S 9300	9.50	57.90	4.90
2017	19900 C	N 9900	S 10000	9.50	53.80	4.60
2016	17800 C	N 9000	S 8800	9.50	53.60	4.90
2015	16200 C	N 8200	S 8000	9.50	57.00	5.20
2014	17600 C	N 8900	S 8700	9.50	57.40	5.40
2013	16000 C	N 8500	S 7500	9.50	57.80	5.00
2012	16200 C	N 8100	S 8100	9.50	58.40	4.90
2011	16000 C	N 8000	S 8000	9.50	58.80	5.50
2010	15800 C	N 8000	S 7800	10.13	59.87	5.10
2009	17400 C	N 8900	S 8500	10.04	57.81	6.20
2008	16900 C	N 8500	S 8400	10.17	57.73	7.30
2007	18400 C	N 9200	S 9200	10.22	58.44	5.70
2006	16800 C	N 8400	S 8400	9.98	59.05	6.70
2005	17500 C	N 8700	S 8800	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/18/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	4	10	7	31	15	11	11	8	45	76
0100	13	6	4	7	30	8	6	13	11	38	68
0200	6	10	8	7	31	16	7	9	16	48	79
0300	9	15	19	23	66	8	10	11	10	39	105
0400	19	19	21	39	98	14	9	9	19	51	149
0500	43	60	97	104	304	21	18	31	29	99	403
0600	114	173	215	226	728	36	39	39	84	198	926
0700	178	209	209	234	830	74	94	95	115	378	1208
0800	212	167	177	169	725	86	71	96	93	346	1071
0900	133	155	140	138	566	81	89	94	117	381	947
1000	133	128	126	129	516	123	133	135	122	513	1029
1100	137	145	148	134	564	146	152	157	174	629	1193
1200	161	174	191	172	698	206	174	164	143	687	1385
1300	154	151	146	141	592	140	146	147	161	594	1186
1400	130	130	147	135	542	170	179	166	169	684	1226
1500	106	144	141	122	513	161	189	204	223	777	1290
1600	140	104	95	141	480	207	237	231	310	985	1465
1700	132	138	112	119	501	285	306	344	263	1198	1699
1800	117	103	80	75	375	203	192	164	114	673	1048
1900	60	58	57	45	220	89	99	99	61	348	568
2000	52	44	52	37	185	74	69	59	47	249	434
2100	38	38	37	39	152	43	50	32	30	155	307
2200	20	22	32	14	88	28	26	32	19	105	193
2300	26	14	15	11	66	22	14	18	19	73	139
24-Hour Totals:					8901					9293	18194

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	864	715	390	715	1254
P.M.	1200	698	1645	1245	1645	1768
Daily	715	864	1645	1245	1645	1768

Generated by SPS 5.0.53P
County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/19/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	8	9	8	33	13	19	4	10	46	79
0100	3	14	10	9	36	6	9	14	6	35	71
0200	10	3	11	9	33	8	9	12	2	31	64
0300	9	4	16	32	61	8	7	10	10	35	96
0400	15	18	20	27	80	12	17	20	12	61	141
0500	33	61	82	94	270	8	26	22	19	75	345
0600	97	145	190	172	604	24	37	41	59	161	765
0700	183	211	215	189	798	71	72	106	119	368	1166
0800	222	194	175	147	738	85	101	93	96	375	1113
0900	140	143	121	141	545	97	98	105	113	413	958
1000	153	119	141	117	530	121	130	145	129	525	1055
1100	125	143	153	130	551	156	191	176	162	685	1236
1200	165	141	163	153	622	186	166	148	160	660	1282
1300	161	145	127	146	579	146	157	133	151	587	1166
1400	130	157	130	112	529	169	140	184	170	663	1192
1500	144	135	138	116	533	165	167	228	209	769	1302
1600	131	139	123	144	537	208	214	258	278	958	1495
1700	151	118	119	96	484	284	305	354	218	1161	1645
1800	126	82	71	85	364	199	199	138	124	660	1024
1900	75	52	48	53	228	106	94	106	68	374	602
2000	66	43	41	40	190	76	72	61	46	255	445
2100	33	40	38	25	136	45	39	34	25	143	279
2200	22	14	32	22	90	20	10	33	25	88	178
2300	19	21	17	12	69	21	20	21	16	78	147
24-Hour Totals:					8640					9206	17846

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	837	730	411	730	1231
P.M.	1200	622	1645	1221	1645	1753
Daily	715	837	1645	1221	1645	1753

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	1.00	1.05
* 2	01/05/2020 - 01/11/2020	0.96	1.01
* 3	01/12/2020 - 01/18/2020	0.92	0.97
* 4	01/19/2020 - 01/25/2020	0.91	0.96
* 5	01/26/2020 - 02/01/2020	0.90	0.95
* 6	02/02/2020 - 02/08/2020	0.88	0.93
* 7	02/09/2020 - 02/15/2020	0.87	0.92
* 8	02/16/2020 - 02/22/2020	0.90	0.95
* 9	02/23/2020 - 02/29/2020	0.93	0.98
*10	03/01/2020 - 03/07/2020	0.96	1.01
*11	03/08/2020 - 03/14/2020	0.99	1.04
*12	03/15/2020 - 03/21/2020	1.02	1.07
*13	03/22/2020 - 03/28/2020	1.08	1.14
14	03/29/2020 - 04/04/2020	1.15	1.21
15	04/05/2020 - 04/11/2020	1.22	1.28
16	04/12/2020 - 04/18/2020	1.29	1.36
17	04/19/2020 - 04/25/2020	1.24	1.31
18	04/26/2020 - 05/02/2020	1.19	1.25
19	05/03/2020 - 05/09/2020	1.14	1.20
20	05/10/2020 - 05/16/2020	1.09	1.15
21	05/17/2020 - 05/23/2020	1.07	1.13
22	05/24/2020 - 05/30/2020	1.06	1.12
23	05/31/2020 - 06/06/2020	1.04	1.09
24	06/07/2020 - 06/13/2020	1.02	1.07
25	06/14/2020 - 06/20/2020	1.00	1.05
26	06/21/2020 - 06/27/2020	1.01	1.06
27	06/28/2020 - 07/04/2020	1.02	1.07
28	07/05/2020 - 07/11/2020	1.03	1.08
29	07/12/2020 - 07/18/2020	1.04	1.09
30	07/19/2020 - 07/25/2020	1.03	1.08
31	07/26/2020 - 08/01/2020	1.02	1.07
32	08/02/2020 - 08/08/2020	1.02	1.07
33	08/09/2020 - 08/15/2020	1.01	1.06
34	08/16/2020 - 08/22/2020	1.00	1.05
35	08/23/2020 - 08/29/2020	1.00	1.05
36	08/30/2020 - 09/05/2020	0.99	1.04
37	09/06/2020 - 09/12/2020	0.98	1.03
38	09/13/2020 - 09/19/2020	0.98	1.03
39	09/20/2020 - 09/26/2020	0.97	1.02
40	09/27/2020 - 10/03/2020	0.96	1.01
41	10/04/2020 - 10/10/2020	0.96	1.01
42	10/11/2020 - 10/17/2020	0.95	1.00
43	10/18/2020 - 10/24/2020	0.95	1.00
44	10/25/2020 - 10/31/2020	0.96	1.01
45	11/01/2020 - 11/07/2020	0.97	1.02
46	11/08/2020 - 11/14/2020	0.98	1.03
47	11/15/2020 - 11/21/2020	0.98	1.03
48	11/22/2020 - 11/28/2020	0.99	1.04
49	11/29/2020 - 12/05/2020	0.99	1.04
50	12/06/2020 - 12/12/2020	1.00	1.05
51	12/13/2020 - 12/19/2020	1.00	1.05
52	12/20/2020 - 12/26/2020	0.96	1.01
53	12/27/2020 - 12/31/2020	0.92	0.97

* PEAK SEASON

APPENDIX D

SIGNAL TIMINGS



City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 @ NW 43rd St (Alachua)		Mod. Date	9/12/2016	Initial Operation Date
Intersection ID		System ID 190	Mod. No.	0	___/___/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	NBL	SBT				NBT		EBT		
Initial	7	20				20		7		
Passage	3.0	5.0				5.0		3.0		
Max1	15.0	65.0				65.0		40.0		
Max2	15.0	65.0				65.0				
Yellow	5.9	5.9				5.9		4.0		
All Red	2.0	2.0				2.0		2.0		
Walk		MIN				MIN				
Ped Clear										
Recall										
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1										
Pattern 2										
Pattern 3										
Pattern 4										
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

No day plan and patterns on controller

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

APPENDIX E

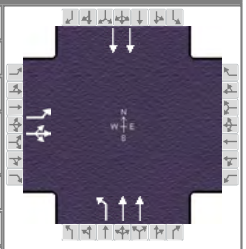
SIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

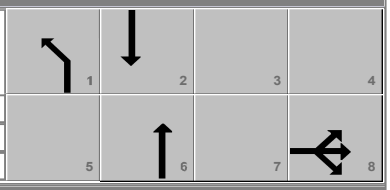
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2021_AM_US441_NW43.xus		
Project Description	2021 AM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	278	0	8				19	534			893	

Signal Information			
Cycle, s	51.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	1.7	20.0	7.5	0.0	0.0	0.0	
Yellow	5.9	5.9	4.0	0.0	0.0	0.0	
Red	2.0	2.0	2.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		13.5			9.6	37.5		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		6.5			2.9	6.6		14.2
Green Extension Time (g_e), s		1.1			0.0	1.1		1.9
Phase Call Probability		0.99			0.25	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

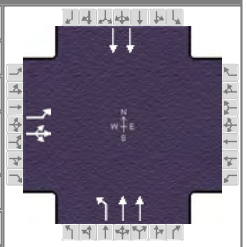
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	163	142					20	568			950	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	4.5	4.2					0.9	4.6			12.2	
Cycle Queue Clearance Time (g_c), s	4.5	4.2					0.9	4.6			12.2	
Green Ratio (*g/C*)	0.15	0.15					0.03	0.58			0.39	
Capacity (*c*), veh/h	255	251					38	1873			1319	
Volume-to-Capacity Ratio (*X*)	0.639	0.565					0.534	0.303			0.720	
Back of Queue (*Q*), ft/ln (95 th percentile)	86.2	98					20.2	37.2			156.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	3.3					0.6	1.3			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.29	0.00					0.04	0.00			0.00	
Uniform Delay (d_1), s/veh	20.5	23.7					24.2	5.4			13.1	
Incremental Delay (d_2), s/veh	2.7	2.0					11.2	0.0			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.2	25.7					35.4	5.5			13.4	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	24.3	C		0.0			6.5	A		13.4	B	
Intersection Delay, s/veh / LOS	13.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_NB_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				23	657			1098	

Signal Information			
Cycle, s	55.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4	
Green	2.2	22.4	9.4	0.0	0.0	0.0	5	6	7	8	
Yellow	5.9	5.9	4.0	0.0	0.0	0.0					
Red	2.0	2.0	2.0	0.0	0.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.4			10.1	40.4		30.3
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.0			3.2	8.5		19.8
Green Extension Time (g_e), s		1.3			0.0	1.3		2.5
Phase Call Probability		1.00			0.32	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

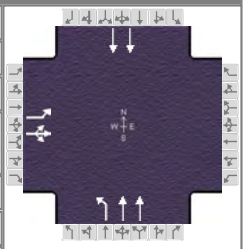
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					24	699			1168	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.0	5.7					1.2	6.5			17.8	
Cycle Queue Clearance Time (g_c), s	6.0	5.7					1.2	6.5			17.8	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.58			0.40	
Capacity (*c*), veh/h	293	288					44	1878			1351	
Volume-to-Capacity Ratio (*X*)	0.683	0.605					0.555	0.372			0.865	
Back of Queue (*Q*), ft/ln (95 th percentile)	116.6	136.4					25.6	61.2			234.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	4.5					0.7	2.2			8.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.39	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.8	25.8					26.3	6.2			15.3	
Incremental Delay (d_2), s/veh	2.8	2.0					10.4	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.6	27.8					36.8	6.3			16.0	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			7.3	A		16.0	B	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

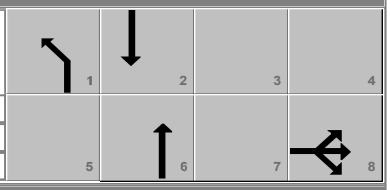
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_B_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				26	713			1150	

Signal Information			
Cycle, s	58.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	2.5	24.2	9.7	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.7			10.4	42.6		32.1
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.3			3.4	9.3		21.5
Green Extension Time (g_e), s		1.3			0.0	1.5		2.7
Phase Call Probability		1.00			0.36	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					28	759			1223	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.3	5.9					1.4	7.3			19.5	
Cycle Queue Clearance Time (g_c), s	6.3	5.9					1.4	7.3			19.5	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.60			0.42	
Capacity (*c*), veh/h	289	285					48	1919			1400	
Volume-to-Capacity Ratio (*X*)	0.692	0.613					0.573	0.395			0.874	
Back of Queue (*Q*), ft/ln (95 th percentile)	123.5	144.2					29.5	69.7			253.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	4.8					0.8	2.5			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	22.9	27.0					27.4	6.2			15.6	
Incremental Delay (d_2), s/veh	3.0	2.1					10.3	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	25.9	29.1					37.6	6.3			16.3	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	27.4	C		0.0			7.4	A		16.3	B	
Intersection Delay, s/veh / LOS	15.1						B					

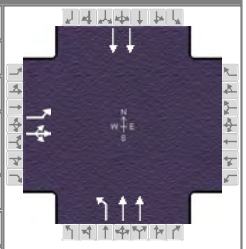
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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PM PEAK HOUR

HCS7 Signalized Intersection Results Summary

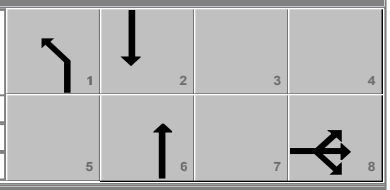
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2021_PM_US441_NW43.xus		
Project Description	2021 PM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	383	0	13				37	1083			577	

Signal Information			
Cycle, s	54.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.1	20.0	10.0	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		16.0			11.0	38.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.5			3.3	13.7		9.3
Green Extension Time (g_e), s		1.5			0.0	2.4		1.1
Phase Call Probability		1.00			0.45	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

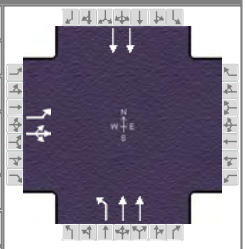
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	222	195					39	1140			607	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	6.5	6.1					1.3	11.7			7.3	
Cycle Queue Clearance Time (g_c), s	6.5	6.1					1.3	11.7			7.3	
Green Ratio (*g/C*)	0.18	0.18					0.06	0.57			0.36	
Capacity (*c*), veh/h	319	316					94	1964			1286	
Volume-to-Capacity Ratio (*X*)	0.695	0.617					0.415	0.580			0.472	
Back of Queue (*Q*), ft/ln (95 th percentile)	124.5	133.5					24.6	114.7			100.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	5.0					0.9	4.4			3.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.0	25.2					25.0	7.7			13.4	
Incremental Delay (d_2), s/veh	2.7	2.0					2.9	0.1			0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.8	27.2					27.9	7.8			13.5	
Level of Service (LOS)	C	C					C	A			B	
Approach Delay, s/veh / LOS	25.4	C		0.0			8.5	A		13.5	B	
Intersection Delay, s/veh / LOS	13.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

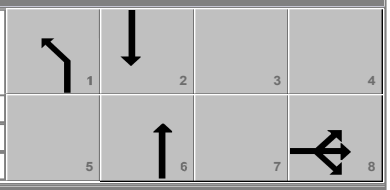
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_NB_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				46	1332			710	

Signal Information			
Cycle, s	57.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.8	20.0	12.3	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.3			11.7	39.6		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.4			3.6	19.7		12.2
Green Extension Time (g_e), s		1.9			0.1	3.3		1.4
Phase Call Probability		1.00			0.54	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

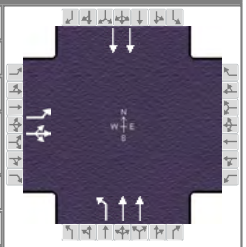
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					48	1402			747	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.4	8.0					1.6	17.7			10.2	
Cycle Queue Clearance Time (g_c), s	8.4	8.0					1.6	17.7			10.2	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.35	
Capacity (*c*), veh/h	373	369					108	1903			1221	
Volume-to-Capacity Ratio (*X*)	0.732	0.650					0.450	0.737			0.612	
Back of Queue (*Q*), ft/ln (95 th percentile)	160.4	179.5					32	194.9			148.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.2	6.7					1.2	7.5			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	21.3	26.4					26.1	9.9			15.7	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.1	28.3					29.0	10.1			15.9	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			10.8	B		15.9	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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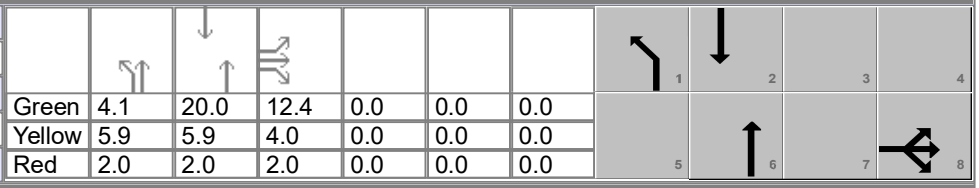
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_B_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				52	1447			784	

Signal Information			
Cycle, s	58.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off



Green	4.1	20.0	12.4	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.4			12.0	39.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.5			3.9	22.5		13.7
Green Extension Time (g_e), s		1.9			0.1	3.7		1.6
Phase Call Probability		1.00			0.59	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					55	1523			825	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.5	8.0					1.9	20.5			11.7	
Cycle Queue Clearance Time (g_c), s	8.5	8.0					1.9	20.5			11.7	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.34	
Capacity (*c*), veh/h	372	368					116	1910			1212	
Volume-to-Capacity Ratio (*X*)	0.733	0.651					0.471	0.797			0.681	
Back of Queue (*Q*), ft/ln (95 th percentile)	161.5	181.1					36.1	219.6			172	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	6.8					1.3	8.4			6.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00					0.07	0.00			0.00	
Uniform Delay (d_1), s/veh	21.4	26.6					26.0	10.5			16.4	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.3			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.2	28.5					29.0	10.8			16.7	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.2	C		0.0			11.5	B		16.7	B	
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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APPENDIX F

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

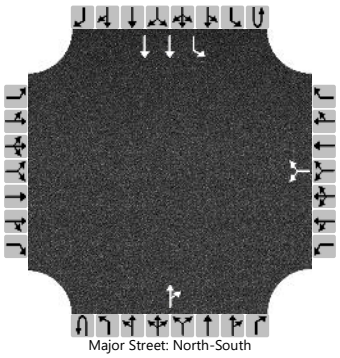
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	AM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						32		20			266	43		16	356	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							55							17		
Capacity, c (veh/h)							538							1228		
v/c Ratio							0.10							0.01		
95% Queue Length, Q_{95} (veh)							0.3							0.0		
Control Delay (s/veh)							12.5							8.0		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						12.5								0.3		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

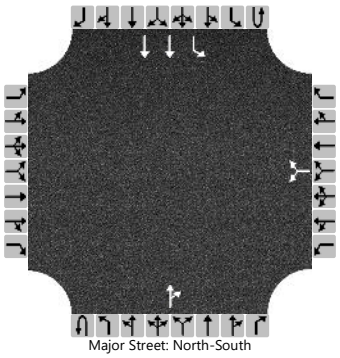
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						39		25			327	53		20	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							68							21		
Capacity, c (veh/h)							459							1151		
v/c Ratio							0.15							0.02		
95% Queue Length, Q_{95} (veh)							0.5							0.1		
Control Delay (s/veh)							14.2							8.2		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

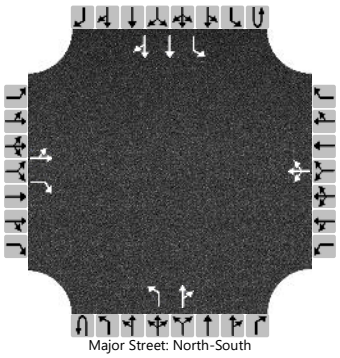
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	5	133		39	4	25	0	89	327	53		20	359	3
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		141			72			95				21		
Capacity, c (veh/h)		212		816			275			1170				1151		
v/c Ratio		0.03		0.17			0.26			0.08				0.02		
95% Queue Length, Q_{95} (veh)		0.1		0.6			1.0			0.3				0.1		
Control Delay (s/veh)		22.4		10.3			22.7			8.3				8.2		
Level of Service (LOS)		C		B			C			A				A		
Approach Delay (s/veh)	10.8				22.7				1.6				0.4			
Approach LOS	B				C											

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

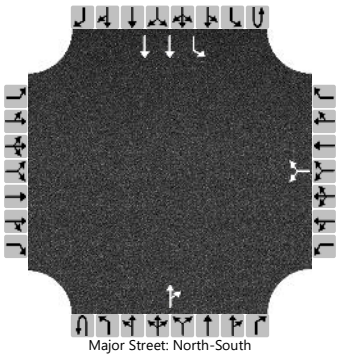
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	PM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						33		21			375	32		22	390	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							57							23		
Capacity, c (veh/h)							446							1127		
v/c Ratio							0.13							0.02		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							14.2							8.3		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

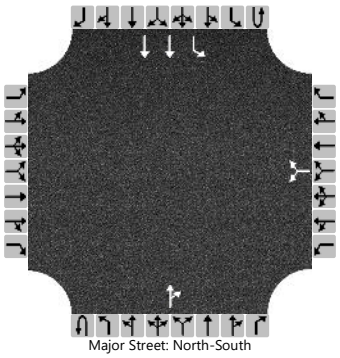
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						41		26			461	39		27	480	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							71							28		
Capacity, c (veh/h)							363							1037		
v/c Ratio							0.19							0.03		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
Control Delay (s/veh)							17.3							8.6		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.3								0.5		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

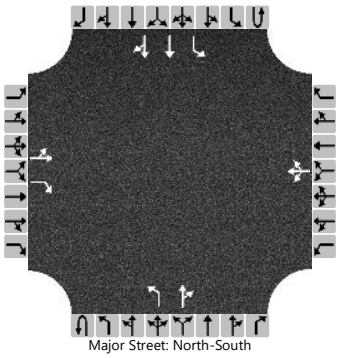
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	4	176		41	4	26	0	180	461	39		27	524	6
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4		185			75			189				28		
Capacity, c (veh/h)		93		718			120			1009				1037		
v/c Ratio		0.05		0.26			0.62			0.19				0.03		
95% Queue Length, Q_{95} (veh)		0.1		1.0			3.2			0.7				0.1		
Control Delay (s/veh)		45.4		11.7			75.5			9.4				8.6		
Level of Service (LOS)		E		B			F			A				A		
Approach Delay (s/veh)	12.5				75.5				2.5				0.4			
Approach LOS	B				F											

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ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development

October 15, 2021



Quiscalus major westoni
Boat-tailed Grackle
Image by Michael Drummond

ERC
Ecosystem Research Corporation

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development (121.09 acres)



Resource Assessment in Support of a Land Use Comprehensive Plan Amendment and Various Re-zoning Amendments

Development Location & Description:
US Hwy 441 and NW 43rd Street
City of Alachua, Florida

Alachua County Tax Parcels:

05945-000-000	05936-007-001
05936-001-000	05036-007-002
05936-007-000	

Geographic Location:
Section 34, Township 8 South, Range 19 East
Section 35, Township 8 South, Range 19 East
Sections 02 and 03, Township 9 South, Range 19 East
Gainesville West USGS Quadrangle Map
Alachua County, Florida

Applicant/Developer
DM Alachua Investments LLC
914 SW 131st Street
Newberry, FL 32669

Prepared by
Peter M. Wallace, M.S., President
Robert A. Garren, M.S., Senior Scientist
Jenny C. Carter, Editor, GIS Analyst
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2906 NW 142nd Avenue
Gainesville, FL 32609

October 15, 2021

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Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by DM Alachua Investments LLC **(DMAI)** to perform an Environmental Resource Assessment (ERA) and Listed Species Survey of a Planning Parcel designated for a City of Alachua Land Use Comprehensive Plan Amendment and various Re-zoning Amendments. These administrative and planning activities are being implemented to facilitate future effective development within the Planning Parcel. DMAI currently owns the designated Planning Parcel, which represents the extent of the contiguous lands owned by the LLC in this specific area. **DMAI** proposes to develop the Planning Parcel consistent with the Land Use and Zoning guidelines that are established pursuant to this Land Use and Rezoning Application.

The Planning Parcel lies within the southwest quadrant of the intersection of US 441 and NW 43rd Street (**Figure 1**). The northern perimeter of the Planning Parcel is formed by the US 441 Right-of-Way (ROW) while the east boundary of the Site lies adjacent to the NW 43rd Street ROW. Currently, land uses in the vicinity of the Planning Parcel are described, as follows:

NORTH	ROW–US 441: a high volume local & regional access road
	Gainesville Regional Utilities and City of Gainesville owned Agricultural Zoned Properties
	Silvicultural Land Use
EAST	Commercial Land Use: individual Fuel and Gasoline Supply and Sales
	Convenience Store
	Small-volume Storge Facilities for Individuals and Businesses
	Vacant Land
SOUTH and Southwest	ROW—low volume local access road: NW 93rd Avenue
	Vacant land: Natural Area of Turkey Creek Stream Channel and Floodplain
	South: Low Density Rural single family residential. Southwest: Morgan Manor, Agricultural (Low Density Single Family Residential)
WEST	ROW—low volume local & regional access road: ROW NW 102nd Place
	Moderate Density Single Family Residential Development: Brooke Pointe Subdivision
	Natural Drainage Feature: Brooke Pointe Creek
	Small scale commercial development: Angel Gardens
	Vacant lands

The Planning Parcel consists of five (5) Alachua County tax parcels defined as follows (**Figure 2**):

Parcel No. 05945-000-000	17.78
Parcel No. 05936-001-000	88.14
Parcel No. 05936-007-000	14.13
Parcel No. 05936-007-001	1.00
Parcel No. 05936-007-002	0.51
Total Acreage	**121.56**

The total acreage of the Tax Parcels as indicated within the Alachua County Property Appraiser's website equals **121.56** acres. The total acreage of the five (5) Tax Parcels as determined by the Site-Specific Professional Survey equals **121.09** acres. For the purposes of this report presentation and all data calculations contained in this assessment, the surveyed acreage of **121.09** acres is used and is provided on all report maps.

The five (5) Tax Parcels represent the "Planning Parcel," which is the concept for the area of environmental resource studies used by the City of Gainesville and Alachua County. In the Gainesville Code, "Planning Parcel" is defined within ***Chapter 30: City of Gainesville Land Development Code – Section 30-2.1. Definitions (Planning Parcel), as follows:***

> Planning parcel means a land area within city limits made up of the parcel on which development or alteration is proposed and all contiguous parcels within city limits under common ownership or control as of the date of application submittal. Common ownership or control means the contiguous parcels that are owned by the owner/applicant or by entities owned or controlled by the owner/applicant.

"Planning Parcel" is also the concept study area used by Alachua County for the basis of study for determination of the occurrence of Regulated Natural Resources as defined within ***Chapter 406. Natural and Historic Resources Protection*** of the Unified Land Development Code (ULDC). The "Planning Parcel" as described within the County Code is defined in ***Chapter 410. Definitions as*** follows,

> Planning parcel: The parcels included within the entire contiguous land area under common ownership or control as of May 2, 2005, even if the project proposal or application includes only a portion of such lands.

"Planning Parcel" represents the "Project Site or Project Area" where all activities described in this report, to include Land Use and Zoning Amendments as well as development activities, are proposed. The "Planning Parcel" in both the Gainesville and Alachua County Codes may be further defined as the Resource Assessment Area (RAA),

which is the total area encompassed by the ground verification process that is used in the site review. The City of Alachua Comprehensive Plan does not define a comparable concept to the "Planning Parcel" for Environmental Resource Assessments. Neither does the Comp Plan describe a detailed Comprehensive Environmental Resource Assessment Methodology to be used for preparation of Land Use, Re-zoning, or Development Applications within the City limits. Therefore, the Environmental Checklist Methodology described by Alachua Conty and the City of Gainesville was used as a template for this Resource Assessment.

In addition to the requirements for environmental review defined in the City of Alachua Comp Plan, the Gainesville Land Development Code, and the Alachua County Unified Land Development Code, Alachua County has recently adopted two (2) Natural Resource Protection Codes that apply to Land Use, Re-Zoning, and Development Applications submitted within Municipalities (i.e., Cities of Gainesville, Alachua, Newberry, Hawthorn, and others). These Codes provide for County Staff review of all Proposed Projects at the discretion of County Staff and provide for County protection of existing Regulated Natural Resources that are affected by the proposed activity. These codes are listed and described, as follows:

Chapter 77. Alachua County Water Quality and Management Practices Code that was recently *amended* (23 January 2018) with **"*Article II–Countywide Wetland Protection Code.*"**

> This code provides for protections of all floodplains, surface waters, and wetlands and other resources that occur within the municipal limits of Towns and Cities within Alachua County. It provides most of the protections that are described within ***Chapter 406. Natural and Historic Resources Protection (ULDC***) for the municipal areas within the county.

Chapter 78. Countywide Natural Resources Protection Code

> This is an Upland Protection Code that provides resource protections for upland habitat areas within County Municipal Areas and is similar to the protection standards defined in ***Chapter 406. Natural and Historic Resources Protection (ULDC)***

Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past to include Angel Gardens, a Bike Shop, and a restaurant to name a few.

History of Land Use and Zoning Amendments for the "Planning Parcel"

The Planning Parcel in the past has been the subject of several proposed Land Use and Zoning Amendments. In 2007–2008, Mesa-Sand Realty LLC (Indianapolis, Indiana) retained Ecosystem Research Corporation to provide an Environmental Resource Assessment and Listed Species Survey in support of a Large-Scale Comprehensive Plan Amendment for the Project Site. In addition, they applied for Site-Specific Amendments to the Official Zoning Atlas. The Large-Scale Comprehensive Plan Amendment (CPA) proposed creating a Mixed-Use Development on a ±131.6-acre Planning Parcel. The site at that time carried a Future Land Use designation of Agriculture (Ag) and Commercial (COM). The proposal involved amending the Future Land Use Map classification from Agriculture and Commercial to Commercial, Conservation, and Moderate Density Residential. As part of the application, certain Site-Specific Amendments to the Official Zoning Atlas were also requested. The Application was reviewed by the City and **Ordinance 09 12** describing the Land Use Amendment was prepared, and a Public Notice was issued 26 January 2009. The application was withdrawn prior to final approval. The Public Notice is provided as **Attachment 1** to this ERA.

As part of this application, the City as well as the applicants' consultants evaluated the effects that a Conceptual Development Plan instituting the policies of the Comp Plan and Zoning amendments would have on the adjacent communities as well as the onsite Regulated Natural Resources. At that time, proposed construction on the site would remove **0.882 acres** of very disturbed man-made Surface Water habitat. To evaluate if the proposed plan were permittable and the mitigation for the proposed surface water impacts were acceptable, a Conceptual Environmental Resource Permit Application was submitted to the Suwannee River Water Management District (SRWMD) for approval of the proposed impacts that would occur, and mitigation activities proposed to offset the impacts. **Conceptual ERP08-0278** was issued to Mesa-Sand Realty LLC on 13 January 2009. The Permit expired 13 January 2014, but it did establish that the requested impacts were minimal, and the Mitigation was consistent with the Requirements of ***Chapter 62-345. F.A.C. Uniform Mitigation Assessment Method.*** The Conceptual ERP also provides at least a guideline for all reviewing municipalities with reference to Surface Water Impacts in case there is disagreement among the City, County, and District about what is determined to be acceptable surface water impacts and subsequent acceptable mitigation to offset impacts for this Project. ***Chapter 373.414. Florida Statutes. Additional Criteria for Activities in Surface Waters and Wetlands,*** which is the legislation that mandates the creation of the Uniform Mitigation Assessment Method, establishes in ***Section 414(1)(b)(4)*** that if mitigation for impacts required by a Municipal interest cannot be reconciled with mitigation established by an ERP, then the criteria defined in the ERP takes precedent.

For the current proposed activity, impacts to impaired Surface Waters will occur consistent with those defined in the **ERP08-0278** previously issued and the previous

Comp Plan Amendment proposed by Mesa-Sand Realty. Therefore, the impacts and mitigation proposed to offset those impacts were totally consistent with all State criteria. In addition, within the City Staff report they state that the proposed impacts and mitigation were consistent with the Comprehensive Plan requirements for Wetland and Surface Water protections. The ERP and District Staff report are included as **Attachment 2** to this document. The City of Alachua Staff report submitted 16 December 2008 is provided as **Attachment 3.**

As part of the Comp Plan Amendment submittal in 2008, ERC prepared a comprehensive ERA Report that was submitted to the City and reviewed by City of Alachua staff and staff from the SRWMD. The ERA Report entitled "*Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (Date: 7 July 2008)* is provided as **Attachment 4.** Also, as part of the submittal documents, a Mitigation Plan document was also prepared and submitted to the City and District. The document is entitled *"Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (Date: 3 August 2008)* and is provided as **Attachment 5**.

On 29 August 2019, JMJ Consulting Engineering LLC representing **DMAI** applied to the City of Alachua for Land Use and Rezoning amendments for the "Planning Parcel." The Project was named "121 Traditional Neighborhood Development" and two (2) actions were requested from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposed amending the Future Land Use Designations from Agriculture and Commercial to Moderate Density Residential.

2. *Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*

   The rezoning application proposed rezoning from Agriculture (A) and Commercial Intensive (CI) to Planned Development–Traditional Neighborhood Development (PD-TND)

A copy of the completeness summary issued 5 September 2019 by the City of Alachua for the proposed activity is provided as **Attachment 6.**

On 25 August 2021, JBPro applied to the City of Alachua on behalf of **DMAI** for Land Use and Rezoning amendments for the Planning Parcel. The Project is named "Schmidt Farms Planned Development" and the application requests two (2) actions from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposes to change the existing land use from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial and Conservation.

2. *Site-Specific Amendments to the Official Zoning Atlas (Rezoning)*

   This amendment proposes to rezone the site from Agriculture (A) and Commercial Intensive (CI) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

A copy of the Completeness Summary issued 30 September 2021 is provided as **Attachment 7.**

Environmental Resource Assessment Methodology

Field Survey

Field surveys of the Planning Parcel were performed 4–6 November 2019, 22–23 November 2019, 23 November 2020, and 4 October 2021 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Planning Parcel or immediately adjacent habitat areas. Surveys were performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A), and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057E), of ERC. Surveys were performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **2,721** locations within the Project Site and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities within the Project Site as determined during the survey. Photographs that show the general physical appearance of the Project Site are contained within **Appendix A**.

Data Search

To complement the data obtained from the field surveys, published GIS databases were queried to obtain site-specific information for the Project Site and surrounding areas. These databases include:

1. USGS Gainesville West Quadrangle Map
2. Geologic Regions of Florida
3. Physiographic Divisions of Florida
4. Surficial Geologic Formations of Florida
5. Alachua County 2001 LiDAR Topography (NAVD 88)
6. USGS Closed Topographic Depressions Database

7. Natural Resource Conservation Service (NRCS) Soils
8. NRCS Soils Feature Point Database
9. Federal Emergency Management Agency (FEMA)
10. National Wetland Inventory (NWI) Database and Alachua County Composite Wetlands Database
11. Alachua County Aquifer Recharge Areas
12. Floridan Aquifer Drastic Vulnerability Areas within Alachua County
13. Alachua County Sinkholes and Stream-to-Sink GIS Coverage
14. Hydrologic Basins of Alachua County
15. Level IV Ecoregions of Florida
16. Florida Department of Environmental Protection Statewide Florida Land Use, Cover and Forms Classification Systems (FLUCCS)
17. Florida Game Commission Cooperative Florida Land Cover Classification System
18. Alachua County Strategic Ecosystems Overlay
19. Alachua County Conservation Lands and Parks and Recreation Areas
20. Alachua County Historical Structures Database
21. Alachua County Hazardous Materials Monitoring Database
22. Alachua County Well/Wellfield Protection Areas
23. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
24. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
25. United States Fish & Wildlife Service (FWS) Federally Listed Species Database
26. FWS Wood Stork Regulated Buffers Database
27. FWS Red-cockaded Woodpecker Consultation Area and Observation Locations Database
28. FWS Scrub-Jay Consultation Area, Habitat, and Observation Locations Database
29. FWC 2016 Florida Black Bear Forage Range and Habitat Database and Bear Nuisance Report records
30. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
31. Alachua County Champion Trees
32. State of Florida Biodiversity Hot-Spots

The field assessment and data review assessment performed for the Planning Parcel addresses the specific requirements of the Alachua County and City of Gainesville Comprehensive Plan and Unified Land Development Regulations and Alachua County's ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77 Water Quality Standards and Management Practices*** of the Alachua County Land Development Code. In addition, the assessment addressed the Environmental Resource Protection requirements outlined within the City of Alachua ***Conservation and Open***

Space Element Specifically ***Objective 1.10: Wetlands*** and ***Objective 1.12: Water Resources.*** As part of this survey, the entire limits of the Planning Parcel were evaluated. For the ERA described, the total Project Area as described on Figure 2 represents the entire holdings proposed for evaluation by the Applicant. Therefore, the Planning Parcel represents the Resource Assessment Area (RAA).

In addition to the GIS databases evaluated above, several site-specific Professional Land Surveys and Geotechnical Investigations were performed in support of future development activities proposed for the Planning Parcel. These technical reports were reviewed by ERC for evaluation of Regulated Natural Resources that are described by each investigation. The references for these reports are as follows:

1. A Boundary Survey of the Schmidt Farms Property dated 27 March 2018, Prepared by Lochrane Engineering, Inc., 3008 NW 13th Street, Suite B, Gainesville, Florida 32609.
2. Summary Report of a Geotechnical Site Exploration: Proposed 121-Acre TND Stormwater, City of Alachua, Alachua County, Florida. GSE Project No. 13967, Certificate of Authorization No. 27430, May 2019.
3. *Section 7* of the Clean Water Act Federal Listed Species and Migratory Bird Review via Information for Planning and Consultation **(IPaC)** online consultation. Results of **IPaC** Review are provided as **Attachment 8.**

Results of Data Review

Published Geographic, Hydrologic, Ecological, and Historical Data Review

USGS Gainesville West Quadrangle Map–Site Topography and Site-Specific Drainage

The Planning Parcel lies within the geographic area defined by the USGS Gainesville West Quadrangle map (**Figure 3**). The Planning Parcel lies along the north boundary of the Arredondo Grant within Fractional Sections 2 and 3, Township 9 South, and Range 19 East and within Sections 34 and 35, Township 8 South, Range 19 East. As shown on the Quad Map the Planning Parcel is a rural residential farm site located in a relatively sparsely populated area along US 441 southeast of Hague.

The site is located within the Turkey Creek Drainage Basin. There are three (3) flowing water creeks that lie within or form the perimeter of the Planning Parcel **(Figure 4).** Turkey Creek forms the south and southwest perimeter of the Site. An un-named tributary to Turkey Creek that originates on the GRU-Deerhaven Property located north of the Site across US 441 forms the northwest boundary of the Planning Parcel. This creek also forms a partial boundary of the Brooke Pointe Subdivision; therefore, for the purposes of this assessment, this creek is referred to as Brooke Pointe Creek. There are several headwater areas of Turkey Creek that originate on the City of Gainesville Deerhaven property that flow into Brooke Pointe Creek. From the Deerhaven site, the

main branch of Turkey Creek originates east of the Planning Parcel, is culverted under US 441, then traverses west under NW 43rd Street via two large circular culverts (see **Photo 1** in Attachment 4) that route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the south and southwest boundary of the property and extends from NW 43rd Street northwest to the intersection of Brooke Pointe Creek that runs southwest along the east boundary of the Brooke Pointe Development. This creek drainage originates in multiple large wetland areas north of US 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2** in Attachment 4), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located within the Planning Parcel boundaries also drains water from the City of Gainesville Deerhaven property through a culvert located under US 441 just west of the terminus of NW 43rd Street (**Photo 3** in Attachment 4) at US 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a Mixed Hardwood Swamp (**Photo 4** in Attachment 4) that also receives substantial subsurface seepage from the adjacent uplands. The Mixed Hardwood Swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5** and **6**, Attachment 4), which was built prior to 1937. This road is proposed for widening to allow development to take place on the property and access lands east of Schmidt Creek. From this point, the creek width becomes substantially narrower (**Photo 7**, Attachment 4) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001 (Figure 2).

A unique mosaic of intermittent seepage and depression Surface Waters and Wetlands forms a diffuse drainage system in the western third of the Project Site. This system is described as an Isolated Seepage/Drainage as shown on Figure 4. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent, and partially excavated stream drainage (**Photo 8**, Attachment 4) to a series of small depressional Surface Waters that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-340 FAC. Delineation of the Landward Extent of Wetlands and Surface Waters,** in 2008 some of the depressions within this system were determined to be Uplands while others were determined to be Wetlands or intermittent Surface Waters. The Wetlands are in the north extent of the system, which have dense clay soils and where muck accumulates. The Surface Water areas are in the south half of the system closer to Turkey Creek. In this area the depressions are relic sand-filled depressions that flood intermittently during periods of extreme rainfall. During periods of excessive rainfall causing floods, this system may provide Surface Water discharge directly to Turkey Creek. In 2007–2008 all these areas were extremely dry, and vegetation consisted of pasture grasses, pasture herbs, shrubs, and briers. Extensive flooding in the area occurred following Hurricane Irma in 2017, which caused Surface Waters to flood several feet above the ground surface. Extensive rains in 2021 have resulted in more recent

intermittent flooding of the southern depressions. Following these extensive rainfall periods, these areas dry down quickly and substantially.

There is a small, excavated drainage ditch that routes water to Turkey Creek from an excavated agricultural pond located west of the Schmidt residence (Figure 4). The pond area has been variously disturbed and excavated since 1937 however a final major excavation occurred circa 1979. The drainage ditch is excavated for most of the distance extending from the pond to Turkey Creek. The general appearance of this drainage is shown in **Photo 9** (Attachment 4). All Wetland and Surface Water areas on the Planning Parcel have historically received substantial direct impacts from cattle use. Cattle grazing has resulted in removal of native vegetation, intense invasion by exotic species, and disturbance of the ground surface to a point that no naturally occurring native vegetation groundcover currently exists. All Surface Waters within depressions as well as the creeks have historically and are presently contaminated with cattle wastes such that waters are eutrophic and filled with algae and floating aquatic plants characteristic of contaminated waters.

The USGS Quad Map (Figure 3) shows the Planning Parcel lies in a prominent Geographic Valley ranging in elevation from 174 ft (NGVD 29) at the northeast boundary of the site adjacent to US 441 to approximately 142 ft at the southwest corner of the Site at the confluence of Turkey Creek and Brooke Pointe Creek. The “Creek Valley” lies between two very prominent, large, elevated landscape ridges or plateaus that are broad and generally flat and extend to elevations of 190 ft to the north and 195 ft to the south. These are among some of the higher elevations in the County and create several large headwater creek systems associated with Turkey Creek, Cellon Creek, Rocky Creek, and Blues Creek. The slope on the south side of Turkey Creek is much dryer and steeper than the creek slope that extends north from the creek onto the Planning Parcel. The ridge tops are associated with the Hawthorn Formation, which would extend from 150 ft in elevation and above, while the Cody Escarpment, which is evident on the topo, extends from 150 ft and below.

The Cody Escarpment is the western erosional face of the Hawthorn Formation that extends from 150 ft downslope to below 100 ft and represents the boundary of the Wicomico Terrace or shoreline that existed in Florida from 1.8 million years ago to 11,800 years ago. The Turkey Creek Valley and neighboring prominent ridge tops are more easily observed on the 2001 Alachua County LiDAR Topography provided on **Figure 5.** On this coverage the lower elevation areas at the confluence of Brooke Pointe Creek and Turkey Creek are easily seen as well as the 32-ft elevation range that occurs within the boundaries of the Planning Parcel. The LiDAR topo datum is represented by NAVD 88 as compared to the NGVD 29 vertical datum shown on the USGS coverage.

To supplement the data provided on the USGS quad map, the USGS Closed Depression Database is provided on **Figure 6.** This database shows the general location of closed-contour drainage depressions in and around the Project Site based on the USGS

topographic data. The closed depressions on this map are generally represented by small, isolated Wetland drainages; however, most Wetlands in this area are associated with the numerous headwater creek systems that typically flow downhill to lower elevations within well-defined channels. The occurrence of closed depressions within the landscape increases substantially westward of the Planning Parcl represented by the eroded areas of the Hawthorn Formation and development of relic and active sinkholes or landscape depressions. In this area underlying clay may be continuous, which results in persistent Surface Waters, or clays may be perforated, which results in direct recharge to the underlying Ocala Limestone.

Surface Water and Groundwater Drainage Basins and Potentiometric Groundwater Contours

The Planning Parcel shown in relation to the delineated drainage basins within Alachua County is shown on **Figure 7**. The Planning Parcel lies within the Sanchez Prairie Drainage Basin, which includes the Turkey Creek and Blues Creek systems. Both these creeks disappear into a large sinkhole within Sanchez Prairie. There are many sub-basins of Turkey Creek that flow into Brooke Pointe Creek, Schmidt Creek, and Turkey Creek on the Planning Parcel. A large amount of this drainage comes into the creeks from North of US 441. Based on previous work performed by ERC in the drainage basins within and surrounding the Project Site, a basin map was constructed for the GRU property and is provided for review with respect to this Project Site **(Figure 8)**. As shown on Figure 8, there are more than 20 sub-basins north of US 441 that contribute flow to the creeks on the Planning Parcel. Sub-basin **TC-4D** is the sub-basin that directly discharges to Brooke Pointe Creek. Sub-basin **TC-3** discharges to Schmidt Creek. Multiple sub-basins discharge into Turkey Creek prior to its entrance to the Site at NW 43rd Street. Sub-basins **TC-1** and **TC-2** discharge into Turkey Creek under US 441 from the GRU property east of the Site. Farther east, sub-basins **TC-1A**, **TC-8**, **TC-8A**, and **TC-9** through **14** direct waters to Turkey Creek west from the drainage divide adjacent to the Rocky Creek Drainage Basin. This is a substantial drainage basin that provides water to the Planning Parcel, and compared to the onsite drainage area, represents substantially more flow that would affect adjacent neighborhoods than would be expected as run-off from the Project Site.

The potentiometric contours of the surface of the Floridan aquifer as determined in a 2010 hydrologic study are shown as schematic on **Figure 9** and on a 2017 aerial photograph on **Figure 10**. This study shows the elevations of the Floridan in the vicinity of the site to be at approximately the 40-ft contour interval, or 102 ft below the lowest contour of 142 ft found on the Planning Parcel. A hydrologic study conducted in 1980 showed the Floridan aquifer surface at 45 ft (**Figure 11**) in the area of the Planning Parcel. Both contour maps show a substantial depression in the aquifer level of below 40 ft that occurs at the Murphree Wellfield east of the site. The Tertiary Wellfield Protective Buffer shown on **Figure 12** is at least **4.0** miles east of the Planning Parcel. The groundwater contours shown on the springshed map on **Figure 13** show the Planning

Parcel is located within the Hornsby-Treehouse Springshed near the boundary of the Wellfield Capture Zone. On this figure, the Planning Parcel is shown in relation to the County Springshed and Wellfield Protective Zone and Recapture Area. The contours, at least suggest, that Floridan flows in the vicinity of the Planning Parcel may flow to the east to the Capture Zone or northwest into the Hornsby-Treehouse Springshed (Figure 13). Please note that these data are not provided to suggest any avenue of unconfined aquifer flows but are provided to summarize the general data available in the County. The small commercial wells that are monitored in the County are shown on **Figure 14**. There are several wells located northwest of the Planning Parcel along US 441 that have associated protective buffers.

Geographic Setting of the Planning Parcel

Geologically, the eastern quarter of Alachua County is covered with variable surface deposits of undifferentiated Pleistocene sediments that reflect the geologic time-period and ancient sea level terraces (**Figure 15**) when they were deposited. In the vicinity of the Planning Parcel, the Coosahatchee Formation typically occurs at elevations extending higher than 100 ft and overlies the Hawthorn Formation. This layer is of Miocene origin and consists of unconsolidated clayey and phosphatic sands. The underlying Hawthorn Formation is composed of dense variously layered silts and clays. The western boundary of the Coosahatchee Formation (Figure15) more or less corresponds to the western base of slope of the Cody Scarp. The Cody Scarp is the most prominent geological erosional feature in Florida. The Scarp corresponds to the westward facing erosional slope of the Hawthorn Formation that was eroded during the sea level rise of the Wicomico Shoreline that existed from 1.8 million years ago to 11,800 years ago.

On Figure15, the surficial geology of the area of Alachua County occurring west of the Planning Parcel is shown as Ocala Limestone. In these geological areas, the Crystal River Formation of the Ocala Limestone Group of Eocene origin is overlain by a thin veneer of undifferentiated Pliocene and Pleistocene sandy sediments. In Alachua County, this geologic area typically extends westward from elevations of ±100 ft to elevations of 60 ft or below. The overburden covering the limestone layer typically extends from elevations of 50 ft to the surface, is highly variable and can consist of coarse sands as well as having discontinuous layers of dense clays that are remnants of the eroded Hawthorn Formation or can be clastic clays from the Pleistocene Period. In many areas, dense clay and limerock pinnacles extend upward from the limerock base of 50 ft to the surface. These dense clays are remnants of the Hawthorn Formation that historically extended westward across the entire County prior to the Pleistocene Sea level rise. The elevation of the Planning Parcel of 142–175 ft (Figures 3 and 5) indicates that the Site occurs within the upper boundary of the Cody Scarp.

Geologically and topographically, Florida is divided into several physiographic subdivisions to delineate the natural ecological surface features that occur in response to the underlying geology. Alachua County is divided into several well-defined

Physiographic Sections, Districts, and Subdivisions (based on H. K. Brooks, 1981[1]) as shown on **Figures 16** and **17**. In this coverage, the Planning Parcel lies along the boundary of the San Felasco Hammock Subdivision, which is the westward facing erosional boundary of the Cody Scarp and the Northern Highlands Plateau. The San Felasco Hammock Subdivision typically extends from elevations ranging from 100 ft to an estimated 150 ft. The Northern Highlands Plateau occurs at elevations exceeding 150 ft. The Project Site as shown on Figure 17 lies along the boundary of the Sea Island District and the Ocala Uplift District. The Sea Island District extends through North Florida into coastal Georgia and South Carolina. The Ocala Uplift District extends west and southwest to the Gulf of Mexico. Historically the Area of the Planning Parcel lies along a very historically active geologic interface.

Historically, Williams et al. (1977) divided Alachua County into physiographic zones or provinces to define geologic development (**Figure 18**). Within this classification, the western boundary of the Northern Highlands is defined as the Northern Highlands Marginal Zone. The zone represents the western facing slope of the Cody Scarp. Within this coverage, the Planning Parcel is located on the Cody Scarp on the boundary of the Marginal Zone and Northern Highlands. Brooks (1981) somewhat redefined the boundaries of those presented by Williams et al. (1977) and appears to have moved the base of the Cody Scarp farther to the north. The onsite elevation of 142–174 ft and presence of streams in the area indicates that the Hawthorn Formation exists within the Planning Parcel. West of the site is designated as the Western Valley Province (Figure18), which corresponds to the Haile Limestone Plain Subdivision (Figure 16). The existing vegetation on the site is typically dominated by species associations that inhabit dense clay soils characteristic of the Marginal Zone slopes and **NOT** vegetation characteristic of deeper sands of the Western Valley Formation.

The elevation profiles that represent west to east cross-sections through the County as provided by Williams et al. (1977)[2] are shown on **Figure 19**. These show the significant elevation changes that occur along the Cody Scarp represented by the Northern Highlands Marginal Zone that separates the Northern Highlands to the east and the Western Valley lying to the west. The Cross County Fracture Zone located within the Marginal Zone travels northwest to southeast through the entire County (**Figure 20)**. The Planning Parcel lies along the eastern boundary of the fracture zone. In this area, large stream-to-sink systems occur, which are further defined on **Figure 21.** These stream-to-sink systems include Turkey Creek, Blues Creek, Cellon Creek, and Mill Creek, all of which occur in the area of the Planning Parcel. There are small depressions on the Planning Parcel specifically within the western Isolated Seepage/Drainage System defined on Figure 4 that function as small surficial stream-to-sink areas but is not comparable in size to the systems mentioned above, which all flow into the ground

[1] Brooks, H. K. 1981. *Physiographic subdivisions of Florida.* Map. IFAS, University of Florida.
[2] Williams, Kenneth E., David Nicol, and Anthony F. Randazzo. 1977. *Report of Investigation No. 85, The Geology of the Western Part of Alachua County, Florida.* Bureau of Geology. Florida Department of Natural Resources, Tallahassee.

farther west of the Project Site. The onsite system is most likely a series of shallow sinks that route surface and subsurface flows into the ground then toward Turkey Creek along the top of the dense subsurface clays. These areas probably do not route water into limestone of the Floridan aquifer. The headwater areas of the major stream-to-sink systems originate within the Northern Highlands and flow west into the fracture zone represented by the Northern Highlands Marginal Zone and the Cody Scarp then into the large sinkhole areas. No streams in Alachua County flow across the fracture zone and into the Western Valley; they disappear into the ground first.

High Aquifer Recharge Areas

The Planning Parcel shown in relation to the confinement and recharge areas of the Floridan aquifer is provided on **Figure 22**. A shown, the Planning Parcel occurs along the boundary of the confined and perforated zones. Within the confined zone, varying layers of clayey surface sands and dense subsurface Hawthorn clays overlay the Floridan and surficial aquifers. For sites underlain by these dense clays, downward percolation of Surface Waters to underlying aquifer layers is retarded or prevented. Typically, waters falling on the surface in these areas flow downhill to wetlands or flowing Surface Waters and are transported down hill to larger bodies of water before vertical movement in subsurface aquifer systems occurs. In this situation, the Floridan aquifer is generally protected from direct inflows of contaminated Surface Waters. Within the Perforated Zone, subsurface clays are discontinuous with large depressions often filled with permeable sand or intermittent layers of clay. In this situation typically recharge of the aquifer can occur but downward percolation rates are often slow.

The general area of the Project Site is shown to be in a High Aquifer Recharge Area of greater than 12 inches per year (Figure 22). However, these results are somewhat misleading in that the entire Planning Parcel and surrounding area has substantial coverage of surficial clays, and in these areas, water tends to run off and not percolate. The presence of dense subsurface clay suggests that rainwaters falling on a site enter the ground and travel laterally across the top of the underlying subsurface clays to down hill low lying, depressional, or excavated drainage systems and do not generally result in vertical flow to the Floridan in the immediate area of the Planning Parcel.

Within the unconfined area of the Floridan aquifer where Pleio–Pleistocene sands overlay the Ocala Limestone group, Hawthorn erosional clays are present, but clay coverage is discontinuous allowing some flows through sand to occur directly to the aquifer. Within the perforated zone shown on Figure 22, the clay layers associated within the dense Hawthorn clay formation are perforated and layered; however, pinnacles of limerock and clay can reach the surface. In those areas, sinkholes quite often form, and surface water steadily flows directly to the Floridan aquifer. The perforated zone that is, in part, associated with the western sloping face of the Hawthorn Formation (Cody Scarp) gives rise to several large stream-to-sink systems such as the Santa Fe River, Hogtown Creek, Mill Creek, and Turkey Creek, which receives drainage from the Project Site. Due to the general absence of continuous clay within the unconfined area (Western Valley Region),

characteristic streams do not form but sinkholes are numerous. In these areas, drastic vulnerability to detrimental surface inflows or runoff, precipitation, and other direct inflows to the underlying aquifers occur.

On the Project Site, the Site-Specific Geotech investigation showed that in areas where borings were performed that dense clays were present throughout the boring profile and these clays generally began within 2 ft of the ground surface. The close-up view of the Aquifer Zones for the Project Site is shown on **Figure 23** with the delineated onsite Wetlands and Surface Waters overlain on the aquifer protection zone coverage. This coverage generally shows that the perforated zone occupies the lower one-third of the site extending from the confluence of Schmidt Creek to along Turkey Creek to Brooke Pointe Creek (see Figure 4). In the central to west-central area of the Site there are two isolated seepage areas shown as Seepage Areas 1 and 2 (Figure 4). The schematic of the perforated zone boundary shown on Figure 23 more or less encompasses the bottom third of Seepage Area 1 and most of Seepage Area 2. Both Seepage Areas flow only during extreme rain events, but they flow north (wet) to south (dry) (Area 1) and east (wet) to west (dry) (Area 2). Water flows into the ground in the south end of Area 1 and in the west end of Area 2. Where water disappears into the ground, the habitat is much dryer than the upstream habitats. Flow in both systems originates on the designated confined layer and terminates into the ground within the designated perforated area. How accurate these graphical representations are can certainly be questioned; however, the graphic does correlate well with the hydrologic condition that has been observed on the ground.

The drastic vulnerability areas of the surficial and Floridan aquifers are shown on **Figure 24**. The Project Site is shown along the boundary where thick clastic marine sediments occur at the surface east of the site while the areas west of the site have Karst Limestone at or near the surface. A close-up view is provided as **Figure 25**, which shows a unique situation in the Site where limerock occurs near the surface within the Surficial Aquifer system. The Geotech borings did not reveal any rock present within the depth of the borings but limerock could be present and exposed within Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. What is apparent on this site is that rainwaters that fall on the site generally run across the land surface to the creeks or filter into the ground and create shallow subsurface flows into the seepage depressions. Within the seepage areas there are very shallow relic sinks (as previously described) that have either dense clay at the surface or are sand filled with varying depths of surface sands. In the clay-filled depressions, water is retained at the surface for extended periods, but percolation does occur. In the sandy depressions, water percolates into the ground rapidly. In both depression types it is unlikely that Surface Waters flow into the Floridan in the vicinity of the Project Site. It is more likely that where waters flow into the ground, lateral subsurface flows occur along the top of the densest clays until water is directed to one of the perimeter Creeks. From the creeks, water flows to Sanchez Prairie where Floridan aquifer recharge occurs. A generalized schematic showing the general recharge conditions within the unconfined, perforated, and confined areas of the County and on the Project Site are shown on **Figure 26**. The locations of large known sinkholes and stream-

to-sink systems in the region are shown on Figure 21, but this coverage does **NOT** by any means include all the features in the area.

NRCS Soils Mapping

There are seven (7) soil mapping units shown to occur on the Project site (**Figure 27; Table 1**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that are typically colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top 58 inches of the soil profile. All soils in the undrained condition have an expected seasonal high-water table that is within 24 inches of the soil surface if only for a brief period. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Table 1. Drainage Characteristics of the Soils Mapped Within and Adjacent to the Project Site

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	—	44–80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	—	58–89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	—-	29– 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16–24"	43–84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	—	30–74"	Depressional Areas
23	Mulat sand	Poorly drained	No	—	26–80"	Broad Flatwoods
99	Water	N/A	Unranked	—	—	N/A

The NRCS Feature Point Database is provided on **Figure 28**. The mapped coverage shows the location of many designated wet areas in the figure view as well as numerous sinkholes west and south of the Planning Parcel oriented in a northwest to southeast direction.

FEMA Coverage

The FEMA coverage (dated: October 2020) for the Planning Parcel and surrounding area is shown on **Figure 29.** The mapped coverage shows that the locally occurring FEMA areas designated as Zones “A” and “AE” overlay the areas of the onsite creek drainages. The present FEMA floodplain map is substantially reduced in coverage area of the site as compared to the 2004 FEMA database that was provided within the 2008 ERA (Attachment 4, Figure 11).

National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database

The NWI and Alachua County Composite Wetlands Database coverages are provided on **Figure 30**. Both coverages shown currently underestimate the existing extent of the onsite depressions and drainages on the Planning Parcel. All creeks are shown generally in the incorrect location by a dimensionless line instead of a polygon. The excavated agricultural pond and Schmidt Creek wetland are shown but offset from the correct location. The Alachua County coverage, which includes mapped hydric soil mapping units, shows more wetland acreage onsite; however, it overestimates the AG excavated pond coverage. Neither database identifies the small, isolated surface water depressions that occur and neither identifies the isolated seepage depressions designated as Areas 1 and 2 (Figure 4).

Ecological Setting of the Project Area Based on Published GIS Data

The Level IV Ecoregion mapping designations for Alachua County are provided on **Figure 31**. Within this coverage, the two (2) dominant general plant community associations in Alachua County are defined as Central Florida Ridges and Uplands (75c) and Eastern Florida Flatwoods (75d). The Central Florida Ridges and Uplands community is located east of the Brooksville Ridge (Figure17) and extends east to the Cody Scarp. This ecological community has also been described as Upland Hardwood Hammocks (Community #11) as defined within the *26 Ecological Communities of Florida* (Soil Conservation Service). These communities are typically dominated by evergreen and deciduous hardwood species such as sand live oak (*Quercus geminata* Small), southern magnolia (*Magnolia grandiflora* L.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), pignut hickory (*Carya glabra* [Mill.] Sweet), sweetgum (*Liquidambar styraciflua* L.), and others.

The Planning Parcel is within the Eastern Florida Flatwoods Community (75D) and extends east of the Project Site. This community is also designated as Community #7– North Florida Flatwoods within the *26 Ecological Communities of Florida* (Soil Conservation Service). Typically, these areas are characterized by a generally flat landscape covered with a dense groundcover of saw palmetto (*Serenoa repens* [Bartr.] Small) and gallberry (*Ilex glabra* [L.] A. Gray) under a canopy of longleaf pine (*Pinus palustris* Mill.) or slash pine (*Pinus elliottii* Engelm.). This community type includes a mosaic of shallow cypress depressions and sloughs with acidic tannic water. The Planning Parcel lies along the boundary of two general community types and was historically dominated by “Mesic Hammock” vegetation occurring along the slopes of the three (3) creek systems, which is characteristic of the Cody Scarp and is not similar to the “Flatwoods” vegetation that historically extended away from the Creek margins across the broader slopes of the Site.

Florida Land Use, Cover and Forms Classification System (FLUCCS) and FWC Cooperative Land Cover Classification

The FLUCCS classification provided by the Florida Department of Environmental Protection (DEP) for the Planning Parcel and surrounding areas is provided as **Figure 32**, and the FNAI/FWC Cooperative Land Cover Map is provided on **Figure 33**. Both coverages divided the site into approximately the same general polygon coverages and habitat types. The polygon boundaries more or less correspond to the transition between pasture and forest or shrub habitats. The two coverages are defined differently, but the areas mapped are similar. The polygons are described in **Table 2**.

Table 2. Florida Land Use, Cover and Forms Classification System and FWC Cooperative Land Cover Classification Designations for the Project Site and Surrounding Area

FLUCCS	Category	FWC	Category
1100	Residential Low Density	**1110**	Upland Hardwood Forest
2100	Cropland and Pastureland	**1400**	Mixed Hardwood-Coniferous
3200	Shrubs and Brushland	**1830**	Rural
4200	Upland Hardwood Forests	**183313**	Improved Pasture
6100	Wetland Hardwood Forests	**2200**	Freshwater Forested Wetlands
—	——	**3200**	Cultural-Lacustrine

The coverages provided on Figures 32 and 33 and summarized in Table 2 represent plant communities delineated from aerial photography without ground verification. Both coverages in general reflect the Agricultural characteristics that occur on site.

Strategic Ecosystem Overlay Coverage

The Alachua County Strategic Ecosystem Overlay coverage for the Planning Parcel and surrounding area is provided as **Figure 34**. This coverage is based on the coverages provided by KBN/Golder (1996)[3]. The coverage shows that the Planning Parcel is not encumbered by a Strategic Ecosystem; however, several overlays surround the Site. The Hague Flatwoods Strategic Ecosystem is located north of the Site across US 441. The East San Felasco Hammock Strategic Ecosystem lies west of the Site and the Millhopper Flatwoods Strategi Ecosystem lies south of the Site.

The plant communities mapped by KBN/Golder (1987) that occur in the Strategic Ecosystems adjacent to the Project Site are shown on **Figure 35**. The KBN/Golder (1987) coverage defines the plant communities within the Hague Flatwoods and the eastern area of the Millhopper Flatwoods Strategic Ecosystems as Pine Flatwoods with Wetlands dispersed throughout the Flatwoods. These communities typically occupy the Physiographic Subdivision defined as the Northern Highlands (Figure 18) as previously

[3] KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, City of Planning and Development, Gainesville, FL.

discussed. The East San Felasco Strategic Ecosystem is shown as having primarily Mesic Deciduous Hardwood Uplands, which is the characteristic communities found on the Cody Scarp within the Northern Highlands Marginal Zone as shown on Figure 18. The Project Site historically was covered with Pine Flatwoods in the northern half of the site that transitioned to Mesic Uplands that occurred along the slopes to the Creeks. This is characteristic of sites that occur along the transitional boundary of the Cody Scarp and Northern Highlands Plateau. Unfortunately, the Planning Parcel has been extensively managed for cattle since prior to 1937 and there are currently **NO** habitats on site that would be defined as native, naturally occurring plant associations. The onsite habitats do not have groundcover, shrub, subcanopy, or canopy components indicative of the native type habitats. All habitats are significantly altered and successional Pine and Oak habitats. Similarly, all wetland habits have been significantly altered by cattle and logging and do not have the species composition that would be expected in native undisturbed forested Wetlands.

Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands

The Alachua County Conservation Areas that occur in the vicinity of the Project Site are shown on **Figure 36**. The coverage provided indicates **NO** County-owned Conservation Areas occur in the vicinity or directly adjacent to the Planning Parcel. The Alachua County Parks and Recreation Areas coverage is provided on **Figure 3**7. Based on the data, there are **NO** public recreation lands adjacent to the Planning Parcel.

Alachua County Historic Structures Database

The Historic Listed Houses and Structures that occur within the vicinity of the Planning Parcel are shown on **Figure 38.** The database shows that there are two (2) structures in the north corner of the Planning Parcel. These structures are designated as **AL04360** and **AL04361**. Structure AL04360 is described as a rectangular wood frame cottage referred to as Angel Gardens. The structure is described as "one of the few neoclassical cottages found in unincorporated Alachua County" and was constructed circa 1915. Structure AL04361 is described as a Folk-Victorian, wood frame, frame-vernacular cottage that was constructed circa 1930. From the database it does not appear either building is registered in a State or Federal Registry.

Alachua County Hazardous Materials Storage Facilities

The Hazardous Materials Storage Facilities currently monitored by Alachua County are shown on **Figure 39**. The coverage shows there are **NO** monitored facilities within this Planning Parcel. There are many monitored facilities associated with commercial businesses located US 441 northwest and southeast of the site. There is, however, an abandoned cattle dipping vat that is partially buried in the pasture located southwest of the historic structures locations (see Photos 11–15 and Figure A-1, Appendix A). There was a large barn in this area and cattle management facilities from prior to 1937 to circa 1974. Between 1915 and 1965 "cattle dipping vats" were used to dip cows in an arsenic solution to prevent a tick-borne disease called "southern cattle fever." Descriptions of

uses and remediation for “Cattle Dipping Vats” copied from the FDEP website are included, as follows (provided as written with format and grammar errors):

History of Cattle Dipping
Between the years of about 1915 to 1960, cattle dipping vats (CDVs) were constructed and used across the state of Florida as part of state and federal government initiatives to address the widespread occurrence of Cattle Tick Fever, an infectious disease caused by microbes that were spread by the cattle fever tick. This basic treatment program was carried out within most of the southern United States, Florida included, until the cattle fever tick was eradicated. The last infestation of cattle fever ticks in Florida was reported in the year 1960 on cattle from Palm Beach County. In 1961, the eradication program in Florida reached a successful conclusion.

How Did the Process Work?
In order to eradicate cattle fever ticks within areas where Cattle Tick Fever was prevalent, herds of cattle were subjected to periodic dipping in vats filled with water-based solutions containing arsenic or other pesticides at concentrations sufficient to destroy the ticks but not injure the cattle. Typical CDVs were elongate trenches between 4 to 6 feet in depth and having a drop-off entry on one end with a ramp at the exit end so that, once immersed or “dipped,” cattle could then easily walk out of the CDV. There was typically a drip pad and pen area for staging of the cattle where they were kept until their hides no longer dripped any solution.

Environmental Impacts of Cattle Dipping Vats
The environmental concern today is in regard to the residuals of treatment products used in the CDVs. When no longer needed, many CDVs were simply left in place, or at most were filled in with dirt and dried vat sludge that may have contained highly concentrated pesticides which can persist in the environment. At the conclusion of the cattle fever tick eradication program, there was no requirement to restore CDV sites to pre-construction condition, and so today former CDV sites may have environmental conditions that are not compatible with certain land uses. The most common pesticide associated with CDVs is arsenic, although DDT and toxaphene were also sometimes used. Any contaminated soil tends to be close to the vat, and groundwater plumes, if any, are typically not extensive but it is not possible to know the full extent of contamination without a field investigation.

Regulations for Cleanup in the State of Florida
There is no requirement in the state of Florida for a private landowner having a CDV on their property to take corrective action to address possible environmental impacts. However, a landowner can voluntarily take corrective actions (Section 376.306, F.S.) to address any potential environmental impacts. The department is available to provide guidance on properly assessing a CDV and on strategies for cleaning it up. If the landowner desires a Site Rehabilitation Completion Order from the department for such cleanup action, then the corrective action must be

conducted in accordance with the applicable requirements found in Chapter 62-780, Florida Administrative Code.

The current condition and location of the cattle vats is provided in the Photographic Atlas of the 2008 ERA report and are shown in the Photographic Atlas in Appendix 1 (see photo station location map [Figure A-1] and Photos 11–15).

Published Listed Species Occurrence Data and On-site Species Observations

Federal Review Pursuant to Section 7 of the Clean Water Act (CWA) U.S. and Department of Housing and Urban Development (HUD) Review

The proposed future development of the Schmidt Planning Parcel will involve very minor impacts to altered and constructed (man-made) degraded Surface Water Habitats. If Federal Wetland review of this site were required pursuant to **Section 404 of the Clean Water Act (CWA),** then review by the U.S. Army Corp of Engineers (ACOE) of the impacts would be required and the ACOE would request consultation with the U.S. Fish and Wildlife Service (FWS) through **Section 7 of the Endangered Species Act (ESA)** to address possible effects on Federally Listed Wildlife species. Turkey Creek is not a navigable water therefore is not considered as **Waters of the United States (WOTUS)** thus the ACOE has **NO** regulatory jurisdiction over Wetlands or Surface Waters on this Site.

All Wetland and Surface Water impacts proposed would be reviewed by the SRWMD and through the **Environmental Resource Permit (ERP)** process. Review by the Florida Game Commission (FWC) and subsequently by the FWS may occur if the development would *likely adversely affect* Listed Species that use the site. These reviews are conducted during the development review process and not during Land Use or Rezoning activities. However, during non-development application procedures, the Planning Parcel is required to be reviewed with respect to the potential effects that the future development would potentially have on Federal or State Listed Plant and Animal Species that occur or potentially occur within the boundaries of the Planning Parcel or adjacent offsite habitats.

The following report format specifically addresses Endangered Species review of the Planning Parcel and adjacent areas that would be specifically required by HUD for application requiring federal assistance for low-income housing, etc. This Project has no planned low-income housing provisions, but the HUD review procedure provide a template for Listed Species review of Projects of this size and ecological location. This Project may require alterations to the FEMA floodplain and subsequent map revisions. The Listed Species review required by HUD is also the same procedure required by FEMA for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications. No City in Alachua County or the County itself has a specific procedure outlined for review of Listed Species Impacts. The procedure followed here, and the summary information provided, has been

used by ERC for successful permitting review of many Projects within Alachua County and other counties in North Florida.

With respect to the requirements for Listed Species Review defined by FWS, the Florida Fish and Wildlife Conservation Commission (FWC), and the Development Regulations of the City of Gainesville, City of Alachua, and Alachua County, most listed species regulations involve occurrence and protection of unique, high-quality, undisturbed native habitats or habitat that retain the characteristic of the historical native plant communities. As such it can be stated that,

> The Planning Parcel or any Parcels directly adjacent to the Planning Parcel do not contain any remaining Native or Natural Plant Communities or associated habitats that do support or could support any long-term viable populations for any large range requiring endangered or imperiled species known to occur within Alachua County, Florida that would be adversely affected by the proposed Project Development. This does not mean that transient use of the site by Listed Species does not occur. However, the site does not contain suitable forage or nesting habitat to support populations that have very specific habitat requirements or have large ranges for mating or forage. The Site and all habitats have been significantly managed for cattle since before 1937. All habitats have been significantly altered by cattle use and conversion to pasture such that **NO** true resemblance to the native habitat and species occurrence exists. Further the animal species that use the site and adjacent floodplains will continue to use the site after development occurs as all Creek and associated Riparian and Upland buffer habitats will be placed in a **Conservation Easement.**

The onsite habitats were historically dominated by two primary native Florida plant communities to include:

(1) **Longleaf Pine-Slash Pine-Wiregrass Flatwoods:** This is a Mesic-Pine Flatwood habitat that is fire maintained by natural fire occurrence on a 2–3-year cycle. This habitat type has historically been removed from this site and the surrounding area by past construction activities as well as clearing for pasture and silvicultural activities. In Alachua County, once the plow layer is disturbed and the roots of the historical vegetation are cleared and burned, these historical habitats never return to its native form. Instead, the sites become invaded by laurel oak (*Quercus hemisphaerica*), which is a native nuisance species that becomes the dominant canopy, subcanopy, and groundcover components and excludes colonization of the more desirable native species. Loblolly pine (*Pinus taeda*) replaces longleaf pine (*Pinus palustris*) as the dominant pine species. The groundcover is almost 100% covered by seedlings and saplings of the woody canopy species; therefore, there are **NO** areas of diverse herbaceous cover present. These successional communities are the dominant plant communities that now exist in the County and on this site. Their succession and persistence are evident by examination of historical aerial photo coverages and have been verified by performance of field surveys that confirm the successional, persistent, and widespread distribution of this community.

(2) **Mesic-Hammock:** This is natural native Mixed-Hardwood Mesic plant community that is characterized by a diverse mix of deciduous hardwood species to include swamp chestnut oak (*Quercus michauxii*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), sugar hackberry (*Celtis laevigata*), box elder (*Acer negundo*), American hornbeam (*Carpinus caroliniana*), eastern hop hornbeam (*Ostyra virginiana*), Carolina holly (*Ilex ambigua*), and eastern roughleaf dogwood (*Cornus asperifolia*). Evergreen canopy species are present but at low densities and include redbay (*Persea borbonia*), sweetbay (*Magnolia virginiana*), cabbage palm (*Sabal palmetto*), and spruce pine (*Pinus glabra*). These communities rarely burn, are mesic in nature, and often occur on slopes. Within Alachua County, these communities are uniquely associated with the Hawthorn Formation along the Cody Escarpment extending from elevations of 75 to 150 ft. Typical soils include the Arredondo fine sand and Bonneau fine sand, which are Ultisols and have a discontinuous subsurface clay layer. In addition, Cadillac and Jonesville soils (Alfisols), which have subsurface clay layers, also occur within this plant community. The Pedro soils (Ultisols), which have limestone exposed at the surface or is close to the surface mixed with clay, occur in these habitat areas located to the west of the Project Area. These soils are in areas of limerock outcrops, sinkholes, caves, and chimneys and support Mesic-Calcareous Hammock vegetation. Similar to Sandhill and Flatwoods habitats, when these areas are plowed and converted to pasture the historical community does not regain dominance and the habitat generally becomes overrun with laurel oak (*Quercus hemisphaerica*) or water oak (*Quercus nigra*).

Many of the imperiled reptile species in Alachua County are associated with native Sandhill habitats, which are currently now only very rarely found in its historical pristine condition, and these natural historical habitats have been totally removed from the area of the Project Site and did not historically occur within the boundaries of the Planning Parcel. *"Therefore, development of the site as proposed will not disturb or destroy any Critical Habitat in this area or adversely affect any naturally occurring native habitat."*

The remaining sections of this Listed Species review will provide documentation to support this conclusion. The documentation includes onsite pedestrian review of all areas of the Planning Parcel on multiple field days as well as extensive review of all Listed Species GIS databases that have been prepared by the Local, State, and Federal governments for Alachua County, Florida. In addition, a list of the potentially occurring listed species that may be present on the site and surrounding areas as well as a list of Migratory Birds known for the area was obtained via an online **IPaC** (Information for Planning and Consultation) consultation performed for the Project area on 29 August 2021. The results of this consultation are discussed in this report and are provided in its entirety as received from the FWS in **Attachment 7.**

General Review of City, County, State, Federal, and HUD Regulations that Govern Development with Respect to Imperiled Species, Significant Natural Communities, and Critical Habitat Areas

DMAI is applying for Land Use and Re-zoning Amendments to allow construction of new residential and commercial development within the developable areas of the Planning Parcel. Permits for new construction requires that State, Federal, and Local Listed Species Regulations are considered to assess the new development with respect to realized or potential Species or Habitat Impacts. All agencies as described must review all proposed applications with respect to determination of compliance with established Endangered Species Protection Policy.

The Federal Regulations Legislation that governs Listed Species impacts are defined within **Section 7 of the Endangered Species Act of 1973 (16 USC1531 et seq.)** particularly **Section 7 (16 USC1536)** and regulated via **Title 50 CFR Part 402.** This legislation is specifically implemented pursuant to **HUD Title 24 CFR §50.4 Related Federal Laws and Authorities (e) Endangered Species**. Further, HUD is required to evaluate the effects of the Project on **Critical Habitat** pursuant to **50 CFR Part 17 and Part 226.** HUD is also required to minimize any potential impacts of the Proposed Project on **Migratory Birds**. To implement the Federal Code, HUD developed a Manual[4] to provide guidance and direction for analysis of regulated resources that must be developed in compliance with HUD policy. To this end the Manual details the guidelines to follow for environmental review requirements for HUD projects.

Specifically, within this manual **Chapter 9. Environmental Review and Requirements** defines environmental procedures and **Section 9.5** defines specific **Environmental Report** requirements. Reference to Endangered Species is provided in the Manual, as follows:

G. Endangered Species (24 CFR 50.4(e))

1. Under Section 7 of the Endangered Species Act, HUD must consult with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (the Services) whenever a proposal may affect an endangered or threatened species or its habitat. A required consultation should be assumed for any site within the critical habitat (as defined in 50 CFR Part 17 and Part 226) of a listed species; consultation may also be required even if no critical habitat is present.

2. In areas where impacts on endangered or threatened species are a concern, all appropriate information regarding possible impacts of the project should be provided to HUD as early as possible. The Environmental Report should include review of published information, including but not limited to information on the Services websites regarding the possible presence and associated critical habitat of any listed species in the vicinity of the proposal and provide HUD with the results of the research. Furthermore, if a proposal is in an area of potential impacts

[4] *US Department of Housing and Urban Development. 2016. Multifamily Accelerated Processing (MAP) Guide. Office of the Assistant Secretary for Housing, FHA Commissioner.*

on a listed species or its critical habitat, any possible associated impacts caused by the proposal should be discussed in the Environmental Report. The lender and/or Environmental Report preparer should not contact the Services directly.

3. If the project activity could affect an endangered/threatened species or its habitat, HUD must make a determination of effect. HUD must seek concurrence of the Services on any "may affect, not likely to affect" determination and associated mitigation measures. HUD must initiate formal consultation under Section 7 of the Endangered Species Act for a "may affect, likely to adversely affect" determination. The lender may be required to obtain special studies such as habitat assessments, surveys, or biological assessments at the borrower's cost.

4. Consultation under Section 7 of the Endangered Species Act may result in more stringent conservation measures than would otherwise be imposed. The Regional staff can advise the lender where information on endangered species may be obtained.

5. The cost of mitigation to accommodate endangered species would likely be deducted from the warranted price of the land as an unusual site condition.

Requirements for Listed Species Review and Critical Habitat Impact Review

Section 7 of the **Endangered Species Act of 1973** (ESA) requires all Federal agencies to use their authorities to conserve endangered and threatened species in consultation with USFWS. This 'proactive conservation mandate' for Federal agencies is articulated in **Section 7(a)(1)**. **Section 7(a)(2)** contains a complementary consultation mandate for Federal agencies, as follows:

Section 7(a)(2) Mandate

Section 7(a)(2) directs all Federal agencies to insure that the actions they authorize, fund, or carry out do not jeopardize the continued existence of endangered or threatened species or destroy or adversely modify critical habitat. The Section 7 implementing regulations (50 CFR Part 402) specify how Federal agencies are to fulfill their section 7(a)(2) consultation requirements.

Section 7(a)(2) Responsibilities

Under the Section 7 implementing regulations (50 CFR Part 402), Federal agencies must review their actions to determine whether they may affect endangered or threatened species or critical habitat. To accomplish this, Federal agencies must determine whether any listed species may be present in the Project Area and whether that area overlaps with critical habitat. If one or more listed species may be present in the action area—or if critical habitat overlaps with the action area—agencies must evaluate the potential effects of their action. If no species or their critical habitat are present or affected, no consultation is required. Consultation will be either informal, ending with written concurrence from USFWS, or formal. Formal consultation concludes when USFWS delivers its biological opinion to the Federal agency.

Agencies must confer with the USFWS per **Section 7(a)(4)** of the ESA if any action is likely to jeopardize a species proposed for listing or to destroy or adversely modify proposed critical habitat. Critical habitat is a term used to define specific geographic areas that contain habitat features that are essential to the survival and conservation of Endangered or Threatened Species. Critical habitat areas often require specific management strategies to maintain or establish an existing habitat in a condition that supports or potentially supports an imperiled species. To determine whether either of these are likely, agencies may follow the same approach that is used for listed species and designated critical habitat (that is, evaluate the likely effects of their actions on any proposed species that may be present in the Project Area and on any proposed critical habitat that lies within or adjacent to the Project Area). To this end, this report is provided to evaluate the potential effects that the Project may have on listed species using extensive field analysis integrated with multiagency GIS data review of the Project Area and the local vicinity surrounding the Project Area.

Summary Information Regarding Regulation of Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The FWS maintains a list of species afforded special protection by the ***Endangered Species Act of 1973 (16 U.S.C. 1531)***. The list is published in the ***List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12***. FWC maintains a list of the protected animals occurring within the state by authority of the ***Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes [FS])*** and ***Chapter 68A-27, Florida Administrative Code (FAC), Rules Relating to Endangered and Threatened Species***. The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Section 373.072(2): Declaration of Policy**—The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in ***Section 68-27.003, .004, and .005, FAC***. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The ***Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, FS)*** passed in 1978 declares a public policy of the State of Florida regarding native flora, as follows:

> **Subsection 1: Legislative Declaration**—The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by ***Chapter 5B-40, Preservation of Native Flora of Florida, FAC,*** the ***Regulated Plant Index*** is published in ***Section 5B-40.0055***. The Game Commission periodically releases a publication that summarizes animal species regulated by the Florida Fish and Wildlife Conservation Commission and the USFWS. The publication is titled *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. The federal lists of plants and animals are published in ***50CFR 17.11-12,*** and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species and natural communities within Florida. The FNAI is managed by The Nature Conservancy in cooperation with DEP. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process required for listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, these publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, FS
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, FS
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida's Endangered and Threatened Species, December 2018

Alachua County, by authority of **Chapter 406.Natural and Historic Resources Protection** Specifically **Article *3, Significant Plant and Wildlife Habitat,*** and ***Article 4, Listed Plant and Animal Species Habitat***, of the Unified Land Development Code (ULDC) regulates development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation or Critical Habitat. Areas protected under Articles 3, 4, and 5 are designated as Conservation Management Areas and are further regulated via rules outlined in ***Article 17, Conservation Management Areas (ULDC)*** and potentially require that the property owner establish a Conservation Easement for the specific areas within the Project Site. The owner is further responsible for development of a Management Plan and perpetual management of the area.

The City of Gainesville via provisions of **Article VIII. Protection of Resources. Division 2. Natural and Archeological Resources** regulates development within Listed Species Habitats and native plant communities defined as Critical Habitats. ***Sections 30-8.13 (D) (1-3). Significant Natural Communities*** provides specific guidelines for protection of unique native plant communities and ***30-8.13(E) (1-4). Listed Species.*** has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in ***Section 30-8. 14(A-L).*** Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

The County through **Chapter 78. Countywide Natural Resources Protection Code (ULDC)** has designated large habitat zoning overlays defined as Strategic Ecosystem with regulations that now extend into all Municipal Boundaries. Strategic Ecosystems are outstanding examples of Natural Plant Communities of sufficient size that they warrant protection through establishment of Wildlife Corridors or Conservation Management Areas. Within Strategic Ecosystems that have been ground verified to establish community quality, set asides of up to 50% of the upland area occurring on a Project Site may be required to be conserved and eliminated from any development activity. The County regulates Strategic Ecosystems pursuant to **Chapter 406. Article 5. Strategic Ecosystems**. The City of Gainesville adopted the County Code and regulates Strategic Ecosystems pursuant to **Section 30-8.13. (F) (1-3).** The County recently amended its upland protection Code to apply to all municipal areas within the County to include the

City of Gainesville. On 15 July 2021, the County adopted **Chapter 78. Countywide Natural Resources Protection Code** for application within the limits of all towns and cities within the County to include the City of Alachua. This code also addresses protections for Listed Species Habitats, Significant Upland Communities and Strategic Ecosystems.

Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews

Eagle Nest Locator and Wading and Waterbird Rookery Databases

- American Bald Eagle (FNAI G5/S3)

The results of the query of the Eagle Nest Locator Database and Water and Wading Bird Rookery Sites Database are provided on **Figure 40**. The results show that there are **NO** nests or extant rookeries within one (1) mile of the Project Area. Construction of the site will **NOT** disturb any primary or secondary protective buffers for these features. There are Wetlands or Surface Waters on site that provide forage habitat for listed wading or waterbirds; however, there is **NO** nesting habitat on site for these species. There was an historical wading bird rookery **No. 605113** north of the Project Site within the GRU-Deerhaven Power Plant Site; however, this site is considered extirpated with **NO** activity reported since the 1970s. Rookery **No. 605012** is northwest of the Planning Parcel; NO activity status is available, but no protective buffer would affect the Project Site. Eagle nest **AL056** west of the Project Site was last reported active in 2009. However, the Project Site lies well outside the distance of any Primary or Secondary Protective Buffers established by law for these nests. Development of the Site will have minimal impacts to severely altered Surface Water areas that will be offset by creation of large storm ponds that will be used by any water-requiring species.

Bald Eagles Nesting Sites—Project Effect: "No Effect"
Wading and Waterbirds
Rookeries / Forage Areas—Project Effect: "No Effect"

Federally Listed Species Occurrence Range Database

Federally Listed Bird Species

- Red-cockaded Woodpecker (Federally Endangered; FNAI G3/S2)
- Florida Scrub-Jay (Federally Threatened; FNAI G2?/S2)
- Wood Stork (Federally Threatened; FNAI G4/S2)
- Eastern Black Rail (Federally Threatened; FNAI G3G4/S2)

Results of the FWS Federally Listed Bird Species database search for the Project Site and surrounding area are presented in **Figure 41**. Effects determinations are provided for each species, as follows:

Red-cockaded Woodpecker

The known existing and historical ranges of the red-cockaded woodpecker (RCW) in relation to the Project Site are shown on **Figure 42**. RCWs require well-managed, fire-maintained old growth pine flatwoods habitats for nesting and forage. In addition, relatively large expanses of this habitat type are required to support a breeding population. RCWs require large mature trees with red heart fungus within the heartwood for successful nesting. There are large pine trees in the area that may provide a suitable nesting area; however, the habitat to support this species, which is typically very specific, **DOES NOT** occur within the Planning Parcel or adjacent areas. Both the data from the FWS Observation Database and the FNAI Element Occurrence Tracking List indicate **NO** RCWs have been observed on the Planning Parcel or in this area of the County. The existing FWS RCW occurrence observations are shown in relation to the Project Site on Figure 42. The database shows that RCWs historically occurred in areas of the County north of the airport and south of Waldo. However, these are historical colonies that have been extirpated. There are **NO** known colonies remaining in Alachua County. There is **NO** habitat on site to support this species. These data show that the current range of RCWs lies a considerable distance from the Project Site with a population occurring on Fort Blanding in Bradford and Clay counties northeast of Alachua County. RCWs were not indicated in the IPaC Consultation (Attachment 7).

Red-cockaded Woodpecker—Project Effect: "No Effect"

Florida Scrub-Jay

The Florida Scrub-Jay Consultation Area along with delineated habitats and known observation locations is provided as **Figure 43.** The observations provided refer to studies performed during a 1992–1993 statewide survey. With respect to the Project Site, the closest historical known location lies within the Cedar Key Scrub located ±80 miles southwest from the Project Site. There is a large population within the Ocala National Forest within Marion County southeast of Alachua County. There is **NO** scrub-jay habitat on the Project Site and the Project will **NOT** affect any scrub-jay roosting or nesting habitat.

Florida Scrub-Jay—Project Effect: "No Effect"

Wood Stork

There were **NO** wood storks seen foraging on the site or any area around the site during the field review. However, wood storks will occasionally frequent this site, but the onsite Surface Waters offer minimal temporary habitat for forage for this species and **No** nesting habitat is available. The Planning Parcel lies west of the Historical Regulated Forage Buffer for the River Styx Wood Stork Colony **(Figure 44)**. However, this colony is **NO** longer active and is considered extirpated. Wood storks forage in several habitat types to include local stormwater basins. The Surface Water habitats that will be removed because of the Project are man-made Agricultural ponds and intermittent, very small depressions all of which have received substantial historical pollutant loads from cattle and Ag runoff. The habitat loss is minimal but will be offset by large storm basins

creation, which will provide littoral areas that do provide forage for this species when designed correctly. Therefore, there will be **"No Net Loss"** of available habitat for this species in response to development of the Project Site.

Wood Stork—Project Effect: "No Effect"

Eastern Black Rail

The eastern black rail was listed as a Federally Threatened Species on 9 November 2020. This species is distributed within the eastern and southeastern United States and requires wetland habitats and transitional habitats between wetland and upland grasslands for forage and reproduction. The eastern black rail has been reported in Alachua County in the past, primarily associated with Paynes Prairie and adjacent emergent ponds and wet prairies. The most recent reports of eastern black rail sightings in Alachua County are summarized in the *"Checklist of the Birds of Alachua County"* maintained by the Alachua Audubon Society, which contains results through 21 September 2020 and contains the following summary:

> BLACK RAIL—Unknown status, possibly rare resident, e.g., Paynes Prairie, 9 Apr 1986, 1 Jun 1988, 18 Dec 1991, 5 Sep 1997. One breeding report, early 1900s: adult with three young, Paynes Prairie, early June.

There are **NO** reported listings after September 1997. There are **NO** Wetlands or Surface Waters located on the Project Site that support forage or breeding for this species.

Eastern Black Rail—Project Effect: "No Effect"
Project Effect: "No Effect" on Federally Listed Bird Species.

Federally Listed Reptile Species

- Eastern Indigo Snake (Federally Threatened, State Threatened; FNAI G3/S3)
- Gopher Tortoise (Federally Listed as Candidate Species in Florida Range, State Threatened; FNAI G3/S3)

Eastern Indigo Snake

The Project Site is within the historical and extant distribution range of the eastern indigo snake (**Figure 45**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** natural native Xeric habitat within the Project Site with all historical Mesic to Xeric areas within and adjacent to the Project Area being significantly disturbed, and the native habitat type **NO** longer exists. There are **NO** gopher tortoise or pocket gopher burrows that occur on the Project Site. The Project Site is surrounded by low-density residential development along the southeast, south, and west perimeters. The Project Site is surrounded by residential access roads as well as a high-volume regional access road along the north and east perimeters designated as US 441 and NW 43rd Street, respectively. Turkey Creek, Schmidt Creek, Brook Pointe Creek, and their associated Wetlands and Floodplains all provide habitat for indigo snakes. However, all areas are subject to predatory activities by dogs from adjacent residences, as well as extensive

cattle, hog, and coyote activity all of which have deleterious effects on indigo snake populations. However, all these habitat areas will be protected from development and placed within a Conservation Easement.

There is also a likelihood that indigo snakes may be transient occupants on this site using the Creeks as transit corridors between off site habitats. Indigo snakes are seen along the margins of prairies and Wetlands and within the well-defined Hydric and Mesic Hammocks that occur along the margins of the onsite creek systems but travel to and from these habitats is unlikely and significant roadways act as a major barrier between the Project Site and offsite habitats. It is probable that indigo snakes occur on site; therefore, the site should be developed consistent with the ***Standard Protection Measures for the Eastern Indigo Snake*** *(USFWS August 13, 2013).* To determine the probable EFFECT that development of the Project would have on the eastern indigo snake, the FWS "**Eastern Indigo Snake Programmatic Effect Determination Key"** was consulted. Use of the key indicates that the Project would **"Not Likely Adversely Affect" (NLAA)** the eastern indigo snake. The Project is covered with relatively poor successional habitat that has substantially less than 25 acres of natural Xeric Habitat and **NO** Occupied, Potentially Occupied, or Abandoned gopher tortoise burrows present; therefore, the potential effects on the population are minimal or insignificant.

Eastern Indigo Snake—Project Effect: "Not Likely to Adversely Affect" (NLAA)

Gopher Tortoise (Gopherus polyphemus)

In Florida, the gopher tortoise and its burrow are protected under state law. This species has now been designated as a Candidate Species for Listing in its range located east of the Mobile River and Tombigbee River in Alabama. West of these rivers, the gopher tortoise is listed as Threatened in areas of Alabama, Mississippi, and Louisiana. Gopher tortoises generally occur in sandy, dry habitats with sparse canopy and abundant low growing herbaceous vegetation. They are commonly found in sandhills, pine flatwoods, scrub, scrubby flatwoods, dry prairies, and several other generally dry habitats. On sites where natural fire has been suppressed, growth of dense woody trees and shrubs make it difficult for gopher tortoises to move about and find suitable food sources. Because gopher tortoises share their burrows with over 350 other species of animals, they are considered a keystone species. There is **NO** gopher tortoise habitat located within the Planning Parcel and no tortoises were found during several field surveys. Dense clay soils near the surface substantially inhibits burrowing by tortoises on this Site.

Gopher Tortoise—Project Effect: "No Effect"

Federally Listed Amphibian Species

- Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)
- Frosted Flatwoods Salamander (*Ambystoma cingulatum*) (Federal Threatened, FNAI G2; S1/S2)

Striped Newt

The Project Site occurs within the historical range occurrence of the striped newt and has historically been reported in Alachua County and adjacent counties (**Figure 46).** The striped newt is a Xeric-adapted species that typically inhabits fire-maintained scrubby flatwoods, sandhill, and scrub habitats. The striped newt is commonly associated with gopher tortoise habitat and is frequently found within burrows. This species depends on natural, ephemeral, isolated Wetlands for breeding and reproduction and is extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely this species occurs on site due to the absence of natural, ephemeral, emergent Wetlands on the site or in adjacent areas due to the past disturbance in the area.

Striped Newt—Project Effect: "No Effect"

Frosted Flatwoods Salamander

The frosted flatwoods salamander is not designated as occurring within the Project Area. This species is not shown to occur within Alachua County or adjacent counties in any State or Federal Database for Alachua County or the Project Area. There are **NO** historical reported species occurrences shown on any database within the Project Site boundaries and **NO** known occurrences have been reported in the area of the Project Site. The habitat for this species does not occur in the Project Area.

The frosted flatwoods salamander is a federally listed threatened species. The salamander inhabits Slash and Longleaf Pine Flatwoods having a wiregrass (*Aristida stricta*) groundcover with breeding occurring in small ephemeral ponds. Historically, two (2) occurrences reported closest to Project Site have occurred in Bradford County, which is many miles north and east of the Site north of the Santa Fe River. The frosted flatwoods salamander was reported from Cypress Domes in Bradford County on 5 May and 1 December 1979. Subsequent sampling of the site where the species was reported occurred in 1993; however, **NO** individuals of the species could be found. Although the historical distribution of the species included Alachua and Bradford counties, the species is considered as extirpated from these counties with **NO** known extant populations occurring within Alachua, Marion, Duval, or Bradford counties. Within Florida, the current known distribution is believed to only include Franklin, Wakulla, Liberty, Jefferson, and Baker counties. Regardless of the current distribution, there is currently **NO** onsite habitat that will be disturbed that is suitable to maintain this species.

Frosted Flatwoods Salamander—Project Effect: "No Effect"

Federally Listed Crustacean Species

- Squirrel Chimney Cave Shrimp (Federally Threatened; FNAI G1/S1)

The squirrel chimney cave shrimp is a transparent cave-dwelling crustacean that is about 1.2 inches long. It was found in Squirrel Chimney in Alachua County in 1953. Since that time, it has been collected less than a dozen times and was last collected in 1973.

Collection efforts in 1994–1996 of Squirrel Cave and several local cave systems revealed no sign or traces of the shrimp. Squirrel Chimney is a nearly vertical limerock chimney within the Haile Limestone Plain geographic subdivision in northwestern Alachua County. This chimney has several possible undocumented connections to other underground systems. This habitat is very specialized in the County and requires surface connections to subterranean caves. There are **NO** comparable habitats in the vicinity of the Project Site.

Squirrel Chimney Cave Shrimp—Project Effect: "No Effect"

Migratory Birds

The following migratory birds were documented within the **IPaC** consultation provided as **Attachment 7**. Migratory birds are designated for FWS consultation and require protection for projects subject to Federal Jurisdiction. During Section 7 consultation, the FWS must evaluate the potential effects the project may have on migratory birds that potentially use the areas in and surrounding the Project Site. The birds that occur on this list are of particular concern because either (1) the birds are listed on the FWS "Birds of Conservation Concern list" or (2) they warrant special concern in the area of the proposed Project Site. Based on the information contained within the **IPaC** Report, there are **NO** Critical Habitats in the area of the Project Site under the jurisdiction of the FWS. Brief comments related to the potential occurrence of the Migratory Species that potentially occur in the County are provided within each species' section, as follows:

- **American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5S2):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Apr 1 to Aug 31.

  Comment: The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species. Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habitats will provide continual forage area for these species. Most of the nesting habitat for the onsite kestrels occurs within the boundaries and buffers of the streams. These areas will not be developed and will be maintained in its current condition within a Conservation Easement.

  American Kestrel—Project Effect: "Not Likely to Adversely Affect"

- **Bachman's Sparrow (*Aimophila aestivalis*) (FNAI G3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Sep 30.

  Comment: from the "Checklist of the Birds of Alachua County," Bachman's sparrow is an uncommon resident of Alachua County that is considered vulnerable in the State of Florida. This habitat specialist generally requires fire-maintained mature to old growth natural longleaf pine forests that are not significantly affected by forest management. Sites that have mature, well-maintained pine forests both on the site and in adjacent areas are the required preferred habitat. These birds also require a well-developed mature herbaceous groundcover with limited shrub and hardwood groundcover and mid-story components. This habitat type does **NOT** occur on the Project Site or in surrounding areas.

  Bachman's Sparrow—Project Effect: "No Effect"

- **Bald Eagle (*Haliaeetus leucocephalus*) (FNAI G5S3):** This is not a Bird of Conservation Concern (BCC) in this area but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. Breeds Sep 1 to Jul 31.

  Comment: there are **NO** eagle nests that will be affected by the project. There is **NO** forage habitat on the Project Site that support feeding and foraging of eagles. See discussion in Bald Eagle Nest section above.

  Bald Eagle—Project Effect: "No Effect"

- **Great Blue Heron (*Ardea herodias occidentalis*):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Jan 1 to Dec 31.

  Comment: The great blue heron is commonly found throughout wetland habitats in Alachua County. It requires wet habitats for forage and nesting. The great blue heron is present on site and primarily uses the man-made agricultural pond as forage habitat. This pond will be replaced by larger acreage stormwater ponds that also provide substantial habitat for forage for this species. The proposed project will result in a net gain of open water surface water habitat.

  Great Blue Heron—Project Effect: "No Effect"

- **Henslow's Sparrow (*Ammodramus henslowii*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: Henslow's sparrow is a rare winter visitor in Alachua County and requires well-developed coastal marshes for breeding. In addition, the sparrow

may use natural uncultivated grasslands for forage and breeding. The habitat requirements for this species do not exist on the Project Site.

Henslow's Sparrow—Project Effect: "No Effect"

- **Lesser Yellowlegs (*Tringa flavipes*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is a waterbird that forages and breeds in brackish and freshwater Wetlands. Additionally, the species will use wet ponds, mud flats, and a wide variety of wetland habitats. The proposed Project will not result in a net loss of forage habitat for these infrequent transient visitors.

  Lesser Yellowlegs—Project Site: "No Effect"

- **Prairie Warbler (*Dendroica discolor*) (G5T3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Jul 31.

  Comment: This species is defined as a common fall transient that is uncommon in spring and rare in winter in Alachua County. This species prefers upland shrub habitats or other successional habitats such as oldfield; however, open space appears to be the significant requirement of the habitat. The Project does not provide this habitat type. This Project Site contains successional shrub habitat and substantial areas of open pasture. The shrub habitats will primarily be preserved as well as a substantial amount of oldfield and pasture within buffers preserved in the Conservation Easement.

  Prairie Warbler—Project Effect: "No effect"

- **Red-headed Woodpecker (*Melanerpes erythrocephalus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May10 to Sep 10.

  Comment: The red-headed woodpecker prefers open savannah type deciduous woodlands with open understories as its primary nesting and forage habitat. In Alachua County it is defined as a common summer resident but is uncommon in winter. The Project Site has a subcanopy and canopy that is evergreen or tardily deciduous, is very dense, and a groundcover that is, in areas, impassable. This is not the required or preferred habitat of this woodpecker.

  Red-headed Woodpecker—Project Effect: "No Effect"

- **Short-billed Dowitcher (*Limnodromus griseus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is described in Alachua County as a rare spring transient and irregular transient in late summer and fall. These are primarily saltwater and

brackish waterbirds that do not breed in Alachua County. These birds prefer habitats unavailable on the Project Site or within the County.

Short-billed Dowitcher—Project Effect: "No Effect"

- **Swallow-tailed Kite (*Elanoides forficatus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds Mar 10 to Jun 30.

  Comment: The swallow-tailed kite is described in Alachua County as a rare spring resident. In Alachua County, the kite prefers nesting and hunting along riparian systems with tall mature trees and is often in competition in these areas with red-shouldered hawks and barred owls. They frequently visit and nest at the same sites from year to year with several pairs nesting in close proximity. The Project Site provides **significant** forage or nesting habitat for this species along the three (3) creek systems. As a part of the development agreement, these habitats will be placed in a Conservation Easement.

  Swallow-tailed Kite—Project Effect: "No Effect"

Additional Imperiled Species Listed by the State of Florida and the Florida Natural Areas Inventory (FNAI) Element Occurrence Database for Federal, State, and Non-Listed Imperiled Species

To provide for additional and more thorough review of imperiled species not listed by the Federal Government, additional data resources are evaluated to provide potential "Effects" analysis that the Project Development may have on locally occurring imperiled species. The Alachua County **"Summary of Rare and Regulated Plants"** provides habitat and listing information. It should be noted that in addition to species listed by the State and Federal governments, Alachua County through **Chapter 406** and **Chapter 78** and the City of Gainesville also consider species designated as **S1**, **S2** and **S3** by **FNAI** to be regulated pursuant to the Listed Species and Listed Species Habitats Land Development Regulations. **FWC** periodically publishes a comprehensive list of all State regulated plant and animal species. This publication entitled **"Florida's Endangered and Threatened Species"** (most recent publication Date: December 2018)

The FNAI maintains a list of all animals and plants that are listed or considered as imperiled in the State of Florida. This list, which includes all Federal and State Listed Species, is designated as the "Element Occurrence Database." The graphical results of the FNAI Element Occurrence Database search for the Project Site and adjacent areas is shown on **Figures 47.** The database shows **NO** listed species have historically been reported from the designated Project Site. There is **NO** onsite habitat that supports species with requirements for large ranges of native habitat or require very specific native habitat types. **NO** significant habitat areas occur on site that are known to support imperiled species. From the data collected throughout the State, FNAI has created probability polygons that show the potential ranges of species occurring in the area (**Figure 48**). These ranges of occurrence should only be interpreted considering that the

required habitat for the species exist in the area of interest (e.g., the Project Site). A Project Site may occur within a designated probability area but if the habitat does not occur then there is reduced chance of encounters with or occurrence of the designated species.

There are several imperiled species that may have been historically present within the Project Site and adjacent areas or may be potentially present as transient visitors to the site. However, the habitat requirements for these species no longer exist in the area. The FNAI database shown on Figures 47 and 48 does not show any reported species on the Planning Parcel. There is a host of reported beetle and ant species shown off-site east of the Project Site in the FMAI database. This is an unusual occurrence of reports and tends to suggest an entomologist lives, lived, or has had a monitoring Project in that area. However, with Conservation Easements that are establish in the post-project condition with provide substantial un- disturbed habitat to provide for continued existence of these bugs if they do indeed occur on the Planning Parcel. Species that may have historically occurred on the Planning Parcel or in adjacent areas are briefly described, as follows:

Mammals

- **Sherman's Fox Squirrel (*Sciurus niger shermani*) (State Species of Special Concern, FNAI G5T5/S3):** The fox squirrel typically occupies Xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. They can also inhabit residential yards with large oaks and pines. They will move to avoid the direct impacts of development. Fox squirrels in disturbed Xeric habitats such as pastures are often found in large fence row trees where water troughs are located for cattle. If the water source is removed the squirrels may vacate the area in areas where surface water sources are not available. Fox squirrels **DO NOT** occur on sites located in the vicinity of the Project Site or within the Project Site. None were seen during the site survey.

  Sherman's Fox Squirrel—Project Effect: "No Effect"

- **Florida Black Bear (FNAI G5T4/S4):** The general forage range of the Florida black bear in and around the Project Site is provided on **Figure 49**. Within the area, due to the large areas of undeveloped habitats south and north of the Project Area, encounters with black bears would be considered as occasional to common. Areas where nuisance encounters with black bears have been reported are also shown on Figure 49. Several nuisance reports are shown for the general Project Area, and several reports are shown for the area in the vicinity of the Planning Parcel. On the Project Site, it is likely that chance encounters with transient black bears may occur but there is **minimal** black bear habitat present, and the development of the parcels will not affect Black Bears. Black bears are common on the City Property north of US 441.

  Florida Black Bear—Project Effect: "No Effect"

Reptiles

- **Eastern Diamondback Rattlesnake (*Crotalus adamanteus*) (FNAI G4/S3):** The eastern diamondback rattlesnake is found throughout Florida and generally may occur anywhere on the Project Site, especially within armadillo or other mammal burrows. There is suitable habitat on site to support growth and reproduction of this species. There is a substantial population of fruit-producing blackberry vines that attract ground-dwelling birds like quail that are prey for this species. There is habitat to effectively support small to medium size mammals and there is surface water on site to support small mammal and reptile species. In addition, the site is adequately covered with a groundcover of herbaceous species that provide food for small mammals and birds. The habitat is present for this species and will still be present following development of the site as proposed.

  Eastern Diamondback Rattlesnake—Project Effect: "No Effect"

- **Short-tailed Snake (*Stilosoma extenuatum*) (State Threatened, FNAI G3/S3):** The short-tailed snake inhabits xeric habitats, primarily Longleaf Pine-Turkey Oak Sandhills. The Project Site does **NOT** have native Xeric habitat types with open sandy soil. It is unlikely this species occurs on site or that a population can be sustained on site given the present and past land management practices. The species has not been documented on site (FNAI database), but the snakes live primarily underground and are difficult to census. Currently there is **NO** onsite habitat to support this species and significant residential and road development within the local area precludes the maintenance of a viable reproducing population in the area.

  Short-tailed Snake—Project Effect: "No Effect"

- **Florida Pine Snake (*Pituophis melanoleucus mugitus*) (State Threatened, FNAI G4/S3):** The pine snake is a rare inhabitant of xeric communities. There are **NO** preferred natural habitat types for this species remaining on site and there are **NO** areas of the site that have a population of gopher tortoise or pocket gopher burrows. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows for refuge. There is **NO** onsite habitat to support this species and all habitat on adjacent sites have been removed.

  Florida Pine Snake—Project Effect: "No Effect"

- **Southern Hognose Snake (*Heterodon simus*) (FNAI G2/S2S3):** The primary habitat for the southern hognose snake is sandhill and sandy soil, open hammocks, and scrub. These native habitat types **DO NOT** occur on site or remains in areas surrounding the Project Site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present near the proposed development.

  Southern Hognose Snake—Project Effect: "No Effect"

- **Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)**
- **Gopher Frog (*Rana capito*) (FNAI G3/S3)**
  The Project Area occurs within the historical range of the striped newt and gopher frog. The striped newt and gopher frog are Xeric-adapted species that typically inhabit scrubby flatwoods, sandhill, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on natural, ephemeral, isolated Wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely these species occur on site due to the absence of natural ephemeral emergent Wetlands on the site or in adjacent areas and the absence of suitable fire maintained xeric habitat and absence of gopher tortoise burrows.

  Striped Newt—Project Effect: "No Effect"
  Gopher Frog—Project Effect: "No Effect"

Birds

- **Little Blue Heron (*Egretta caerulea*) (State Threatened, FNAI G5/S4):** This wading bird uses wetland emergent or wet prairies for habitats but is commonly found in excavated ponds or roadside ditches. There are wading bird habitats within the site or immediately adjacent areas. Stormwater ponds provide habitat for this species, and these will be abundant on site in the post development condition.

  Little Blue Heron—Project Effect: "No Effect"

- **Florida Sandhill Crane (*Grus canadensis pratensis*) (State Threatened, FNAI G5T2/S2):** Sandhill cranes are seen frequently around lakes and Wetlands in residential areas or roadside areas with maintained yard grass perimeters. There is nesting habitat for this species in the regional area but not on the site or adjacent properties. Sandhill cranes will forage extensively in well-maintained pastures and low-profile grasses is essential in forage areas for young sandhill cranes. There is **NO** nesting habitat for this species on the Project Site; however, forage habitat exists and will be maintained in the post development condition.

  Florida Sandhill Crane—Project Effect: "No Effect"

- **Southeastern American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5T4/S3:** The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and large oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species.

Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habits will provide for continual forage for these species. Most of the nesting habitat for the onsite kestrels will not be developed and will be maintained in its current condition within a *Conservation Easement.*

- ***Southeastern American Kestrel—Project Effect: "Not Likely to Adversely Affect"***

Plants

- **Godfrey's Swampprivet (*Forestiera godfreii*: FNAIG2S2; State Endangered):** This is an endangered shrub to small subcanopy tree that is found within the historical extent of Sugarfoot Hammock within the County. This is the historical plant community that once expanded south and north of SW 24th Avenue in the area of the intersection with I-75. Remnants of this Mesic-Calcareous Hammock still exist but the areal extent has been substantially reduced in recent years. Godfrey's swamprivet is currently found in the vicinity of SW 24th Avenue extending south into Celebration Pointe within the Hogtown Prairie and Sugarfoot Hammock Systems. It is not known to occur in the vicinity of the Planning Parcel however extensive searches were performed of the Project Site as part of this ERA and **NO** individuals were found.

  Godfrey's Swampprivet—Project Effect: "No Effect"

- **Variable-leaf Crownbeard (*Verbena heterophylla*; G2/S2; State Endangered):** This listed plant species, a member of the Asteraceae (composite) family, is found in mesic flatwoods and dry woods in several north-central and northeast Florida counties and is considered endemic to northeast Florida. It is listed as Facultative Wet by both the FWS and FDEP. This species occurs within the Northern Highlands Province of the County north and east of the Project Site. There is **NO** mesic or wet habitat on site that supports this species, and none were seen during the site survey.

  Variable-leaf Crownbeard—Project Effect: "No Effect"

- **Florida Spiny-pod (*Matelea floridana*; G2/S2; State Endangered):** This vine species, a member of the dogbane family (Apocynaceae), is typically found in mesic habitats. Florida spiny-pod may be encountered within various habitats throughout the County. This species is relatively common in Alachua County and occurs on the Project Site in several areas **(Figure 50)**.The locations where the plant is found will be protected by a *Conservation Easement.*

  Florida Spiny-pod—Project Effect: "No Effect"

- **Angularfruit Milkvine (*Gonolobus suberosus;* State Threatened):** This species is in the dogbane family and is a vine often found in the same habitats as Florida spiny-pod (they are, in fact, very morphologically similar when not in flower). This species occurs within various habitats throughout the County generally in drier sites than Florida spiney-pod. This species occurs in the area of the Planning Parcel, but none were observed during the field survey.

  Angularfruit Milkvine—Project Effect: "No Effect"

- **Cardinalflower (*Lobelia cardinalis*; State Threatened):** This species is found in wetland areas and is listed as Facultative Wet (FWS) and Obligate (FDEP). This imperiled species is rare within Alachua County but occurs within the northern areas of the Northern Highlands Province within the GRU Property. The plant has not been reported as far south as the Project Site in the County. It is a rare inhabitant of herbaceous and forested Wetlands.

  Cardinalflower—Project Effect: "No Effect"

- **Hooded Pitcherplant (*Sarracenia minor*; State Threatened):** This species is a wetland taxon and is listed as Obligate (FWS) and Facultative Wet (FDEP) by the federal and state regulatory agencies. This species occurs within the Flatwoods of the Northern Highlands Province located in the north and eastern areas of the County north of the Project Site.

  Hooded Pitcherplant—Project Effect: "No Effect"

- **Florida Toothachegrass (*Ctenium floridanum*; G2/S2; State Endangered):** This grass has been recorded and vouchered in several northeast Florida counties including Alachua County, which appears to be the southwestern limit of its range. It is a wetland species and is classified as Facultative Wet by the FWS and FDEP. It was not seen on the Project Site.

  Florida Toothachegrass—Project Effect: "No Effect"

- **Eastern Sweetshrub (*Calycanthus floridus*; G5/S2; State Endangered):** This small shrub has been found in the county within the Northern Highlands Marginal Zone. It is also identified around residential areas where it is planted for ornamental use. This plant species was not encountered on the Project Site but occurs around an old cemetery west of Hague.

  Eastern Sweetshrub—Project Effects: "No Effect"

- **Silver Buckthorn (*Sideroxylon alachuense*; G1/S1; State Endangered):** Silver buckthorn occurs in upland hardwood forests around limerock sinks and on shell mounds. Lack of suitable habitat greatly reduces the probability of this species occurring in the area of the Planning Parcel. It was not seen during the Site

surveys nor has been encountered during adjacent site surveys conducted in the past.

Silver Buckthorn—Project Effect: "No Effect"

- **Flyr's Nemesis (*Brickellia cordifolia*; G2G3/S2; State Endangered):** This upland species has been recorded within several miles west of the Planning Parcel on the SpringHill Properties and in San Felasco Hammock; however, it has not been observed on site. It grows in dry, upland pine-oak woods but it does not thrive in areas that have been clear-cut and converted to pine plantations as are common on the Project Site.

  Flyr's Nemesis—Project Effect: "No Effect"

- **Red-margin Zephyrlily (*Zephyranthes simpsonii*; G2G3/S2S3; State Threatened):** This species is a central and south Florida species and has not been vouchered for Alachua County; however, it has the potential to occur along roadside ditches and other damp grassy areas and has been reported as far north as Marion County. It is listed as Facultative by the FWS.

  Red-margin Zephyrlily—Project Effect: "No Effect"

- **Rainlily (*Zephyranthes atamasca var. treatiae*; State Threatened):** This wetland species is classified as Facultative Wet by the FWS and FDEP and has been vouchered in Alachua County; however, it has not been recorded in the area of the Planning Parcel. This taxon also includes the formerly separate species Treat's rainlily (*Z. treatiae*), which has been taxonomically subsumed into *Z. atamasca* var. *treatiae*.

  Rainlily—Project Effect: "No Effect"

- **Cinnamon Fern (*Osmundastrum cinnamomeum*; State Commercially Exploited):** Cinnamon fern is found in many of the wetland areas throughout the County and is a commonly found plant species in north Florida Wetlands and wet flatwoods. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found on site.

  Cinnamon Fern—Project Effect: "No Effect"

- **Royal Fern (*Osmunda regalis var. spectabilis*; State Commercially Exploited):** Royal fern is equally as common as cinnamon fern and occurs in wetland areas throughout Florida. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found in the onsite Wetlands.

  Royal Fern—Project Effect: "No Effect"

- **Needle Palm (*Rhapidophyllum hystrix*; State Commercially Exploited):** Needle palm is a wetland taxon that occurs in Hydric Hammocks, Mesic Hammocks, and Forested Wetlands. It is classified as Facultative Wet by the FWS and FDEP. It has not been recorded on the Project Site. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). It was not seen on the Project Site.

  Needle Palm—Project Effect: "No Effect"

Invertebrates

- ***Sugarfoot Moth Fly (Nemopalpus nearcticus):*** This is an unlisted but very rare insect that was originally found in the Sugarfoot Hammock area and hence was named for the site. Sugarfoot Hammock was a large expanse of Mesic Hammock habitat that historically occurred within and surrounding the Project Site. This habitat no longer exists on site. This moth has not been found in the area since it was originally described; however, it has subsequently been reported in the Gulf Hammock area.

  Sugarfoot Moth Fly—Project Effect: "No Effect"

Champion Trees

The locations of Florida Champion Trees documented for Alachua County are provided on **Figure 51**. The data indicates that **NO** champion trees have been reported for the area. Most of the historical large trees on the site have been removed through silvicultur3al and agricultural practices.

Biodiversity Hot Spots

The general distribution and probability of Biodiversity Hot Spots are shown on **Figure 52**. In this coverage, most data points are single species occurrence records, and predicted total species occurrences are based on habitat and observed species. The Planning Parcel lies within a mapped polygon area where biodiversity is considered normal background levels consisting of 0 to 4 focal species. This is primarily due to the extensive agricultural and silvicultural use that has historically occurred in the area.

Results of Field Survey

The general results of the field survey are provided on **Figure 53** where the GPS locations where site-specific data were recorded are categorized with respect to the general type of data recorded. The GPS icons on Figure 53 represent data collected at **2,721** locations within the Planning Parcel. The general existing conditions found on the Proposed Project Site are shown in **Appendix A** (**Photos 1** through **109**) as referenced to photo stations provided on **Figure A–1**. The common and botanical names of all plant species encountered during the survey are provided in **Table 3**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 53.

Plant Communities and Land Use Occurring within the Project Site

From the GPS mapping data provided on Figure 53, an Upland and Wetland and Surface Water Plant Community map was constructed as shown on **Figure 54** for the entire Planning Parcel. The Plant community acreages for all polygons within the Planning Parcel are provided in **Table 4**. In general, all onsite plant communities are significantly altered from silviculture, drainage, excavation, filling, and historical development activities. Prior to 1937, the entire Planning Parcel had been cleared of all natural native Plant Associations for dairy and grazing operations. There are **NO** undisturbed Natural Communities remaining on the Project Site. To illustrate the past historical disturbance that has occurred within the Planning Parcel, the plant communities have been overlain on historical aerial photographs, as follows:

Figure Number	Flight Year
55	1937 aerial
56	1949 aerial
57	1955 aerial
58	1961 aerial
59	1968 aerial
60	1974 aerial
61	1979 aerial
62	2000 aerial
63	2005 aerial

A detailed summary of the Plant Communities and Land Use present on the Site was described and discussed with reference to photographs in the 2008 ERA report (Attachment 4). Based on the 2019 site-specific field review there were NO significant changes in the upland habitats or nomenclature that occurred since 2008. Therefore the 2008 descriptions of the general ecology and characteristics of the upland communities was determined to be sufficiently representative of the 2019 ecological associations and therefore will not be repeated in this ERA. Except for very few areas, the habitats occurring on the Site in 2021 are not significantly different than those found on Site in 1937 (see Figures 55–63) when clearing of the site for pasture was completed in most areas. From 2008 to 2021, the changes in the upland communities are related to decreased cattle grazing pressures, which has resulted in invasion of Pines and Oldfield vegetation such as briers into the fringes of the pasture. However, the dominant groundcover remains Bahiagrass. In 2008, rainfall had been significantly less from 2000 to 2008 than has occurred from 2017 to 2021, and this has affected the appearance of the various depressions on the Site compared to the previous time period. The 2008 Report contains descriptions of all wetland and upland plant communities as well as photographs of the habits and buildings and other structures that are present on the Planning Parcel.

Changes in Acreage of Wetland and Surface Water Habitats and Plant Community Associations from 2008 to 2021

Extensive surveys of all onsite surface water and wetland habitats were performed in 2019–2021 to assess the changes that occurred in these habitats since 2008. In 2008 an extensive delineation procedure was performed on the Planning Parcel to delineate the boundaries of all Wetlands and Surface Waters pursuant to Chapter **62-340. Delineation of the Landward Extent of Wetlands and Surface Waters. F.A.C.** The boundaries of all Wetlands and Surface Waters were staked or flagged and marked with sequential numbers, and position coordinates were located by professional surveyors. The surveyed lines were reviewed in the filed by the staff of SRWMD and approved. These lines were accepted by issuance of Conceptual **ERP08-0278** described previously. The jurisdiction flag's locations placed in the field in 2008 are shown on **Figure 64** with the delineated wetland and surface water polygons shown on **Figure 65** and tabulated in **Table 5** for the 2008 delineation procedure. At that time, the District did not exert jurisdiction on excavated ditches or flow channels constructed in uplands that had a mean seasonal water table located beneath the ground surface generally and by rule these features do not require mitigation to offset impacts. All these features were flagged and surveyed but the exempt features were not evaluated in the Mitigation Assessment. Currently by State rule, excavated ditches in uplands are exempt from mitigation. Within the County, City of Gainesville, and Countywide Wetland Ordinance rules, all constructed or man-made or created Wetlands and Surface Waters are exempt from regulation and mitigation. A discussion with respect to how the City of Alachua regulates Wetlands and Surface Waters will follow review and discussion of the 2021 field data.

The geographic and topographic position of Wetlands and Surface Waters on the Site did not change from 2008 to 2021. However, since 2008 there has been significantly more rainfall than in the decade prior to 2008. Following Hurricane Irma in 2017, which exceeded 100-year flood levels, all wetland and surface water areas on site were flooded to the maximum water levels possible. Small depressions in the pasture that were covered with Bahiagrass, pasture herbs, and oldfield vegetation in 2007 were flooded in 2017 and remained saturated or flooded at various levels throughout 2021. Extensive rainfall in the summer of 2021 has kept these depressions wet. The current jurisdictional map defined in 2021 is shown as **Figure 66** in relation to the 2008 boundaries. The 2021 Surface Water and Wetlands plant community polygon map is provided as **Figure 67**. The acreages for all Wetlands and Surface Waters are provided in **Table 6**.

The jurisdiction line along the Creeks did not change from 2008 to 2021 because the adjacent uplands are steeply sloped and very dry. Therefore, changes in rainfall from year to year do not affect the jurisdictional boundary. The jurisdiction line shown for the **Isolated Seepage/Drainages 1** (**Areas A** and **B**) and **2** (**Wet** and **Dry)** (Figure 4) changed within the area covered by the tree canopy simply because the floods in 2017 flooded previously dry depressions and killed the upland groundcover vegetation. So, the 2021 line shown reflects the 100-year flood boundary and high surface water elevations

that have occurred in these two (2) habitats since 2017. **Area 1** is composed of numerous small depressions situated within various thicknesses of clay soil that historically was not cleared for pasture. The depressions are connected by intermittent stream flow that arises from rainfall and seepage located in the north part **(Area 1-A)** of this system. The 2017 to present floodwaters connected previously isolated depressions that were determined to be upland in 2008. There are Wetlands (**polygons 30 and 31**: Figure 67) with muck soils north of the dry swale shown as **Polygon 6**. These wetland polygons have a water table continuously perched at or above the ground surface. The depressions located below **Polygon 6** are intermittently flooded only during periods of very high rainfall, have various thicknesses of sandy surface soils, and drain rapidly during periods of low rainfall. This Polygon area is defined as **Wetland 32,** but several depressions are best termed as Intermittent Surface Waters because there is no groundcover vegetation and soils may or may not be hydric, and during low rainfall, these depressions can become covered with upland vegetation. The boundary of these areas was defined by the obvious flood boundary that occurred. During the 2017–2021 re-delineation of the areas, the boundaries were not reflagged, but the jurisdiction boundary was established using the existing 2008 shapefiles and modified by ground verification with handheld GPS coordinates in combination with use of 1-ft LiDAR topo contours. This procedure was approved by Alachua County staff who field reviewed the new line and approved the location for County review permit purposes. Since all stream and designated wetland areas will be placed in a **Conservation Easement** as part of a development agreement, the District should have no issue with this approach as the provided buffer is generally 75 ft or greater and their regulated buffer is 25 ft average with a 15-ft minimum. Any discrepancy in the jurisdiction line would be more than accounted for in the average buffer provided.

To provide a basis for ERP permitting in the future, the Wetlands and Surface Waters were grouped into categories to describe the type of Wetland or Surface Water feature present in each designated polygon described on Figure 67. The descriptive Polygons are tabulated within Table 5 and photographs of each polygon are provided in Appendix A. These categories are briefly described, as follows:

1. **Brooke Pointe Creek:** The onsite areas of Brooke Pointe Creek are best described as *Disturbed Mixed Hardwood Riparian Surface Waters*. The Creek and banks are occupied by a host of deciduous hardwood species; however, there is very little wetland acreage associated with the Creek on site and is best referred to as a Surface Water. Most of the historical upper onsite floodplain has been converted to pasture. There are **NO** natural floodplain areas remaining on site. The north and west boundary of the Creek has been significantly altered by single family residents who have converted most the historical floodplains to intensively managed yards and planted with yard grasses.
2. **Turkey Creek:** The onsite areas of Turkey Creek consist of eight (8) mapped polygons that are best described as *Disturbed Mixed Hardwood Riparian Surface*

Waters. There are **NO** true wetland areas associated with the Creek on site. There are wetland habitats off site south of the Creek. The onsite areas have been substantially impacted by cattle and pasture management. Road crossings occur in several areas and residential construction and yard management south of the Creek have affected the type, nature, and function of the Creek in these areas.

3. **Schmidt Creek:** Schmidt Creek, as mapped on Figure 67, consists of a well-defined surface water stream represented by **Polygon 18**. This polygon extends from a west to east road crossing that has been in place since before 1937 south to the confluence with Turkey Creek. From the road crossing north Schmidt Creek is composed of several well-defined creek channels that flow in various directions through a *Disturbed Mixed Hardwood Seepage Wetland*. Muck soils are present throughout and the creeks route surface water from north of US 441 to Turkey Creek and originate in an upland Mixed Hardwood Seepage Slope that is located around the south and east perimeters of the Wetlands.
4. **Isolated Mixed Hardwood Seepage Wetlands: Polygons 30 and 31** are within a long landscape depression that is oriented northeast to southwest within the western third of the Project Site. Surface Waters originate in the area from upland runoff and groundwater seepage that seeps out of the ground and runs along a muck surface into several small defined stream channels. From **Polygons 30** and **31** water flows south into a partially excavated swale **(Polygon 6)** that was in part created by digging and scouring of Surface Waters during high rain events. Stream flows in this area are diminished by natural seepage into the ground throughout the extent of the polygons. **Polygon 13** is a small narrow surface water drainage that has historically been enhanced that routes water from **Polygon 31 to 30.**
5. **Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters (Polygon 32):** This system has been designated as **Polygon 32** and during extreme flood events this floods into **Polygons 14 and 5**. The area is characterized by a series of isolated and connected shallow landscape expressions significantly affected by cattle. The vegetation in the area is primarily dominated by a dense subcanopy cover of deciduous hardwood species that are generally very small. Groundcover vegetation is sparse throughout all areas of the delineated polygon areas. During normal rain years, most of the area does not have surface water. Water seeps into the ground rapidly, and during periods of low rainfall upland vegetation quickly colonizes the entire ground surface. In periods of extreme rains, the area is differentially flooded as the numerous depressions drain at variable rates. Some hold water for extended periods while others drain rapidly. Only during extreme flood stages that are substantially above the average annual flood event would water flow south to Turkey Creek. There was no evidence in 2019–2021 that flow across the pasture had occurred.
6. **Non-Wetland Intermittent Surface Waters**: This broad descriptive category has been used to describe several small depressions, excavated ditches, small man-made ponds, and eroded swales created from overflow waters during periods of

high rainfall. These generally cannot be delineated pursuant to **Section 62-340.300. Delineation of Wetlands** and do not have characteristics of Wetlands but are delineated pursuant to **Section. 62-340.600(2) (b-d)**. **Surface Waters,** which primarily defines a flood boundary or excavation boundary. Typically, most of these areas are exempt from State mitigation because they are less than 0.50 acres, are isolated, and/or are excavated in uplands The majority of these areas were covered in upland vegetation in 2008 and are only intermittently flooded during periods of very high rain and can remain dry for several years even during periods of normal rainfall.

7. **Non-Wetland Swales:** The name of these features is intended to indicate that these areas are typically non-jurisdictional areas that direct water flow for a short distance and water flows into the ground. They only flow in response to rainfall. These areas were not claimed by the District as jurisdictional features in 2008.They shows signs of erosion and deposition but do not have wetland vegetation and have a normal seasonal groundwater table that lies below the surface except during flood events.
8. **Man-Made Surface Waters:** This category includes all Surface Waters that were excavated in uplands to include the three (3) drainage ditches defined as **Polygons 49, 50,** and **51**, an excavated fishpond **(Polygon 4**), and an excavated agricultural pond **(Polygon 3).** All are minimal quality habitats that have several surface water inflows of pollutants to include cattle wastes, greenhouse discharges, detergents from laundry facilities, and fertilizer inputs. The areas are characterized as Surface Waters and have little to no aquatic or wetland vegetation within the surface water or rooted in the ground. Direct impacts from cattle grazing, cattle walking, and uses of the areas as a drinking water source are apparent.

Surface Water Impacts Proposed in Response to Site Development

A Preliminary Site Development Plan proposed for the Site is provided as **Figure 69** Based on the Preliminary Site Development Plan there are surface water impacts proposed that total **1.551 acres** (**Figure 69**, **Table7**). No impacts occur to wetland habitats with impacts primarily restricted to significantly altered man-made and non-wetland surface water habitats. No Mitigation Assessment is provided at this time; however, the developer has agreed that to partially mitigate for the impacts, all naturally occurring Wetlands on the Site and the entire limits of the jurisdictional areas of Schmidt Creek, Brooke Pointe Creek, and Turkey Creek will be placed into a **Conservation Easement**. The draft Conservation Area is shown on **Figure 70** and totals **36.29** acres, which is 30% of the total Planning Parcel acreage. In addition to the Conservation Areas, there will be creation of substantial onsite Surface Waters maintained as stormwater basins (**Figure 71**). These basins, although not candidate to provide mitigation, provide a significant amount of surface water habitat that does compensate for the loss of the agricultural pond and other small intermittent Surface Waters. Therefore, there certainly will be **NO NET LOSS** of surface water habitat on the Site and that cannot be argued. For example, within the City of Gainesville, several hundred acres of treatment basins

have been created within Paynes Prairie for Wastewater Treatment. The Wetlands are referred to as the ***Sweetwater Branch Wetlands Park***. These areas would have substantially more nutrients, metals, etc., in the water due to the inflow of wastewater from the Sweetwater Branch Sewage Treatment Facility, which in this area, has a very high phosphorus concentration. No one would argue that this *Wetlands Park* did not provide substantial habitat for water birds and wading birds or any animals that require aquatic habitat for forage. These onsite stormwater basins will have a similar function. In addition, the basins provide substantial buffer for the conserved riparian and wetland systems.

Compliance of the Preliminary Development Plan with Environmental Regulation Requirements defined in the Objectives of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan

The City of Alachua regulations protecting *Wetlands* are defined within **Comprehensive Plan Conservation and Open Space Element, Objective 1.10**, defined (in part) as follows:

> **Objective 1.10: *Wetlands***
>
> The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.
>
> *Policy 1.10.a:* The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.
>
> *Policy 1.10.b:* The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

Policy 1.10.a specifically refers to *Wetlands* as those areas that would be identified using the Statewide Delineation Methodology that is defined in **Rule 62-340, FAC. Delineation of the Landward Extent of Wetlands and Surface Waters.** This methodology and its associated definitions are binding on all Municipal and County governments in the State of Florida. The regulations defined in*: **Objective 1.10: Wetlands*** specifically refers to Regulation of "*Wetlands." Wetlands* in **Chapter 62-340** are defined differently and delineated differently than *Surface Waters.* Within this chapter it is specifically stated that "all Wetlands are Surface Waters but not all Surface Waters are Wetlands." Wetlands are a specifically defined subset of surface waters that have different delineation procedures, different permitting exemptions, and very different regulatory treatment throughout the Florida Administrative Code.

The City Comprehensive Plan regulates Surface Waters, in part, through the provisions of **Objective 1.12: Water Resources**, as follows:

> **Objective 1.12: Water Resources**
>
> The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

This Objective specifically references connected surface waters such as springs, streams, and rivers, which are all *natural connected water systems*.

and,

Policy 1.12 b further defines the Objective in the context of *flowing Surface Water bodies,* as follows:

> *Policy 1.12.b:* The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Nowhere within **Objective 1.10: Wetlands** or **Objective 1.12: Water Resources** are regulations described for prohibition of development in or around man-made or non-natural surface waters or isolated natural surface waters. There are NO prohibitions described for development in or around these surface water types. These surface water types are the surface water categories that are proposed for impact on the Schmidt Planning Parcel.

Chapter 62-340 is very specific in its treatment and delineation of Surface Waters versus Wetlands. Wetlands are defined, as follows,

> (19) "Wetlands," as defined in Section 373.019(25), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs,

cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Within the Florida Administrative Code , *Surface Waters* are defined, as follows.

Chapter 62-340.600 Surface Waters.

(1) For the purposes of Section 373.421, F.S., surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially, including, the Atlantic Ocean, the Gulf of Mexico, bays, bayous, sounds, estuaries, lagoons, lakes, ponds, impoundments, rivers, streams, springs, creeks, branches, sloughs, tributaries, and other watercourses. However, state water quality standards apply only to those waters defined in Section 403.031(13), F.S.

Delineation of Surface Waters and Wetlands are described within **Section 62-340.600(2) (a-d)**, as follows:

(2) The landward extent of a surface water in the State for the purposes of implementing Section 373.414, F.S., shall be the more landward of the following:

(a) Wetlands as located by Rule 62-340.300, F.A.C., of this chapter;

(b) The mean high water line elevation for tidal water bodies;

(c) The ordinary high water line for non-tidal natural water bodies;

(d) The top of the bank for artificial lakes, borrow pits, canals, ditches and other artificial water bodies with side slopes of 1 foot vertical to 4 feet horizontal or steeper, excluding spoil banks when the canals and ditches have resulted from excavation into the ground, or

(e) The seasonal high water line for artificial lakes, borrow pits, canals, ditches, and other artificial water bodies with side slopes flatter than 1 foot vertical to 4 feet horizontal along with any artificial water body created by diking or impoundment above the ground.

(3) Determinations made pursuant to paragraphs (2)(b) and (2)(c), shall be for regulatory purposes and are not intended to be a delineation of the boundaries of lands for the purposes of title.

Rulemaking Authority 373.421 FS. Law Implemented 373.421, 373.4211, 403.031(13) FS. History–New 7-1-94, Formerly 17-340.600.

Natural Flowing Surface Waters are further defined in the context, of streams (creeks, rivers, etc.), as follows,

Section 373.019 F.S. (20) Stream

(20) "Stream" means any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

The ***Florida Statutes* (Section 373.019 FS. Definitions)** defines '*man-made drainage features'* in the context of *'Other Watercourses',* as follows,

> *(14) 'Other Watercourse***'** means any canal, ditch, or other artificial watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted.

Therefore, for State permitting purposes flowing natural surfaces waters such as streams are defined and treated differently than artificial man-made drainages such as excavated ditches and canals.

The Objectives within the City Comp Plan defined above that deal with Wetlands and Surface Water specifically separate Wetland regulations from Surface Water regulations pursuant to guidelines established in **Chapter 62-340** as related to their delination. In addition, regulations in **Objective 1.12** are defined in terms of *Natural Surface Waters* and exclude *Artitfically Created Surface Waters.* City development regulations within *Policcy 1.10b* specifically define and distinguish between allowable and limited development in *Isoslated Wetlands* as opposed to *Connected Wetlands* howver no such definition exists for isolated and man-made Surface Water areas where allowable impacts remain largely undefined and prohitions for development impacts are also not defined.

Based on the context of these regulations, the impacts proposed for the Schmidt Farms Planning Parcel are consistent with any prohibitions defined within **Objectives 1.10 and 1.12**. Since the Surface Water impacts are not specicifally addressed in these regulations, the impacts would be regulated pursuant to the requirements of the Water Manaagement District as defined in the Applicant's Handbook and **Chapter 62-345. Uniform Mitigation Assessment Method, FAC**. Further, when local municipal regulations are less restrictive or do not address specific Wetland or Surface water impacts in Alachua County, then the provisions of ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77, Water Quality Standards and Management Practices*** (ULDC)would take precedent. Within this Code, **Section 77.21. Exemptions** defines several exemptions, as follows:

> **Sec. 77.21. - Exemptions**.
>
> (a) The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:
>
> (11) *Artificial wetlands.* All man-made impoundments, lakes, streams, ponds, artificial or created wetlands, and all stormwater management facilities, provided that alteration in these areas will not adversely impact natural or mitigation surface waters and wetlands. If these facilities were required as a mitigation project they shall not be exempt from this chapter. If any wetlands or surface waters are part of a stormwater management facility approved by a city or the county, the same function must be provided, and any modifications shall be subject to approval by the applicable city or county engineer.

Based on this Code, the largest acreage of impacts proposed on Schmidt Planning Parcel involves created agricultural ponds and excavated drainage ditches, which are low-quality habitats that have received significant historical impacts as a result of intense cattle management. These ponds and ditches currently act as a continual pollution source to downstream areas of Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. The *Conservation Easement* as proposed by the applicant would more than account for mitigation for the loss of these constructed Surface Waters, and by rule, these appear to be exempt from County and City Mitigation. As previously described, the impacts proposed for this site were approved during the 2008 application process by the City and District. The impacts proposed then are the same as those proposed for the current Project. Hence, the proposed impacts must also be considered in context of the following Code,

> **Sec. 77.21. - Exemptions**.
>
> (9) *Previously approved permits.*
> a. *Dredge and fill permits:* Specifically permitted dredge and fill or surface water management activities that were approved by a federal or state agency or a water management district, prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.
> b. *Other permits:* Projects for which the applicant demonstrates that final site plan or development plan approvals have been issued prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.

and,

> (10) *Altered wetlands.* In instances where the water regime of a wetland has been artificially altered, but the dominant vegetation of the area in question continues to be comprised of listed species, a feasibility of hydrologic restoration shall be made by county staff. Hydrologic restoration that can be accomplished by minor earth work or drainage controls, and would not be contrary to the public health, safety, and welfare, shall be viewed as the preferable alternative to the proposed alteration. This provision for exemption is not intended to apply in the case where a surface water and/or wetland has been filled or altered in violation of any rule, regulation, statute, or this chapter.

Summary

In summary, this ERA report documents the existing conditions found on the Planning Parcel. From this review, it can be stated that the Planning Parcel does not contain any natural native Upland or Wetland habitats that have not been significantly altered by past and ongoing agricultural and cattle management practices. As part of the proposed development, the following statements apply:

1. All Regulated Natural Resources that include Wetlands and natural Surface Waters on the site will be protected in perpetuity by Conservation Easements.
2. Development will **NOT** adversely affect Regulated Resources on the Planning Parcel or on adjacent sites.
3. **NO** known listed species will be adversely affected by development of the Planning Parcel.
4. Future development will be consistent with environmental regulations specified within the City Comprehensive Plan, the Alachua County Unified Land Development Code, and all set-aside required by Code will be established prior to any development activity of the Planning Parcel.

Table 3. Plant species recorded at the Schmidt Farms Planned Development Site, Alachua County.

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE JUC	*Ageratina jucunda* (Greene) Clewell & Wooten	Hammock snakeroot	NL	FAC	NC
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
ASP PLA	*Asplenium platyneuron* (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAL VIA	*Calyptocarpus vialis* Less.	Straggler daisy	FAC	UPL	EW
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR PEN	*Cardamine pensylvanica* Muhl. ex Willd.	Pennsylvania bittercress	FACW+	OBL	NP
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR DEB	*Carex debilis* Michx.	White-edge sedge	FACW	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ANC	*Coleataenia anceps* (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
COL RIG	*Coleataenia rigidula* (Bosc ex Nees) LeBlond	Redtop panicum	FACW	FACW	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
COR FOE	*Cornus foemina* Mill.	Swamp dogwood	FACW-	FACW	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO COR	*Crocanthemum corymbosum* (Michx.) Britton	Pinebarren frostweed	NL	UPL	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
CYN DAC	*Cynodon dactylon* (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP OVA	*Cyperus ovatus* Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC POR	*Dichanthelium portoricense* (Desvaux ex Hamilton) B.F. Hansen & Wunderlin	Hemlock witchgrass	NL	UPL	NP
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. strigosum	Roughhair witchgrass	FAC	FAC	NC
DIC CAR	*Dichondra caroliniensis* Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	NW
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
EDR UNI	*Edrastima uniflora* (L.) Raf	Clustered mille graines	FACW	FACW	NC
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUO AME	*Euonymus americanus* L.	American strawberrybush	FAC-	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
EUP PER	*Eupatorium perfoliatum* L.	Common boneset	FACW	FACW	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HEX TER	*Hexasepalum teres* (Walter) J.H. Kirkbr.	Poor joe	FACU-	UPL	NP
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydrocotyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* (L.) subsp. *solutus* (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
JUN VIR	*Juniperus virginiana* L.	Red cedar	FACU-	UPL	NC
KEL VER	*Kellochloa verrucosa* (Muhl.) Lizarazu et al.	Warty panicgrass	FACW	FACW	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN STR	*Lantana strigocamara* R. W. Sanders	Lantana	FACU	UPL	EW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LUD PER	*Ludwigia peruviana* (L.) Hara	Primrose willow	OBL	OBL	NW
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC
MAT/GON	*Matelea floridana* or *Gonolobus suberosus* (sterile)	Florida spiny pod or Angular milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIC UMB	*Micranthemum umbros* (J.F. Gmel.) S.F. Blake	Shade mudflower	OBL	OBL	NC
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NEK ARB	*Nekemias arborea* (L.) J. Wen & Boggan	Peppervine	FAC+	---	NC
NYS BIF	*Nyssa biflora* Walter	Swamp blackgum	OBL	OBL	NC
NYS SYL	*Nyssa sylvatica* Marshall	Blackgum	FAC	UPL	NC
OPL SET	*Oplismenus setarius* (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM REG	*Osmunda regalis* L. var. *spectabilis* (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	*Osmundastrum cinnamomeum* (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	*Oxalis debilis* Kunth	Pink woodsorrel	NL	UPL	EW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PER HYD	*Persicaria hydropiperoides* (Michx.) Small	Mild water-pepper	OBL	OBL	NP
PER PUN	*Persicaria punctata* (Elliott) Small	Dotted smartweed	FACW+	OBL	NP
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIL MIC	*Pilea microphylla* (L.) Liebm.	Artillery plant	FACU	FACW	NC
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN PAL	*Pinus palustris* Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU CAR	*Prunus caroliniana* (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE AUS	*Quercus austrina* Small	Bastard white oak	NL	UPL	NC
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	*Quercus laurifolia* Michx.	Swamp laurel oak	FACW	FACW	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
QUE VIR	*Quercus virginiana* Mill.	Live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	---	NP
RUB PEN	*Rubus pensilvanicus* Poir.	Sawtooth blackberry	FACU+	---	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus nigra* L. subsp. *canadensis* (L.) Bolli	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC
SCL TRI	*Scleria triglomerata* Michx.	Tall nutgrass	FACU+	FACW	NC
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SID TEN	*Sideroxylon tenax* L.	Golden buckthorn	NL	UPL	NC
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	*Stachys floridana* Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	*Stenotaphrum secundatum* (Walter) Kuntze	St.Augustinegrass	FAC	UPL	NW
SYM CAR	*Symphyotrichum carolinianum* (Walter) Wunderlin & B.F. Hansen	Climbing aster	OBL	OBL	NC
SYM DUM	*Symphyotrichum dumosum* (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
SYM ELL	*Symphyotrichum elliottii* (Torr. & A.Gray) G.L. Nesom	Elliott's aster	OBL	OBL	NC
SYM SUB	*Symphyotrichum subulatum* (Michx.) G.L. Nesom	Annual saltmarsh aster	OBL	OBL	NC
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TIL USN	*Tillandsia usneoides* (L.) L.	Spanish moss	NL	UPL	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI SEB	*Triadica sebifera* (L.) Small	Popcorntree	FAC	FAC	EA
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC COR	*Vaccinium corymbosum* L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VER FOR	*Vernicia fordii* (Hemsl.) Airy-Shaw	Tungoil tree	NL	UPL	EW
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
YUC FIL	*Yucca filamentosa* L.	Adam's needle	NL	UPL	NC
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

[1] USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

[2] FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

[3] Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

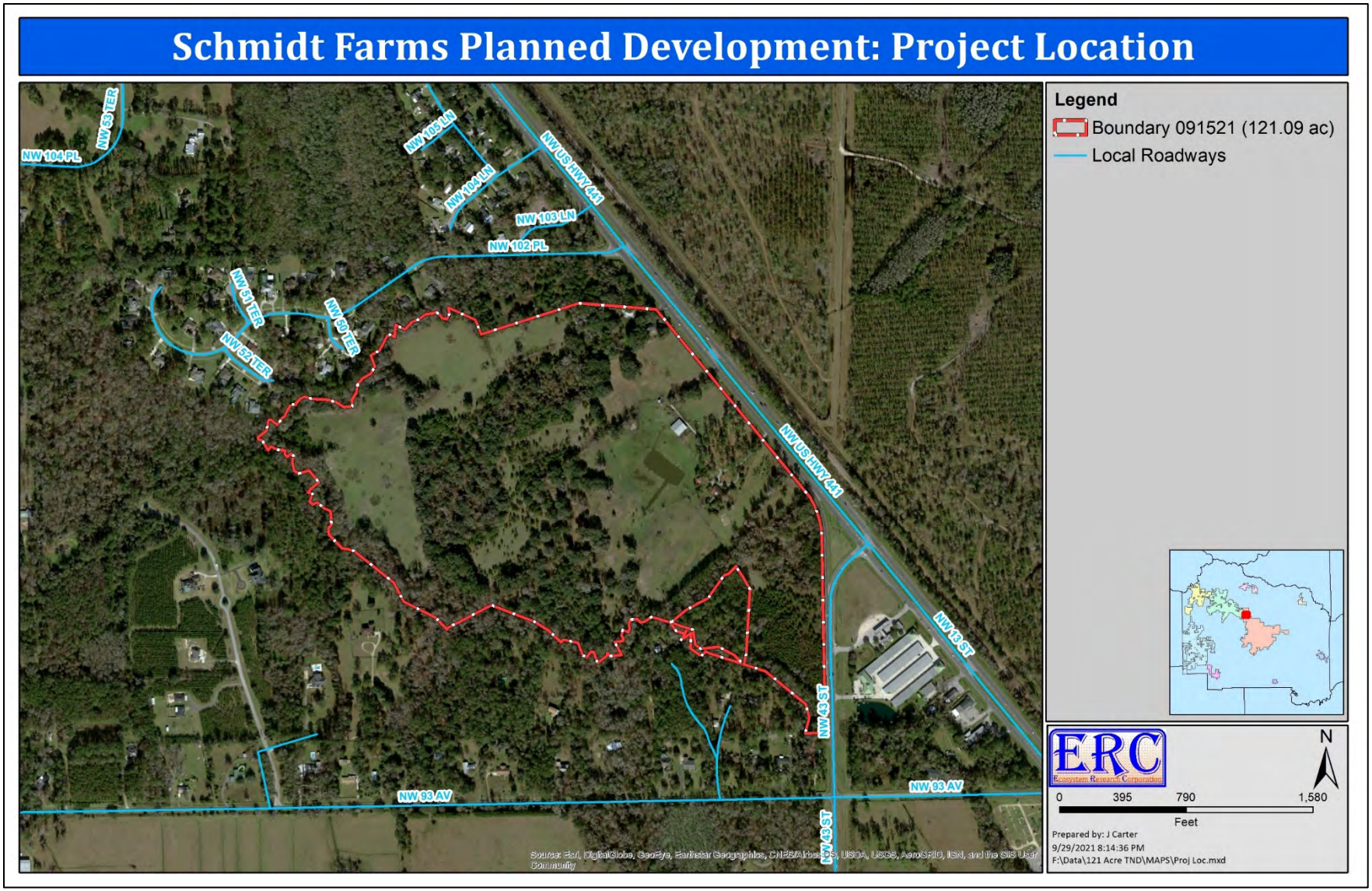


Figure 1. Project location map showing the Planning Parcel in relation to local access roads.

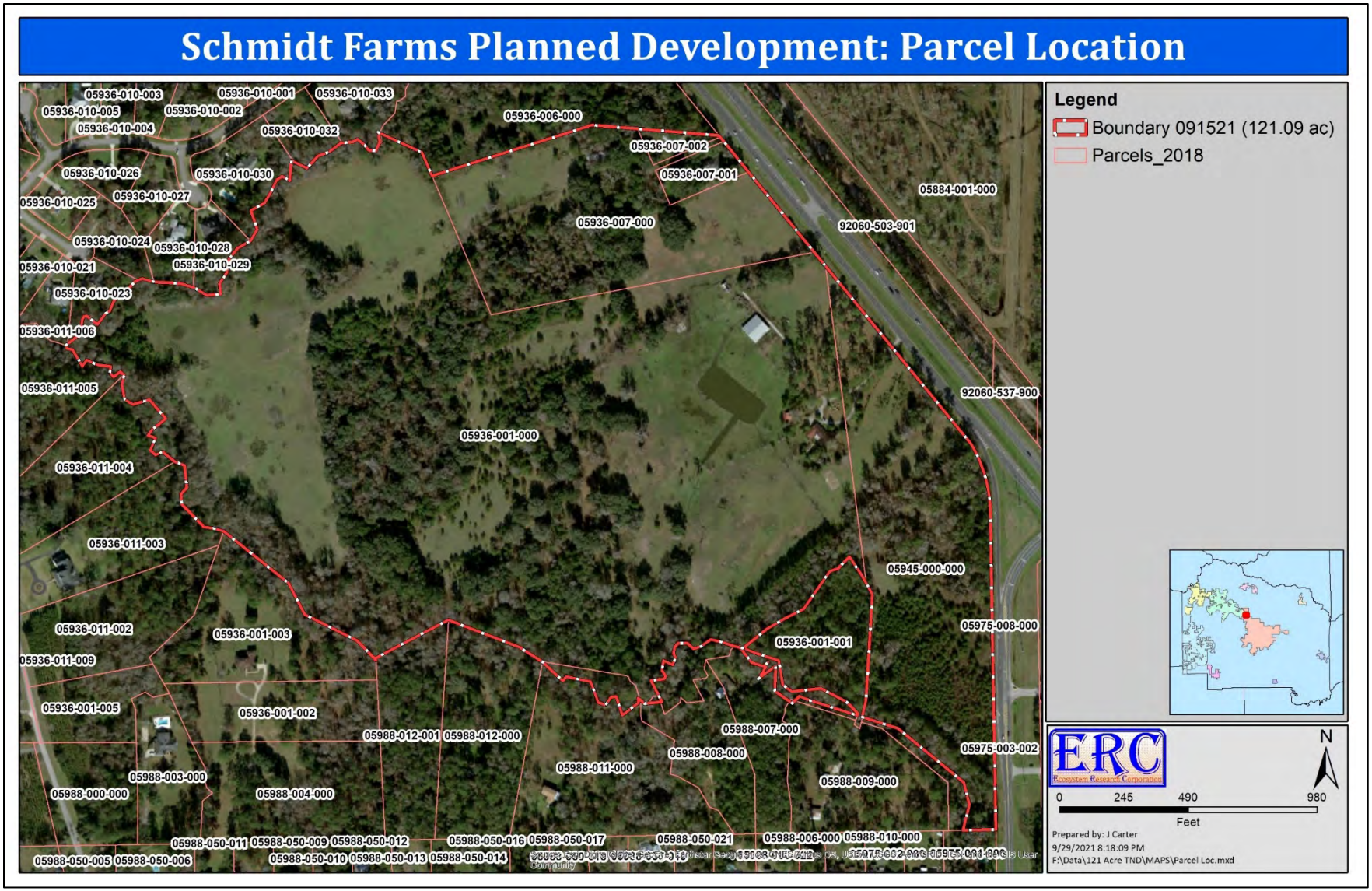


Figure 2. Alachua County tax parcels shown in relation to the Planning Parcel.

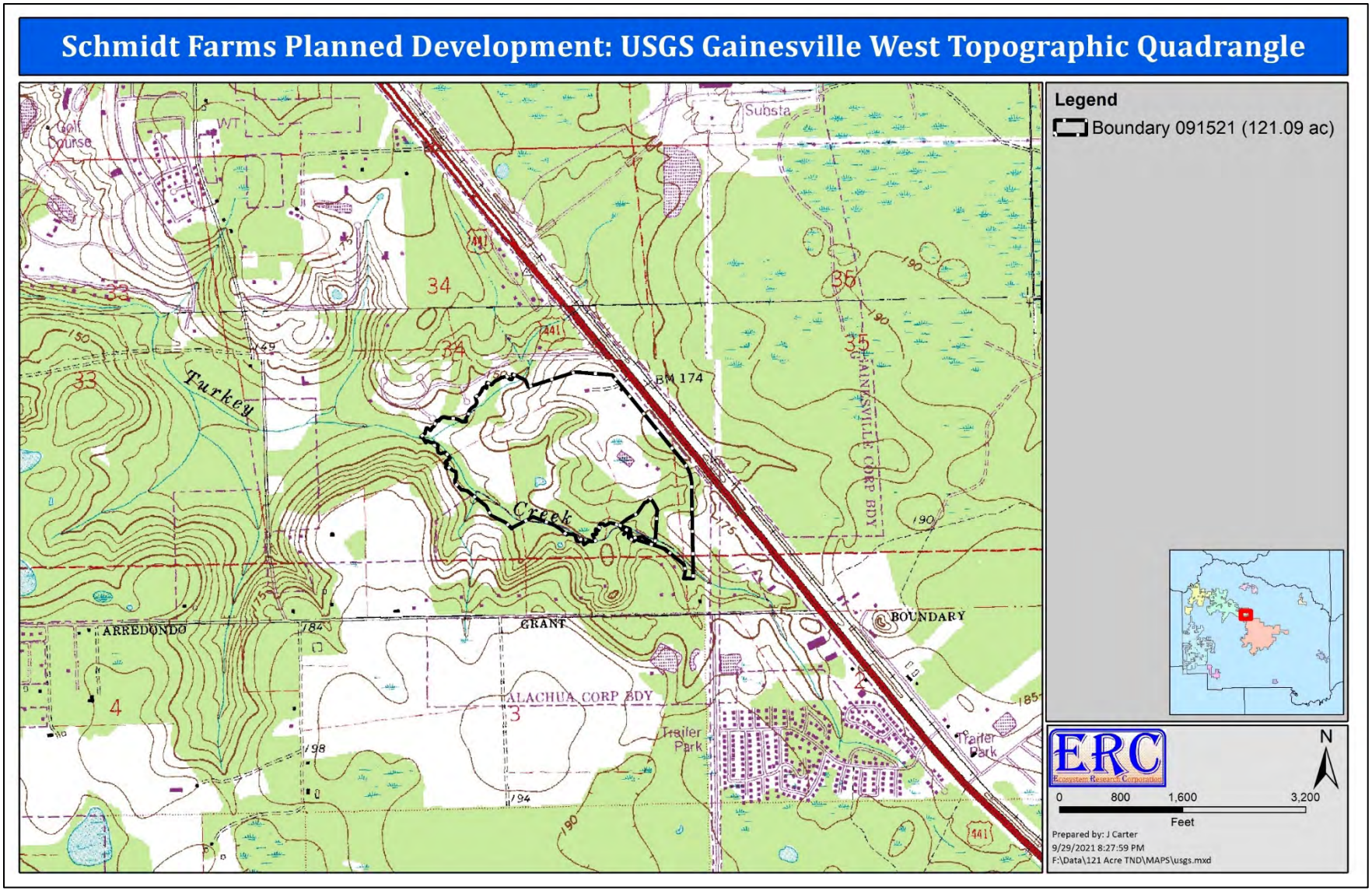


Figure 3. USGS Gainesville West topographic quadrangle showing the Planning Parcel and surrounding areas.

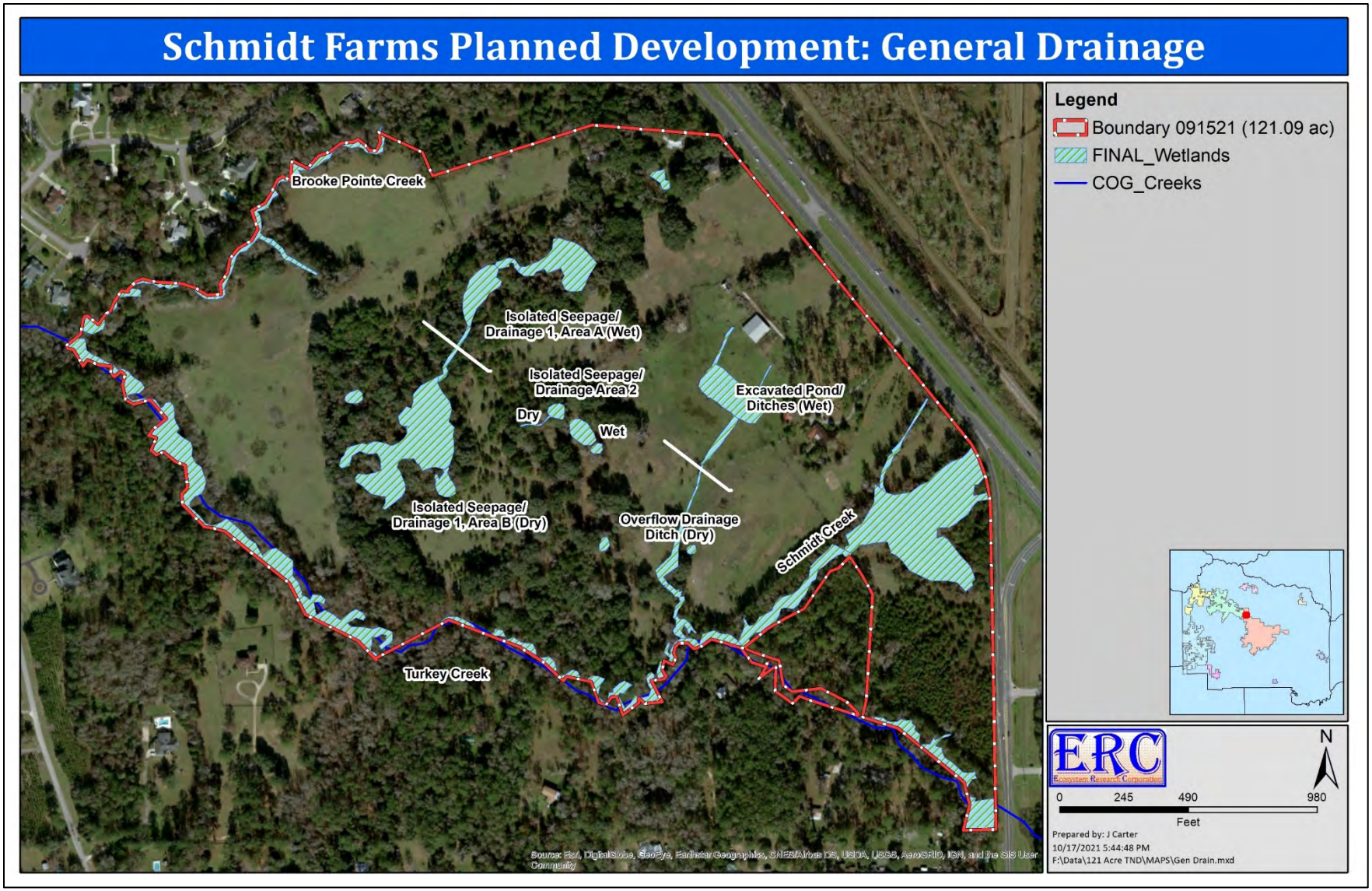


Figure 4. General drainage map of the Planning Parcel.

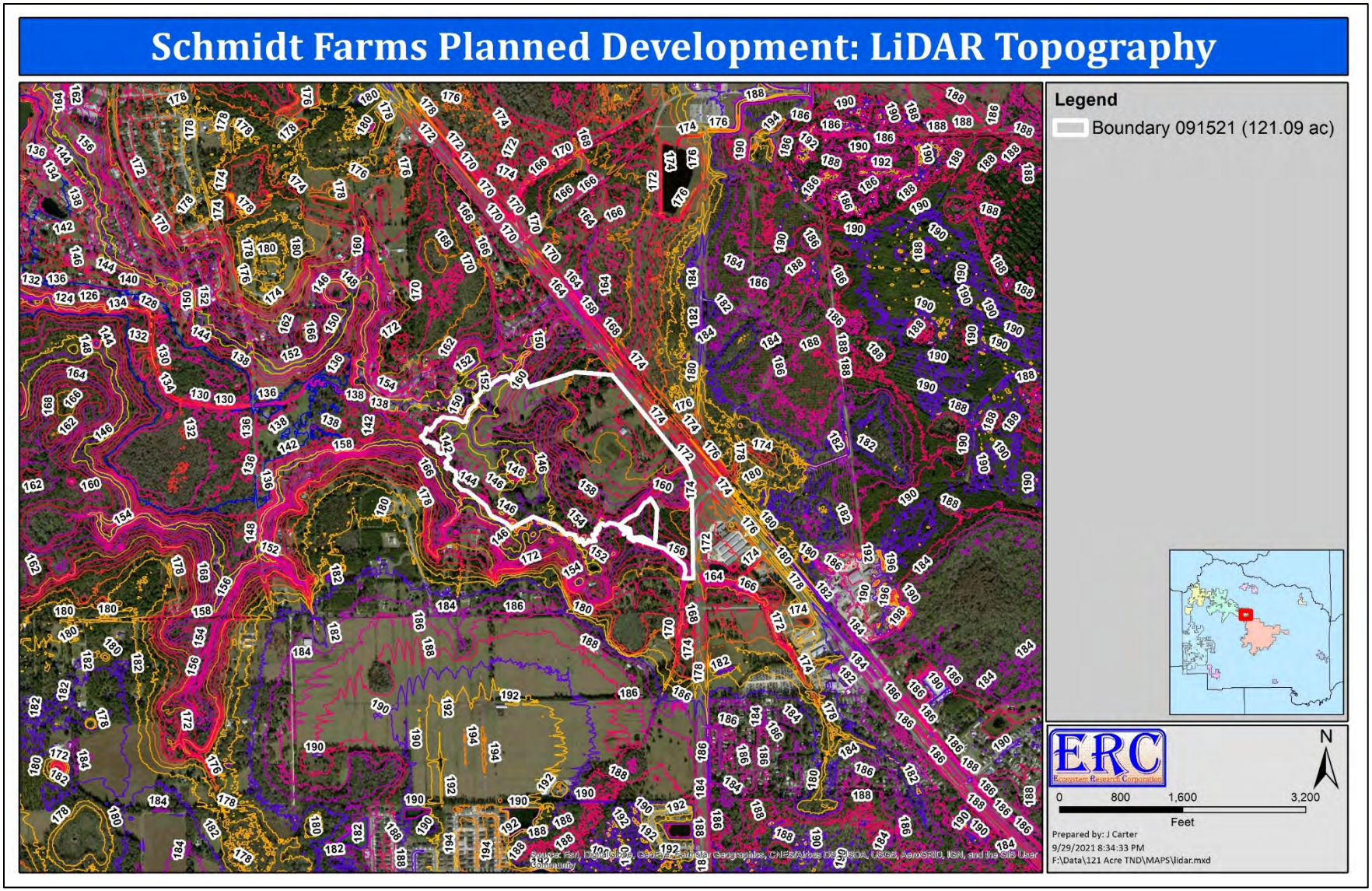


Figure 5. LiDAR topography shown in relation to the Planning Parcel and surrounding area.

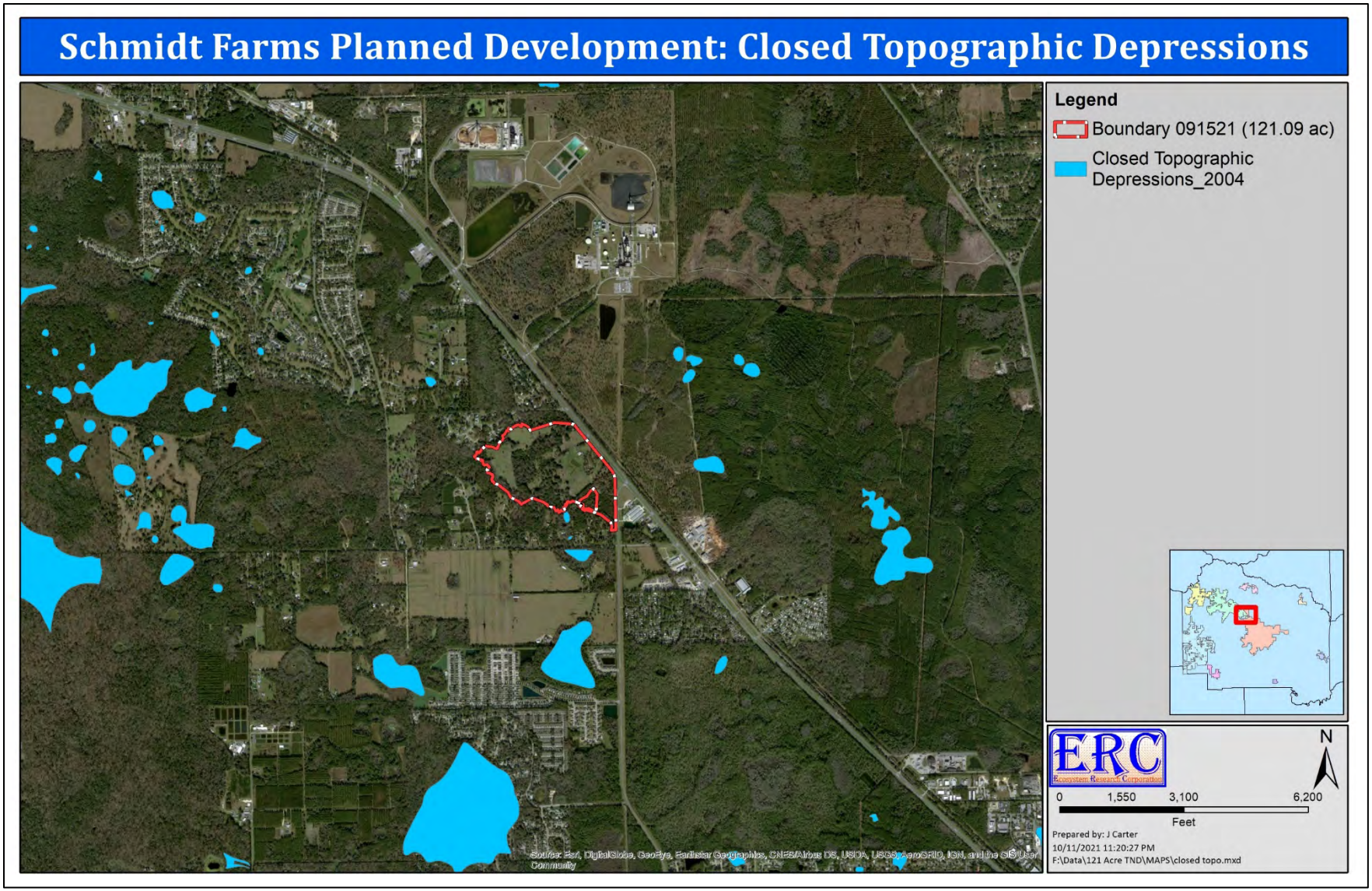


Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area.

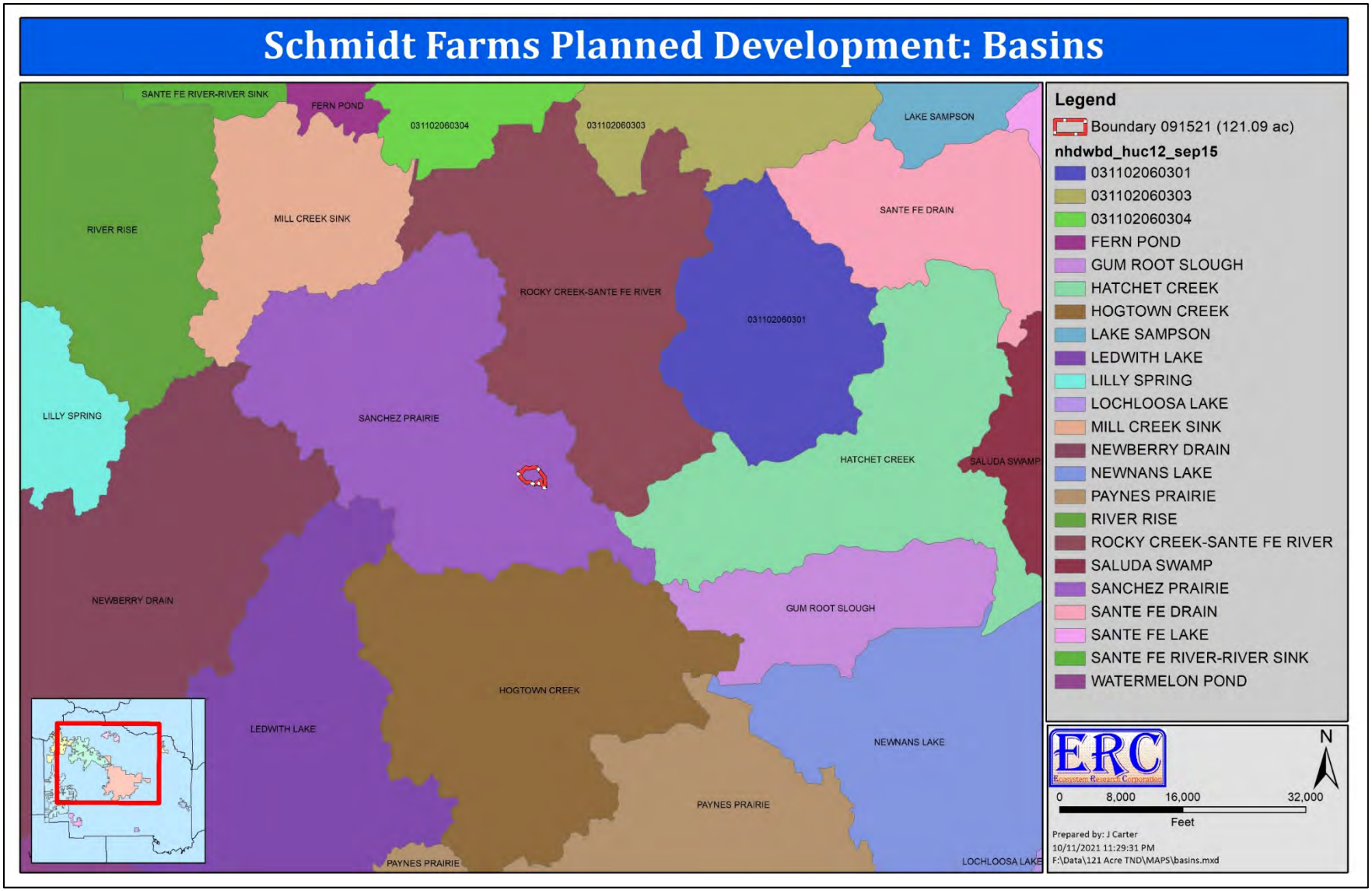


Figure 7. Hydrologic basins shown in relation to the Planning Parcel and surrounding area.

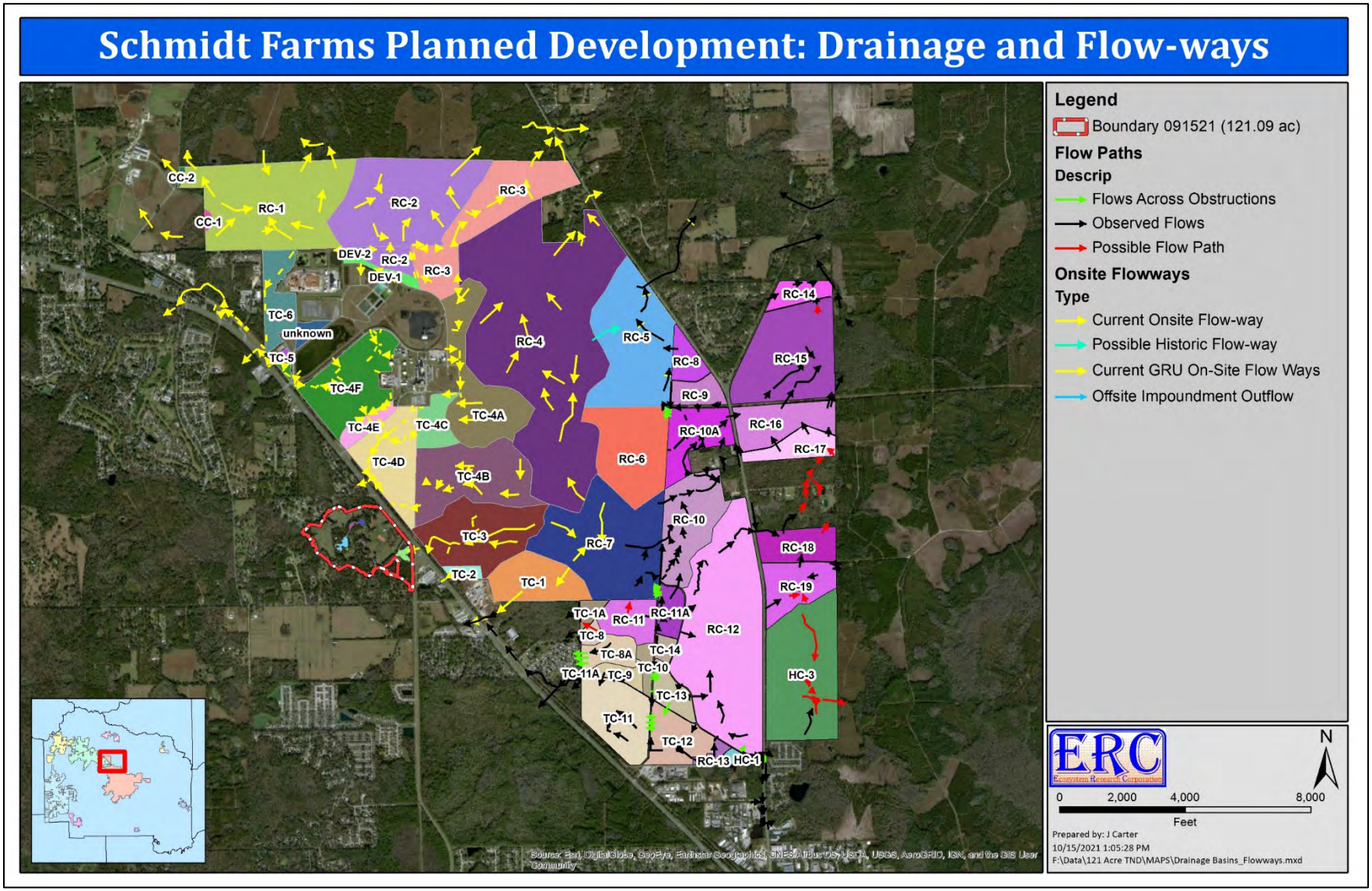


Figure 8. Drainage basins and flow-ways shown in relation to the Planning Parcel and surrounding areas.

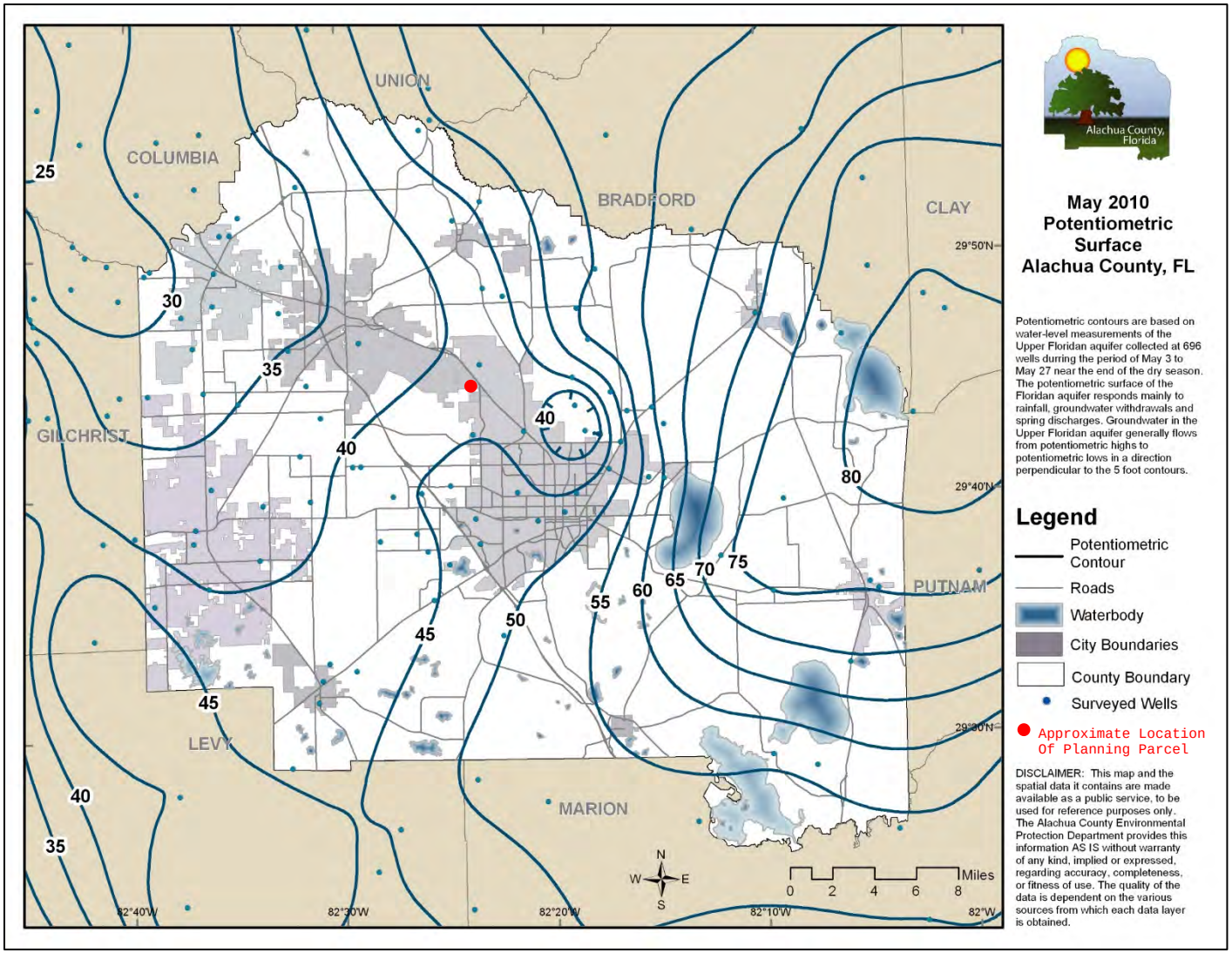


Figure 9. Potentiometric surface of Alachua County, May 2010 (Planning Parcel location added for reference).
Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

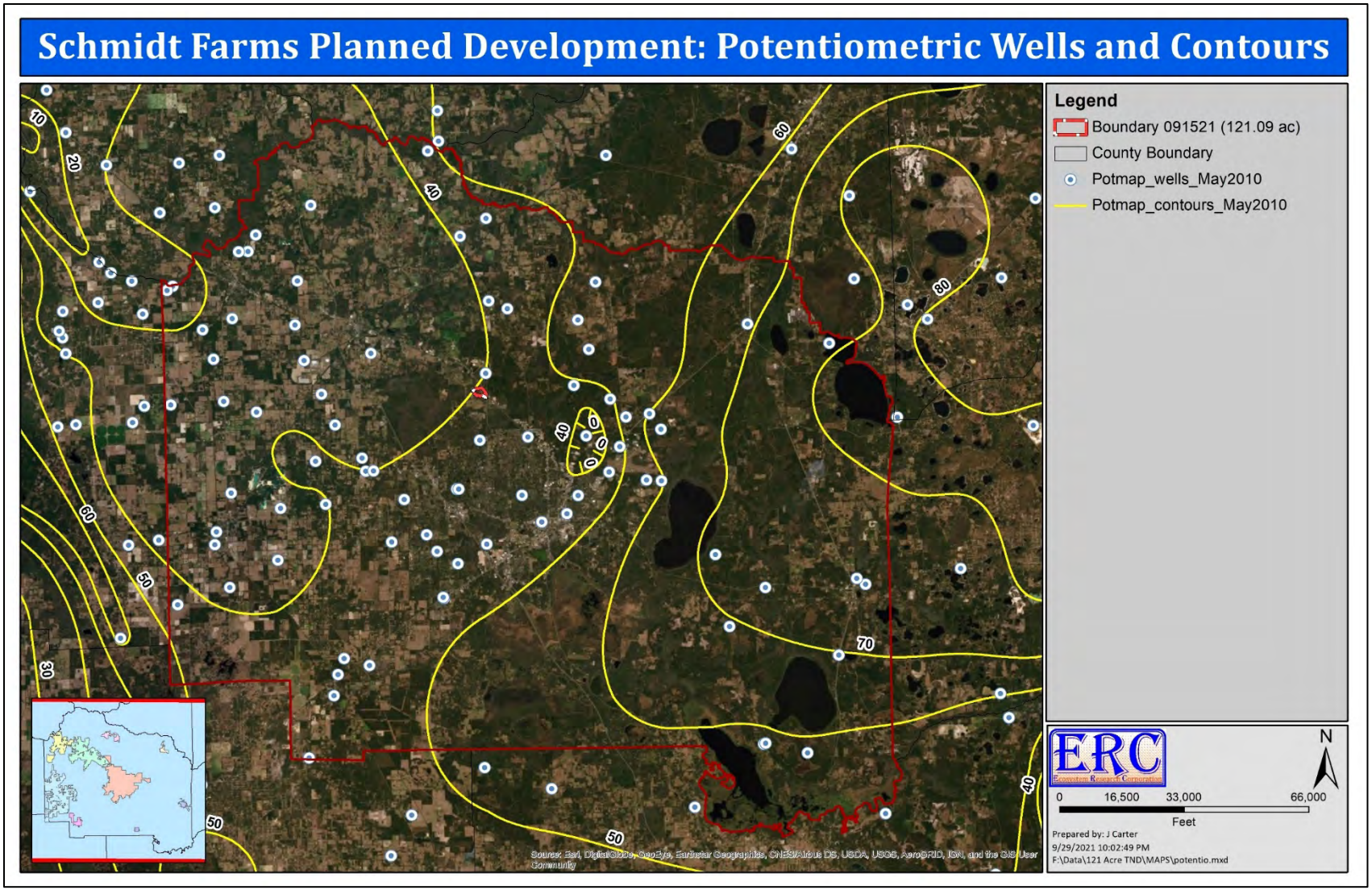


Figure 10. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Planning Parcel and surrounding area.

Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

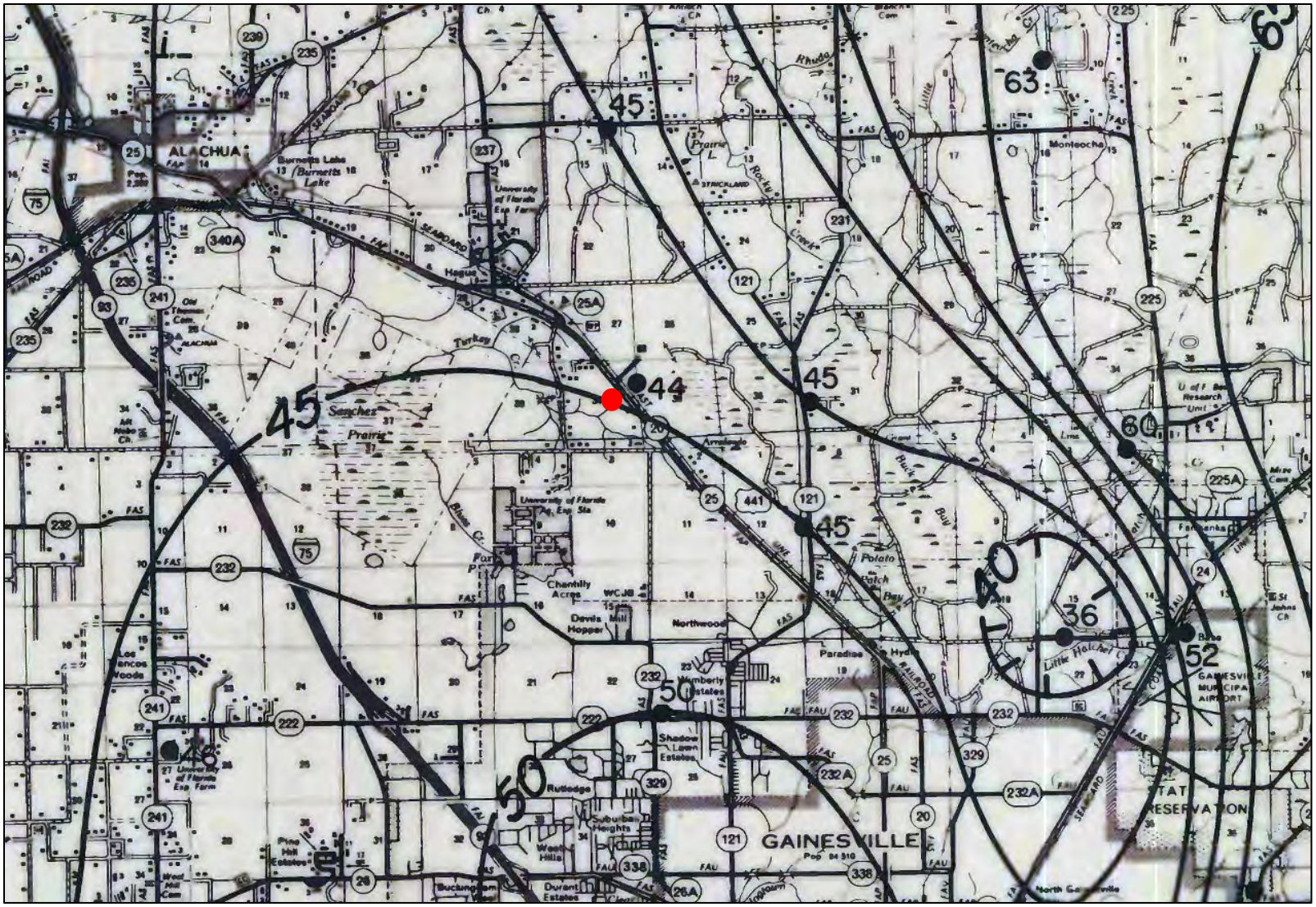


Figure 11. Potentiometric contour map of the surface of the Florida aquifer in 1980 (● approximate location of Project Site).
Source: Extracted view from Navoy, A. S. 1980. Potentiometric Surface Map of the Florida Aquifer in Alachua County, Florida, May 1980. Prepared for Department of the Interior, United States Geological Survey in cooperation with the Gainesville-Alachua County Regional Electric Water and Sewer Utilities Board. Open file report 80-1199.

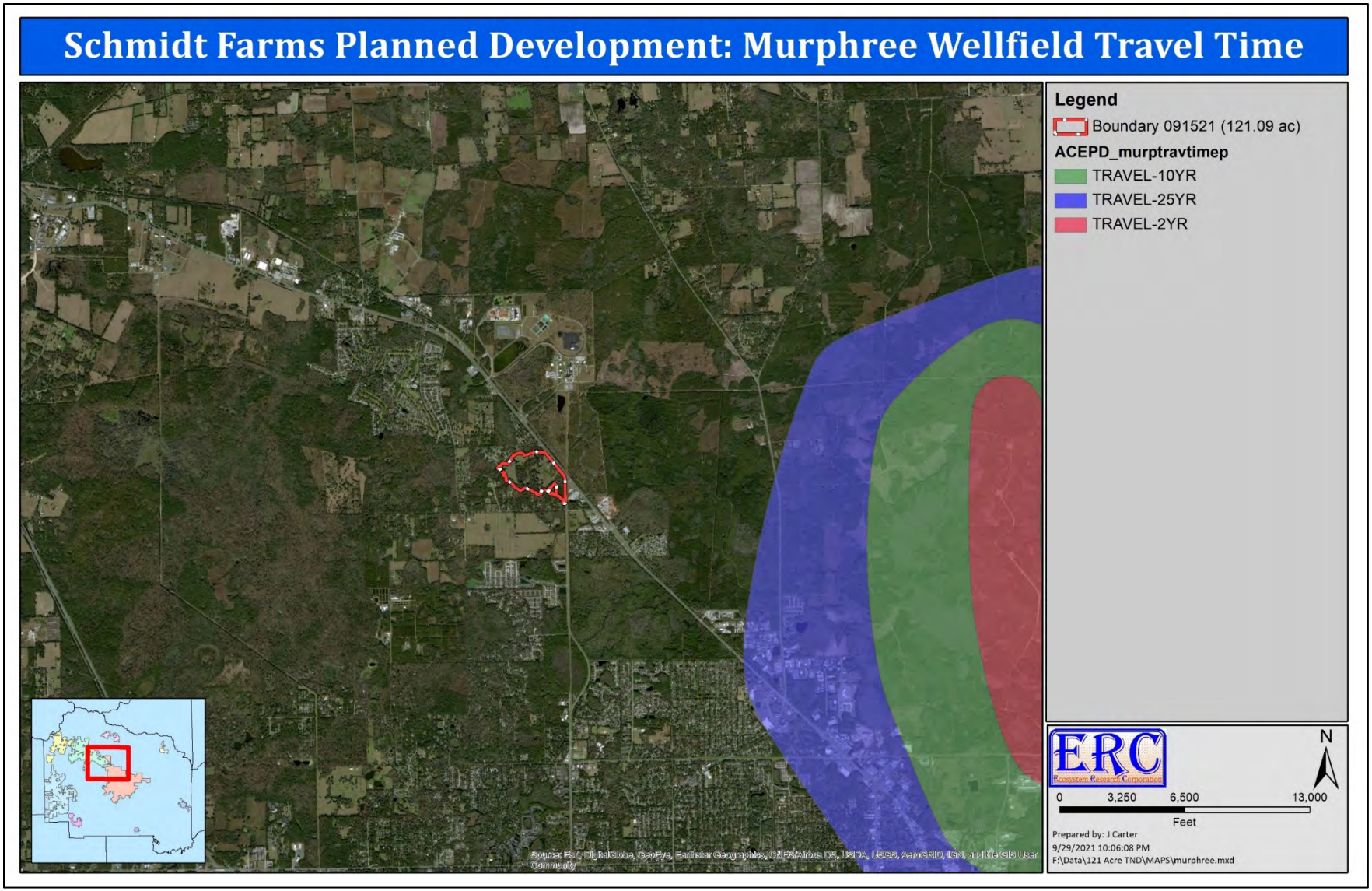


Figure 12. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Planning Parcel and surrounding area.

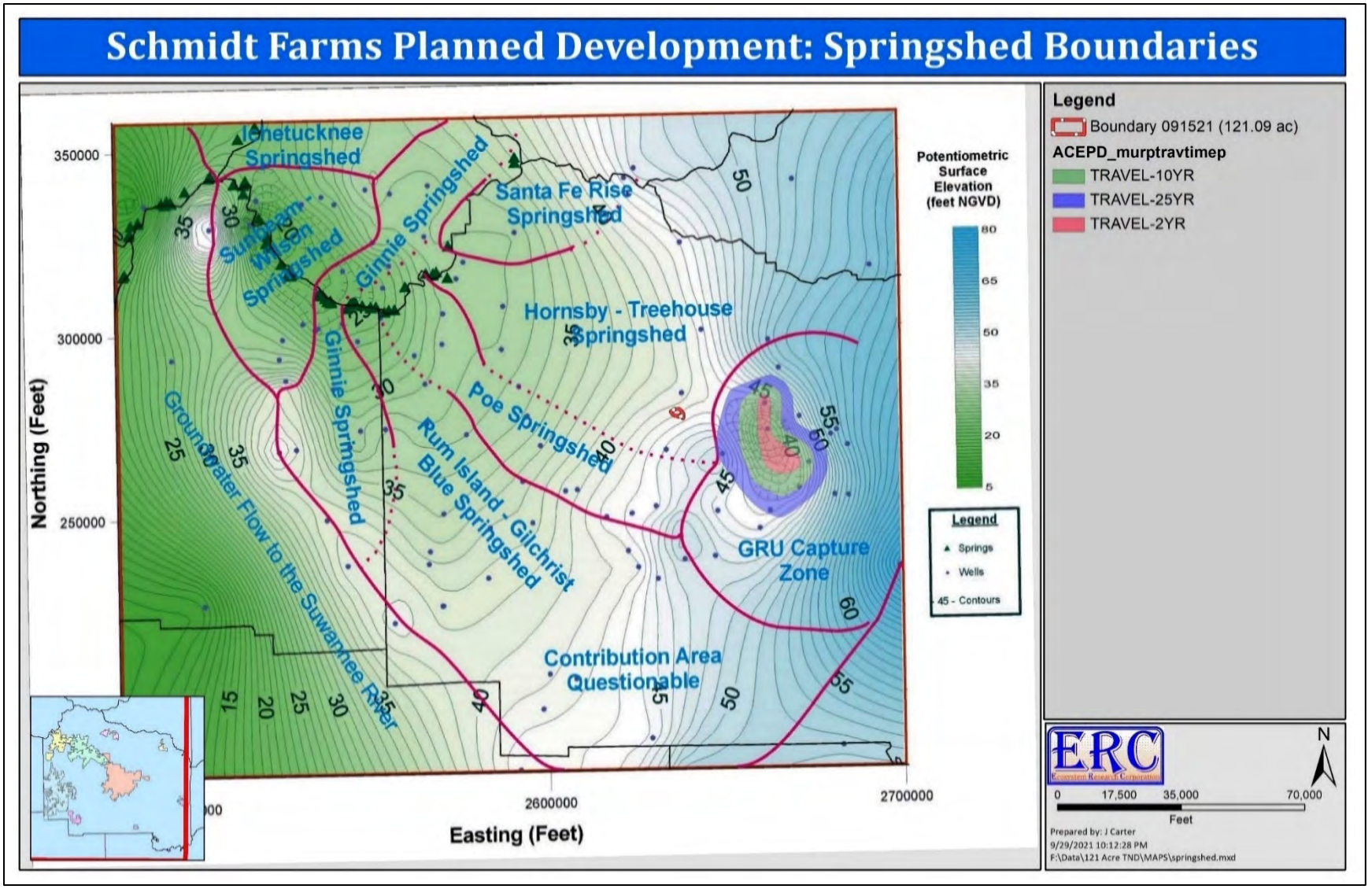


Figure 13. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Planning Parcel and Murphree Wellfield Protection Zones.
Source: SDII 2008, http://aquaticcommons.org/1785/1/Springsheds%2520presentation.pdf.

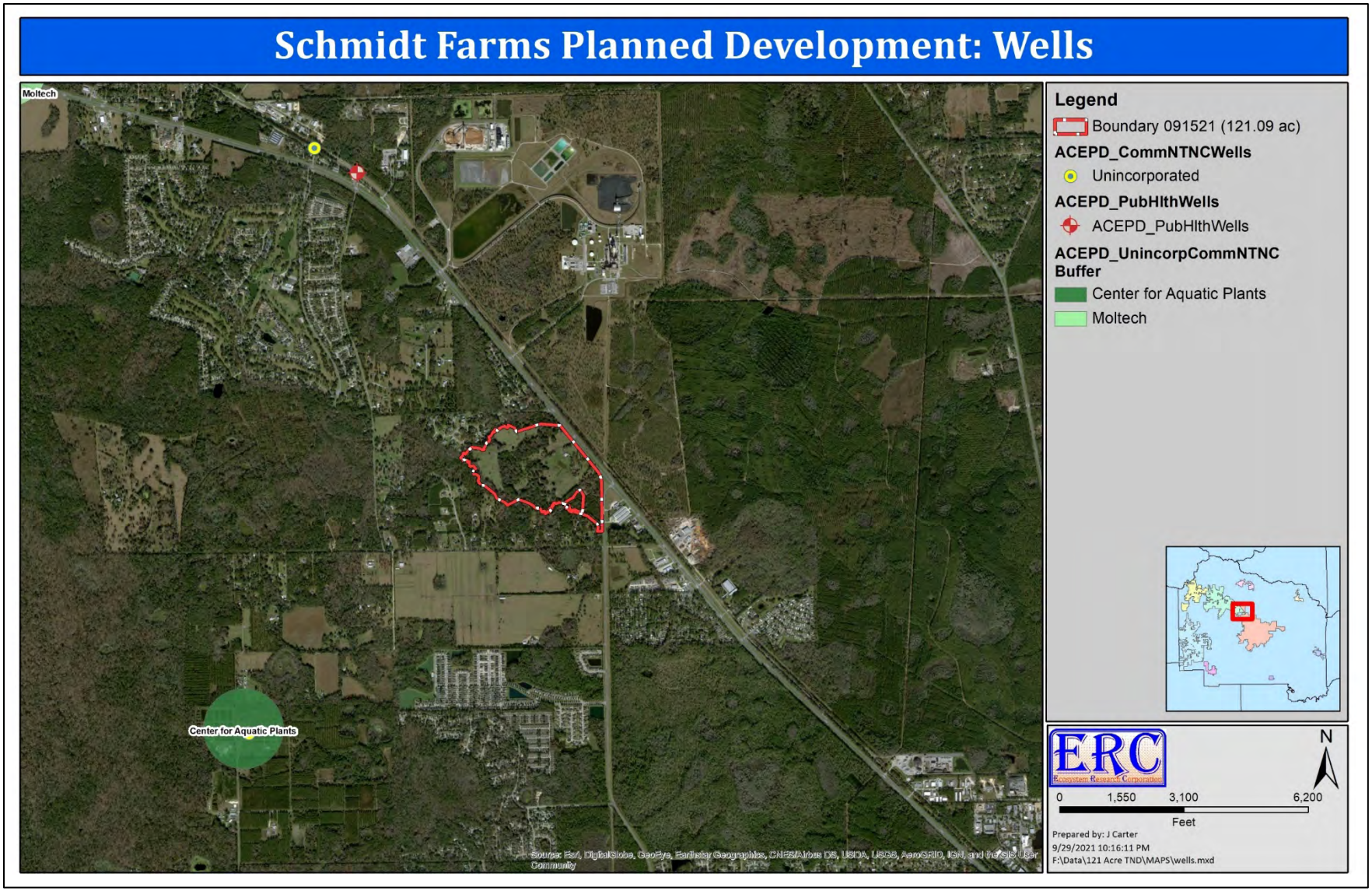


Figure 14. Private and commercial wells and wellfield buffers shown in relation to the Planning Parcel and surrounding area.

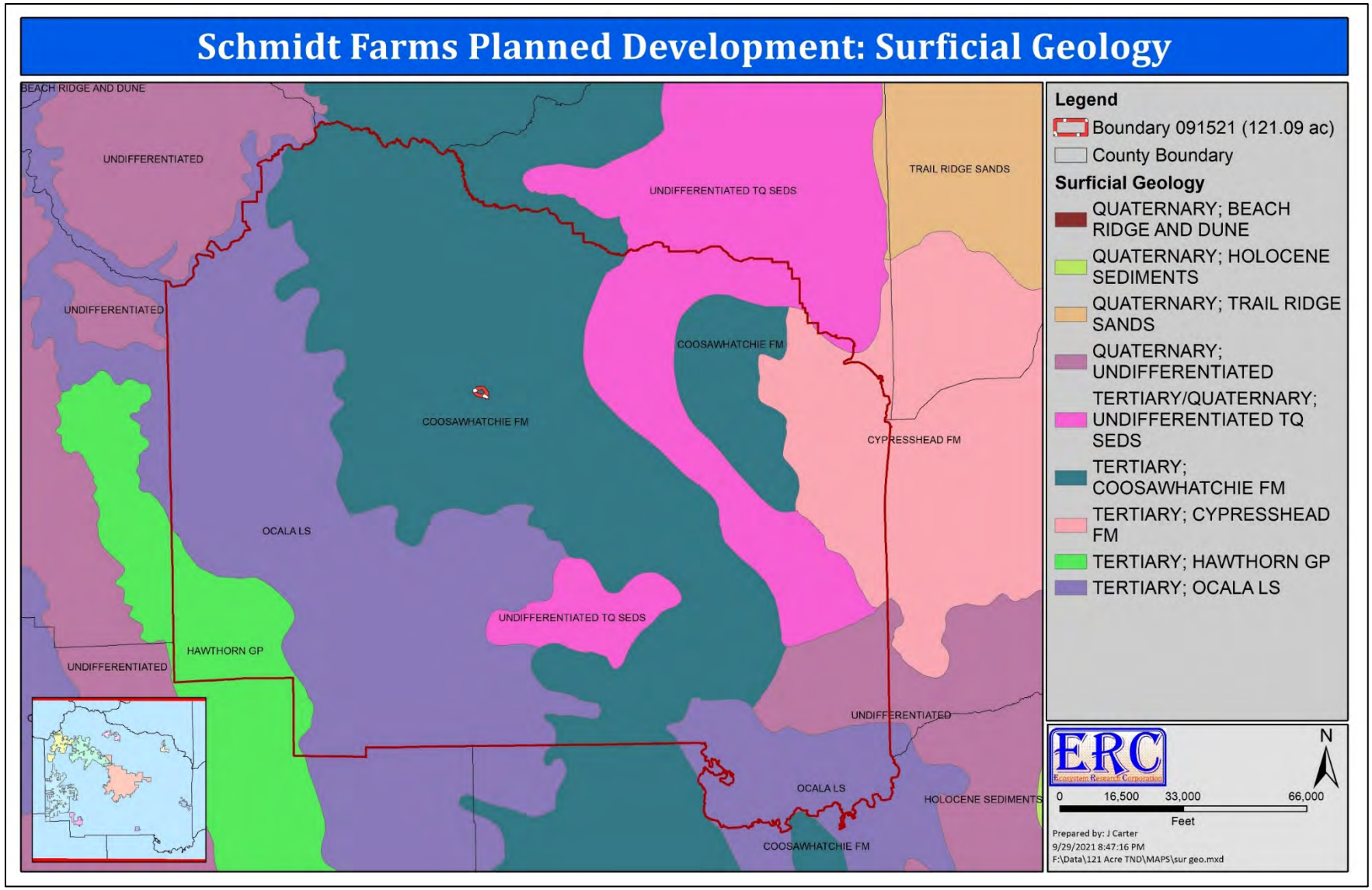


Figure 15. Surficial geology of Alachua County shown in relation to the Planning Parcel and surrounding area.

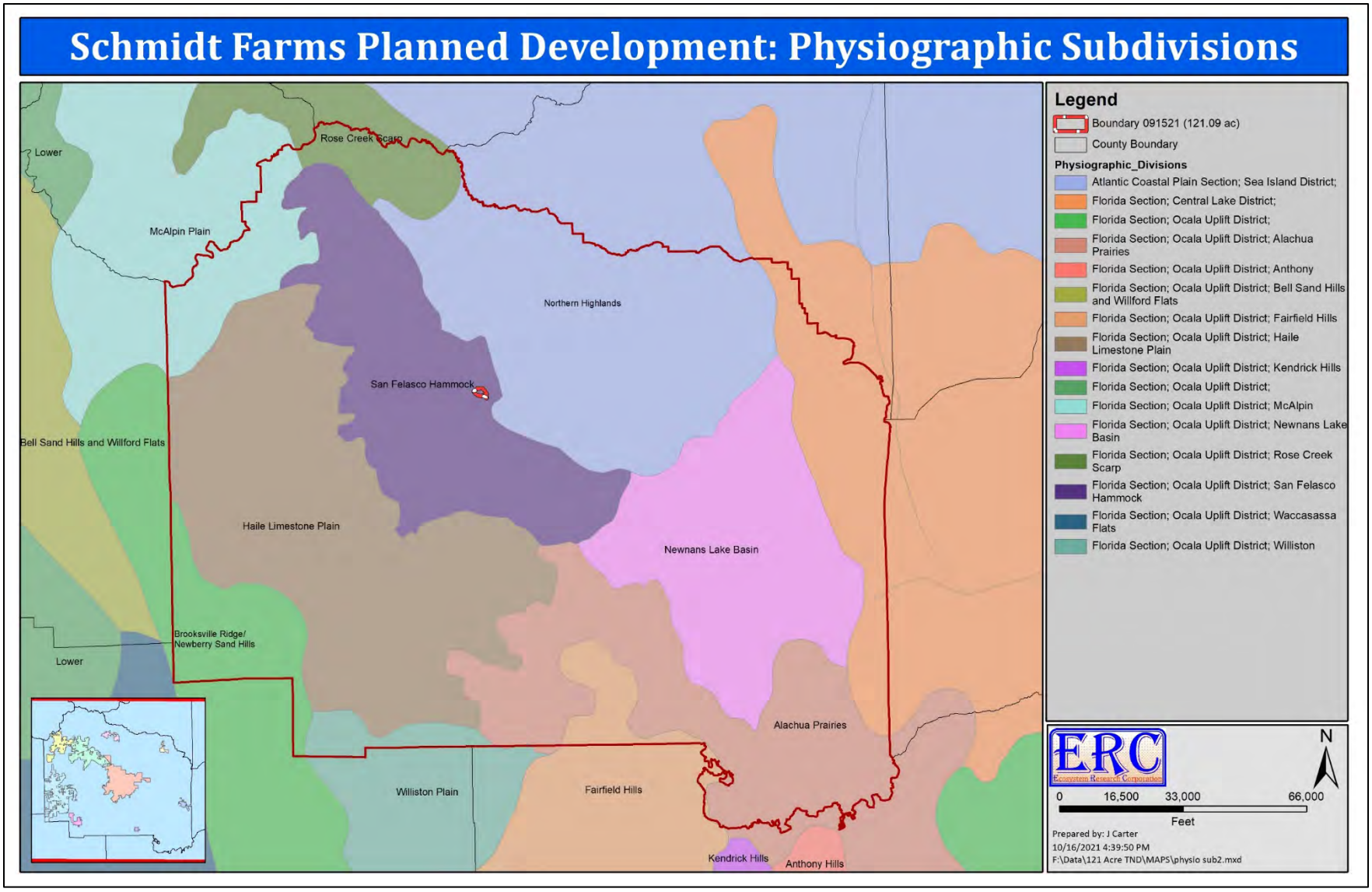


Figure 16. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

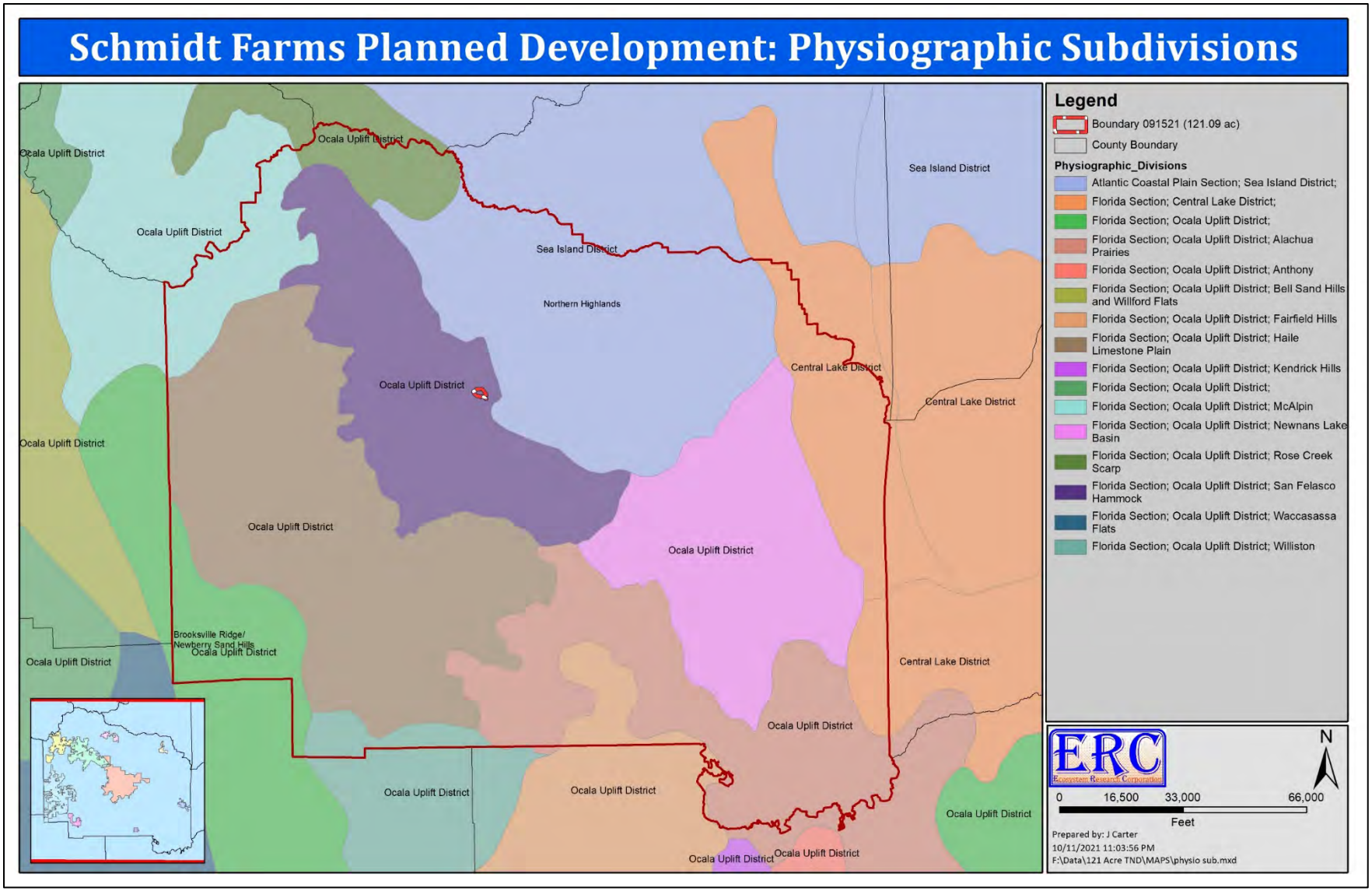


Figure 17. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

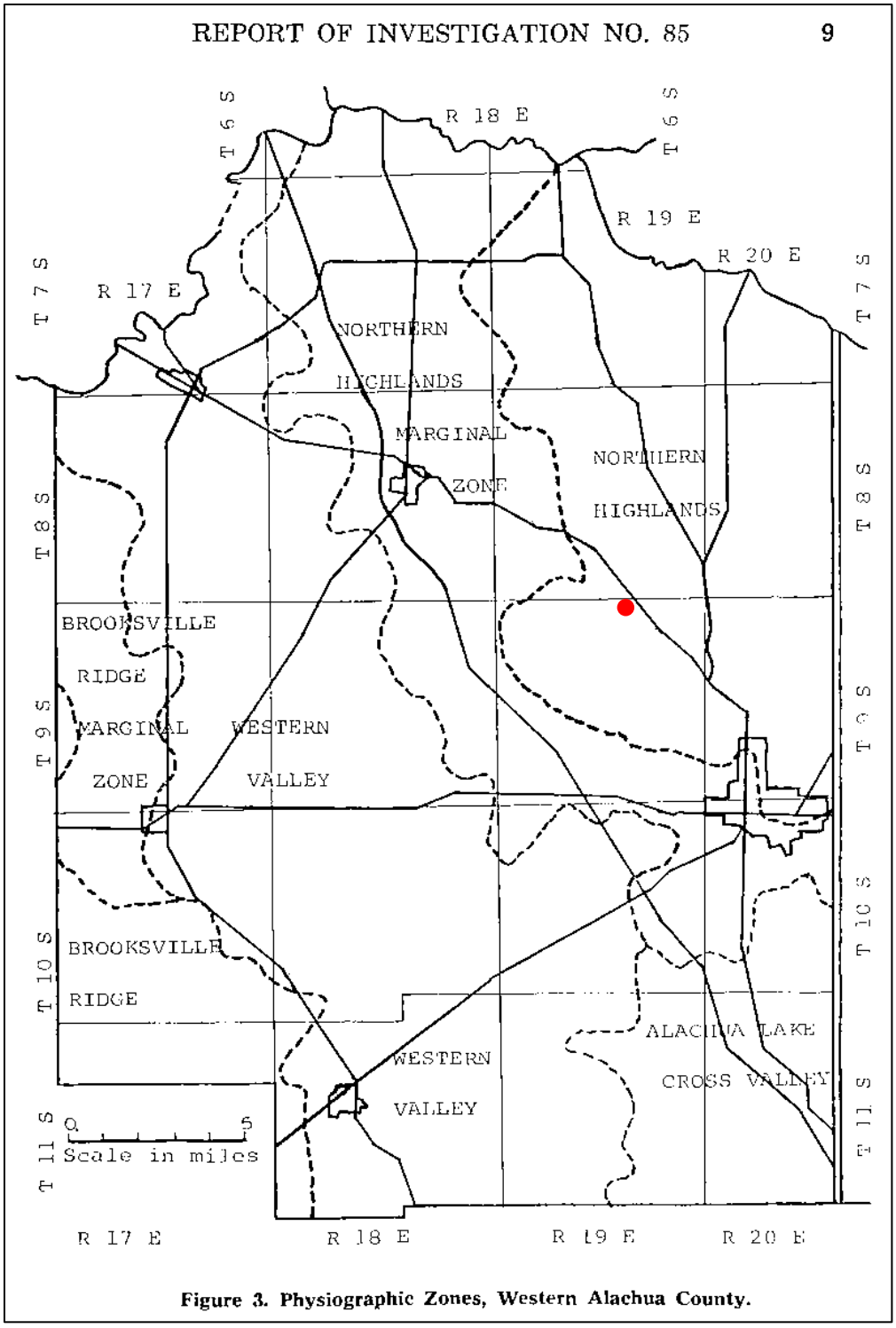


Figure 18. Physiographic zones of Alachua County shown in relation to the Planning Parcel (approximate location shown).
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

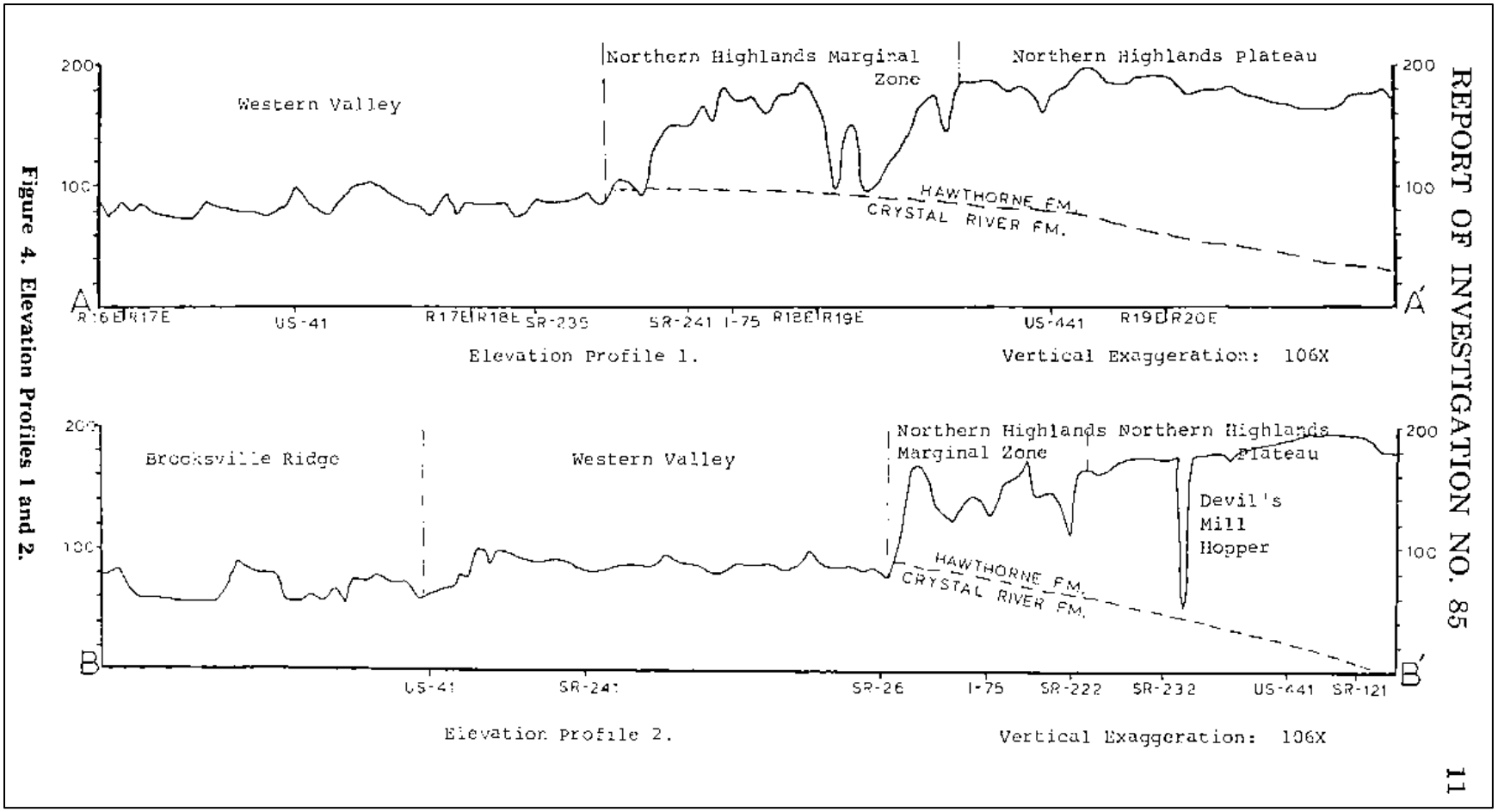


Figure 19. Elevation profiles 1 and 2.

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

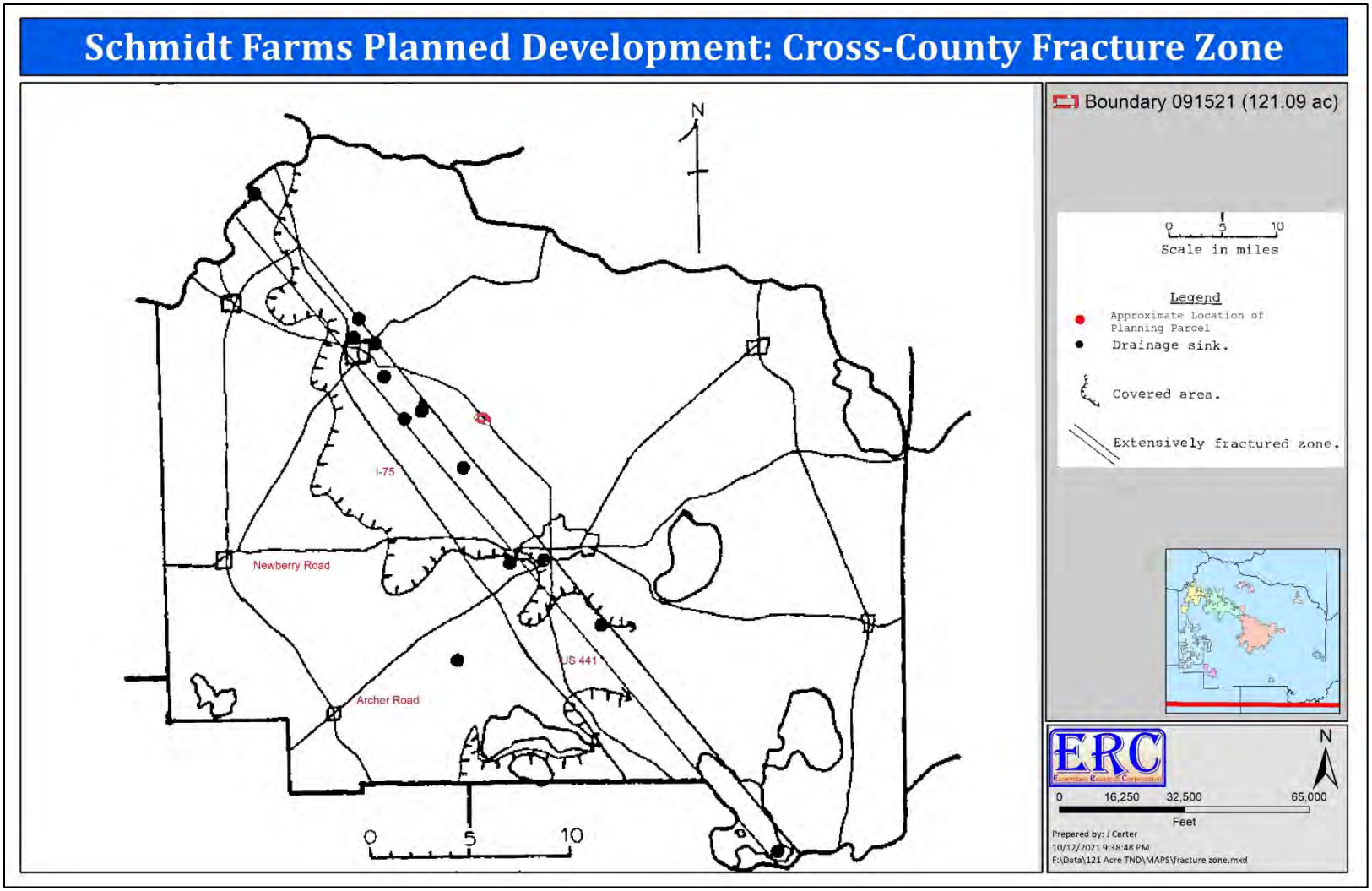


Figure 20. Cross-County fracture zone shown in relation to the Planning Parcel (labeling of roadways added for reference).

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.)

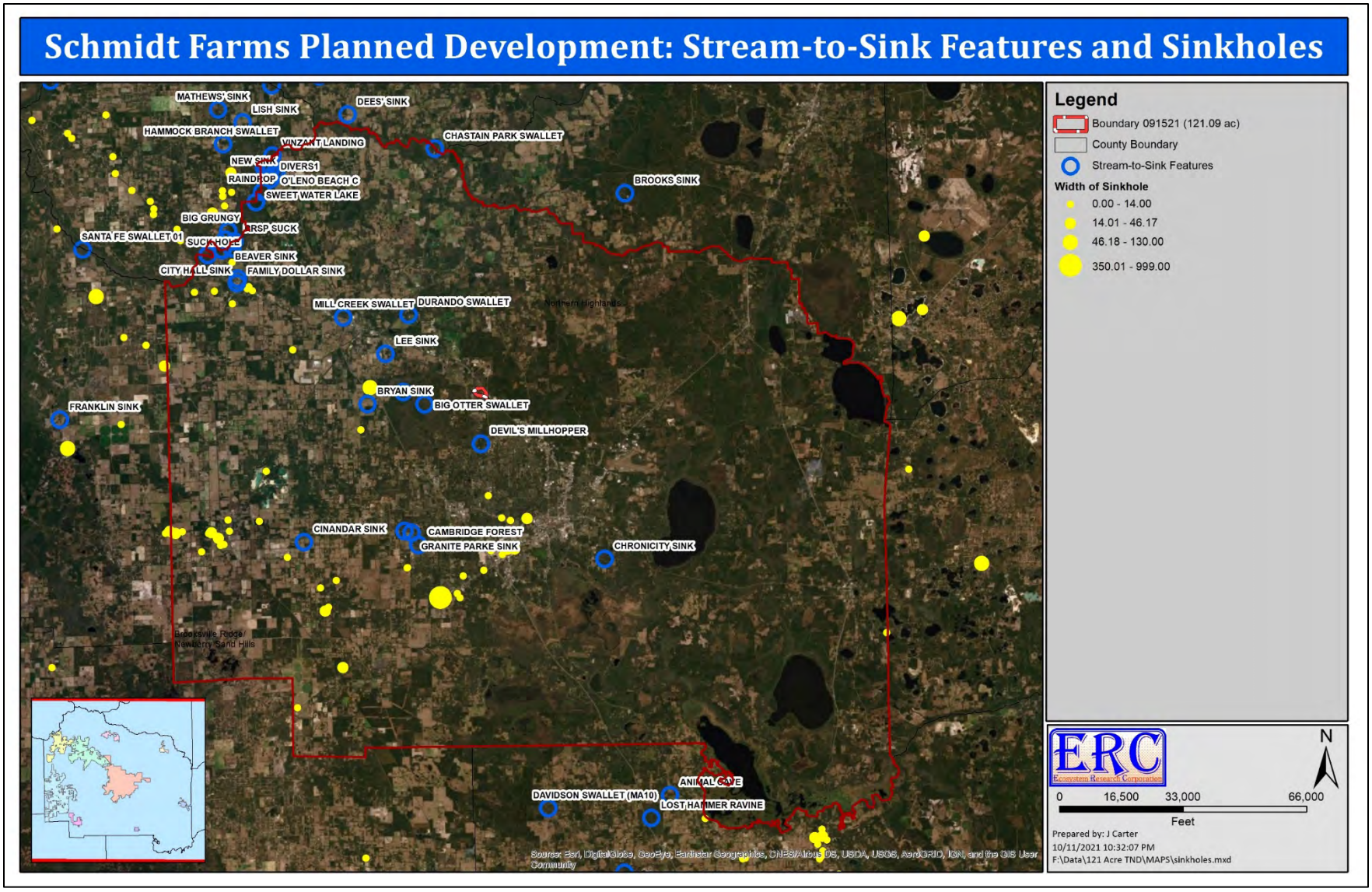


Figure 21. Stream-to-sink and sinkholes shown in relation to the Planning Parcel and surrounding area.

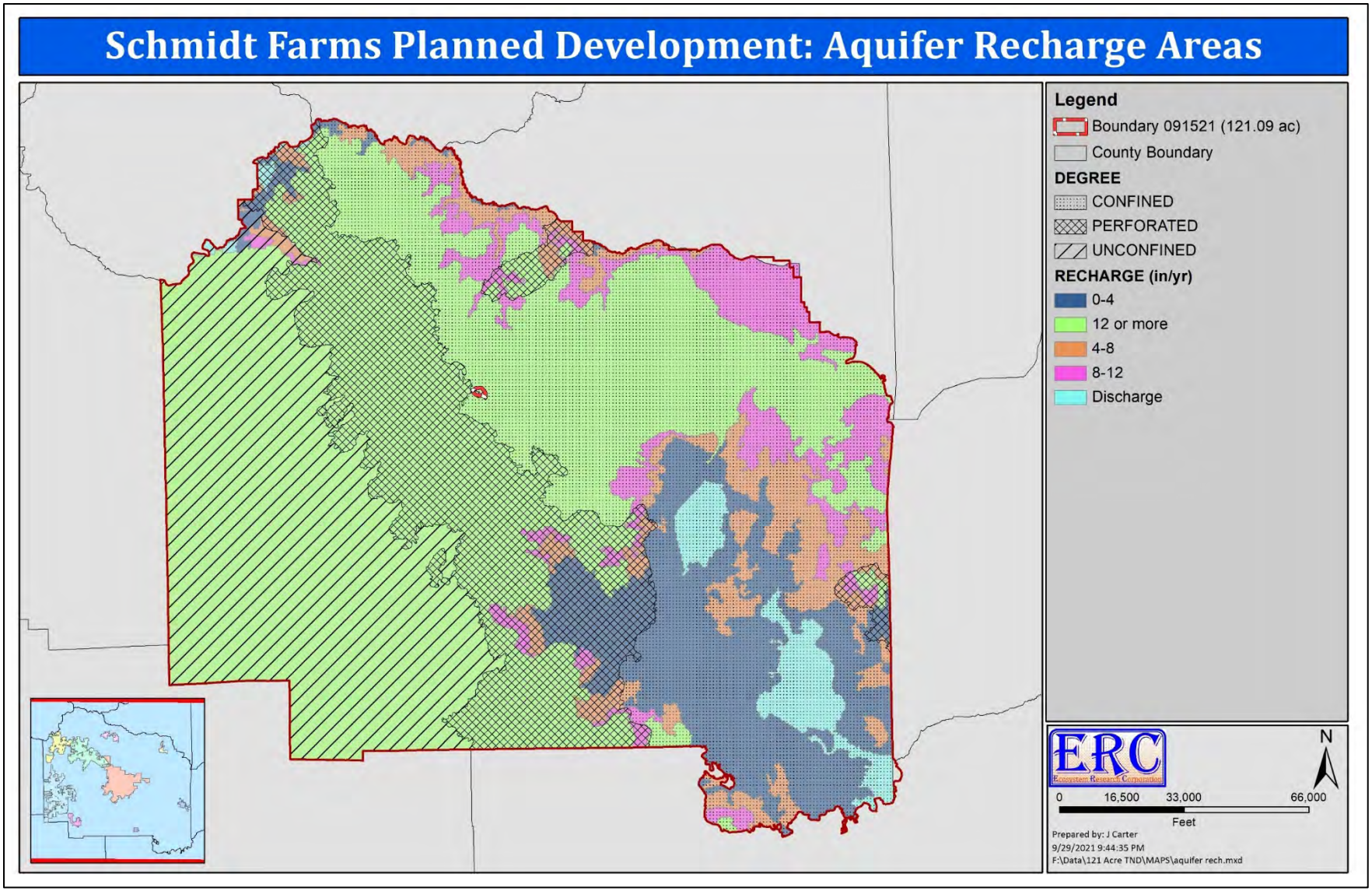


Figure 22. Aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

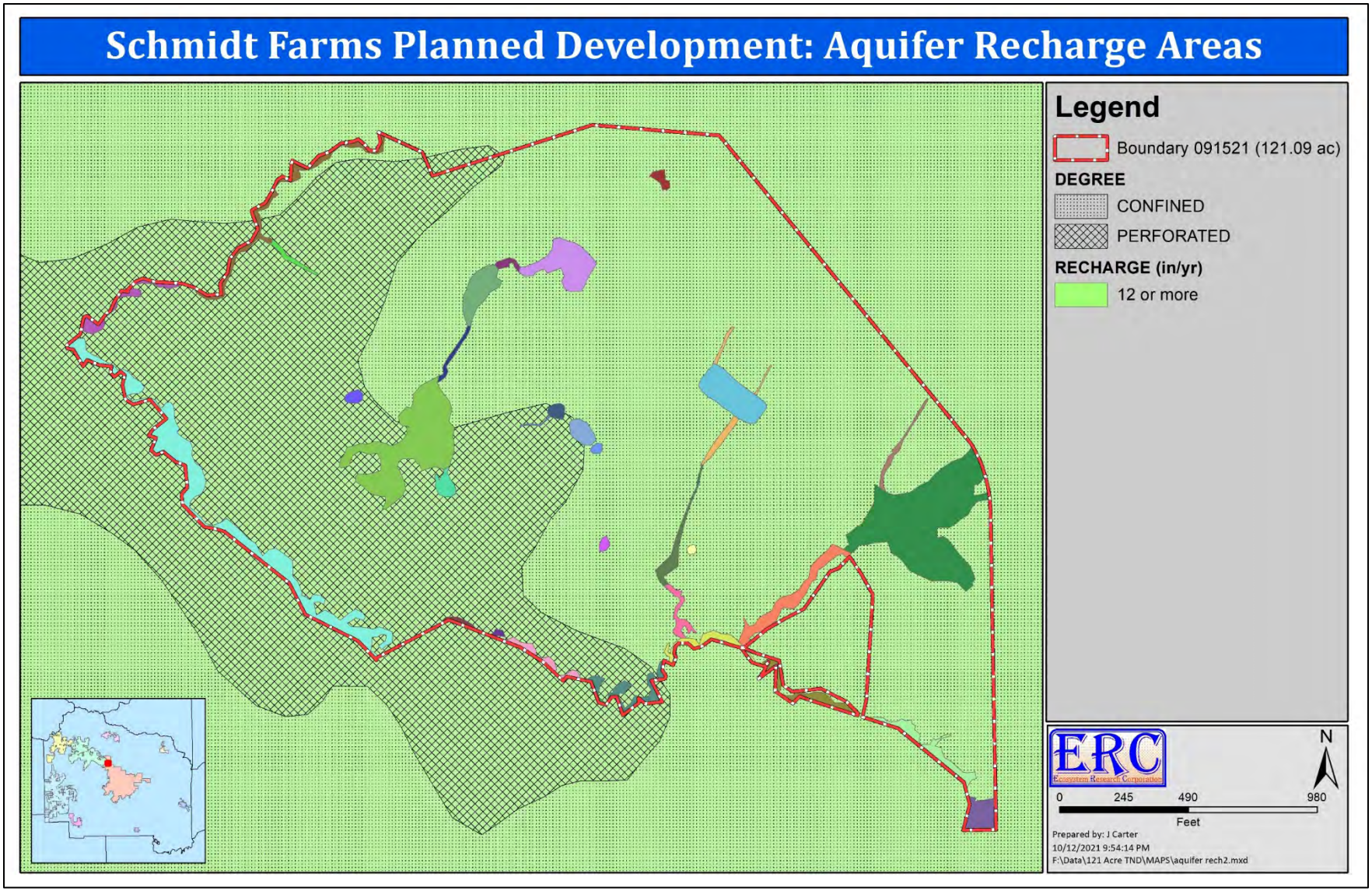


Figure 23. Close-up view of aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

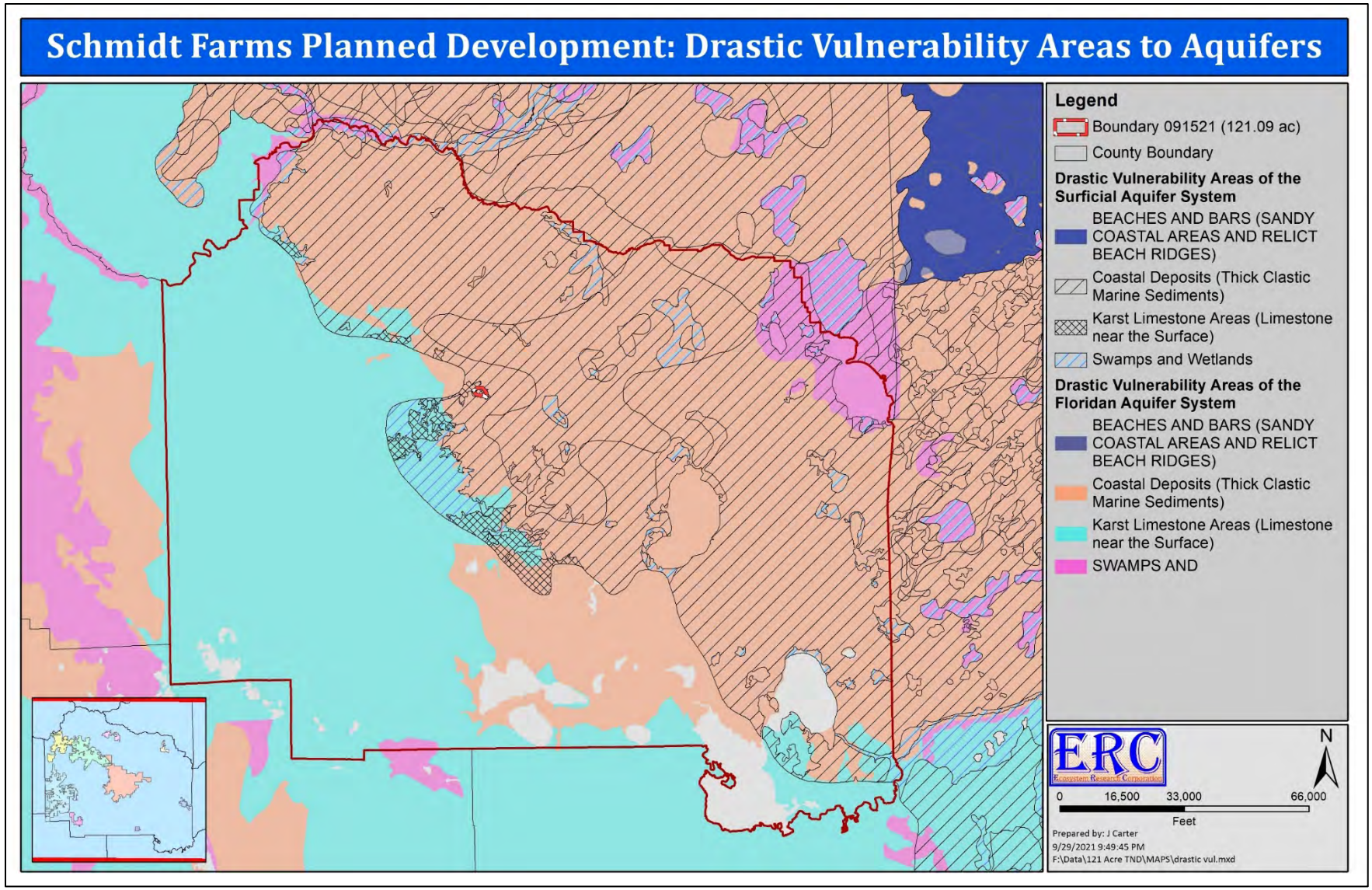


Figure 24. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

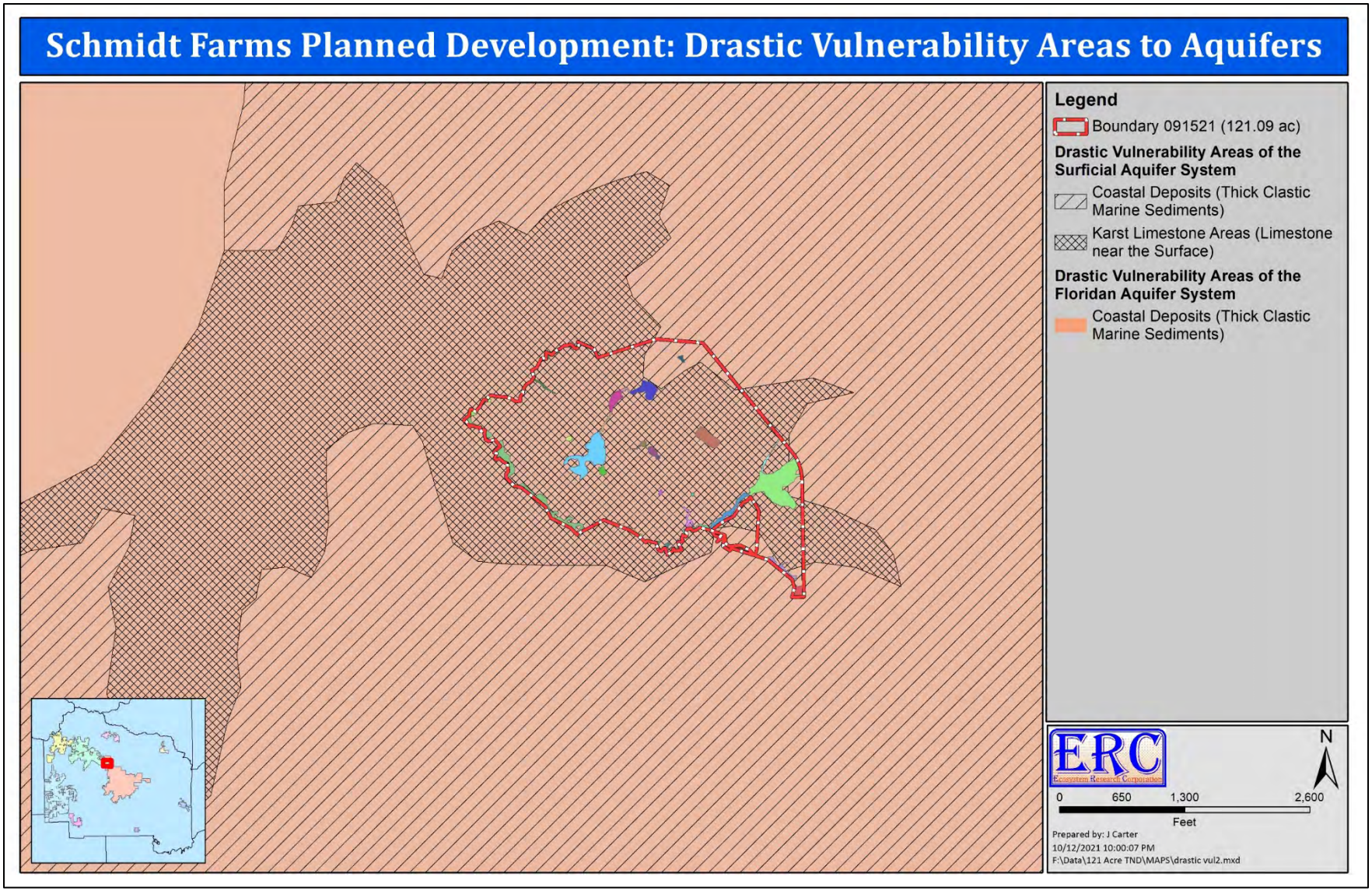


Figure 25. Close-up view of drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

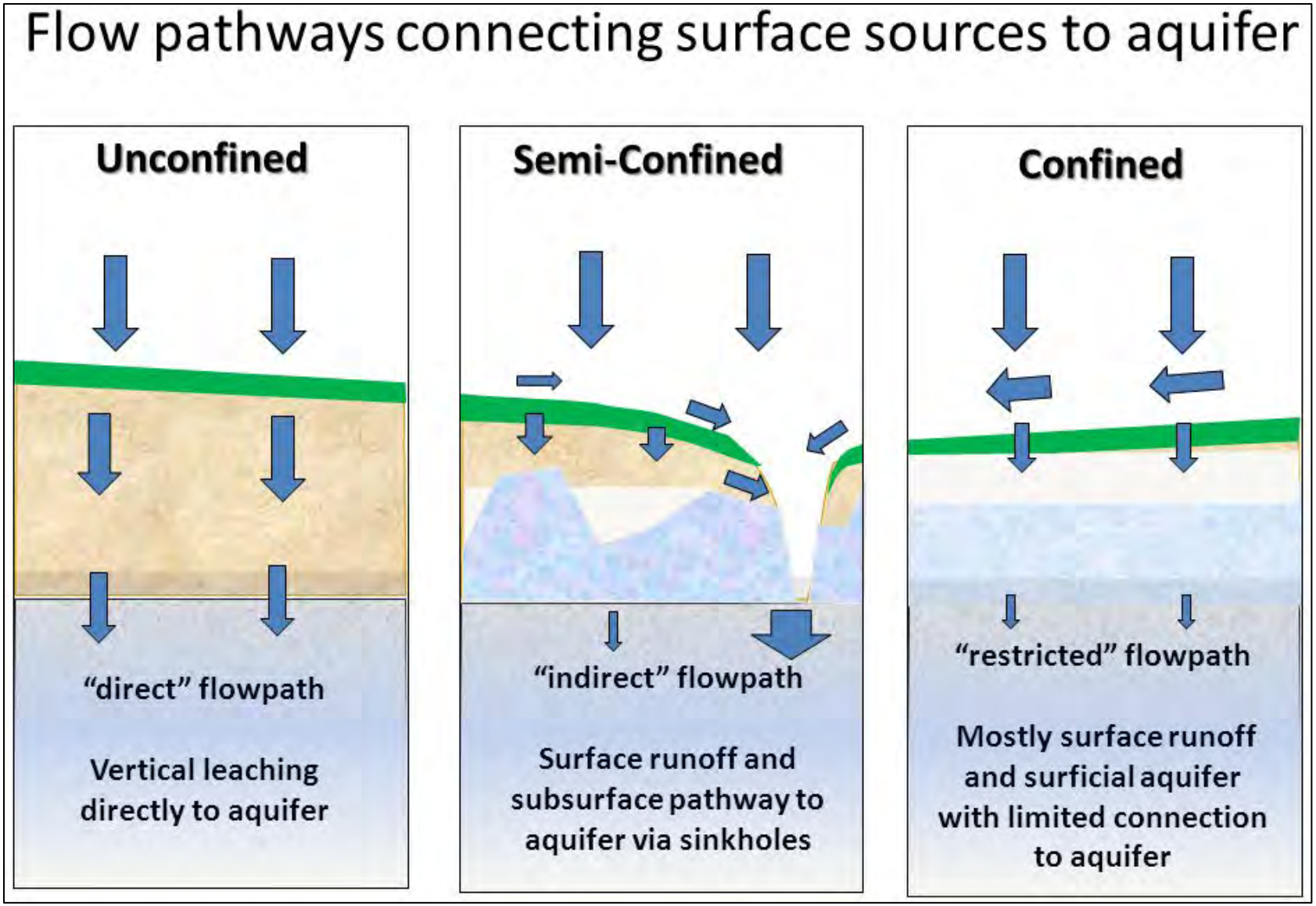


Figure 26. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: https://images.app.goo.gl/yGNKd5VKvsWA2eWXA).

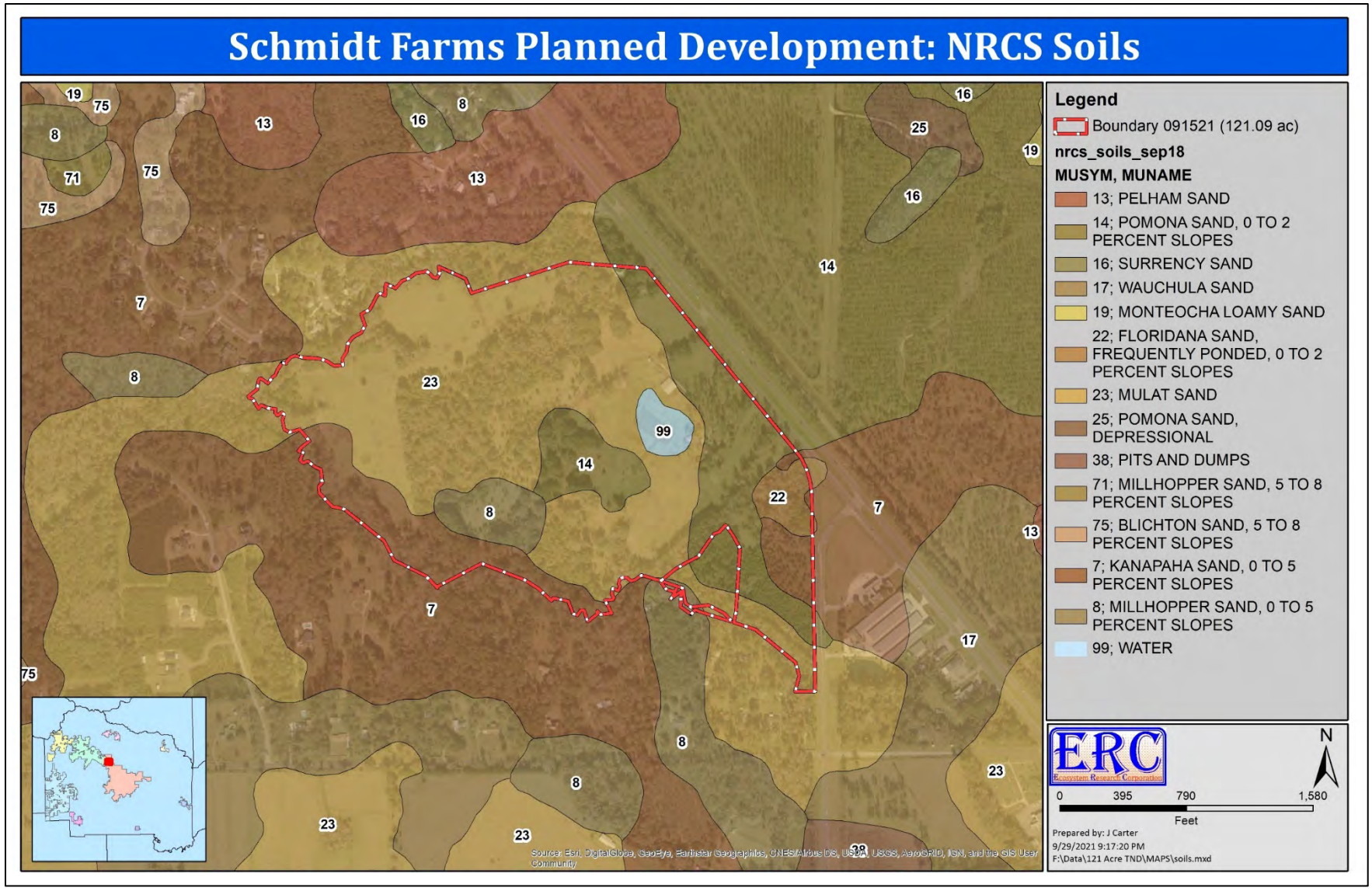


Figure 27. NRCS soils map shown in relation to the Planning Parcel and surrounding area.

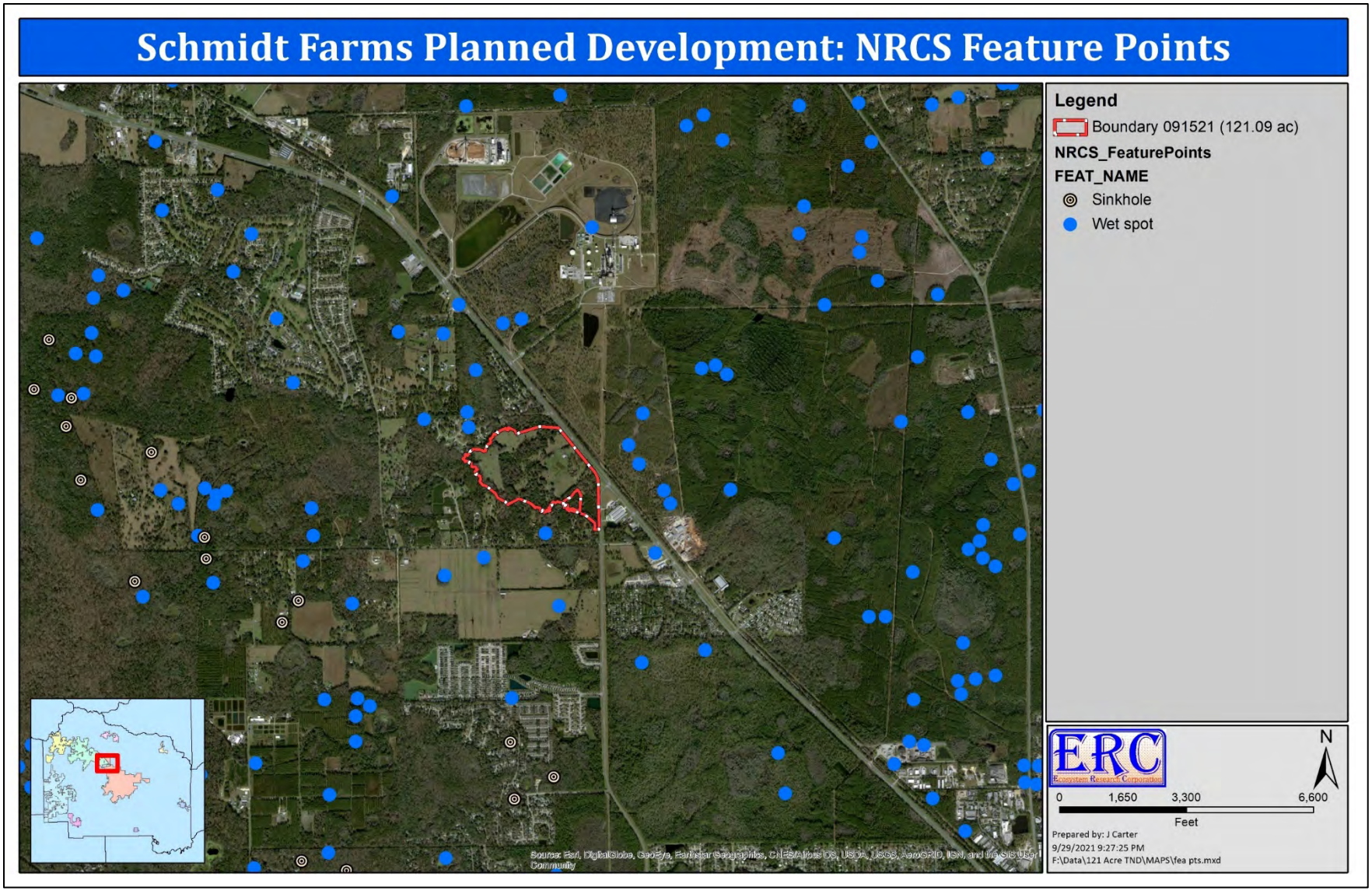


Figure 28. NRCS feature points shown in relation to the Planning Parcel and surrounding area.

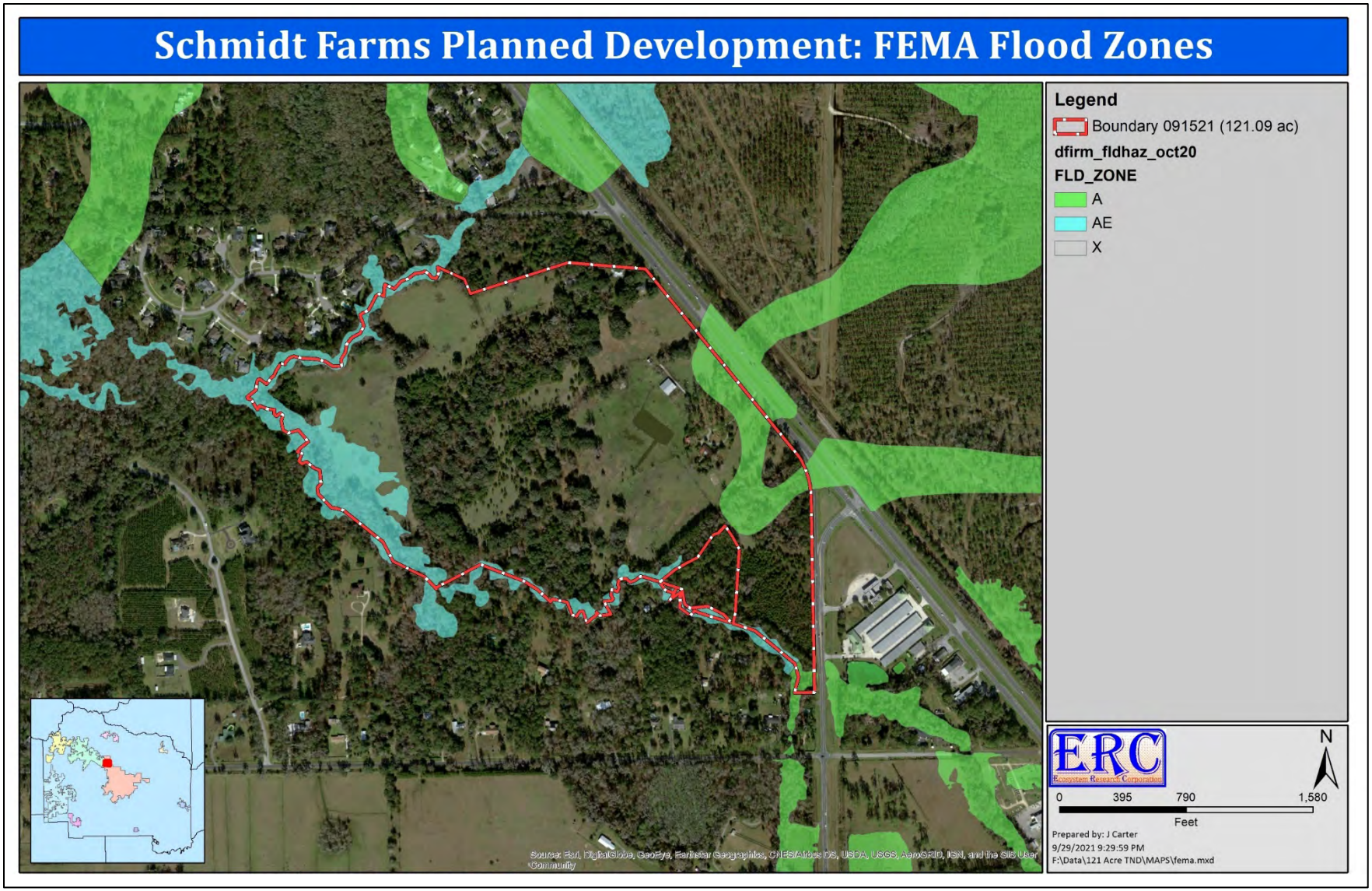


Figure 29. FEMA flood zone areas shown in relation to the Planning Parcel and surrounding area.

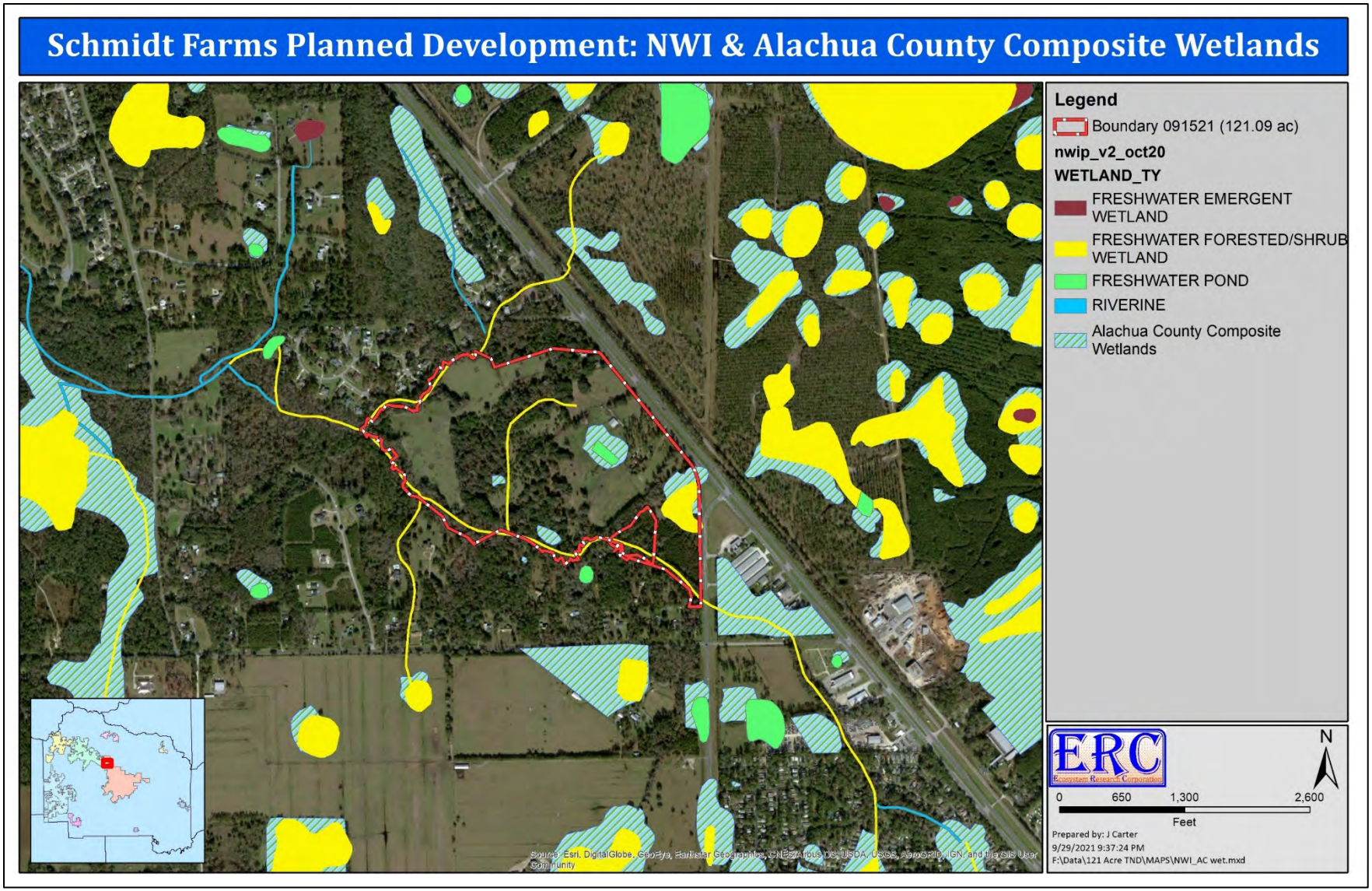


Figure 30. National Wetlands Inventory Wetlands and Alachua County Composite Wetlands shown in relation to the Planning Parcel and surrounding area.

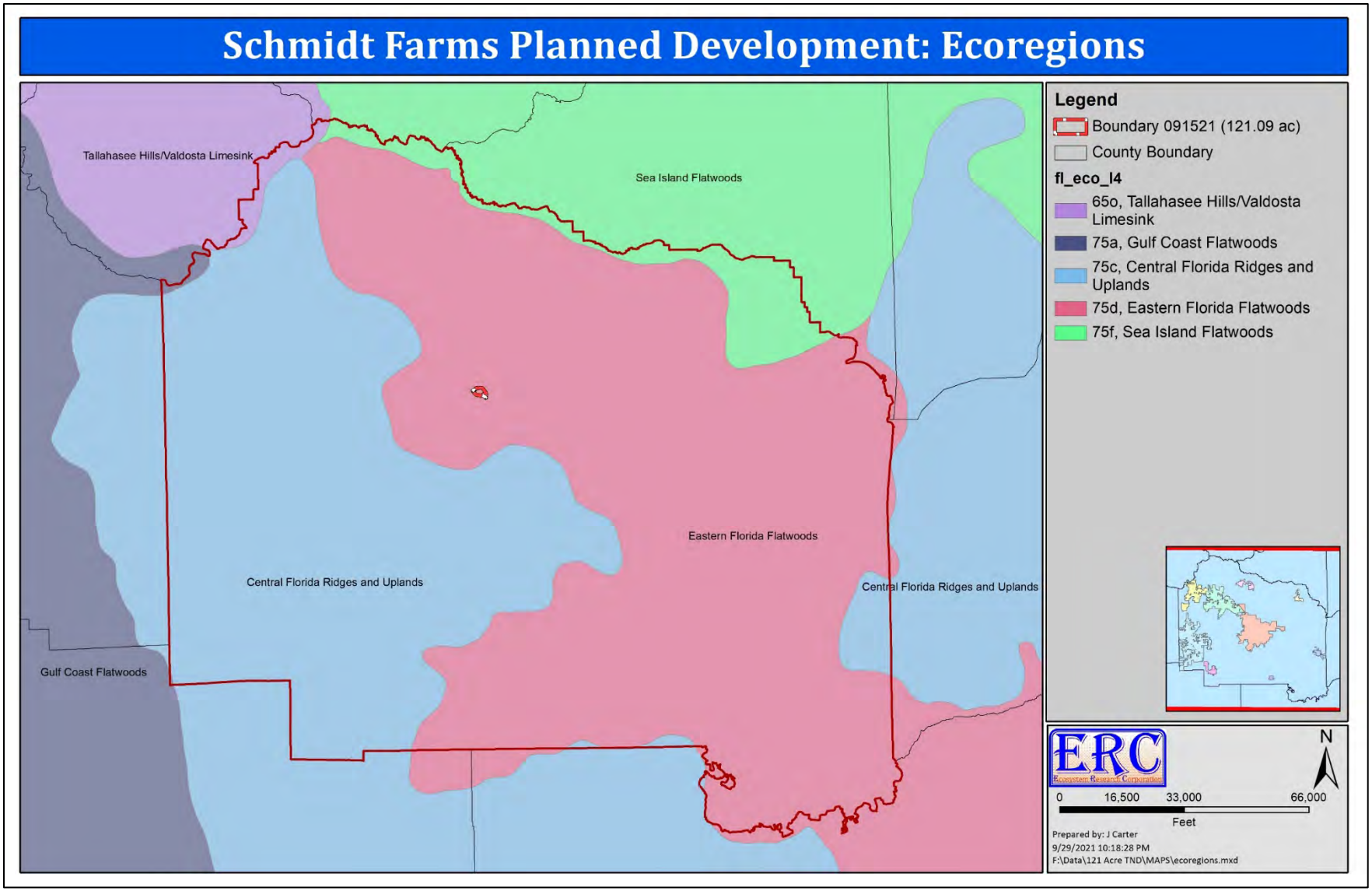


Figure 31. Level IV ecoregions shown in relation to the Planning Parcel and surrounding area.

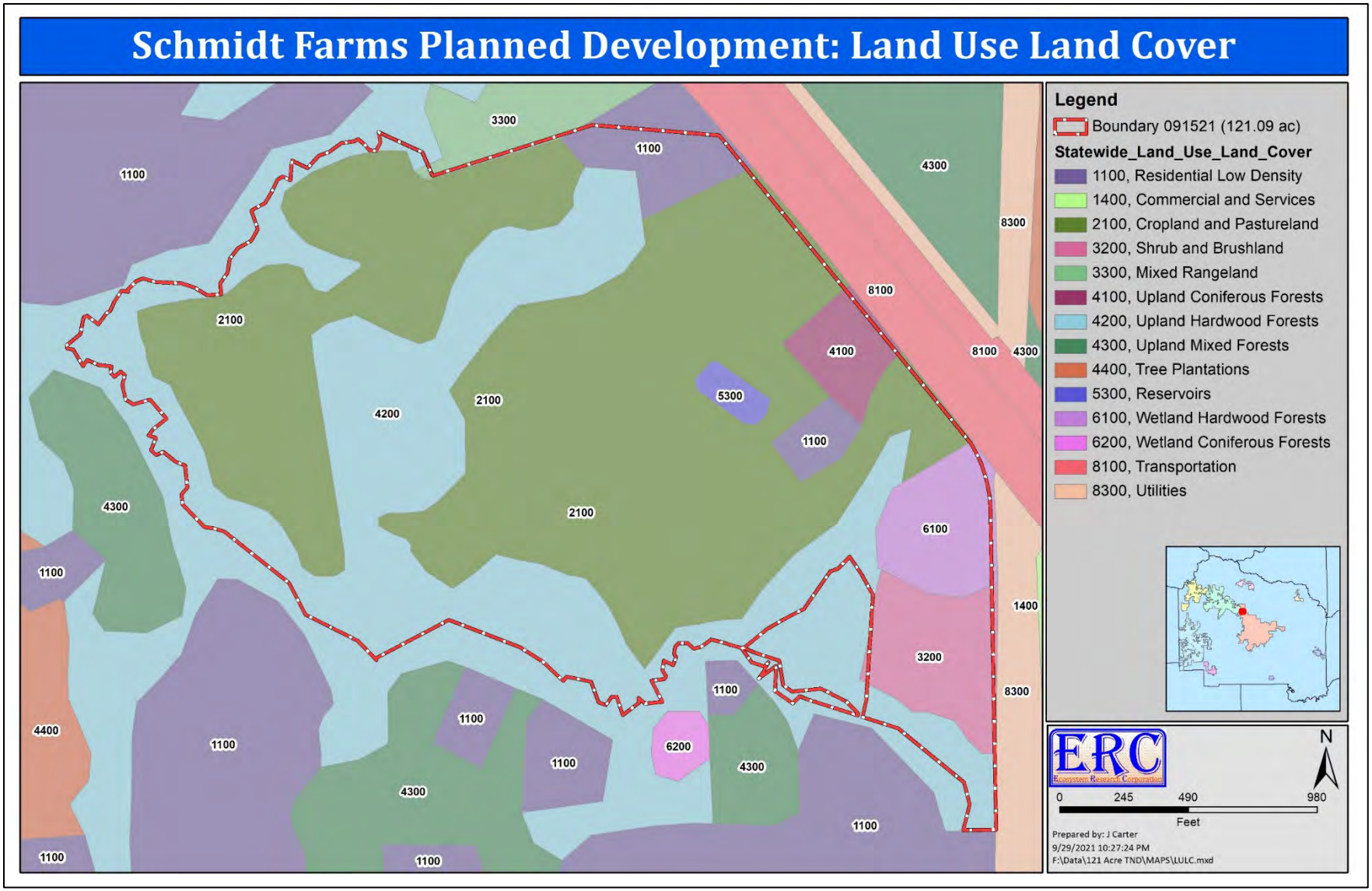


Figure 32. Florida Land Use, Cover and Forms Classification System shown in relation to the Planning Parcel and surrounding area.

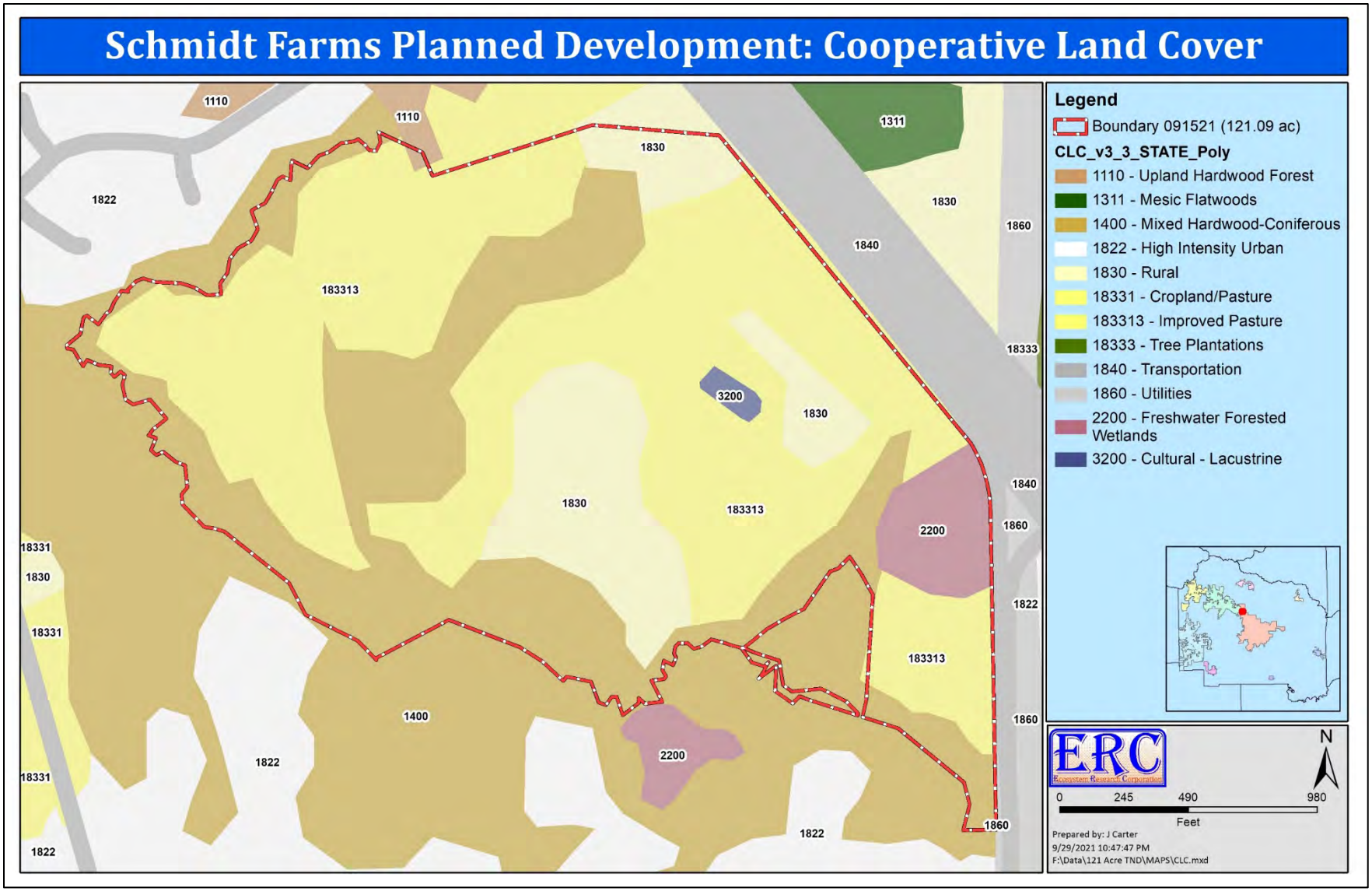


Figure 33. Cooperative Land Cover shown in relation to the Planning Parcel and surrounding area.

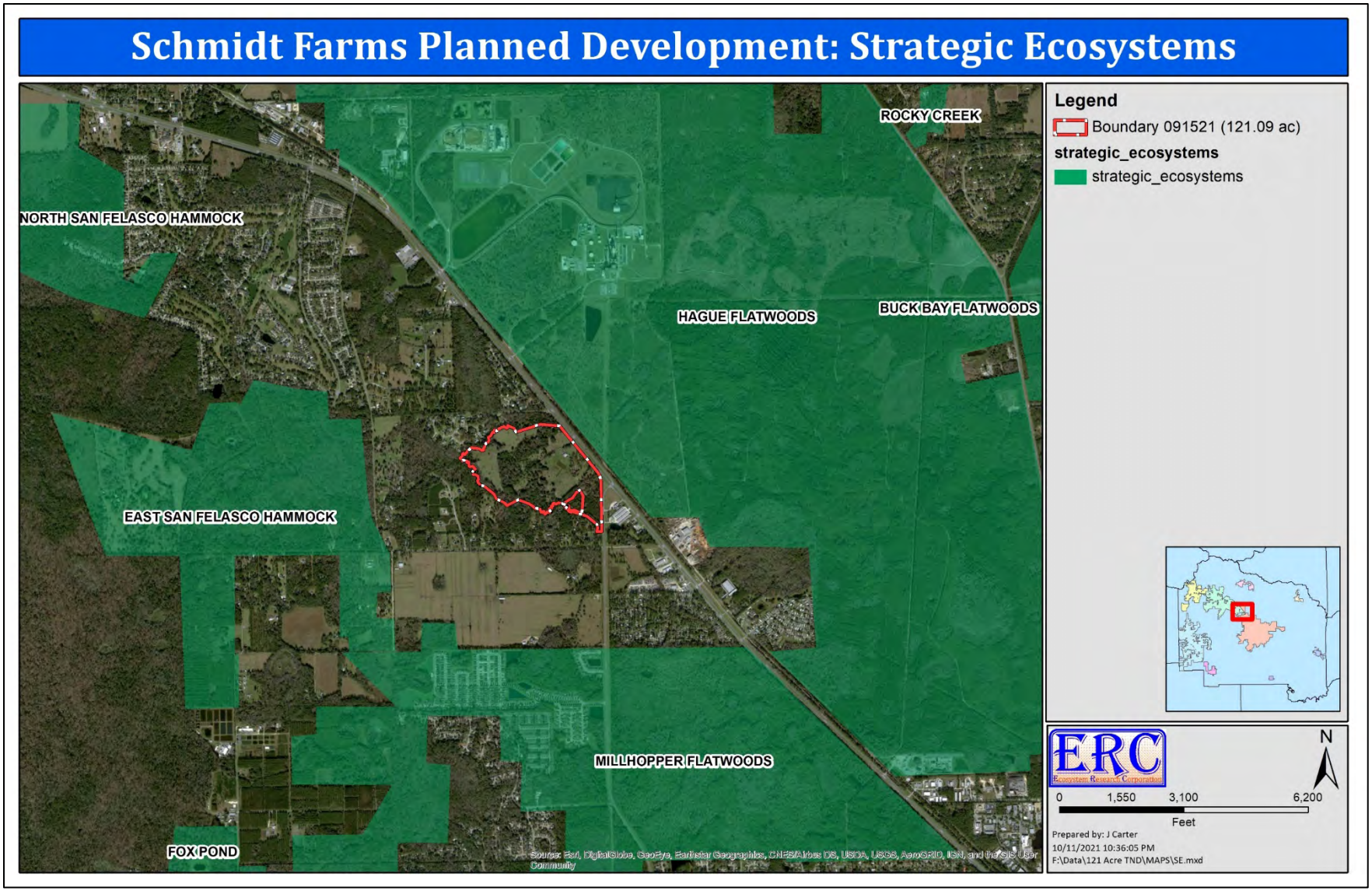


Figure 34. Strategic Ecosystem Overlay shown in relation to the Planning Parcel and surrounding area.

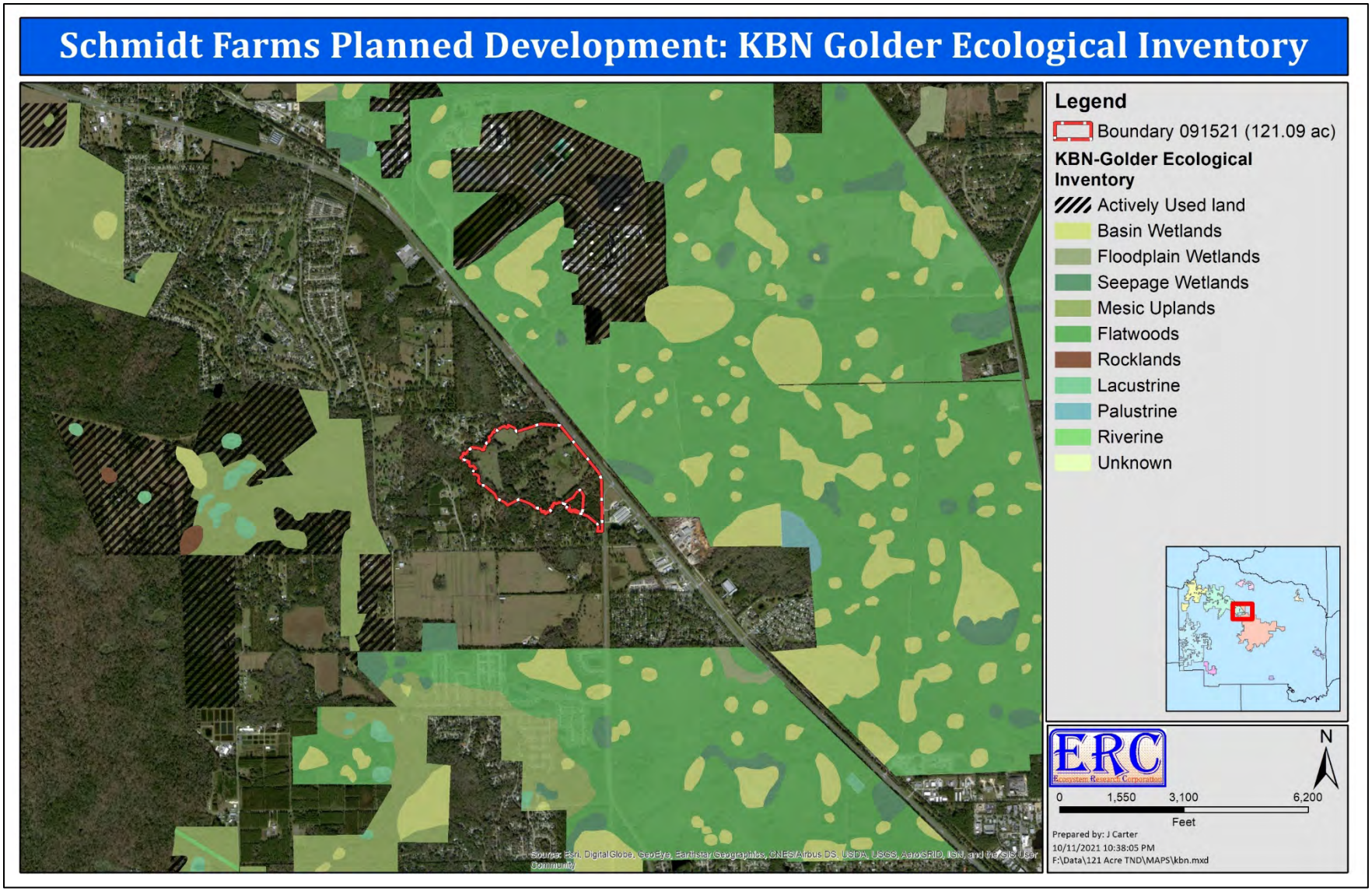


Figure 35. KBN-Golder ecological inventory shown in relation to the Planning Parcel and surrounding area.

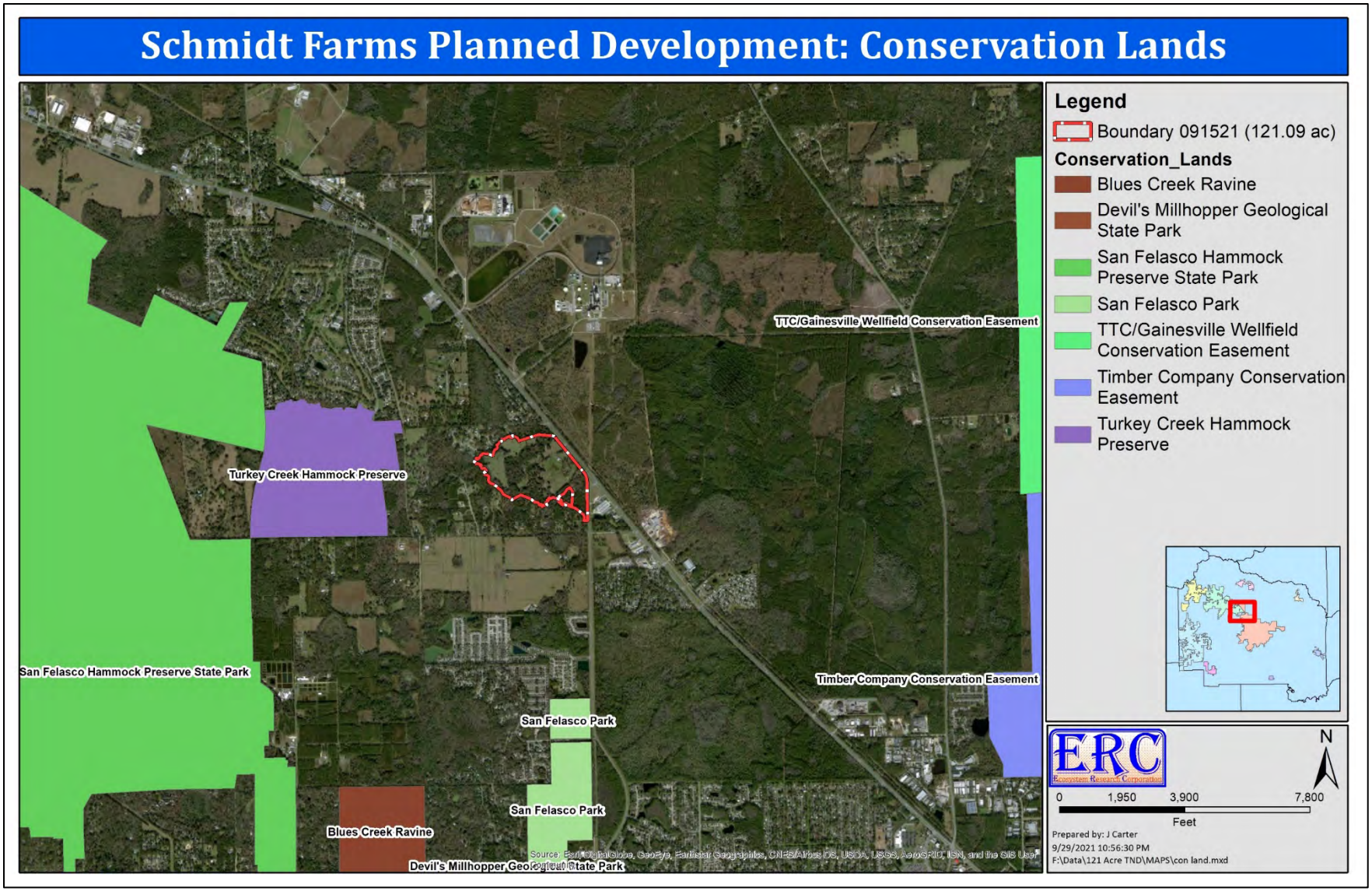


Figure 36. Alachua County Conservation lands shown in relation to the Planning Parcel and surrounding area.

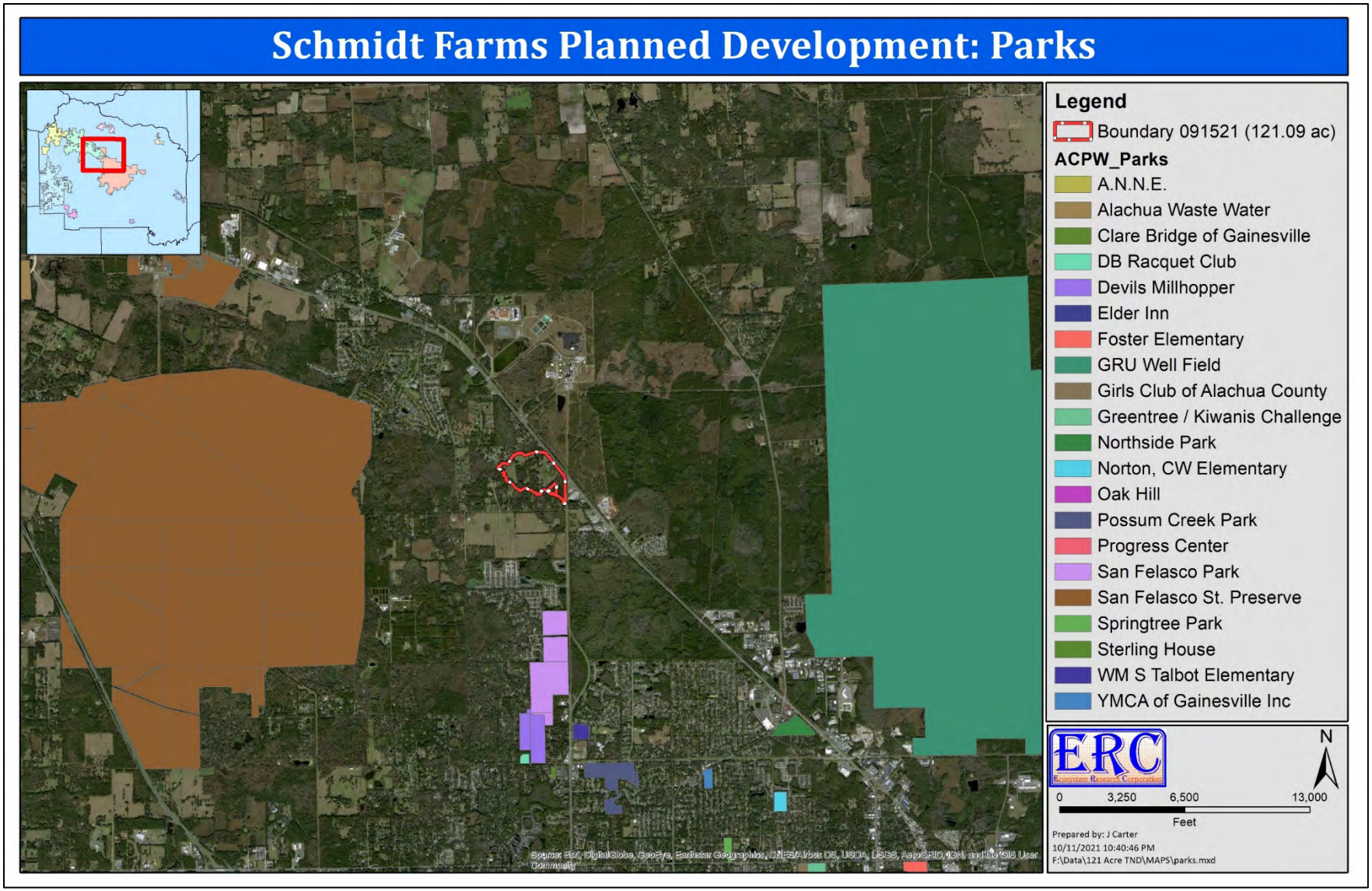


Figure 37. Alachua County parks shown in relation to the Planning Parcel and surrounding area.

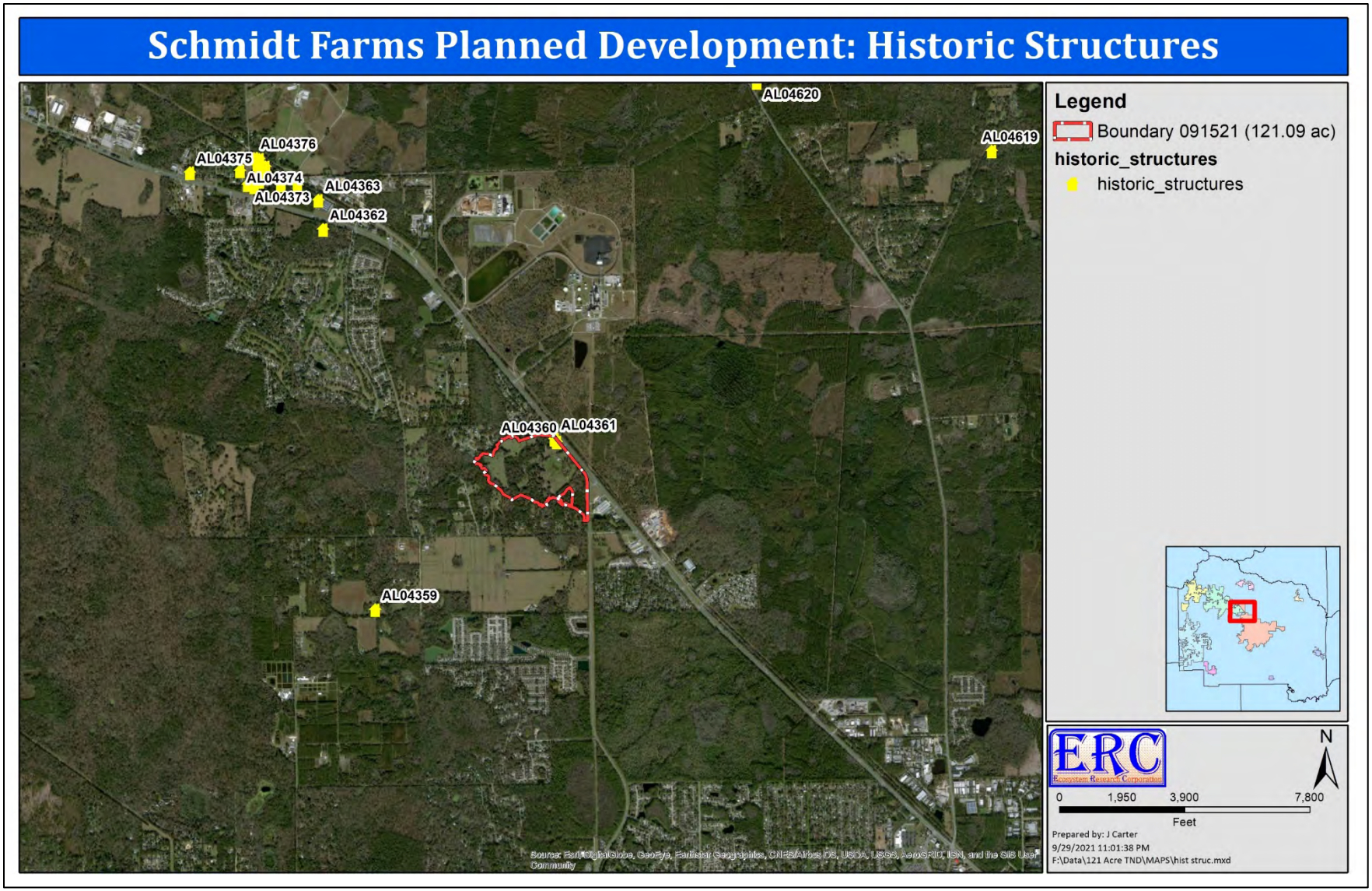


Figure 38. Historic structures shown in relation to the Planning Parcel and surrounding area.

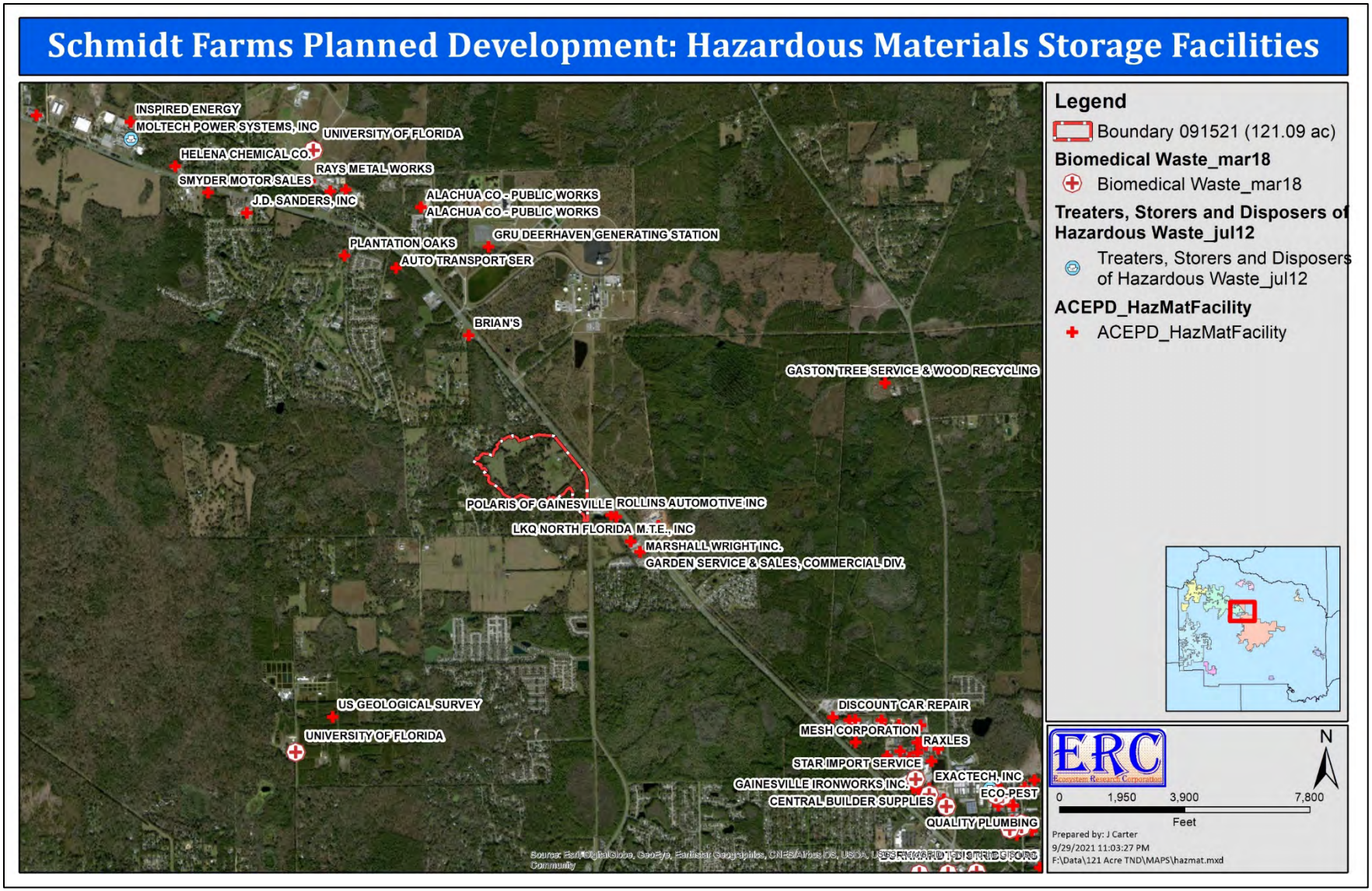


Figure 39. Hazardous materials storage facilities shown in relation to the Planning Parcel and surrounding area.



Figure 40. Eagle nests and wading bird rookeries shown in relation to the Planning Parcel and surrounding area.

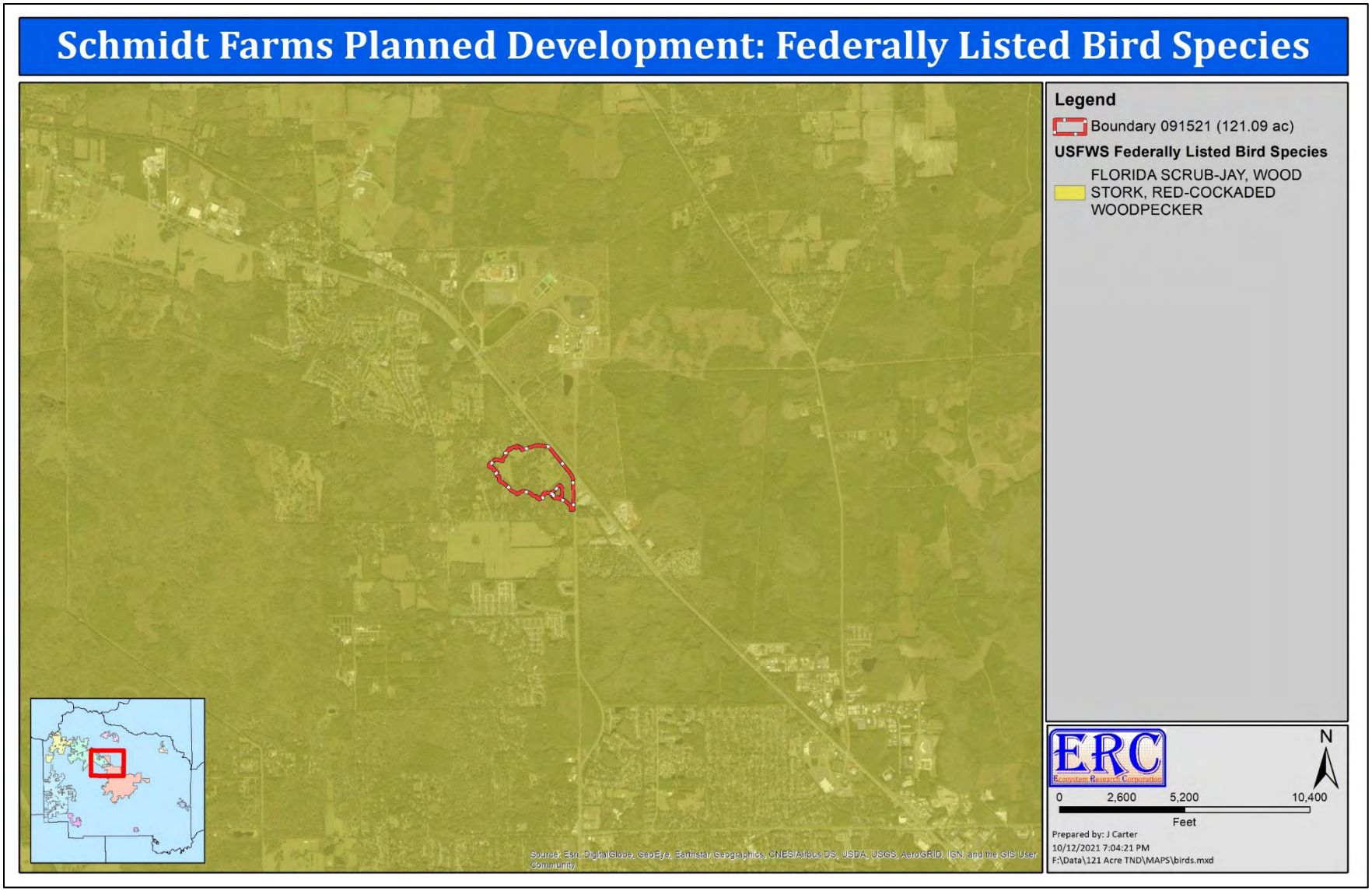


Figure 41. USFWS federally listed bird species shown in relation to the Planning Parcel and surrounding area.

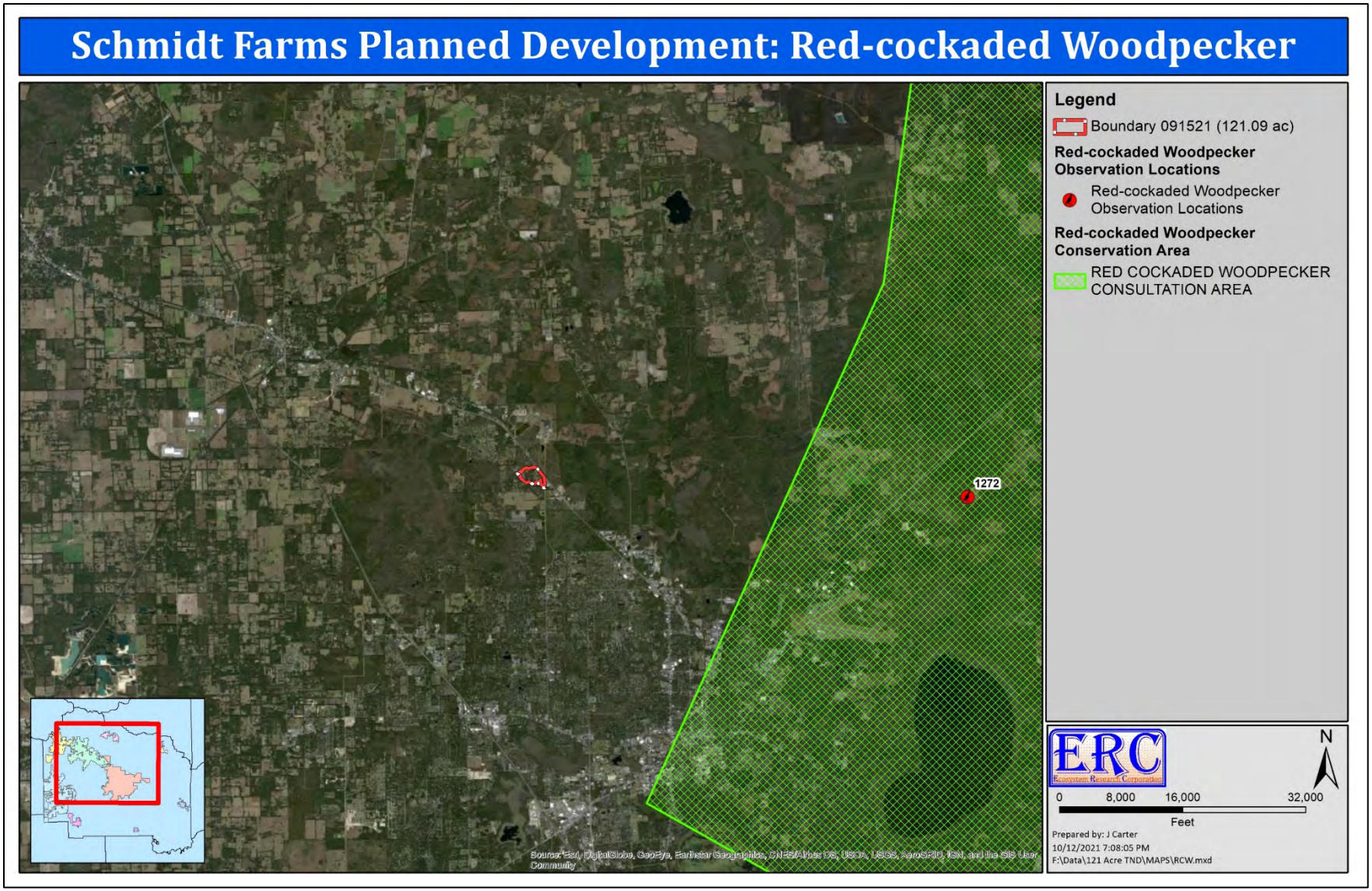


Figure 42. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Planning Parcel and surrounding area.

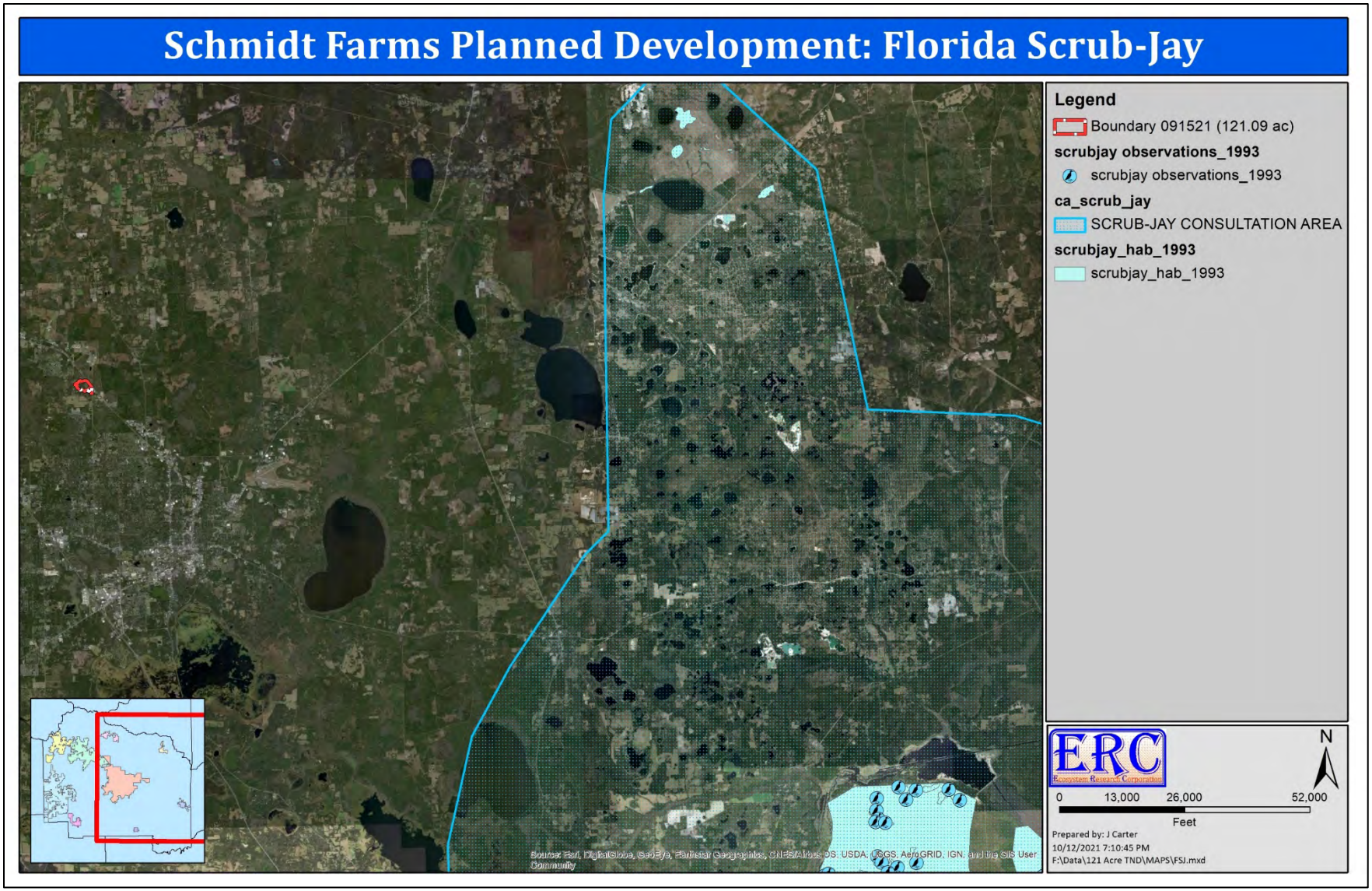


Figure 43. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Planning Parcel and surrounding area.



Figure 44. Wood stork regulated buffer areas shown in relation to the Planning Parcel and surrounding area.



Figure 45. USFWS federally listed reptile species shown in relation to the Planning Parcel and surrounding area.

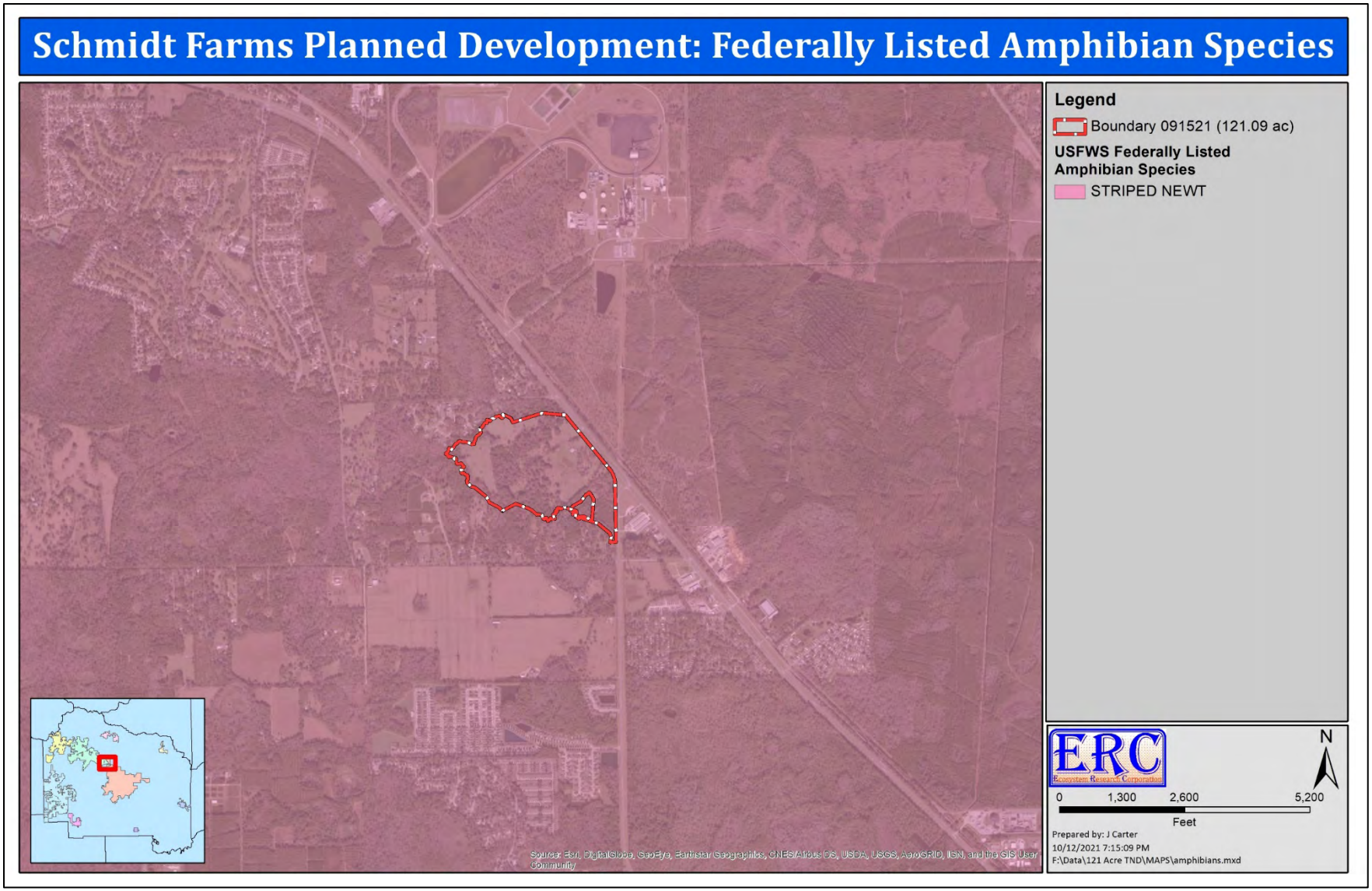


Figure 46. USFWS federally listed amphibian species shown in relation to the Planning Parcel and surrounding area.



Figure 47. Florida Natural Areas Inventory element occurrence records shown in relation to the Planning Parcel and surrounding area.

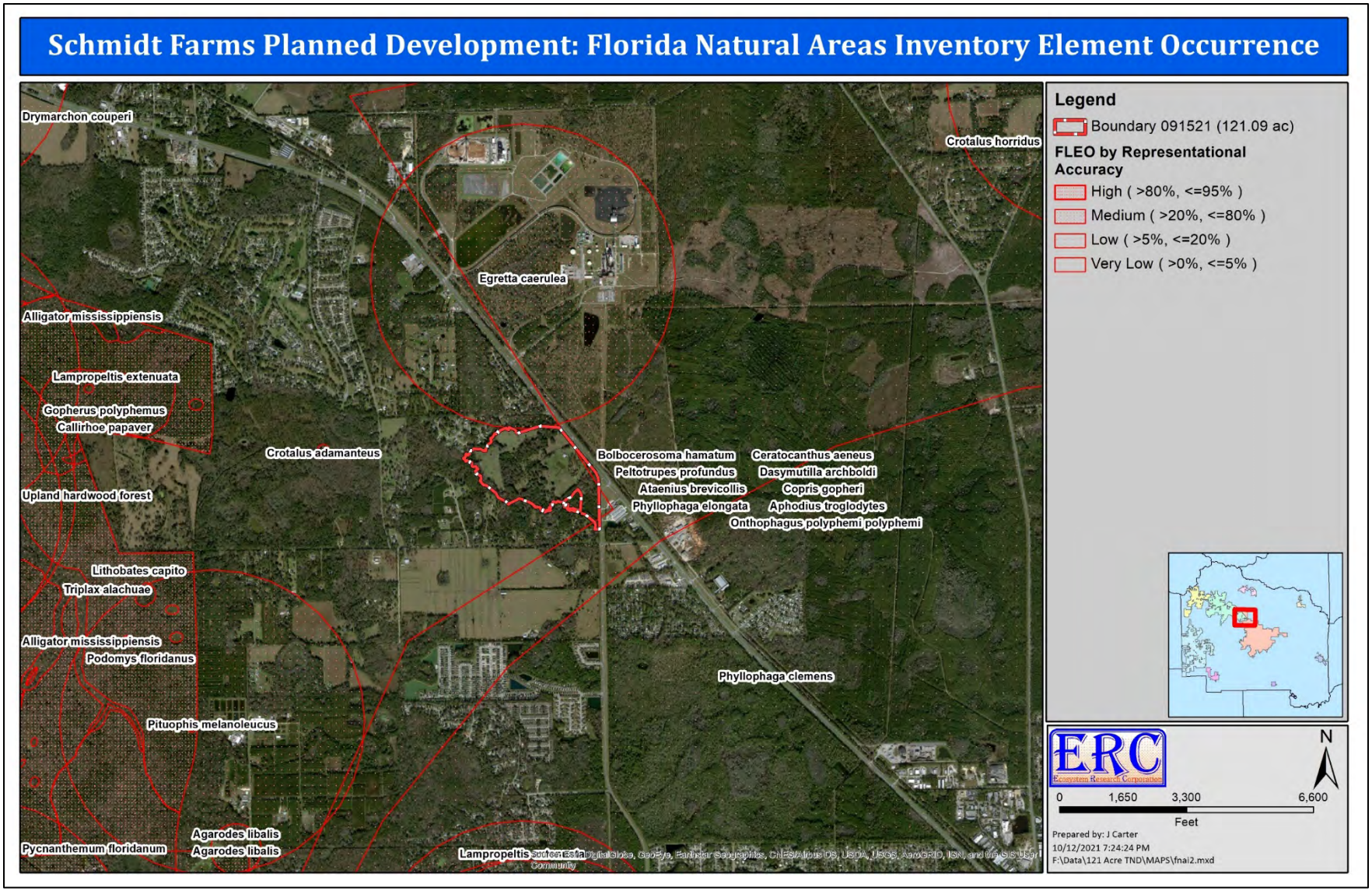


Figure 48. Florida Natural Areas Inventory probability polygons showing the potential ranges of species in relation to the Planning Parcel and surrounding areas.

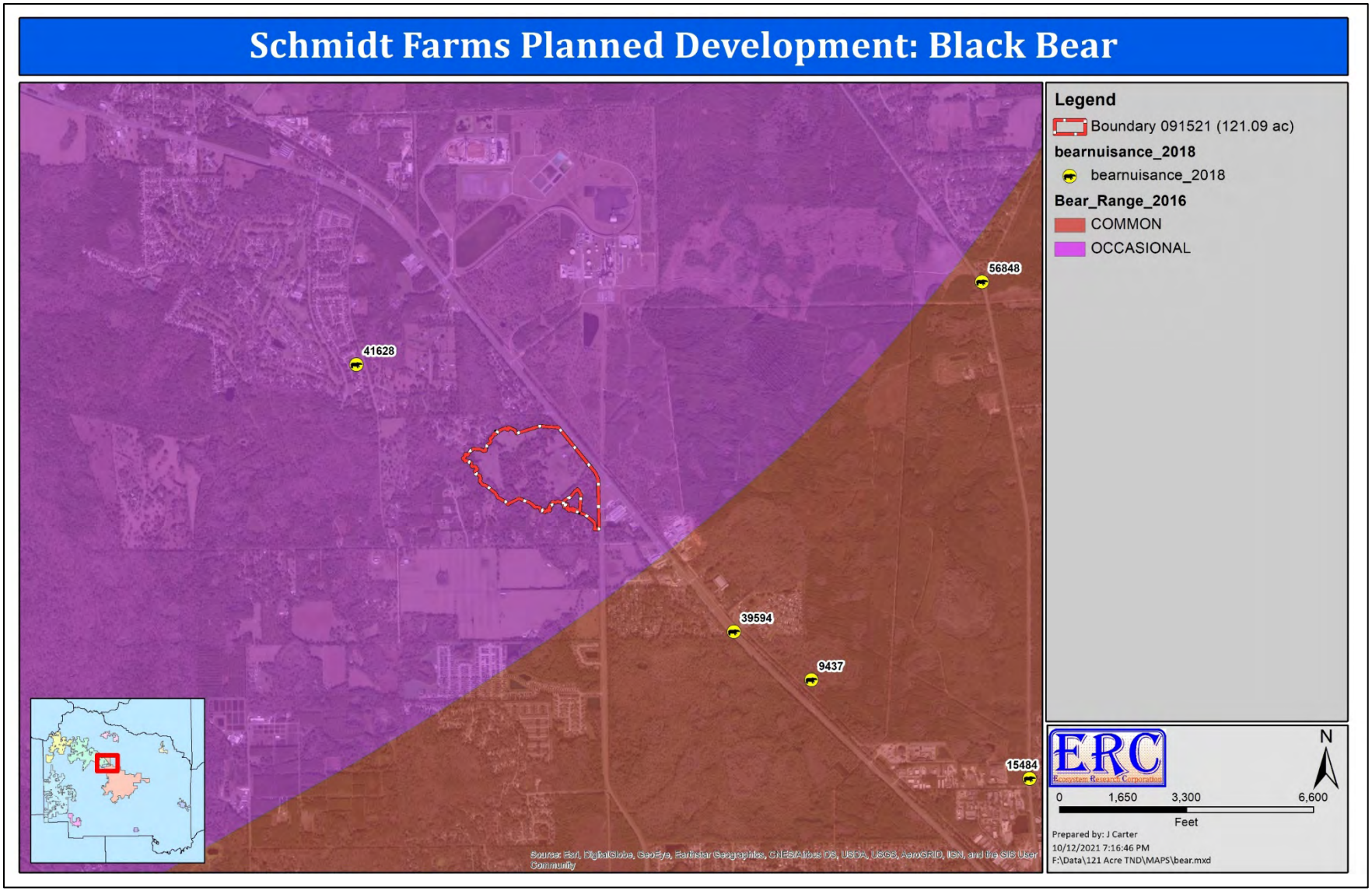


Figure 49. Black bear foraging areas and nuisance records shown in relation to the Planning Parcel and surrounding area.

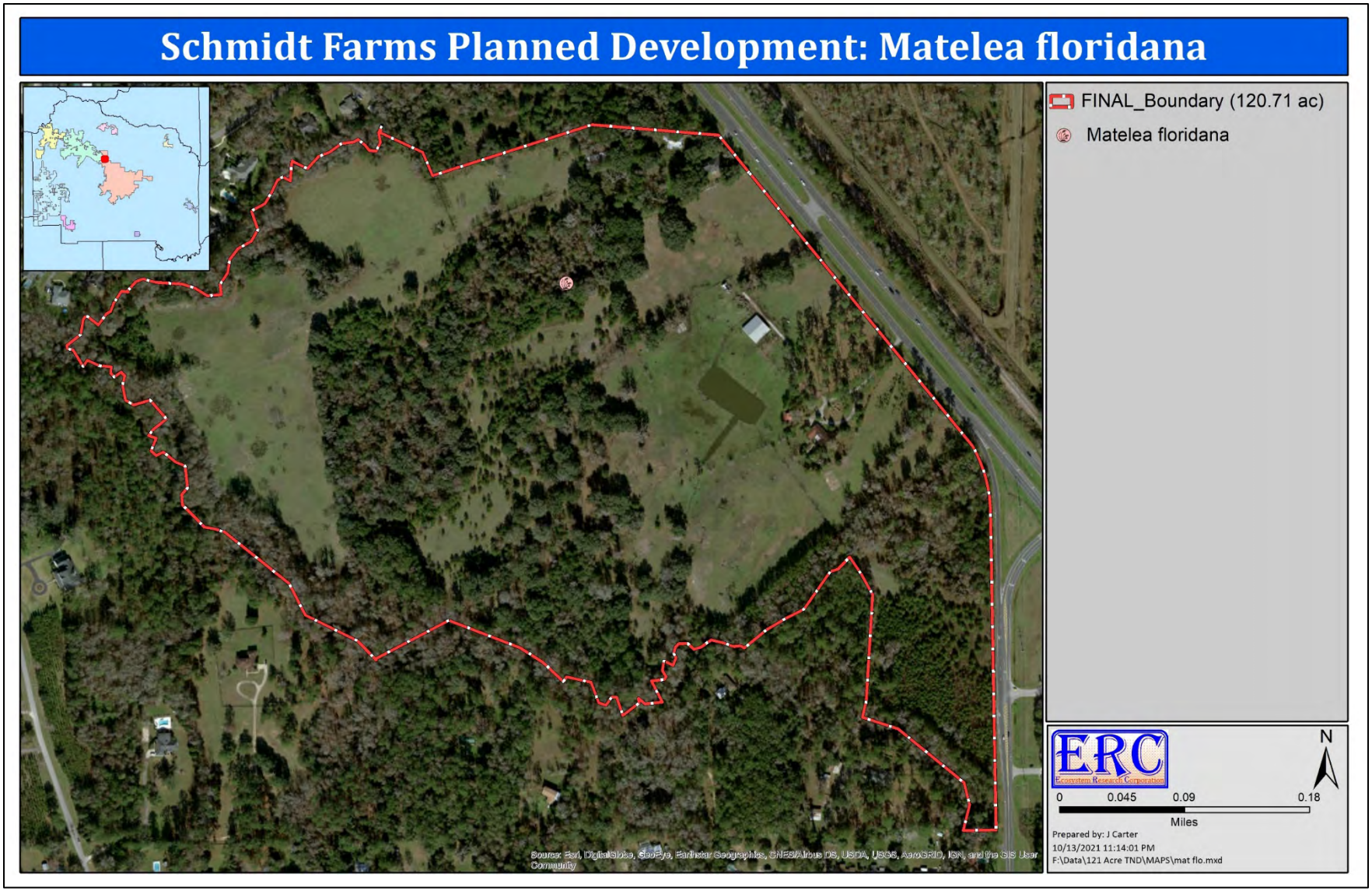


Figure 50. Locations of Florida spiny-pod (*Matelea floridana*) within the Planning Parcel.

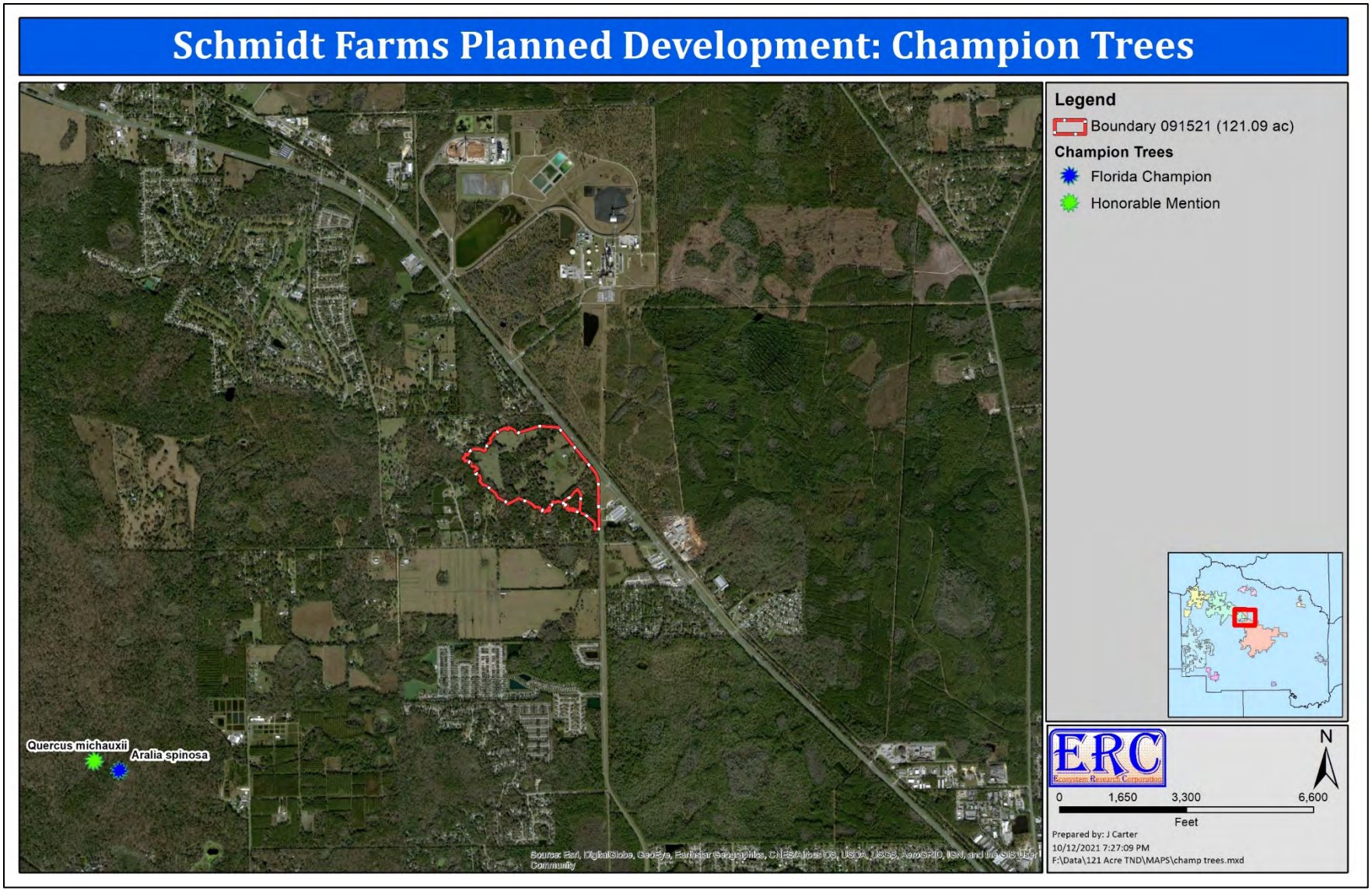


Figure 51. Champion tree locations shown in relation to the Planning Parcel and surrounding area.

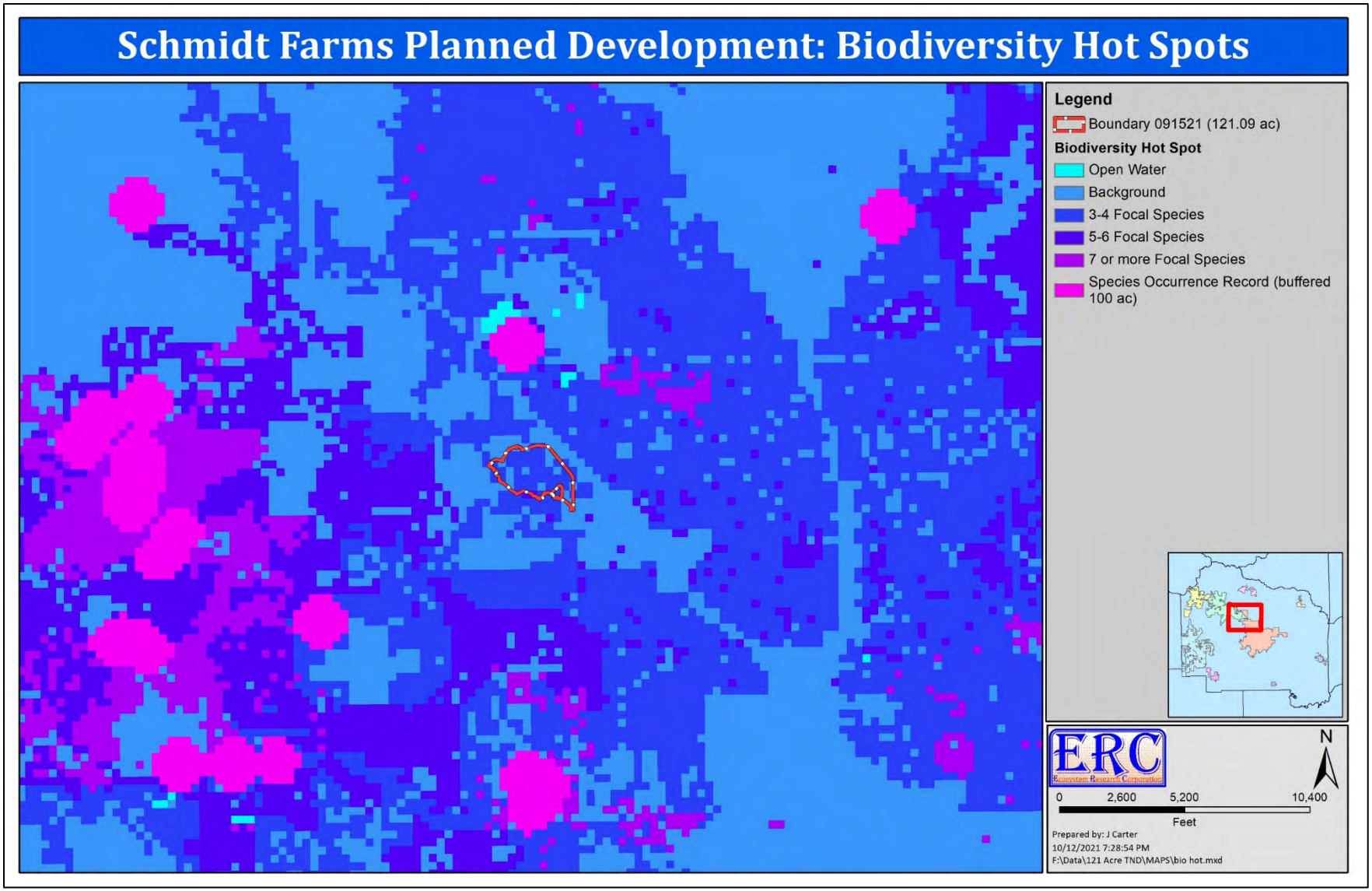


Figure 52. Biodiversity hot spots shown in relation to the Planning Parcel and surrounding area.

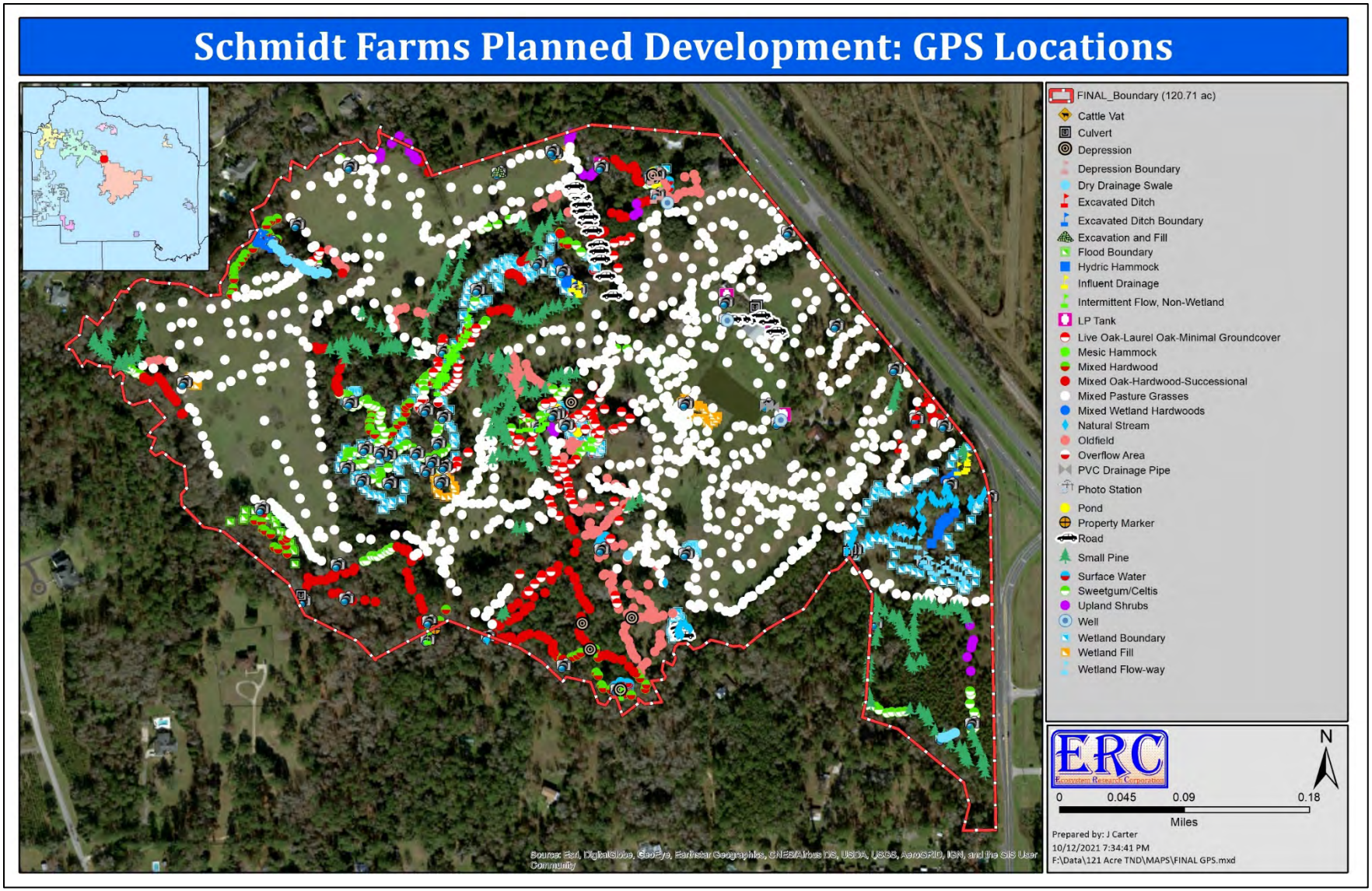


Figure 53. GPS locations where site-specific data were collected within the Planning Parcel.

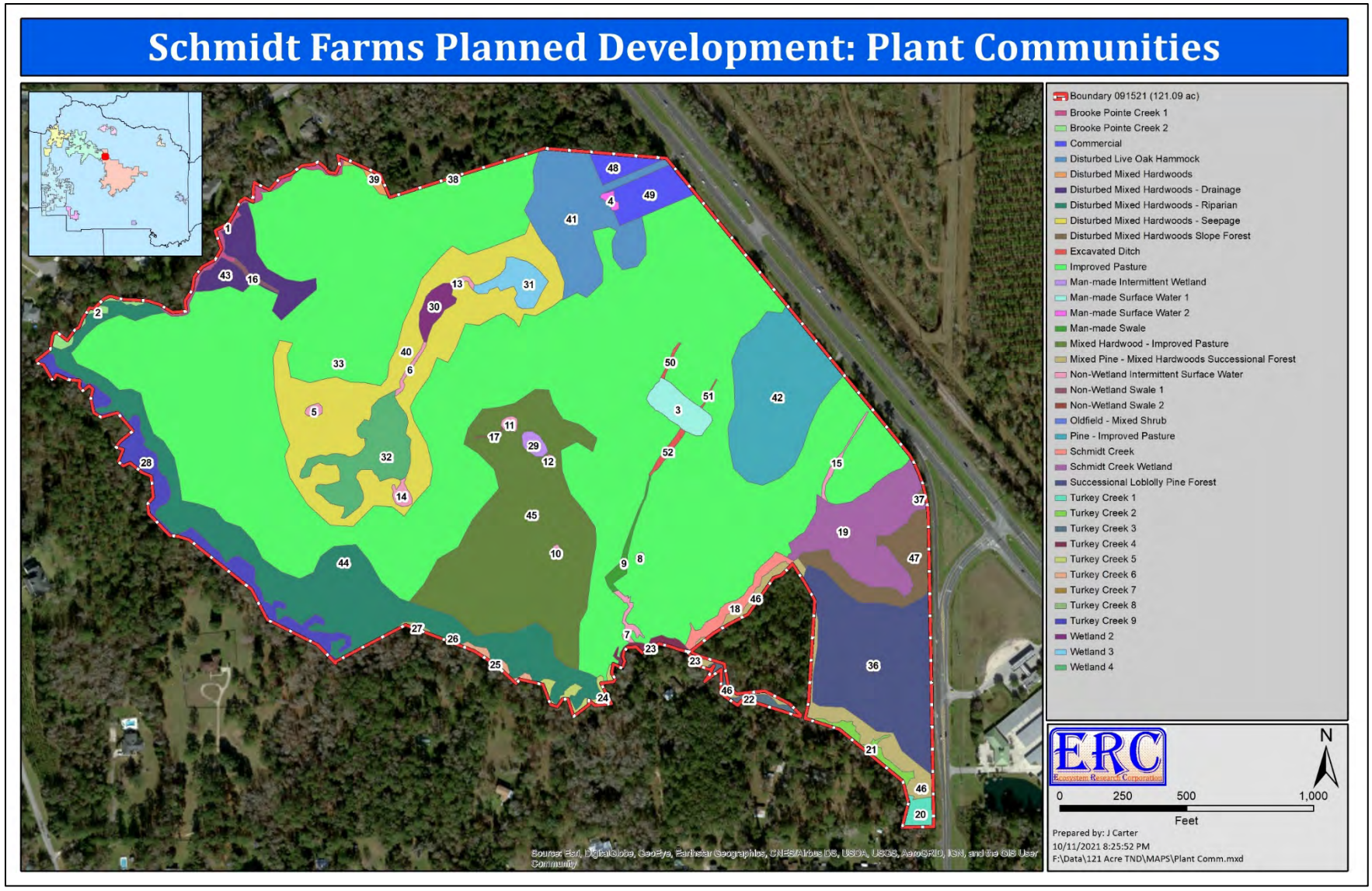


Figure 54. Plant communities existing within the Planning Parcel (see Table 4 for associated acreages).

Table 4. Polygon numbers, plant community descriptions, and associated acreages for communities existing within the Project Site (see Figure 52)

Polygon	Description	Acres
1	Brooke Pointe Creek 1	0.51
2	Brooke Pointe Creek 2	0.23
3	Man-made Surface Water 1	0.67
4	Man-made Surface Water 2	0.07
5	Non-Wetland Intermittent Surface Water	0.06
6	Non-Wetland Intermittent Surface Water	0.08
7	Non-Wetland Intermittent Surface Water	0.14
8	Non-Wetland Intermittent Surface Water	0.02
9	Man-made Swale	0.21
10	Non-Wetland Intermittent Surface Water	0.04
11	Non-Wetland Intermittent Surface Water	0.07
12	Non-Wetland Intermittent Surface Water	0.03
13	Non-Wetland Intermittent Surface Water	0.06
14	Non-Wetland Intermittent Surface Water	0.13
15	Non-Wetland Intermittent Surface Water	0.11
16	Non-Wetland Swale 1	0.08
17	Non-Wetland Swale 2	0.01
18	Schmidt Creek	0.50
19	Schmidt Creek Wetland	3.08
20	Turkey Creek 1	0.30
21	Turkey Creek 2	0.35
22	Turkey Creek 3	0.27
23	Turkey Creek 4	0.23
24	Turkey Creek 5	0.32
25	Turkey Creek 6	0.16
26	Turkey Creek 7	0.03
27	Turkey Creek 8	0.05
28	Turkey Creek 9	2.03
29	Man-made Intermittent Wetland	0.16

Polygon	Description	Acres
30	Wetland 2	0.39
31	Wetland 3	0.65
32	Wetland 4	1.92
33	Improved Pasture	61.97
36	Successional Loblolly Pine Forest	5.69
37	Disturbed Mixed Hardwoods Slope Forest	0.06
38	Oldfield - Mixed Shrub	0.04
39	Disturbed Mixed Hardwoods	0.14
40	Disturbed Mixed Hardwoods - Seepage	8.10
41	Disturbed Live Oak Hammock	3.74
42	Pine - Improved Pasture	4.66
43	Disturbed Mixed Hardwoods - Drainage	1.49
44	Disturbed Mixed Hardwoods - Riparian	7.91
45	Mixed Hardwood - Improved Pasture	9.67
46	Mixed Pine - Mixed Hardwoods Successional Forest	1.52
47	Disturbed Mixed Hardwoods Slope Forest	1.56
48	Commercial	0.45
49	Commercial	0.96
50	Excavated Ditch	0.04
51	Excavated Ditch	0.02
52	Excavated Ditch	0.11
Total		**121.09**

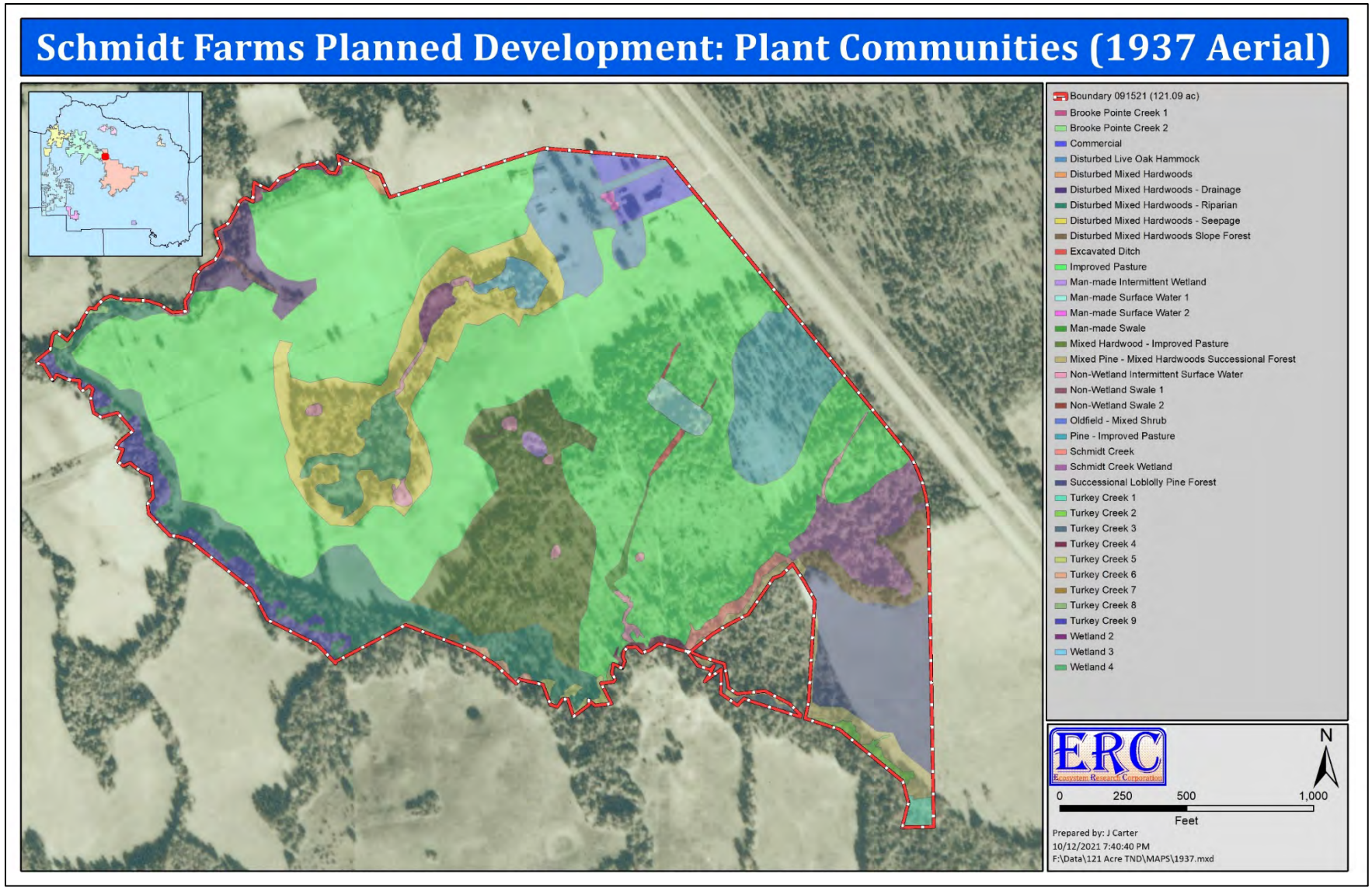


Figure 55. Plant communities on the Planning Parcel as shown on a 1937 historical aerial.

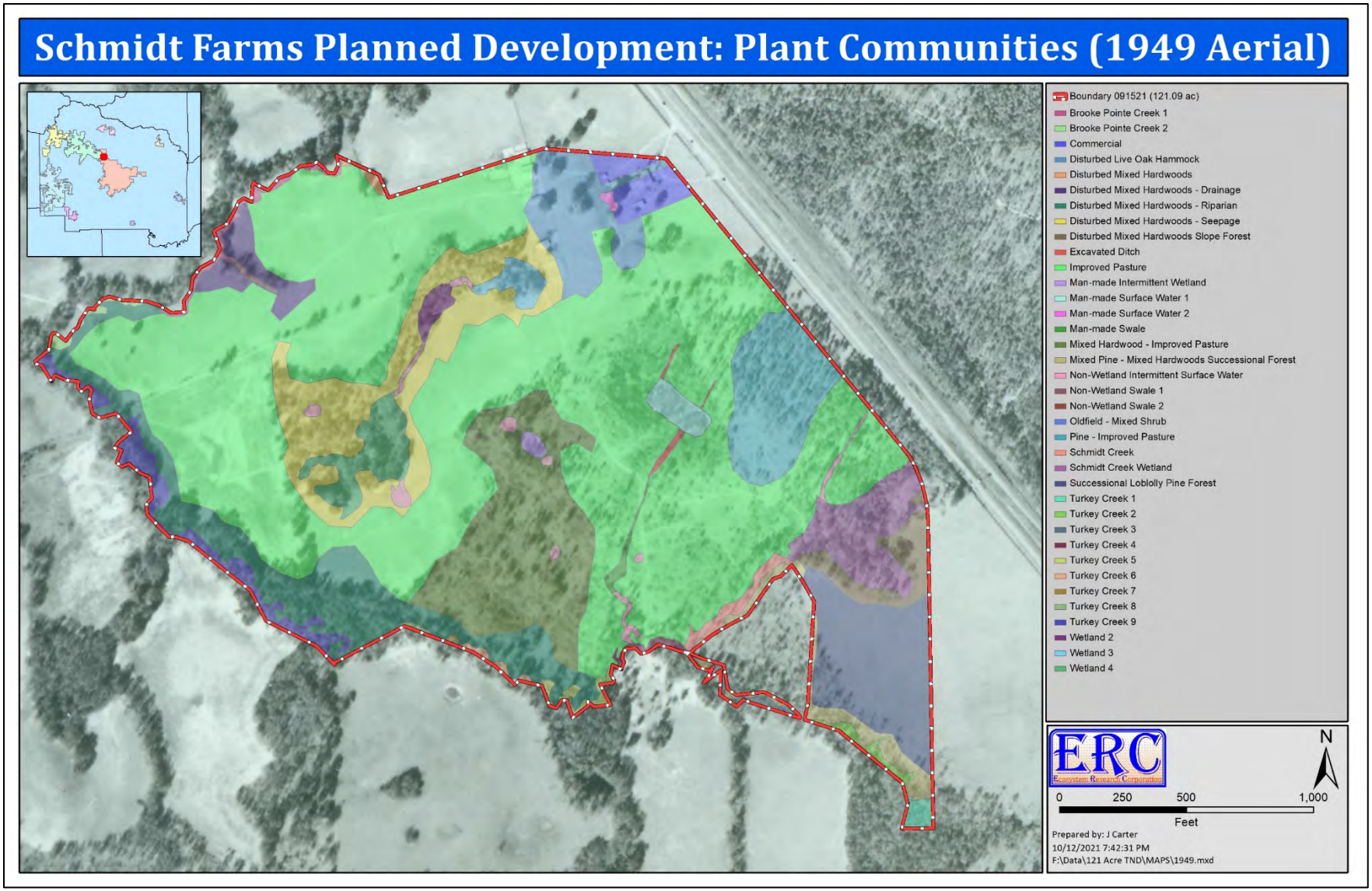


Figure 56. Plant communities on the Planning Parcel as shown on a 1949 historical aerial.

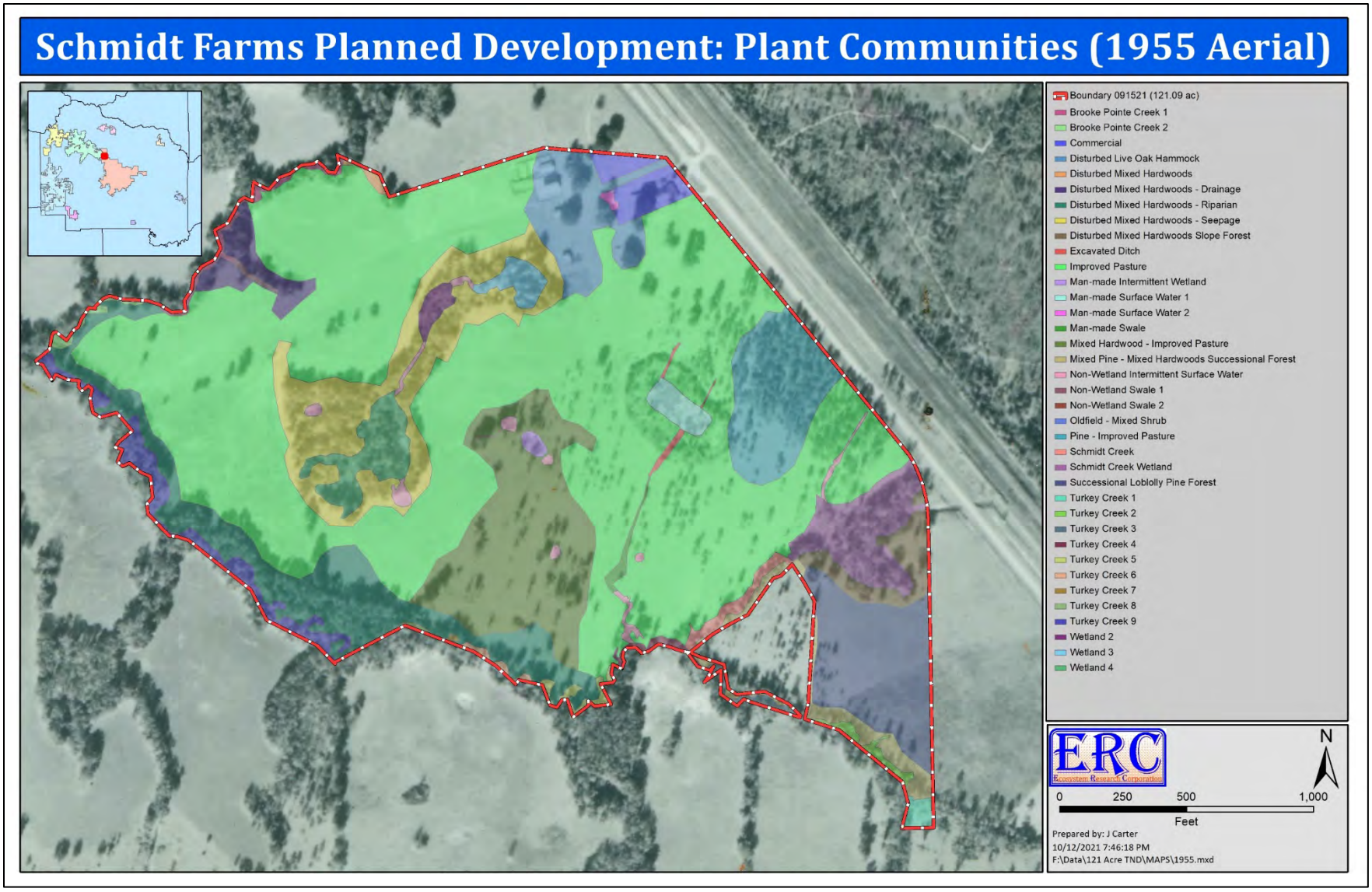


Figure 57. Plant communities on the Planning Parcel as shown on a 1956 historical aerial.

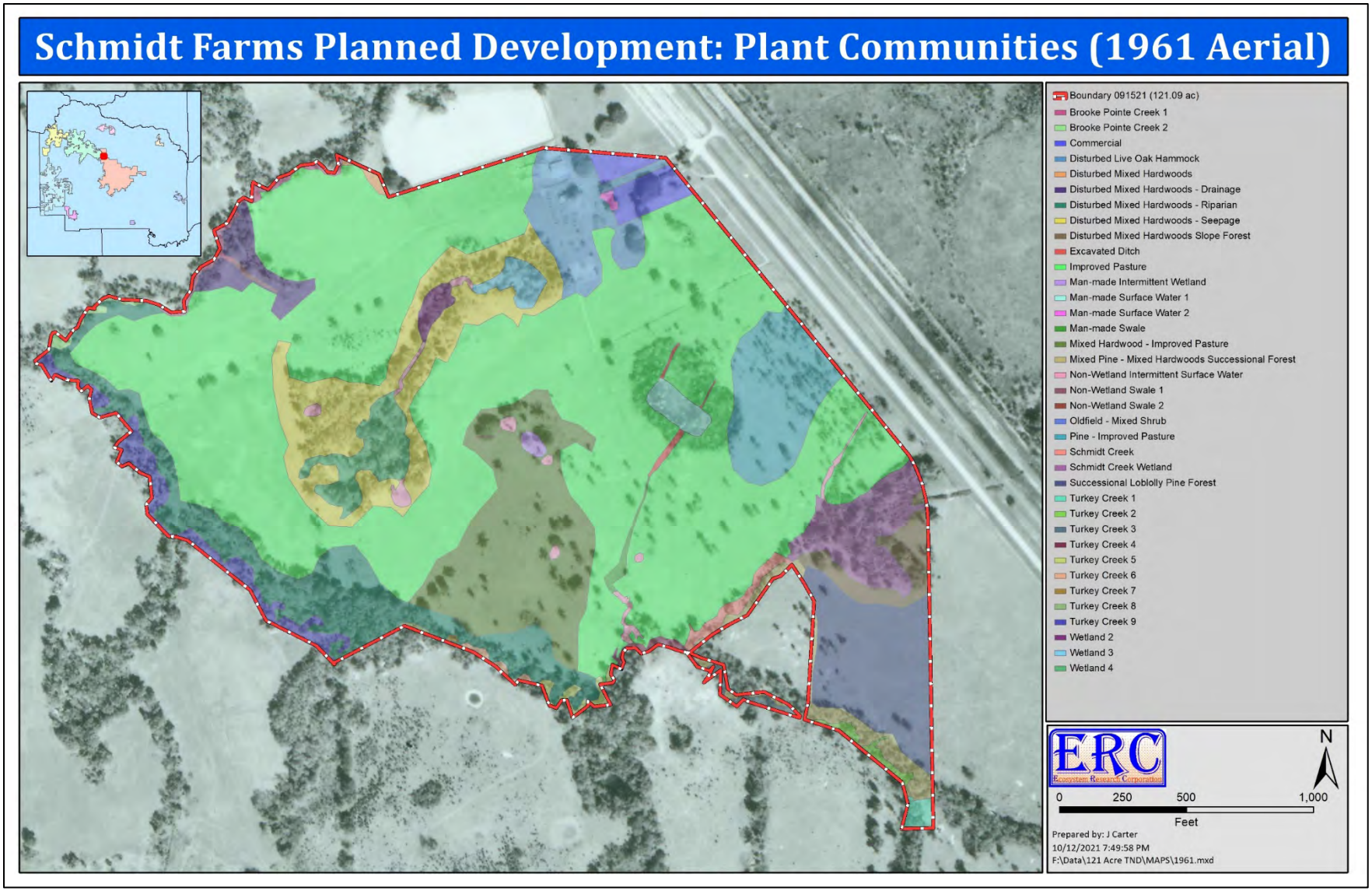


Figure 58. Plant communities on the Planning Parcel as shown on a 1961 historical aerial.

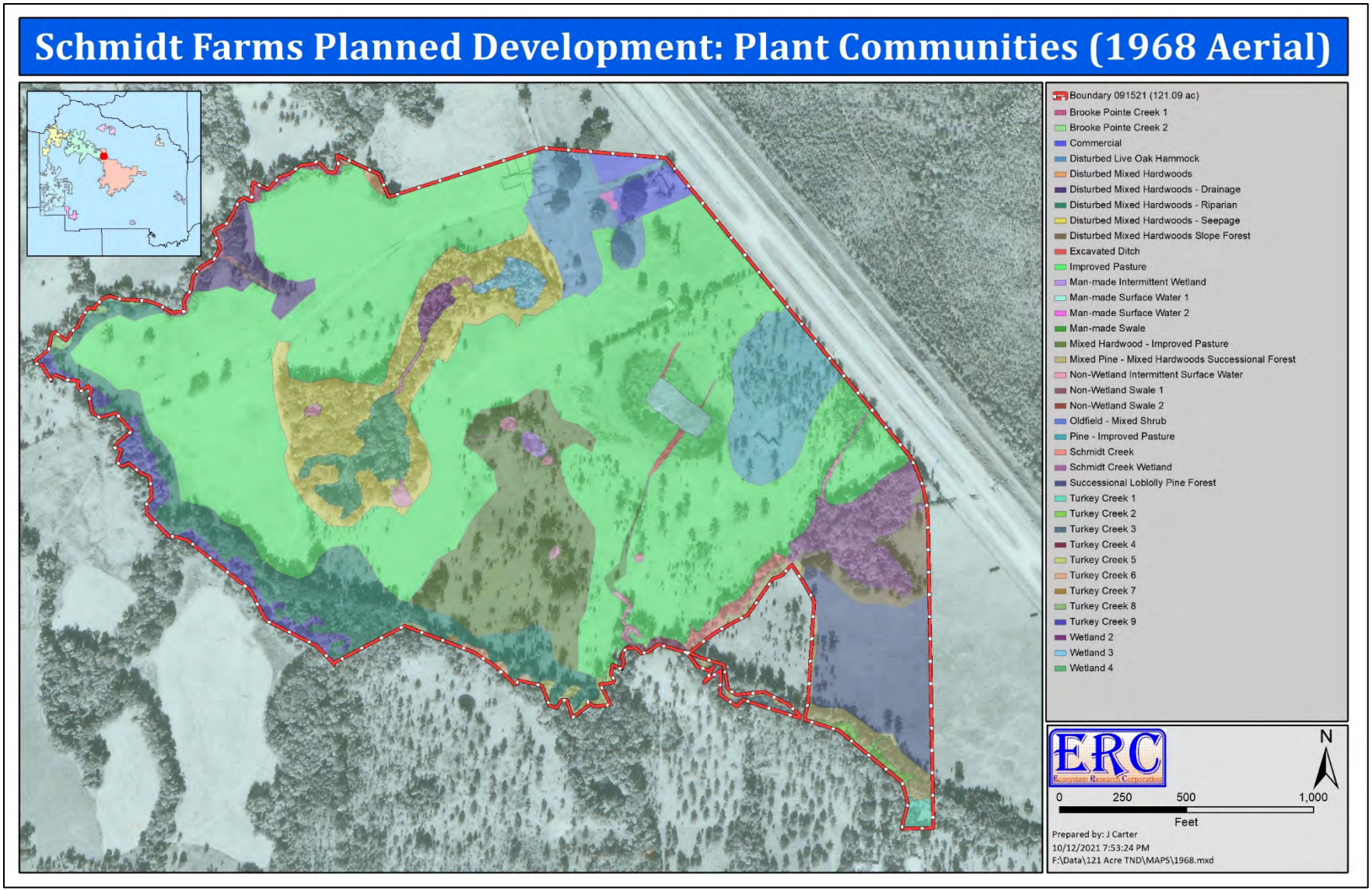


Figure 59. Plant communities on the Planning Parcel as shown on a 1968 historical aerial.

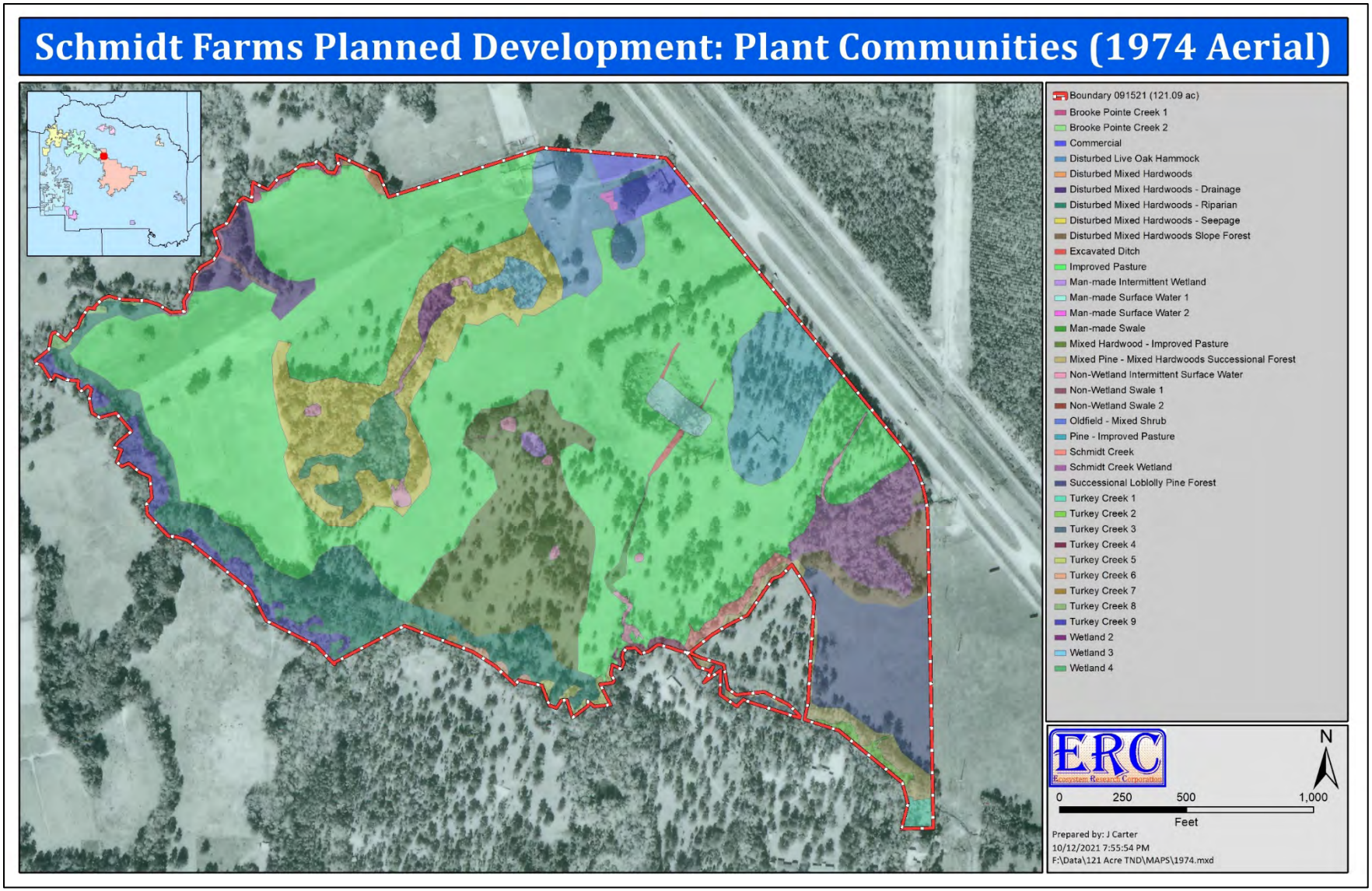


Figure 60. Plant communities on the Planning Parcel as shown on a 1974 historical aerial.

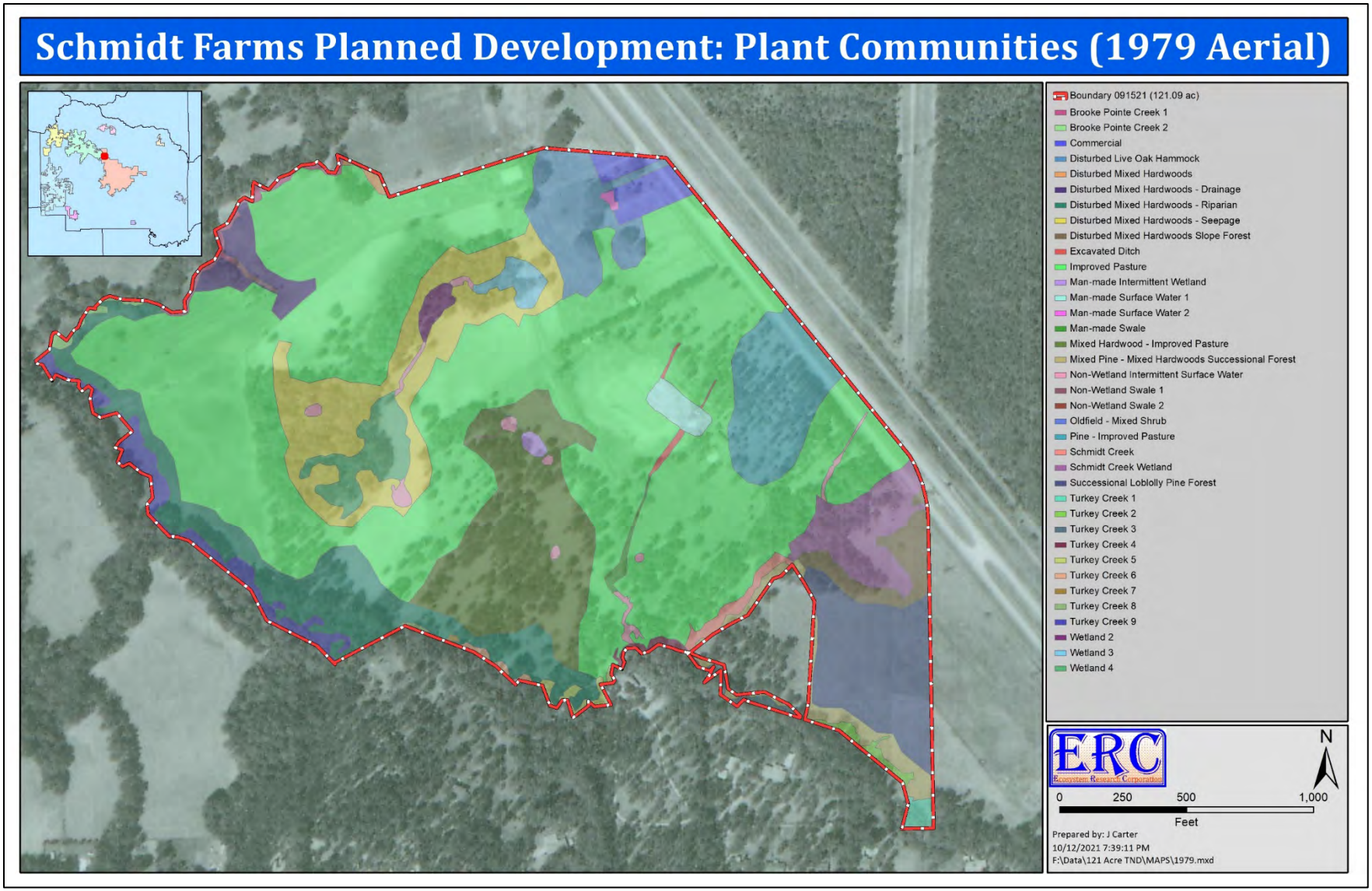


Figure 61. Plant communities on the Planning Parcel as shown on a 1979 historical aerial.

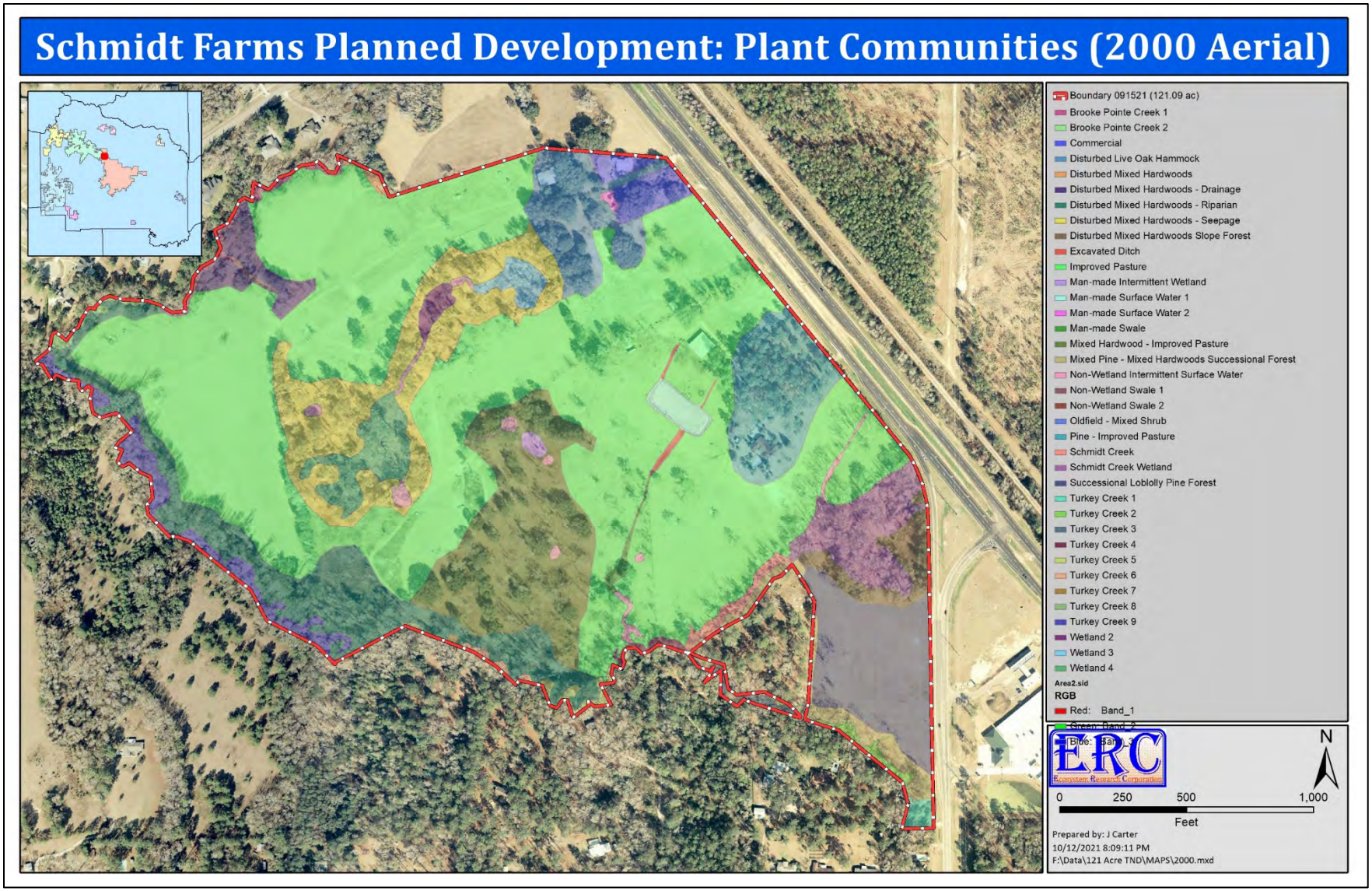


Figure 62. Plant communities on the Planning Parcel as shown on a 2000 historical aerial.

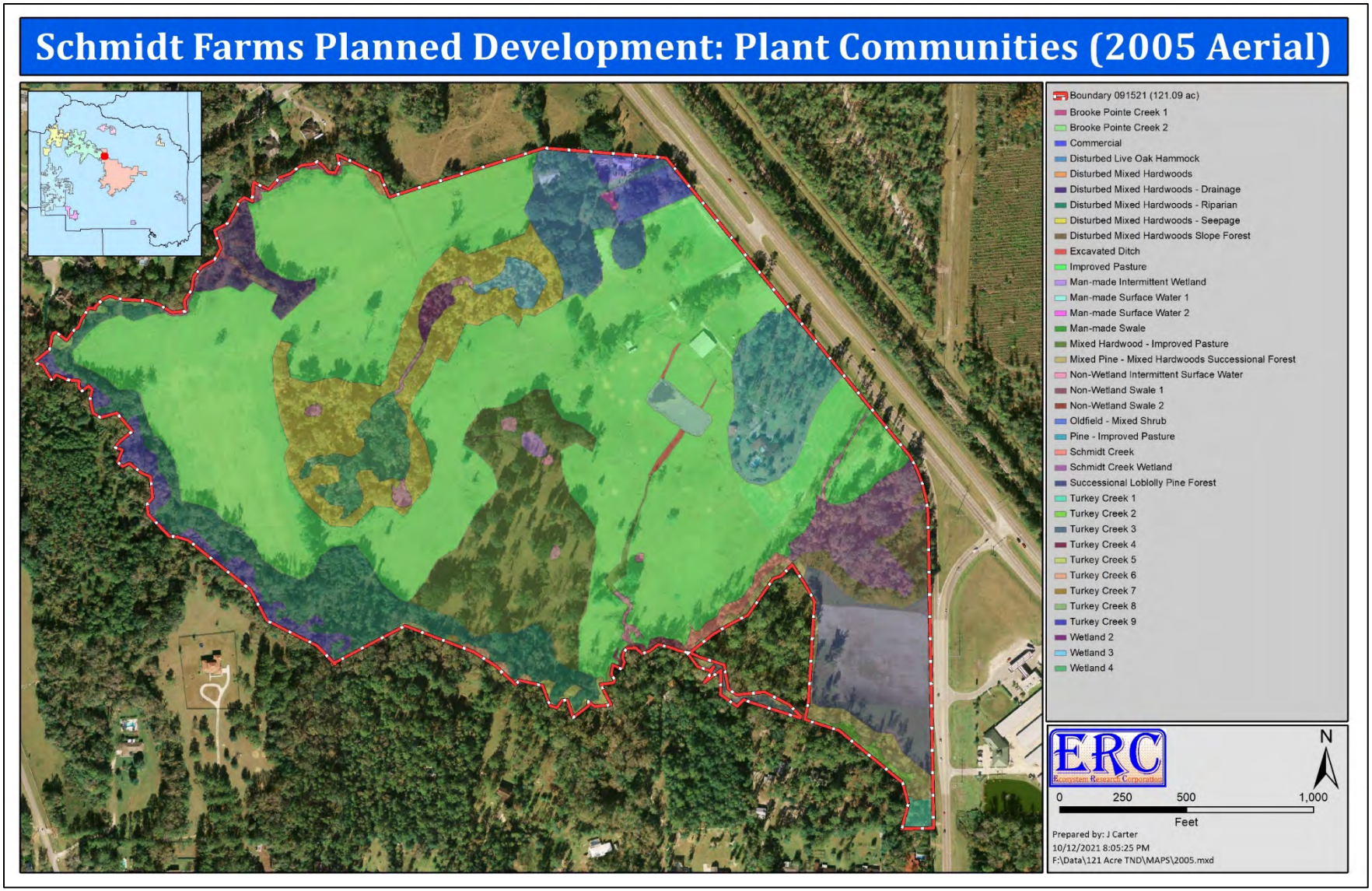


Figure 63. Plant communities on the Planning Parcel as shown on a 2005 historical aerial.

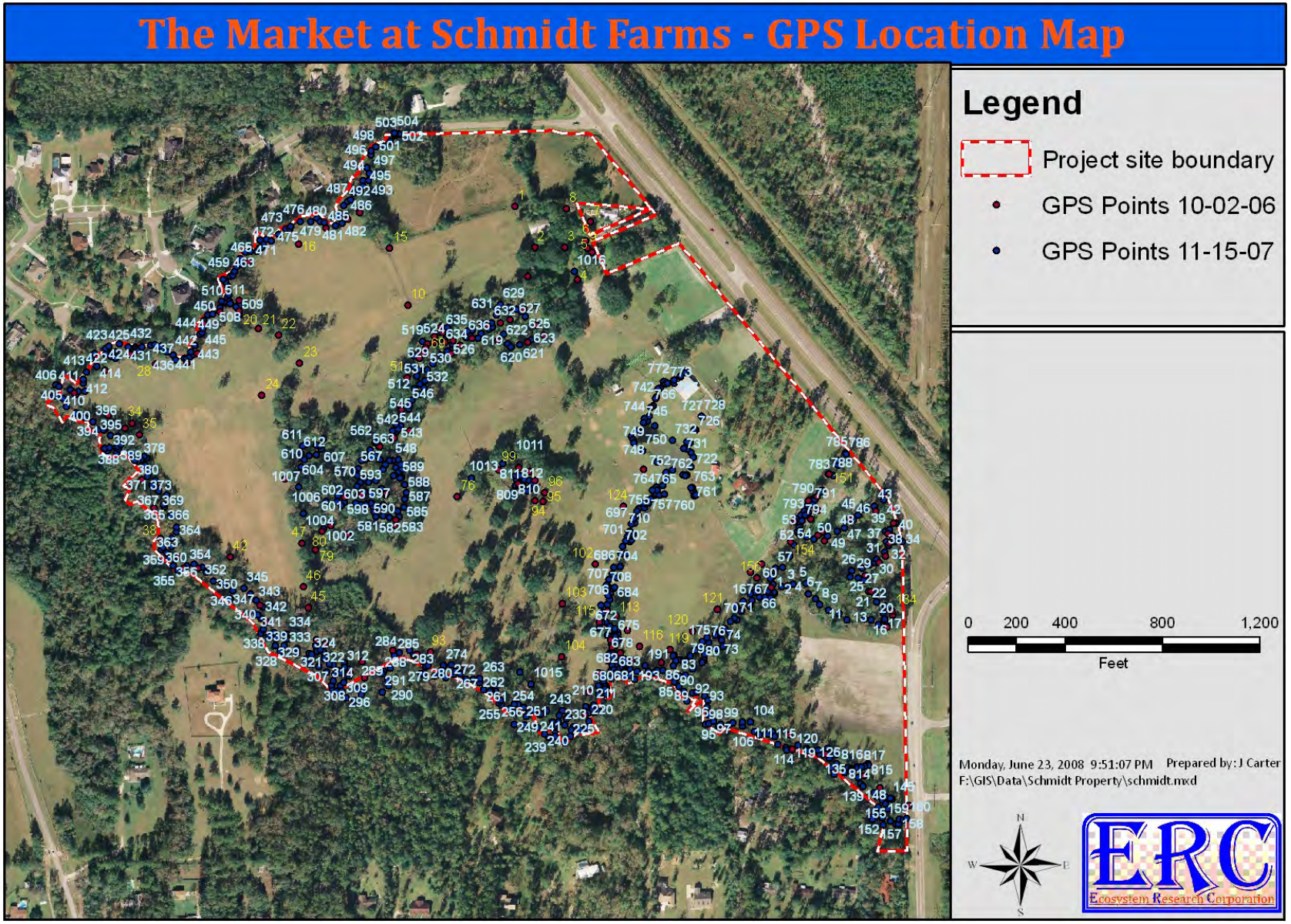


Figure 64. Location of jurisdiction flags from the 2008 survey.

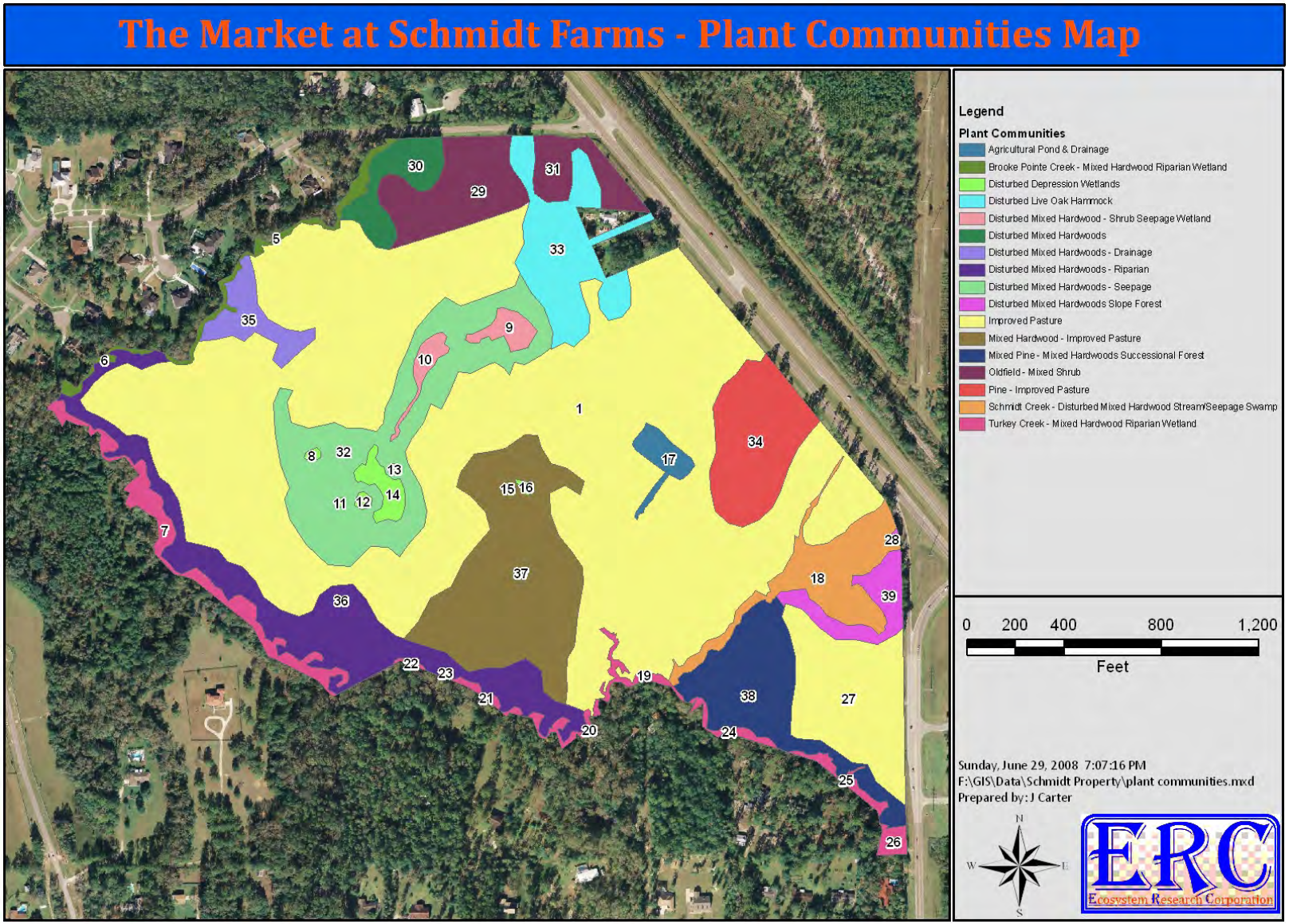


Figure 65. Delineated wetland and surface water polygons from the 2008 delineation procedure (see Table 5 for associated acreages).

Table 5. Wetland and surface water acreages shown for each polygon on Figure 65.

Description	Polygon	Acres
Agricultural Pond & Drainage	17	0.78
Agricultural Pond & Drainage Total		**0.78**
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	5	0.82
	6	0.23
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland Total		**1.05**
Disturbed Depression Wetlands	8	0.06
	11	0.03
	12	0.09
	13	0.03
	14	0.67
	15	0.00
	16	0.06
Disturbed Depression Wetlands Total		**0.94**
Disturbed Live Oak Hammock	33	4.83
Disturbed Live Oak Hammock Total		**4.83**
Disturbed Mixed Hardwood - Shrub Seepage Wetland	9	0.59
	10	0.47
Disturbed Mixed Hardwood - Shrub Seepage Wetland Total		**1.06**
Disturbed Mixed Hardwoods	30	1.85
Disturbed Mixed Hardwoods Total		**1.85**
Disturbed Mixed Hardwoods - Drainage	35	1.57
Disturbed Mixed Hardwoods - Drainage Total		**1.57**
Disturbed Mixed Hardwoods - Riparian	36	7.91
Disturbed Mixed Hardwoods - Riparian Total		**7.91**
Disturbed Mixed Hardwoods - Seepage	32	9.45
Disturbed Mixed Hardwoods - Seepage Total		**9.45**
Disturbed Mixed Hardwoods Slope Forest	28	0.06
	39	1.56
Disturbed Mixed Hardwoods Slope Forest Total		**1.62**
Improved Pasture	1	62.26
	27	5.70
Improved Pasture Total		**67.97**
Mixed Hardwood - Improved Pasture	37	9.93
Mixed Hardwood - Improved Pasture Total		**9.93**
Mixed Pine - Mixed Hardwoods Successional Forest	38	4.98
Mixed Pine - Mixed Hardwoods Successional Forest Total		**4.98**
Oldfield - Mixed Shrub	29	3.74
	31	1.70
Oldfield - Mixed Shrub Total		**5.44**

Description	Polygon	Acres
Pine - Improved Pasture	34	4.66
Pine - Improved Pasture Total		**4.66**
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	18	3.69
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp Total		**3.69**
Turkey Creek - Mixed Hardwood Riparian Wetland	7	2.03
	19	0.38
	20	0.32
	21	0.16
	22	0.05
	23	0.03
	24	0.27
	25	0.35
	26	0.30
Turkey Creek - Mixed Hardwood Riparian Wetland Total		**3.88**
Grand Total		**131.61**

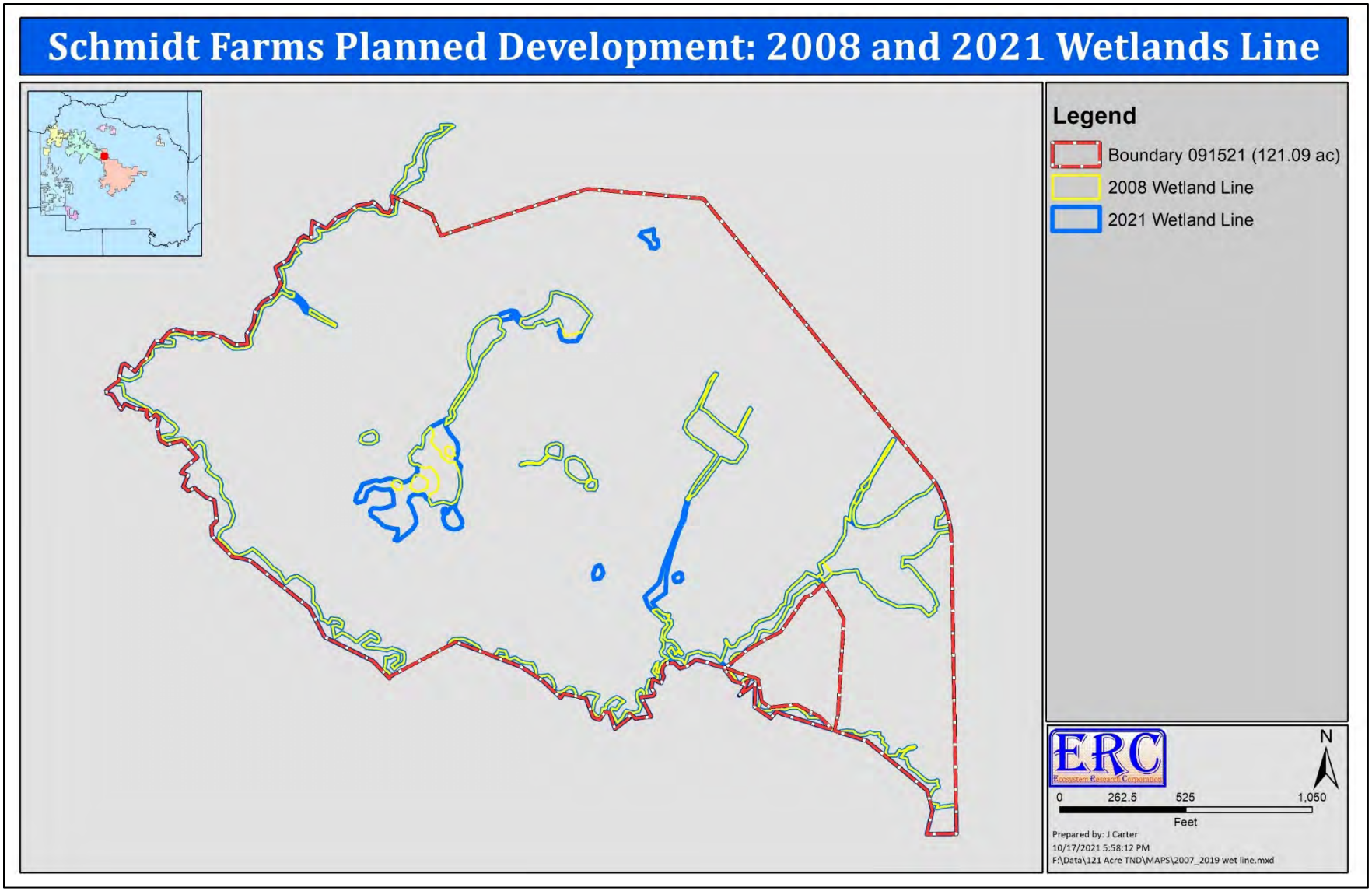


Figure 66. Comparison of 2008 and 2021 jurisdiction lines.

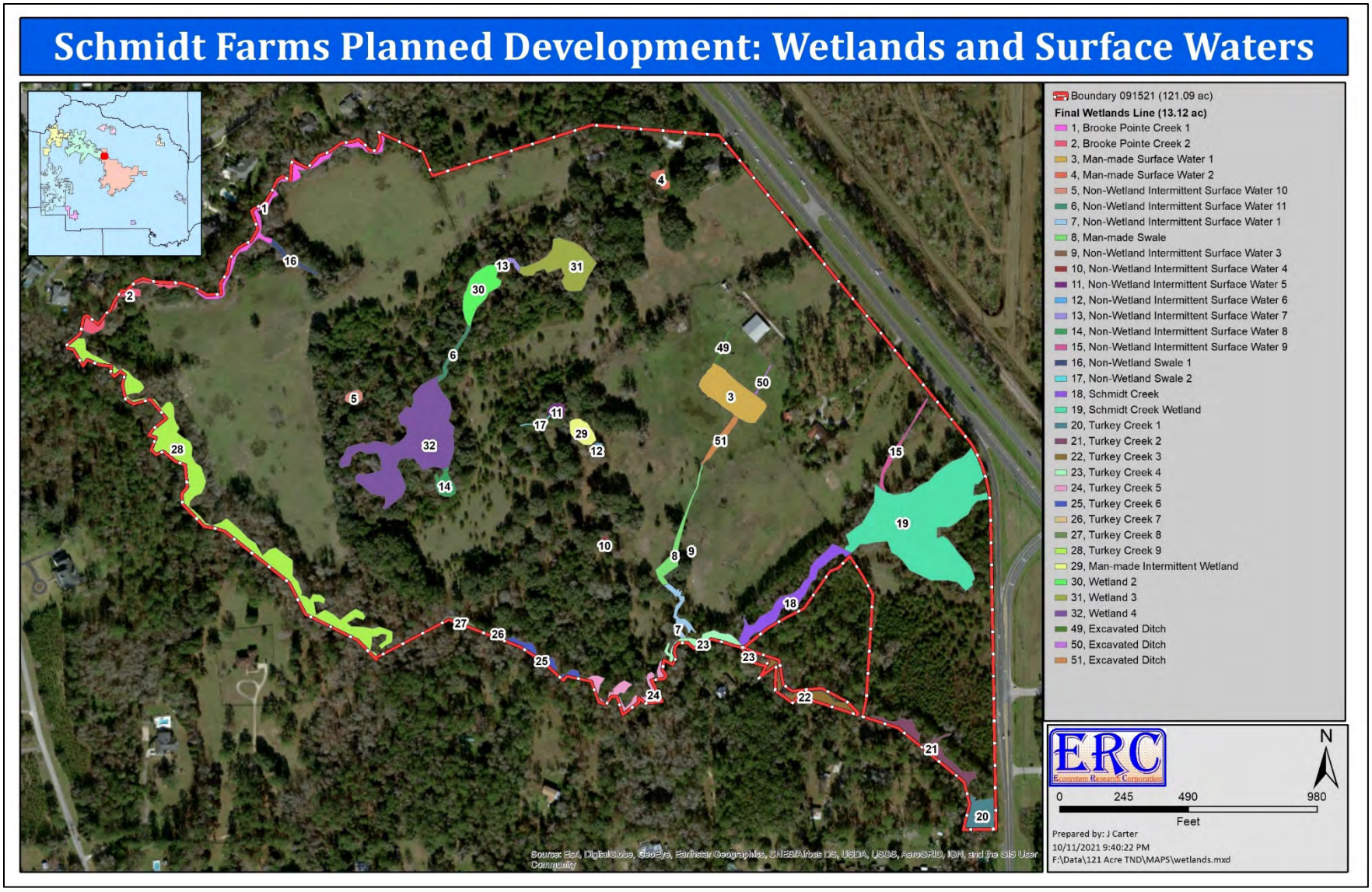


Figure 67. Wetlands and surface waters within the Project Site (see Table 6 for associated acreages).

Table 6. Wetland and surface water acreages shown for each polygon on Figure 67.

Type	Description	Polygon	Acres
Brooke Pointe Creek: Disturbed Mixed Hardwood Riparian Surface Water	Brooke Pointe Creek 1	1	0.51
	Brooke Pointe Creek 2	2	0.23
	TOTAL		**0.74**
Man-made Surface Water	Excavated Ditch	49	0.11
		50	0.02
		51	0.04
	Man-made Surface Water 1	3	0.67
	Man-made Surface Water 2	4	0.07
	TOTAL		**0.90**
Non-Wetland Intermittent Surface Water	Non-Wetland Surface Water 10	5	0.06
	Non-Wetland Surface Water 11	6	0.08
	Non-Wetland Surface Water 1	7	0.14
	Non-Wetland Surface Water 3	9	0.02
	Non-Wetland Surface Water 4	10	0.04
	Non-Wetland Surface Water 5	11	0.07
	Non-Wetland Surface Water 6	12	0.03
	Non-Wetland Surface Water 7	13	0.06
	Non-Wetland Surface Water 8	14	0.13
	Non-Wetland Surface Water 9	15	0.11
	TOTAL		**0.75**
Non-Wetland Swale: Drainage Features	Man-made Swale	8	0.21
	Non-Wetland Swale 1	16	0.08
	Non-Wetland Swale 2	17	0.01
	TOTAL		**0.30**
Schmidt Creek: Disturbed Mixed Hardwood Riparian Surface Water	Schmidt Creek	18	0.50
	TOTAL		**0.50**
Schmidt Creek Wetland: Disturbed Mixed Hardwood Seepage Wetland	Schmidt Creek Wetland	19	3.08
	TOTAL		**3.08**
Turkey Creek: Disturbed Mixed Hardwood Riparian Surface Water	Turkey Creek 1	20	0.30
	Turkey Creek 2	21	0.35
	Turkey Creek 4	23	0.21
	Turkey Creek 5	24	0.32
	Turkey Creek 6	25	0.16
	Turkey Creek 7	26	0.03
	Turkey Creek 8	27	0.05
	Turkey Creek 9	28	2.03
	TOTAL		**3.45**
Man-made Intermittent Surface Water	Man-made Intermittent Pond	29	0.16
	TOTAL		**0.16**

Type	Description	Polygon	Acres
Isolated Mixed Hardwood Seepage Wetland	Wetland 2	30	0.39
	Wetland 3	31	0.65
	TOTAL		**1.04**
Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters	Wetland 4	32	1.92
	TOTAL		**1.92**
GRAND TOTAL			**12.83**

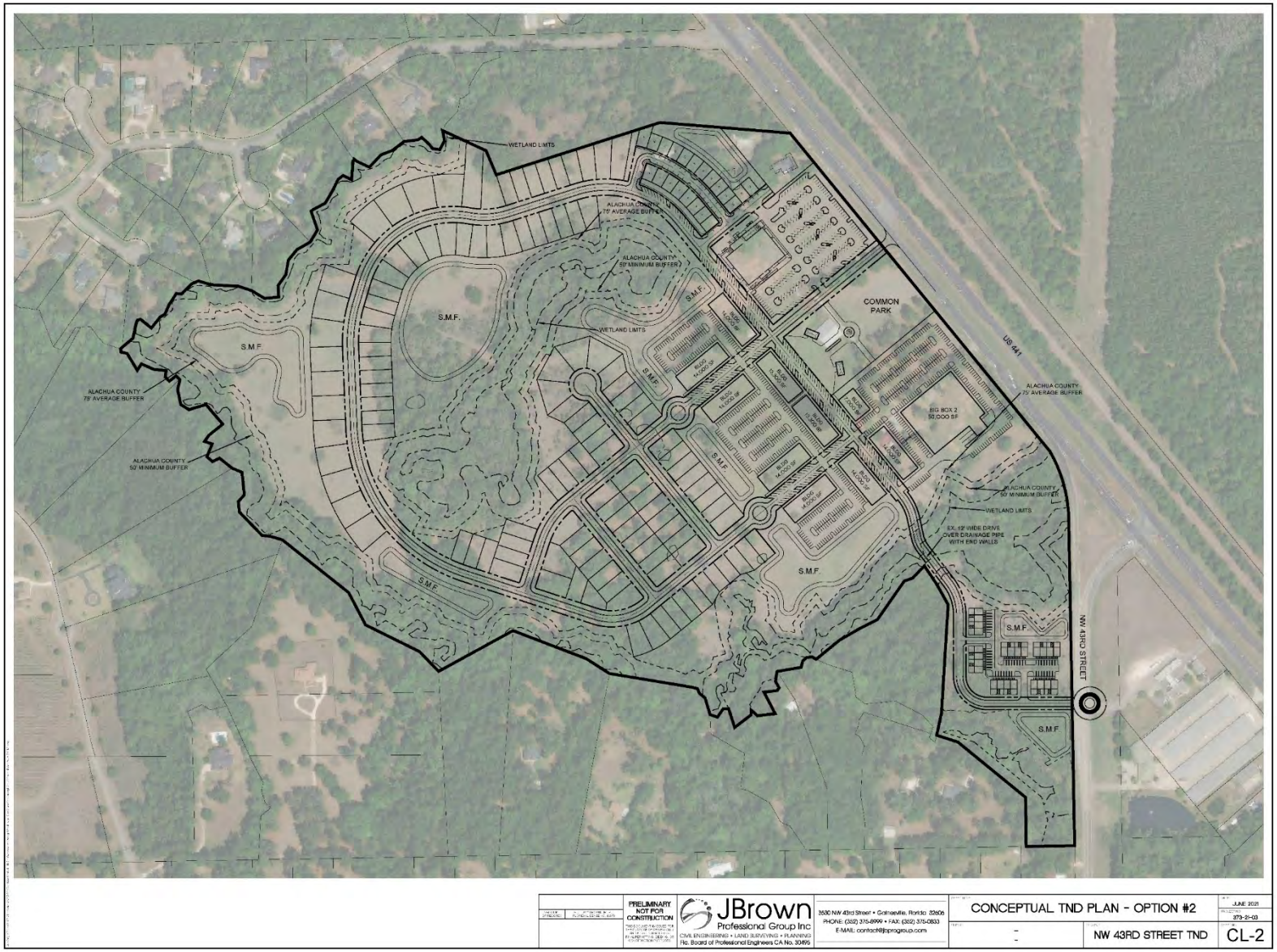


Figure 68. Preliminary site development plan.

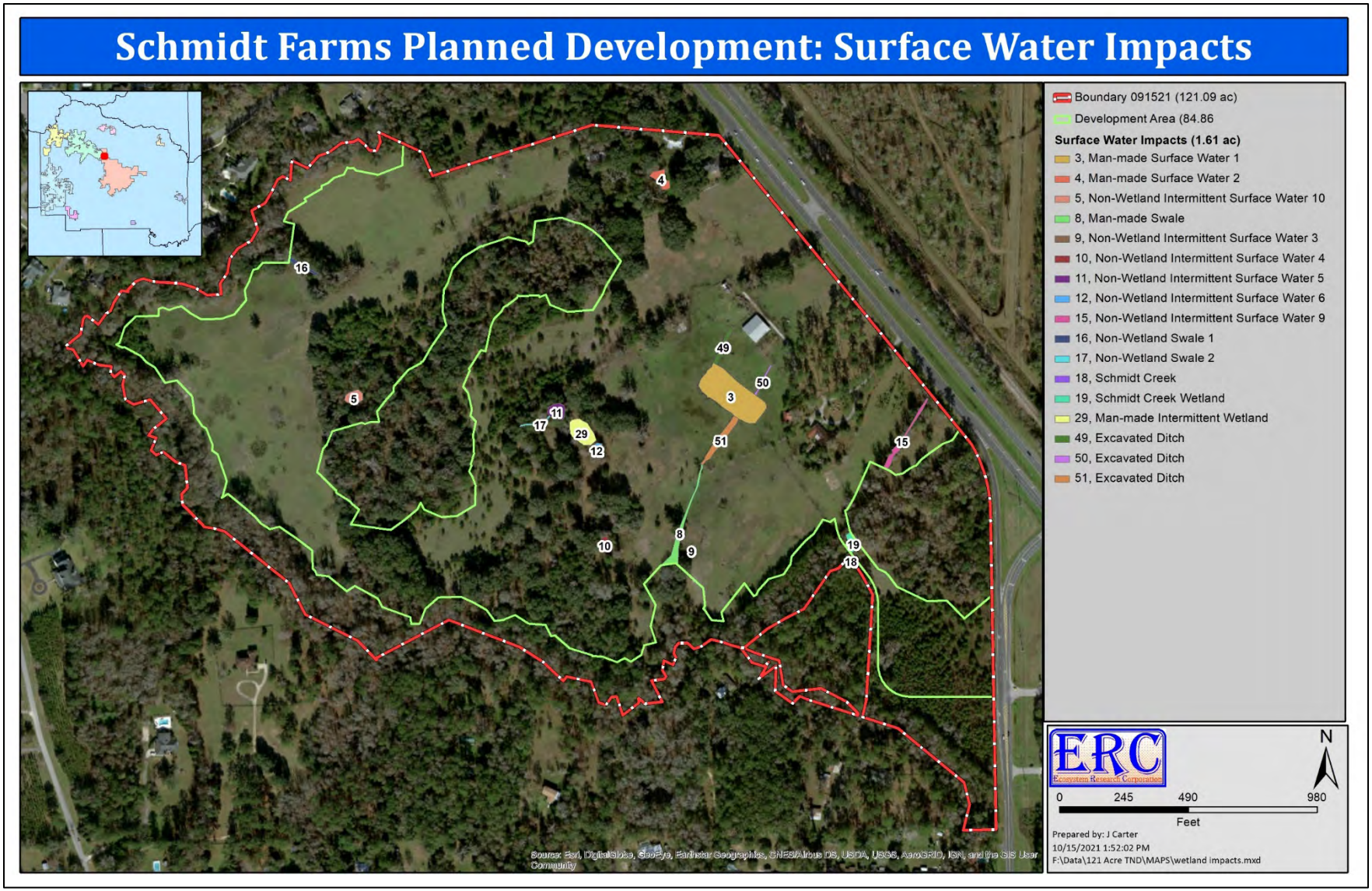


Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

Table 7. Surface water impacts and associated acreages by polygon for surface waters shown on Figure 69.

Type	Description	Polygon	Acres
Man-made Surface Water	Excavated Ditch	49	0.038
		50	0.016
		51	0.109
	Man-made Surface Water 1 (Ag Pond)	3	0.668
	Man-made Surface Water 2 (Fishpond)	4	0.069
	TOTAL		**0.901**
Non-Wetland Intermittent Surface Water	Non-Wetland Intermittent Surface Water 3	9	0.024
	Non-Wetland Intermittent Surface Water 4	10	0.039
	Non-Wetland Intermittent Surface Water 5	11	0.071
	Non-Wetland Intermittent Surface Water 6	12	0.033
	Non-Wetland Intermittent Surface Water 9	15	0.082
	TOTAL		**0.249**
Non-Wetland Swale	Man-made Swale	8	0.135
	Non-Wetland Swale 1	16	0.036
	Non-Wetland Swale 2	17	0.014
	TOTAL		**0.185**
Schmidt Creek	Schmidt Creek Surface Water	18	0.000
	Schmidt Creek Surface Water	19	0.053
	TOTAL		**0.053**
Man-made Landscape Depression	Man-made Intermittent Surface Water	29	0.163
	TOTAL		**0.163**
TOTAL WETLAND IMPACTS			**1.551**

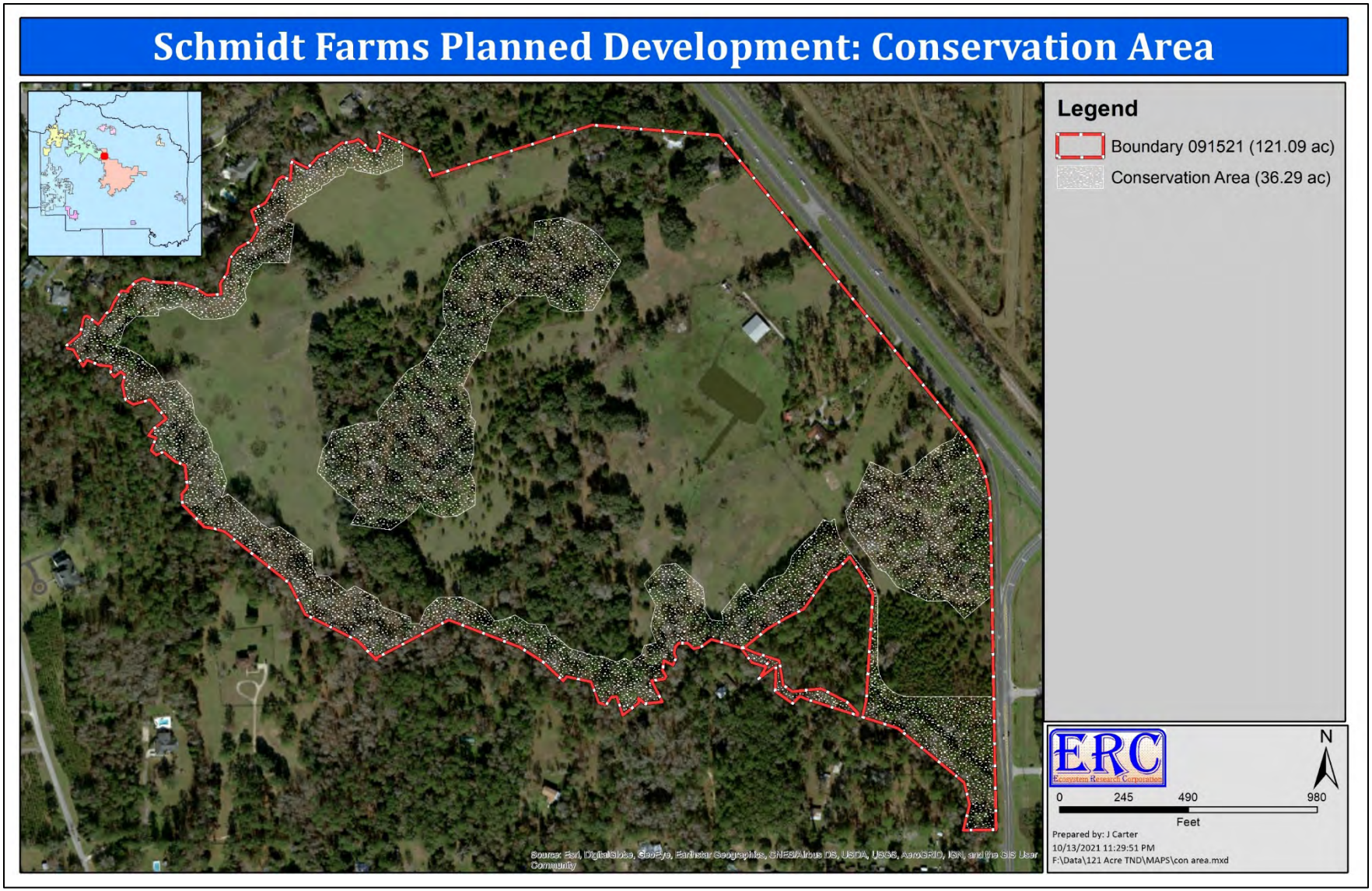


Figure 70. Proposed conservation easement.

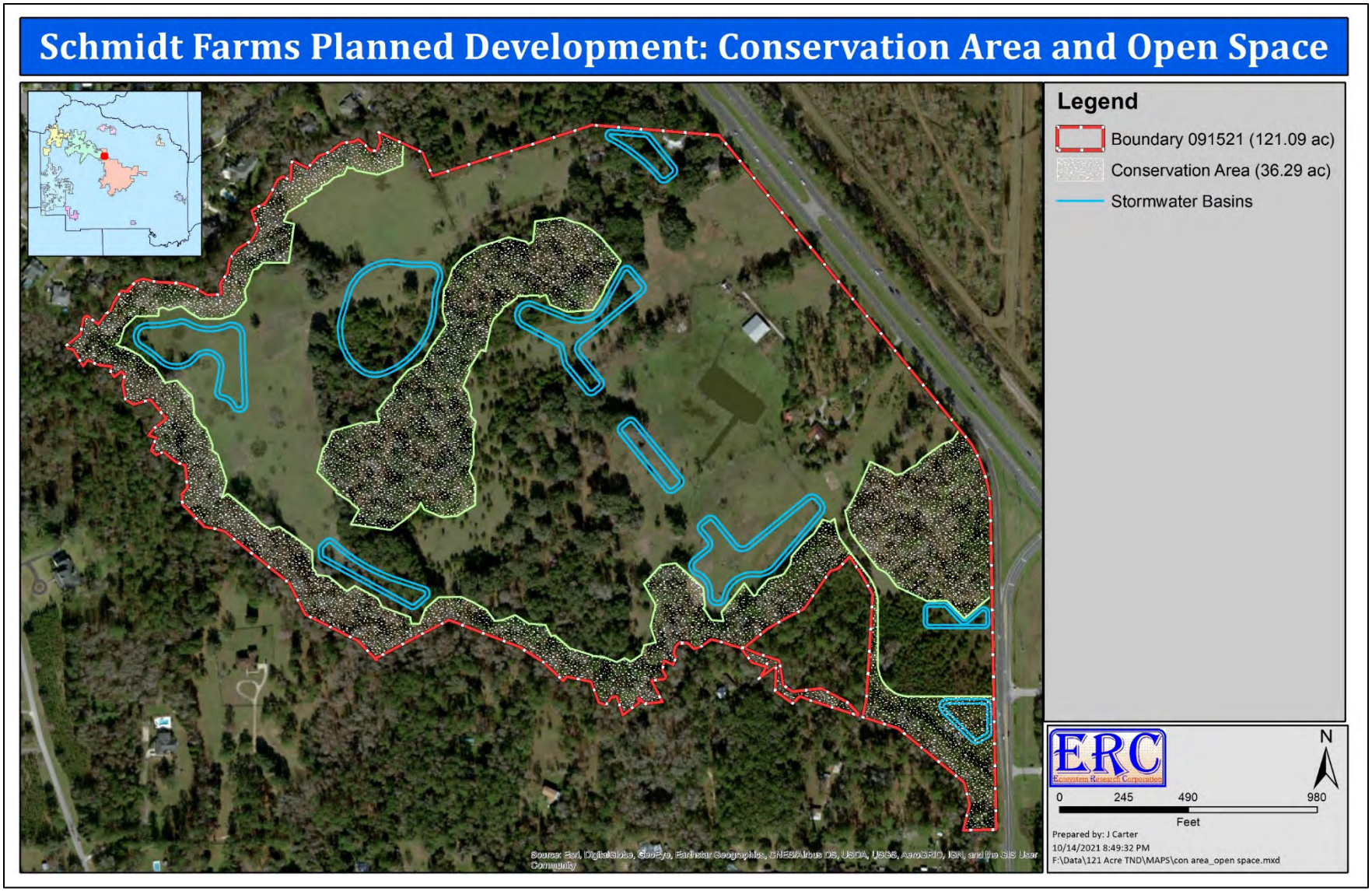


Figure 71. Conservation easement and surface waters to be created on the Planning Parcel.

ATTACHMENT 1: Public Notice Issued 26 January 2009

City of Alachua

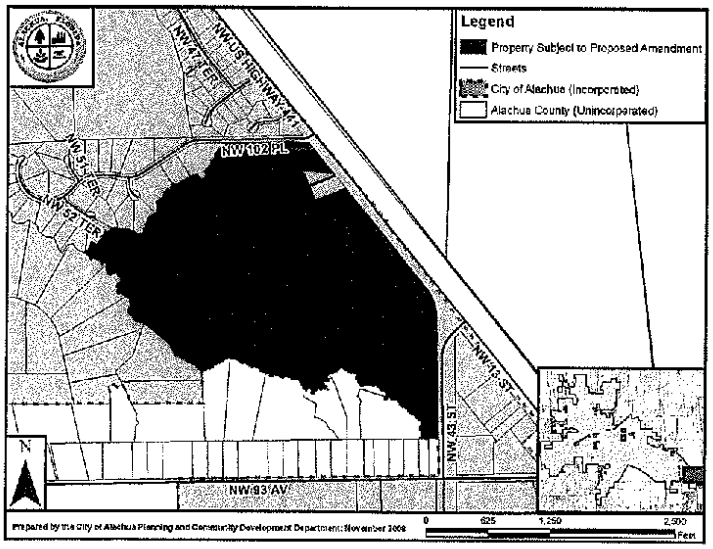
PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE
OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on January 26, 2009 at 7:00 p.m. The hearing will be held in the Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 09 12

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, 2015; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES) ON FIVE PARCELS OF LAND THAT TOTAL ±131.6 ACRES; LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA, WEST OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 43RD STREET AND THE DEERHAVEN POWER PLANT. TAX PARCEL NUMBERS 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.



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

City of Alachua

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department or at the Office of the City Clerk, 15100 NW 142nd Terrace, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance 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 these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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

B. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 11: A REQUEST BY C. DAVID COFFEY, P.A., AGENT FOR 441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM ALACHUA COUNTY RURAL CLUSTER TO CITY OF ALACHUA COMMUNITY COMMERCIAL (±17.65 ACRES) AND RESIDENTIAL MODERATE DENSITY (±21.63 ACRES). THE ±39.28 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 441 AND THE TURKEY CREEK DEVELOPMENT OF REGIONAL IMPACTS AND WEST OF THE INTERSECTION OF TURKEY CREEK BOULEVARD AND U.S. HWY 441, ALACHUA, FLORIDA. EXISTING FLUM: ALACHUA COUNTY RURAL CLUSTER; ZONING: ALACHUA COUNTY HIGHWAY ORIENTED BUSINESS (BH); A PORTION OF TAX PARCEL NO. 05898-000-000. (THIS IS A LEGISLATIVE HEARING)

i. FIRST READING. ORDINANCE 09 11; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

C. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE

FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

E. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 14: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MEGAHEE ENTERPRISES, LTD., LLLP, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE AND COMMERCIAL TO COMMERCIAL (±90 ACRES), RESIDENTIAL MEDIUM DENSITY (±36.1 ACRES), RESIDENTIAL MODERATE DENSITY (±174.5 ACRES), CONSERVATION (±115 ACRES), AND RECREATION (±107 ACRES). THE ±523 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED NORTH OF U.S. HWY 441 AND ADJACENT TO AND ON THE EAST AND WEST SIDE OF INTERSTATE HWY 75, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE (A) AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NO.S 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000 (THIS IS A LEGISLATIVE HEARING)**

i. FIRST READING, ORDINANCE 09 14; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

V. AGENDA ITEMS

NONE SCHEDULED

VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

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

VII. COMMENTS FROM CITY MANAGER

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Mr. Stubbs confirms for Vice-Mayor Burgess that a wetland pond is located on the subject property, but there are no springs. Mr. Stubbs notes there are protection standards in the Comprehensive Plan and the Land Development Regulations. Miss Portal states the City of Alachua has excellent policies and a lot of opportunity for setback and environmental resource protection in the planning process.

Vice-Mayor Burgess moves to approve Ordinance 09 11 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to be consistent with the City of Alachua Comprehensive Plan and with a requirement that a text amendment concurrent with adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) threshold would be necessary, and authorize staff to transmit the proposed LSCPA to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

C. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).**

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 12 by title only for public record by City Attorney Rush.

City Planner Justin Tabor gives a brief overview of the above-referenced item noting the subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas. Mr. Tabor reviews maps showing the adjacent properties and their land use. The Planning and Zoning Board held a public hearing on

this item on December 16, 2008 and voted 5-0 for approval and transmittal to the City Commission with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development (DRI) thresholds would be necessary. Mr. Tabor notes that the concerns of the citizens in attendance at the Planning and Zoning Board meeting are summarized and in the Agenda packets, staff report, and the minutes from the meeting.

Gerry Dedenbach, with Causseaux, Hewett, & Walpole, Inc., agent for the applicant, gives a Power Point presentation outlining what is being proposed for this property beginning with a timeline of the land use change process. He notes a neighborhood meeting was held on the proposed changes, as well as a subsequent meeting. By moving the commercial areas away from the residential areas and into the core, large conservation areas were created. He notes three main concerns: 1) Surface water flow; 2) Conservation area behind Brooke Point; and 3) NW 102nd Place access.

Mr. Tabor continues with the staff report reviewing site suitability, needs analysis, urban sprawl analysis, public facilities impacts, consistency with the Comprehensive Plan, and DRI related issues.

Commissioner Coerper comments on the drainage on the subject property.

Mayor Calderwood notes for the record that they have received William Burger's letter, respectfully submitted by the Brooke Pointe Home Owners Association, noting three (3) concerns.

William Burger states the Commission has effectively raised the major concerns that the homeowners have about the subject property, especially potential flooding and the entrance to Brooke Pointe. He commends Mr. Dedenbach for the neighborhood meetings.

Pam Connolly respectively requests that maximum consideration be given to the conservation area, light pollution, and noise abatement, as well as the setback from wetlands, buffering, and stormwater management.

Richard Beardsley presents a letter to the Commission and comments on what draws people to this part of Alachua County. He is against approval of this Ordinance.

Karen Arington presents a letter to the Commission. She states the proposed development should not be approved.

Rupert Murphy states he is opposed to this development; he sees their way of life being destroyed and he objects to it.

Amy Ellis comments she is glad to see the Commission is looking closely at the creek on the subject property; she would like to see where it goes.

Shanna Johnson presents a letter to the Commission and reads it aloud. She requests that the Commission consider other options that bring better benefits to this area.

Mr. Dedenbach addresses the concerns that were noted by the citizens.

Commissioner Coerper moves to extend the meeting tonight until it ends no matter what time that is; Vice-Mayor Burgess seconds the motion.

Passed by unanimous consent.

Pete Wallace comments on the wetlands on the subject property noting they had put every possible place in conservation and this will be allowed to naturally succeed.

Commissioner Hills moves to approve Ordinance 09 12 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary, and authorize staff to transmit the proposed amendment to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 13 by title only for public record by City Attorney Rush.

Planning Director Kathy Winburn gives a brief overview of the above-referenced item noting Objective 1.6 currently reads as follows: Recreation: the City of Alachua shall designate a Recreation land use category for all publicly owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category. The new language, underlined and in bold text, for the proposed Objective 1.6 is "...for all publicly **or privately** owned recreational lands...". Mrs. Winburn notes it is common in other local governments to allow privately owned recreational lands in a Recreation Future Land Use Map category and states the proposed amendment would bring the

ATTACHMENT 2: ERP and District Staff Report (December 23, 2008)

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

C. LINDEN DAVIDSON
Lamont, Florida

HEATH DAVIS
Cedar Key, Florida

N. DAVID FLAGG
Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 23, 2008

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Conceptual Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

The Suwannee River Water Management District (District) proposes to issue Conceptual Environmental Resource Permit Number 08-0278 for your project located in Township 8 South, Range 19 East, Sections 34 and 35 26, in Alachua County. This proposed action is subject to final Governing Board approval at their regularly scheduled meeting on January 13, 2009.

Persons considered to be potentially affected by this proposed agency action may request an administrative hearing. The request must be in writing and must adhere to the guidelines set forth in Chapter 28-106, Florida Administrative Code. Please see the enclosed Notice of Rights. All requests for administrative hearings are required to be sent to the Suwannee River Water Management District, 9225 County Road 49, Live Oak, Florida 32060. Questions regarding the proposed action should be directed to the Department of Resource Management, 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

Enclosure
JD/rl
cc: Mark Lyman, Lochrane
Property Owners
Alachua County Board of Commissioners
Certified Mail Receipt #: 7006 2760 0004 8243 4050

RECYCLED PAPER

Water for Nature, Water for People
9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
mysuwanneeriver.com

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

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Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

January 13, 2009

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

Enclosed is your permit for the above referenced project. This permit was issued for a period of five years. Please pay close attention to the conditions of your permit.

Substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57 (1), Florida Statutes (F.S.), and Chapter 28, Florida Administrative Code, if they object to the Suwannee River Water Management District's (District) actions. Failure to request a hearing within 21 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit. This permit does not alleviate you from having to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

If you wish, we will visit with you on site to discuss the terms of the permit, review existing pre-construction conditions, and answer any questions you may have prior to beginning work. To schedule a pre-construction meeting, please contact me.

If you have any questions regarding this, please call me at 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

JD/rl
Enclosures
cc: Mark Lyman, Lochrane
Property Owners
Certified Mail Receipt #: 7008 1300 0001 7731 8156

Water for Nature, Water for People

RECYCLED PAPER

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
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SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

CONCEPTUAL PERMIT

PERMITTEE:
MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

PERMIT NUMBER: ERP08-0278
DATE ISSUED: 01/13/2009
DATE EXPIRES: 01/13/2014
COUNTY: ALACHUA
TRS: S34/T8S/R19E, S35/T8S/R19E

PROJECT: THE MARKET AT SCHMIDT FARMS

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource conceptual permit is in effect for the permitted activity description below:

This permit authorizes a 0.882-acre wetland creation area, and 36.38 acres of wetlands and upland buffers to be placed in a conservation easement as mitigation for 0.88 acres of wetland impacts. The project will be completed in a manner consistent with the application package completed on December 3, 2008, by Myers Sand Realty, LLC, and satisfying the criteria in Chapters 40B-4 and 40B-400, Florida Administrative Code.

It is your responsibility to ensure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to enclosed notice of rights.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400,

F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.

2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.

3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.

5. The permit does not convey to the permittee any property right nor any rights or privileges other

than those specified in the permit and chapter 40B-1, F.A.C.

6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.

7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.

8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.

11. As-built certification shall be made by an engineer or surveyor.

12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.

13. The surfacewater management system shall be operated and maintained in a manner which is consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 4 of 7

15. Notwithstanding any reference herein made, no construction is authorized by this conceptual plan permit.

16. Each phase shall require a general environmental resource permit.

Special limiting conditions made part of this permit are as follows:

17. Prior to issuance of future environmental resource permits for construction, the proposed conservation easement shall be accepted by the District Governing Board and recorded with the Alachua County Clerk of Courts.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by Lori Martin District Staff Date Approved 1-13-09

Clerk David Still Executive Director

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 5 of 7

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

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7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

At 4:00 p.m. this 15 day of JAN, 2021.

Jon M. Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

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386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs no. 11 and 12, or for Commission review as described in paragraph no. 13, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

At 4:00 p.m. this 23 day of December, 2008

Jon Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

STAFF REPORT
CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: **December 23, 2008**

PROJECT: **The Market at Schmidt Farms**

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

Corporate Officers of Myers Sand Realty, LLC

Registered Agent	NRAI Services, Inc
Manager	David N. Eskenazi
Manager	Jay Stein

Corporate Officers of NRAI Services, Inc

Registered Agent	GEC Group, LLC
President/Director	Dennis Howarth
Vice President /Treasurer/Director	Dennis Tarzian
Vice President/Secretary/Director	Charles Baclet
Assistant Secretary	Eileen Ash
Vice President/Director	Kent Rockwell
Vice President/Director	Robert Rowell

Corporate Officers for GEC Group, Inc.

Registered Agent	Karen L. Redman
Manager	Karen L. Redman

Recommended Agency Action

Staff recommends issuance of a conceptual permit with sixteen standard conditions and one special limiting condition. A draft permit containing the conditions is attached to this staff report.

SRWMD Project Review Staff

Louis Mantini, P.W.S, Environmental Specialist; and Tim Sagul, P.E., Assistant Director, Resource Management, reviewed the project application.

Approved By: _____
Jon Dinges, P.E., Director, Resource Management

Project Location

The project is located at the intersection of US 441 and NW 43rd Street in Township 8 South, Range 19 East, Sections 34 and 35, in Alachua County

Project Description

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

Interagency Coordination

Staff notified the following: Alachua County Board of Commissioners, the United States Army Corps of Engineers, and the Florida Fish and Wildlife Conservation Commission, and the Florida Department of State – Historical Resources.

Review of Resource Impacts and District Permitting Criteria

Will the project increase flood hazards outside the project area?
[ref. 40B-4.2030(2)(a) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project increase flood hazards that may affect the health, safety and general welfare of persons residing within the project area?
[ref. 40B-4.2030(2)(b) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project create excessive drainage of surfacewaters or permanent dewatering of surficial aquifers?
[ref. 40B-4.2030(2)(a)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will erosion be controlled to avoid sedimentation, which would render the proposed system unserviceable; or to avoid sedimentation that would degrade receiving waters?
[ref. 40B-4.2030(2)(d)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the waters discharged or percolated from the surfacewater management system receive at least the minimum level of stormwater treatment necessary to comply with state water quality standards?
[ref. 40B-4.2030(2)(e) and 40B-4.2030(7)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the system have adverse environmental impacts including impacts to fish, wildlife, wetlands, and other natural resources?
[ref. 40B-4.2030(2)(f)]

No. In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetland buffers, the latter to be placed in a conservation easement to the benefit of the district. The conservation easement will be brought to the Governing Board at a later time for consideration, and is proposed in concept only at this time.

Will the new surfacewater management system convert wetlands to uplands through drainage, filling, or other means? (If yes, describe mitigation for loss of storage, wetland mitigation, and effects on aquifer recharge.)
[ref. 40B-4.2030(3)]

Yes. The applicant proposes 0.777 acres of direct impacts to a livestock pond and associated overland drainage ditches; 0.040 acres of streamside wetlands associated with a proposed road crossing; and 0.065 acres of impacts to two isolated wetlands.

In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement to the District.

The proposed conservation easement will preserve 36.38 acres of wetlands and upland buffers currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

Monitoring will not be required for the created wetland, since mitigation will be satisfied by the proposed conservation easement.

Will the new surfacewater management system result in development within a work of the district that has the potential for reducing floodway conveyance?
[ref. 40B-4.2030(4) and 40B-4.2030(6)]

The project is not in a Work of the District.

Who is the authorized Operation and Maintenance Entity?

Myers Sand Realty, LLC, is the proposed operation and maintenance entity.

WETLAND MITIGATION STAFF REPORT

CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: December 23, 2008

PROJECT: The Market at Schmidt Farms

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual planned development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

The Uniform Mitigation Assessment Method (UMAM) in 62-345, Florida Administrative Code, was used to determine the amount of wetland function lost by the 0.88 acres of wetland impacts. The functional loss associated with the 0.88 acres of wetland impacts is 0.4724 functional loss units. The applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement. The wetland buffers will be an average of 75 feet and minimum of 50 feet from the jurisdictional wetland boundary. The proposed conservation easement will preserve 36.38 acres of upland and wetland areas currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

A total of 0.4724 functional loss units will be offset by 0.3440 and 2.110 units of functional gain associated with wetland creation and conservation easement, respectively. Monitoring will not be required for the creation wetland, since mitigation will be completely satisfied by the easement.

Prepared By: Louis Mantini
Louis Mantini, P.W.S., Environmental Specialist

Approved By:
Jon Diriges, P.E., Director, Resource Management

ATTACHMENT 3: City of Alachua Staff Report (December 16, 2008)

CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF PLANNING & ZONING
STAFF REPORT

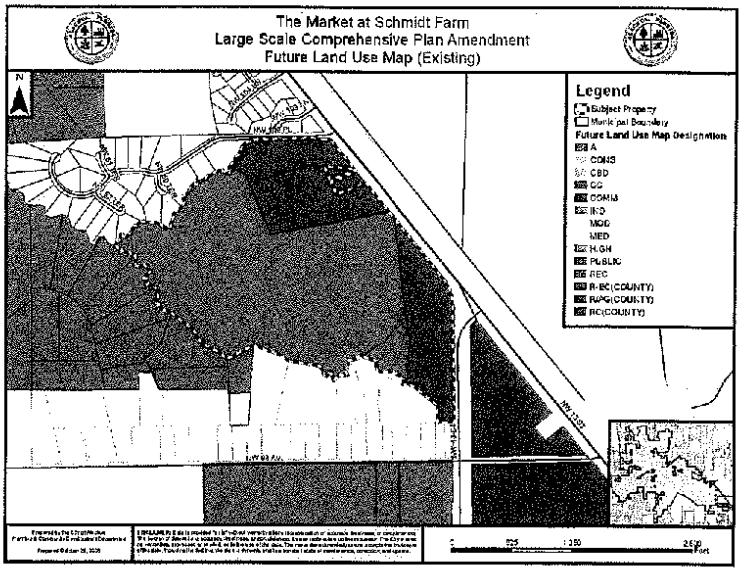
MARKET AT SCHMIDT FARMS – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

December 16, 2008

I. OVERVIEW

Large Scale Comprehensive Plan Amendment (LSCPA). A request by Causseaux, Hewett, & Walpole, Inc., agent for Mesa-Sand Realty, LLC, Jule L. Schmidt, as co-personal representative and as successor co-trustee, Patricia M. Schmidt Richard, as co-personal representative and as successor co-trustee, Thomas Alan Schmidt, as co-personal representative and as successor co-trustee, Herbert Matilsky and Barbara Matilsky, owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres). The ±131.6 acre subject property for the proposed amendment is located at 9900 NW US Highway 441, Alachua, Florida. Existing FLUM: Agriculture and Commercial; Zoning: Agriculture and Commercial Intensive (CI); Tax Parcel Nos. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000.

Map 1. Future Land Use Map with Subject Property



II. BACKGROUND

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property. The subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas.

The subject property is located west of the intersection of US Highway 441 and NW 43rd Street. The Deerhaven Power plant is located to the north of the subject property. Located to the east of the subject property is Deerhaven Citgo and NW 43rd Street Storage, among other commercial and office uses. Single family residences are located to the south, west, and north of the subject property.

Best available data and the Environmental Resource Assessment submitted by the applicant indicate that the subject property contains wetland areas and that the subject property is in Flood Zone A (areas determined to be inside of the 100-year floodplain, with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas determined to be outside of the 500-year floodplain). Turkey Creek is located along the western and southern property boundary. An unnamed creek is located north of the subject property and adjacent to a portion of the northern and western property boundary. This unnamed creek flows to and joins with Turkey Creek along the western property boundary. A third creek (also unnamed) runs through a portion of the eastern part of the subject property. This creek also flows to Turkey Creek. One lake is located on the subject property, which, according to the Environmental Resource Assessment submitted by the applicant, is an excavated pond that was dug circa 1979 in an historic forested wetland area. The pond has been degraded due to agricultural activity that has occurred on-site. The subject property does not contain any champion trees, sinkholes, Alachua County Forever Lands, Florida Natural Area Inventory areas, Strategic Ecosystems, or pits and spoil areas.

The ***Commercial Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan:

> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses could locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial Institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels, motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

The ***Moderate Density Residential Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.2.a of the Future Land Use Element of the Comprehensive Plan:

Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The ***Conservation Future Land Use Map (FLUM) Designation*** is described as follows in Objective 1.7 of the Future Land Use Element of the Comprehensive Plan:

Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

3

In addition, Policy 1.7.a of the Future Land Use Element of the Comprehensive Plan elaborates upon Objective 1.7, and states:

> Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Under the existing FLUM Designations of Agriculture and Commercial, the subject property currently consists of the following maximum development potential:

Table 1. Existing Future Land Use Map Designation Maximum Densities & Intensities

Existing Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	39.37	0.5 FAR	857,479 square feet
Agriculture	92.23	1 DU / 5 Acres	18 dwelling units

Under the proposed FLUM Designations of Commercial, Conservation, and Moderate Density Residential, the subject property would consist of the following maximum development potential:

Table 2. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	50.81	0.5 FAR	1,106,685 square feet
Conservation	37.06	N/A	N/A
Moderate Density Residential	43.73	4 DU / Acre	174 dwelling units

The net increase in maximum permitted densities and intensities is as shown in Table 3 below:

Table 3. Net Increase in Maximum Permitted Densities & Intensities

	Commercial Future Land Use Map Designation	"Residential" FLUM Designations[1]
Proposed Future Land Use Map Designations	1,106,685 square feet	174 dwelling units
Existing Future Land Use Map Designations	857,479 square feet	18 dwelling units
Net Increase	**249,206 square feet**	**156 dwelling units**

1. "Residential" FLUM Designations represent Agriculture and Moderate Density Residential FLUM Designations.

The applicant has also provided a proposed maximum development scenario. This development scenario would limit the development below Development of Regional Impact (DRI) thresholds.

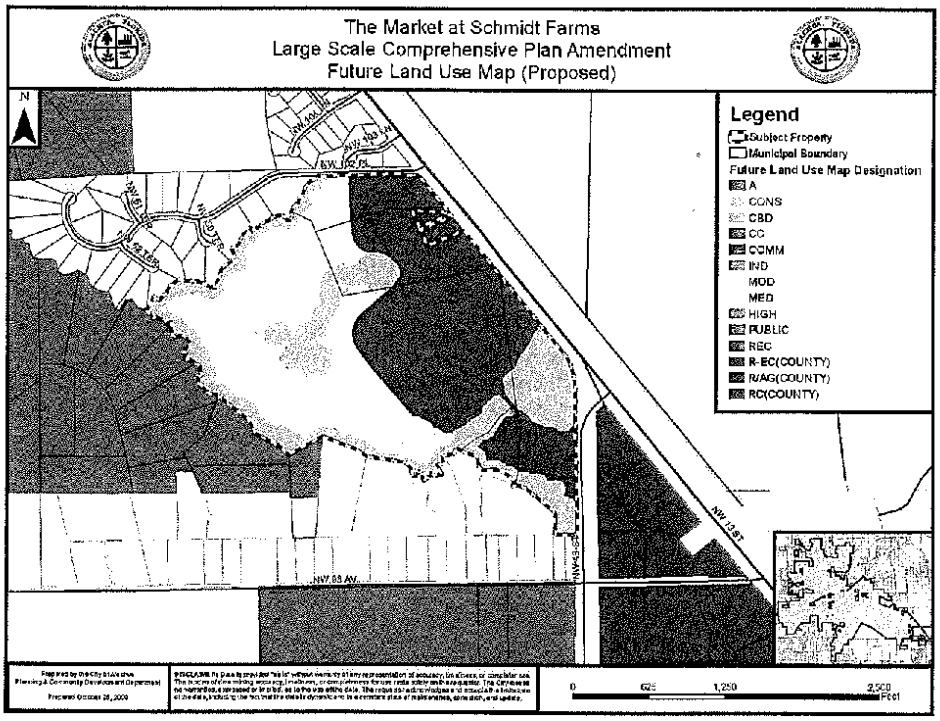
The maximum development potential under the applicant's proposed maximum development scenario is as follows:

Table 4. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Proposed Maximum Density/Intensity
Moderate Density Residential	43.73	174 dwelling units
Commercial	50.81	399,900 square feet (retail)
		44,000 square feet (office)

The existing uses, Future Land Use Map (FLUM) Designations, and Zone Districts of the surrounding area are outlined in Table 5. Map 2 shows the amended Future Land Use Map, if the proposed amendment is approved.

Map 2. Proposed Amendment to the Future Land Use Map



A. Surrounding Uses.

Table 5. Surrounding Land Uses

Direction	Existing Use	Land Use	Zoning
North	Brook Pointe Subdivision, Staghorn Subdivision, Deerhaven Power Plant	Moderate Density Residential; Public Facilities (City of Gainesville Des.)	Residential Single Family – 1 (RSF-1); Planned Unit Development (PUD); Public Services (City of Gainesville Des.)
South	Single Family Residences	Residential Low Density (Alachua Co. Des.)	Residential Single Family Estate (RE-1) (Alachua Co. Des.)
East	Deerhaven Citgo, 43rd Street Storage, Deerhaven Power Plant	Commercial; Public Facilities (City of Gainesville Des.)	Commercial Intensive (CI); Public Services (City of Gainesville Des.)
West	Morgan Manor Subdivision, Brook Pointe Subdivision	Moderate Density Residential; Agriculture	Residential Single Family – 1 (RSF-1); Agriculture (A)

III. CONCLUSIONS OF LAW: CONSISTENCY WITH THE ALACHUA COMPREHENSIVE PLAN, RULE 9J-5, AND CHAPTER 163, PART II.

A. Suitability/Natural Resources. A Site Suitability Analysis is one of the principal factors when proposing a land use change (Rule 9J-5.006(2)(b)2). At the Future Land Use Map (FLUM) Amendment stage, a detailed, site-specific analysis should also be completed, utilizing desk top data as well as on-site surveys and field notes. Fundamentally, the intent behind a site-specific suitability analysis is to determine whether or not a FLUM Amendment is appropriate for a given property and its environmental features. As such, consideration of these environmental features should be the first step towards making a determination about the appropriateness of a proposed Future Land Use Map Amendment.

Wetland Assessment

According to materials submitted by the applicant, there are wetland areas located on the subject property. As part of the application submittal, the applicant provided an Environmental Resource Assessment (ERA) conducted by Environmental Research Corporation (ERC). The ERA identifies a total of five (5) wetland areas: Schmidt Creek (3.689 acres); Turkey Creek (3.884 acres); Brook Pointe Creek (1.051 acres); Disturbed Depression Wetlands (0.945 acres); and Disturbed Mixed Hardwoods – Shrub Seepage Wetlands (1.062 acres). These wetland areas were determined by flagging and surveying in accordance with methodologies outlined in Chapter 62-340, F.A.C., and were flagged by ERC in November 2007.

Wetland areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs), including but not

limited to, buffering requirements as provided in Policy 1.10.g of the Conservation and Open Space Element of the Future Land Use Element and the standards established in Section 6.9.5, *Wetlands Standards*, of the LDRs.

Evaluation: Wetland areas located on the subject property have been field verified and marked in accordance with methodologies outlined in Chapter 62-340, F.A.C. In order to mitigate for any potential impacts to wetland areas, the applicant has placed most wetland areas into the Conservation Future Land Use Map (FLUM) Designation. Given the information above, no issues relating to wetlands have been identified with the proposed amendment.

The applicant has adequately addressed the protection of wetland areas at this time, and has incorporated known data into the proposed FLUM amendment. Any development which occurs on-site must comply with the aforementioned protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Map 3. Environmental Features



Strategic Ecosystems

The subject parcel is not located within a Strategic Ecosystem Overlay (areas identified as important ecological corridors).

Evaluation: Given the information above, no issues relating to strategic ecosystems have been identified with the proposed amendment.

Regulated Plant & Animal Species

The Environmental Resource Assessment (ERA) submitted by the applicant and prepared by Environmental Resource Corporation (ERC) indicates that surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to these field surveys, ERC searched several existing databases to investigate the documented and imperiled species that may be located in and around the project site.

There was one (1) listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously in hardwood areas adjacent to creek systems. The plant is either *Matelea floridana*, which is listed as endangered by the State of Florida, or *Matelea gonocarpus*, which is listed as threatened by the State of Florida. The ERA indicates that the precise species could be determined without the presence of flowers, which were not seen during observation. The ERA indicates that these species are common in Alachua County mesic hammock areas, and that the habitat for both species on-site is located within the proposed Conservation Future Land Use Map (FLUM) Designation areas. Therefore, the proposed amendment should have no adverse affect on existing populations, and in fact, may be more protected due to the removal of cattle.

If any development occurs on-site, the applicant must adhere to the provisions of the Tree Ordinance found in the Land Development Regulations (LDRs) if any alterations to the existing vegetation are proposed (i.e. tree removal). Further, should any other regulated plant or animal species be identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the LDRs.

Evaluation: The Environmental Resource Assessment submitted by the applicant has provided an analysis of the potential for occurrence of threatened and endangered species. One (1) listed plant species was found on-site, however, the habitat for this species is located within areas with a Conservation Future Land Use Map (FLUM) Designation proposed. If any other threatened or endangered species are found to exist on-site, the applicant must adhere to the protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs), as well as the regulations of other agencies, including but not limited to, the United States Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection (FDEP), and Alachua County Environmental Protection Department (EPD). Given the information above, no issues related to regulated plant and animal species have been identified with the proposed amendment.

Soil Survey

Each soil type found on the subject property has been identified below, as well as a discussion of any limitations the soil type may pose. The hydrologic soil group for each soil type is also provided. Additional information regarding on-site soils is contained on pages 95 – 96 of the Environmental Resource Assessment (ERA).

The hydrologic soil group, as defined for each specific soil below, refers to soils grouped 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 groups: A, B, C, and D. Group A soils have a high infiltration rate when thoroughly wet and have a low runoff potential. Group D soils, at the other extreme, are soils having very low infiltration rates and thus a high runoff potential.

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

(1) Kanapaha Sand (0% - 5% slopes)

This soil has severe limitation for urban uses, including absorptiou fields and for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and sandy texture are the major problems. A good drainage system is needed to remove the excess water during we periods and to adequately control the water table.

Hydrologic Soil Group: B/D

(2) Floridana Sand Depressional

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and the sandy texture are major problems. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: D

(3) Millhopper Sand (0% - 5% slopes)

This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.

Hydrologic Soil Group: A

(4) Mulat Sand

This soil has severe limitations for all urban uses. Wetness is the major limitation. A good drainage system is necessary to remove the excess water during wet periods and to adequately control the water table. This soil has severe limitations for recreational uses.

Hydrologic Soil Group: D

(5) Pelham Sand

This soil has severe limitations for urban uses including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is a major limitation. A good drainage system is needed to remove the excess water during wet period and to adequately control the water table.

Hydrologic Soil Group: B/D

(6) Pomona Sand

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is the major problem. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: B/D

Evaluation: The applicant has submitted information regarding each soil type present on-site. While some soils pose limitations for development, a Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the results of the exploration indicate that, with proper site preparation as recommended by Ardaman & Associates, Inc., the existing soils are suitable for supporting anticipated development. Given the information above, no issues relating to soils types have been identified with the proposed amendment.

Flood Potential

According to Panel 0285D of the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) series, the subject property is located in 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) and Flood Zone X (areas outside of the 500-year flood zone). Map 3 indicates areas of special flood hazard.

Evaluation: The applicant has acknowledged that portions of the subject property are located in areas of special flood hazard, and that the location of areas of special flood hazard must be considered through site development and incorporated into the overall development. At this time, the applicant has adequately addressed any concerns related to flood potential. If portions of the floodplain are utilized as building area, the applicant will be subject to the standards of Section 6.9.4, *Flood Prone Area Standards*, of the Land Development Regulations (LDRs). Given the information above, no issues related to flood potential have been identified with the proposed amendment.

Karst Sensitive Features

Karst sensitive areas include geology of irregular limestone formation in which erosion has produced fissures, sinkholes, underground streams, and caverns. Materials submitted by the applicant indicate that the subject property is not located within a karst sensitive area. The Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the subject property is located over Ocala limestone ranging from twenty (20) feet to seventy-five (75) feet below ground surface. A typical soil profile consists of organic matter from ground surface to one and a half (1 ½) feet below ground surface, and very loose to loose fine sand containing varying amounts of silt and/or clay at depths from three (3) to five (5) feet. Drainage through such soils creates a natural filtering process for percolation into the Floridan Aquifer. The applicant has also indicated that the subject property is located in an area having low-medium aquifer recharge potential. The applicant has indicated that special consideration for stormwater management will be taken at the development stage, thus reducing the likelihood for groundwater contamination.

Evaluation: Given the information above, there are no concerns in this regard. It will be important that the applicant respond appropriately to any significant geologic features that may be identified during development and that stormwater facilities are designed and located with the same level of consideration, subject to approval by the Suwannee River Water Management District (SRWMD).

Wellfield Protection Zone

The subject property is not located within a City of Alachua Wellhead Protection Zone.

Evaluation: Given the information above, no issues have been identified in this regard.

B. Needs Analysis. Pursuant to Rule 9J-5, F.A.C., Future Land Use Map (FLUM) Amendments, in addition to being supported by sufficient data and analysis, must include a discussion that properly justifies the need for the land use change. This analysis should provide data based on an examination of population projections and market conditions within the planning horizon of the Comprehensive Plan, and should indicate that an increase in a certain Future Land Use Map Designation can be justified by this data.

The Needs Analysis should effectively demonstrate the need for an increase in the proposed Future Land Use Map Designation. The applicant is requesting a FLUM Designation of Commercial and Moderate Density Residential; therefore, the Needs Analysis must demonstrate a need for an increased amount of land with a Commercial and Moderate Density Residential FLUM Designations in the City.

The applicant has submitted a Market and Impact Study prepared by Dr. Greg Smersh, Professor of Real Estate at Florida State University. The study provides an evaluation of the urban economic area surrounding the subject property and analyzes the current and potential demand for various property types, including retail, office, and residential. The study was based upon the applicant's proposed development scenario, which consists of up to 400,000 square feet of commercial floor area, up to 80,000 square feet of office space, and up to 175 dwelling units.

The Market and Impact Study defines two (2) market areas: a primary market area and a secondary market area. The primary market area consists of a three (3) mile radial area surrounding the subject property, while the secondary market area consists of a five (5) mile radial area surrounding the subject property.

The Market and Impact Study states that land use and location theory indicate that the demand for real estate is ultimately driven by the local population. To estimate the current populations within each market area, the applicant utilized data obtained from the Alachua County Property Appraiser in June 2008. The number of residential dwelling units in each market area was determined, then a multiplier was applied based on the estimated number of persons per household (2.6 persons per household); vacancy rates were also applied. Based upon this methodology, the Market and Impact Study estimates that 12,941 persons are located within the three (3) mile market area, and 48,023 persons are located within the five (5) mile market area.

The Market and Impact Study provides an estimation of the supply and demand for commercial real estate. This analysis has also been calculated using data obtained from the Alachua County Property Appraiser in June 2008. Using a Geographic Information System (GIS) analysis, the study calculates the total square footage (supply) of retail, restaurant, and office space within the two (2) market areas by selecting properties based on their location. For an initial comparative analysis, the study calculates square feet per person ratios for the City of Alachua, Alachua County, and the City of Gainesville. Upon calculating the demand of retail, restaurant, and office space within the three (3) and five (5) mile market areas, the study subtracts the current demand from the supply to determine the gap between supply and demand. This is referred to as a GAP Analysis. The GAP Analysis provided in the study indicates that there currently is a gap of 442,284 square feet of commercial, 40,753 square feet of restaurant, and 195,830 square feet of office space within the three (3) mile market area. Within the five (5) mile market area, the GAP Analysis indicates that there is a gap of 1,159,358 square feet of commercial and 104,514 square feet of restaurant space. According to the Analysis, office space is currently in oversupply in the five (5) mile market area by 38,430 square feet of floor area.

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The study continues by providing a discussion regarding the regional economy and future population growth. The study defines Basic Employment as activities that produce goods and services for consumption ***outside*** the community. These employers primarily demand industrial and office space. Basic employees demand goods and services, which in turn creates Non-Basic Employment (activities that produce goods and services ***for*** the local economy). The study continues by utilizing data regarding employment figures for Alachua County for numerous basic employment sectors. These figures were obtained from the Bureau of Economic Analysis, and indicate that the total number of basic employment in Alachua County consists of 59,799 jobs. The total number of employment is 153,434. Dividing the total number of employment by the number of basic jobs yields an economic base multiplier. For Alachua County, the resulting economic base multiplier is 2.57, indicating that for each basic job created, an additional 1.57 jobs is created.

This information can be utilized to assist in estimating population growth. The study indicates that new employment in the area could exceed 1,000 basic jobs. Assuming 1,000 basic jobs are created, utilizing the economic base multiplier discussed above, the total number of jobs created would be 2,570 jobs. Based upon the population-to-employment ratio of 2.05, published by the Bureau of Labor Statistics, this would result in an increase of 5,628 persons.

The study continues by utilizing this estimated increase of population to estimate future demand for commercial space. Based upon an estimated increase in population of 5,000 persons, in addition to the existing 48,000 persons which reside in the five (5) mile market area, the additional demand (gap) for commercial space would be as follows: 1,383,550 square feet of retail; 121,068 square feet of restaurant; and 137,766 square feet of office space.

Evaluation: The Market and Impact Study submitted by the applicant uses several methodologies to show the demand/need for additional commercial and residential uses within the market area. The Study also provides the following information: an inventory of the local retail base, market impacts of potential large-scale retail development, services and capital expenditures required to serve the site, and infrastructure impacts, among other topics. Please refer directly to the Market and Impact Study for specific information regarding these items.

C. **Urban Sprawl Analysis.** Urban sprawl is defined by Rule 9J-5.003, Florida Administrative Code (F.A.C.), as "urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or

large expanses of predominantly low-intensity, low-density, or single-use development." Further, Rule 9J-5.006, F.A.C., identifies thirteen primary indicators of urban sprawl, which states that each of the indicators shall consist of an analysis of the plan amendment within the context of the features and characteristics unique to each locality. Each of the thirteen indicators are listed below, with an analysis of the application's consistency with each primary indicator. The applicant's analysis of the primary indicators is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Comment: *The application proposes to amend the City of Alachua Future Land Use Map (FLUM) from Agriculture and Commercial to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an overal 131.6 acre subject property, located west of the intersection of US Highway 441 and NW 43rd Street. The Commercial FLUM Designation allows for a variety of commercial uses, such as retail sales and services, commercial shopping centers, office/business parks, and traditional mixed-use neighborhood planned developments, among other uses identified in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan. The Moderate Density Residential FLUM Designation allows for many uses, including single family dwelling units, duplexes, townhomes, residential planned developments, and supporting services, such as schools, houses of worship, parks, and community centers. The multiple land uses proposed for the subject property provides for a functional mix of inter-related uses. It should also be noted that the subject property* ***currently*** *has approximately 39.37 acres of area designated Commercial FLUM; therefore, the proposed amendment results in a net increase of commercial area of approximately 11.44 acres.*

Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan establishes the US 441 corridor as a Corporate Corridor Activity Area. The intensity of uses is therefore supported by the subject property's proximity to US Highway 441. With respect to the demonstration of need, the applicant has submitted a Market and Impact Study in an effort to provide justification for the need for commercial and residential land uses.

2. 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.

Comment: *The subject property is located along US Highway 441, which is designated by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan as a Corporate Corridor Activity area. Urban uses, and densities and intensities associated with urban development, currently exist in proximity to the subject property. As mentioned, the subject property currently has a Commercial Future Land Use Map (FLUM) Designation on approximately 39.37 acres of the subject property. The*

proposed amendment would only result in an increase of 11.44 acres of commercial area. Lands adjacent to the subject property along US Highway 441 are developed, therefore, the proposed amendment would not leap over undeveloped lands.

Based on the location of the subject property relative to existing surrounding development, the proposed amendment would not promote, allow, or designated significant amounts of urban development to occur in rural areas while leaping over undeveloped land which are available and suitable for development.

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

Comment: *The subject property is located along US Highway 441 between developed lands. US Highway 441 is a roadway defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan. Commercial uses are located in proximity of the subject property along US Highway 441. Based upon properties surrounding the subject property, the proposed amendment would not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to 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.

Comment: *The applicant has submitted an Environmental Resource Assessment (ERA) conducted by Environmental Resource Corporation (ERC) which analyzes natural resources, including wetlands, floodplains, native vegetation, environmentally sensitive area, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems. The subject property is located in 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) and Flood Zone X (areas outside of the 500-year flood zone). The subject property contains wetland areas which have been delineated and flagged as part of the ERA. The subject property is bordered and/or traversed by a total of three (3) streams. With the exception of a small agricultural (man-made) pond, there are no lakes located on-site. The subject property does not contain any sinkholes, champion trees, Alachua County Forever Lands, Strategic Ecosystems, or pits and spoil area. In order to protect the most significant environmental features, the applicant has proposed to designate approximately 37.06 acres of land as Conservation on the Future Land Use Map (FLUM). For a detailed assessment of environmental features, please refer to Section A above and the ERA.*

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Comment: *The subject property is located proximate to existing urban uses. No active*

silvicultural operations occur within the immediate proximity of the subject property. The subject property is located adjacent to properties designated for commercial and residential uses. While there are lands designated as Agriculture on the Future Land Use Map (FLUM) located near the subject property, much of this land is part of a subdivision (Morgan Manor). Therefore, the proposed amendment does not fail to adequately protect any adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Comment: *The subject property is located along US Highway 441 and NW 43rd Street. Any development which may occur on-site will be able to access both roadways. The subject property is located outside of the City's urban services area, however, the applicant has indicated that any development which occurs on-site will connect to City water and wastewater services by extending existing infrastructure to the subject property. Any costs in upgrading and extending public facilities will be borne by the applicant.*

7. Fails to maximize use of future public facilities and services.

Comment: *If any development occurs on the subject property, the applicant has proposed to connect to City water and wastewater service, and has indicated that any cost associated with upgrading or extending infrastructure to the subject property will be borne by the applicant.*

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

Comment: *The subject property is located near existing urban uses and land use patterns. While public facilities, including potable water and sanitary sewer, must be extended to service the subject property, the applicant has indicated that any cost associated with any upgrade and extension of infrastructure will be borne by the applicant. While located near the City of Alachua's City limits, the subject property is located in relative proximity to urban uses along US Highway 441. In addition, urban areas of the City of Gainesville are located near the subject property, which renders this location for urban development.*

9. Fails to provide a clear separation between rural and urban uses.

Comment: *The subject property is located in an urbanizing area along US Highway 441 and is in proximity to urban uses, including commercial and residential uses, including residential uses which carry a Moderate Density Residential Future Land Use Map (FLUM) Designation. The application proposes land use designations which can be found adjacent to the subject property, including Commercial and Moderate Density Residential FLUM Designations. As such, the proposed amendment does not fail to provide a clear separation between rural and urban uses.*

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10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Comment: *While located near the edge of the City of Alachua's corporate limits, the subject property is located in proximity and between to residential and commercial uses of urban densities and intensities. Therefore, the amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.*

11. Fails to encourage an attractive and functional mix of uses.

Comment: *The Commercial Future Land Use Map (FLUM) Designation permits various commercial uses. In addition, the Moderate Density Residential FLUM Designation permits various residential uses. The combination of these land uses, through proper design and planning, can create an attractive and functional mix of uses. Therefore, the amendment does not fail to encourage an attractive and functional mix of uses.*

12. Results in poor accessibility among linked or related land uses.

Comment: *The subject property has direct access to US Highway 441 and NW 43rd Street. Any development which may occur on the subject property could potentially connect to US Highway 441, NW 43rd Street, or both roadways. The applicant has indicated that internal connection points will provide greater accessibility between the proposed land uses and adjacent property. Therefore, the proposed amendment will not result in poor accessibility among linked or related land uses.*

13. Results in the loss of significant amounts of functional open space.

Comment: *The subject property is located along US Highway 441, which is defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan and as a Corporate Corridor Activity Area by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan. The applicant has proposed to designate approximately 37.06 acres of the subject property as Conservation on the Future Land Use Map (FLUM), in natural areas including creeks, wetlands, and buffer areas to protect these features. Therefore, the applicant has provided protection of the most significant environmental features, and as a result, the proposed amendment should not result in the loss of significant amounts of functional open space.*

D. Consistency with City of Alachua Comprehensive Plan. The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein. Staff has provided

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an analysis of the application's consistency with the City of Alachua Comprehensive Plan in Section V. of this report.

IV. PUBLIC FACILITIES IMPACT

Future Land Use Map (FLUM) Amendments often result in an increased impact on public facilities, as in most cases a FLUM Amendment intensifies a property's development potential. As such, Comprehensive Plan Amendments, like the one proposed here, should be adequately supported by data and analysis which describes the degree to which the amendment is likely to affect the City's public facilities capacity. The public facilities required of such analysis include roads, sanitary sewer, potable water, solid waste, drainage, recreation, and public schools.

An acceptable analysis will compare the demand for public facilities under the proposed FLUM Designation to the adopted level of service (LOS) standard and the maximum development allowed. The applicant has proposed approximately 50.81 acres of Commercial FLUM Designation, approximately 43.73 acres of Moderate Density Residential FLUM Designation, and approximately 37.06 acres of Conservation FLUM Designation. Pursuant to Policy 1.3.d.11 of the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio (FAR) for the commercial component of the subject property is 0.50; the density for the residential component is 0 – 4 dwelling units per acre. The existing FLUM Designations consist of approximately 39.37 acres of Commercial FLUM Designation and approximately 92.23 acres of Agriculture FLUM Designation. ***The public facilities impact analysis presented below assesses the net increase in impacts to public facilities, based upon the net increase in density and intensity.*** The net increase in density and intensity for the subject property is determined by subtracting the existing maximum development potential from the proposed maximum development potential. This results in a net increase in commercial floor area of 249,206 square feet and 156 dwelling units.

As part of the submitted application, the applicant was asked to provide a detailed analysis of the site-specific public facilities impacts anticipated from the proposed amendment. This information should be based on the maximum development scenario for the ***net increase*** of public facilities impacts resulting from the proposed FLUM Designations. It is important to note that the impact analysis may not predict the public facilities impacts of a broader range of uses that could be permitted by the Commercial FLUM Designation (see Section II, Background, of this Staff Report).

The tables below represent the applicant's information with any corrections in **green** and any additional information in **blue.**

A. Traffic Impact:

Table 6. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (61)	US 441 (from NW 126th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (63)	US 441 (from SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
6 (49)	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (48)	US 441 (from SW 63rd Ave to CR 25A)	4/D	Principle Arterial	Urban Trans	D
8 (64)	SR 235 (from CR 2054 to US 441)	2/U Bays	Major Collector	Comm	D
9 (65)	SR 235 (from US 441 to ECL of Alachua)	2/U Bays	Major Collector	Comm	D
N/A	CR 2054 (West of CR 235A)	2/U	Major Collector	Urban	D
N/A	CR 2054 (East of CR 235A)	2/U	Major Collector	Urban	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

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

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

Table 7. Proposed Trip Generation for ITE Code 230 (Residential Condominium/Townhome)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
230 – Residential Condominium/Townhome	929 (464/465)	77 (13/64)	86 (58/28)

1 *Source: ITE Trip Generation, 7th Edition.*

2 *Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.85 Ln(x) + 2.55 (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 175 dwelling units (17% entering/83% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GME Engineers & Planners, Inc.*

Table 8. Proposed Trip Generation for ITE Code 820 (Shopping Center)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
820 – Shopping Center	30,720 (15,360/15,360)	1,154 (704/450)	2,972 (1,426/1,546)

1 *Source: ITE Trip Generation, 7th Edition.*

2 Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.65 Ln(x) + 5.83 (50% entering/50% exiting); AM Peak Hour –1.03 trips per 1,000 square feet of gross floor area x 1,120,581 square feet of floor area (61% entering/39% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 9. Total Projected Trip Generation

Land Use	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Residential Condominimum/Townhome (ITE Code 230)[1]	929	77	86
Shopping Center (ITE Code 820)[2]	30,720	1,154	2,972
Total	**31,649**	**1,231**	**3,058**

1 See Table 7 above.

2 See Table 8 above.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 10. Net Increase in Trip Generation (Proposed Maximum Development Scenario less Existing Maximum Development Scenario)

Development Scenario	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Proposed Maximum Development Scenario[1]	31,649	1,231	3,058
Existing Maximum Development Scenario[2]	25,784	897	2,500
Net 'New' Trips	**5,865**	**334**	**558**

1 See Table 9 above.

2 Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 11a. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Average Daily Trips				
Maximum Service Volume[2]	34,200	30,600	34,200	34,200
Existing Traffic[3]	19,450	22,000	18,400	18,400
Reserved Trips[4]	7,366	4,632	4,623	4,587
Available Capacity[4]	7,384	3,968	11,177	11,213
Net Increase in Daily Trip Generation from Amendment[5]	506	236	862	2,522
Residual Capacity after Proposed Amendment[6]	6,878	3,732	10,315	8,691
Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Peak Hour Trips				
Maximum Service Volume[2]	3,290	2,940	3,290	3,290
Existing Traffic[3]	1,887	2,123	1,776	1,776
Reserved Trips[4]	28	158	0	0
Available Capacity[4]	1,385	659	1,514	1,514
Net Increase in Peak Hour Trip Generation from Amendment[5]	48	22	40	118
Residual Capacity after Proposed Amendment[6]	1,337	637	1,474	1,396

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

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

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Table 11b. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[1]	CR 2054 West Segment[1]
Average Daily Trips				
Maximum Service Volume[2]	15,500	15,500	13,600	13,600
Existing Traffic[3]	9,900	6,367	2,775	1,639
Reserved Trips[4]	2,559	409	1,066	0
Available Capacity[4]	3,041	8,724	9,759	11,961
Net Increase in Daily Trip Generation from Amendment[5]	50	184	16	13
Residual Capacity after Proposed Amendment[6]	2,991	8,540	9,743	11,948
Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[7]	CR 2054 West Segment[7]
Peak Hour Trips				
Maximum Service Volume[2]	1,490	1,490	1,300	1,300
Existing Traffic[3]	955	614		
Reserved Trips[4]	68	48	12	0
Available Capacity[4]	467	828		
Net Increase in Peak Hour Trip Generation from Amendment[5]	4	18	2	2
Residual Capacity after Proposed Amendment[6]	463	810		

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

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

7 Existing PM Peak Hour Traffic for County Roads is currently unknown. However, as evidenced above, projected Peak Hour Trip Generation impacts along County Roads is negligible.

B. Sanitary Sewer Impact:

Table 12. Net Increase in Projected Sanitary Sewer Impact

Analysis of Current Conditions	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	937,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Current Available Capacity	**255,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Current Residual Capacity after Proposed Amendment[5]	**179,308**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Spring 2009)[1]	563,000
Anticipated Treatment Plant Permitted Capacity (Spring 2009)[1]	1,500,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Spring 2009)	**818,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Spring 2009)[5]	**742,308**
Analysis of Post Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Post Spring 2009)[3]	1,500,000
Anticipated Treatment Plant Capacity (Post Spring 2009)[3]	3,000,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Post Spring 2009)	**2,318,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Post Spring 2009)[5]	**2,242,308**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: July 11, 2007 Cumulative Impacts Analysis, Cycle 1-2007, LSCPA, CPG Consulting, Inc.; the post Spring 2009 planned expansion that increases treatment capacity from 1.5M GPD to 3M GPD will be constructed as warranted by the appropriate system capacity utilization percentage.

4 Source: Policy 4.1.e of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 250 gallons per day x 156 dwelling units = 39,000 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 76,381 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

C. Potable Water Impact:

Table 13. Net Increase in Projected Potable Water Impact

Analysis of Current Conditions	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Current Available Capacity	**529,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**448,768**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Added Capacity FY CIP Program (2009)	1,900,000
Capacity Post Expansion[1]	4,200,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Anticipated Available Capacity (Spring 2009)[3]	**2,429,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**2,348,768**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director) with updates from approved development orders through November 5, 2008.

4 Source: Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element; City of Alachua Comprehensive Plan (Formula: 275 gallons per day x 156 dwelling units = 42,900 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 80,281 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

D. Solid Waste Impact:

Table 14. Net Increase in Projected Solid Waste Impact

System Capacity	
Projected Solid Waste Impact from Project[2]	841.9 tons/year
New River Solid Waste Facility Capacity[3]	50 years

1. Source: Policy 2.1.a of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 0.73 tons per capita per year x 2.6 persons x 156 dwelling units = 296.1 tons per year; (12 pounds/1,000 square feet per day x 249,206 square feet) x 365 days per year / 2,000 pounds per ton = 545.8 tons/year).

2. Source: Darrell O'Neal, Executive Director, New River Regional Landfill, December 2005.

E. Recreational Impact:

Table 15. Net Increase in Projected Recreation Impact

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	123.00
Acreage Required to Serve Existing Population[1]	37.00
Projected Impacts from Recent Development Orders[1]	6.38
Current Available Recreational Capacity	72.62
Projected Recreational Impact from Amendment[2]	2.03
Residual Recreational Capacity After Amendment	72.52

1. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

2. Policy 1.2.b of the Recreation Element of the City of Alachua Comprehensive Plan identifies a Level of Service standard of 5 acres / 1,000 persons (Formula: (156 dwelling units x 2.6 persons per dwelling unit) x (5 acres per 1,000 persons)).

F. Public School Impact:

Table 16. Net Increase in Projected Public School Impact

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools					
Alachua	525	462	34	12	17
Irby	595	477	33	12	73
Middle School					
Mebane	778	463	65	20	230
High School					
Santa Fe[4]	1,001	1,230	64	22	-315
Student population from proposed Project[2]	-	-	-	**66**	-

1. *Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.*
2. *"Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes. **Permanent Program Capacity does not reflect an additional 200 seats at Alachua Elementary and an additional 250 seats at Santa Fe High School included in the SBAC Long Range Program (Five Year Planning Period).***
3. *Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.*
4. *Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).*

Table 17. Net Increase in Projected Public School Impact (District Wide)

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools	13,556	11,831	67	24	1,634
Middle Schools	7,644	5,676	65	20	1,883
High Schools	8,917	8,728	64	22	103
Student population from proposed Project[2]	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes.

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).

G. Analysis of Impacts Associated with the Proposed Comprehensive Plan Amendment

Traffic Impact

An analysis of the impacts on the transportation system resulting from the proposed Future Land Use Map Designation and the anticipated type of development has been presented by the applicant in a Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. The Land Development Traffic Assessment as well as Staff's analysis have utilized trip generation land use codes identified in *Trip Generation, Seventh Edition*, for a "Residential Condominium/Townhouse" and "Shopping Center." These land use codes predict average daily trip count totals and AM and PM peak hour count totals that reflect potential uses of the subject property.

Currently, direct access to the subject property may be provided by a connection to US Highway 441 and/or NW 43rd Street. US Highway 441 is a roadway that is required to be monitored for concurrency by the City of Alachua Comprehensive Plan. Tables 11a and 11b above indicate that there would be roadway capacity remaining on ***all*** affected Comprehensive Plan roadway segments to accommodate the ***net increase*** in potential impact. Therefore, the potential impact resulting from any development of the subject property could exceed the figures identified in Tables 7a and 7b above and in the Land Development Traffic Assessment submitted by the applicant. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Based upon the analysis provided in the Land Development Traffic Assessment submitted by the applicant, Staff's review of this study, and Staff's analysis provided above, adequate information has been provided to determine that no adverse impacts to roadway Level of Service (LOS) would occur as a result of the proposed amendment.

Sanitary Sewer Impact

An analysis of the impacts on the sanitary sewer system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for sanitary sewer facilities should not be degraded to an unacceptable level by this amendment.

Potable Water Impact

An analysis of the impacts on the potable water system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for potable water facilities should not be degraded to an unacceptable level by this amendment.

Solid Waste Impact

The applicant has provided an analysis of the impacts on solid waste resulting from the proposed Future Land Use Map Amendment and the anticipated type of anticipated development. The applicant has indicated that there is approximately 50 years of capacity at the New River Regional Landfill. Information previously obtained by City Staff confirms this capacity estimate, and as such, the adopted Level of Service (LOS) Standard for solid waste facilities should not be degraded to unacceptable level by this amendment.

Stormwater Impact

While a Future Land Use Map Amendment is conceptual in nature, the applicant has acknowledged the need for design considerations for stormwater management facilities as they relate to the subject property and the intended use. If development occurs on the subject property at a later time, an Environmental Resource Permit will be required by the Suwannee River Water Management District prior to any Site Plan and/or Final Plat approval by the City.

Recreational Impact

The applicant has provided an analysis of the impacts to recreation public facilities anticipated from the residential component of the proposed Future Land Use Map (FLUM) Amendment. This analysis has been based upon the maximum density permitted by the Moderate Density Residential FLUM Designation (0 – 4 dwelling units per acre). Based upon the data and analysis provided, Staff's review of such information, and Staff's analysis provided above, the adopted Level of Service (LOS) Standard should not be degraded to an unacceptable level by this amendment.

Public School Impact

The applicant has provided an analysis of the potential impacts to public schools facilities. This analysis is based upon the Alachua County Public Schools Facilities Element Data and Analysis, which is currently in the process of incorporation into the City of Alachua Comprehensive Plan through the adoption of a new element, the Public Schools Facilities Element. The analysis provided by the applicant and Staff's analysis provided above is consistent with the methodology established by the School Board of Alachua County and in the proposed City of Alachua Public Schools Facilities Element.

Upon review of a final development order, the School Board of Alachua County will provide a determination regarding the impact the development will have on public schools facilities and provide a determination regarding whether or not capacity is available to serve the development. In the event the development would adversely affect public school facilities, the School Board of Alachua County will identify methods by which such deficiencies may be addressed.

The analysis provided at this time is acceptable for a preliminary development order, such as a Future Land Use Map (FLUM) Amendment. If the applicant submits an application for a final development order, a formal determination of public school facilities capacity will be provided by the School Board of Alachua County.

V. COMPATIBLE GOALS, OBJECTIVES, & POLICIES FROM THE CITY OF ALACHUA 2015 COMPREHENSIVE PLAN

The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein.

Below is a list of GOPs with which the application is found to be consistent. The GOPs below are provided as a basis for establishing consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below.

Vision Element

Goal One Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional

Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

Future Land Use Element

Policy 1.2.a Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

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

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

Policy 1.3.d(11) Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

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Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Objective 1.7 Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Goal 5 Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

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

Policy 5.1.c Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established.

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The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. 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. The survey shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A deminimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Traffic Element

GOAL 1 PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM, WHICH SERVES EXISTING AND FUTURE LAND USES.

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

Objective 1.2 The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Objective 1.5 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.c To the extent feasible, the City shall require new developments to interconnect with one another through one of the following methods:

1. Through the extension of a public road from one project to another;
2. Through the extension of a sidewalk from one project to another;
3. Through the extension of a multi-purpose trail from one project to

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another.

Policy 1.5.d To the extent feasible, the City shall only require new developments to connect with existing developments if the existing neighborhood desires such interconnectivity.

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.

Policy 1.1.i The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j The City shall provide incentives for mixed-use development that includes housing for extremely low, very low and low-income residents within the Affordable Housing Incentive Program. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

1. A gravity water system exists within 100 feet of the property line of any residential subdivision lot or a single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists within 500 feet of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.c The City shall prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available within ¼-mile.

GOAL 3 Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1 Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.a The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards

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shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

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

1. A water main exists within 100 feet of any residential subdivision lot or a single family residence and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any residential subdivision consisting of 5 units or less and the water service can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Objective 4.2 Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.a New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 4.2.b The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Conservation & Open Space Element

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

Objective 1.2 Native Communities and Ecosystems

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

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

Policy 1.2.j The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.l The City shall protect regulated, heritage, and champion trees. The City shall continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

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 1.5.b The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5 and 6.'

Policy 1.5.c The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during

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

Objective 1.10 Wetlands

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

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

Policy 1.10.b The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Objective 1.11 Open and Green Space

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.12.d The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

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 strictly regulate development within the 100-year flood hazard zone established by the 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 lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Recreation Element

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

VI. DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED ISSUES

The applicant has indicated that the proposed development is intended to implement the mixed-use strategies encouraged within Chapter 380.0651(3)h., Florida Statutes (F.S.), and thresholds defined in Chapter 28-24, Florida Administrative Code (F.A.C.). Chapter 380.0651(3)h., F.S., allows multi-use development consisting of three or more uses, one of which is residential, to consist of 160% of the combined land use thresholds. The applicant has indicated an intent to develop the site at a maximum of 399,900 square feet of commercial retail, 44,000 square feet of office, and 174 dwelling units. As evidenced in

Table 18 below, this results in a total of 132% of the combined DRI thresholds. As discussed, Chapter 380.0651(3)h., F.S., permits multi-use development to consist of up to 160% of the combined land use thresholds before a DRI threshold is activated.

Table 18. Evaluation of Development of Regional Impact (DRI) Threshold

Land Use	Chapter 28-24, F.A.C, Threshold	Proposed Development Threshold	Percentage of Chapter 28-24, F.A.C., Threshold
Residential	1,000 dwelling units	174 dwelling units	17%
Commercial	400,000 square feet	399,900 square feet	99.9%
Office	300,000 square feet	44,000 square feet	14.7%
Total			**132%**

VII. CONCLUSION

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property.

The applicant has provided a Market Impact Study indicating that an increase in the proposed Future Land Use Map (FLUM) Designation is justifiable, considering the general growth of the City and estimated growth, in addition to usable, vacant commercial and residential designated land.

The applicant has also provided an Urban Sprawl Analysis, based on an the thirteen primary indicators identified in Rule 9J-5 of the Florida Administrative Code. Staff's review of the provided by the applicant as well as Staff's assessment provided above indicates that the proposed amendment does not constitute urban sprawl.

The applicant also provided an Environmental Resource Assessment which addresses environmental features located on the subject property. At this time, this assessment adequately addresses potential impacts to environmental features located on the subject property. In addition, the applicant has proposed to place approximately thirty-seven (37) acres of the subject property in the Conservation FLUM Designation, which further protects the most sensitive environmental features located on-site.

Upon review, the applicant has demonstrated that the public facilities impacts likely to be generated by the net increase resulting from the proposed Large Scale Comprehensive Plan Amendment (LSCPA) should not have any adverse impact to any public facilities. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Because Future Land Use Map (FLUM) Amendments are predominantly conceptual, thus preventing an accurate projection of the true public facility impacts, these land actions are ineligible to receive concurrency reservations. As such, the issuance of a development order is necessary to reserve concurrency. For this project, this would not occur until site plan and/or final plat approval.

VIII. RECOMMENDATION

To transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the City Commission with a recommendation of **APPROVAL**, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary.

ATTACHMENT 4: *Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (2008)*

Environmental Resource Assessment

Large-Scale Comprehensive Plan Amendment
City of Alachua, Alachua County, Florida

2008

The Market at Schmidt Farms



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7/7/2008

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Section 1. Environmental Resource Assessment Checklist-Signed

The purpose of this report is to provide an inventory of the natural resources that occur on the proposed **The Market at Schmidt Farms** project site and adjacent properties located within the limits of the City of Alachua, Florida. In this context, this report has been prepared with reference to the Environmental Resource Assessment Checklist required for development review by Alachua County. The City of Alachua, at this time, does not have a standard format for reporting requirements for Environmental Assessment for Development Review or Land Use Change Applications; therefore, the format for Alachua County Environmental Resource Assessment has been used for this report. The report contains a set of figures, tables, and photos that document the existing condition of the proposed project site and to assess, in general terms, the effects of the project on the existing resources. The report format consists of a section addressing each checklist item followed by the respective figures, tables, and photos for that section.

This document has been prepared by

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The project developer is

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Indianapolis, IN 46208

Natural Resources Checklist: The Environmental Resource Assessment checklist items addressed in this report are, as follows (items marked "yes" specifically apply to this project site; all items are addressed in this report):

Yes	X	N/A	□	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	X	N/A	□	Wetlands
Yes	X	N/A	□	Surface Water or Wetland Buffers
Yes	X	N/A	□	Floodplains (100-year)
Yes	□	N/A	X	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	□	N/A	X	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	X	N/A	□	Significant Habitat (biologically diverse natural areas)
Yes	X	N/A	□	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	□	N/A	X	Recreation/Conservation/Preservation Lands
Yes	X	N/A	□	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	X	N/A	□	High Aquifer Recharge Areas
Yes	□	N/A	X	Wellfield Protection Areas
Yes	X	N/A	□	Wells
Yes	X	N/A	□	Soils
Yes	□	N/A	X	Mineral Resource Areas
Yes	X	N/A	□	Topography/Steep Slopes
Yes	X	N/A	□	Historical and Paleontological Resources
Yes	X	N/A	□	Hazardous Materials Storage Facilities
Yes	X	N/A	□	Contamination (soil, surface water, ground water)

SIGNED: Peter M. Wallace **PROJECT #** _____ **DATE:** 1 July 2008

Section 2. Project Description/Assessment of Environmental Indicators

Project Description

Mesa-Sand Realty, LLC is making an application to the City of Alachua, Florida, for a large-scale comprehensive plan amendment for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is shown in **Figure 5**.

Figure 1. **Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.**

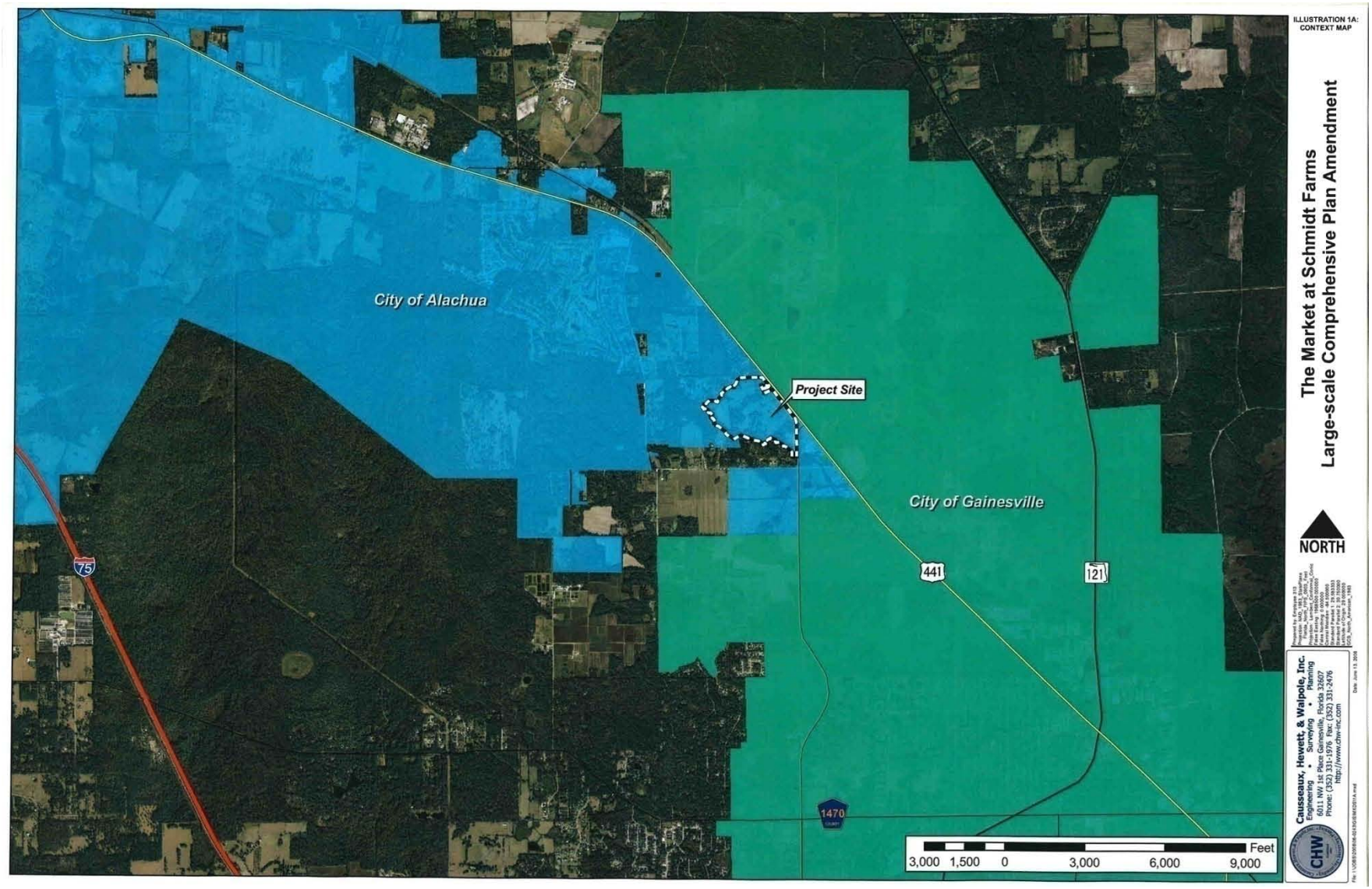


Figure 2. **Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.**

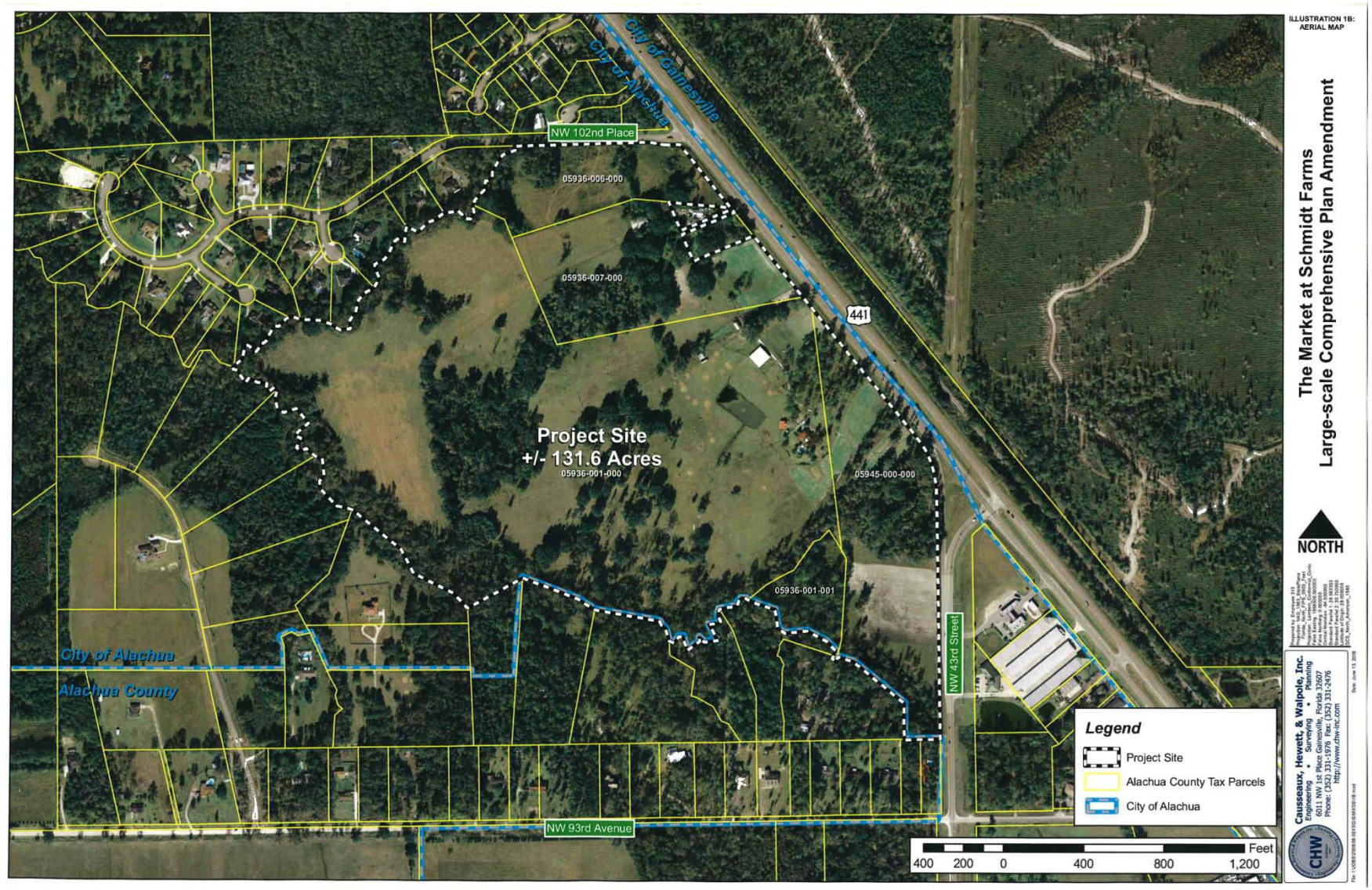


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

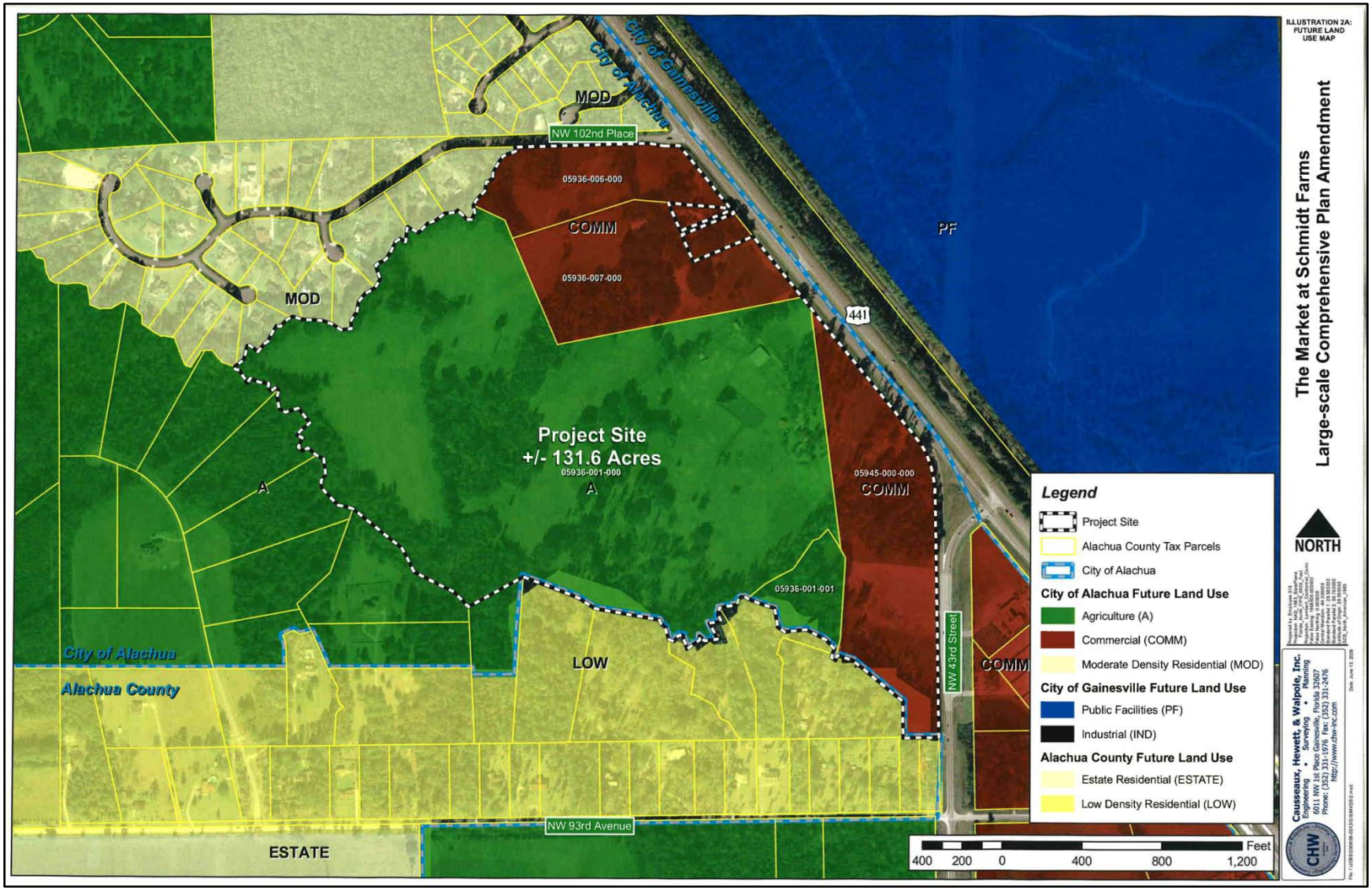


Figure 4. Proposed amendment to the Future Land Use map.

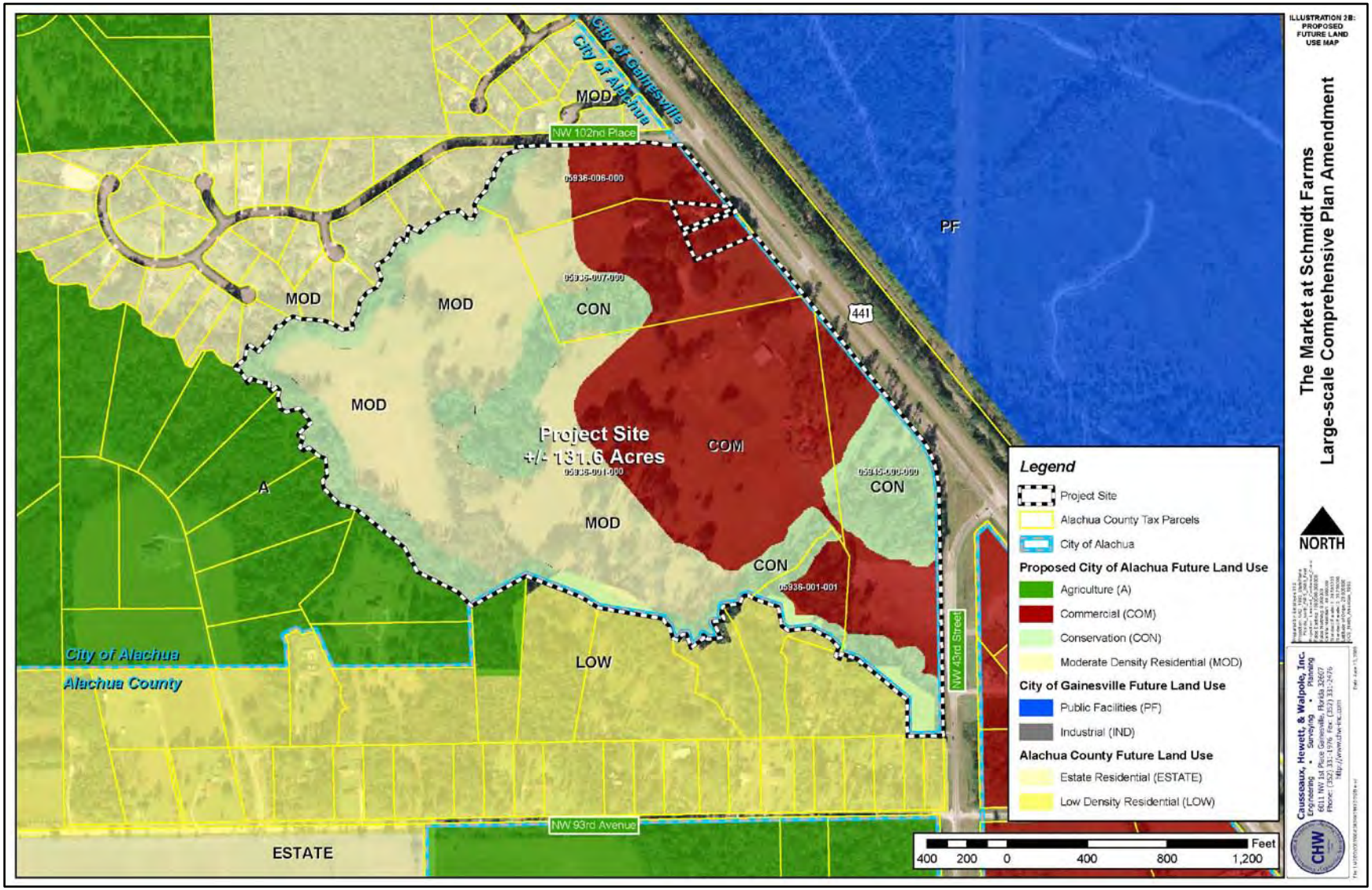
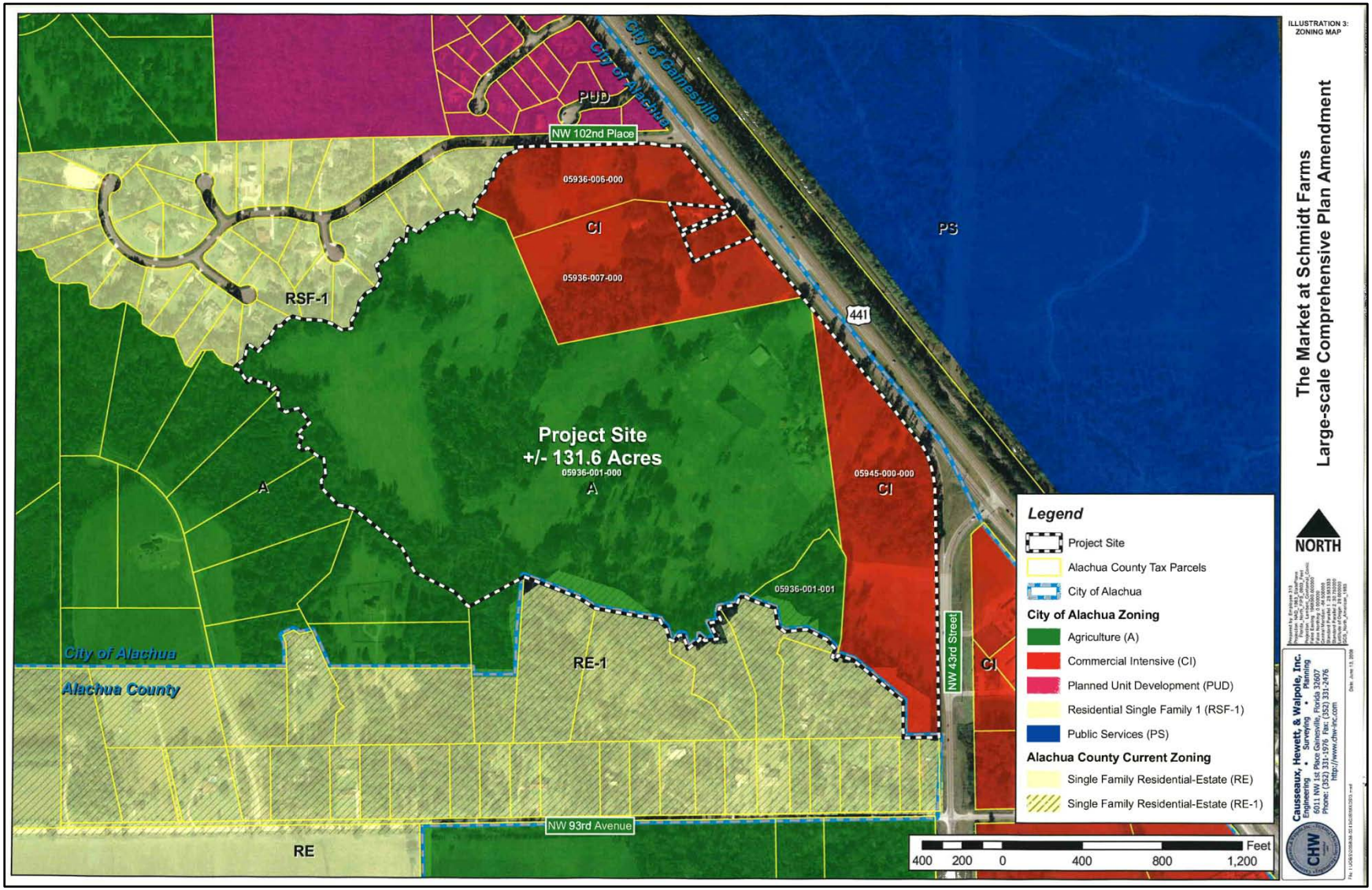


Table 2. **Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.**

	Land Use Area (Acres)			
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Moderate Density	0.00	43.73	43.73	100.00
Commercial	39.37	50.81	11.44	29.06
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	37.06	37.06	100.00
TOTAL	**131.60**	**131.60**		

Figure 5. **Existing zoning for The Market at Schmidt Farms project site and surrounding area.**



Assessment of Existing Environmental Conditions

To assess the general environmental integrity of the project site, extensive pedestrian surveys of the site were performed by Peter M. Wallace, MS, PWS, and Robert A. Garren, MS, PWS, of Ecosystem Research Corporation. Field surveys were performed in September 2006, November 2007, and May 2008. During the field surveys, site specific data were collected to document the plants and plant community types present. Data collection areas were marked with specific GPS points using a Garmin GPS Map 76CSx hand-held GPS to record position coordinates. GPS locations established during the survey are shown in **Figure 6**. At several locations, photographs were taken to document the existing conditions of the site. Photo stations are shown in **Figure 7** and **all photographs contained in this report are referred to the GPS locations shown in this figure**.

The project site is a rural residential farm site located in a relatively sparsely populated area along US Hwy 441. The site is located within the Turkey Creek drainage basin. The general extent of the Turkey Creek drainage on the project site and surrounding areas is shown on the USGS map in **Figure 8**. The headwaters of Turkey Creek originate on the City of Gainesville Deerhaven property. From the Deerhaven site, the creek is culverted under US Hwy 441 then traverses west across NW 43rd Street where two large circular culverts (**Photo 1**) route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the southern boundary of the property and extends from NW 43rd Street northwest to the intersection of a second creek that runs southwest along the east boundary of the Brooke Pointe Development. For the purposes of this report, this creek is named Brooke Pointe Creek (**Figure 9**). This creek drainage originates north of US Hwy 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2**), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located on the property drains water also from the City of Gainesville Deerhaven property through a culvert located under US Hwy 441 just west of the terminus of NW 43rd Street (**Photo 3**) at US Hwy 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a mixed hardwood swamp (**Photo 4**) that also receives substantial subsurface seepage from the adjacent uplands. The mixed hardwood swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5 and 6**), which was built prior to 1937. From this point, the creek width becomes substantially narrower (**Photo 7**) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001. A unique mosaic of intermittent seepage and depression wetlands forms a diffuse drainage system in the western third of the project site. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent stream drainage (**Photo 8**) to a series of small

Figure 6. **GPS location map of site specific survey points established 10/02/06 and 11/15/07.**

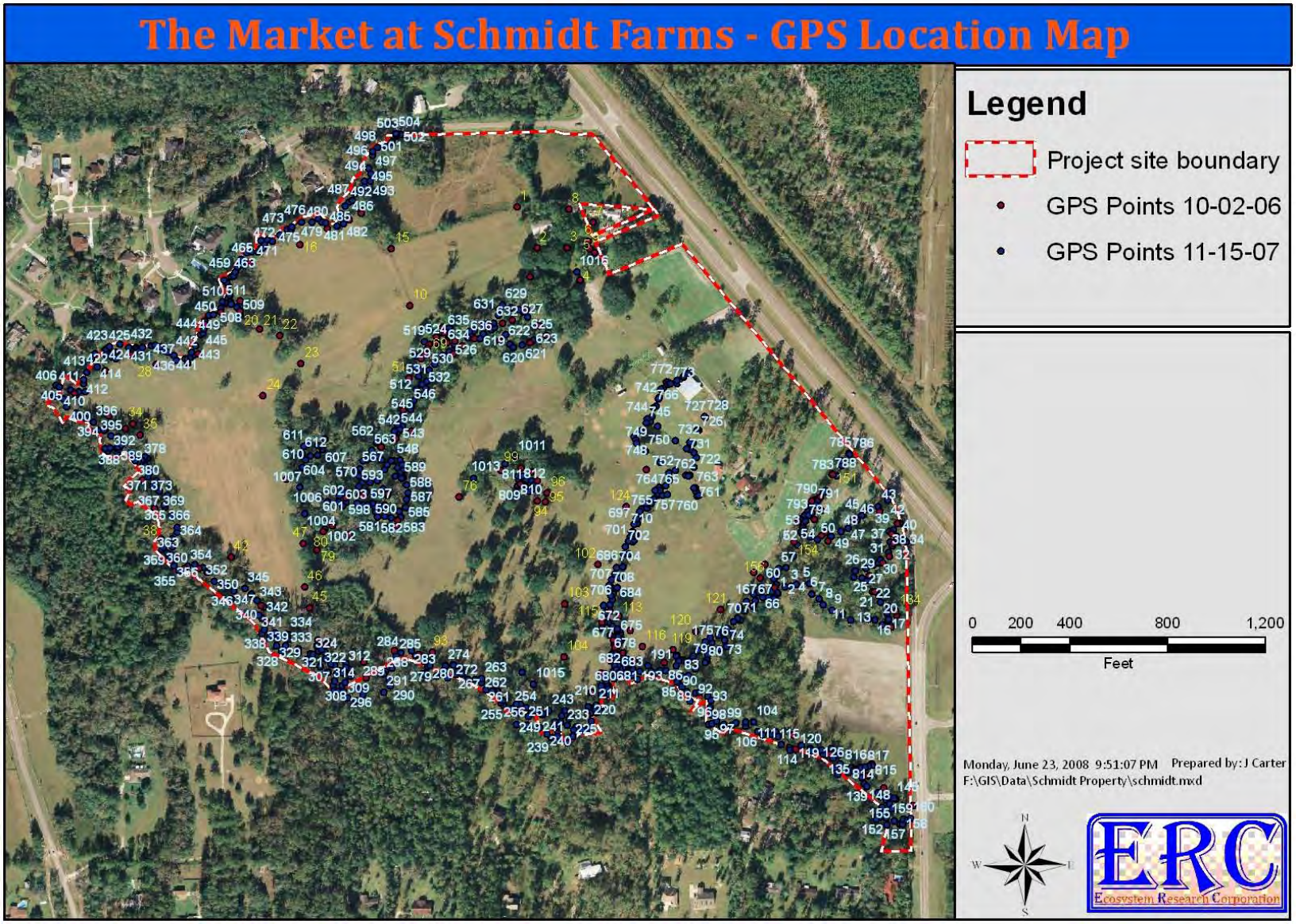


Figure 7. Photo station location map.

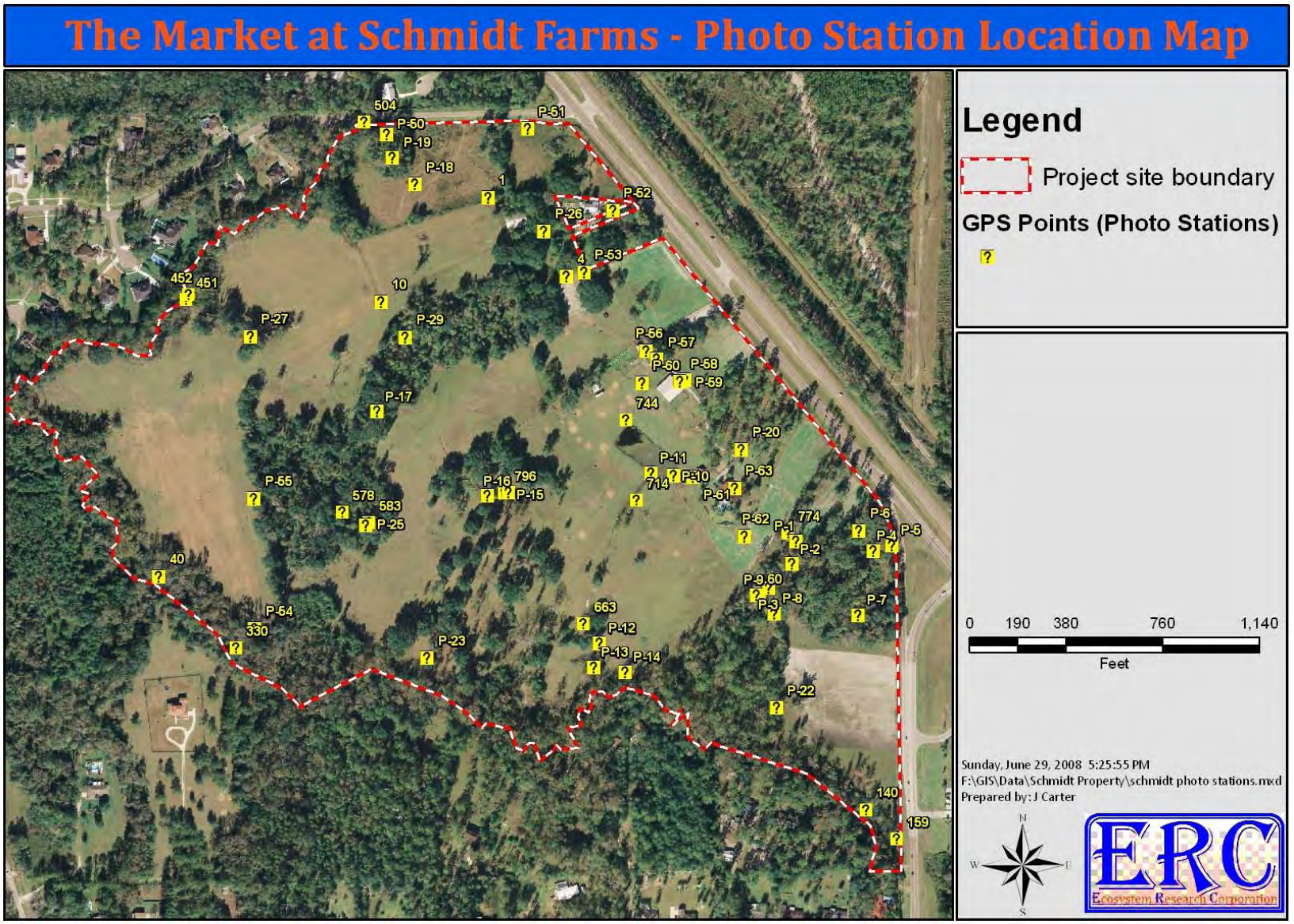


Figure 8. **USGS Quadrangle map showing the project site and surrounding area.**

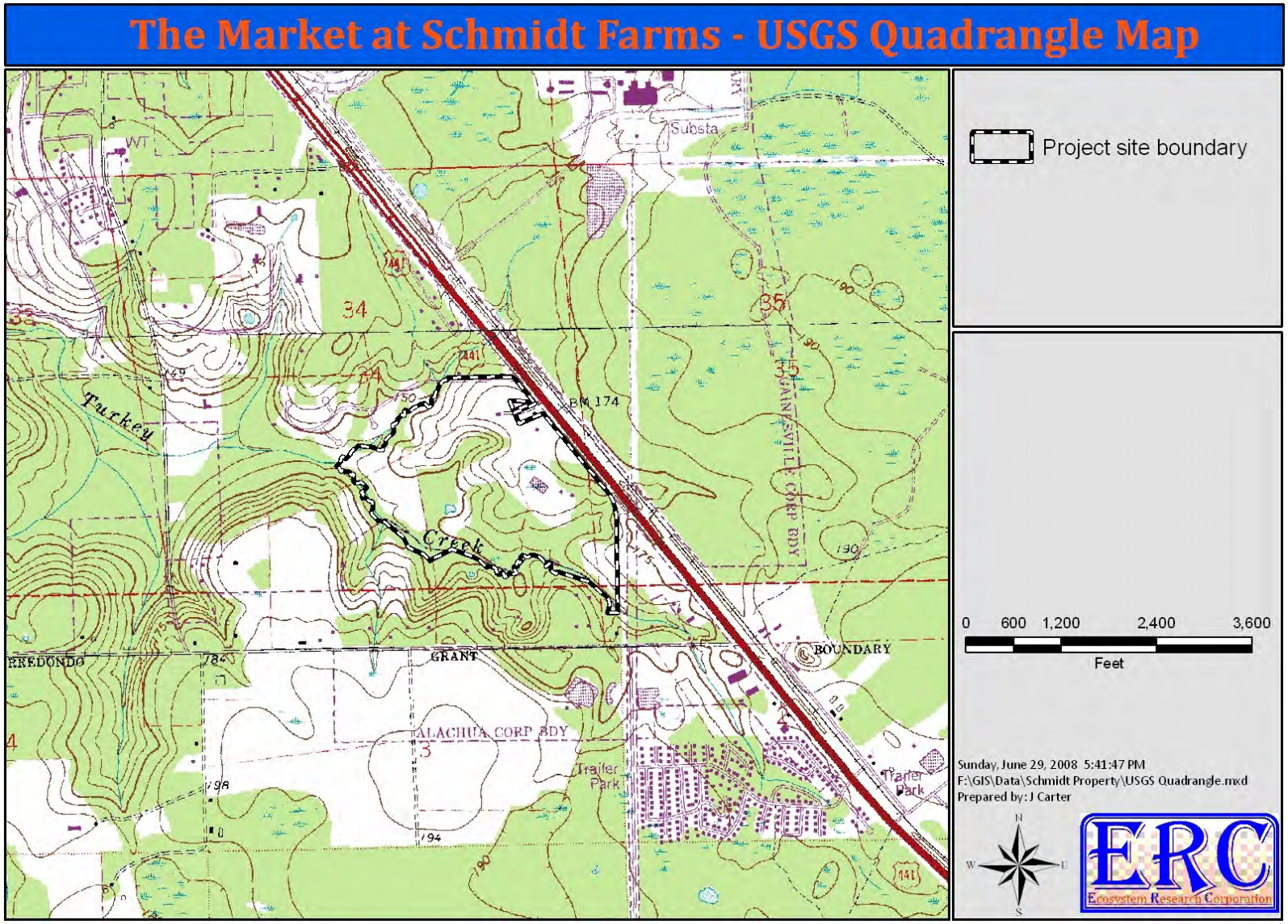


Photo 1. **View of the double culverts that route Turkey Creek under NW 43rd Street as seen looking southeast from GPS location 159.**



Figure 9. **General site drainage map showing locations of Turkey Creek, Brooke Pointe Creek, Schmidt Creek and the interior isolated seepage/drainage system located on The Market at Schmidt Farms project site.**

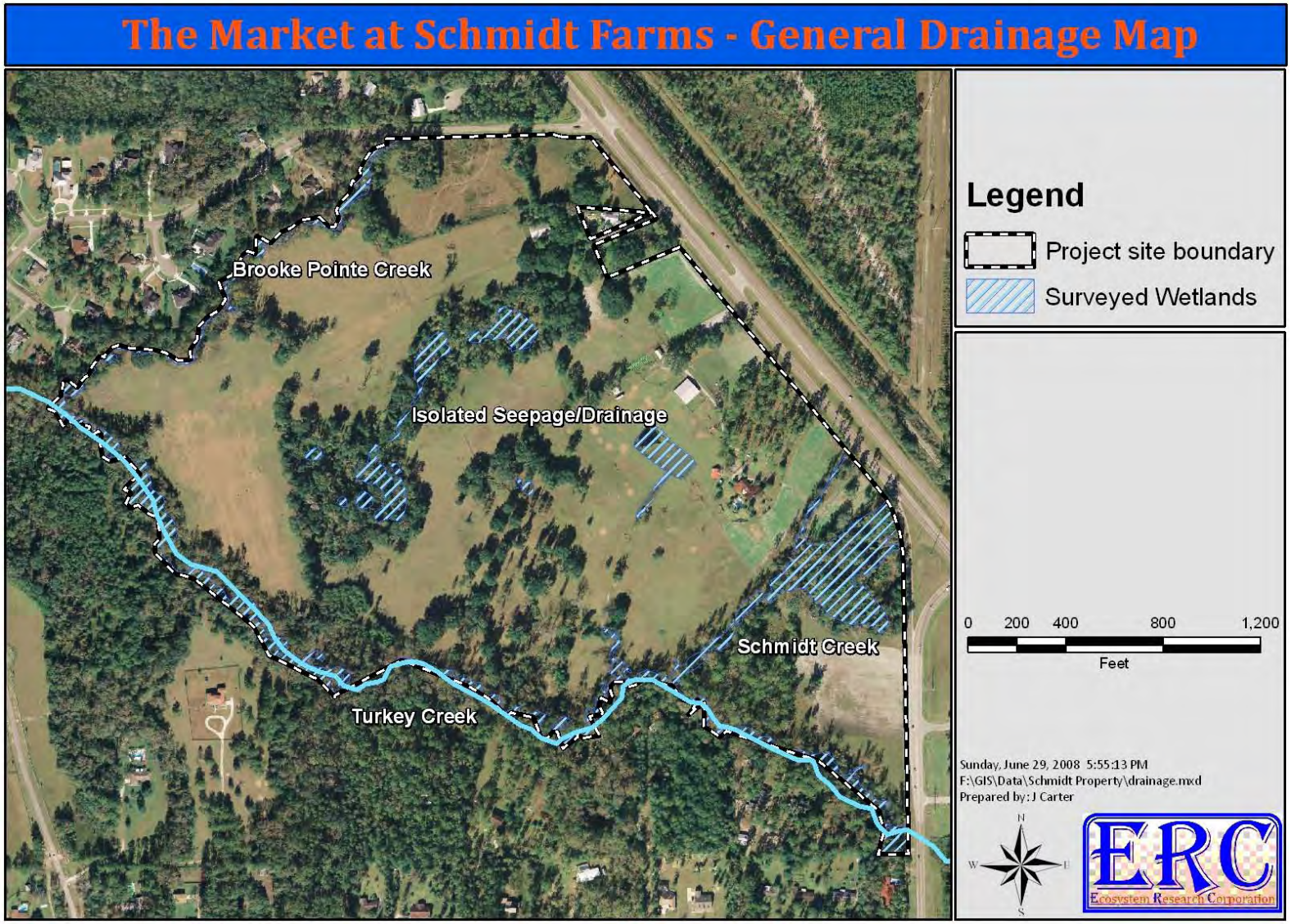


Photo 2. **Panoramic view of the double circular culverts location under NW 102nd Place located at Brooke Pointe Creek as seen looking north from GPS location 504.**



Photo 3. **View of the Culvert that routes water under US Hwy 441 to Schmidt Creek as seen looking north from GPS location P-5.**



Photo 4. **Panoramic view of the Schmidt Creek Stream Channel as seen looking north to northeast from GPS location P-3.**

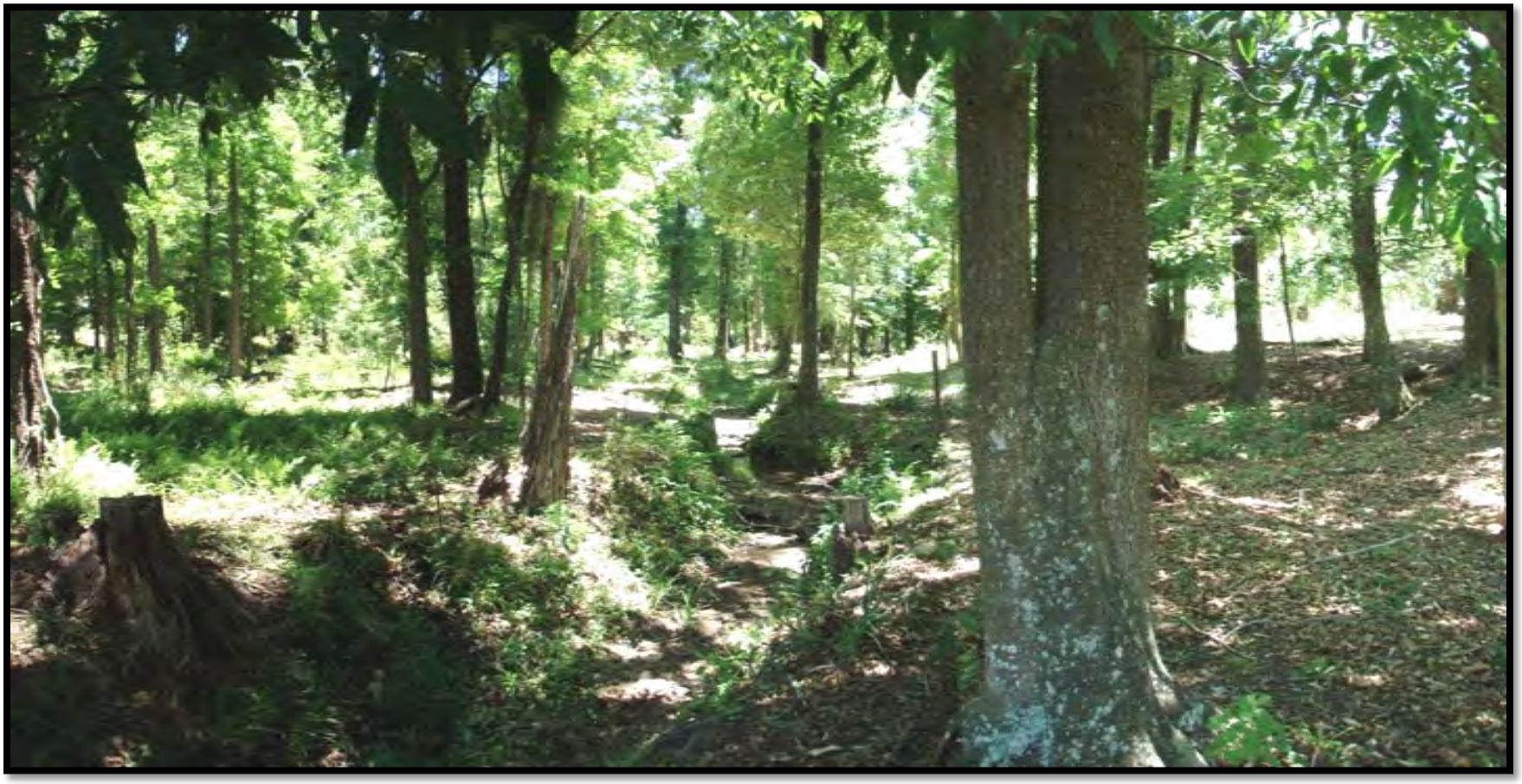


Photo 5. **Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south from GPS location P-3.**



Photo 6. **Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west from GPS location 60.**



Photo 7. **Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from GPS location P-9.**



Photo 8. **Panoramic view of the Seepage Stream Channel as seen looking northeast from GPS location P-17.**



depressional wetlands that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-345 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters,** some of the depressions are upland while others were determined to be wetlands. During periods of excessive rainfall, this system may provide surface water discharge directly to Turkey Creek. There is a small drainage that routes water to Turkey Creek from the excavated agricultural pond located west of the Schmidt residence. This drainage is excavated for most of the distance extending from the pond to Turkey Creek; however, the drainage is natural, extending south from GPS location 672, south to Turkey Creek (Figure 6). The general appearance of this drainage is shown in **Photo 9**.

Photo 9. **Panoramic view of the Disturbed Influent Drainage to Turkey Creek as seen looking southeast across GPS location 663.**



Plant Communities

The plant communities that presently occur on The Market at Schmidt Farms project site are shown in **Figure 10**. A total of seventeen (17) distinct plant community associations occur, all of which are disturbed or intensively managed community types. The total acreage associated with each community type is listed in **Table 3**. The common plant species found within the project site are summarized in **Table 4**. All plant communities occurring on the project site have been disturbed from many years of cattle foraging and related cattle ranching activities. A brief description of each community type is, as follows (all photos, tables and figures follow at the end of this section; all photos are referenced to photo stations shown in Figure 7.

Uplands & Agricultural Areas

Improved Pasture

Acreage: 67.965	**Polygons:** 1, 27	**FLUCCs Code:** 211

The Market at Schmidt Farms project site has been managed primarily as Improved Pasture since prior to 1937. Currently, this plant community is dominated by a host of well-maintained pasture grasses and herbs to include bahiagrass (*Paspalum notatum* Fluegge.), Bermudagrass (*Cynodon dactylon* [L.] Pers.), Asian coinleaf (*Centella asiatica* [L.] Urban.), marsh pennywort (*Hydrocotyle umbellata* L.), retrorse flatsedge (*Cyperus retrorsus* Chapm.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), Mexican tea (*Chenopodium ambrosioides* L.), Canada horseweed (*Conyza canadensis* [Torr. & Gray] Gray), and retrorse flatsedge (*Cyperus retror*sus Chapm.). In some areas, the invasive exotic tropical soda apple (*Solanum viarum* Dunal) is common and is generally distributed throughout the site. Representative views of the Improved Pasture communities found on the project site can be seen in **Photos 10 through 15**.

Oldfield – Mixed Shrub

Acreage: 5.441	**Polygons:** 29, 31	**FLUCCs Code:** 261

The Oldfield – Mixed Shrub area is an improved pasture community that is not currently used to graze cattle and has become invaded by a host of oldfield shrubs, herbs, and grasses to include broomsedge (*Andropogon virginicus* L.), eastern false-willow (*Baccharis halimifolia* L.), persimmon (*Diospryos virginiana* L.*),* sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Small oaks are in some areas; however, the groundcover is still dominated by bahiagrass (*Paspalum notatum* Fluegge.). The Oldfield – Mixed Shrub area can be seen in **Photos 16 and 17**.

Agricultural Pond & Drainage

Acreage: 0.777	**Polygons:** 17	**FLUCCs Code:** 535

There is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 18 through 22**.

Pine – Improved Pasture (Residential Yard)

Acreage: 4.659	**Polygons:** 34	**FLUCCs Code:** 265

The Pine – Improved Pasture community is the area that surrounds the Schmidt residence in which a canopy of large slash pine (*Pinus elliottii* Engelm.) and loblolly pine (*Pinus taeda* L.) exists and is underlain by a groundcover of yard and pasture grasses dominated by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). Part of this polygon is maintained as residential yard and part of this area is managed as improved pasture. The area is very well maintained and aesthetically pleasing (**Photo 23**).

Mixed Hardwood – Improved Pasture

Acreage: 9.925	**Polygons:** 37	**FLUCCs Code:** 266

The Mixed Hardwood – Improved Pasture community is a sparsely canopied pasture area with medium to large-size individuals of live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya* glabra [Mill.] Sweet), and sweetgum (*Liquidambar styraciflua* L.). The dominant groundcover is bahiagrass (*Paspalum notatum* Fluegge.) with Bermudagrass (*Cynodon dactylon* [L.] Pers.) being present. Shrub and ruderal herb species are scattered throughout the area and include common pokeweed (*Phytolacca americana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), tropical soda apple (*Solalum viarum* Dunal), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). This area is shown in **Photo 24**.

Mixed Pine – Mixed Hardwoods Successional Forest

Acreage: 4.982	**Polygons:** 38	**FLUCCs Code:** 414-1

This forested plant community borders the drainage referred to as Schmidt Creek as well as part of the Turkey Creek drainage. This is a mesic forest dominated by loblolly pine (*Pinus taeda* L.) with live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya glabra* [Mill.] Sweet), water oak (*Quercus nigra* L.), and slash pine (*Pinus elliottii* Engelm.) being present, but generally are much smaller in size. This pine-dominated community is a successional area where trees are becoming established due to the fencing out of cattle. The groundcover is dominated by bahiagrass (*Paspalum notatum* Fluegge.) but a host of ruderal species are present. The typical habitat of this community is shown in **Photo 25**.

Disturbed Mixed Hardwoods Slope Forest

Acreage: 1.615	**Polygons:** 28, 39	**FLUCCs Code:** 414-2

This community type surrounds the upper basin of the Schmidt Creek swamp area and occurs on the slopes that characterize this basin. The dominant trees are sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya* glabra [Mill.] Sweet), but many trees are diseased with branch death and significant fallen tree debris being present. Much of the area has been severely disturbed by cattle resulting in a damaged, trampled, highly fertilized understory. Common understory species include wax myrtle (*Myrica cerifera* L.), harsh vervain (*Verbena scabra* Vahl.), Florida elephant-foot (*Elephantopus elatus* Bertol.), muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), common pokeweed (*Phytolacca americana* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), American beautybush (*Callicarpa americana* L.), and bahiagrass (*Paspalum notatum* Fluegge.). Nuisance exotic species such as tropical soda apple (*Solanum viarum* Dunal) and popcorntree (*Sapium sebiferum* [L.] Roxb.) are locally abundant. Soils are disturbed in many areas and banks eroded due to cattle foraging. The habit of this community type is shown in **Photo 26**.

Disturbed Mixed Hardwoods – Riparian

Acreage: 7.910	**Polygons:** 36	**FLUCCs Code:** 438-1

This mesic community, which borders the Turkey Creek drainage, has been disturbed by past cattle and agricultural activities. Most of the area is covered by a dense tangle of small oak seedlings and saplings distributed throughout a dense tangle of saw greenbrier (*Smilax bona-nox* L.) and blackberry (*Rubus betulifolius* Small). There are areas where a remnant, mature creek bordering mesic community occurs composed of large sweetgum (*Liquidambar*

styraciflua L.), American basswood (*Tilia americana* L.), spruce pine (*Pinus glabra* Walt.), loblolly pine (*Pinus taeda* L.), live oak (*Quercus virginiana* Mill.), sugarberry (*Celtis laevigata* Willd.), black cherry (*Prunus serotina* Ehrh.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya glabra* [Mill.] Sweet). However, most of the area is a second growth, successional community composed of small individuals of these species that is slowly encroaching into the historically cleared pasture areas. This community type can be seen in **Photo 27**.

Disturbed Mixed Hardwoods – Seepage

Acreage: 9.445	**Polygons:** 32	**FLUCCs Code:** 438-2

The mesic hammock represented by polygon 32 is a very disturbed seepage community that surrounds a series of seepage wetlands and relic sinkhole depressions. The area has been significantly disturbed by cattle foraging and associated mechanical disturbance from agricultural equipment. Significant invasion by tropical soda apple (*Solanum viarum* Dunal), popcorntree (*Sapium sebiferum* [L.] Roxb.), tungoil tree (*Aleurites* fordii Hamsl.), Japanese honeysuckle (*Lonicera japonica* Thunb.), caesar weed (*Urena lobata* L.) as well as Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz) has occurred in the groundcover. The canopy is disturbed but has some large individuals of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), sugarberry (*Celtis laevigata* Willd.), sweetgum (*Liquidambar styraciflua* L.), persimmon (*Diospryos virginiana* L.), and American elm (*Ulmus americana* L.). Other common species include muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), American beautybush (*Callicarpa americana* L.), saw palmetto (*Serenoa repens* [Bartr.] Small), elderberry (*Sambucus canadensis* L.), bastard indigobush (*Amorpha fruiticosa* L.), Virginia buttonweed (*Diodia virginiana* L.), beggarticks (*Bidens alba* [L.] DC.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Mechanical disturbance of the soil is widespread and invasion of bahiagrass (*Paspalum notatum* Fluegge.) from the adjacent pasture is common along the fringes of the hammock. Although very disturbed, this is a very unique hydrologic system and is characteristic of only very unique areas in the Alachua County landscape. This area can be seen in **Photos 28 through 30**.

Disturbed Mixed Hardwoods – Drainage

Acreage: 1.566	**Polygons:** 35	**FLUCCs Code:** 438-3

This community is an upland drainage landscape feature that routes runoff from the adjacent pasture into the Brooke Pointe stream system. There is a well-defined drainage channel; however, this area was found not to be a jurisdictional surface water as determined by Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The drainage is intermittent and flows only in response to high rainfall events. The groundcover vegetation is

disturbed by cattle and consists of sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), rice button aster (*Aster dumosus* L.), tropical soda apple (*Solanum viarum* Dunal), and maidencane (*Panicum hemitomon* Schult.). Canopy species include sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), and swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.). This area is shown in **Photo 31**.

Disturbed Mixed Hardwoods

Acreage: 1.855	**Polygons:** 30	**FLUCCs Code:** 438-4

The community represented by polygon 30 is a disturbed successional mixed hardwood forested area with a mixed canopy of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), swamp chestnut oak (*Quercus michauxii* Nutt.), sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), red maple (*Acer rubrum* L.), American basswood (*Tilia americana* L.), and sweetgum (*Liquidambar styraciflua* L.). Many trees are quite large; however, the majority are subcanopy in size ranging from 2 inches to 6 inches diameter at breast height (dbh). The groundcover has a mix of shrub, grass, and herb species to include devil's walkingstick (*Aralia spinosa* L.), buttonweed (*Diodia virginiana* L.), eastern hop-hornbeam (*Ostrya virginiana* [Mill.] K. Koch), saw greenbrier (*Smilax bona-nox* L.), woodsgrass (*Oslismenus hirtellus* [L.] P. Beauv.), trumpet creeper (*Campsis radicans* [L.] Seemann ex Bureau), and tall nutgrass (*Scleria triglomerata* Michx.). Nuisance exotic species present include Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), Japanese honeysuckle (*Lonicera japonica* Thunb.), Chinese privet (*Ligustrum sinense* Lour.), Chinaberrytree (*Melia azedarach* L.), and tungoil tree (*Aleurites fordii* Hemsl.). This area is presently a successional mesic community that has historically been affected by past agricultural management activities. This community type is shown in **Photos 32 & 33.**

Disturbed Live Oak Hammock

Acreage: 4.834	**Polygons:** 33	**FLUCCs Code:** 427-1

The Disturbed Live Oak Hammock community is an area that is dominated by a shaded canopy of specimen live oak (*Quercus virginiana* Mill.) trees. This area was historically used primarily for a cattle management area in which a dilapidated pole barn still remains (**Photo 34**). The area lies adjacent to the historic Schmidt residence, which is now Harmony Gardens. Today, the area is not used for cattle and is a successional community primarily used for deposition of unwanted junk. Common species found within the live oak canopy include sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), slash pine (*Pinus elliottii* Engelm.), and loblolly pine (*Pinus taeda* L.). The groundcover is primarily a dense tangle of small saplings of the canopy species mixed with saw greenbrier (*Smilax bona-*

nox L.) and bahiagrass (*Paspalum notatum* Fluegge.). Exotic nuisance species such as Chinese privet (*Ligustrum sinense* Lour.) are present. The large live oak trees are the remarkable characteristic of this community type as shown in **Photo 35**.

Wetlands

Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp

Acreage: 3.689	**Polygons:** 18	**FLUCCs Code:** 617-1

Polygon 18 designated as Schmidt Creek is a Disturbed Mixed Hardwood Stream/Seepage Swamp with a canopy dominated by a mix of hardwood species to include live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), swamp laurel oak (*Quercus laurifolia* Michx.), water oak (*Quercus nigra* L.), American basswood (*Tilia americana* L.), sweetbay (*Magnolia virginiana* L.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), and slash pine (*Pinus elliottii* Engelm.). The wetland consists of several stream drainages consisting of clear, non-tannic water. The major flow originates from a drainage source located north of US Hwy 441 on the City of Gainesville Deerhaven properties. Seepage from adjacent uplands is also a significant hydrologic input. A surficial seepage spring originates along the southeast boundary of this polygon in an area represented by GPS location P-7 (Figure 7) and GPS location 21 (Figure 6). The seepage area, shown in **Photo 36** (Photo station P-7), is a wet, mucky herbaceous area dominated by lizard's tail (*Saururus cernuus* L.), golden canna (*Canna flaccida* Salisb.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Shrubs include dwarf palmetto (*Sabal minor* [Jacq.] Pers.), wax myrtle (*Myrica cerifera* L.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and Virginia willow (*Itea virginica* L.). The stream drainages are surrounded by a mosaic of higher elevation upland areas in which live oak (*Quercus virginiana* Mill.), loblolly pine (*Pinus taeda* L.), and pignut hickory (*Carya glabra* [Mill.] Sweet) are common. However, these fringing riparian upland areas all lie within the very well-defined basin in which this wetland occurs. The surrounding pasture and hammock communities are located along a very well-defined steep slope. Except for the stream drainage, the topography within the wetland is relatively flat. This entire system is very disturbed by cattle, resulting in an open, somewhat ruderal understory. Invasive exotic species such as wild taro (*Colocasia esculentum* [L.] Schott.), tropical soda apple (*Solanum viarum* Dunal), Japanese honeysuckle (*Lonicera japonica* Thunb.), Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), and Chinese privet (*Ligustrum sinense* Lour.) are present. These are mixed with a host of desirable wetland species to include royal fern (*Osmunda regalis** L.), Virginia chain fern (*Woodwardia virginica* [L.] Smith), and southern wood fern (*Dryopteris ludoviciana* [Kunze] Small). There is a listed plant species (member of the genus *Matelea*) located along the stream bank. The species is either angularfruit milkvine (*Matelea gonocarpos* [Walter] Shinners) or Florida milkweed (*Matelea floridana**‡ [Vail]

Woodson), but it is not possible to distinguish between these two species when not in flower. To date, no flowers have been seen. The typical habitat of this wetland system is shown in **Photos 36 through 43**.

Turkey Creek – Mixed Hardwood Riparian Wetland

Acreage: 3.884	**Polygons:** 7, 19, 20, 21, 22, 23, 24, 25, 26	**FLUCCs Code:** 615-1

The Turkey Creek system is a highly variable plant community that extends from southeast to northwest along the entire south perimeter of the property. The upland boundary of the Turkey Creek wetland is represented by a flagged wetlands jurisdiction line that was established in November 2007. There are apparent breaks in the wetland community as seen on Figure 10. However, this is the result of the historically surveyed property boundary not truly reflecting the center line of the creek. Presently, in several areas, the north boundary of the Turkey Creek wetland is located south of the property line. The creek is characterized by very steep slopes along the eastern reaches with much of the wetland being restricted to the well-defined surface water boundary of the creek. The topography of the creek flattens as the creek approaches the confluence with Brooke Pointe Creek. In this area, there is a broad floodplain wetland and a dominant canopy of bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.). In this area several smaller ox-bow drainages are present and much broader wetland areas are encountered. The riparian uplands that border the creek and form the well-defined buffering communities as evidenced on the aerial photographs have historically been disturbed by cattle foraging and clear-cutting. Residential areas located along the south side of the creek have resulted in clear-cutting of both canopy and groundcover in these buffer areas to enlarge yards, provide gardens, and miscellaneous recreational space. There are several historic crossings that allowed movement of agriculture related vehicles across the creek. An old wooden bridge is still present at GPS location 111 (Figure 6) while an intact (≈52”) culvert is found at GPS location 330 (Figure 7; **Photo 44**). The typical habit of the Turkey Creek drainage is shown in **Photos 44 through 46**.

Brooke Pointe Creek – Mixed Hardwood Riparian Wetland

Acreage: 1.051	**Polygons:** 5, 6	**FLUCCs Code:** 615-1

The Brooke Pointe Creek wetland is a narrow stream system with clear water. Common canopy species include swamp laurel oak (*Quercus laurifolia* Michx.), live oak (*Quercus virginiana* Mill.), bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), swamp chestnut oak (*Quercus michauxii* Nutt.), American basswood (*Tilia americana* L.), American elm (*Ulmus americana* L.), and ironwood (*Carpinus caroliniana* Walt.). The stream channel is a meandering, well-defined, abrupt-sided channel bordered on the Schmidt property side by a disturbed, fringing mesic

hardwood community affected by cattle ranching activities. The residents of Brooke Pointe have severely altered the buffering hardwood community on the north side of the creek through a series of land clearing and dredge and fill activities primarily associated with yard expansion. Clearing of the buffer has occurred in many areas all the way to the edge of the stream channel. This results in substantial runoff of applied fertilizers directly into the surface water area. The typical habit of this community is shown in **Photos 47 through 49**.

Disturbed Depression Wetlands

Acreage: 0.945	**Polygons:** 8, 11, 12, 13, 14, 15, 16	**FLUCCs Code:** 615-1

There are several disturbed depression wetlands occurring within the southwest quadrant of the project site. These wetlands are apparently associated with relic sinkhole areas and definitely represent areas where surface water pools for only short periods then disappears into the ground. Onsite geotechnical studies[1] (**Attachment 1**) (specifically for polygons 15 and 16) indicate that these depressions typically have a thin organic surficial layer underlain by various layers of sand with clay and sand with silt with the Hawthorne Formation being encountered at various depths. Ardaman and Associates, Inc. (2008) noted no conditions in the tested depression locations that suggested active sinkhole activity; however, only two of the depressions within the pasture were evaluated. The depression areas either receive seepage as the primary input (polygons 15 and 16) or receive a combination of seepage and surface runoff as the primary hydrologic inflows (polygons 8, 11, 12, 13, and 14). The wetlands are only intermittently wet and all are severely disturbed by ongoing cattle activity. These wetlands are very small with the seven (7) indicated wetland polygons totaling only 0.945 acres.

The wetlands are typically represented by a disturbed groundcover consisting of lizard's tail (*Saururus cernuus* L.), dotted smartweed (*Polygonum punctatum* Ell.), leathery rush (*Juncus coriaceus* Mack.), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), fireweed (*Erechtites hieracifolia* [L.] Raf.), eastern false-willow (*Baccharis halimifolia* L.), wood sage (*Teucrium canadense* L.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Because of the intermittent hydrologic regime, many upland species are scattered throughout the wetland areas to include woodsgrass (*Oplismenus hirtellus* [L.] P. Beauv.) and American beautybush (*Callicarpa americana* L.). Exotic species such as popcorntree (*Sapium sebiferum* [L.] Roxb.), tropical soda apple (*Solanum viarum* Dunal), and tungoil tree (*Aleurites fordii* Hemsl.) are common throughout. It should be noted that in the area where the depressional wetlands are found, there are also many adjacent depressional areas that are uplands that occur at similar

[1]Ardaman & Associates, Inc. 2008. Subsurface Soil Exploration and Geotechnical Engineering Evaluation, Proposed Retail Center Market at Schmidt Farm, US 441 and NW 43rd Street, Alachua County, Florida.

elevations as the wetland areas. Photos of these wetland types are shown in **Photos 50 through 55**.

Disturbed Mixed Hardwoods – Shrub Seepage Wetland

Acreage: 1.062	**Polygons:** 9, 10	**FLUCCs Code:** 632

Polygons 9 and 10 represent depressional wetland areas that receive precipitation and subsurface seepage as the primary hydrologic inflows. These two areas have ill-defined surface water features in which water flows on the surface but may disappear into the ground before flowing into adjacent wetlands in the downslope position. These areas are currently seriously affected by cattle and vegetation is disturbed. Canopy species are sparse, but consist of sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), slash pine (*Pinus elliottii* Engelm.), swamp laurel oak (*Quercus laurifolia* Michx.), red maple (*Acer rubrum* L.), and sugarberry (*Celtis laevigata* Willd.). Groundcover species consist of lizard's tail (*Saururus cernuus* L.), leathery rush (*Juncus coriaceus* Mack.), capitate beakrush (*Rhynchospora microcephala* Britt. ex Small), whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray), maidencane (*Panicum hemitomon* Schult.), American cupscale (*Sacciolepis striata* [L.] Nash.), and dotted smartweed (*Polygonum punctatum* Ell.). There is a host of sapling size individuals representing the canopy species in addition to significant populations of elderberry (*Sambucus canadensis* L.), eastern false-willow (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), and invasion of tungoil tree (*Aleurites fordii* Hemsl.) and popcorntree (*Sapium sebiferum* [L.] Roxb.) is extensive. The typical habit of this community type is shown in **Photos 56 and 57**.

Figure 10. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

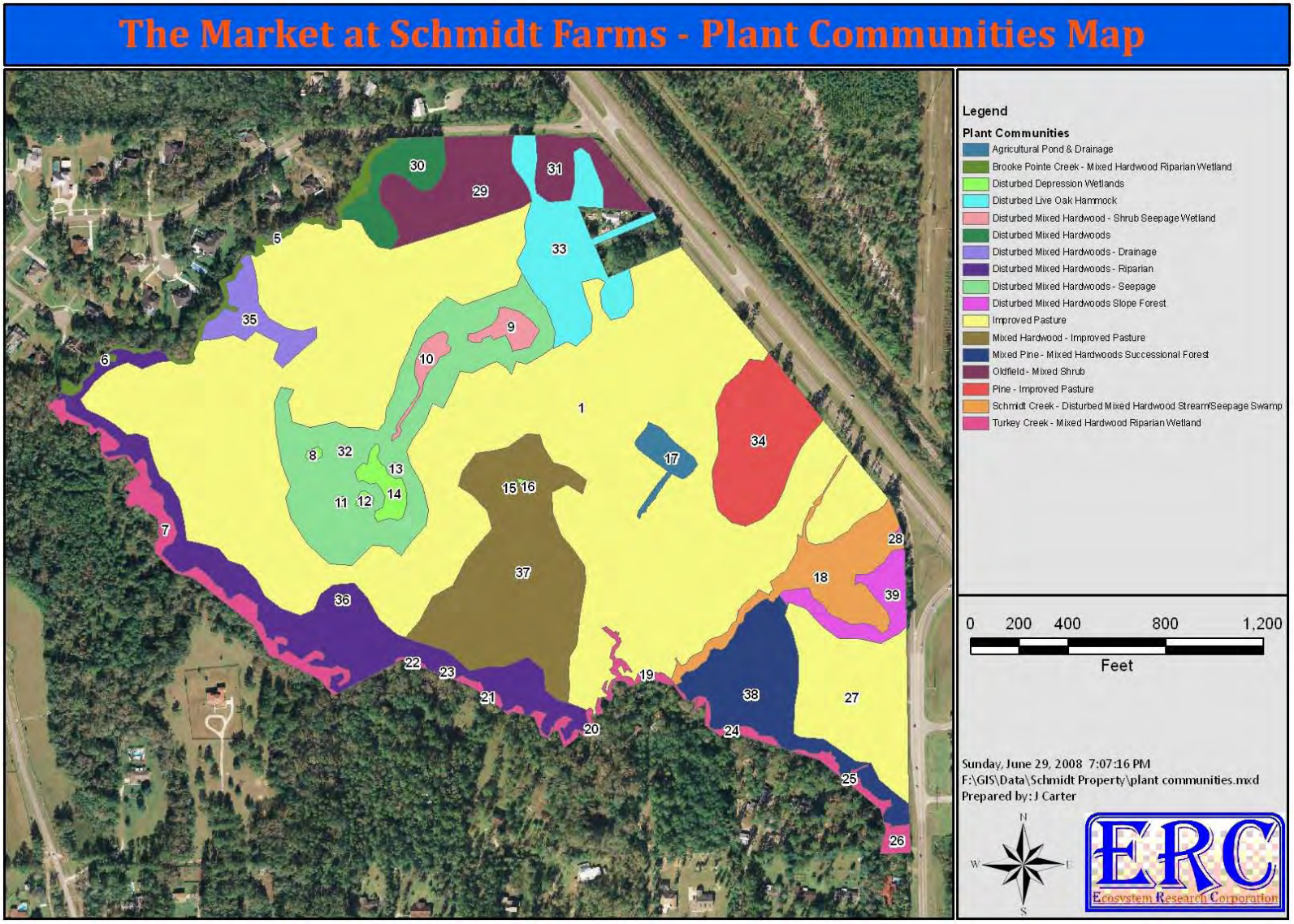


Table 3. **Nomenclature and acreages of plant communities occurring on The Market at Schmidt Farms project site.**

Plant Community Description	Acreage
Agricultural Pond & Drainage	0.777
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	1.051
Disturbed Depression Wetlands	0.945
Disturbed Live Oak Hammock	4.834
Disturbed Mixed Hardwoods	1.855
Disturbed Mixed Hardwoods - Drainage	1.566
Disturbed Mixed Hardwoods - Riparian	7.910
Disturbed Mixed Hardwoods - Seepage	9.445
Disturbed Mixed Hardwoods - Shrub Seepage Wetland	1.062
Disturbed Mixed Hardwoods Slope Forest	1.615
Improved Pasture	67.965
Mixed Hardwood - Improved Pasture	9.925
Mixed Pine - Mixed Hardwoods Successional Forest	4.982
Oldfield - Mixed Shrub	5.441
Pine - Improved Pasture	4.659
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	3.689
Turkey Creek - Mixed Hardwood Riparian Wetland	3.884
Grand Total	**131.606**

Table 4. Woody and herbaceous plants encountered at The Market at Schmidt Farms project site.

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE ARO	*Ageratina aromatica* (L.) Spach	Lesser snakeroot	NL	FAC	NC
ALE FOR	*Aleurites fordii* Hemsl.	Tungoil tree	NL	UPL	EW
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
AST CAR	*Aster carolinianus* Walter	Climbing aster	OBL	OBL	NC
AST DUM	*Aster dumosus* L.	Rice button aster	FAC	FAC	NC
AST SUB	*Aster subulatus* Michx.	Annual saltmarsh aster	OBL	OBL	NP
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq. var. *pusilla* (Nutt.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP RET	*Cyperus retrorsus* Chapm.	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. *strigosum*	Roughhair witchgrass	FAC	FAC	NC
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	EW
DIO TER	*Diodia teres* Walt.	Poor joe	FACU-	UPL	NP
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HED COR	*Hedyotis corymbosa* (L.) Lam.	Old world diamond-flower	FAC+	FACW	EW
HEL COR	*Helianthemum corymbosum* Michx.	Clustered rock-rose	NL	UPL	NC
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydroctyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* L.	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN CAM	*Lantana camara* L.	Lantana	FACU	UPL	NW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
MAT SP.	*Matelea* sp.	Milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NYS SYL	*Nyssa sylvatica* Marsh. var *sylvatica*	Blackgum	FAC	UPL	NC
NYS BIF	*Nyssa sylvatica* Marsh. var. *biflora* (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OPL HIR	*Oplismenus hirtellus* (L.) P.Beauv.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM CIN	*Osmunda cinnamomea* L.	Cinnamon fern	FACW+	FACW	NC
OSM REG	*Osmunda regalis* L.	Royal fern	OBL	OBL	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA
PAN ANC	*Panicum anceps* Michx.	Beaked panicum	FAC-	FAC	NC
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAN RIG	*Panicum rigidulum* Nees	Redtop panicum	FACW	FACW	NC
PAN VER	*Panicum verrucosum* Muhl.	Warty panicum	FACW	FACW	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Fluegge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL HYD	*Polygonum hydropiperoides* Michx.	Mild water-pepper	OBL	OBL	NP
POL PUN	*Polygonum punctatum* Ell.	Dotted smartweed	FACW+	OBL	NP
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC
QUE VIR	*Quercus virginiana* Mill.	Virginia live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB ARG	*Rubus argutus* Link	Sawtooth blackberry	FACU+	FAC	NP
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	FAC	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus canadensis* L.	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAP SEB	*Sapium sebiferum* (L.) Roxb.	Popcorntree	FAC	FAC	EW
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

† NC = Native Characteristic; NP = Native Pioneer; NW = Native Weedy; EW = Exotic Weedy; EA = Exotic Aggressive

Photo 10. **Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast from GPS location P-1.**



Photo 11. **Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196 (P-14).**



Photo 12. **Panoramic view of the Improved Pasture, Agricultural Pond, and General Agricultural Operations as seen looking east to southeast from GPS location 744.**



Photo 13. **View of Improved Pasture as seen looking southwest from GPS location 010 (Sep 2006).**



Photo 14. **View of Improved Pasture as seen looking southwest from GPS location 001 (Sep 2006).**



Photo 15. **View of the Improved Pasture as seen looking north to northeast from GPS location P-59.**



Photo 16. **View of the Oldfield – Mixed Shrub Community as seen looking northeast from GPS location P-18.**



Photo 17. **View of the Oldfield – Mixed Shrub Community as seen looking south from GPS location P-51.**



Photo 18. **Panoramic view of the Agricultural Pond as seen looking northwest from GPS location P-10.**



Photo 19. **Panoramic view of the Excavated Ditch as seen looking southwest from GPS location P-11.**



Photo 20. **Panoramic view of the Disturbed Historic Drainage as seen looking south from GPS location P-12.**



Photo 21. **Panoramic view of the Disturbed Historic Drainage as seen looking south to southeast from GPS location P-13.**



Photo 22. **Panoramic view of the Excavated Agricultural Drainage Ditch as seen looking northeast from GPS location 663.**



Photo 23. **View of the Pine - Improved Pasture plant community as seen looking north from GPS location P-20.**



Photo 24. **View of the Mixed Hardwood - Improved Pasture plant community as seen looking north from GPS location P-23.**



Photo 25. **View of the Mixed Pine - Mixed Hardwoods Successional Forest plant community as seen looking southwest from GPS point P-22.**



Photo 26. **Panoramic view of the Disturbed Mixed Hardwoods Slope Forest plant community as seen looking north from GPS point P-21.**



Photo 27. **Panoramic view of the Disturbed Mixed Hardwoods - Riparian plant community as seen looking southeast from GPS location P-54.**



Photo 28. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-55.**



Photo 29. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking south from GPS location P-25.**



Photo 30. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-30.**



Photo 31. **Panoramic view of the Disturbed Mixed Hardwoods - Drainage plant community as seen looking northwest from GPS location P-27.**



Photo 32. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northwest from GPS location P-19.**



Photo 33. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northeast from GPS location P-50.**



Photo 34. **Panoramic view of the pole barn located in the Disturbed Live Oak Hammock as seen from Photo station P-26.**



Photo 35. **Panoramic view of the Disturbed Live Oak Hammock plant community as seen looking southwest from GPS location P-26.**



Photo 36. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east from GPS location P-7.**



Photo 37. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from GPS location P-2.**



Photo 38. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast from GPS location P-4.**



Photo 39. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp as seen looking west to northwest from GPS location P-6.**



Photo 40. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looling northeast from GPS location P-9.**



Photo 41. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northwest to north from GPS location 774.**



Photo 42. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east to southeast from the wetland located southeast of GPS location 774.**



Photo 43. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from the wetland located northeast of GPS location 774.**



Photo 44. **View of the Culvert located in Turkey Creek as seen looking northwest from GPS location 330.**



Photo 45. **Panoramic view of Turkey Creek as seen looking southeast from GPS location 140.**



Photo 46. **Panoramic view of Turkey Creek as seen looking southwest from GPS location 40.**



Photo 47. **Panoramic view of the Influent Stream to Brooke Pointe Creek as seen looking southeast from GPS location 451.**



Photo 48. View of Brooke Pointe Creek as seen looking southwest from GPS location 451.



Photo 49. View of Brooke Pointe Creek as seen looking northeast from GPS location 451.

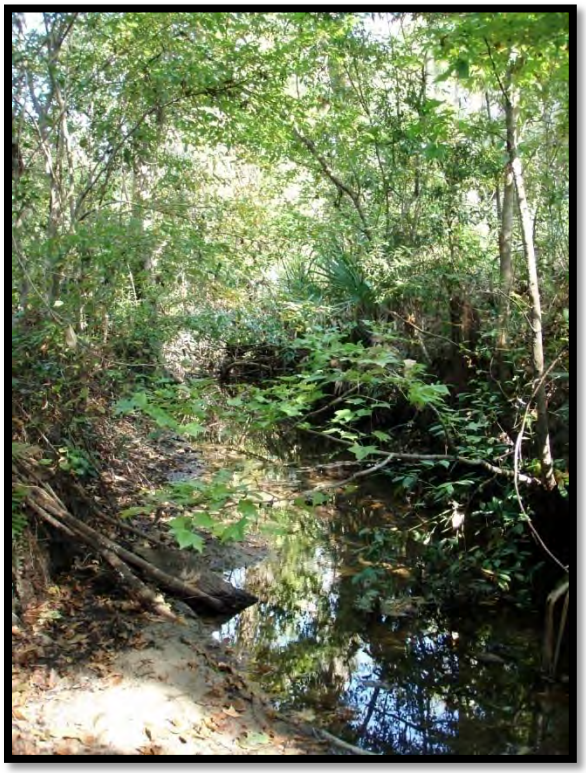


Photo 50. **Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from GPS location P-15.**



Photo 51. **Panoramic view of Small Depressional Wetland 15 as seen looking northeast from GPS location P-16.**



Photo 52. **Panoramic view of the Depressional Wetland Areas 15 & 16as seen looking west from GPS location 796.**



Photo 53. **Panoramic view of the Depressional Wetland Area as seen looking southeast from GPS location 578.**



Photo 54. **Panoramic view of the Depressional Wetland Area as seen looking northwest to northeast from GPS location 583.**



Photo 55. **Panoramic view of the depression H as seen from GPS location P-25.**



Photo 56. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking southwest from GPS location P-29.**



Photo 57. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking northeast from GPS location P-30.**



Section 3. Surface Waters and Wetlands

Surface Water Delineation, Wetland Delineation, Surface Water & Wetland Buffer, 100-Year Floodplains Identification

The 2006 FEMA flood zone map for the project site is shown in **Figure 11** and the delineated wetlands boundary map is presented in **Figure 12**. The wetlands and associated 50-ft and 75-ft buffers distribution is shown in **Figure 13**. It should be stressed that the FEMA flood zone as depicted is grossly erroneous. This can be seen by overlaying the flood zone map on the 2001 Alachua County LiDAR map and wetlands map. There appears to be no correlation of the floodplain with the existing ground topography and the Turkey Creek system in the southeast of the property does not lie within the flood elevation. The FEMA coverage appears to be inaccurate and, in addition, shifted to the north within the GIS coverage provided by FEMA.

The wetlands map presented in Figure 12 represents the flagged and surveyed wetland boundary that was delineated in November 2007 by ERC.

For comparison purposes, the wetland areas on the project site as shown on the Alachua County composite wetlands map and the USFWS National Wetlands Inventory wetlands map are presented in **Figures 14 and 15**, respectively. Historically the project site has not changed to a great degree since 1937. Historic aerials photos showing the development of the site are, as follows:

Figure 16	1937	**Figure 19**	1961	**Figure 22**	1979
Figure 17	1949	**Figure 20**	1968	**Figure 23**	1984
Figure 18	1955	**Figure 21**	1974	**Figure 24**	1999

Prior to 1937, the site had already been cleared for pasture. The buffers that surround the three creek systems appear to be smaller in photos dated 1937 through 1979 than that which exists today. The major change that has occurred in the distribution of the wetland systems is seen on the 1979 aerial in which the rectangular farm pond is shown to have been excavated within the natural wetland area. This excavation occurred prior to the time when any permits would have been required for this activity.

Figure 11. **FEMA 100-yr floodplain map shown for The Market at Schmidt Farms project site and surround areas.**

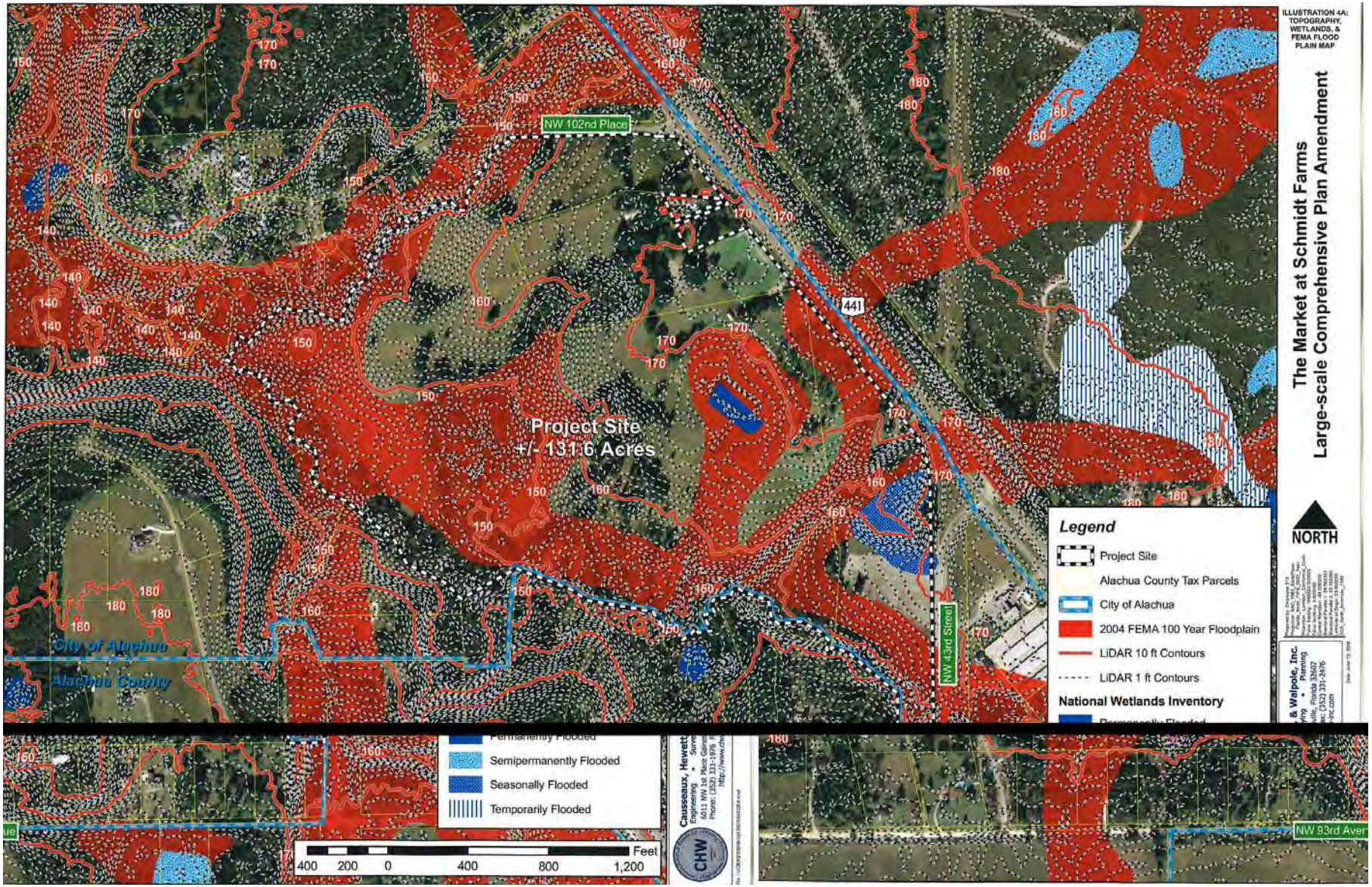


Figure 12. **The wetlands occurring on The Market at Schmidt Farms project site as determined by flagging and surveying of wetlands in accordance with methodologies outlined in Chapter 62-340 FAC (wetlands flagged by ERC November 2007)**

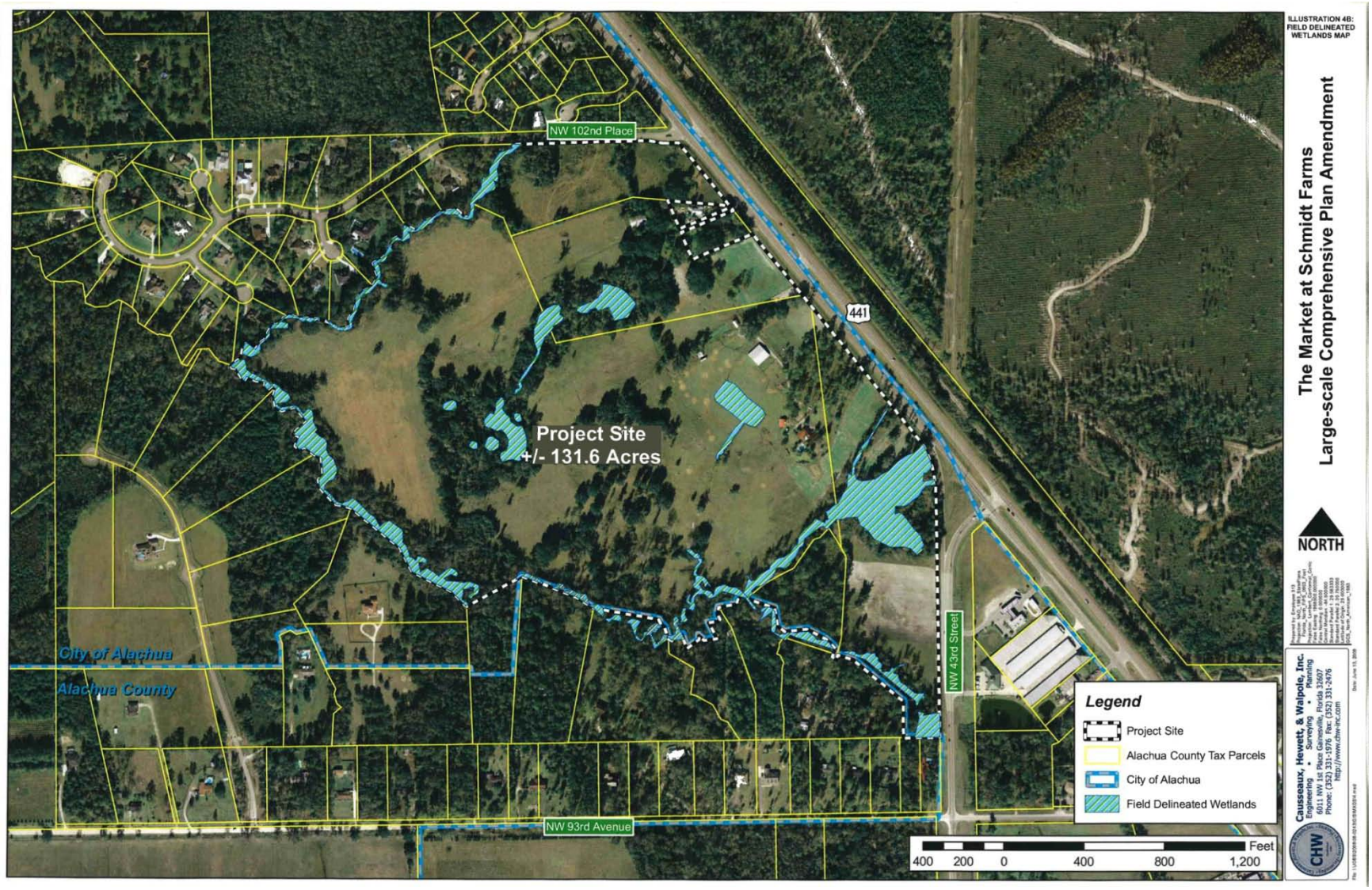


Figure 13. **Wetlands and 50-ft and 75-ft wetland buffers shown for The Market at Schmidt Farms project site.**

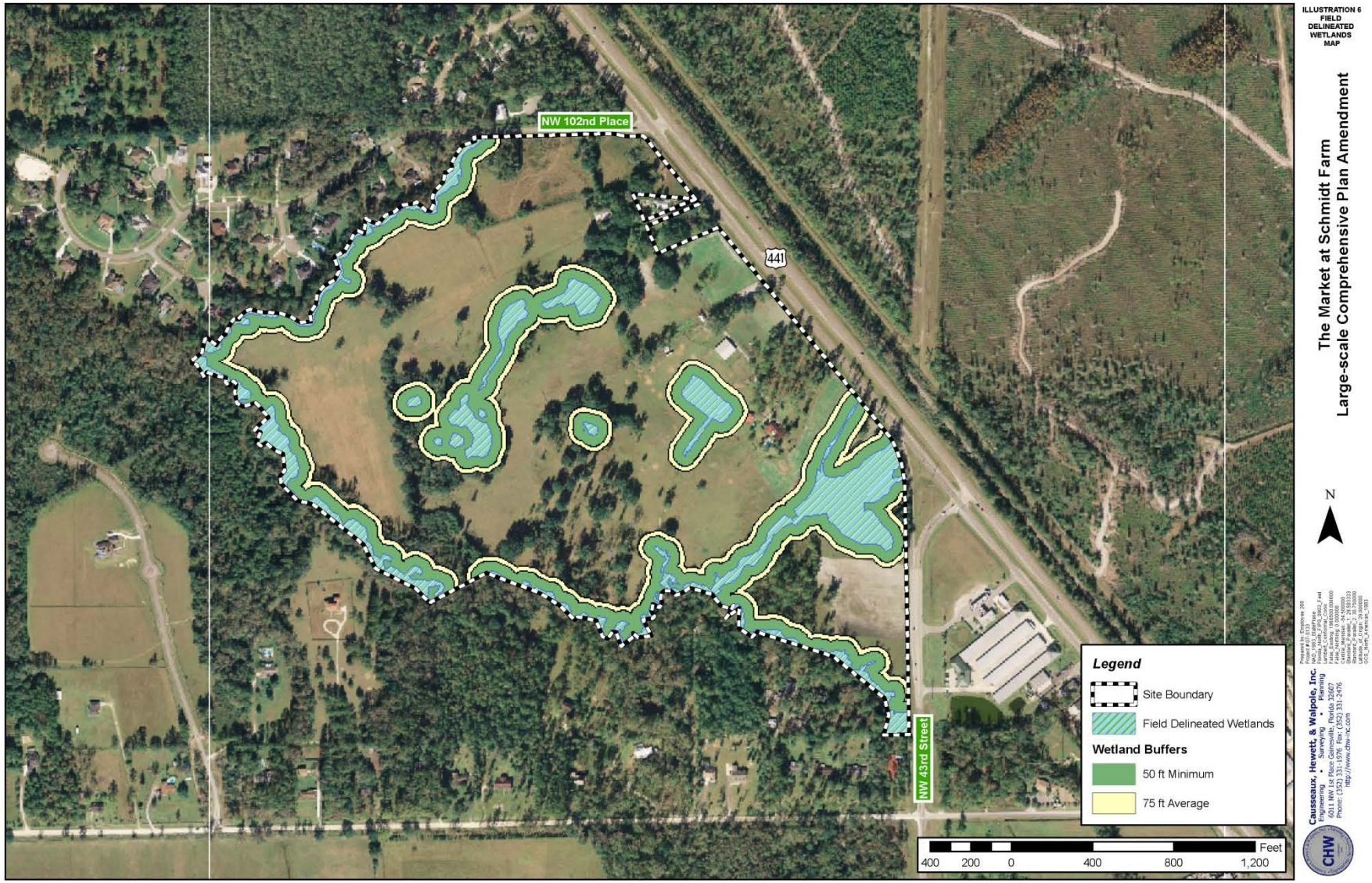


Figure 14. **Alachua County composite wetlands map as shown for The Market at Schmidt Farms project site.**

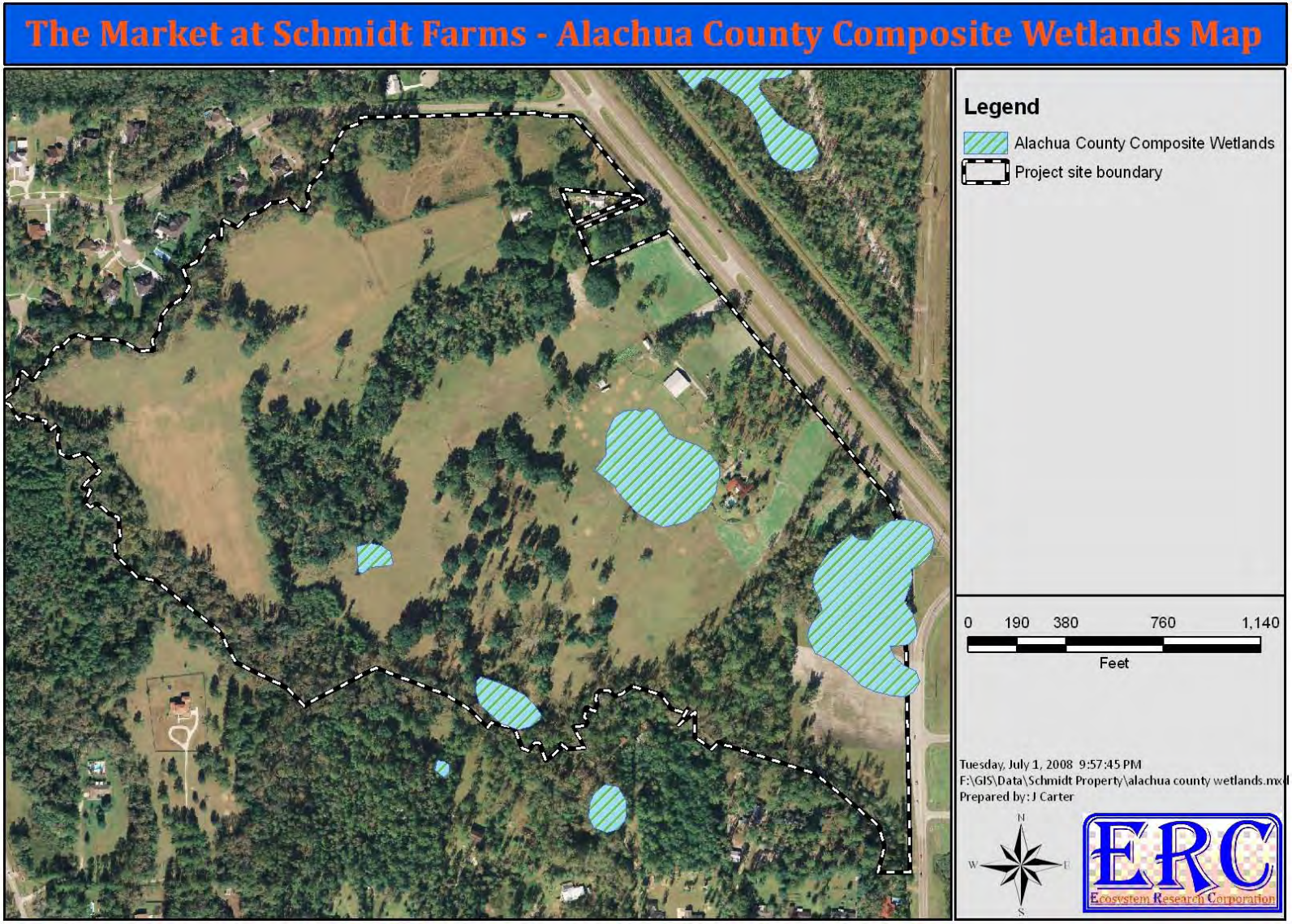


Figure 15. **National Wetlands Inventory (NWI) wetlands map as shown for The Market at Schmidt Farms project site.**

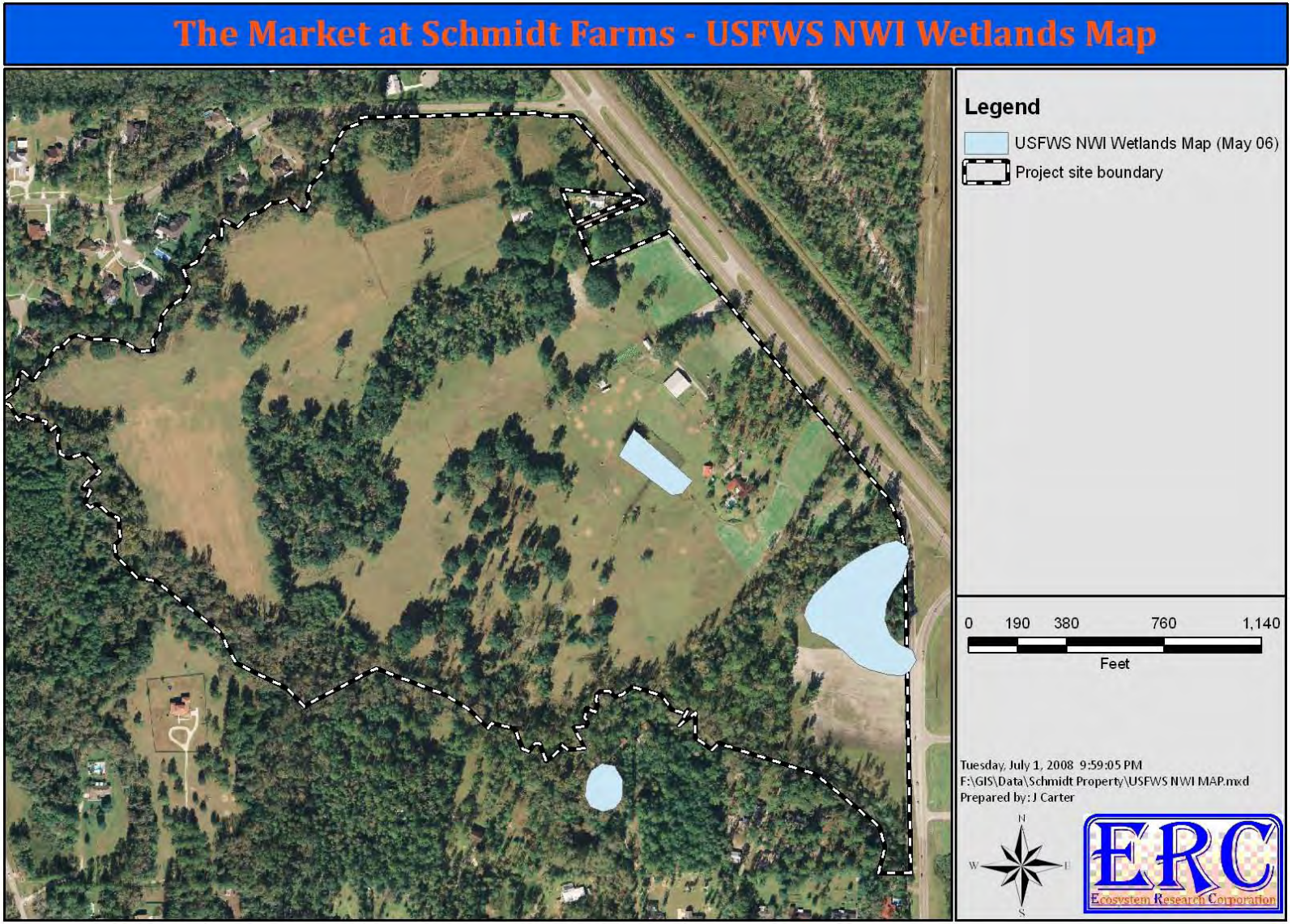


Figure 16. **The Market at Schmidt Farms project site as seen on a 1937 aerial.**

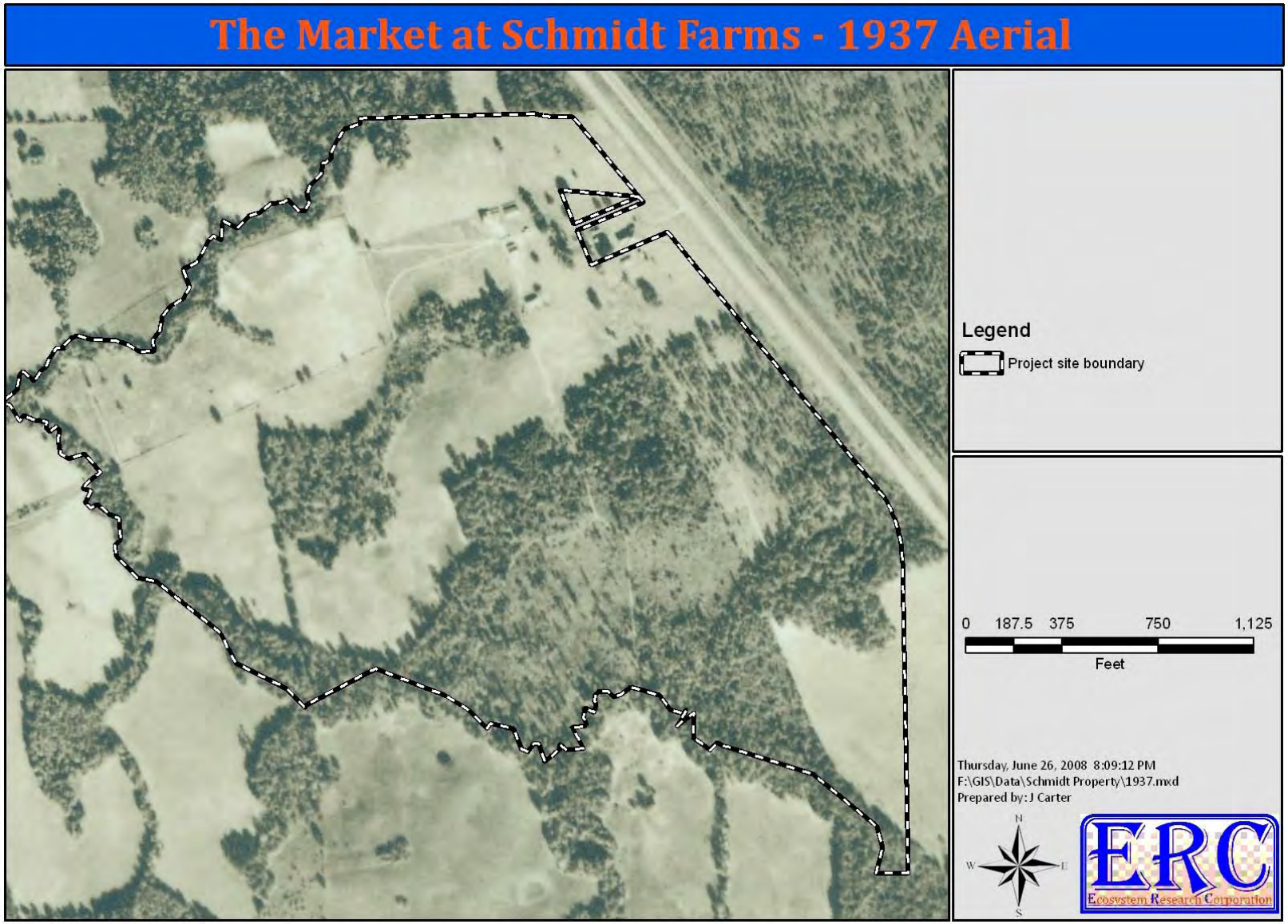


Figure 17. The Market at Schmidt Farms project site as seen on a 1949 aerial.

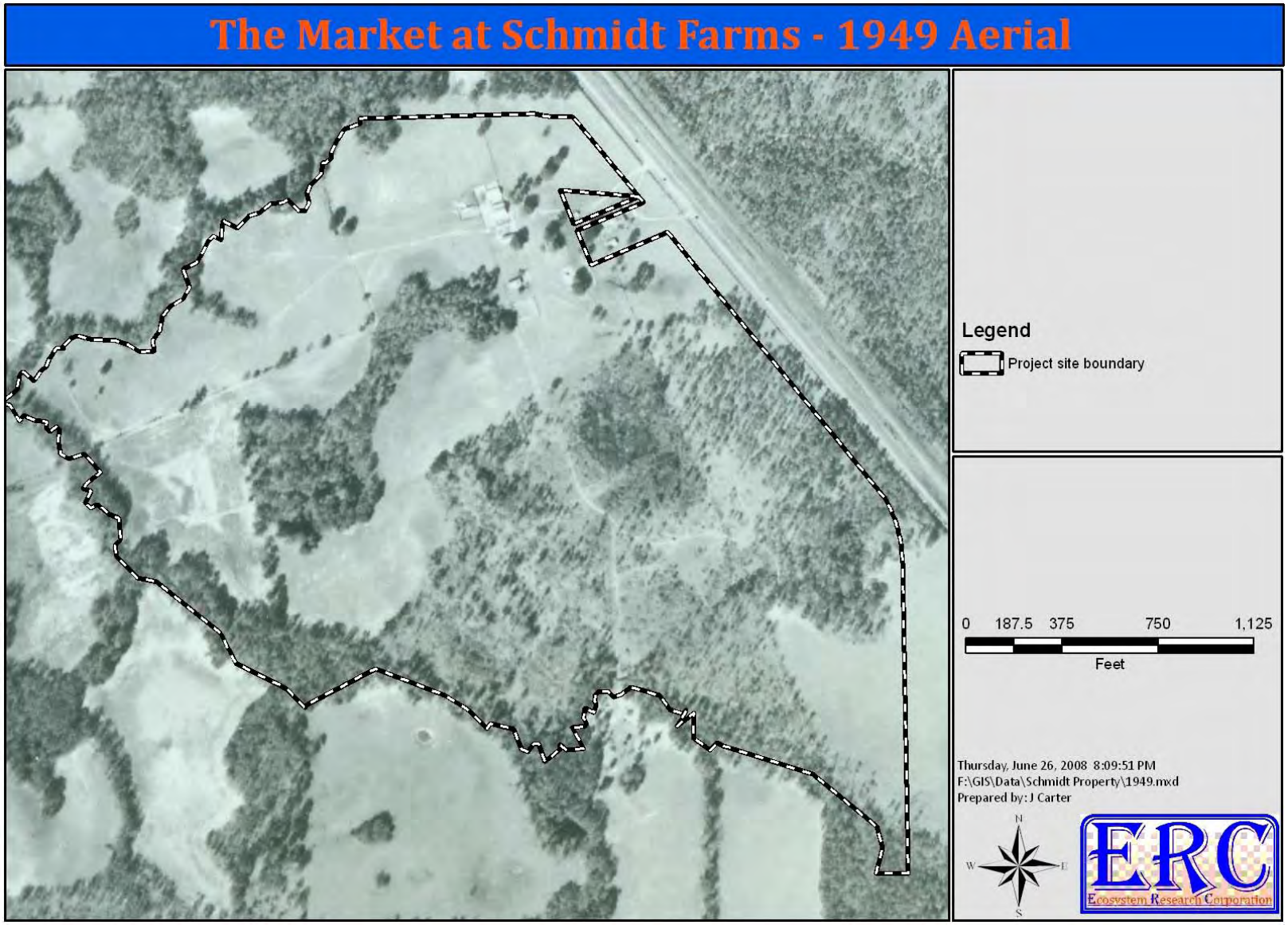


Figure 18. **The Market at Schmidt Farms project site as seen on a 1955 aerial.**

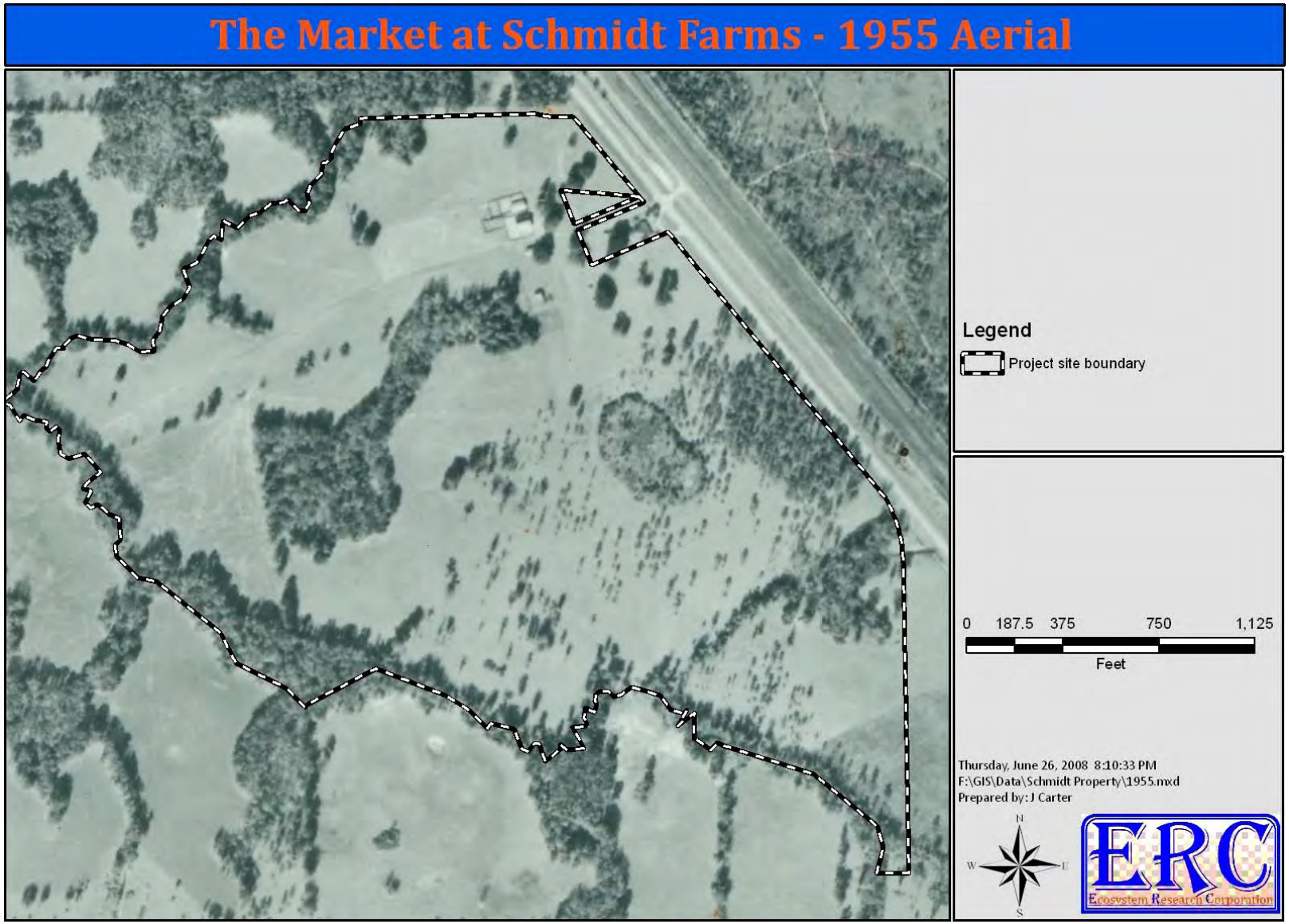


Figure 19. The Market at Schmidt Farms project site as seen on a 1961 aerial.

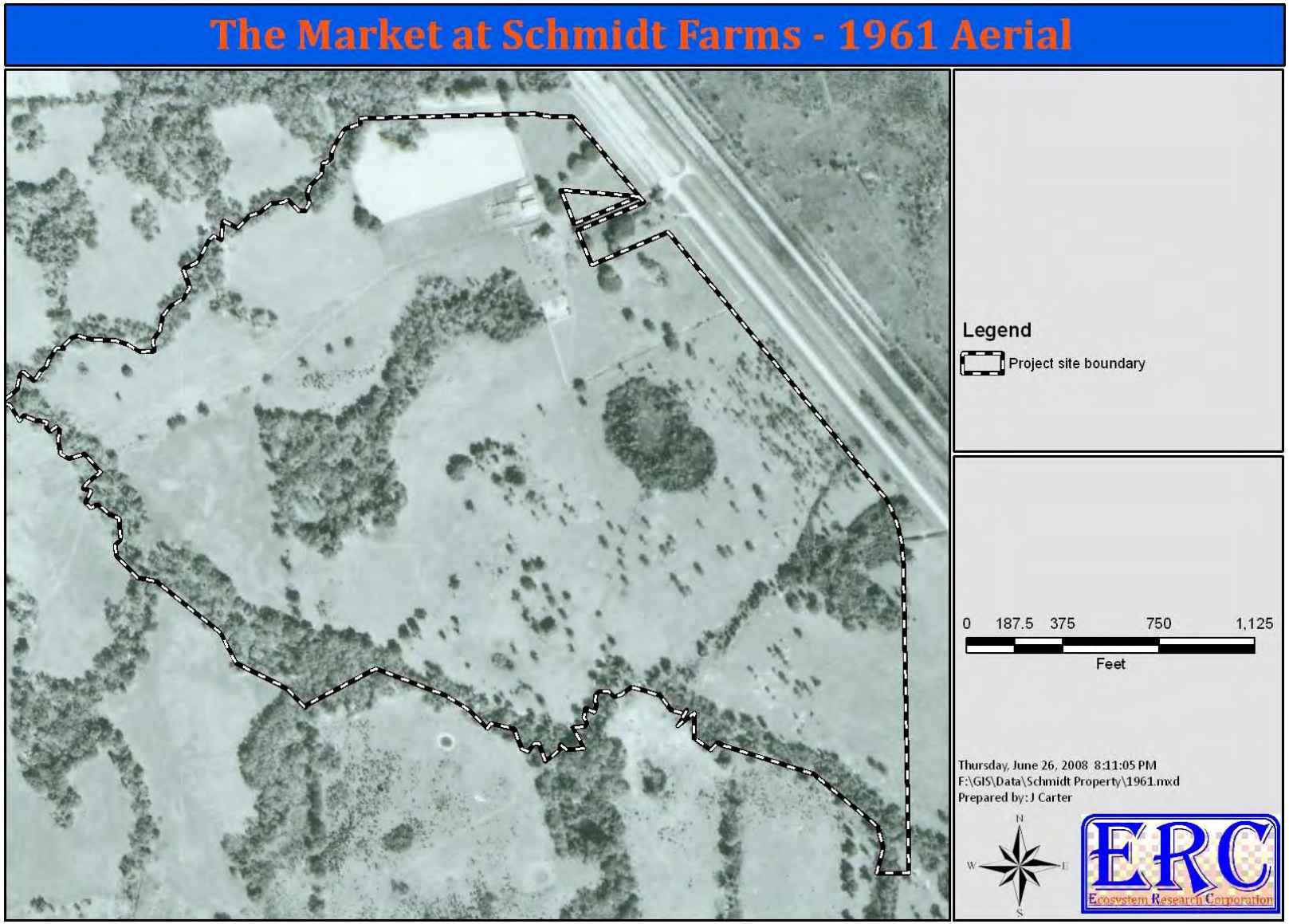


Figure 20. **The Market at Schmidt Farms project site as seen on a 1968 aerial.**

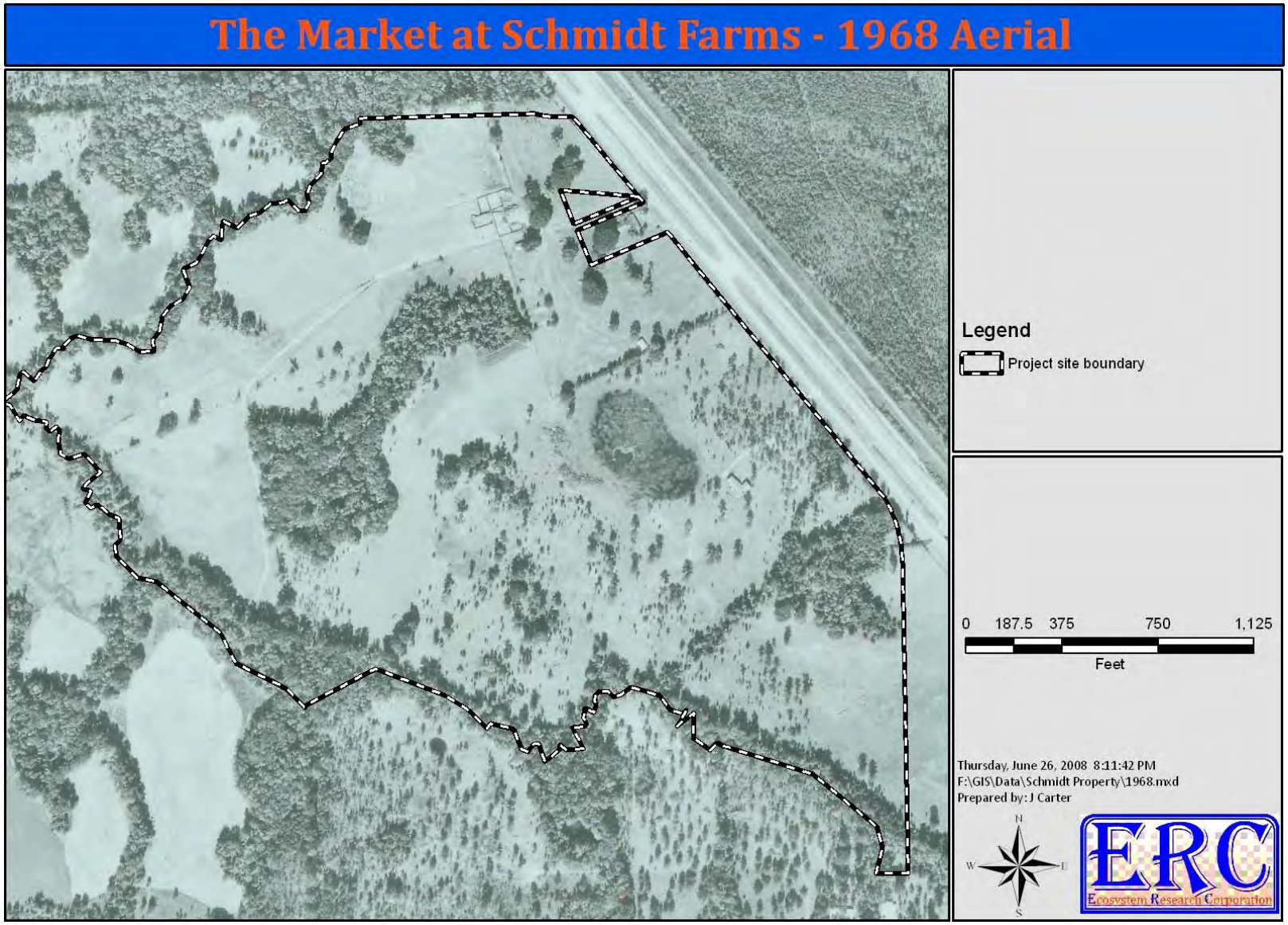


Figure 21. **The Market at Schmidt Farms project site as seen on a 1974 aerial.**

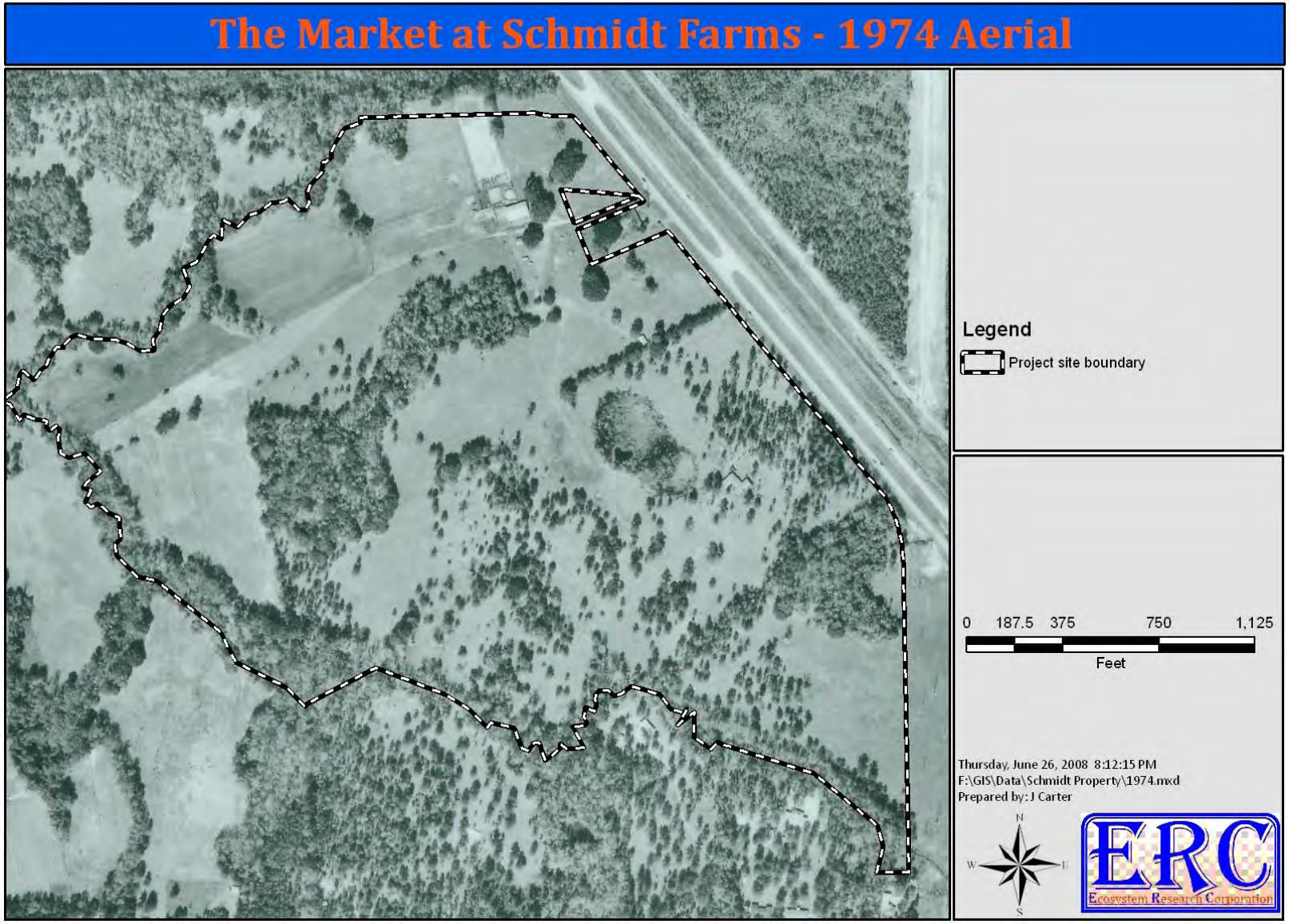


Figure 22. **The Market at Schmidt Farms project site as seen on a 1979 aerial.**

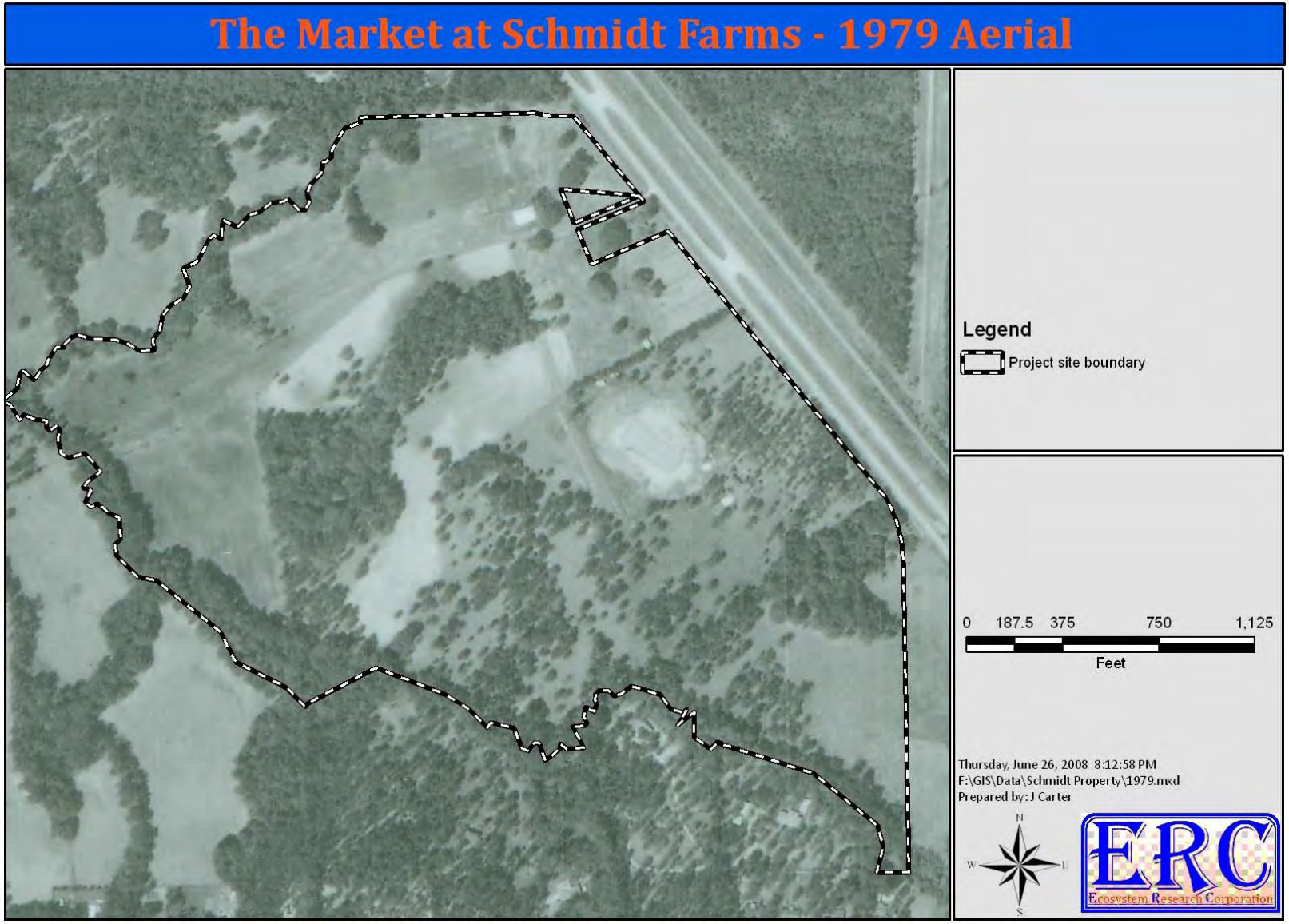


Figure 23. **The Market at Schmidt Farms project site as seen on a 1984 aerial.**

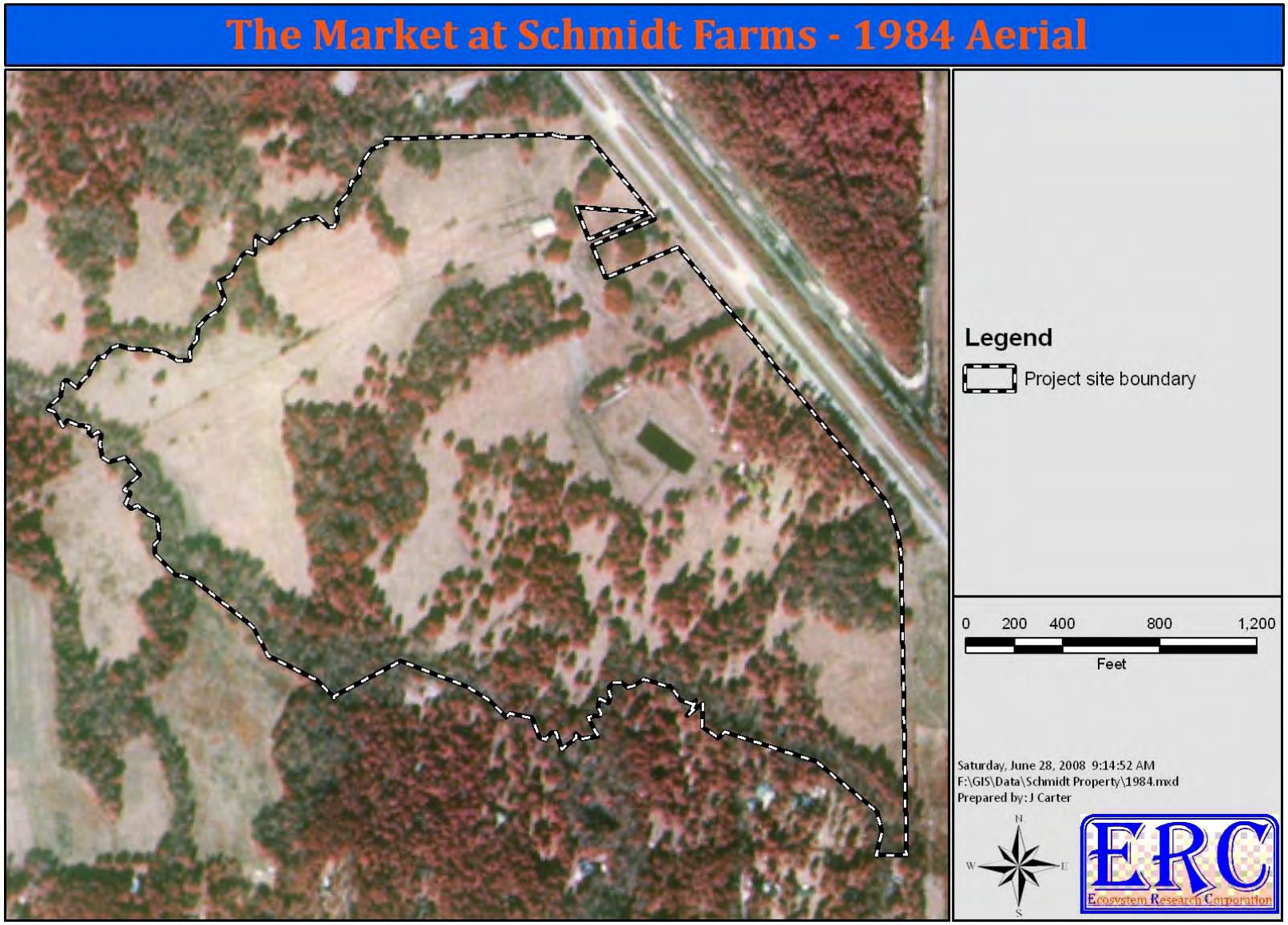
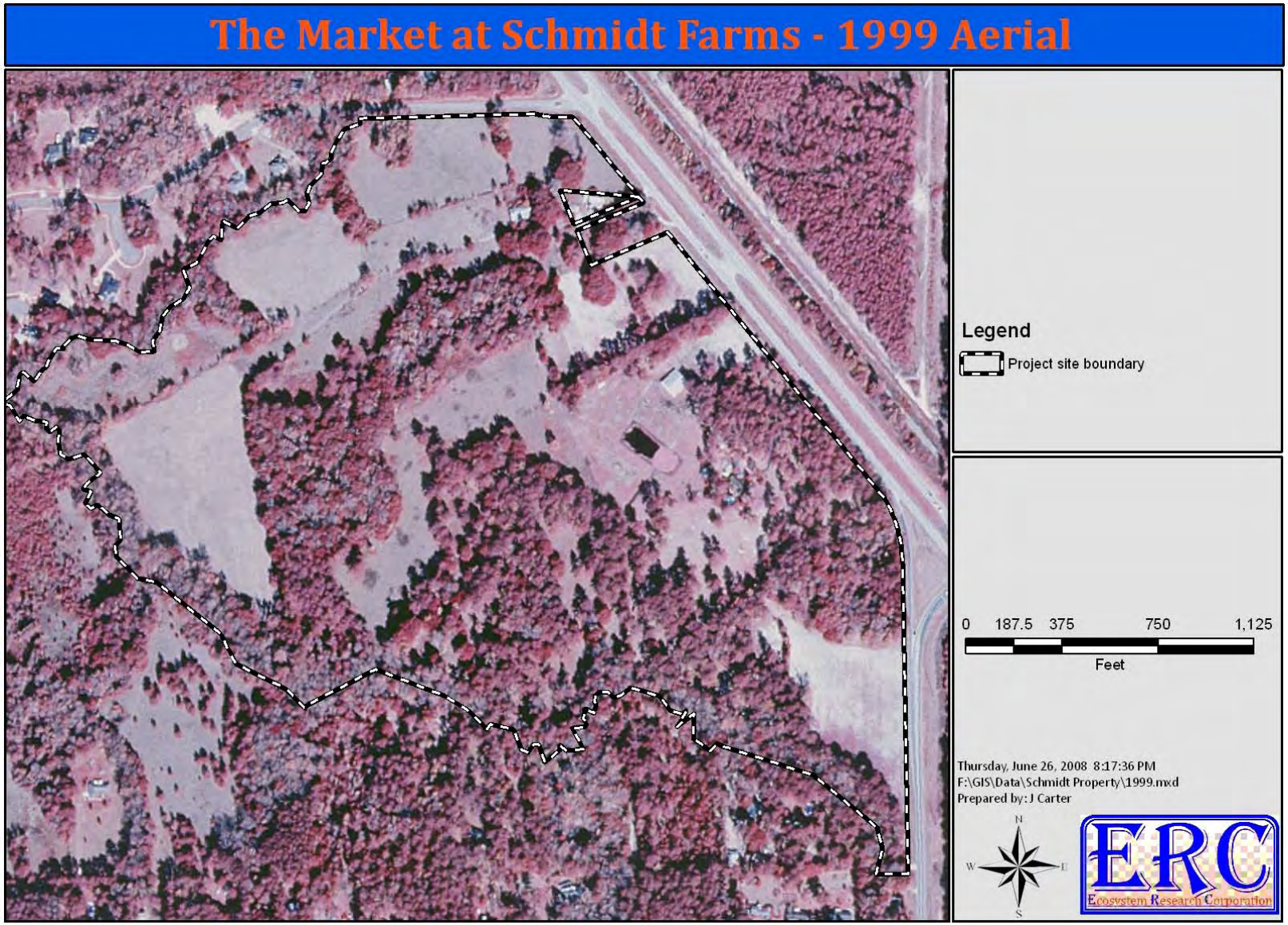


Figure 24. **The Market at Schmidt Farms project site as seen on a 1999 aerial.**



Section 4. Significant Plant and Wildlife Habitat & Listed Plant and Animal Species Habitat

Listed Plant & Animal Species

Summary Information Regarding Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The United States Fish and Wildlife Service (USFWS) maintains a list of species afforded special protection by the Endangered Species Act of 1973 (16 U.S.C. 1531). The list is published in the List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Fish and Wildlife Conservation Commission maintains a list of the protected animals occurring within the state by authority of the Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes) and the Wildlife Code of the State of Florida (Chapter 68A-27, Florida Administrative Code). The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Subsection 2: Declaration of Policy**-The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in Section 68-27.003, .004, and .005, Florida Administrative Code. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, Florida Statutes) passed in 1978 declares a public policy of the State of Florida with regard to native flora, as follows:

> **Subsection 1: Legislative Declaration**-The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant

> species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by **Chapter 5B-40, Preservation of Native Flora of Florida, FAC, the Regulated Plant Index is published in Section 5B-40.0055**. The Game Commission periodically releases a publication that summarizes animal species that are regulated by the Florida Fish and Wildlife Conservation Commission, and the USFWS. The publication is entitled Florida's Endangered Species, Threatened Species, and Species of Special Concern. The federal lists of plants and animals is published in 50CFR 17.11-12 and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Alachua County, by authority of **Article 3 of Chapter 406, Significant Plant and Wildlife Habitat,** and **Article 4, Listed Plant and Animal Species Habitat**, of the Unified Land Development Code regulates the development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation areas. Areas protected under Articles 3 and 4 are designated as Conservation Management Areas and are further regulated via rules outlined in **Article 17, Conservation Management Areas** (ULDC) and potentially require that the property owner establish a conservation easement for the specific areas within the parcel. The owner is further responsible for development of a management plan and perpetual management of the area.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species as well as natural communities occurring within the State of Florida. The FNAI is managed by The Nature Conservancy in cooperation with the Florida Department of Environmental Protection. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process that is required for

listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, the following publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, Florida Statutes
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, Florida Statutes
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida Endangered Species, Threatened Species, and Species of Special Concern, June 2007

Threatened & Endangered Species Survey Methodology

Surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to field surveys, searches of several existing databases were performed to investigate the documented and potentially occurring imperiled species located in and around the project site. The databases queried were

- Florida Natural Areas Inventory Biodiversity Data Matrix
- Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Location Database
- FWC Waterbird Colony Location Database
- FWC 2006 Eagle Nest Census Data

Results of Imperiled Species Literature Review & Field Surveys

Herpetofauna

Common herpetofauna species seen on The Market at Schmidt Farms project site are listed in **Table 5.**

Table 5. Common herpetofauna species seen on The Market at Schmidt Farms project site.

Common Name	Scientific Name
Water Moccasin	*Agkistrodon piscivorous conanti*
Green Anole	*Anolis carolinensis*
Six-Lined Racerunner	*Cnemidophorus sexlineatus sexlineatus*
Southern Black Racer	*Coluber constrictor priapus*
Corn Snake	*Elaphe guttata*
Yellow Rat Snake	*Elaphe obsoleta quadrivittata*
Broadhead Skink	*Eumeces laticpes*
Green Treefrog	*Hyla cinerea*
Southern Spring Peeper	*Hyla crucifer bartramiana*
Eastern Fence Lizard	*Sceloporus undulates*
Ground Skink	*Scincella lateralis*
Florida Box Turtle	*Terrapene carolina bau*

Mammals

Common mammals seen during the field survey of The Market at Schmidt Farms project site are listed in **Table 6.**

Table 6. Common mammals seen during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Nine-banded armadillo	*Dasypus novemcinctus*
Opossum	*Didelphis virginiana*
Southern flying squirrel	*Glaucomys volans*
Bobcat (scat)	*Lynx rufus floridanus*
White-tailed deer	*Odocoileus virginianus*
Raccoon	*Procyon lotor*
Gray squirrel	*Sciurus caroliniensis*
Feral hogs	*Sus scrofa*

Common Name	Scientific Name
Eastern cottontail	*Sylvilagus floridanus*
Gray fox	*Urocyon cinereoargenteus*

Birds

Common birds encountered during the field survey of The Market at Schmidt Farms project site are listed in **Table 7.**

Table 7. Common birds encountered during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Red-winged blackbird	*Agelaius phoeniceus*
Ruby-throated hummingbird	*Archilochus colubris*
Cedar waxwing	*Bombycilla cedrorum*
Red-tailed hawk	*Buteo jamaicensis*
Red-shouldered hawk	*Buteo lineatus*
Chuck-will's-widow	*Caprimulgus carolinensis*
Northern cardinal	*Cardinalis cardinalis*
American goldfinch	*Carduelis tristis*
Turkey vulture	*Cathartes aura*
Hermit thrush	*Catharus guttata*
Common nighthawk	*Chordeiles minor*
Northern harrier	*Circus cyaneus*
Northern flicker	*Colaptes auratus*
Black vulture	*Coragyps atratus*
American crow	*Corvus brachyrhynchos*
Blue jay	*Cyanocitta cristata*
Black-throated blue warbler	*Dendroica caerulescens*
Pileated woodpecker	*Dryocopus pileatus*
Swallow-tailed kite	*Elanoides forficatus*
White ibis	*Eudocimus albus*
American kestrel	*Falco sparverius*
Sandhill crane	*Grus canadensis*
Mississippi kite	*Ictinia mississippiensis*
Loggerhead shrike	*Lanius ludovicianus*
Red-bellied woodpecker	*Melanerpes carolinus*
Red-headed woodpecker	*Melanerpes erythrocephalus*

Common Name	Scientific Name
Wild turkey	*Meleagris gallopavo*
Northern mockingbird	*Mimus polyglottos*
Brown-headed cowbird	*Molothrus ater*
Great-crested flycatcher	*Myiarchus crinitus*
Northern parula	*Parula americana*
Tufted titmouse	*Parus bicolor*
Carolina chickadee	*Parus carolinensis*
Indigo bunting	*Passerina cyanea*
Downy woodpecker	*Picoides pubescens*
Summer tanager	*Piranga rubra*
Blue-gray gnatcatcher	*Polioptila caerulea*
Common grackle	*Quiscalus quiscula*
American redstart	*Setophaga ruticilla*
Yellow-bellied sapsucker (evidence)	*Sphyrapicus varius*
Chipping sparrow	*Spizella passerina*
Barred owl	*Strix varia*
Carolina wren	*Thryothorus ludovicianus*
American robin	*Turdus migratorius*
Yellow-throated vireo	*Vireo flavifrons*
White-eyed vireo	*Vireo griseus*
Red-eyed vireo	*Vireo olivaceus*
Mourning dove	*Zenaida macroura*

The results of the 2006 eagle nest census data search are shown in **Figure 25**. There is one eagle nest located in the vicinity of the project site. This nest is located 2.5 miles to the west of the site within the San Felasco Hammock Preserve State Park area. The nest nomenclature is AL056, which is listed as active in 2003, 2004, 2005, and 2006. The status for 2007 is unknown. Development of the project site should have no impact on the viability of this nest site.

The results of the water bird rookeries data base search are shown in **Figure 26.** There are three (3) documented water bird nesting sites located in the vicinity of The Market at Schmidt Farm parcels. The nomenclature and activity status of these rookery sites are, as follows:

Nest ID	1970's Survey	1980's Survey	1990's Survey	1999 Survey	Total Nests
605004	Active	Active	Inactive	Inactive	---
605012	Active	Active	Active	Active	50-250
605113	Unknown	Active	Inactive	Inactive	---

Colony 605012 is the only active colony based on recent surveys. The species composition of this colony is approximately 1% great egrets and 99% cattle egrets. Colony 605113 is located within the existing Deerhaven power generating station property. This site was originally used by little blue herons and cattle egrets; however, has shown no activity since the 1980's.

The FNAI element occurrence location map, which shows known listed species locations in the vicinity of the project site is shown in **Figure 27**. The results show that no species are known for this location. It is possible that the timber rattlesnake, eastern diamondback rattlesnake, and eastern indigo snake could be found on the site. The most likely habitat for these species on the project site occurs within the forested buffer areas to the creeks and in the seepage area designated by polygon 32. These areas are designated as conservation in the Future Land Use Amendment proposal; therefore, no direct adverse affects would occur to these priority habitats. There are several species shown on the FNAI element occurrence map that are listed as likely to occur or potentially could occur in areas in the vicinity of the project site. The likelihood of the occurrence of these species on the project site is discussed, as follows.

FNAI LIKELY SPECIES

Eastern Indigo Snake (Drymarchon couperi): the eastern indigo snake has been documented by ERC in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. The snake is found in a wide variety of habitats and could potentially occur within the creek and buffer areas, however, has not been documented.

Little Blue Heron (Egretta caerulea) and Woodstork (Mycteria americana): There is only one low-quality wading bird habitat on site and there is a low probability of widespread use of this site by these species.

Timber Rattlesnake (Crotalus horridus): ERC has documented the timber rattlesnake in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. This species could potentially inhabit the wetland buffer areas on the project site, but has not been documented.

Short-tailed Snake (Stilosoma extenuatum): The short-tailed snake inhabits xeric habitats primarily longleaf pine-turkey oak sandhills. This project site does not have this habitat type or any type of xeric habitat. It is unlikely that this species occurs on site or that a population can be sustained on site given the present and past land management practices.

Eastern Diamondback Rattlesnake (Crotalus adamanteus): This species has historically been document for the site and habitat currently exists along the creek and within creek buffers. The primary habitat of this species on site is designated for conservation in the future land use amendment.

FNAI POTENTIAL SPECIES

Florida Sandhill Crane (Grus canadensis pratensis): Sandhill cranes were seen on the project site. There is no nesting habitat for this species occurring on site; however, the pastures provide foraging habitat.

Florida Pine Snake (Pituophis melanoleucus mugitus): The pine snake is a rare inhabitant of xeric communities. There are no preferred habitat types for this species on site. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows, for refuge. There are no tortoises on site and no pocket gophers were seen.

Sherman's Fox Squirrels (Sciurus niger shermani): The fox squirrel typically occupies xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. There are no known fox squirrels in this area and there is little suitable habitat present to support this species.

Florida Black Bear (Ursus americanus floridanus): There is a possibility that the Florida black bear is a transient inhabitant of this site. There were no signs of black bear present on the site during the field survey. No tracks were observed or any evidence of bear foraging.

Striped Newt (Notophthalmus perstriatus) and Gopher Frog (Rana capito): The striped newt and gopher frog are xeric-adapted species that typically inhabit scrubby flatwoods, sandhills, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on empheral, isolated wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan on this site, which include extensive soil disturbance, fire suppression, and wetland disturbance. There is no habitat for these species on site. It is unlikely that these species occur on the site.

Flatwoods Salamander (Ambystoma cingulatum): The flatwoods salamander is an inhabitant of fire-maintained flatwoods with undisturbed cypress ponds. The flatwoods salamander once inhabited Bradford, Alachua, Marion, and Duval counties in north Florida; however, only one population has been recently verified in the north Florida area (Baker County)[2]. At present, it appears that this species has been extirpated from most of its North Florida range, but still maintains viable populations in several panhandle counties.[2]

[2] Management Plan: Flatwoods Salamander (*Ambystoma cingulatum*), February 21, 2001. Florida Fish and Wildlife Conservation Commission.

Southern Hognose Snake (Heterodon simus): the primary habitat for the southern hognose snake is sandhills and sandy soil, open hammocks and scrub. These habitat types do not occur on the project site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present.

Listed Plant Species

There was only one listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously located in the hardwood areas adjacent to the creek systems. The plant is either *Matelea floridana*, which is listed as endangered (State of Florida) or *Matelea gonocarpus*, which is listed as threatened (State of Florida). The specific species cannot be identified without flowers, which have not yet been seen. Both these species are quite common in Alachua County mesic hammock areas. Their habitat on site is proposed for conservation in the Land Use amendment; therefore, the development on the site should have no adverse affects on the existing populations. It is likely that the population will benefit due to the removal of cattle from the proposed buffer areas, which is the primary habitat for this species on site. A photograph of this species is shown below.



Figure 25. **Locations of known eagle nests in the vicinity of the project site in Alachua County.**

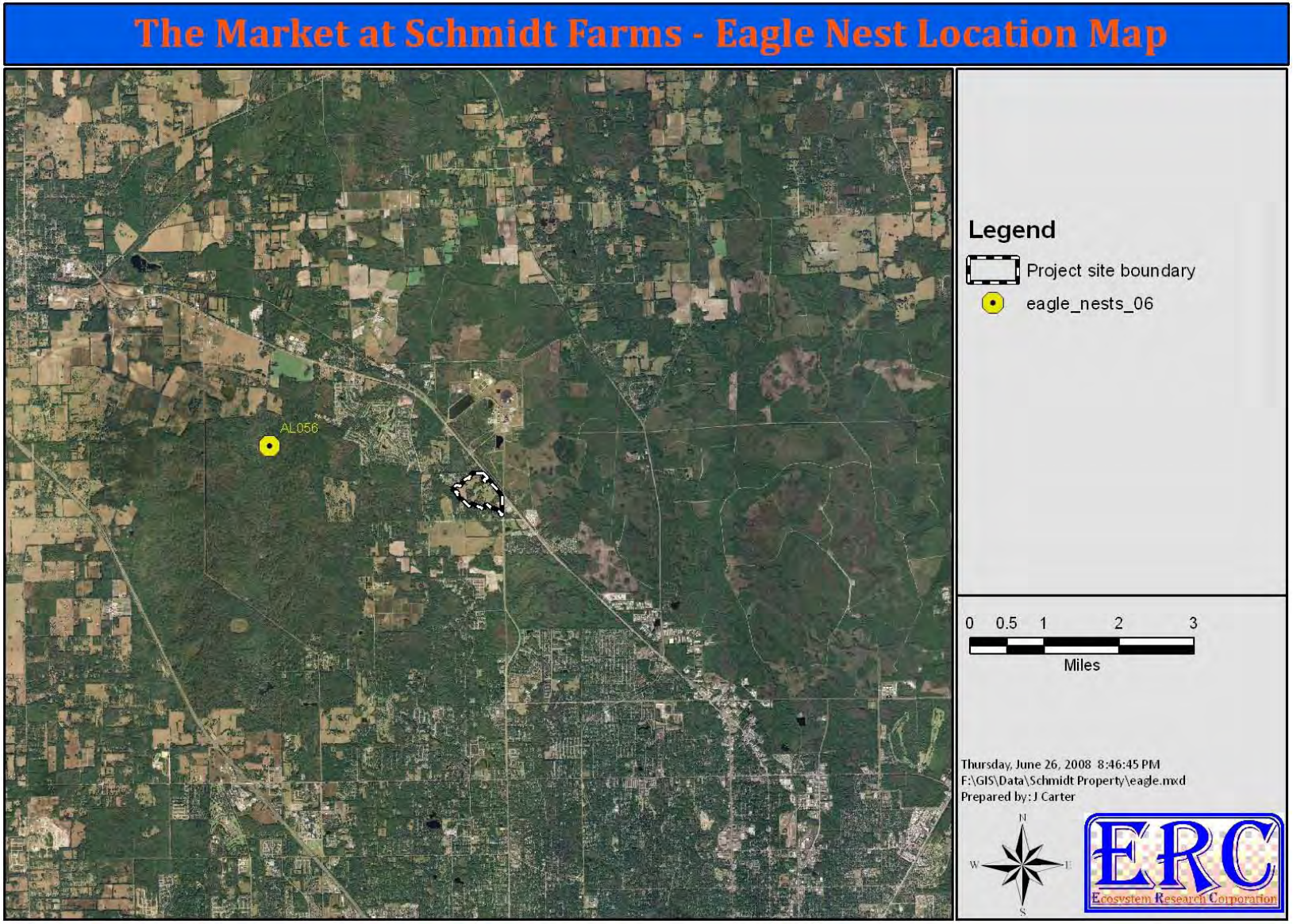


Figure 26. **Locations of water bird rookery sites in the vicinity of the project site in Alachua County.**

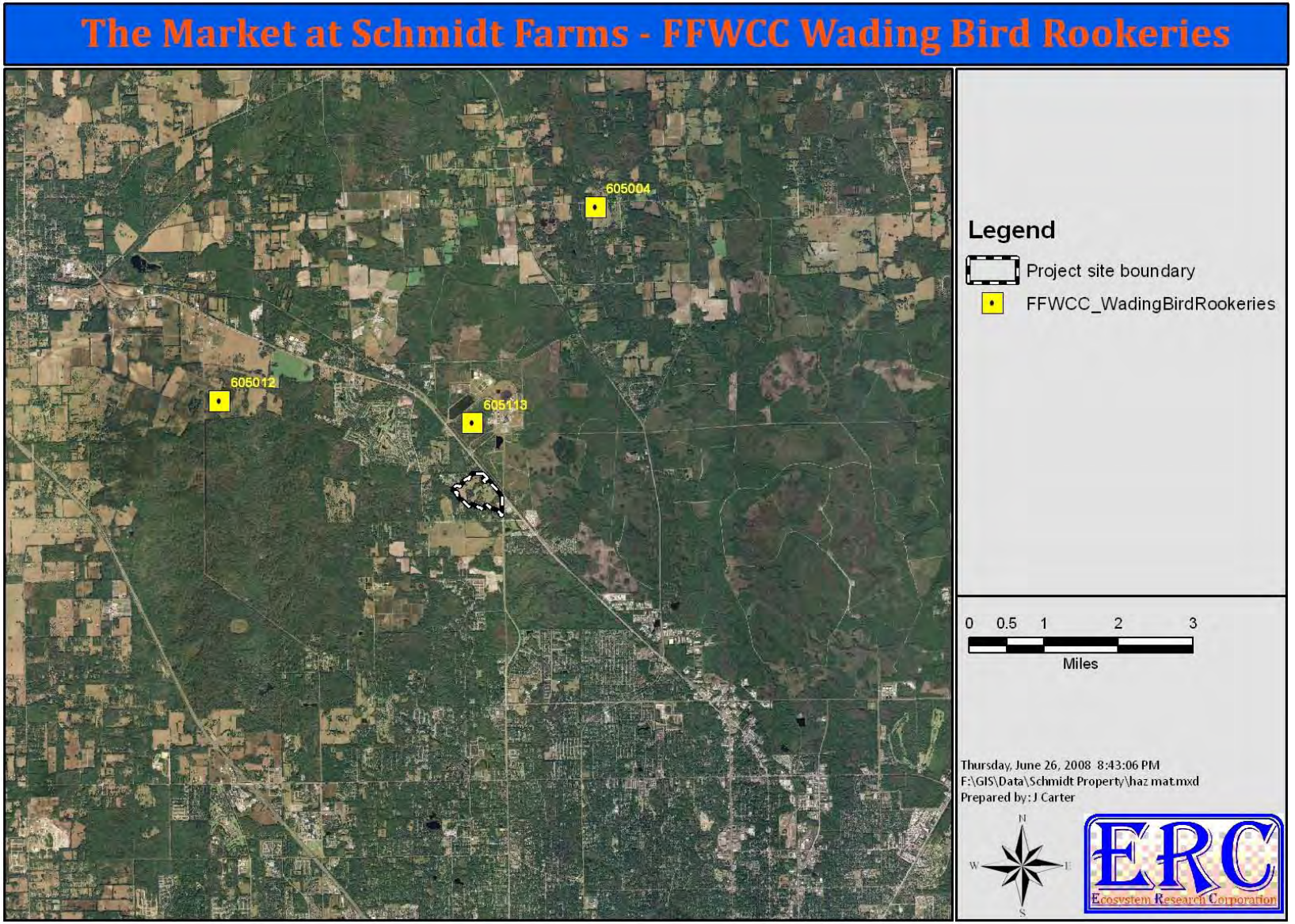
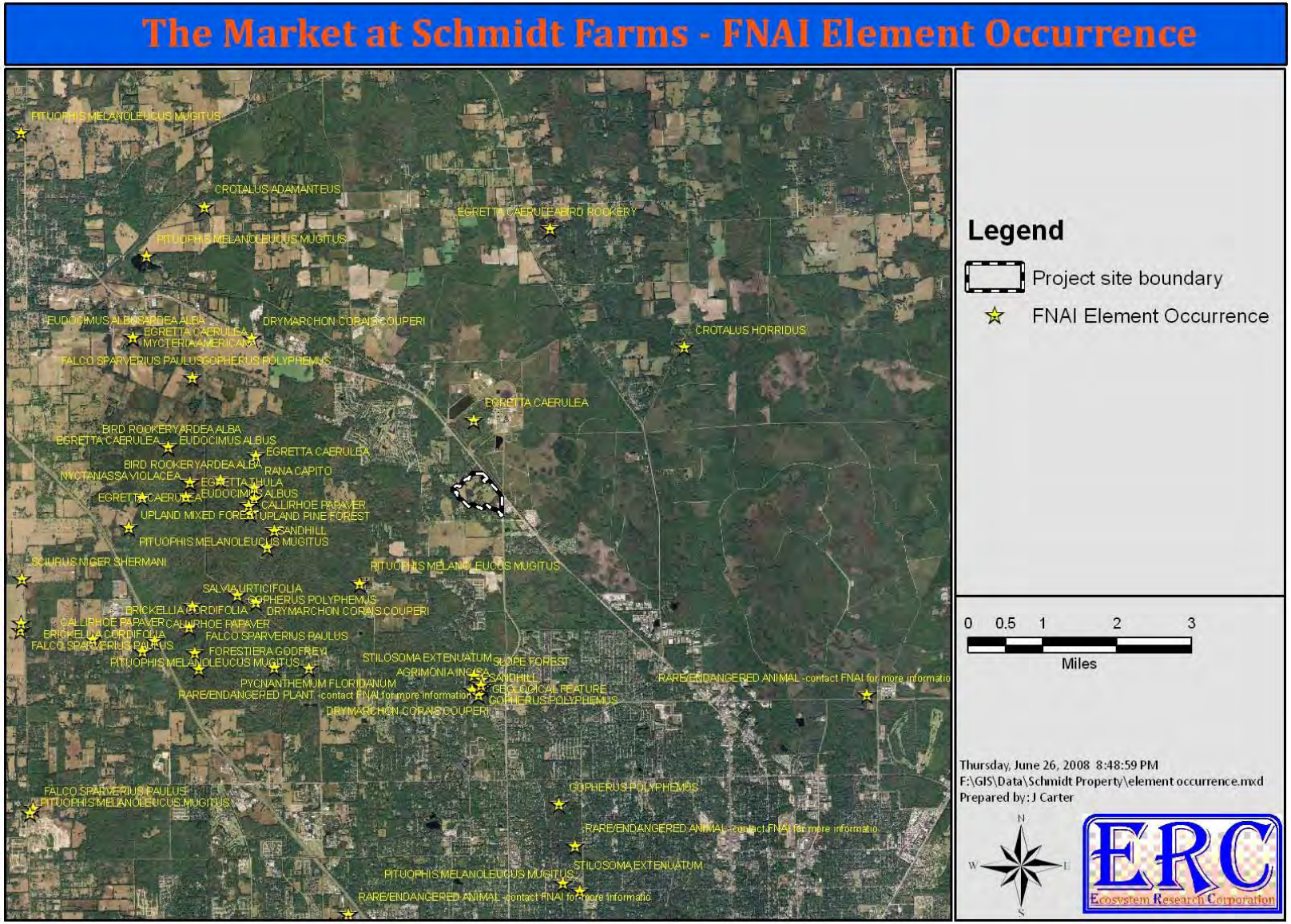


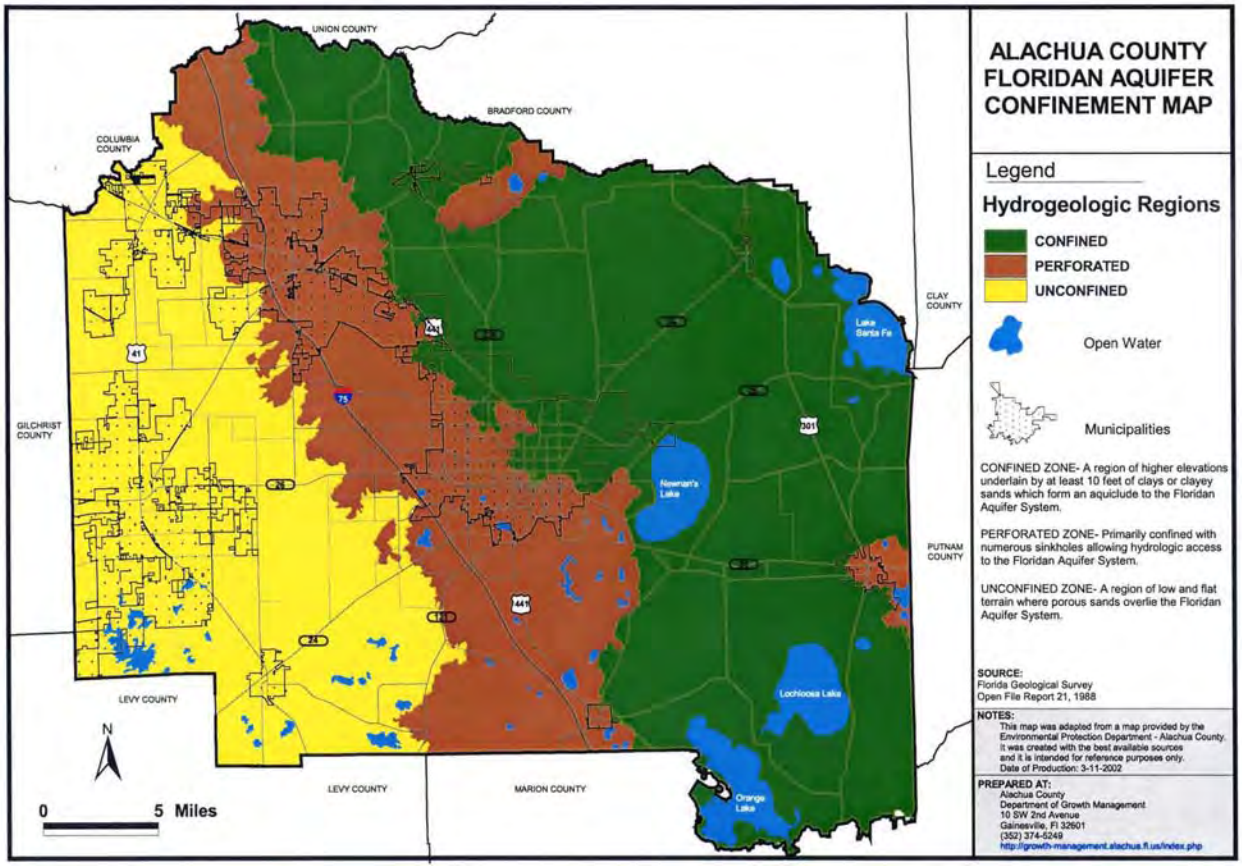
Figure 27. FNAI element occurrence map shown for the project site and surrounding area.



Section 5. High Aquifer Recharge Areas

The project site is located along the boundary of the confined and perforated hydrologic regions of the Floridan Aquifer (**Figure 28**). In this area, the aquifer is expected to be primarily confined by the Hawthorne Formation; however, perforations in the confining layer may be present in the form of sinkholes or relic sinkholes in which direct recharge to the Floridan can occur. A subsurface geotechnical report prepared by Ardaman & Associates is attached for review (Attachment 1).

Figure 28. Alachua County Floridan Aquifer Confinement Map.



Section 6. Soils

There are seven (7) soil mapping units shown to occur on the project site (**Figure 29; Table 8**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that typically are colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top

58 inches of the soil profile. All soils have an expected seasonal high water table that is within 24 inches of the soil surface if only for a brief period of time. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Figure 29. NRCS soils map for The Market at Schmidt Farms project site.

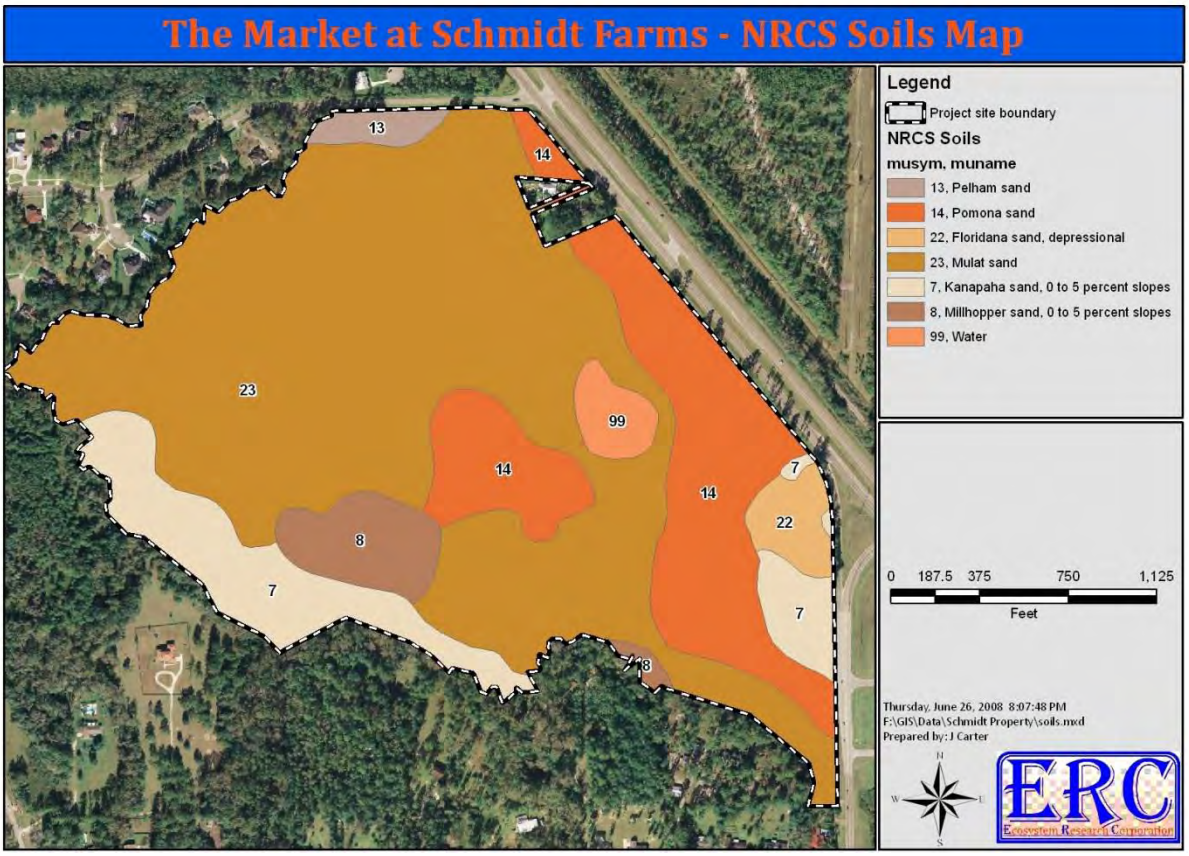


Table 8. Drainage characteristics of the soils mapped within and adjacent to The Market at Schmidt Farms project site.

Mapping Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	---	44 -> 80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	---	58 -> 89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	---	29 -> 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16 - 24"	43 -> 84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	---	30 -> 74"	Depressional Areas
23	Mulat sand	Poorly drained	No	---	26 -> 80"	Broad Flatwoods
99	Water	N/A	Unranked	---	---	N/A

Section 7. Hazardous Material Storage Facilities & Contamination (soil, surface water, groundwater)

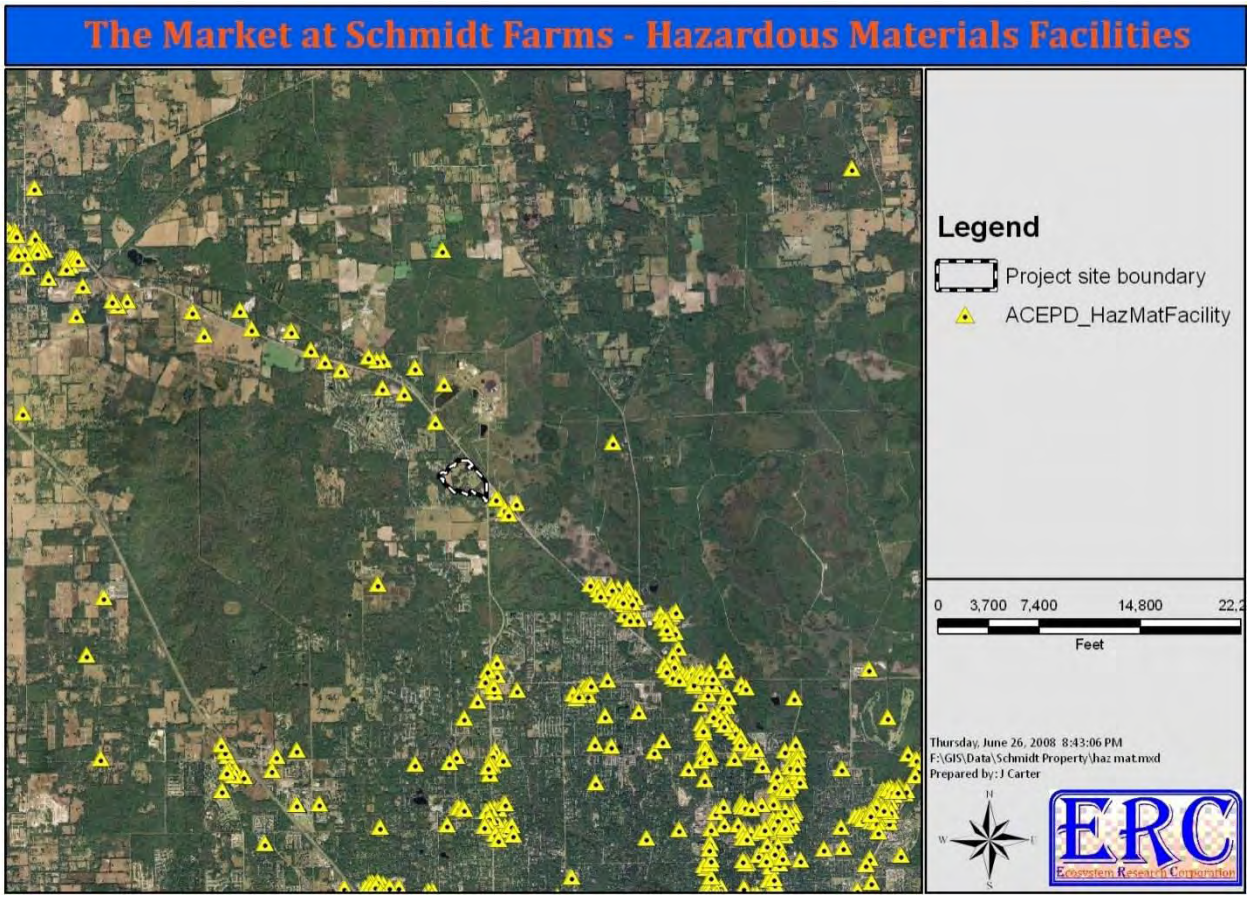
A Phase 1 Environmental Assessment report was performed for the project site but has not been reviewed by ERC. There were no obvious underground storage facilities located on the site that were observed by ERC. There is an approximately 250 gallon aboveground diesel fuel storage tank located at GPS location P-57 (**Photo 58**). The tank is used to supply fuel to onsite farm equipment. The tank did not appear to be leaking; however, small fuel stains on the ground indicate small spills have occurred. Historically (based on conversations with the property owner) there was a cattle dipping operation located around the pole barn (GPS location P-26). It is not known as to the materials used or the time duration of this operation; however, this may warrant future investigation. The hazardous material storage facilities that are currently monitored by Alachua County are shown in **Figure 30**. There is no indicated storage location for the project site.

Photo 58. Aboveground fuel storage tank located at GPS location P-57.





Figure 30. Hazardous Materials Facility Location Map.



Section 8. Wellfield Protection Areas

The project site is not located within a primary well field protection zone or secondary well field protection zone as defined by the City of Alachua Comprehensive Plan Future Land Use Element Policy 7.2.1 to 7.2.2. The project site is also not located within the City of Alachua or Alachua County Well Field protection zones (**Figure 31**). Therefore, changes in the intensity of the Future Land Use should not adversely affect any well field protection area.

Section 9. Significant Geologic Features & Topography/Steep Slopes

There are several significant geologic features within the boundaries of the proposed project site. These areas include a) Turkey Creek drainage; b) Brooke Pointe Creek drainage; c) Schmidt Creek drainage; and d) the system of seepage and depressional wetlands that are composed of several relic sinkholes and several additional relic sinkholes located in the southwest quadrant of the project site. These features are easily seen on the Alachua County 2001 LiDAR topo shown in **Figure 32**.

Figure 31. City of Alachua and Alachua County Well Field Protection Zones.

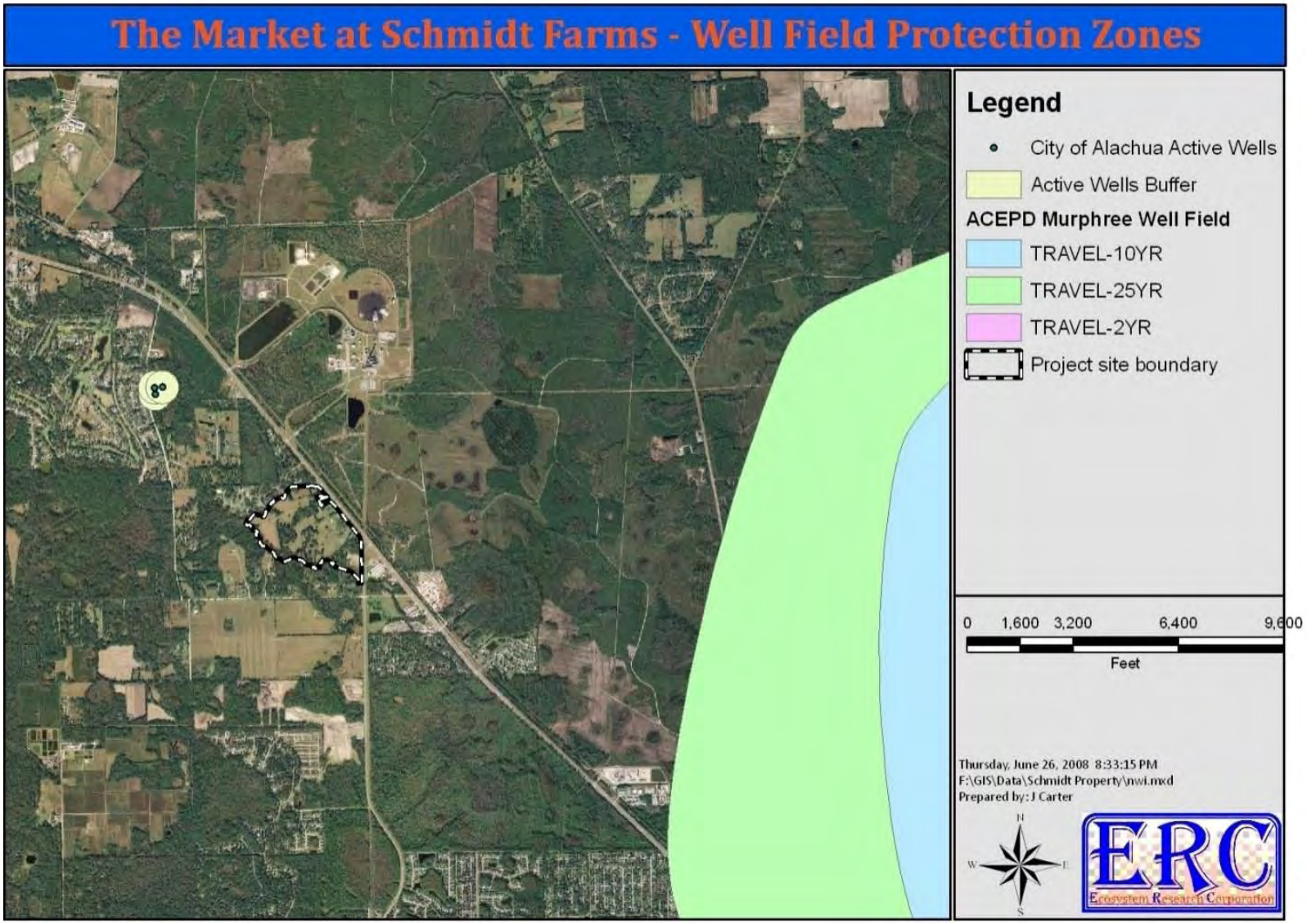
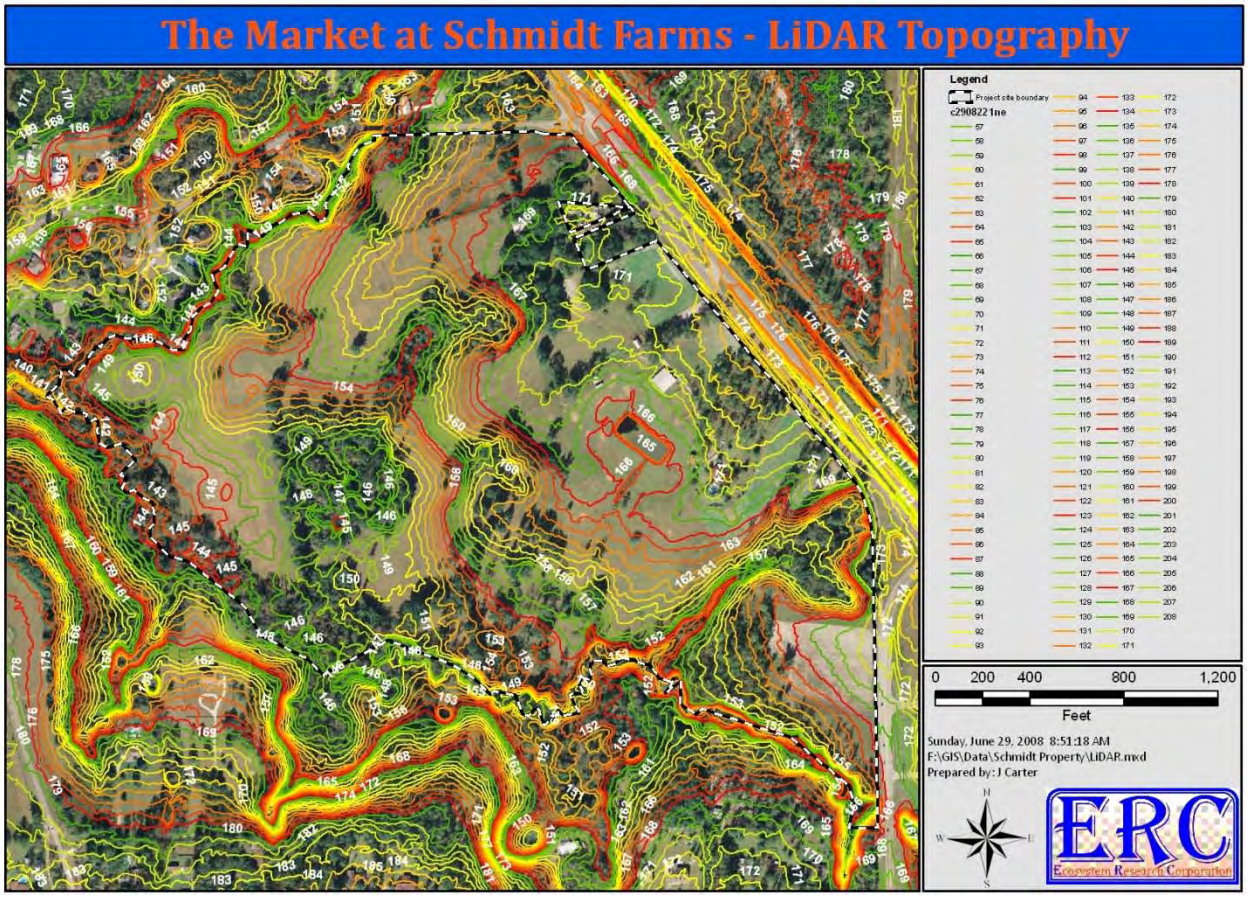


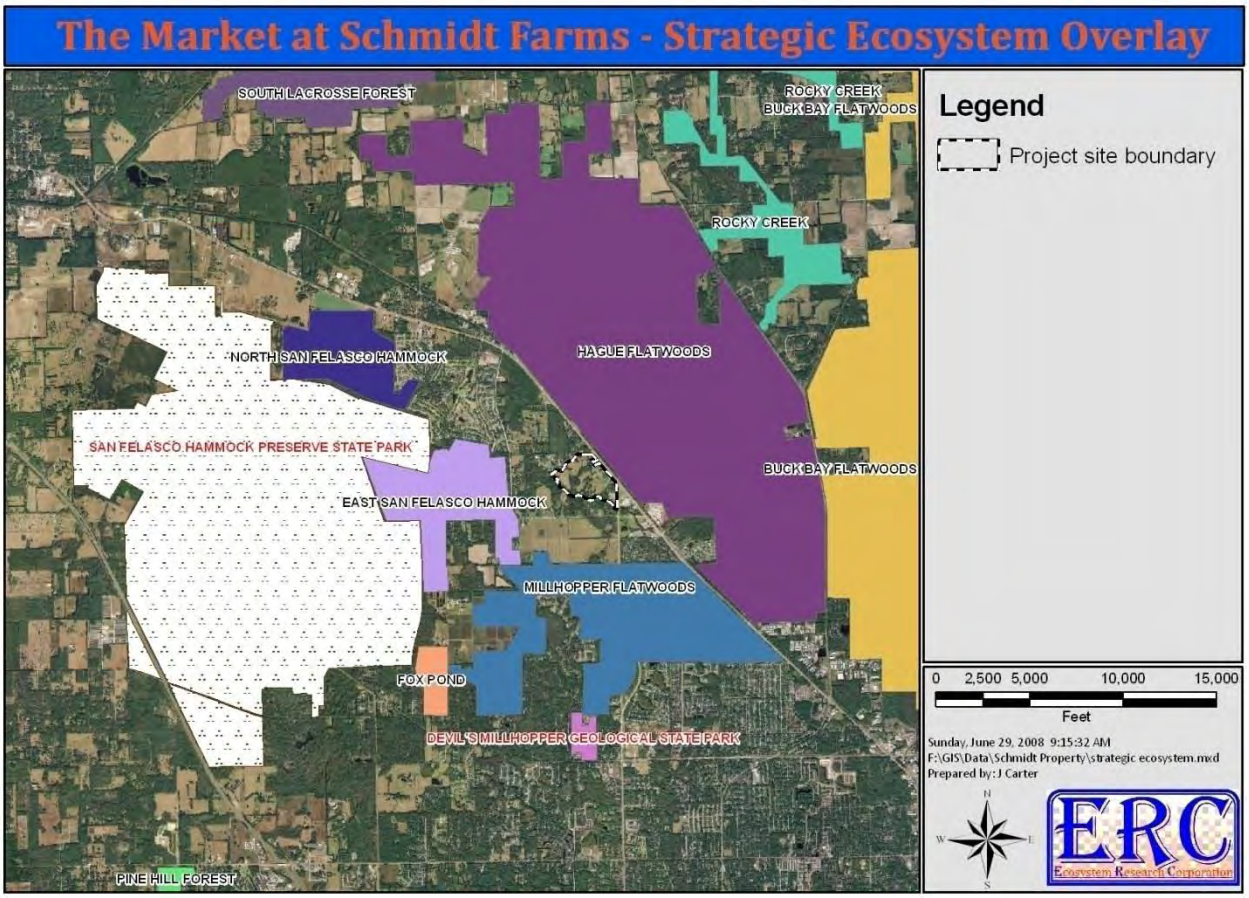
Figure 32. 2001 Alachua County LiDAR Topography Map of the Project Site.



Section 10. Strategic Ecosystems – Significant Ecological Communities District

The project site does not occur within an Alachua County Strategic Ecosystem Overlay to the County's Future Land Use Map. However, there are several mapped strategic ecosystems that totally surround the project site (**Figure 33**). The headwaters to Turkey Creek originate within the Hague Flatwoods Strategic Ecosystem and the creeks eventually flow through the North San Felasco Hammock Strategic Ecosystem and San Felasco Hammock Preserve State Park. Therefore, protection of this system and the other Turkey Creek tributaries located within the boundaries of the project site is critical. The applicant, in consideration of this importance, has designated all creeks and creek buffers as conservations areas. In addition, large open space areas are designated to establish connectivity with the large isolated systems on site and the 100-year floodplain area. This designation will protect the existing and future integrity of this very valuable ecosystem.

Figure 33. **Strategic Ecosystem Overlay and State park boundaries shown in relation to The Market at Schmidt Farms project site.**



Section 11. Wells & Septic

There are several wells in and adjacent to the project site. There are two (2) known 4-in wells located on the Schmidt property. An agricultural supply well is located at GPS location P-60 (Figure 7; **Photo 59**) and the Schmidt residence supply well is located at the southeast corner of the guest cottage at GPS location P-61 (**Photo 60**). On adjacent properties there is a 4-in well that supplies water to Harmony Gardens. This 4-in well is located at GPS location P-53 (**Photo 61**). The Bike Route located adjacent to Harmony Gardens is hooked to the City of Alachua water supply because the previous business was a restaurant in which treated water was needed. There is a residential septic tank located

Photo 59. **View of the agricultural supply well found at GPS**



adjacent to the Schmidt residence. The septic drainfield is located at GPS location P-62 (Figure 7). There are also septic tanks located on the Bike Route and Harmony Garden properties.



Photo 60. View of the Schmidt residence supply well located at GPS location P-61.



Photo 61. View of the 4-in supply well located on the Harmony Gardens property (GPS location P-53).

Section 12. Historic Structures

There are several structures located on the Schmidt property and adjacent properties that warrant some description. The buildings where the Bike Route and Harmony Gardens are presently located are listed as Alachua County Historic Structures AL04361 and AL 04360, respectively (**Figure 34**). The Harmony Gardens house is the original residence used by the Schmidts in the 1950's and was present when they bought the property from the Cellon's at that time. This house was built circa 1915. A photograph of the Harmony Gardens building (formerly Angel Gardens) is shown in **Photo 62**. The garage (also probably built circa 1915) is presently being used as a retail garden shop (**Photo 63**). **Photo 64** shows the Bike Route shop. This building was moved to the present site from Alachua in 1995. This house was built circa 1930. The buildings on the existing Schmidt parcel consist of a brick residence (**Photo 65;** GPS location P-63), a guest cottage (**Photo 66**; GPS location P-61), a concrete block stable (**Photo 67**; GPS location P-56), and a very large concrete block building used for agricultural storage (**Photo 68**; GPS location P-58).

Figure 34. Alachua County historic structures location map.

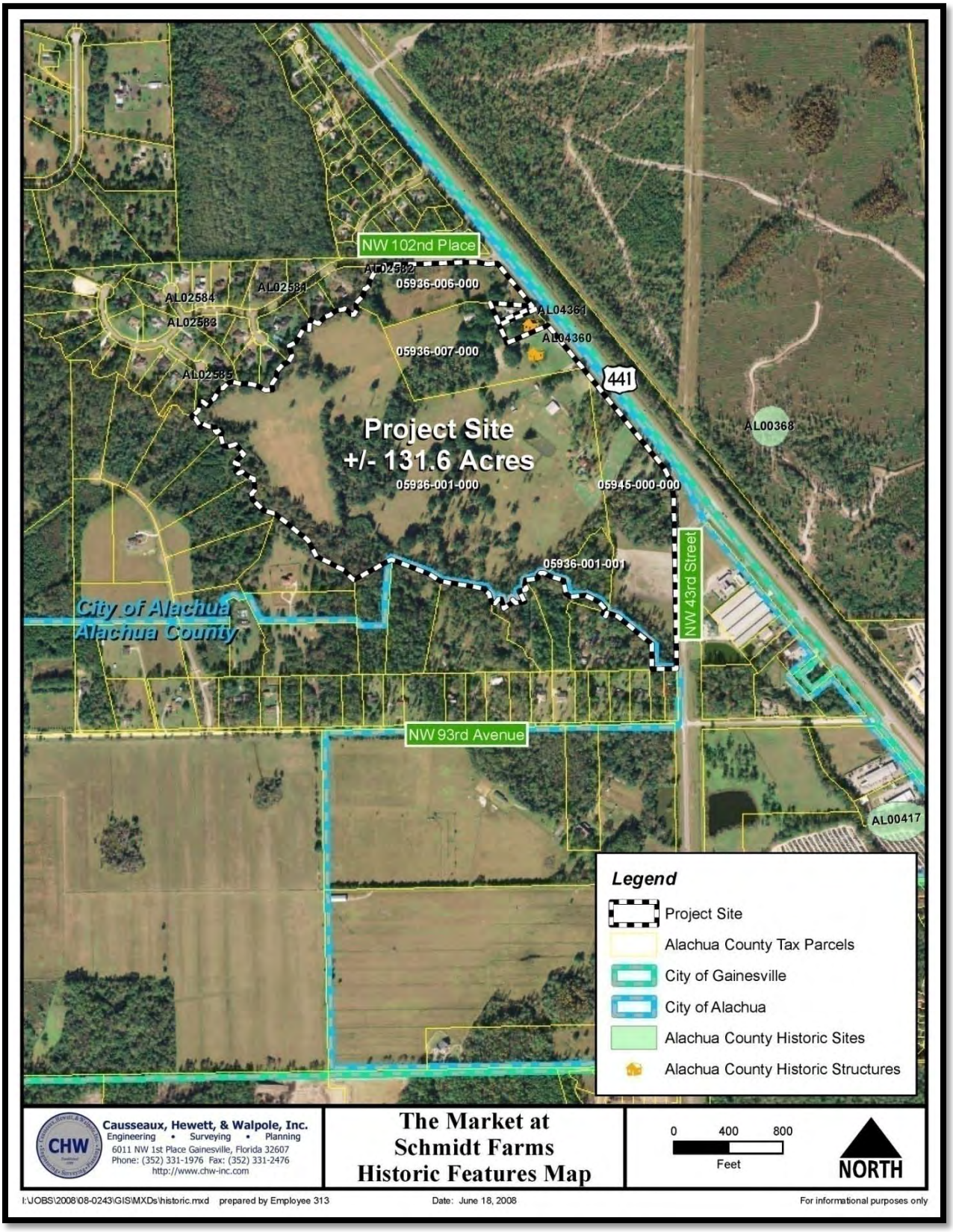


Photo 62. **Panoramic view of the Harmony Gardens building (Historic Structure AL04360) located at GPS location P-52.**



Photo 63. **View of the garage presently being used as a shop (GPS location P-52).**



Photo 64. **View of the Bike Route shop (Historic Structure AL04361) located at GPS location P-52.**



Photo 65. **Panoramic view of the brick residence located at GPS location P-63.**



Photo 66. **Panoramic view of the guest cottage located at GPS location P-61.**



Photo 67. **Panoramic view of the concrete block stable located at GPS location P-56.**



Photo 68. **Panoramic view of the large concrete block storage building that is used for agricultural storage (GPS location P-58).**



Final Statement

This report documents the existing conditions of the proposed project site referred to as The Market at Schmidt Farms. The most valuable natural communities existing on the project site have been included in the Conservation Future Land Use designation where no future development will occur. Therefore, no direct impacts to these systems should occur in the future as a result of the proposed change to the Future Land Use of this area.

The Market at Schmidt Farms

Attachment 1:

Geotechnical Report prepared by Ardaman & Associates, Inc.

Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida



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MEMBERS:
A.S.F.E.
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

June 16, 2008
File No. 07-6842

Sandor Development Company
5725 N. Scottsdale Road
Suite C-195
Scottsdale, Arizona 85250

Attention: Mr. Brad Combs

Subject: Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida

Gentlemen:

As requested and authorized by you, we have completed a shallow subsurface soil exploration and geotechnical engineering evaluation for the subject project. The purposes of performing this exploration were to preliminarily evaluate the general subsurface conditions within the building and parking/drive areas and to provide recommendations for site preparation, foundation support, and pavement design. In addition, we have estimated the normal seasonal high groundwater level at the boring locations. This report documents our findings and presents our engineering recommendations.

We understand that the building locations are not yet finalized. Additional Borings may be required depending on the final building layout.

SITE LOCATION AND SITE DESCRIPTION

The site for the proposed retail center is located on the west side of US 441 between NW 43rd Street and NW 102nd Place in Alachua County, Florida (Section 34, Township 8 South, Range 19 East). The general site location is shown superimposed on the Pine Castle, Florida U.S.G.S. quadrangle map presented on Figure 1.

The site is approximately 132 acres in area. At the time of our exploration, the site was primarily grass covered and sparsely wooded. Based on review of the provided survey prepared by Lochrane Engineers, ground surface elevations on the site in the areas proposed to be developed range between approximately +160 and +174 feet.

PROPOSED CONSTRUCTION AND GRADING

It is our understanding that the proposed development includes a retail/office center which will be approximately 292,000 square feet in plan area and include retail stores, offices and restaurants. The center will also include a major retail store as an anchor which is discussed in a separate report. The proposed buildings will consist of load bearing masonry walls and interior columns with slab-on-grade floors.

For the purposes of our analysis, we have assumed the maximum loading for the structures to be on the order of 3 to 5 kips per linear foot for wall foundations, 100 kips for individual column foundations and 100 pounds per square foot for slab-on-grade floors. Grading plans are not complete at this time, therefore we have assumed that 2 to4 feet of fill is required to raise the building and parking/drive areas to final elevations. If actual building loads or fill height exceed our assumptions, then the recommendations in this report may not be valid.

We understand that the stormwater run-off is to be retained off-site by means of wet retention ponds.

REVIEW OF SOIL SURVEY MAPS

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is located in an area mapped as the following soil series - "Kanapaha sand", "Millhopper sand", "Pelham sand", "Pomona sand" and "Mulat sand" soil series. The type and locations of the individual soils are shown on the Soil Survey Map presented as Figure 2.

The "Kanapaha sand" soil series (Soil Type 7B) consists of nearly level to gently sloping, poorly drained soil on the uplands. The soil permeability of the "Kanapaha sand" soil series is moderately slow to moderately rapid. According to the Soil Survey, the seasonal high water table for the "Kanapaha sand" soil series is typically within 10 inches of the natural ground surface.

The "Millhopper sand" soil series (Soil Type 8B) consists of nearly level to gently sloping, moderately well drained soil on the uplands and broad flatwoods. The soil permeability of the "Millhopper sand" soil series is moderately rapid to rapid. According to the Soil Survey, the seasonal high water table for the "Millhopper sand" soil series is typically 40 to 60 inches below the natural ground surface.

The "Pelham sand" soil series (Soil Type 13) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pelham sand" soil series is moderate to rapid. According to the Soil Survey, the seasonal high water table for the "Pelham sand" soil series is typically within 10 inches of the natural ground surface.

The "Pomona sand" soil series (Soil Type 14) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pomona sand"soil series is moderate to very rapid. According to the Soil Survey, the seasonal high water table for the "Pomona sand"soil series is typically within 10 inches of the natural ground surface.

The "Mulat sand " soil series (Soil Type 23) consists of nearly level, poorly drained soil in broad areas on the flat woods. The soil permeability is moderately slow to rapid. According to the Soil survey, the seasonal high water table is typically within 10 inches of the natural ground surface.

FIELD EXPLORATION PROGRAM

SPT and Auger Borings

The field exploration program included performing 55 Standard Penetration Test (SPT) borings (TH-16 through TH-70) and 20 auger borings (AB-1 through AB-6 and AB-13 through AB-26). The SPT borings were performed within the proposed "footprint" of the buildings and borings were advanced to depths of 20 to 30 feet below the ground surface using the methodology outlined in ASTM D-1586. A summary of this field procedure is included in Appendix I. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory in sealed sample jars.

The auger borings were performed in the proposed parking/drive areas. They were drilled using a truck-mounted, 4-inch diameter, continuous flight auger to a depth of 10 feet below the ground surface. A summary of this field procedure is included in Appendix I. Representative soil samples were recovered from the auger borings and transported to our laboratory for further analysis.

The groundwater level at each of the boring locations was measured upon completion of drilling. The borings were then backfilled with soil cuttings.

Test Locations

The approximate locations of the borings are schematically illustrated on a site plan shown on Figure 3. These locations were determined in the field by tape measurements from existing site features and use of a handheld GPS unit, and should be considered accurate only to the degree implied by the method of measurement used. The ground surface elevations shown on the boring profiles were estimated based on a survey of the site provided by Lochrane Engineering.

LABORATORY PROGRAM

Representative soil samples obtained during our field sampling operation were packaged and transferred to our laboratory for further visual examination and classification. The soil samples were visually classified in general accordance with the Unified Soil Classification System (ASTM D-2488). The resulting soil descriptions are shown on the soil boring profiles presented on Figures 4 through 14.

In addition, we conducted natural moisture content tests (ASTM D2216), percent fines analyses (ASTM D1140), organic limit tests (ASTM D2974-87) and Atterberg limits tests (ASTM D4318) on selected soil samples obtained from the borings to aid in classification. The results of these tests are presented adjacent to the sample depth on the boring profiles on Figures 5 through 14.

GENERAL SUBSURFACE CONDITIONS

General Soil Profile

The results of the field exploration and laboratory programs are graphically summarized on the soil boring profiles presented on Figures 4 through 14. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

The results of the borings indicate that very loose to loose fine sand containing varying amounts of silt and/or clay was typically encountered from the surface to depths ranging from 3 to 5 feet below the existing ground surface. The borings terminated in loose to medium dense silty clayey fine sand interspersed with layers of medium stiff to very stiff sandy clay.

We note that organic muck was encountered in Boring TH-21 from the ground surface to a depth of 1.5 feet. Organic muck may be present at other location and to deeper depths at unexplored locations within the site.

The above soil profile is outlined in general terms only. Please refer to Figures 4 through 14 for soil profile details and Figure 3 for hand probe details.

Groundwater Level

The groundwater level was measured in the boreholes on the day drilled after stabilization of the downhole water level. As shown on Figures 4 through 14, groundwater was encountered at depths that ranged from 2.6 to 6.5 below the existing ground surface on the dates indicated. Fluctuation in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level each year is the level in the August-September period at the end of the rainy season during a year of normal (average) rainfall. The water table elevations associated with a higher than normal rainfall and in the extreme case, flood, would be higher to much higher than the normal seasonal high groundwater level. The normal high water levels would more approximate the normal seasonal high groundwater levels.

The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions using our boring logs, we have estimated the normal seasonal high groundwater level at the boring locations. Estimated seasonal high water table elevations are presented on Table 1, as well as on the boring profiles on Figures 5 to 14.

PRELIMINARY ENGINEERING EVALUATION AND RECOMMENDATIONS

General

The results of our exploration indicate that, with proper site preparation as recommended in this report, the existing soils are suitable for supporting the proposed buildings on a conventional shallow foundation system. Spread footings should provide an adequate support system for the structures.

Because of the clayey soils near the ground surface and some potential for shrink/swell, we recommend hardscape around the perimeter of the building (i.e.; no landscaping adjacent to the buildings) to reduce moisture fluctuation in these soils.

The following are our preliminary recommendations for overall site preparation, foundation support, and pavement construction which we feel are best suited for the proposed facility and existing soil conditions. The recommendations are made as a guide for the design engineer and/or architect, parts of which should be incorporated into the project's specifications. Additional borings may be required depending on the final building layout.

Stripping and Grubbing

The "footprint" of the proposed building and the parking/drive areas, plus a minimum margin of five feet, should be stripped of all surface vegetation, stumps, debris, organic topsoil or other deleterious materials, as encountered.

After stripping, the site should be grubbed or root-raked such that roots with a diameter greater than ½ inch, stumps, or small roots in a dense state, are completely removed. The actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Demucking

The organic muck encountered in Boring TH-21 should be removed (demucked) to its entire vertical limits and horizontal limits. We note that organic muck may be present in other unexplored areas of the site.

The excavated organic muck/soft sediment must not be used as structural fill material and should be disposed of as directed by the owner or his representative. Demucking and backfilling operations should be monitored continuously by a representative of Ardaman & Associates to verify that all unsuitable material is removed and that backfill soils are suitable and well compacted.

Excavation slopes and/or bracing are the responsibility of the contractor. However, at a minimum, all excavations should be sloped and/or braced to meet the requirements of the Occupational Health and Safety Administration (OSHA) latest Standards.

Excavation will extend below the groundwater table and the control of the groundwater will be required. De-mucking should be conducted "in-the-dry". Dewatering should be accomplished as discussed in the "Dewatering" section of this report.

Proof-rolling

We recommend proof-rolling the cleared surface to locate any unforeseen soft areas or unsuitable surface or near-surface soils, to increase the density of the upper soils, and to prepare the existing surface for the addition of the fill soils (as required). Proof-rolling of the building areas should consist of at least 10 passes of a compactor capable of achieving the density requirements described. Each pass should overlap the preceding pass by 30 percent to achieve complete coverage. If deemed necessary, in areas that continue to "yield", remove all deleterious material and replace with clean, compacted sand backfill. The proof-rolling should occur after cutting and before filling. The number of passes can be reduced to 3 within the proposed parking/drive areas.

A density equivalent to or greater than 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value for a depth of 2 feet in the building areas and 1 foot in the parking/drive areas must be achieved beneath the stripped and grubbed ground surface. Additional passes and/or overexcavation and recompaction may be required if these minimum density requirements are not achieved. The soil moisture should be adjusted as necessary during compaction.

Care should be exercised to avoid damaging any neighboring structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing condition (i.e. cracks) of the structures documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and Ardaman & Associates should be notified immediately.

Suitable Fill Material and the Compaction of Fill Soils

All fill materials should be free of organic materials, such as roots and vegetation. We recommend using fill with less than 12 percent by dry weight of material passing the U.S. Standard No. 200 sieve size. The fine sand and fine sand with silt (Strata No. 1 and 2 without roots, as shown on Figures 4 through 11) are suitable for use as fill materials and, with proper moisture control, should densify using conventional compaction methods. Soils with more than 12 percent passing the No. 200 sieve can be used in some applications, but will be more difficult to compact due to their inherent nature to retain soil moisture.

All structural fill should be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value. The filling and compaction operations should continue in lifts until the desired elevation(s) is achieved. If hand-held compaction equipment is used, the lift thickness should be reduced to no more than 6 inches.

Foundation Support by Spread Footings and Foundation Compaction Criteria

Excavate the foundations to the proposed bottom of footing elevations and, thereafter, verify the in-place compaction for a depth of 2 feet below the footing bottoms. If necessary, compact the soils at the bottom of the excavations to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) for a depth of 2 feet below the footing bottoms. Based on the existing soil conditions and, assuming the above outlined proof-rolling and compaction criteria are implemented, an allowable soil bearing pressure of 2,500 pounds per square foot (psf) may be used in the

foundation design. This bearing pressure should result in foundation settlement within tolerable limits (i.e., 1 inch or less).

All bearing wall foundations should be a minimum of 18 inches wide and column foundations 24 inches wide. A minimum soil cover of 18 inches should be maintained from the bottom of the foundations to the adjacent finished grades.

Floor Slab Moisture Reducer and Slab Compaction Requirements

Compaction beneath all floor slabs should be verified for a depth of 12 inches and meet the 95 percent criteria (modified Proctor, ASTM D-1557).

Precautions should be taken during the slab construction to reduce moisture entry from the underlying subgrade soils. Moisture entry can be reduced by installing a membrane between the subgrade soils and floor slab. Care should be exercised when placing the reinforcing steel (or mesh) and slab concrete such that the membrane is not punctured. We note that the membrane alone does not prevent moisture from occurring beneath or on top of the slab.

If interior columns are isolated from the floor slab, an expansion joint should be provided around the columns and sealed with a water-proof sealant.

Dewatering

Based on the groundwater conditions encountered, the control of the groundwater will likely not be required to achieve the necessary stripping and subsequent construction, backfilling, and compaction requirements presented in the preceding sections. If, however, dewatering becomes necessary, the actual method(s) of dewatering should be determined by the contractor. However, regardless of the method(s) used, we suggest drawing down the water table sufficiently, say 2 to 3 feet, below the bottom of any excavation or compaction surface to preclude "pumping" and/or compaction-related problems with the foundation soils.

Dewatering should be accomplished with the knowledge that the permeability of soil tends to decrease with an increasing silt and clay content. Therefore, a silty fine sand is typically less permeable than a fine sand. The SP, SP-SM, and some SM type soils can usually be dewatered by well pointing or ditch/sump methods.

Typical Asphaltic Concrete Surface Pavement Section

Site Preparation

All areas to be paved should be prepared as previously outlined. Prior to pavement base installation, the subgrade soil compaction should be verified for a depth of 12 inches (i.e.; compacted to at least 95 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum dry density value).

Soil-Cement Base

Install a minimum 6-inch thick soil-cement base compacted to at least 95 percent of the standard Proctor maximum dry density (AASHTO T-134). The soil cement should have a minimum laboratory compressive strength of 300 pounds per square inch (psi) in 7 days. For truck parking and drive areas, increase the minimum thickness to 8 inches. A minimum clearance of 12 inches should be maintained between the bottom of the soil cement base and the normal seasonal high groundwater level.

The term soil-cement applies to a type of base material that utilizes cement mixed with a select soil to develop its strength. We recommend conducting a laboratory soil-cement design to determine the actual cement content necessary. Shrinkage cracking normally occurs during the hydration of a soil-cement base and is reflected through the asphaltic concrete surface. We strongly recommend a curing time period of at least 7 days before applying the overlying asphaltic concrete wearing surface. This waiting period will not eliminate the cracks in the pavement surface, but will help reduce the severity of the cracks. An approved tack coat should be applied on a clean (swept) soil-cement surface to develop a sufficient bond before the paving begins. The base should be inspected and sounded for hardness prior to paving operations. Any soft or otherwise unsuitable areas should be repaired as recommended by Ardaman and Associates.

Cracks in the pavement surface that occur when soil-cement base is used are sometimes unappealing to owners. We recommend that an owner unaccustomed to these cracks observe examples of pavement cracks in actual soil cement applications to verify that cracks are acceptable.

Free-draining subgrade soils (i.e; soils with less than 12 percent fines by dry weight) are recommended beneath soil-cement base to promote drainage of infiltrating water. If the contractor's means and methods include stabilizing soils beneath the soil-cement base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath soil cement base.

Limerock Base (Optional)

In lieu of soil cement, a limerock base course 6 inches thick overlying an 8-inch thick stabilized subbase can be used provided that grading and drainage plans preclude periodic saturation of the base material. The periodic saturation of a limerock base material could lead to premature pavement distress. A minimum clearance of 18 inches must be maintained between the bottom of the limerock base and the seasonal high groundwater table.

The limerock should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum density value. For truck parking and drive areas, the base thickness should be a minimum of 8 inches.

An 8-inch thick subbase having a minimum Limerock Bearing Ratio (LBR) value of 40 must be achieved beneath the limerock base. The natural soils may have to be stabilized with suitable clayey soil in order to achieve the required LBR value. The stabilized subbase must be compacted to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

Crushed Concrete Base (Optional)

Crushed concrete base may be used. We recommend that the crushed concrete base course be supported by a free-draining subgrade. Six inches of base should be used in parking areas while 8 inches of crushed concrete base should be used in truck parking and drive areas. A minimum clearance of 12 inches should be maintained between the bottom of the crushed concrete base and the seasonal high groundwater table.

The crushed concrete base should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180). The crushed concrete should meet Graded Aggregate Base gradation requirements according to Section 204, of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition. The subgrade beneath the crushed concrete base should consist of free draining sand compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

We note that if the contractor's means and methods include stabilizing soils beneath the crushed concrete base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath crushed concrete base.

Wearing Surface

A minimum 1½ inch layer of Type SP-9.5 or SP-12.5 asphaltic concrete should be used for a wearing surface in automobile parking areas. For truck parking and drive areas, 2 inches of Type SP-9.5 or SP-12.5 asphaltic concrete should be used. Specific requirements for the Type-SP asphaltic concrete wearing surface are outlined in Section 334 in the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, 2004 Edition. Equivalent Type S asphaltic concrete may be substituted for Type SP-9.5 or SP-12.5.

The latest specifications of Florida Department of Transportation shall govern the design and placement of the base and asphaltic concrete wearing surface. The above minimum requirements will satisfactorily support Traffic Level A*. If a heavier traffic pattern is anticipated, the design section should be increased accordingly.

QUALITY ASSURANCE

We recommend establishing a comprehensive quality assurance program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Ardaman & Associates.

As a minimum, an on-site engineering technician should monitor all stripping and grubbing to verify that all deleterious materials have been removed and should observe the proof-rolling operation to verify that the appropriate number of passes are applied to the subgrade. In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas

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* Reference: "Flexible Pavement Design Manual", Florida Department of Transportation. (2002)

to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Additionally for the pavements, Limerock Bearing Ratio tests should be performed. The base course(s) should be tested for density and thickness. Soil cement base should be inspected and sounded for hardness after a minimum 7-day wearing period. Areas determined during the 7-day inspection to be soft or otherwise insufficient should be removed and replaced or otherwise repaired according to the geotechnical engineer's recommendations. Samples of the asphaltic concrete should be obtained and tested in the laboratory for Marshall stability, flow, asphalt content, and aggregate gradation. Also, the asphaltic concrete thickness should be verified in the field.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

IN-PLACE DENSITY TESTING FREQUENCY

In Central Florida, earthwork testing is typically performed on an on-call basis when the contractor has completed a portion of the work. The test result from a specific location is only representative of a larger area if the contractor has used consistent means and methods and the soils are practically uniform throughout. The frequency of testing can be increased and full-time construction inspection can be provided to account for variations. We recommend that the following minimum testing frequencies be utilized.

In proposed parking areas, a minimum frequency of one in-place density test for each 5,000 square feet of area should be used. The existing, natural ground should be tested to a depth of 12 inches at the prescribed frequency. Each 12-inch lift of fill, as well as the stabilized subgrade (where applicable) and base should be tested at this frequency. Utility backfill should be tested at a minimum frequency of one in-place density test for each 12-inch lift for each 200 lineal feet of pipe. Additional tests should be performed in backfill for manholes, inlets, etc.

In proposed structural areas, the minimum frequency of in-place density testing should be reduced to one test for each 2,500 square feet of structural area. In-place density testing should be performed at this minimum frequency for a depth of 2 feet below natural ground and for every 1-foot lift of fill placed in the structural area. In addition, density tests should be performed in each column footing for a depth of 2 feet below the bearing surface. For continuous or wall footings, density tests should be performed at a minimum frequency of one test for every 50 lineal feet of footing, and for a depth of 2 feet below the bearing surface.

Representative samples of the various natural ground and fill soils, as well as stabilized subgrade (where applicable) and base materials should be obtained and transported to our laboratory for Proctor compaction tests. These tests will determine the maximum dry density and optimum moisture content for the materials tested and will be used in conjunction with the results of the in-place density tests to determine the degree of compaction achieved.

CLOSURE

The analyses and recommendations submitted herein are based on the data obtained from the soil borings presented on Figures 4 through 14 and the stated loading conditions. This report does not reflect any variations which may occur adjacent to or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations.

This study is based on a relatively shallow exploration and is not intended to be an evaluation for sinkhole potential. Based on the results of all borings conducted for this exploration, no soil conditions resembling sinkhole activity were encountered. This study does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

This report has been prepared for the exclusive use of Sandor Development Company and Lochrane Engineering in accordance with generally accepted soil and foundation engineering practices. In the event any changes occur in the design, nature, or location of the proposed facility, we should review the applicability of conclusions and recommendations in this report. We recommend a general review of final design and specifications by our office to verify that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications. Ardaman and Associates should attend the pre-bid and preconstruction meetings to verify that the bidders/contractor understand the recommendations contained in this report.

We are pleased to be of assistance to you on this phase of the project. When we may be of further service to you or should you have any questions, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.

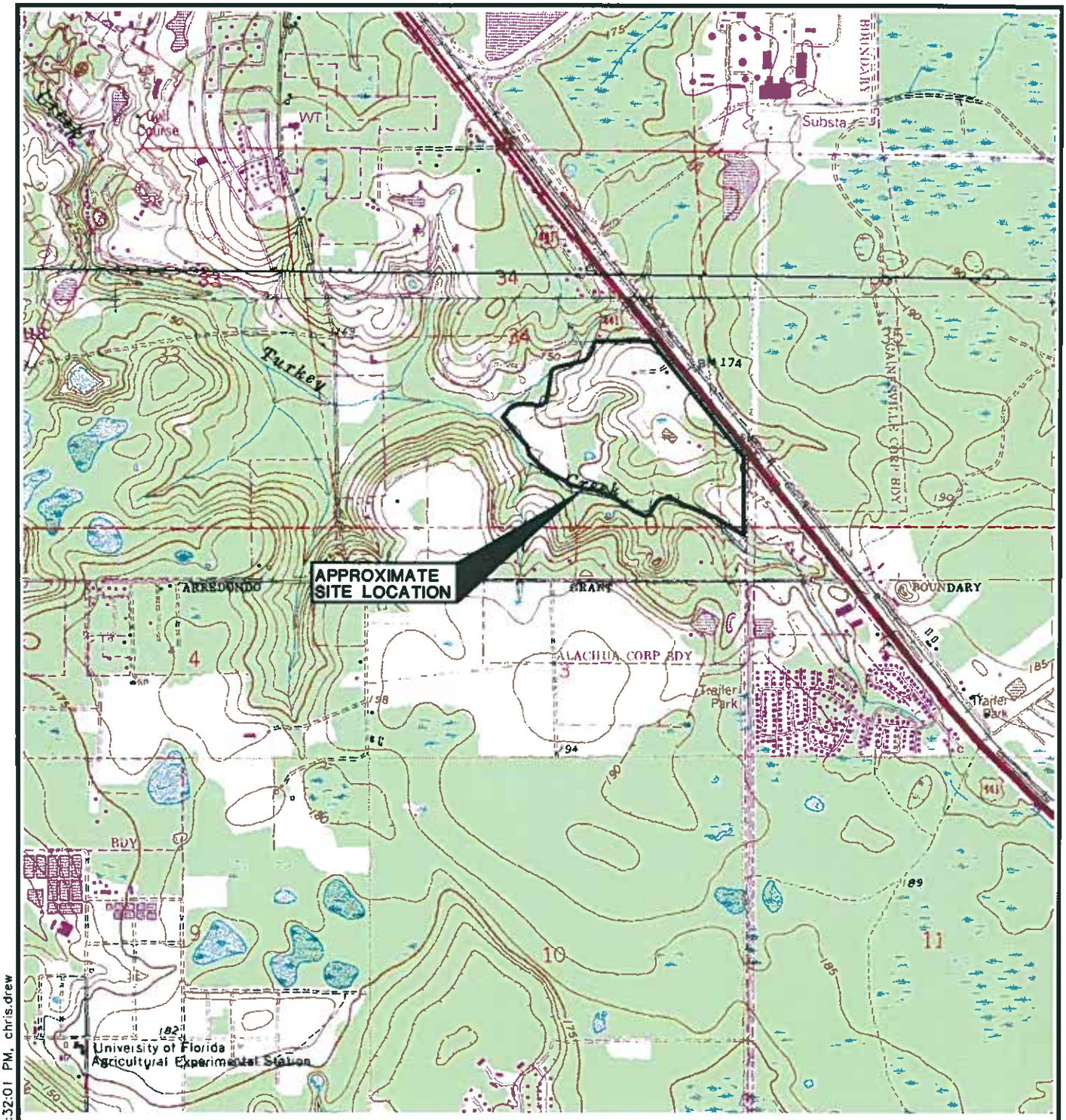
6/16/08

Zan C. Bates, P.E.
Senior Project Engineer
Florida Registration No. 49917

Charles H. Cunningham, P.E.
Division Manager
Florida Registration No. 38189

ZCB/CHC/ksb/nfm
07-6842 PSSE Retail Center at Market at Schmidt Farm zcb.wpd (2007 Geo)

cc: Mr. Tom Lochrane, P.E. - Lochrane Engineering



SECTION 34
TOWNSHIP 8 SOUTH
RANGE 19 EAST

OBTAINED FROM U.S.G.S. QUAD MAP: ALACHUA, FLORIDA

N

0 1000 2000

APPROXIMATE SCALE: 1"=2000'



QUADRANGLE LOCATION

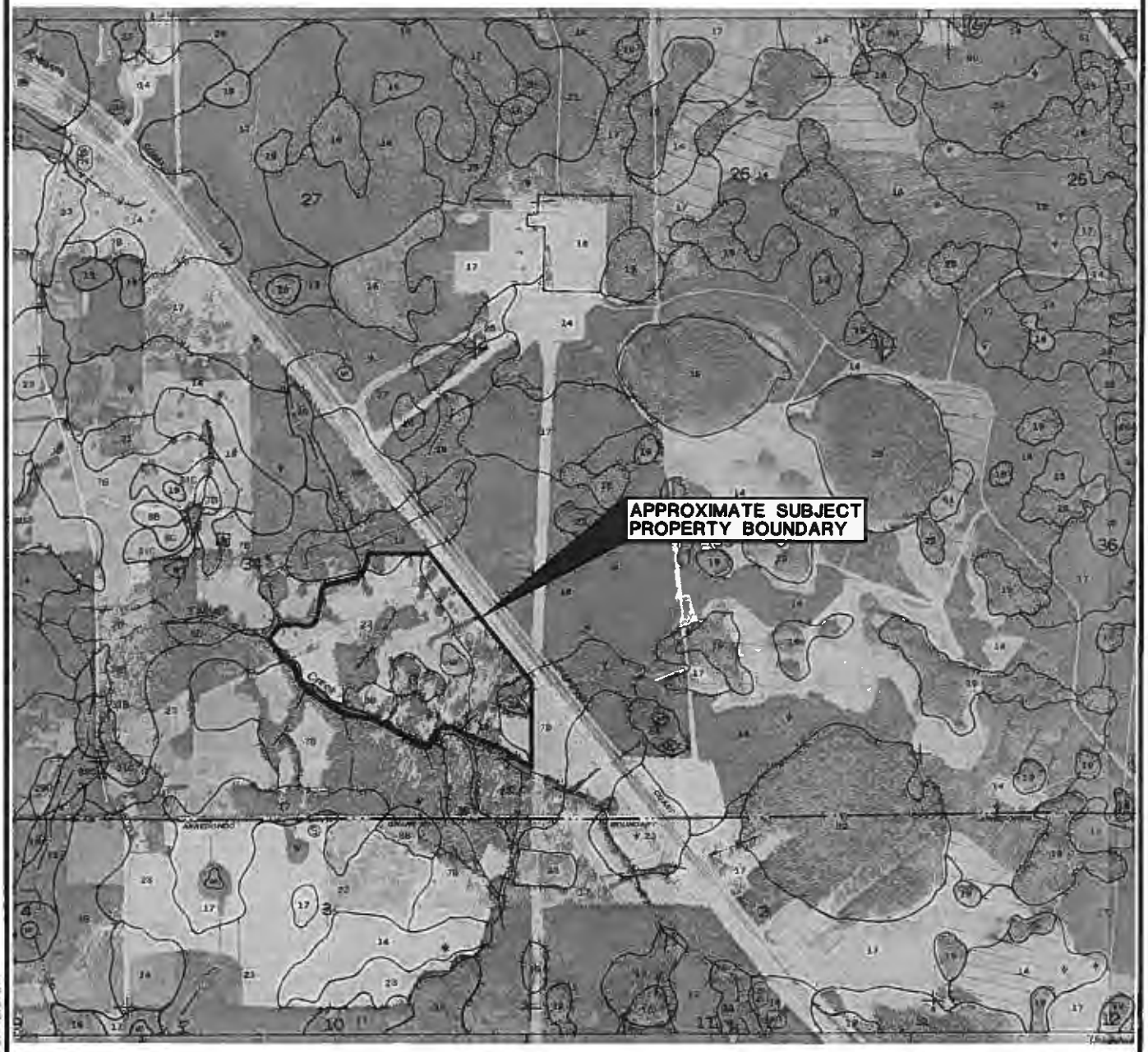
SITE LOCATION MAP

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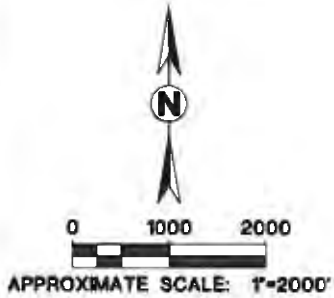
SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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OBTAINED FROM: SOIL SURVEY OF ALACHUA COUNTY, FLORIDA
ISSUED DATE: AUGUST 1985



APPROXIMATE SCALE: 1"=2000'

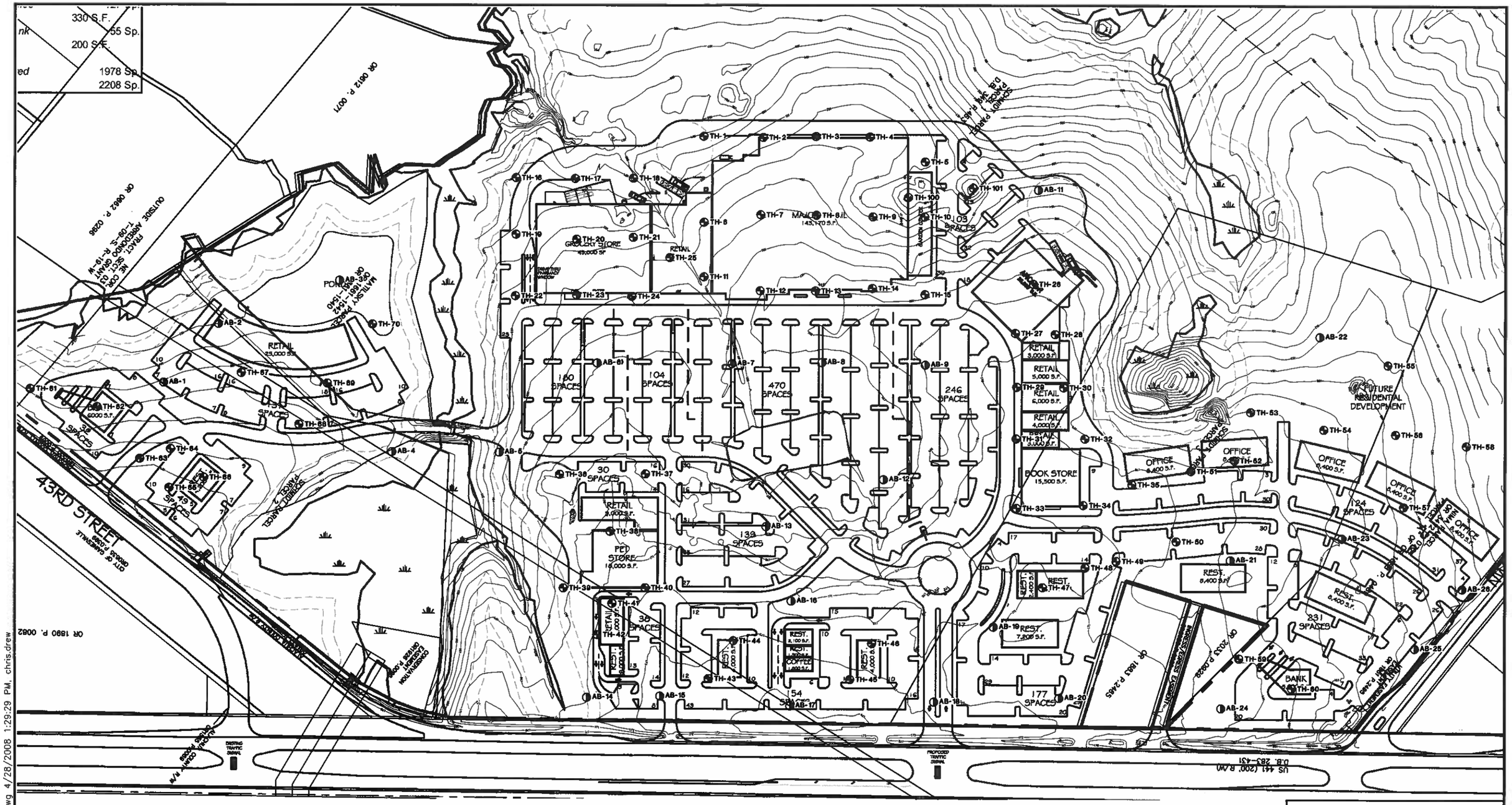
SOIL SURVEY MAP

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SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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LEGEND

TH — STANDARD PENETRATION TEST (SPT) BORING LOCATION

AB — AUGER BORING LOCATION

BORING LOCATION PLAN

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SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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SOIL DESCRIPTIONS

1. FINE SAND (SP)
2. FINE SAND WITH SILT (SP-SM)
3. FINE SAND WITH CLAY (SP-SC)
4. SILTY CLAYEY FINE SAND (SM/SC)
5. SANDY CLAY (CH)
6. MUCK/PEAT (PT)
7. LIMESTONE
8. ORGANIC TOPSOIL

COLORS

- A GRAYISH BROWN
- B LIGHT BROWN TO BROWN
- C YELLOWISH BROWN OR ORANGE-BROWN
- D GRAY TO GREENISH GRAY
- E REDDISH BROWN TO DARK REDDISH BROWN

TH	STANDARD PENETRATION TEST (SPT) BORING
AB	AUGER BORING
N	STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT
NM	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D-2216)
-200	PERCENT PASSING NO. 200 SIEVE SIZE (PERCENT FINES)(ASTM D-1140)
OC	ORGANIC CONTENT IN PERCENT (ASTM D-2974)
LL	LIQUID LIMIT IN PERCENT (ASTM D-423)
PI	PLASTICITY INDEX IN PERCENT (ASTM D-424)
50/3	50 BLOWS FOR 3-INCHES PENETRATION INTO SOIL
▼	GROUNDWATER LEVEL MEASURED ON DATE DRILLED
▽	ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
GSE	APPROXIMATE GROUND SURFACE ELEVATION
SP,SP-SM SM,SC,CH	UNIFIED SOIL CLASSIFICATION SYSTEM

ENGINEERING CLASSIFICATION

I COHESIONLESS SOILS

DESCRIPTION	BLOW COUNT "N"
VERY LOOSE	0 TO 4
LOOSE	4 TO 10
MEDIUM DENSE	10 TO 30
DENSE	30 TO 50
VERY DENSE	>50

II COHESIVE SOILS

DESCRIPTION	UNCONFINED COMPRESSIVE STRENGTH, QU, TSF	BLOW COUNT "N"
VERY SOFT	<1/4	0 TO 2
SOFT	1/4 TO 1/2	2 TO 4
MEDIUM STIFF	1/2 TO 1	4 TO 8
STIFF	1 TO 2	8 TO 15
VERY STIFF	2 TO 4	15 TO 30
HARD	>4	>30

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

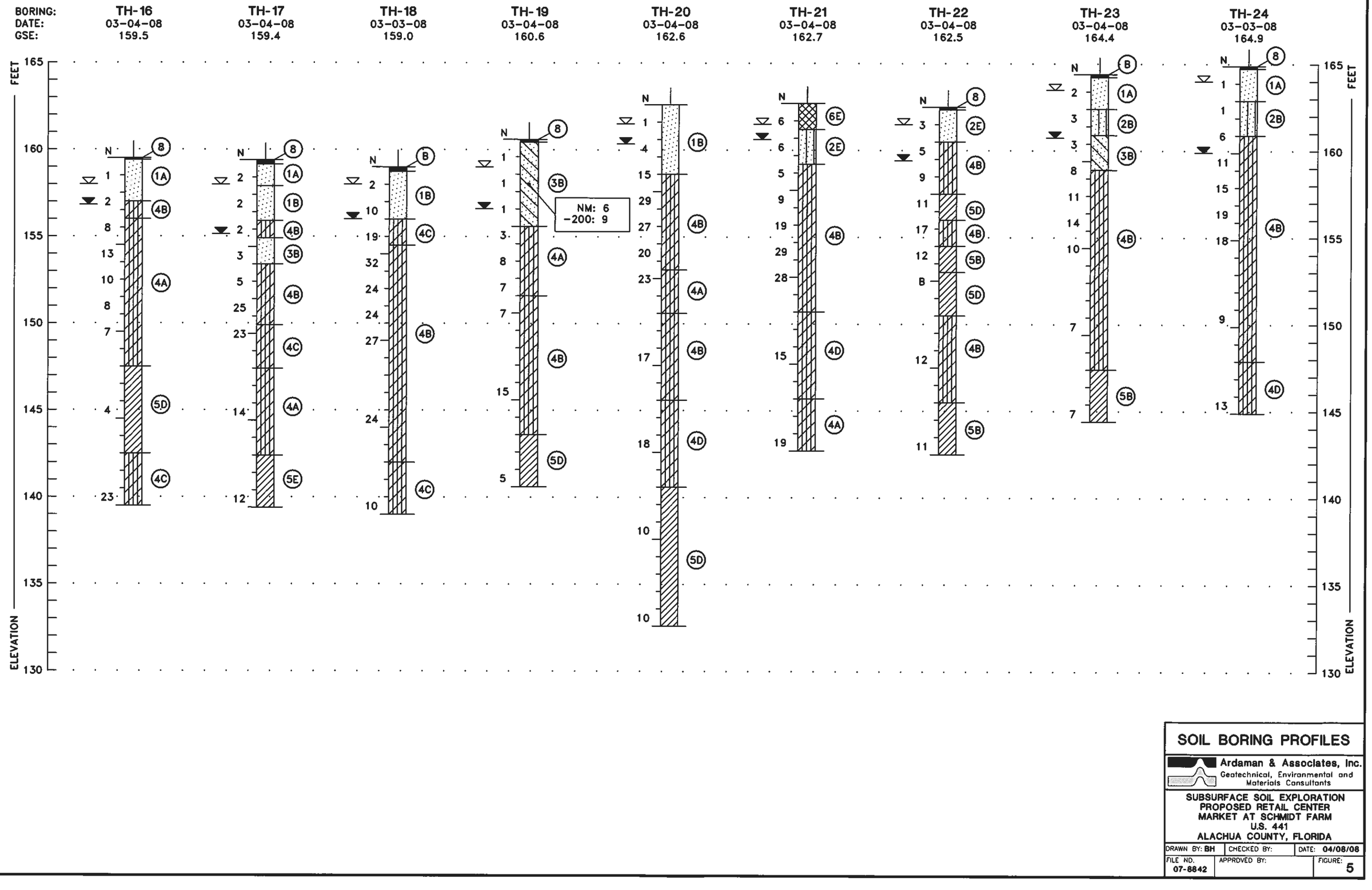
LEGEND FOR SOIL BORING PROFILES

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SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
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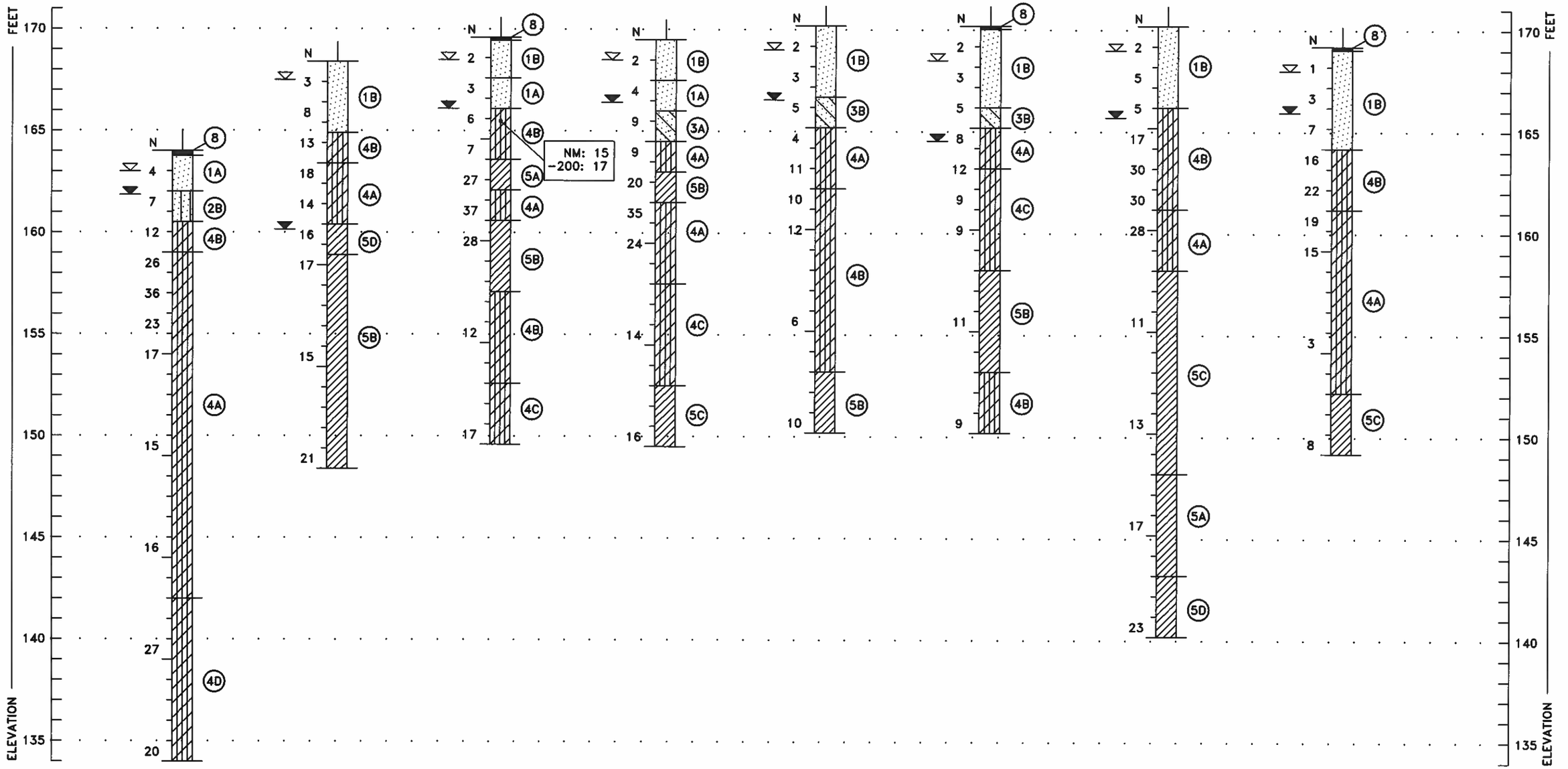
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SOIL BORING PROFILES

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ALACHUA COUNTY, FLORIDA

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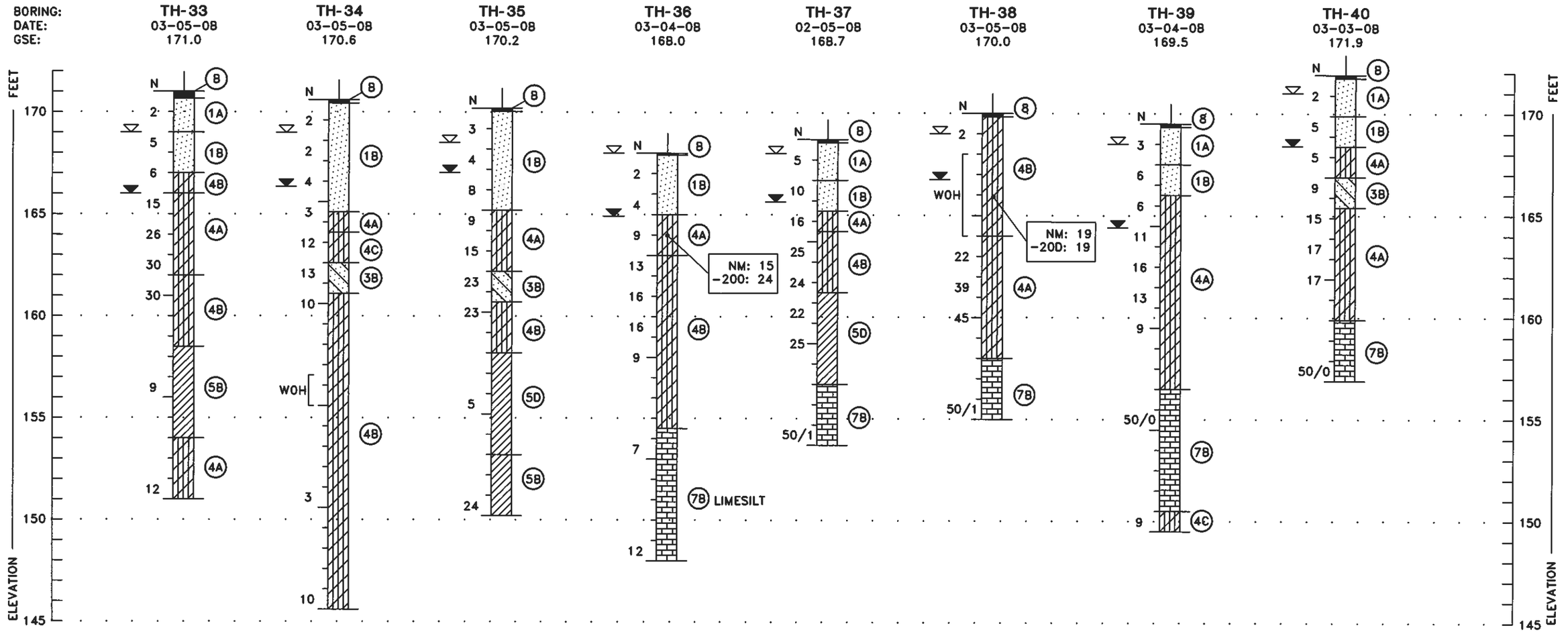
SOIL BORING PROFILES

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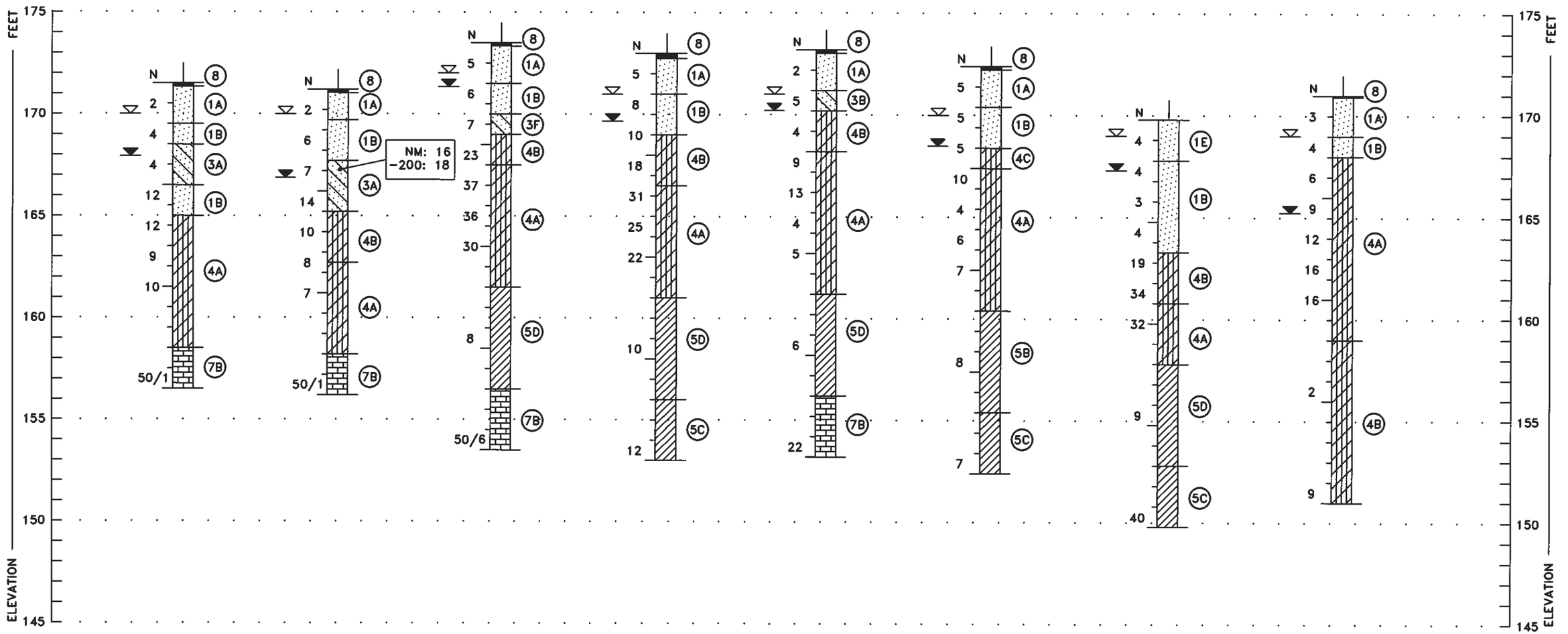
SOIL BORING PROFILES

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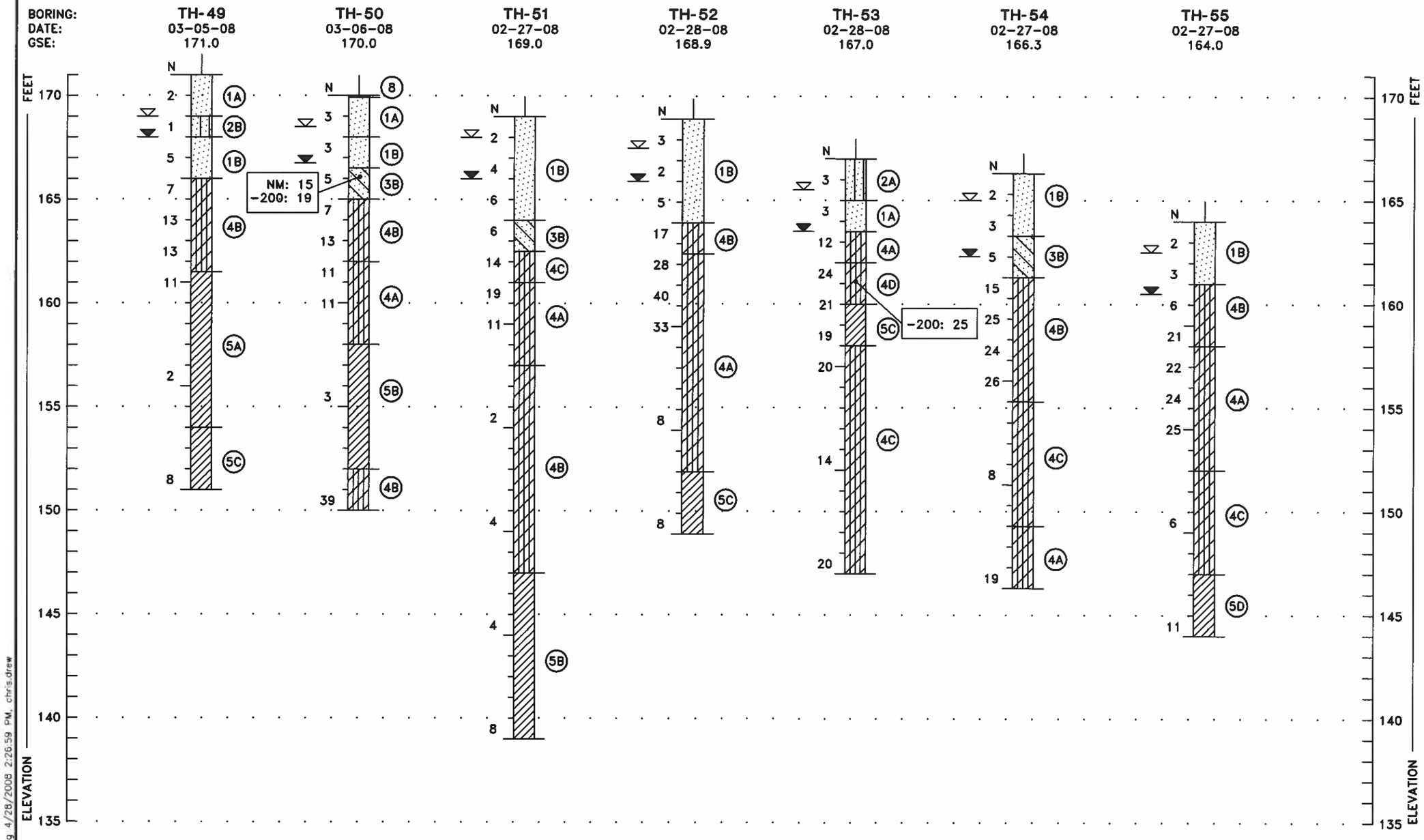
SOIL BORING PROFILES

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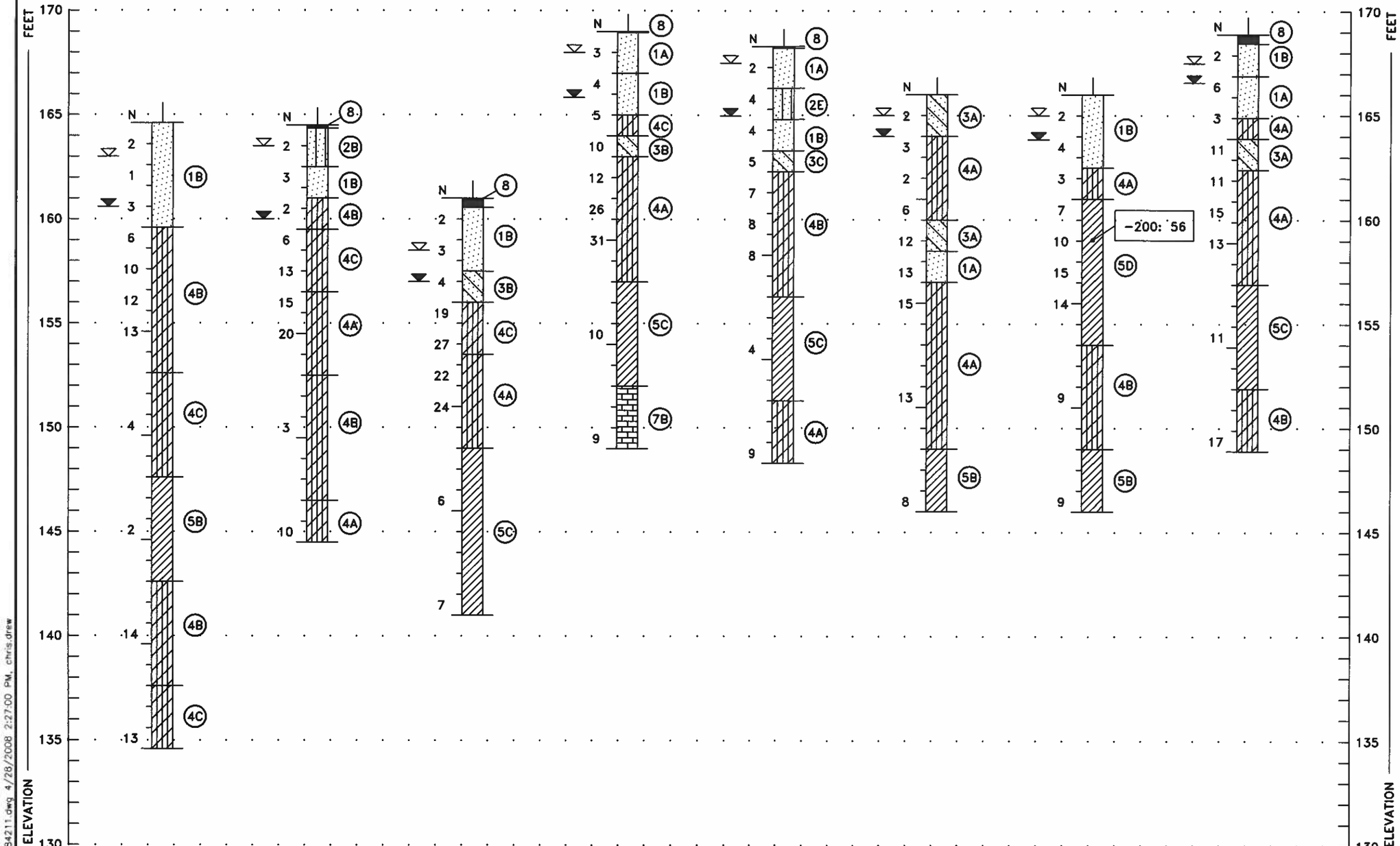
SOIL BORING PROFILES

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BORING:	TH-56	TH-57	TH-58	TH-59	TH-60	TH-61	TH-62	TH-63
DATE:	02-27-08	02-27-08	02-27-08	03-06-08	02-27-08	03-13-08	03-13-08	03-06-08
GSE:	163.6	164.5	161.0	169.0	168.3	166.0	166.0	168.9



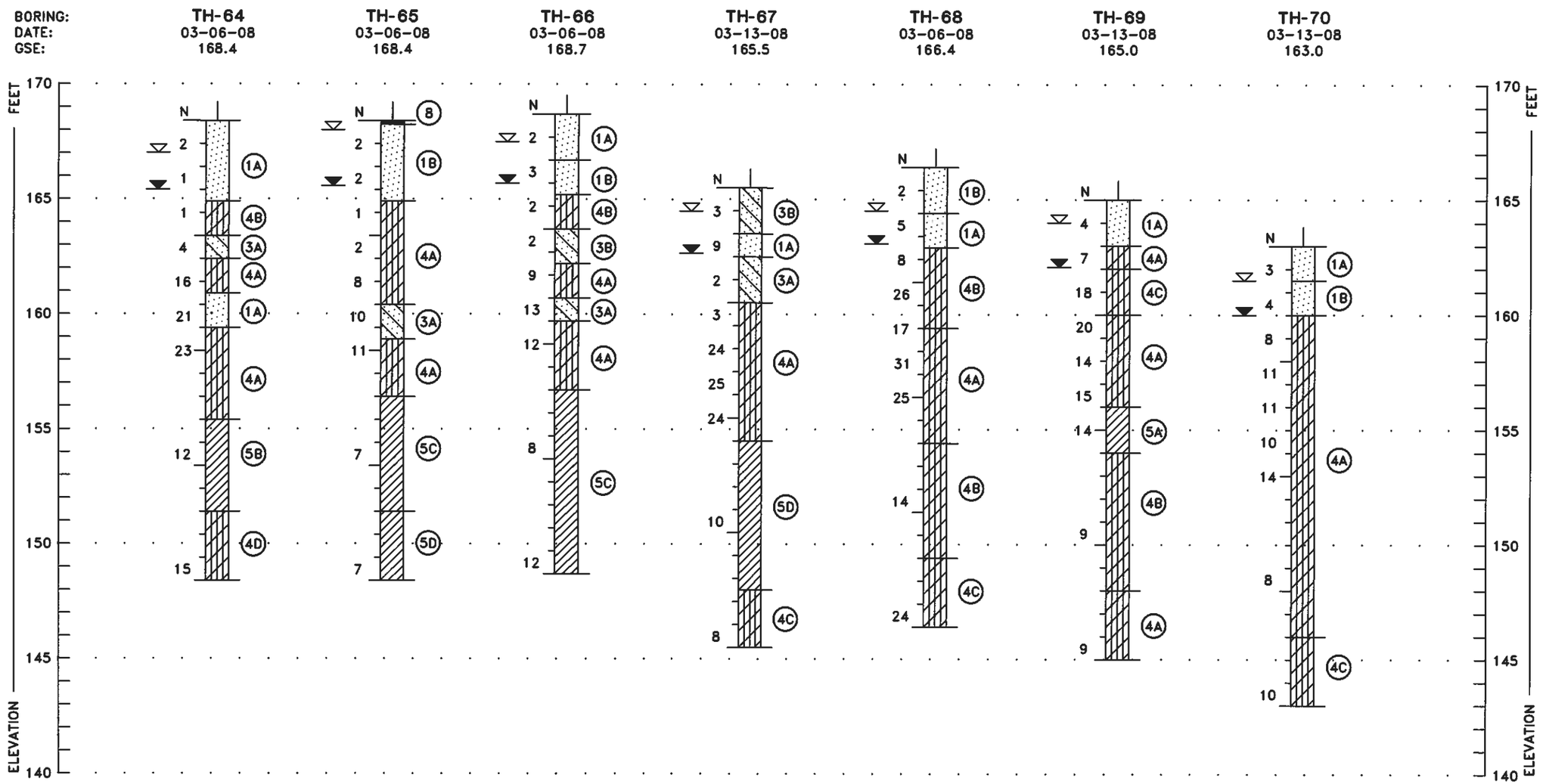
SOIL BORING PROFILES

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SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
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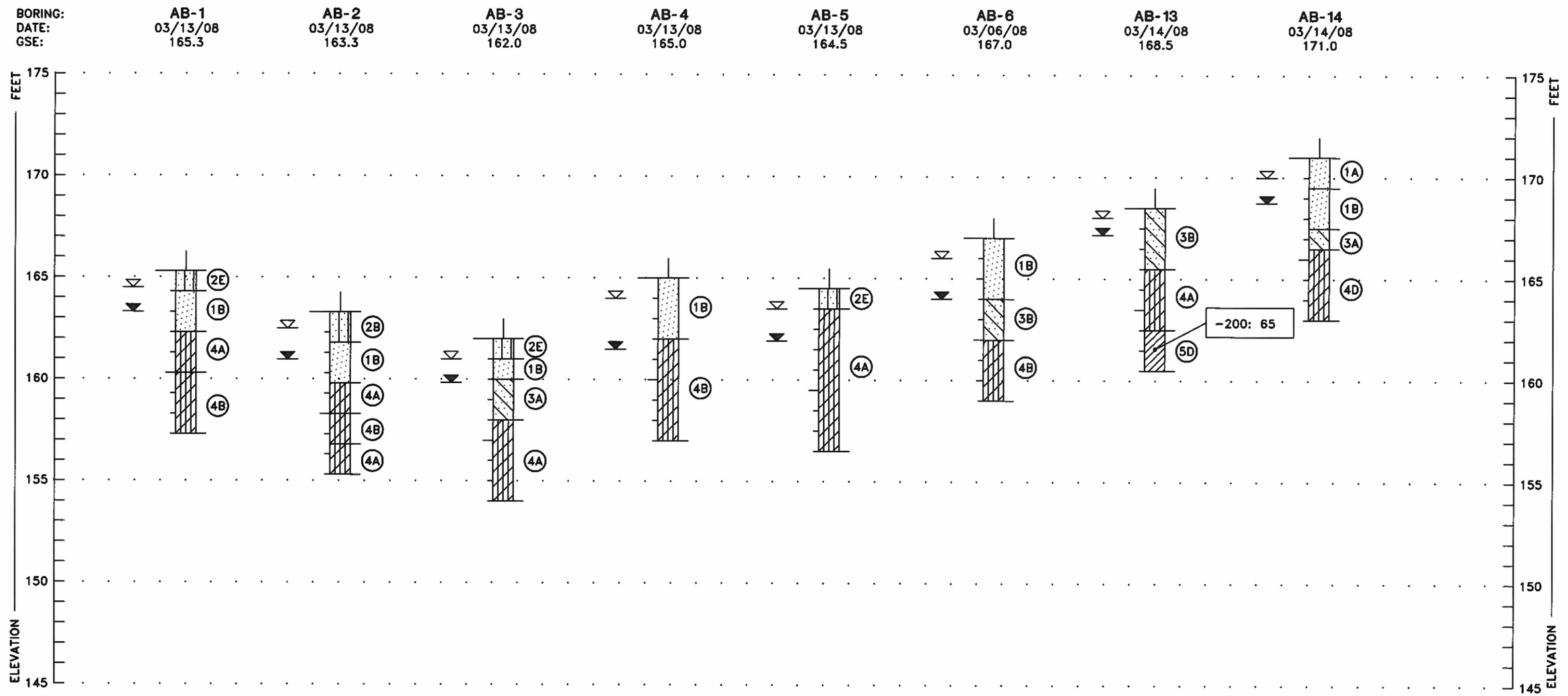
SOIL BORING PROFILES

Ardaman & Associates, Inc.
Geotechnical, Environmental and Materials Consultants

SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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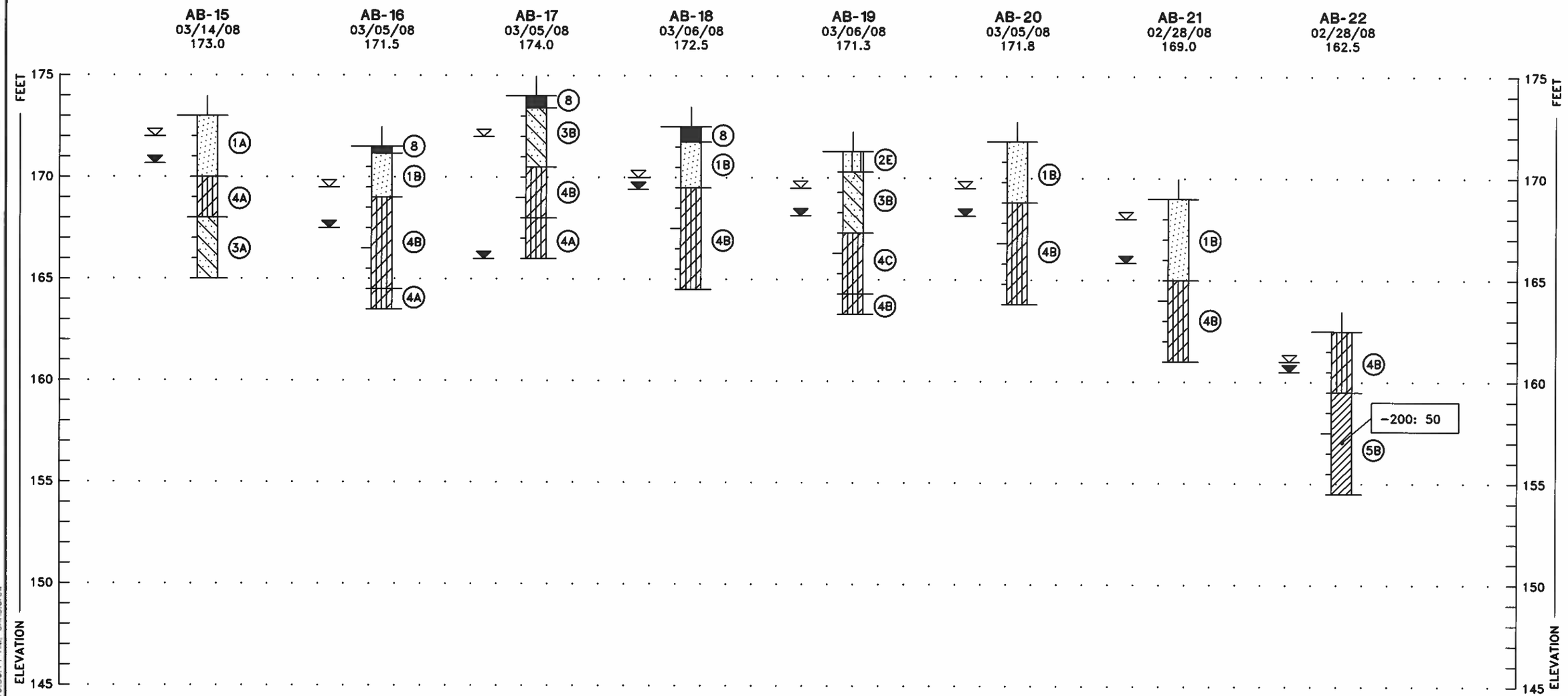
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SOIL BORING PROFILES

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SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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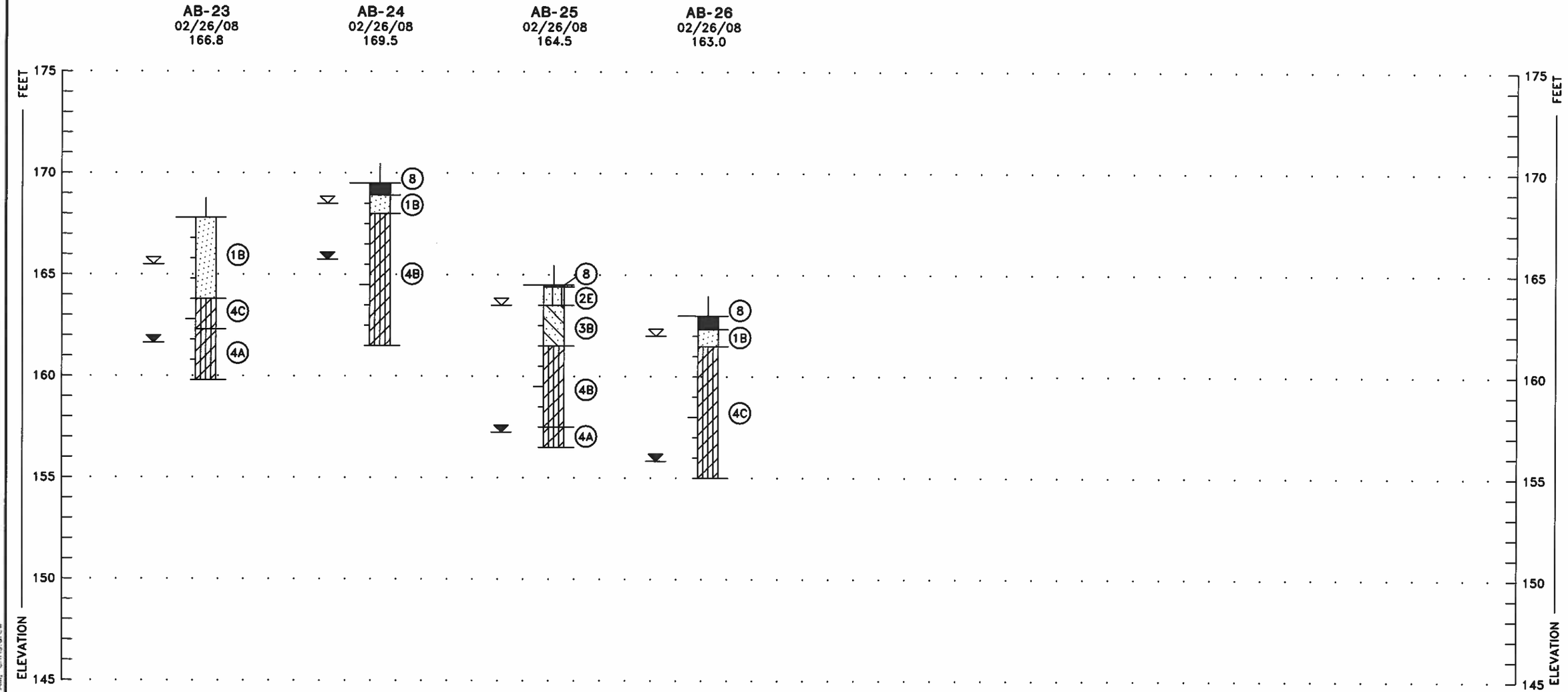
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SOIL BORING PROFILES

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MARKET AT SCHMIDT FARM
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ALACHUA COUNTY, FLORIDA

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SOIL BORING PROFILES

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APPENDIX I

Standard Penetration Test (SPT) Boring and
Auger Boring Procedures

STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of *in situ* testing of foundation soils (ASTM D 1586). A 2-foot long, 2-inch O.D. split-barrel sampler attached to the end of a string of drilling rods is driven 18 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6 inches of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load.

The tests are usually performed at 5-foot intervals. However, more frequent or continuous testing is done by our firm through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, NX-size flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils at every 5 feet of drilled depth and from every different stratum are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary. Samples not used in testing are stored for 30 days prior to being discarded. After completion of a test boring, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed, if necessary, and backfilled.

AUGER BORINGS

Auger borings are used when a relatively large, continuous sampling of soil strata close to ground surface is desired. A 4-inch diameter, continuous flite, helical auger with a cutting head at its end is screwed into the ground in 5-foot sections. It is powered by the rotating action of the Kelly bar of a rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified and representative samples put in bags or jars and brought back to the laboratory for classification testing.

ATTACHMENT 5: *Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (2008)*

Conceptual Environmental Resource Permit Application

Description of the Unified Mitigation Assessment Method (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plans for The Market at Schmidt Farms, City of Alachua, Florida

2008

The Market at Schmidt Farms



Applicant: Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Engineer: Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

Planner: Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

Peter M. Wallace, Robert A. Garren, and Jenny C. Carter

Ecosystem Research Corporation

2906 NW 142nd Ave

Gainesville, FL 32609

386.462.5005

8/3/2008

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Project Description/Assessment of Wetland Impacts

Project Description

Mesa-Sand Realty, LLC is making an application to the Suwannee River Water Management District (SRWMD) for a Conceptual Environmental Resource Permit. The project site is currently the subject of a large-scale land use amendment application submitted to the City of Alachua, Florida, for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation and open space (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). In addition and directly related to the land use change, this application proposes the creation of a new Future Land Use designation, Open Space. This category represents a hybrid of the existing conservation, recreation, and public, but it is designed for private lands. In addition, this category is appropriately located in areas adjacent to conservation where through best management practices limited development may occur. A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is

Figure 1. Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.

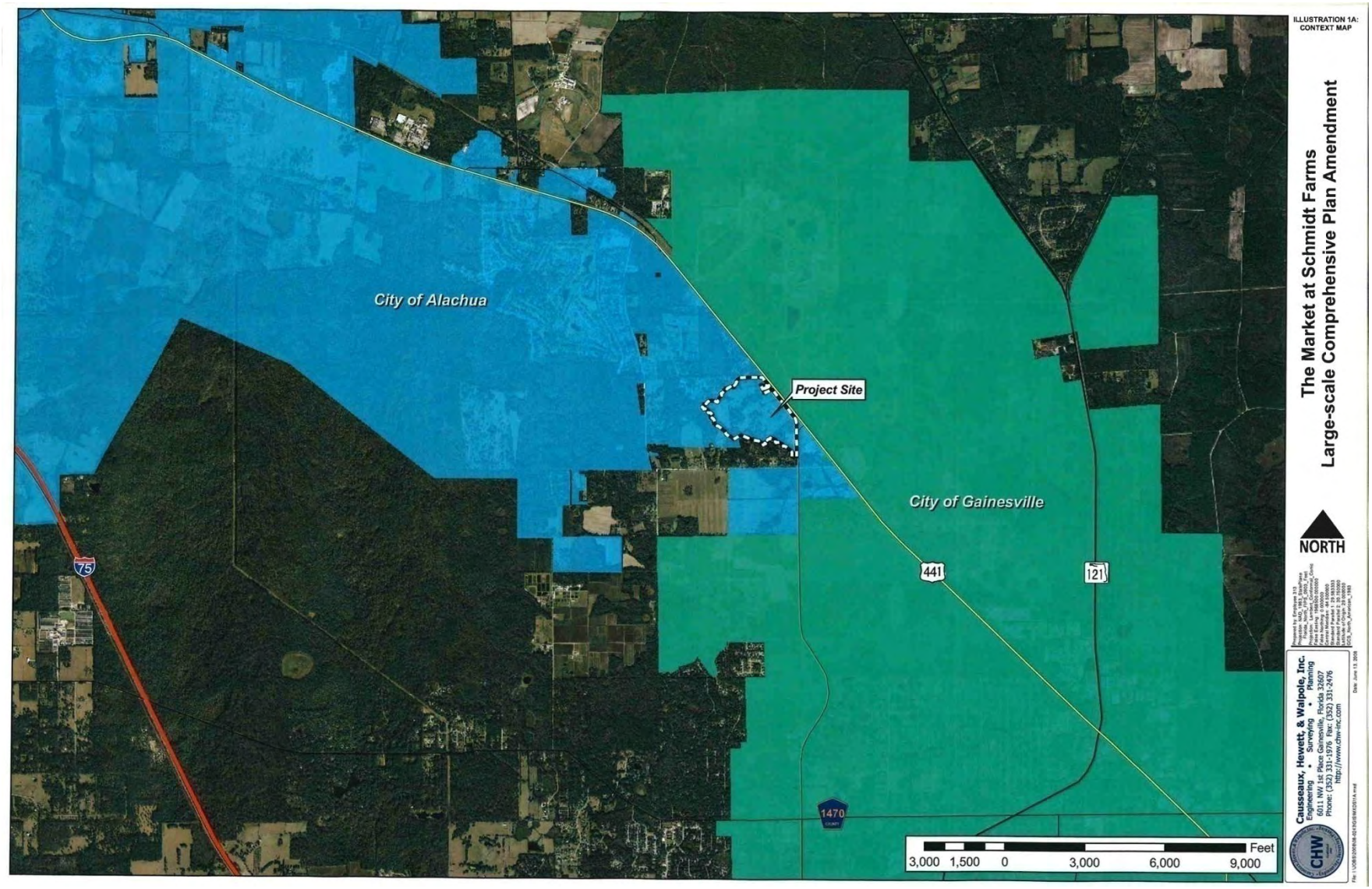


Figure 2. Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.

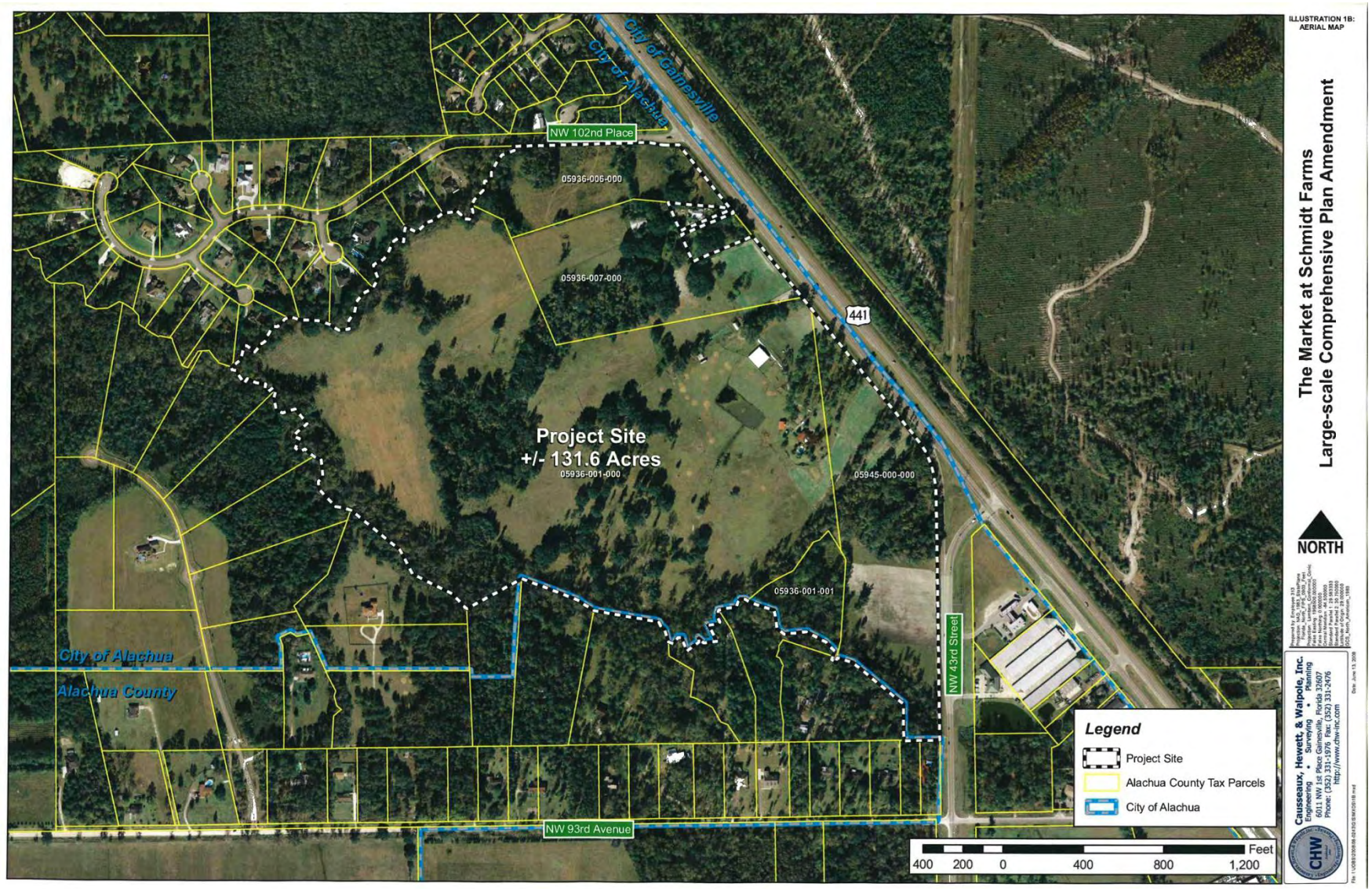


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

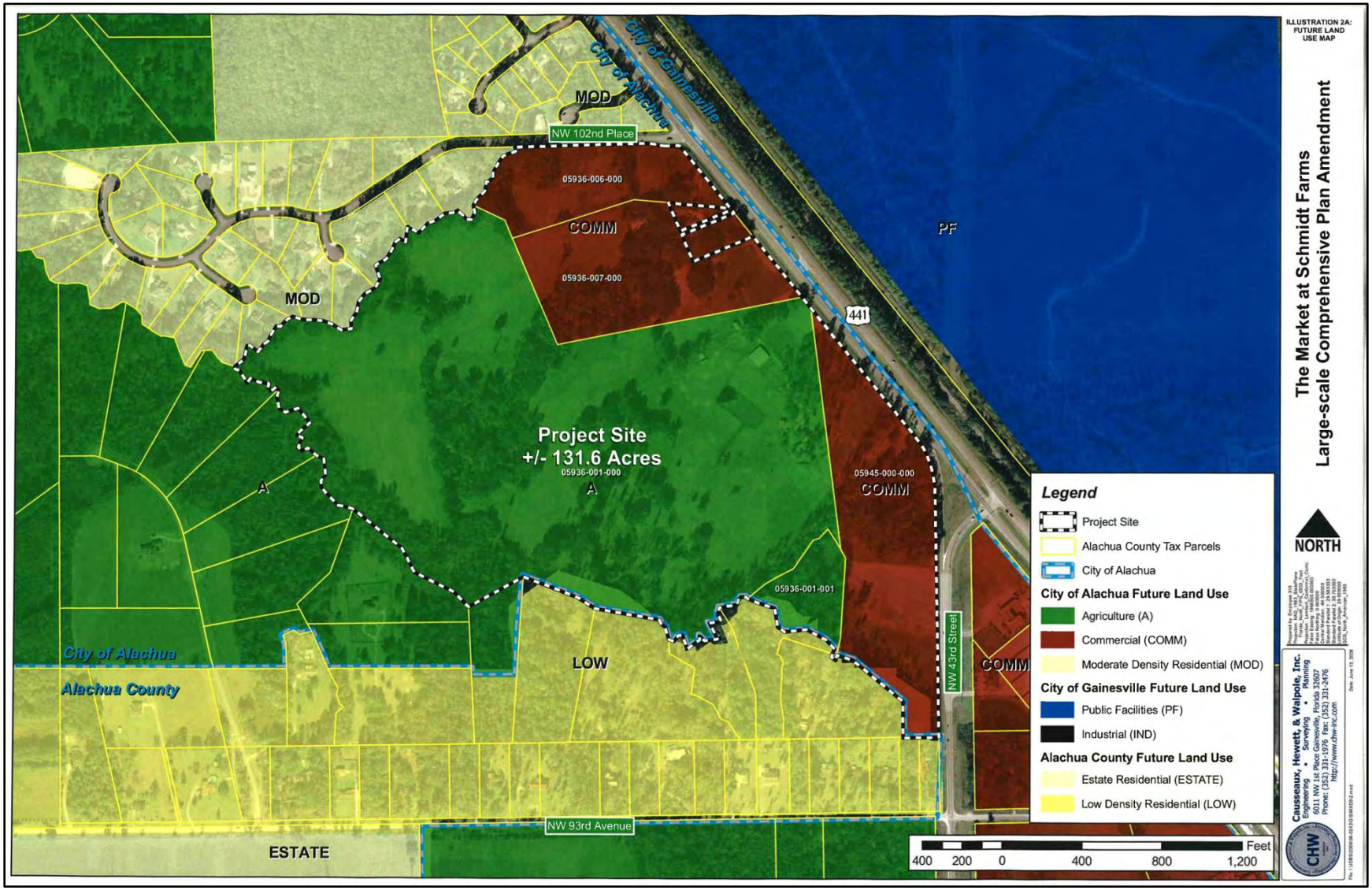


Figure 4. Proposed amendment to the Future Land Use map.

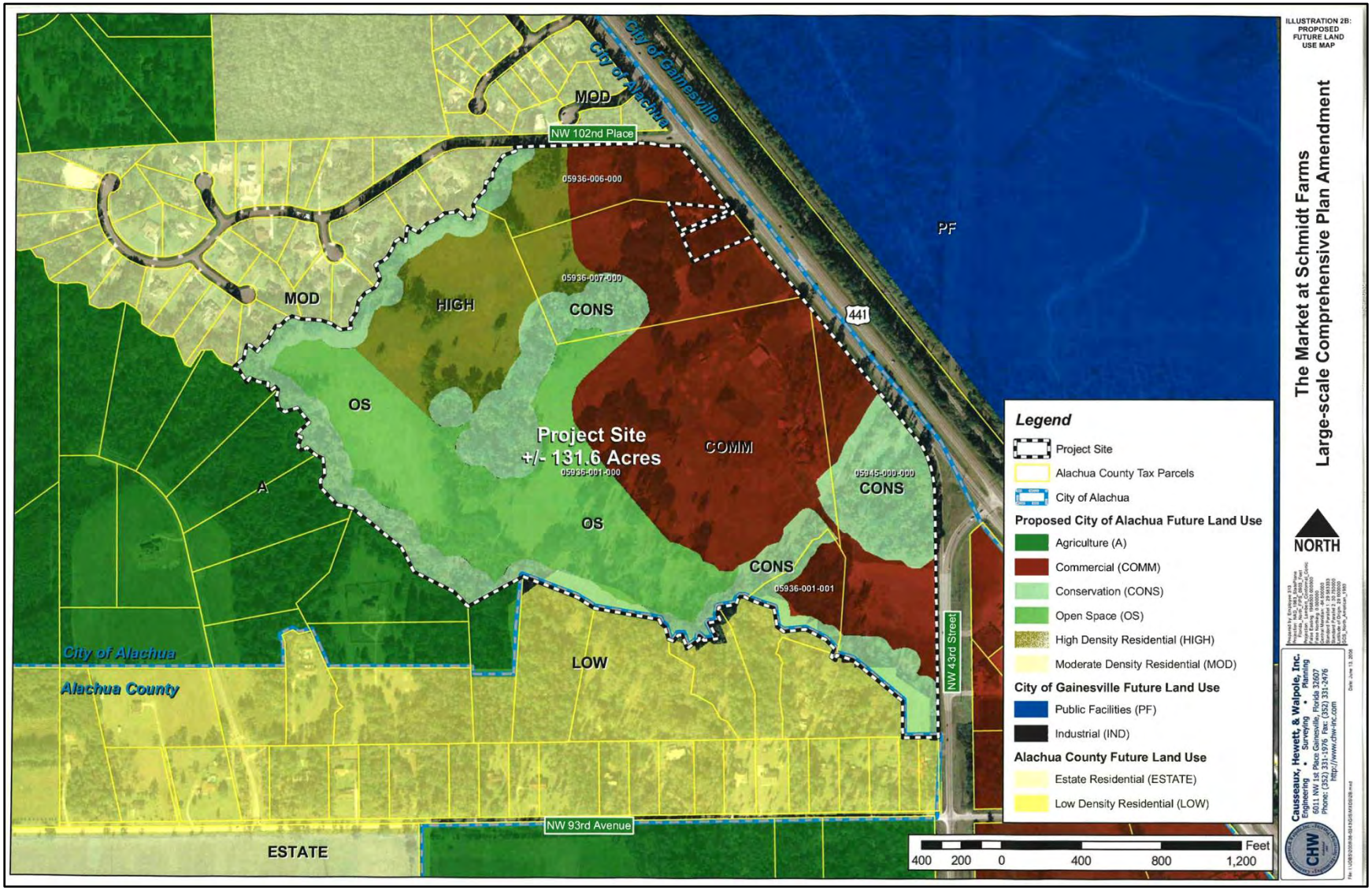


Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.

Land Use Area (Acres)				
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Residential	0.00	17.00	17.00	100.00
Commercial	39.37	51.45	12.08	30.68
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	36.38	36.38	100.00
Open Space	0.00	26.77	26.77	100.00
TOTAL	**131.60**	**131.60**		

shown in **Figure 5**. The conceptual ERP is presented to the District to conceptually address stormwater and wetland mitigation issues that will result during the construction phase of the project.

Assessment of Wetland Impacts

The Conceptual Development Plan for The Market at Schmidt Farms is presented in **Figures 6 and 7**. The proposed conceptual plan will result in 0.882 acres of direct wetland impacts, which will occur in four (4) areas of the project site (Figure 6). The impact areas nomenclature and association acreages are shown in **Table 3**. The plant community map for the project site is shown in **Figure 8.**

Table 3. Nomenclature and associated acreage of the impact areas in the proposed conceptual plan for The Market at Schmidt Farms.

Impact Area	Description	Polygon	FLUCCs Code	Impact Acreage
Area #1	Agricultural Pond & Drainage Ditch	17	535	0.777
Area #2	Existing Road Crossing	18	617.1	0.040
Area #3	Wetland “S”	16	660	0.064
Area #4	Wetland “T”	15	660	0.001
Total				**0.882**

To determine the amount of mitigation needed to offset the direct impacts proposed, the Unified Mitigation Assessment Method (UMAM) was used as described in Chapter 62-345 FAC. The Part II Quantification of Assessment (Impact or Mitigation) forms (Form 62.345.900[2] FAC) are included for each impact area in **Tables 4 through 7**, as follows:

Table 4 UMAM, Impact Area #1 (Agricultural Pond & Drainage Ditch)
Table 5 UMAM, Impact Area #2 (Road Crossing)
Table 6 UMAM, Impact Area #3 (Wetland “S”)
Table 7 UMAM, Impact Area #4 (Wetland “T”)

Figure 5. Existing zoning for The Market at Schmidt Farms project site and surrounding area.

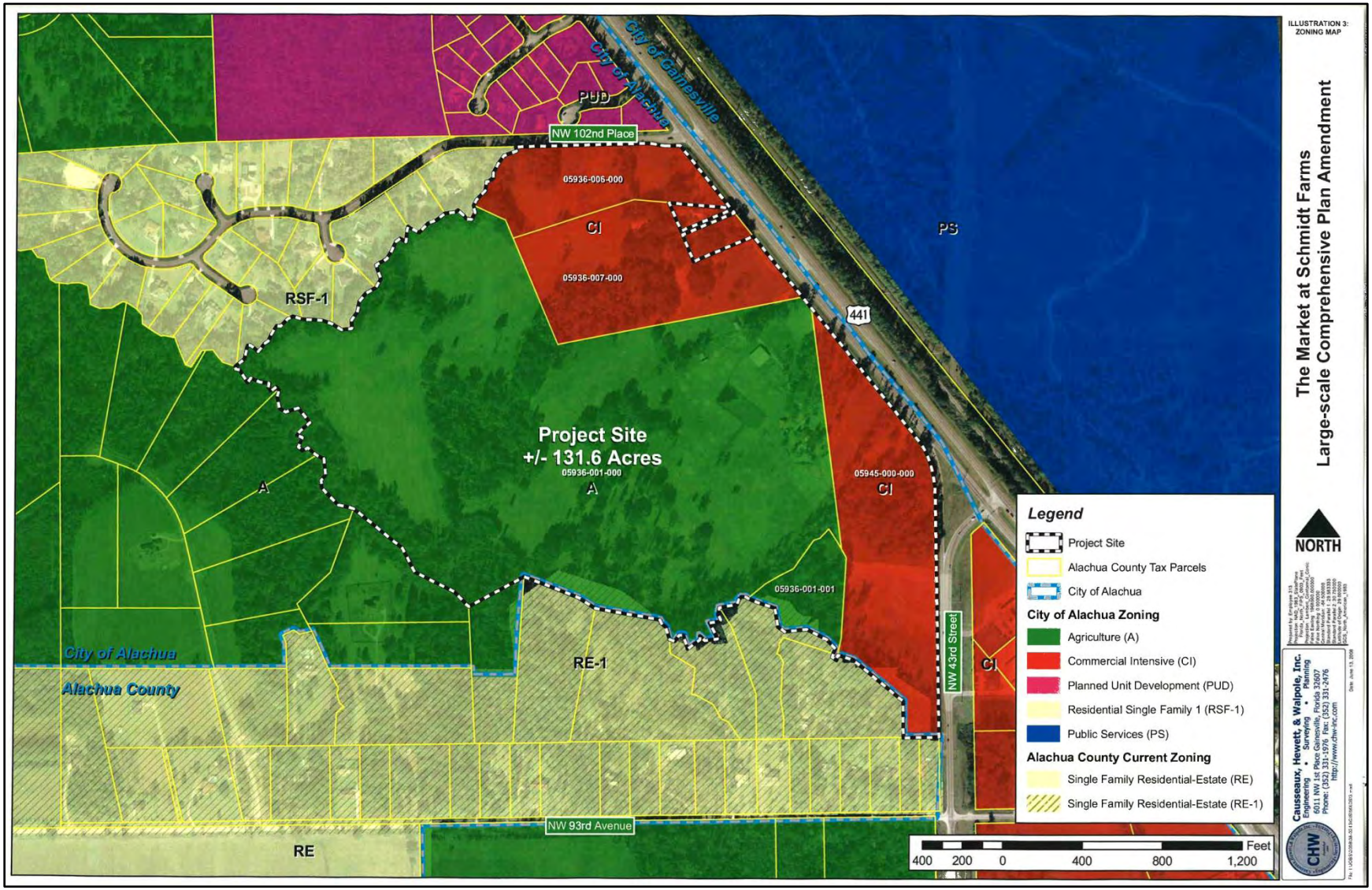


Figure 6. Conceptual Development Plan for The Market at Schmidt Farms (prepared by Lochrane Engineering, Inc.).

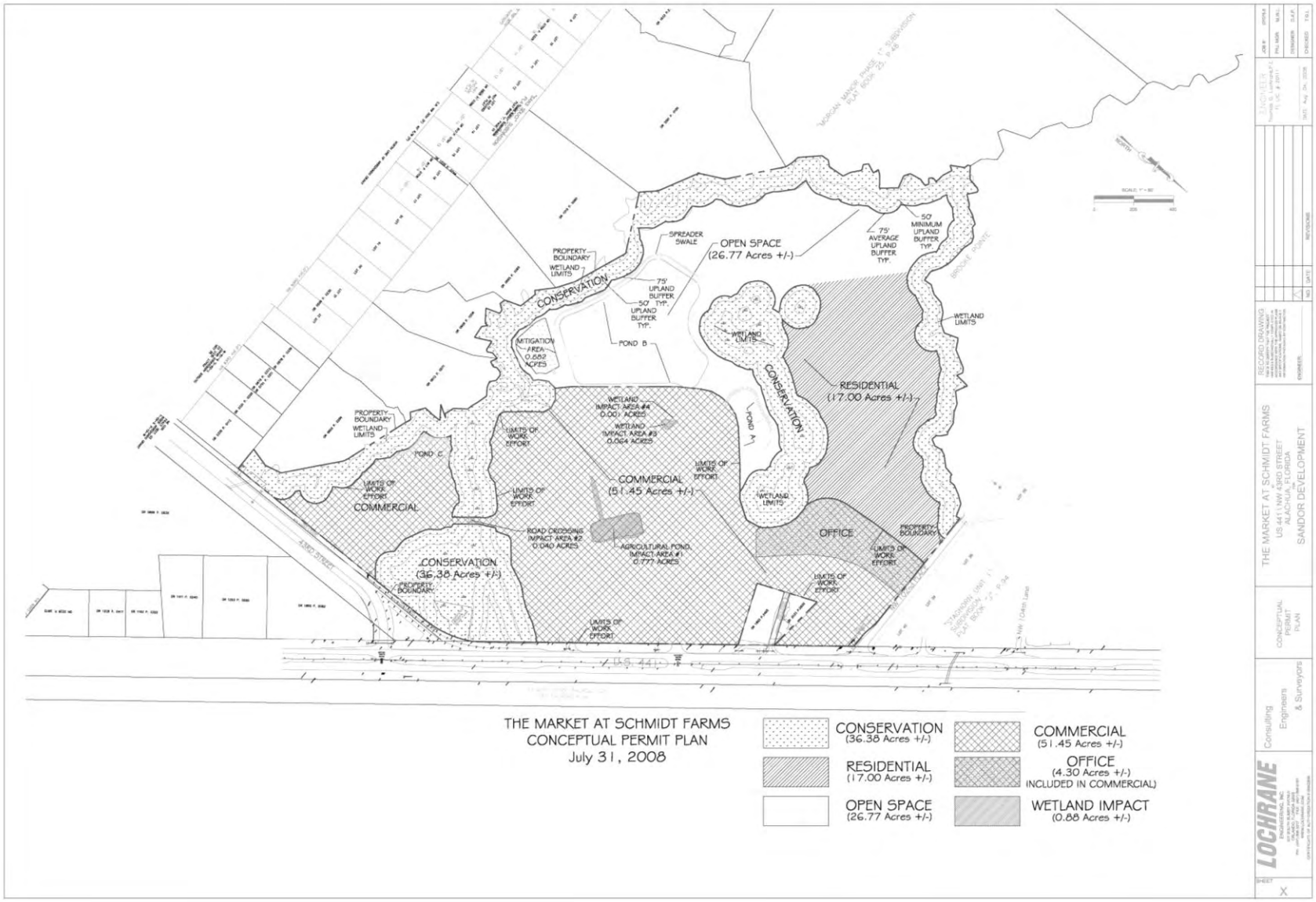


Figure 7. Conceptual Site Topographic Plan.

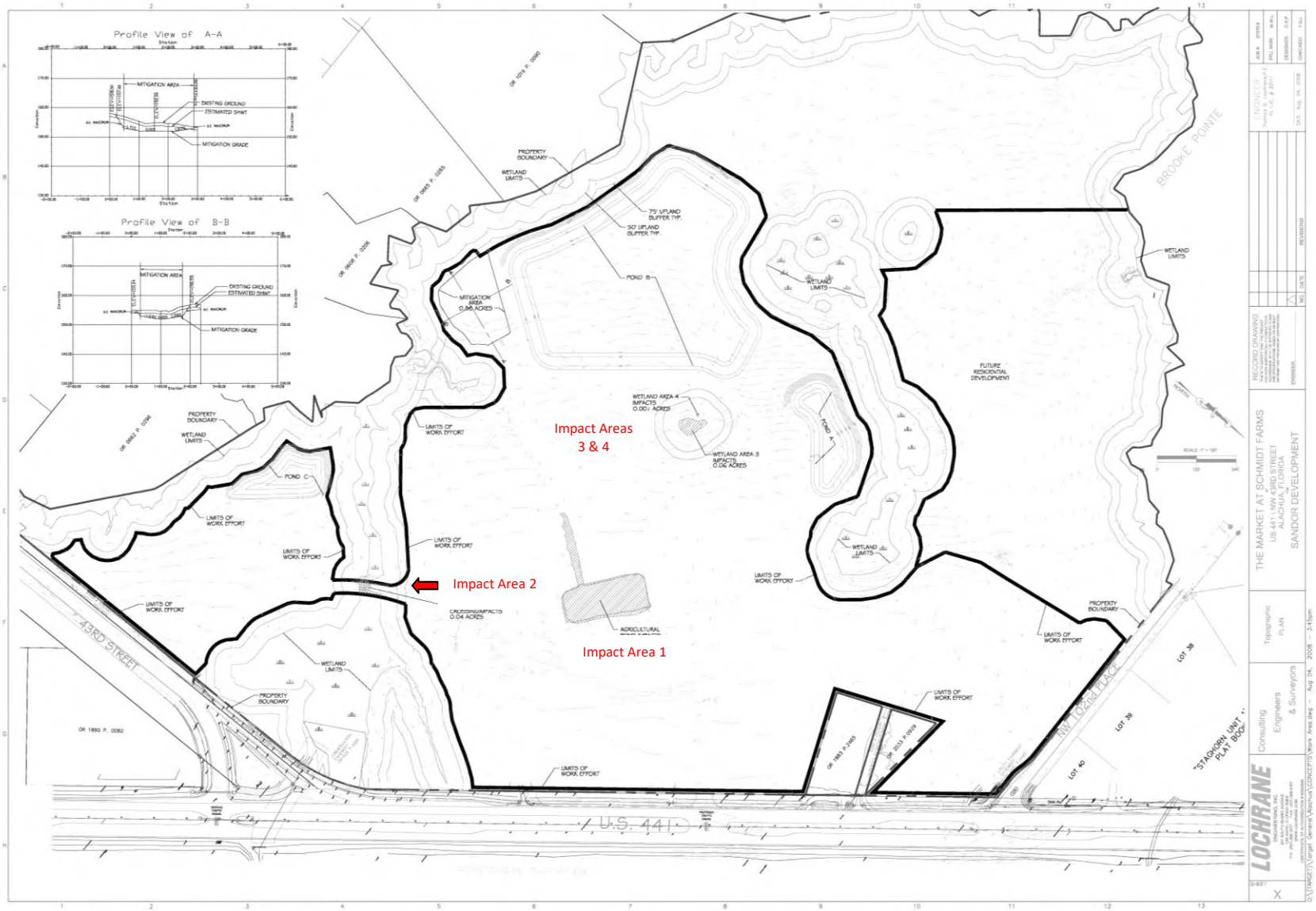


Figure 8. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

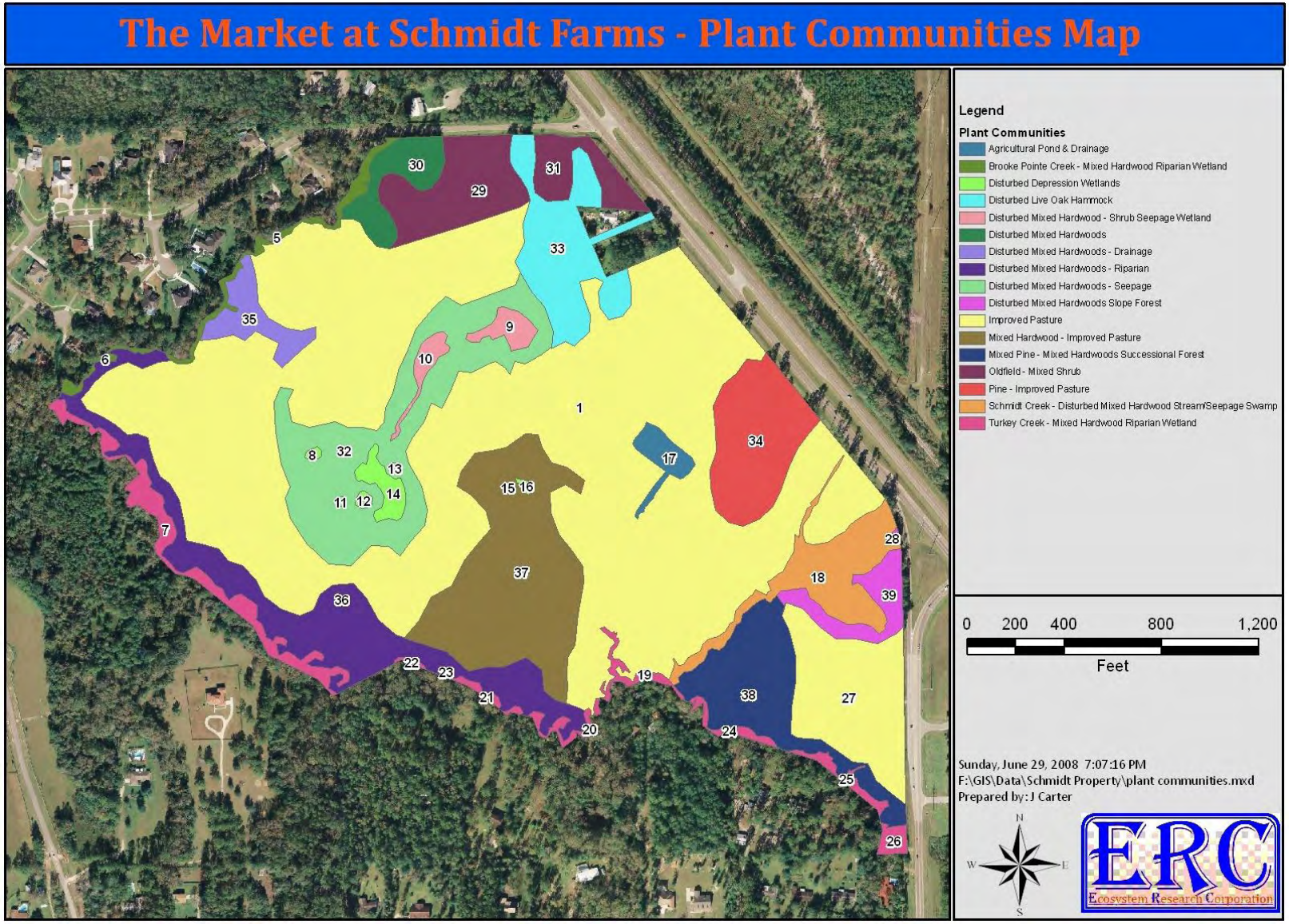


Table 4. Part II UMAM Assessment for Impact Area #1 - Agricultural Pond.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #1 - Agricultural Pond
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.777 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	The surrounding area is disturbed, extensively grazed bahiagrass (*Paspalum notatum*) pasture. Cattle use has occurred on the area since the 1940's. There is minimal landscape support for aquatic wildlife that use the pond.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 6	with: 0	This is a shallow pond excavated from a historic forested wetland. The area was excavated circa 1979. Fecal inputs to the pond are substantial, resulting in degraded water quality.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The water surface is covered with a variety of lemnids. The littoral zone is only sparsely colonized by the emergent species soft rush (*Juncus effusus*) and dotted smartweed (*Polygonum punctatum*).

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.533	with: 0	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = -0.414

Delta = [with-current]	If mitigation	For mitigation assessment areas
-0.533	Time lag (t-factor) = NA Risk factor = NA	RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 5. Part II UMAM Assessment for Impact Area #2 - Road Crossing.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #2 - Road Crossing
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.040 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0
This is a riparian mixed hardwood system that is heavily impacted by cattle use. The wetland area is surrounded by pasture. There is an existing road crossing at this location.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 0
The wetland in this area is an intermittent clear water stream in a well defined stream channel. Water quality is adversely affected by cattle inputs.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 0
The stream in the area has a canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), pignut hickory (*Carya glabra*), and loblolly pine (*Pinus taeda*). Groundcover vegetation has been adversely affected by cattle grazing.		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.028

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 6. Part II UMAM Assessment for Impact Area #3 - Wetland "S."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #3 - Wetland "S"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.064 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging. The wetland provides no aquatic habitat. The surrounding landscape provides minimal habitat support for aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.467	with: 0	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.030

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 7. Part II UMAM Assessment for Impact Area #4 - Wetland "T."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #4 - Wetland "T"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.001 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	6	0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging.
.500(6)(b)Water Environment (n/a for uplands)	4	0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.0004

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

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An extensive Environmental Resource Assessment report was prepared by ERC for this project site. The report details the existing conditions of the project site as related to plant communities, historical ecology, and threatened and endangered species. This report is provided as part of the conceptual ERP application under separate cover.

A brief description of each mitigation area is provided, as follows:

Impact Area #1 – Agricultural Pond & Drainage Area (0.777 Acres)

This is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 1 and 2**. Removal of this surface water results in a loss of 0.777 acres and functional loss of -0.414 credits (Table 4).

Photo 1. Panoramic view of the Agricultural Pond as seen looking northwest from the east side of the pond.



Photo 2. Panoramic view of the Excavated Ditch as seen looking southwest from the south perimeter of the pond.



Impact Area #2 – Road Crossing (0.040 Acres)

An access road is proposed that will provide access from NW 43rd Street (Figure 6) to the general development area. This access road will cross Schmidt Creek in an area where an existing crossing occurs. This crossing was constructed prior to 1937 and the general characteristics of the area are shown in **Photos 3 through 5.** The crossing occurs in an area where Schmidt Creek Swamp abruptly narrows into a well-defined riparian system (Figure 8). The groundcover vegetation in the area has been extensively disturbed by cattle foraging and water quality is continually affected by cattle waste inputs. The canopy is composed of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), sugarberry (*Celtis laevigata* Willd.), pignut hickory (*Carya glabra* [Mill.] Sweet), and southern magnolia (*Magnolia grandiflora* L.). The crossing will be a constructed bridge span to minimize impacts to the creek. Total direct impacts to occur equal 0.040 acres, but this includes all areas under the span, which overestimates the true fill area. The 0.040 presumed acreage loss results in a functional loss of -0.028 credits as calculated by UMAM (Table 5).

Photo 3. Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west.



Photo 4. Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south.



Photo 5. Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from the crossing.



Impact Area #3 – Wetland "S" (0.064 Acres)

This area is a small depressional wetland that is intermittently saturated during times of extensive rainfall. This wetland area occurs in a relic sinkhole area that appears as a small depression in the pasture characterized by gently rolling topography. The vegetation in the area has been adversely affected by more than 60 years of cattle activity. Currently, there is minimal wetland vegetation present that consists of dotted smartweed (*Polygonum punctatum* Ell.), soft rush (*Juncus effusus* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), elderberry (*Sambucus canadensis* L.), and common pokeweed (*Phytolacca americana* L.). There is extensive coverage of the exotic species tropical soda apple (*Solanum viarum* Dunal). The general habitat appearance of the wetland is shown in **Photos 6 to 7**. The project development will completely remove this wetland, resulting in 0.064 acres of direct impacts and functional loss of -0.030 credits (Table 6).

Photo 6. Panoramic view of the Depressional Wetland Areas 15 & 16 as seen looking west across the wetland (Photo taken November 2007).



Photo 7. Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from the southwest boundary of the wetland (Photo taken June 2008).



Impact Area #4 – Wetland "T" (0.001 Acres)

This is a very small wetland area that lies adjacent to but is isolated from Impact Area #3 (wetlands). The description for Impact Area #3 is sufficient to describe this area but it should be stated that the location of this area is almost imperceptible on the ground, appearing much like the surrounding pasture. The general nature of this wetland is shown in **Photo 8**. The project will result in the removal of this wetland, which results in a wetland loss of 0.001 acres and functional loss of -0.0004 credits (Table 7).

Photo 8. Panoramic view of Small Depressional Wetland 15 as seen looking northeast.



It should be noted that both wetland impact areas #3 and #4 are isolated wetlands and are less than 0.5 acres; therefore, they should be exempt from District mitigation requirements. However, the applicant will mitigate for these areas by wetland creation to ensure that no net loss of wetland acreage occurs in the Turkey Creek drainage basin.

Proposed Mitigation Options

The functional loss for each impact area has been determined based on the methods described in Chapter 62-345 FAC (UMAM). The functional loss for the impact areas is summarized in **Table 8**.

Table 8. Functional loss calculations for the impact areas on The Market at Schmidt Farms.

Impact Area	Description	Wetland Loss	Functional Loss
Area 1	Agricultural Pond & Drainage	0.777	-0.414
Area 2	Road Crossing	0.040	-0.028
Area 3	Wetland "S"	0.064	-0.030
Area 4	Wetland "T"	0.001	-0.0004
Total		0.882	-0.4724

To mitigate for the functional loss of -0.4724, there are several active and passive mitigation components proposed by the applicant to be considered by the District. These components are described, as follows:

Mitigation Component #1: Mitigation for Direct Impacts by Wetland Creation

The applicant proposes to create a 0.882-acre wetland (Figures 6 and 7) to mitigate 1:1 for all direct wetland impacts that occur as a result of the project. The total impacts equal 0.882 acres (Table 8). This mitigation proposal ensures that **no net loss** of wetland acreage occurs as a result of this project. Creation of 0.882 acres of wetland results in a functional gain of 0.344 credits (**Table 9**; i.e., FG = 0.390 RFG x 0.882 acres = 0.344 FG credits). The conceptual plan view and generalized cross-sections of the mitigation area are shown in Figure 7. The wetland cross-sections are shown in close-up in **Figures 9 and 10**.

Table 9. Part II UMAM Assessment for the Wetland Creation Area.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Wetland Creation Area
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (0.882 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 0	with: 6	The wetland will be created in an area which is presently pasture with a sparse canopy in some portions. The wetland will provide habitat and habitat support for a host of aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 0	with: 7	The wetland will have a surface water table which ranges from saturated to greater than 2 feet in depth. The majority of the wetland will be less than 1 foot deep.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 0	with: 7	The wetland will be planted with a host of herbaceous species to provide for high quality emergent habitat. Trees will be planted around the perimeter to provide for roosting habitat.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.667	

If preservation as mitigation,	For impact assessment areas
Preservation adjustment factor = NA	FL = delta x acres = NA
Adjusted mitigation delta = NA	

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.667	Time lag (t-factor) = 1.14	RFG = delta/(t-factor x risk) = 0.390
	Risk factor = 1.50	

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Figure 9. Close-up view of the wetland cross-section.

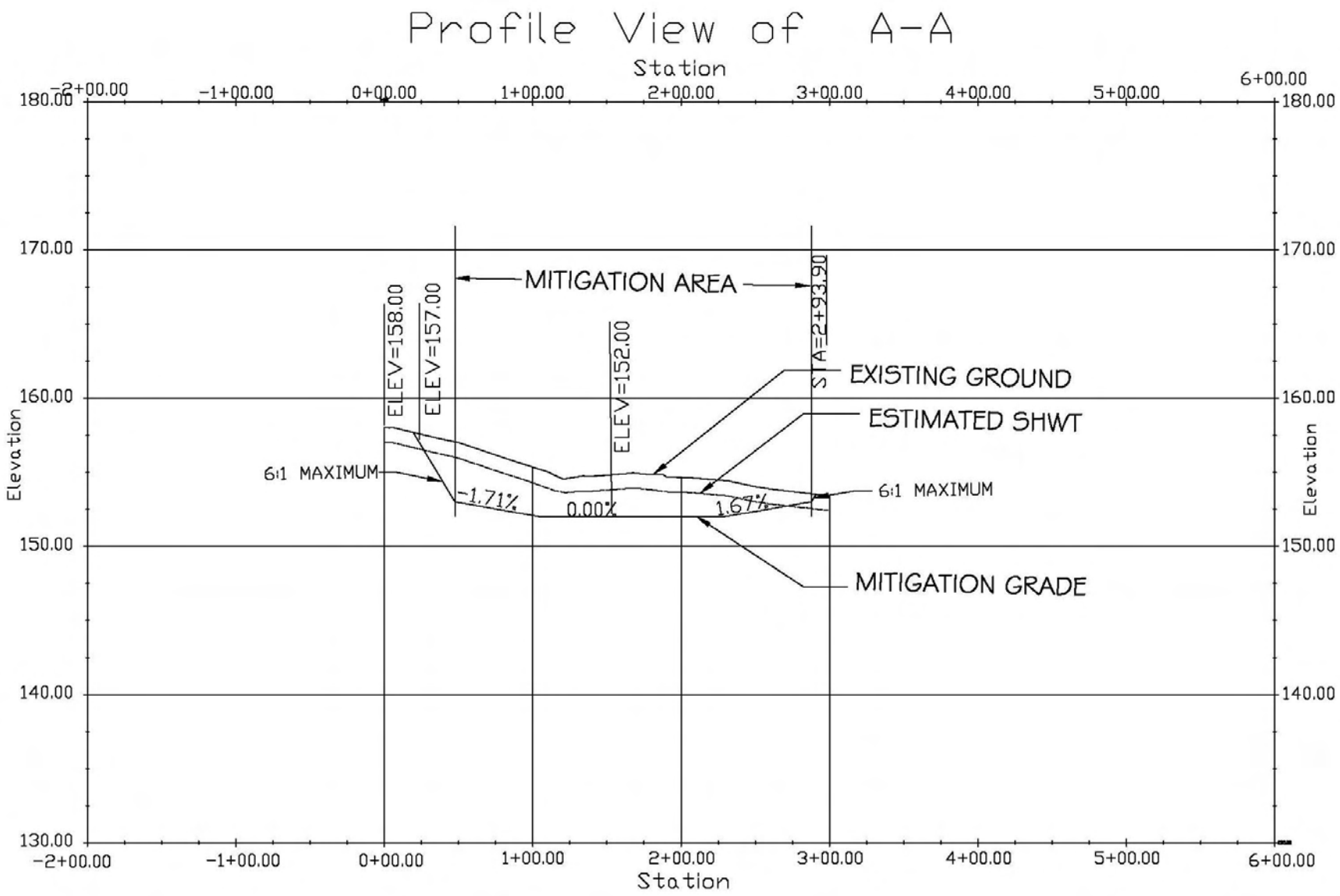
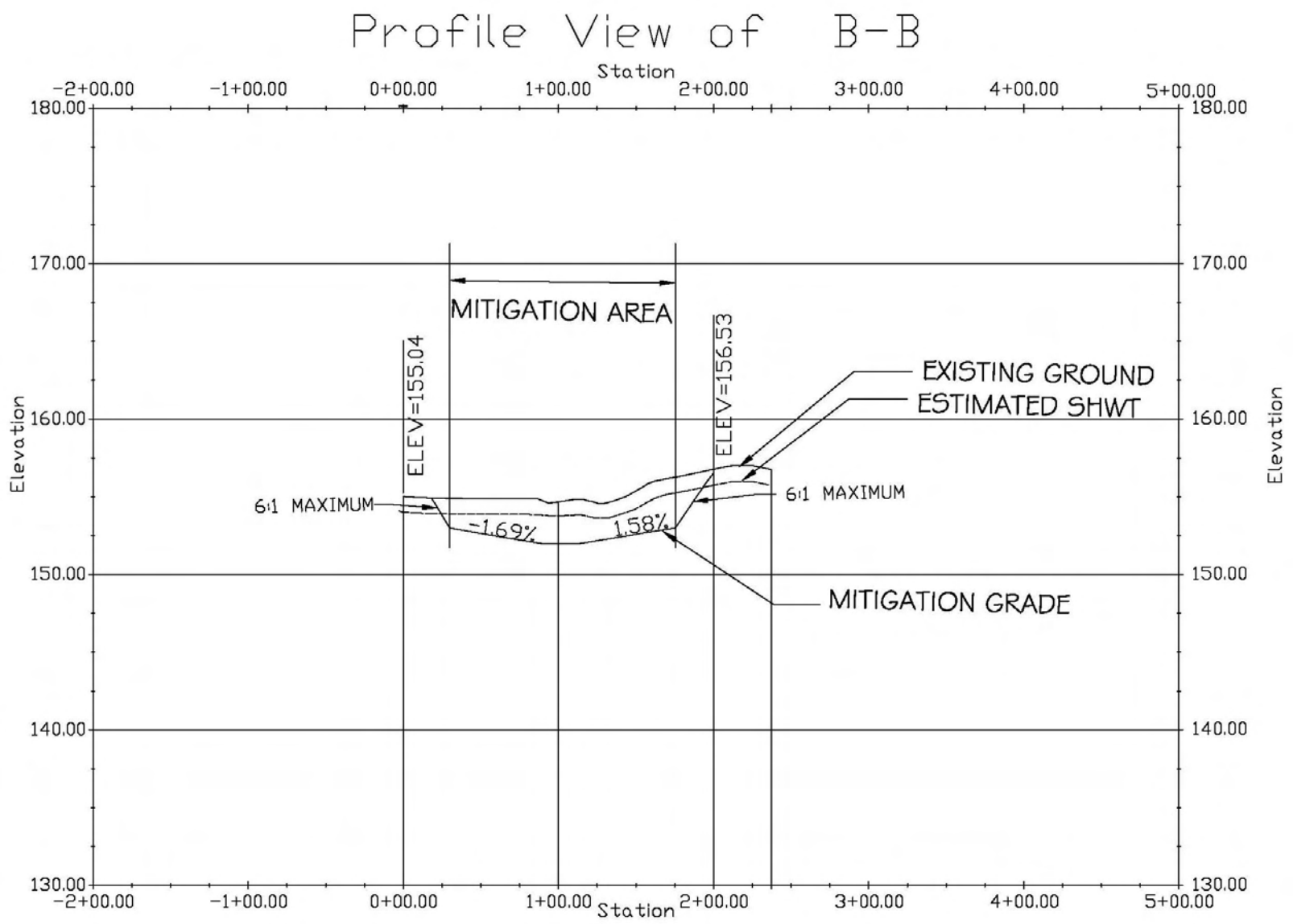


Figure 10. Close-up view of the wetland cross-section.



The mitigation area will be an herbaceous wetland that will be planted at a rate of 800 herbs/acre with a mix of the following species (**Table 10**):

Table 10. Species and planting zones for the mitigation area.

Species	Planting Zone*
Juncus effusus	-0.6 ft to + 1 ft
Spartina bakeri	0 ft to + 1 ft
Muhlenbergia capillaris	0 ft to + 1 ft
Panicum hemitomon	-1.0 ft to 0 ft
Saggitaria lancifolia	-1.5 ft to 0 ft
Pontederia cordata	-1.5 ft to 0 ft
Leersia hexandra	-1.0 ft to 0 ft
Nymphaea odorata	-3.0 ft to 0 ft

*Planting depths are relative to MHW elevations.

A total of 100 trees will be planted around the wetland perimeter to provide for water bird roosting habitat. Tree species will be bald cypress (*Taxodium distichum* [L.] L. Rich.), red maple (*Acer rubrum* L.), sweetgum (*Liquidambar styraciflua* L.) and Carolina ash (*Fraxinus caroliniana* Mill.). This mitigation plan will provide for higher quality and more expansive aquatic habitat than presently exists on site. The wetland will have at least 60% of the area with water depths ranging from 0 ft to -1 ft; 20% of the area will be between 1 and 2 ft deep with 20% being greater than 2 ft deep. This will ensure that both deep water and shallow, littoral zone habitat is provided in the creation area. The creation plan is designed to totally offset all direct impacts for wetland and surface water *acreage* that occurs on site. However, to totally offset all functional loss credits (-0.4724) would require a total of 1.211 acres of creation, calculated as follows:

$$Total\ Acres\ of\ Created\ Wetlands\ Needed = \frac{FL\ (Table\ 8)}{RFG\ (Table\ 9)}$$

$$= 0.4724 \div 0.390$$

$$= 1.211\ acres$$

The proposed creation provides for a total functional gain of *0.882 acres x 0.390 RFG = 0.344 credits*. This results in a deficit of *0.4724 – 0.3440 = 0.1284 credits*. The remaining 0.1284 functional loss credits will be offset passively and provided by the land use contained in the final design of the project. The functional loss will be provided, described as follows:

Mitigation Component #2: Conservation Land Use

The applicant has proposed a land use change to the City of Alachua for this project site. As part of this Land Use Application, all creeks and wetlands on site will be placed in a

conservation land use where no future development activity will be allowed. This conservation land use totals 36.38 acres (**Figure 11; Table 11**), which equals 27.6% of the project site. In addition, 26.77 acres will be placed in an Open Space Land Use where no development is allowed but stormwater management ponds will be placed in certain areas of this land use (Figure 11). The total conservation and open space equals 63.15 acres, or 47.9% of the project area. Examples of the habitat contained in this conservation area is shown in **Photos 9 through 12**. The conservation area includes buffers that extend 75 ft from the wetland line, which is far in excess of the district requirements. The extent of the conservation area is shown in Figure 11 with wetlands and buffers. There are also additional upland areas included in the conservation area that extend landward beyond the 75-ft buffer. These buffers (**Photos 13 and 14**) are now primarily pasture heavily affected by cattle. These buffers and wetlands will be allowed to succeed naturally to develop into native, forested systems. After removal of cattle, groundcover in these areas will recover quickly and forests will grow and water quality will be enhanced due to removal of significant cattle waste inputs.

Because the City of Alachua will not allow future activity in this area, a Conservation Easement should not be required. The enhancement of this area results in a total functional gain of 2.11 credits (0.058 RFG x 36.38 acres) (Table 11), which is scored very conservatively and significantly offsets the deficit of 0.1284 functional loss credits by a factor of 16.4 : 1 (2.110 ÷ 0.1284). This mitigation component also totally offsets the total functional loss for the entire project, which equals -0.4724 (Table 8).

Mitigation Component #3: Extended Wetland Buffers

As previously discussed, the conservation land use area includes all wetlands and buffers extending 75 ft from the wetland boundary. This is far in excess of the 25-ft buffer required by the District. If a UMAM is performed on just the buffer area extending from 25 to 75 ft (Figure 11) from the wetland area, the following functional gain (**Table 12**) is realized:

$$Total\ functional\ gain = 15.65\ acres\ x\ 0.117\ RFG = 1.831$$

Again, this placement of upland buffers (established beyond the District's regulatory boundary) results in a functional gain of 1.831 credits, which offsets the functional loss deficit of 0.1284 by a factor of 14.3 : 1. The functional gain of 1.831 also is sufficient to offset the total functional loss for the project of 0.4724 acres.

Figure 11. Proposed Conservation and Open Space Future Land Use Areas for The Market at Schmidt Farms project site.

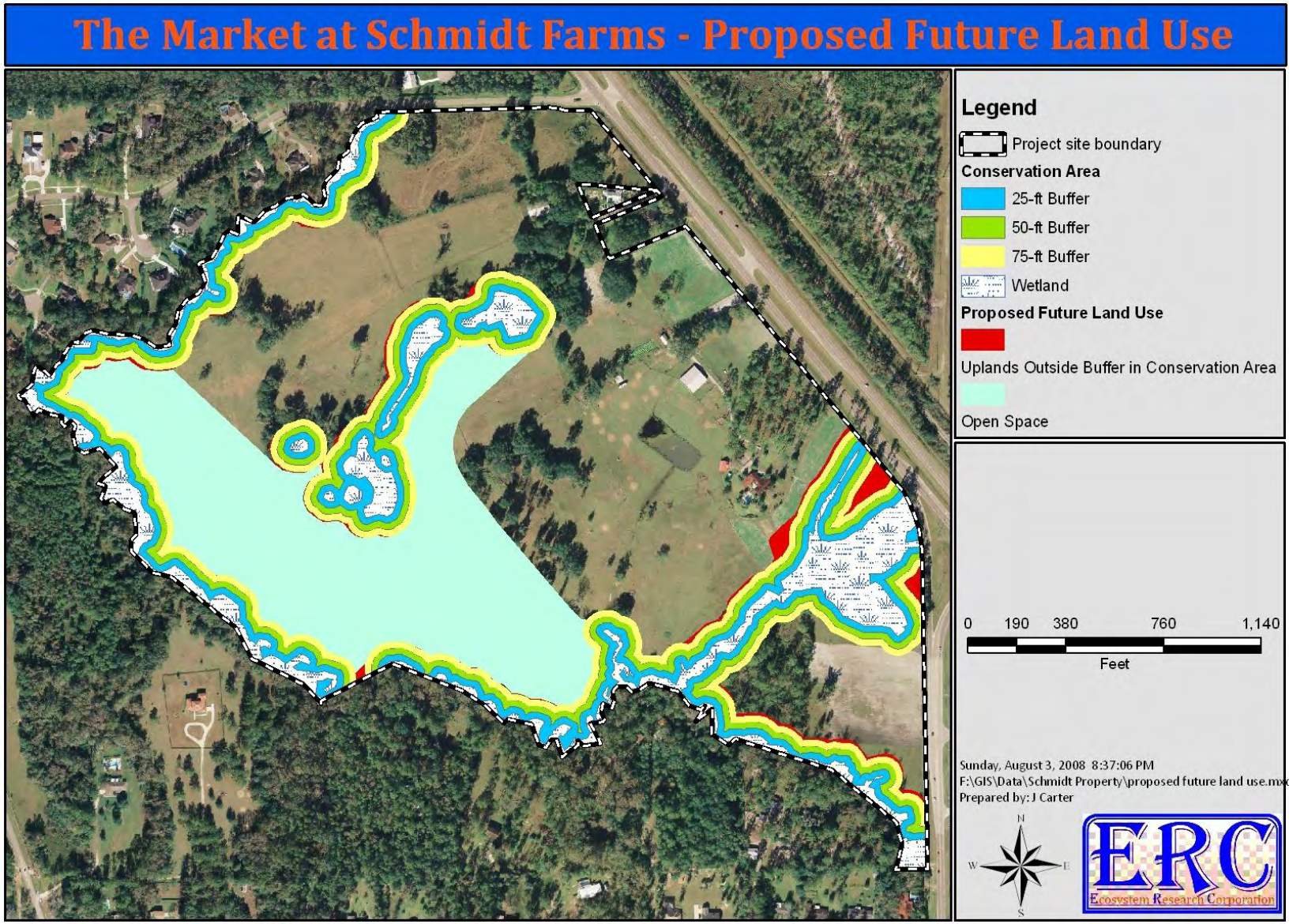


Table 11. Part II UMAM Assessment of Conservation Area #1.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Conservation Area #1
Impact or Mitigation: Mitigation (36.38 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	The conservation land use will be placed on 36.38 acres of upland and wetland areas where an agricultural land use currently exists. Cattle will be removed and the area, through natural succession, will be allowed to return to a more natural plant community assemblage.	0	1
.500(6)(b)Water Environment (n/a for uplands)	The surface and surficial groundwater quality will improve because direct effects of cattle grazing and foraging are removed.	0	1
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Plant community structure will improve due to removal of cattle, thus allowing recolonization of native groundcover species in both the wetlands and associated upland buffers.	0	1

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	3	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres =NA

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.058

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Photo 9. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp (Polygon 18) as seen looking east to southeast across the wetland.



Photo 10. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp (Polygon 18) as seen looking west to northwest across the wetland.



Photo 11. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygon 9) as seen looking southwest across the wetland.



Photo 12. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygons 9 and 32) as seen looking northeast across the wetland-upland boundary.



Photo 13. Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast.



Photo 14. Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196.



Table 12. Part II UMAM Assessment for the Buffer Areas.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Upland Buffer (25' to 75' in width)
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (15.65 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 4	with: 7	The buffer extending from 25 to 75 feet from the wetland is being placed in a conservation landuse for the City of Alachua. This is pasture and will be allowed to succeed naturally. This area is outside of the jurisdiction of the Suwannee River Water Management District.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: NA	with: NA	Water quality inflows to wetland creek areas will be improved by removal of cattle.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 7	Vegetation will succeed naturally from pasture or cattle affected disturbed forested areas to natural forested areas.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.267	with: 0.467	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = NA
Delta = [with-current]: 0.2		If mitigation Time lag (t-factor) = 1.14 Risk factor = 1.50	For mitigation assessment areas RFG = delta/(t-factor x risk) = 0.117

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Mitigation Component #4: Creation of Stormwater Basins

A fourth mitigation component to consider, which is a result of the project development and not an active mitigation plan, is the construction of stormwater basins on the site. The project will result in creation of three (3) storm basins that total 6.883 acres (Figures 6 and 7)

Pond A	0.4794 acres
Pond B	6.2080 acres
Pond C	0.1956 acres
Total	**6.883 acres**

These ponds, which provide for stormwater treatment, will also provide significant on-site aquatic habitat. The impacts that occur on site occur to a very disturbed agricultural pond, or surface water. This pond accounts for 88% (0.777 acres ÷ 0.882 acres = 88%) of the total impacts that occur on site; therefore, some consideration should be given for credit obtained by storm pond construction to mitigate for surface water habitat losses as a result of filling the pond. The UMAM (**Table 13**) calculated for the storm pond construction provides for 1.542 functional gain credits (0.224 RFG x 6.883 acres), which offsets the deficit functional loss credits of 0.1284 by a factor of 12.0 : 1 (1.542 ÷ 0.1284). These ponds will be constructed as wet ponds adjacent to conservation areas and contained in the open space land use. They will provide aquatic dependent animal habitat and provide for aquatic landscape support for the onsite creek systems that are much better than the existing landscape provides for today.

Summary

The proposed project will result in the loss of 0.882 acres of wetlands and surface waters. This acreage loss is equivalent to a functional loss of -0.4724 credits as calculated by UMAM. The loss, as compared to the functional gain described in this report, is summarized as follows:

Impacts	Acreage	Functional Loss
Wetland/Surface Water Impacts	0.882	-0.4724
Mitigation Components		
#1: Creation	0.882	+0.344
#2: Conservation Area	36.38	+2.110
#3: Extended Buffers	15.65	1.831
#4: Storm Pond Creation	6.883	1.542

As can be seen by this summary, Mitigation Components 2, 3, or 4 are individually sufficient to offset mitigation requirements as determined by UMAM. All components are being performed passively as a result of this project. The creation Component is being performed to ensure that ***no net loss of wetlands*** occurs in the drainage basin.

Table 13. Part II UMAM Assessment for the Stormwater Ponds.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Stormwater Ponds
Impact or Mitigation: Mitigation (6.883 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	0	4	The storm ponds will be wet systems constructed in uplands that are primarily designated as open space land use and will be adjacent to conservation areas. The ponds will provide much greater landscape support to the adjacent aquatic habitats than what exists in the present condition.
.500(6)(b)Water Environment (n/a for uplands)	0	4	The ponds will be permanently wet and provide for permanent on-site aquatic habitat.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	0	4	The ponds will provide foraging habitat for a host of listed bird species as well as permanent habitat for aquatic fish, turtles, reptiles and amphibians.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.4	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = NA

Delta = [with-current]
0.4

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.224

Form 62-345.900(2), F.A.C. [effective date]

ATTACHMENT 6: Completeness Summary Issued 5 September 2019

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 5, 2019

Also sent by electronic mail to jmontalto@windstream.net

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

RE: Completeness Review for:
- 121 Acre Traditional Neighborhood Development (TND) Large Scale Comprehensive Plan Amendment (LSCPA)
- 121 Acre Traditional Neighborhood Development (TND) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Montalto:

On August 29, 2019 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the 121 Acre Traditional Neighborhood Development (TND), which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Traditional Neighborhood Development (PD-TND) on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Unless otherwise noted, this information must be submitted not later than 5 PM on September 12, 2019. If the requested information is not provided within the timeframe provided, the application shall be considered incomplete.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Application was not signed or notarized. Please submit a signed and notarized application form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
2. Rezoning Application:
    a. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. Environmental Reports are dated from 2008. Updated and revised reports are required as conditions have changed on the site. This comment will be included with the Development Review Team comments associated with this application. The updated reports may be submitted with future resubmittal.

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

Sincerely,

Adam Hall, AICP
Planner

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

ATTACHMENT 7: Completeness Summary Issued 30 September 2021

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under 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. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that 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. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that 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 rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that 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. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.
17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.
e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.
f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.
   b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM
Subject : Updated US 441 Traditional Neighborhood Traffic Study
To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

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

ATTACHMENT 8: Information for Planning and Consultation (IPaC) Online Consultation

United States Department of the Interior

FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To: August 29, 2021
Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND
Project Type: DEVELOPMENT
Project Description: 121-acre project site in consideration for a Traditional Neighborhood Development

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@29.7441333,-82.39379557863518,14z



Counties: Alachua County, Florida

Endangered Species Act Species

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon corais couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise *Gopherus polyphemus* Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander *Ambystoma cingulatum*	Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.
Species profile: https://ecos.fws.gov/ecp/species/4981

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 **4**-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

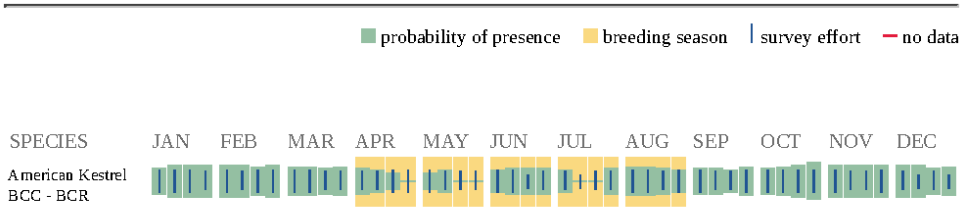
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

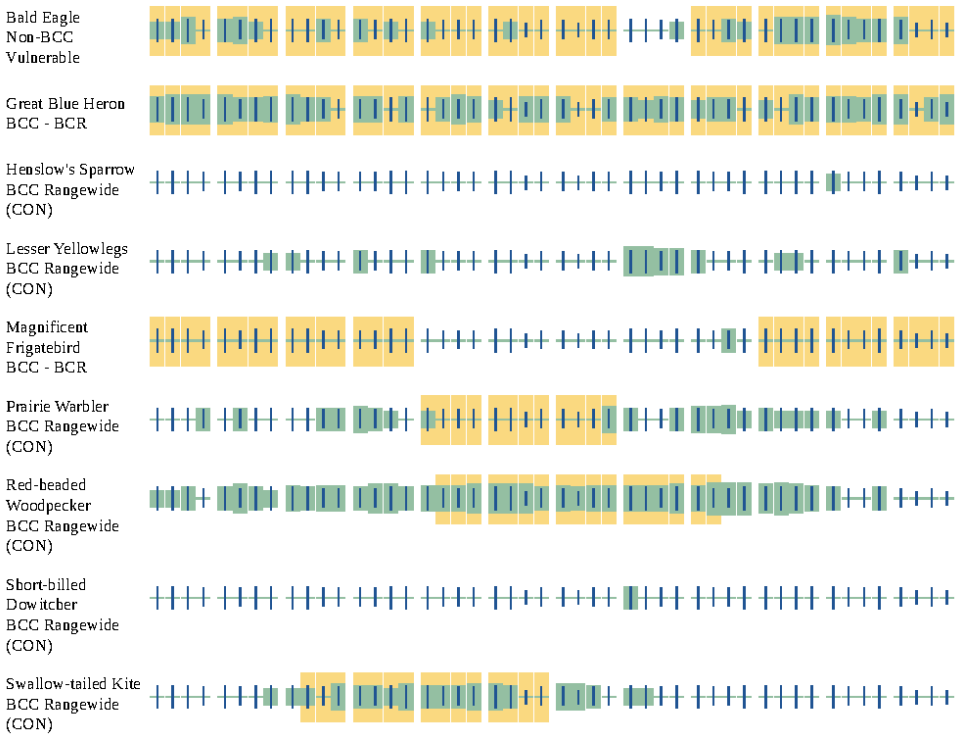
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding

in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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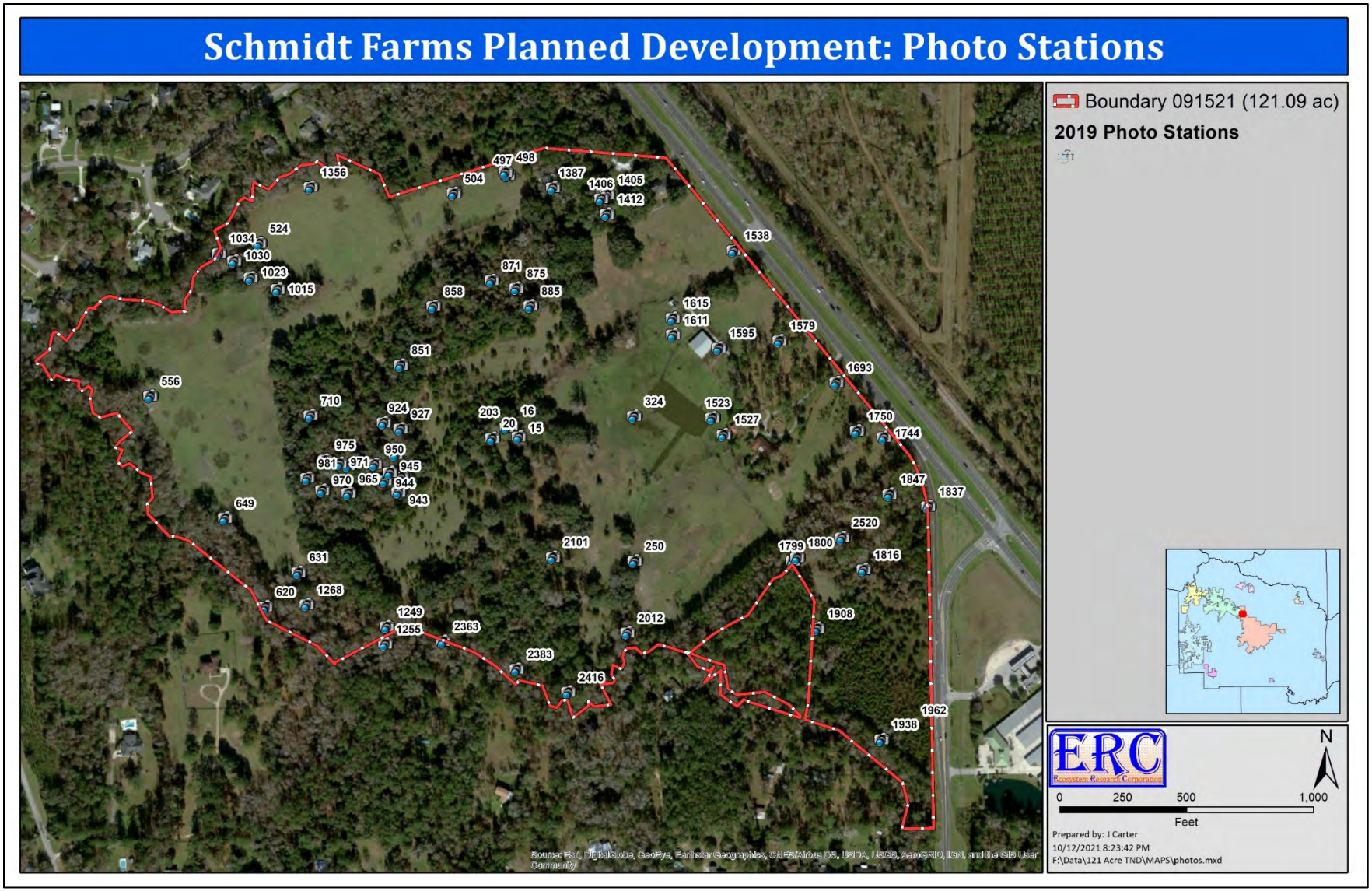


Figure A–1. Locations where photos were taken showing current habitat conditions on the Planning Parcel.



Photo 1. **View of Man-made Intermittent Pond at GPS location 15 (polygon 29) as seen looking southeast on 4 November 2019.**



Photo 2. **View of Non-Wetland Surface Water 5 at GPS location 16 (polygon 11) as seen looking northwest on 4 November 2019.**



Photo 3. **View of Non-Wetland Surface Water 5 at GPS location 203 (polygon 11) as seen looking east on 4 November 2019.**



Photo 4. **View of Non-Wetland Swale 2 at GPS location 20 (polygon 17) as seen looking southwest on 4 November 2019. This is overflow channel from polygon 11 that flows into the ground.**



Photo 5. **View of a Non-Wetland Surface Water Depression at GPS location 250 (polygon 9) as seen looking east on 4 November 2019.**



Photo 6. **View of Improved Pasture Habitat at GPS location 324 as seen looking east-southeast on 4 November 2019.**



Photo 7. **View of cattle within Improved Pasture Habitat as seen on 5 November 2019.**

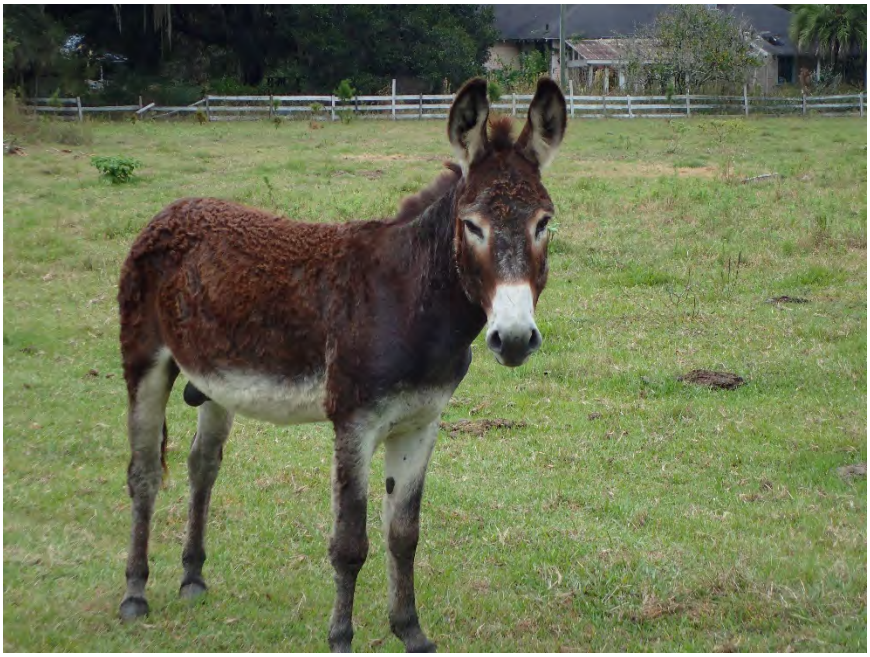


Photo 8. **View of donkey within Improved Pasture Habitat as seen on 5 November 2019.**



Photo 9. **View of donkey pair (Ed & Jed) within Improved Pasture Habitat as seen on 5 November 2019.**



Photo 10. **View of cattle within Improved Pasture Habitat as seen on 5 November 2019.**



Photo 11. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking southwest on 5 November 2019.**



Photo 12. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019.**



Photo 13. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019.**



Photo 14. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking south on 5 November 2019.**



Photo 15. **View of buried cattle dipping vat and surrounding Pasture Habitat at GPS location 497 as seen looking north on 5 November 2019.**



Photo 16. **Panoramic view of Improved Pasture Habitat at GPS location 498 as seen looking southwest on 5 November 2019.**



Photo 17. **View of Excavated Pit and Agricultural Trash at GPS location 504 as seen looking east on 5 November 2019.**



Photo 18. **Panoramic view of Improved Pasture Habitat at GPS location 524 as seen looking northwest–northeast on 5 November 2019.**



Photo 19. **Panoramic view of large depression with small, excavated pits within Improved Pasture Habitat at GPS location 556 as seen looking northwest–northeast on 5 November 2019.**



Photo 20. **View of excavated pit within Landscape Depression at GPS location 556 as seen looking east on 5 November 2019.**



Photo 21. **View of excavated pit within Landscape Depression at GPS location 556 as seen looking north on 5 November 2019.**



Photo 22. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 23. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 24. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 25. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 26. **View of Turkey Creek 9 (polygon 28) in vicinity of GPS location 649 as seen on 5 November 2019.**



Photo 27. **View of Turkey Creek 9 (polygon 28) in vicinity of GPS location 649 as seen on 5 November 2019.**



Photo 28. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



Photo 29. **View of large, exposed culvert in Turkey Creek near GPS location 620 as seen on 5 November 2019.**



Photo 30. **View of large, exposed culvert in Turkey Creek near GPS location 620 as seen on 5 November 2019.**



Photo 31. **View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 32. **View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 33. **View of Turkey Creek 9 (polygon 28) as seen in vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 34. **View of outer margin of floodplain at pasture boundary in the vicinity of GPS location 620 as seen on 5 November 2019.**



Photo 35. **View of Improved Pasture Habitat at GPS location 631 as seen looking northwest on 5 November 2019.**



Photo 36. **View of road crossing that traverses Non-Wetland Surface Water 11 (polygon 6) at GPS location 851 as seen looking east on 5 November 2019.**



Photo 37. **View of road crossing at Non-Wetland Surface Water 11 at GPS location 851 as seen looking north along polygon 6 on 5 November 2019. View is north toward upstream area.**



Photo 38. **View of road crossing at Non-Wetland Surface Water 11 at GPS location 851 as seen looking north along polygon 6 on 5 November 2019. View is south toward downstream area.**



Photo 39. **View of Mixed Hardwood-Successional Wetland 2 (polygon 30) at GPS location 858 as seen looking southwest on 6 November 2019. Frame 054**



Photo 40. **View of southeast defined basin boundary of Mixed Hardwood-Successional Wetland 3 (polygon 31) at GPS location 871 as seen on 6 November 2019.**



Photo 41. **View of Mixed Hardwood-Successional Shrubby Wetland Area 3 (polygon 31) at GPS location 875 as seen looking southeast on 6 November 2019.**



Photo 42. **View of Mixed Hardwood-Successional Shrubby Wetland Area 3 (polygon 31) at GPS location 875 as seen looking west on 6 November 2019.**



Photo 43. **View of Mixed Hardwood-Successional Wetland 3 (polygon 31) at GPS location 885 as seen looking northeast along wetland boundary on 6 November 2019.**



Photo 44. **Panoramic view of Mixed Hardwood-Successional Wetland 4 (polygon 32) at GPS location 924 as seen looking northeast on 6 November 2019.**



Photo 45. **View of Mixed Hardwood-Successional Wetland 4 groundcover (polygon 32) at GPS location 927 as seen looking north along wetland/upland boundary on 6 November 2019.**



Photo 46. **Panoramic view of Mixed Hardwood-Successional Intermittent Wetland 4 groundcover (polygon 32) at GPS location 932 as seen looking east toward upland boundary on 6 November 2019.**



Photo 47. **Panoramic view of Intermittent Pond area within wetland 4 (polygon 32) at GPS location 943 as seen looking northeast on 6 November 2019.**



Photo 48. **View of Non-Wetland Surface Water 8 (polygon 14) at GPS location 943 as seen looking south on 6 November 2019.**



Photo 49. **View of Intermittent Wetland 4 (polygon 32) at GPS location 944 as seen looking north on 6 November 2019.**



Photo 50. **View of Intermittent Wetland 4 (polygon 32) at GPS location 945 as seen looking northwest on 6 November 2019.**



Photo 51. **View of Intermittent Wetland 4 (polygon 32) at GPS location 950 as seen looking south on 6 November 2019.**



Photo 52. **View of Intermittent Wetland 4 (polygon 32) at GPS location 957 as seen looking northeast on 6 November 2019.**



Photo 53. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking northeast from GPS location 965 on 6 November 2019.**



Photo 54. **Panoramic view of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 965 on 6 November 2019.**



Photo 55. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 970 on 6 November 2019.**



Photo 56. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking east from GPS location 970 on 6 November 2019.**



Photo 57. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 971 on 6 November 2019.**



Photo 58. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 975 on 6 November 2019.**



Photo 59. **View of Intermittent Wetland 4 Habitat (polygon 32) as seen looking north from GPS location 981 on 6 November 2019.**



Photo 60. **View of Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1015 on 6 November 2019.**



Photo 61. **View of Non-Wetland Swale 1 (polygon 16) as seen looking west from GPS location 1015 on 6 November 2019.**



Photo 62. **View of boundary of Brooke Pointe Creek 1 (polygon 1) and Non-Wetland Swale 1 (polygon 16) as seen looking west from GPS location 1030 toward creek on 6 November 2019.**



Photo 63. **View of boundary of Brooke Pointe Creek 1 (polygon 1) and Non-Wetland Swale 1 (polygon 16) as seen looking east from GPS location 1030 toward uphill area of swale (polygon 16) on 6 November 2019.**



Photo 64. **View toward downstream area of Brooke Pointe Creek 1 (polygon 1) as seen looking south from GPS location 1034 on 6 November 2019. Between polygons 16 (GPS 1030) and polygon 1 (GPS 1024) there is a man-made, excavated channel that connects swale to creek.**



Photo 65. **View of Turkey Creek 8 (polygon 27) as seen looking upstream from GPS location 1249 on 6 November 2019.**



Photo 66. **View of Turkey Creek 8 (polygon 27) as seen looking downstream from GPS location 1249 on 23 November 2019.**



Photo 67. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northwest from GPS locations 1255 and 1268 on 23 November 2019.**



Photo 68. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northeast from GPS locations 1255 and 1268 on 23 November 2019.**



Photo 69. **View of Improved Pasture Habitat (polygon 33) in area of GPS location 1356 as seen looking north on 23 November 2019.**



Photo 70. **View of Improved Pasture Habitat (polygon 33) in area of GPS location 1356 as seen looking north on 23 November 2019.**



Photo 71. **Panoramic view to east of Improved Pasture Habitat (polygons 33 and 39) as seen at GPS location 1356 on 23 November 2019.**



Photo 72. **View of agricultural structure at GPS location 1387 as seen on 23 November 2019.**



Photo 73. **View of agricultural structure at GPS location 1387 as seen on 23 November 2019.**



Photo 74. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1405 on 23 November 2019.**



Photo 75. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1406 on 23 November 2019.**



Photo 76. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1412 on 23 November 2019.**



Photo 77. **Panoramic view of discharge pipe that historically routed laundry water and used greenhouse water from the greenhouse work area at the northeast corner of the pond (Man-made Surface Water 1 [polygon 3]) at GPS location 1527 as seen on 23 November 2019. The pipe discharges into the pond at GPS location 1523.**



Photo 78. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 79. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 80. **View of building used for greenhouse and past laundry activities at GPS location 1527 as seen looking east on 23 November 2019.**



Photo 81. **View of Man-made Surface Water 1 (pond; polygon 3) at GPS location 1523 as seen looking northwest on 23 November 2019.**



Photo 82. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southeast on 23 November 2019.**



Photo 83. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southwest on 23 November 2019.**



Photo 84. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking west on 23 November 2019.**



Photo 85. **Panoramic view of Pine-Improved Pasture Habitat at GPS location 1579 (polygon 42) as seen looking southeast on 23 November 2019.**



Photo 86. **View of access roadway at GPS location 1595 (polygon 33) as seen looking northwest on 23 November 2019.**



Photo 87. **View of agricultural building at GPS location 1595 as seen looking west on 23 November 2019.**



Photo 88. **View of access roadway at GPS location 1595 as seen looking southeast on 23 November 2019.**



Photo 89. **View of 4-in. agricultural supply well at GPS location 1611 as seen on 23 November 2019.**



Photo 90. **View of cinder block building at GPS location 1615 as seen on 23 November 2019.**



Photo 91. **View of Improved Pasture Habitat (polygon 33) with invasive loblolly pine (*Pinus taeda*), loblolly pine seedlings, and saplings at GPS location 1693 as seen looking southeast on 23 November 2019.**



Photo 92. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 93. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking southeast on 23 November 2019.**



Photo 94. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 95. **View of Schmidt Creek Wetland (polygon 19) as seen looking upstream (north) from bridge at GPS location 1799 on 23 November 2019.**



Photo 96. **View of Schmidt Creek surface water (polygon 18) as seen looking southwest from GPS location 1799 on 23 November 2019.**



Photo 97. **View of roadway and culvert constructed across Schmidt Creek between polygons 18 and 19 at GPS location 1799 as seen on 23 November 2019.**



Photo 98. **Panoramic view of Schmidt Creek Wetland-Mixed Hardwood Wetland (polygons 19 and 47) as seen looking northwest–northeast from GPS location 1816 on 23 November 2019.**



Photo 99. **View of culvert under US 441 as seen looking northeast from GPS location 1837 (polygon 47) on 3 December 2019.**



Photo 100. **View of stream within Schmidt Creek Wetland (polygon 19) as seen looking southwest from GPS location 1837 on 3 December 2019.**



Photo 101. **View of Schmidt Creek Wetland (polygon 19) and Creek as seen looking southeast from GPS location 1847 on 3 December 2019.**



Photo 102. **View of Schmidt Creek Wetland (polygon 19) as seen looking west from GPS location 1847 on 3 December 2019.**



Photo 103. **View of Schmidt Creek Wetland (polygon 19) as seen looking north from GPS location 1847 on 3 December 2019.**



Photo 104. **View of Successional Loblolly Pine Forest Habitat (polygon 36) as seen looking east from GPS location 1908 on 3 December 2019.**



Photo 105. **View of Successional Hardwood Habitat as seen looking southeast from GPS location 1938 on 3 December 2019.**



Photo 106. **View of Successional Hardwood Habitat as seen looking south from GPS location 1938 on 3 December 2019.**



Photo 107. **View of dense Sweetgum Habitat as seen looking north from GPS location 1962 on 3 December 2019.**



Photo 108. **View of Non-Wetland Surface Water Habitat 1 (polygon 7) just north of Turkey Creek at GPS location 2012 as seen on 3 December 2019.**

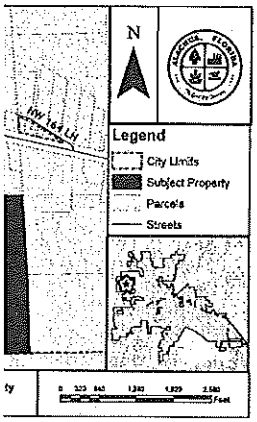


Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019.

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acre subject property from
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ntial (PD-R) (±155.5 acres)
C) (±7 acres); located south
Street; Tax Parcel Numbers
2, 03046-003-003, 03046-
2-050-004, 03042-050-005.
1, 03875-010-002, and a
isting FLUM: Agriculture.
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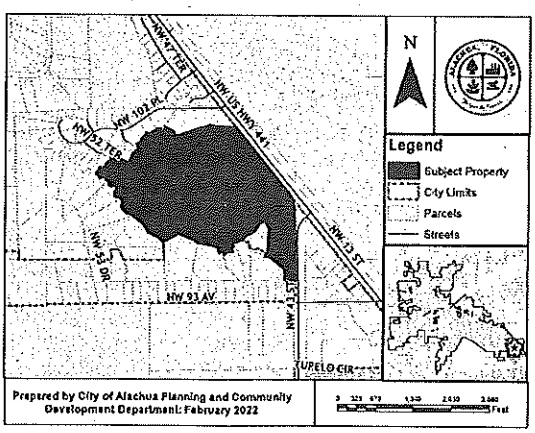
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day - February 24, 2022)

City of
ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by David Meeks of DM Alachua Investments, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±121.1 acre subject property from Agriculture (±81.15 acres) and Commercial (±39.95 acres) to Conservation (±35.63 acres), Moderate Density Residential (±41.33 acres), High Density Residential (±17.8 acres), and Commercial (±14.33 acres); located west of the intersection of US 441 and NW 43rd Street, south of the Brooke Pointe subdivision; consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000. Existing FLUM: Agriculture and Commercial; Proposed FLUM: Conservation, Moderate Density Residential, High Density Residential and Commercial ; Existing Zoning: Agricultural (A), Commercial Intensive (CI).



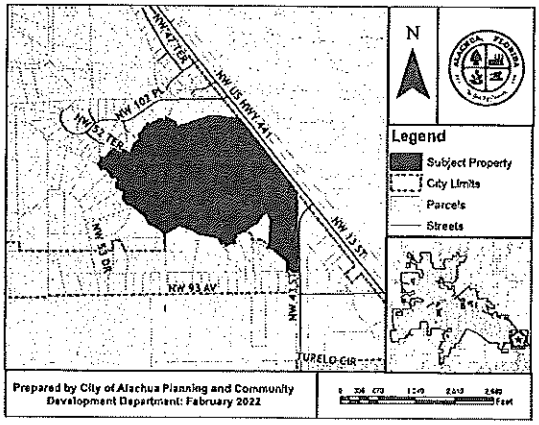
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

City of
ALACHUA

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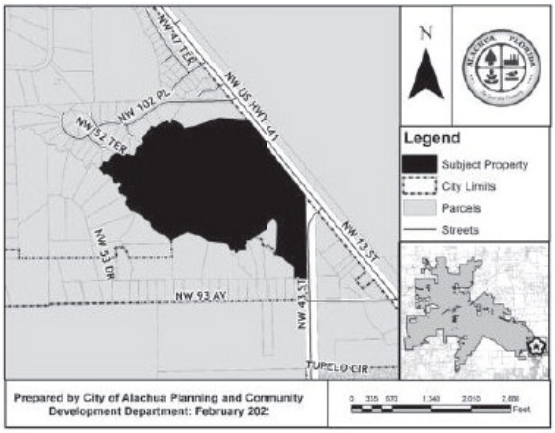


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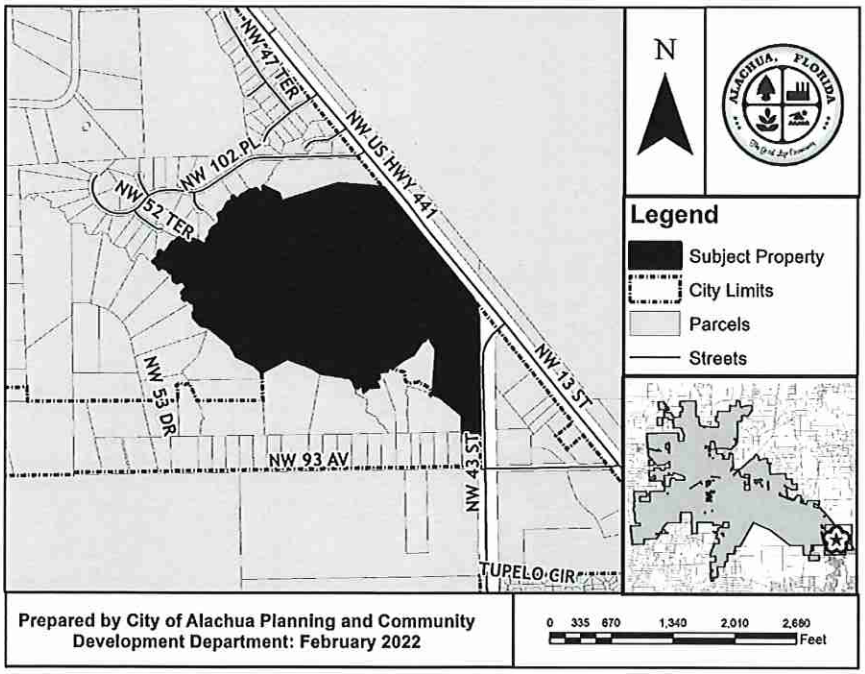
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City of ALACHUA
THE GOOD LIFE COMMUNITY

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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GASTON WILLIAM G & MARGARET F
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HOUSTON MARK & LORNA M
5107 NW 102ND PL
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BURGER BRYCE A & TRACY A
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KOCHERT DAVID W & MARGARET J
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GAINESVILLE, FL 32653

FOX & GRIGGS W/H
10028 NW 52ND TER
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R
10008 NW 50TH TER
GAINESVILLE, FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

BROCK J OWEN JR & JANDA
10022 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
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GAINESVILLE, FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Gabriel Sanz, POSTED THE LAND USE
(Name)

SIGN ON 2/17/22 FOR THE Schmidt Farms LSCPA and RZ
(Date) (State type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)

8th Mexican journalist killed this year

Country deemed most dangerous place for press

Fabiola Sánchez
ASSOCIATED PRESS



Photos of slain journalists are posted on the gate of Mexico's Attorney General's office during a vigil on Feb. 14. EDUARDO VERDUGO/AP

MEXICO CITY – Another journalist was shot to death in Mexico on Tuesday, the eighth murdered this year in an unprecedented spate of killings that has made Mexico the most dangerous place in the world for the press.

Reporters and photographers have been murdered this year in Mexico at the rate of almost one a week, while the government claims the situation is under control.

Prosecutors in the western state of Michoacan said reporter Armando Linares was shot to death at a home in the town of Zitacuaro. His killing came six weeks after the slaying of a colleague, Roberto Toledo, from the same outlet Monitor Michoacan. It was Linares who announced Toledo's death Jan. 31 in a video posted to social media.

Zitacuaro is one of the closest towns to the monarch butterfly wintering grounds in the mountains west of Mexico City.

The area has been plagued by illegal logging and drug gangs, local governance disputes and deforestation linked to expanding avocado production. Logging has damaged the pine and fir forests where the butterflies spend the winter after migrating from the United States and Canada.

Linares served as director at the Monitor Michoacan website, which on Tuesday continued to show an article he had written about a cultural festival celebrating monarch butterflies.

There was no immediate information on a possible motive in the killing.

Toledo, a camera operator and video editor for Monitor Michoacan, was shot Jan. 31 as he prepared for an interview in Zitacuaro.

At the time of Toledo's death, Linares said he had received several death threats after enrolling in a government journalist protection program.

Asked who he thought was behind the threats, Linares said, "They pass themselves off as an armed group, they pass themselves off as a criminal gang. We can't verify whether it is true or not that they are this armed gang."

Criminals in Mexico often claim they are part of a drug cartel in order to instill fear in their victims, whether or not they really are.

"We have organized crime, just like in the rest of the country, and Monitor worked on a lot of issues like illegal logging, given that we are near the monarch reserve," Linares said in early February. "We wrote a lot about illegal logging and also a lot of issues like corruption in the municipal government."

Drug cartels in Mexico often make money by protecting illegal logging, or extorting protection payments from avocado growers.

"The nightmare continues for the press in Mexico," the press group Reporters Without Borders wrote in its social media accounts.

Mexican President Andrés Manuel López Obrador has reacted angrily to worldwide criticism of the killings.

In February, López Obrador said U.S. Secretary of State Antony Blinken was misinformed, after Blinken wrote "I join those calling for greater accountability and protections for Mexican journalists."

The Inter American Press Association called on Mexican President Andrés Manuel López Obrador to "immediately suspend the aggressions and insults, because such attacks from the top of power encourage violence against the press."

López Obrador claims the government is investigating all of the killings and suggested Blinken received bad information from other U.S. agencies, mentioning the CIA, FBI and Drug Enforcement Administration.

"They're [illegible]cking him," he said. "We don't tolerat[illegible]e impunity of anyone."

And la[illegible] López Obrador issued an irate resp[illegible]o European Parliament criticism [illegible]rnalist killings in Mexico, accusing the Europeans of having a "colonialist mentality."

The Mexican president criticized EU support for Ukraine, and called European Parliament members "sheep."

"It is unfortunate that you vote like sheep to join the reactionary and coup-mongering strategy of the corrupt group opposed to the Fourth Transformation," as López Obrador calls his administration, he wrote in an open letter to the parliament.

The EU Parliament approved a resolution last Thursday urging López Obrador to stop his harsh verbal attacks on reporters who criticize him, and ensure their safety.

Press groups say López Obrador's daily criticisms of journalists, whom he calls "conservatives" and "mercenaries," make them more vulnerable to violence.

In February, the Inter American Press Association called on the president to "immediately suspend the aggressions and insults, because such attacks from the top of power encourage violence against the press."

The EU resolution "calls on the authorities, and in particular the highest ones, to refrain from issuing any communication which could stigmatize human rights defenders, journalists and media workers, exacerbate the atmosphere against them or distort their lines of investigation."

Journalists are often the targets of Mexico's drug cartels, which seek to intimidate and manipulate coverage of their activities and their rivals. Local politicians and government officials are also frequently linked to murders, according to the government, which has acknowledged that impunity in those killings runs above 90%.

In early March, gunmen killed Juan Carlos Muñiz, who covered crime for the online news site Testigo Minero in the state of Zacatecas.

Jorge Camero, the director of an online news site who was until recently a municipal worker in the northern state of Sonora, was killed in late February.

In early February, Heber López, director of the online news site Noticias Web, was shot to death in the southern state of Oaxaca.

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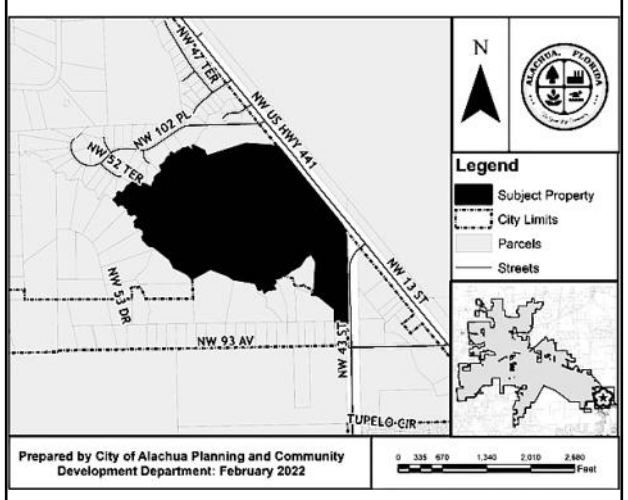
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The ordinance title is as follows:

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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-29206520

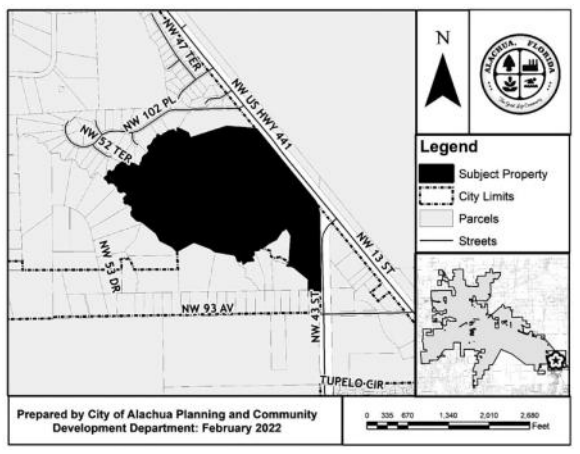
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GF-29206448

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The ordinance title is as follows:

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.

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GF-29206412

The Gainesville Sun
Thursday, March 17, 2022

the salaries of the cities used in the original study. The findings were that the majority were comparable with the other cities. On an overall average, there were no alternates that could fill her position and that meetings sometimes had to be cancelled due to lack of a quorum.

Stathatos asked for

City of ALACHUA

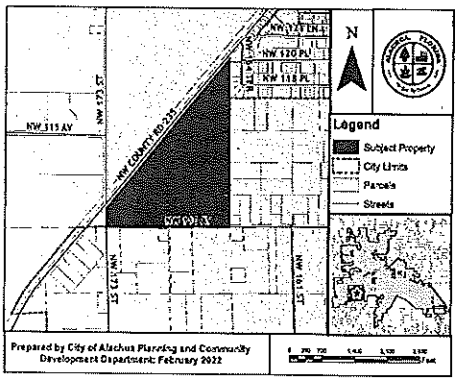
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City of ALACHUA

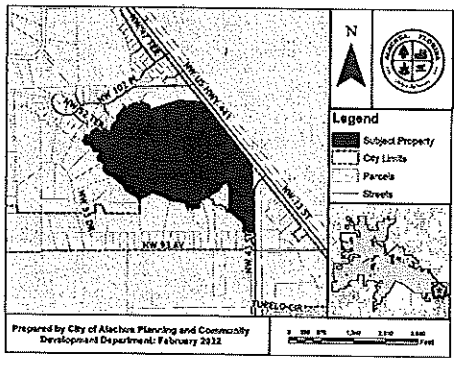
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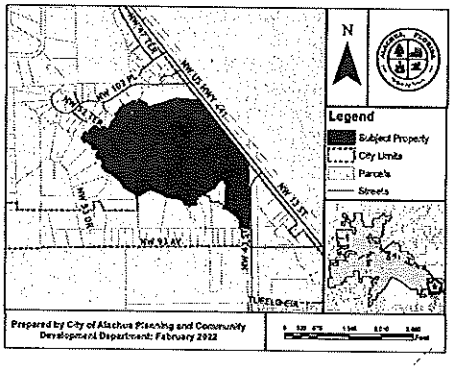
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City of ALACHUA
THE GOOD LIFE COMMUNITY

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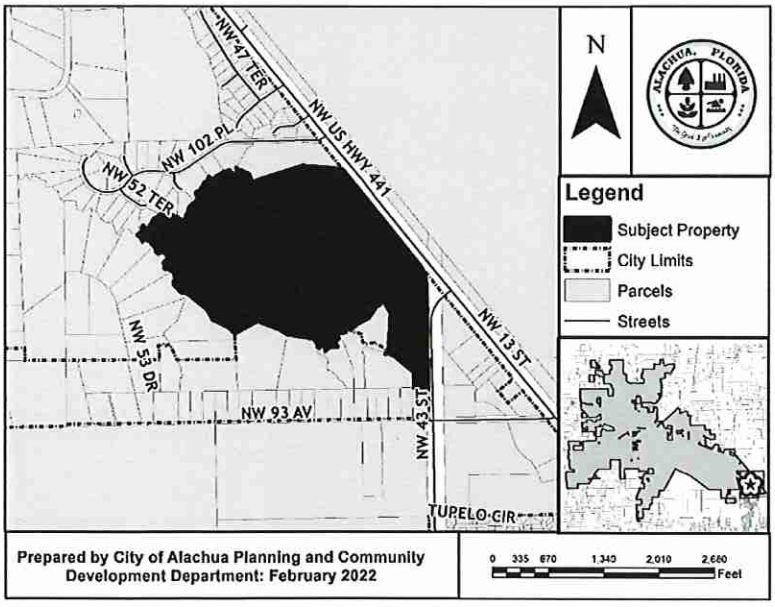
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ORDINANCE 22-08

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION ON ±121.1 ACRES FROM COMMERCIAL (±48.4 ACRES) AND AGRICULTURE (±72.7 ACRES) TO COMMERCIAL (±14.4 ACRES), HIGH DENSITY RESIDENTIAL (±17.8 ACRES), MODERATE DENSITY RESIDENTIAL (±53.2 ACRES) AND CONSERVATION (±35.7 ACRES) ON A PARCEL OF LAND GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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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I Gabriel Sanz, POSTED THE LAND USE
(Name)

SIGN ON 2/17/22 FOR THE Schmidt Farms LSCPA and RZ
(Date) (State type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Ordinance 22-09, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Schmidt Farms: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Staff recommends that the City Commission approve Ordinance 22-09 on first reading, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-09 on first reading.

Summary

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by David Meeks, on behalf of DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM").
The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000, and is approximately 121.1 acres in size. The subject property is located southwest of the intersection of US 441 and NW 42nd Street. The subject property contains two

the intersection of US 441 and NW 43rd Street. The subject property contains two vacant commercial structures, and one residential structure with several associated farm buildings.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation on approximately 72.7 acres and a Commercial FLUM Designation on approximately 48.4 acres of the subject property. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Conservation, Moderate Density Residential, High Density Residential, and Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 213 residential units, and 2,500 square feet for an amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 259 residential units, and 489,400 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

Development of the subject property would place most of the wetland and associated wetland buffer area within the Conservation Future Land Use Designation and Common Area/Open Space (Development Area E). The only uses allowed within these areas would be recreational facilities such as trails or parks. Typical single family detached uses would be permitted adjacent to these areas (Development Area F). A wider variety of residential uses, including cottage style uses, would be permitted to the east of Development Area F. Development Areas A and B, adjacent to US 441 would permit a variety of residential and commercial uses. Access to the proposed development would be provided at two locations. One ingress/egress would be provided from US 441, and one ingress/egress would be provided from NW 43rd Street.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of

development, environmental sensitivity, energy efficiency, and other City goals by:

(1) Increasing Flexibility
Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

(2) Greater Freedom to Provide Access, Open Space, and Amenities
Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

(3) Greater Freedom to Provide Mix of Uses and Housing Types
Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

(4) Providing Greater Opportunity for More Efficient Land Use Patterns
Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

(5) Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics
Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

(6) Quality Design Through Density Increases
In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

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

After consideration by the Planning and Zoning Board, Staff identified several minor changes needed to the Draft PD Ordinance. These changes have been incorporated into the Ordinance presented with this agenda item and the previously prepared Staff Report. A list of all changes can be found included with the agenda materials for this item.

ATTACHMENTS:

Description

- Ordinance 22-09
- PD Master Plan
- Staff Report and Staff Supporting Materials
- PD Agreement with DM Alachua Investments, LLC
- Application and Supporting Materials Part 1
- Application and Supporting Materials Part 2
- Application and Supporting Materials Part 3
- Application and Supporting Materials Part 4
- Application and Supporting Materials Part 5
- Application and Supporting Materials Part 6
- List of Changes from PZB Draft Ordinance
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 03/28/22 City Commission Meeting

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM") ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, an application for a Site-Specific Amendment to the Official Zoning Atlas ("Amendment"), as described below, has been filed with the City by DM Alachua Investments, LLC, a Florida corporation ("Owner"); and

WHEREAS, the Owner desires to obtain approval for a Planned Development ("PD") in the City known as Schmidt Farms Planned Development ("PD-R", "PD-Comm" or "Project"); and

WHEREAS, the Owner wishes to construct the Project, consisting of a maximum of 472 residential units and a maximum of 489,400 square feet of non-residential uses on the subject property, the legal description for which is attached hereto as Exhibit "A" and is herein referred to as the "Property"; and

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on February 24, 2022; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on March 8, 2022 , and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on March 17, 2022 and on _____ and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on March 28, 2022, and _____, and provided for and received public participation at both public hearings; and

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development–Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") for Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 ("Property"), in accordance with the legal description found in Exhibit "A" and map found in Exhibit "B" attached hereto and incorporated herein.

Section 3. Development Parameters

The development shall consist of single-family and multiple-family residential development, community recreation, non-residential development and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

1. The development shall consist of single–family attached and detached, townhouses, 2 to 4 family, cottage residential, multiple family residential, community recreation, non–residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A'	• All allowable uses within the PD–Comm Zoning	489,400 square feet	±11.3		±9.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
15 du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	District, per the City of Alachua LDRs • Common area and open space • Stormwater Management Facilities	259 dwelling units 2,500 square feet neighborhood amenity center		*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, Building* Front (Primary) = 5' Side = 5' Rear=10' *Setbacks, Overall* Front (Primary) = 5' Side = 5' Rear=5'	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Building Height 65 feet *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 4 spaces per 1,000 square feet of gross floor area	
Development Area 'B' 15du/acre .5 FAR for Parcels greater than	• All allowable uses within PD-COMM zoning district, except the following: automobile rental and sales, automobile repair and		±17.3	*Minimum Lot Area* 2,000 square feet (single family attached (interior lot), townhouse, and 2-4 family),	±14.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	services, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreation vehicle rental and sales, taxicab service, towing service, tire sales and mounting, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, helicopter land facilities. • Common area and open space			4,000 square feet (single family attached (end cap lot), 10,000 square feet (multiple- family) None (nonresidential) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 80 feet (multiple-family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front (Primary) = 5' Side = 0' Rear=5'	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	• Neighborhood amenity center building • Stormwater management facilities			*Setbacks from lot lines (multiple -family)* Front (Primary) = 15' Side = 10' Rear=15' *Setbacks from lot lines (non-residential* Front (Primary) = 5' Side = 5' Rear=10' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family) 55 feet (multiple- family) 65 feet (non-residential)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Lot Coverage 90% (single family attached, townhouse, and 2-4 family) 60% (multiple- family) None (non-residential) *Minimum Living Area* 600 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'C' 4du/acre	• All allowed residential uses within the PD-R Zoning District • Common Area/ Open Space	164 dwelling units (82 of which may be "cottage style") 2,500 square feet	±41.3	*Minimum Lot Area* 2,000 square feet (single family attached (interior lot), townhouse, and 2-4 family),	±34.1%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	• Neighborhood amenity center building • Stormwater management facilities	neighborhood amenity center		4,000 square feet (single family attached (end cap lot), 5,000 square feet (single family detached 2,250 square feet (cottage) 10,000 square feet (multiple-family) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 50 feet (single family detached) 25 feet (cottage) 80 feet (multiple family)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks from lot lines (single family attached, townhouse, and 2-4 family) Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (single family detached)* Front = 20' Side = 7.5' Rear=10' *Setbacks from lot lines (cottage)* Front = 10' Side = 2.5' Rear=10'	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Setbacks from lot lines (multiple -family) Front = 15' Side = 10' Rear=15' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family, cottage, and single family detached) 55 feet (multiple- family) *Maximum Lot Coverage* 90% (single family attached, townhouse, and 2-4 family) 50% (single family detached and cottage)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) (single family attached, townhouse, 2 to 4 family, single family attached, and multiple - family) 600 square feet (cottage) *Minimum Parking Spaces* As required by Section 6.1, LDRs 1.5 spaces per Cottage unit *Cottage Home Common Greens Standards* Must meet Standards for Section 4.3.1 (A)(5)(d)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				regarding provision of common greens	
Development Area 'D' N/A	• Roadways • Parking • Driveways • Bicycle and pedestrian pathways • Supportive infrastructure such as stormwater management facilities	N/A	±3.6	**Public Streets** Per Article 7 of LDRs other than as varied in Condition 14 **Private Alleys** Access Width – 20' Paved Surface Width – 12'	±3.00%
Development Area 'E' N/A	• Public or Private Parks • Recreational Trails • Resource based recreation • Preserved environmentally sensitive wildlife habitat and	N/A	±35.7	N/A	29.5%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	stream corridors				
Development Area 'F' 4du/acre	Single family detached, Stormwater Management Facilities	49 dwelling units	11.8	*Minimum Lot Area* 10,000 square feet *Minimum Lot Width* 80 feet *Setbacks* Front = 20' Side = 5' Rear=10' *Maximum Building Height* 45 feet	9.8%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Lot Coverage 50% *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	

1 Development within Development Areas A and B are subject to the following limitation and conditions:

i. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

ii. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

iii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

2 Development within Development Area C is subject to the following limitations and conditions:

i. The residential cottage is a group of two or more detached residential units located on individual lots

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD

ii. For purposes of perimeter buffering requirements, the cottage units shall be considered multiple family uses.

3 Within the PD-COMM area, all uses are interchangeable and each allowable use can be located in the specified development areas "A", "B", and "D", except for those uses specifically prohibited in Development Area "B" above.

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.
3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. All listed species shall be identified, but the survey shall specifically include analysis of the following plants and animals: killdeer (*Charadrius vociferus),* Florida spiny-pod (*Matelea floridana),* and eastern indigo snake (*Drymarchon couperi*).
4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.
6. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.
7. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
8. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
9. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation. Because of the location in relation to surrounding water features, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    a. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    b. No new wells permitted on the property
    c. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

10. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.
11. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs.
    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
    c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.
    d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall

be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

12. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

13. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

14. Wastewater System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.

15. Pedestrian and Street Improvements:

a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:

i. Block lengths may exceed 900 feet when all of the following conditions are met:

1. An easement permitting pedestrian access through blocks longer than 900 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.
4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.

ii. Pavement widths may not be less than 20 feet, except for privately maintained alleys, which may not be less than 12 feet. Where on street parking is provided, pavement width must be at least 24 feet.

iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets, except where there are no residential lots with frontage along the street.

iv. Minimum curb return radius shall be a minimum of 15' and minimum street centerline shall be a minimum of 50'.

v. Miami curb is permitted in residential areas where lot widths are less than 40' minimum.

b. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

c. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.

d. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and

NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

e. The roadway crossing connecting Development Areas A and B is subject to applicable County regulations regarding wetland buffer impacts.

16. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

17. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.
18. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
19. Open spaces and conservation areas shall account for a minimum of twenty-five percent (25%) of the complete project.
20. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

21. The Final PD Plan shall be a Preliminary Plat for single-family detached on platted lots or a Site Plan for single-family detached on unplatted lots and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
22. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
23. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
24. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
25. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
26. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
27. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

Section 4. Ordinance to be Construed Liberally

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

Section 5. Repealing Clause

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

Section 6. Providing for Severability

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court

or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

Section 7. Effective Date

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

PASSED on first reading on the 28th day of March, 2022.

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

(Signatures next page)

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Mike DaRoza , City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000

Legal Description of Subject Property

A TRACT OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST AND FRACTIONAL SECTIONS 02 AND 03, TOWNSHIP 09 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S.
HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY SOUTH 39° 18' 51" EAST, A DISTANCE OF 1519.87 FEET TO THE WESTERLY
RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 264.22 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 01° 00' 27" EAST, A DISTANCE OF
1209.59 FEET; THENCE SOUTH 89° 00' 24" WEST, A DISTANCE OF 124.94 FEET; THENCE NORTH 14° 06' 37" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 56" WEST, A DISTANCE OF 87.09 FEET; THENCE NORTH 50° 46' 11" WEST,
A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 11' 29" EAST, A DISTANCE OF 65.09 FEET; THENCE NORTH 03° 27' 56" EAST, A DISTANCE OF 402.32 FEET; THENCE NORTH 29°
23' 12" WEST, A DISTANCE OF 88.37 FEET; THENCE NORTH 34° 02' 15" WEST, A DISTANCE OF 80.23 FEET; THENCE SOUTH 43° 57' 19" WEST, A DISTANCE OF 62.87 FEET; THENCE SOUTH 70° 44' 42" WEST, A DISTANCE OF 32.24 FEET; THENCE
SOUTH 34° 52' 41" WEST, A DISTANCE OF 174.06 FEET; THENCE SOUTH 61° 29' 17" WEST, A DISTANCE OF 158.59 FEET; THENCE SOUTH 50° 50' 36" WEST, A DISTANCE OF 113.82 FEET; THENCE SOUTH 66° 13' 16" EAST, A DISTANCE OF 46.47
FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 22' 38" EAST, A DISTANCE OF 95.12 FEET; THENCE SOUTH 54° 36' 38" EAST, A DISTANCE OF 41.71 FEET; THENCE NORTH 84° 08' 05" EAST, A DISTANCE
OF 110.34 FEET; THENCE SOUTH 62° 59' 51" EAST, A DISTANCE OF 110.03 FEET; THENCE SOUTH 44° 29' 36" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 39" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST,

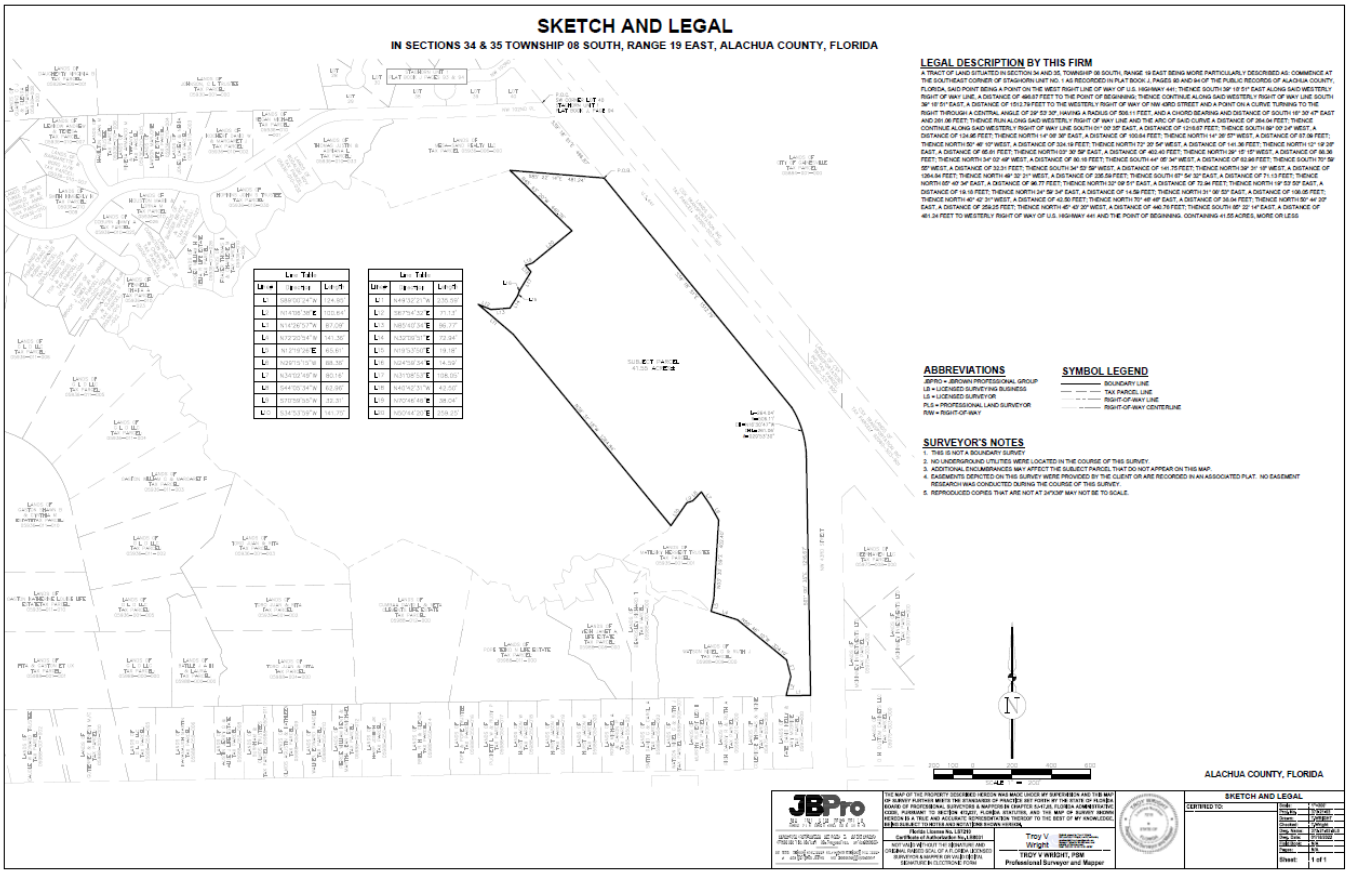
A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 39" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 55° 15' 08" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 01°
30' 12" EAST, A DISTANCE OF 96.25 FEET; THENCE SOUTH 53° 05' 42" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 18" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 50' 01" EAST, A DISTANCE OF 39.55 FEET; THENCE
SOUTH 43° 58' 40" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 33" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 55" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76° 09' 44" WEST, A DISTANCE OF 35.84
FEET; THENCE NORTH 70° 12' 04" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 40" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 15" WEST, A
DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 43" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 23" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 10° 01'
46" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 55" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 26" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 10" WEST, A DISTANCE OF 38.59 FEET; THENCE
SOUTH 08° 56' 12" WEST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 29° 50' 46" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 22" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68
FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 53" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 16" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 33" EAST, A
DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 04" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 27" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40'
38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 58" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 23" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 18" WEST, A DISTANCE OF 94.70 FEET; THENCE
SOUTH 39° 05' 49" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 37" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 10" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00
FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A
DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82°

00' 33" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 42" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 16" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 11" EAST, A DISTANCE OF 33.37 FEET;
THENCE NORTH 05° 47' 12" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 26" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 12" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 19" WEST, A DISTANCE OF
29.28 FEET; THENCE NORTH 48° 25' 38" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 37" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 10" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 14" EAST, A
DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 43" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 56" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00'
09" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 04" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 52" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 32" WEST, A DISTANCE OF 20.41 FEET; THENCE
SOUTH 51° 27' 48" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 54" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 48" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 02" WEST, A DISTANCE OF 46.76
FEET; THENCE NORTH 66° 12' 09" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 35" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 20" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 16" WEST, A
DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 08" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 50" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 37" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25'
45" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 56" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 54' 02" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE
NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 33° 05' 11" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 11" EAST, A DISTANCE OF 25.81 FEET;
THENCE NORTH 54° 05' 02" WEST, A DISTANCE OF 5.72 FEET; THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 44" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 29" EAST, A DISTANCE OF
50.64 FEET; THENCE SOUTH 86° 37' 36" EAST, A DISTANCE OF 100.12 FEET; THENCE SOUTH 72° 27' 14" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 28" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 53" EAST, A
DISTANCE OF 53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 06" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 55" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04'

12" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 01" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 53" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE
NORTH 48° 43' 21" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 27" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 36" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 38" EAST, A DISTANCE OF 50.04 FEET;
THENCE NORTH 56° 29' 37" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 18" EAST, A DISTANCE OF 64.08 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF
12.21 FEET; THENCE SOUTH 58° 10' 57" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 32" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 55" EAST, A
DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 47" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 15" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 49" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06'
15" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 39° 32' 23" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 04" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 25" EAST, A DISTANCE OF 37.20 FEET; THENCE
NORTH 10° 44' 42" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 57' 20" EAST, A DISTANCE OF 96.98 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.40
FEET; ; THENCE SOUTH 85° 22' 03" EAST, A DISTANCE OF 483.70 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 44 AND THE POINT OF BEGINNING. CONTAINING 121.09 ACRES, MORE OR LESS

Legal Description of PD-COMM Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY,
FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY
RIGHT OF WAY LINE, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH
39° 18' 51" EAST, A DISTANCE OF 1512.79 FEET TO THE WESTERLY RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE
RIGHT THROUGH A CENTRAL ANGLE OF 29° 53' 30", HAVING A RADIUS OF 506.11 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 16° 30' 47" EAST
AND 261.06 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 264.04 FEET; THENCE
CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01° 00' 35" EAST, A DISTANCE OF 1216.67 FEET; THENCE SOUTH 89° 00' 24" WEST, A
DISTANCE OF 124.95 FEET; THENCE NORTH 14° 06' 38" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 57" WEST, A DISTANCE OF 87.09 FEET;
THENCE NORTH 50° 46' 10" WEST, A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 19' 26"
EAST, A DISTANCE OF 65.61 FEET; THENCE NORTH 03° 30' 59" EAST, A DISTANCE OF 402.40 FEET; THENCE NORTH 29° 15' 15" WEST, A DISTANCE OF 88.36
FEET; THENCE NORTH 34° 02' 49" WEST, A DISTANCE OF 80.16 FEET; THENCE SOUTH 44° 05' 34" WEST, A DISTANCE OF 62.96 FEET; THENCE SOUTH 70° 59'
55" WEST, A DISTANCE OF 32.31 FEET; THENCE SOUTH 34° 53' 59" WEST, A DISTANCE OF 141.75 FEET; THENCE NORTH 39° 31' 18" WEST, A DISTANCE OF
1264.84 FEET; THENCE NORTH 49° 32' 21" WEST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 67° 54' 32" EAST, A DISTANCE OF 71.13 FEET; THENCE
NORTH 85° 40' 34" EAST, A DISTANCE OF 96.77 FEET; THENCE NORTH 32° 09' 51" EAST, A DISTANCE OF 72.94 FEET; THENCE NORTH 19° 53' 50" EAST, A
DISTANCE OF 19.18 FEET; THENCE NORTH 24° 59' 34" EAST, A DISTANCE OF 14.59 FEET; THENCE NORTH 31° 08' 53" EAST, A DISTANCE OF 108.05 FEET;
THENCE NORTH 40° 42' 31" WEST, A DISTANCE OF 42.50 FEET; THENCE NORTH 70° 46' 46" EAST, A DISTANCE OF 38.04 FEET; THENCE NORTH 50° 44' 20"
EAST, A DISTANCE OF 259.25 FEET; THENCE NORTH 45° 43' 20" WEST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 85° 22' 14" EAST, A DISTANCE OF
481.24 FEET TO WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 441 AND THE POINT OF BEGINNING.
CONTAINING 41.55 ACRES, MORE OR LESS


SKETCH AND LEGAL
IN SECTIONS 34 & 35 TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
LEGAL DESCRIPTION BY THIS FIRM
ABBREVIATIONS
SYMBOL LEGEND
SURVEYOR'S NOTES
ALACHUA COUNTY, FLORIDA
JBPro
SKETCH AND LEGAL

Legal Description of PD-R Area

A TRACT OF LAND SITUATED IN SECTION 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S. HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST ALONG SAID WESTERLY RIGHT OF WAY
LINE, A DISTANCE OF 496.87 FEET; THENCE NORTH 85° 22' 14" WEST, A DISTANCE OF 481.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45° 43' 20" EAST, A DISTANCE OF 440.76 FEET; THENCE SOUTH 50° 44' 20" WEST, A DISTANCE OF 259.25 FEET; THENCE SOUTH 70° 46' 46" WEST, A DISTANCE OF 38.04 FEET; THENCE SOUTH 40° 42' 31" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 31° 08' 53" WEST, A DISTANCE OF 108.05 FEET; THENCE SOUTH 24° 59' 34" WEST, A
DISTANCE OF 14.59 FEET; THENCE SOUTH 19° 53' 50" WEST, A DISTANCE OF 19.18 FEET; THENCE SOUTH 32° 09' 51" WEST, A DISTANCE OF 72.94 FEET; THENCE SOUTH 85° 40' 34" WEST, A DISTANCE OF 96.77 FEET; THENCE NORTH 67° 54' 32" WEST, A DISTANCE OF 71.13 FEET; THENCE SOUTH 49° 32' 21" EAST, A DISTANCE OF 235.59 FEET; THENCE SOUTH 39° 31' 18" EAST, A DISTANCE OF 1264.84 FEET; THENCE SOUTH 35° 16' 21" WEST, A DISTANCE OF 32.12 FEET; THENCE SOUTH
62° 59' 52" WEST, A DISTANCE OF 78.54 FEET; THENCE SOUTH 60° 03' 42" WEST, A DISTANCE OF 80.11 FEET; THENCE SOUTH 50° 51' 25" WEST, A DISTANCE OF 113.85 FEET; THENCE SOUTH 65° 07' 35" EAST, A DISTANCE OF 46.44 FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 39' 20" EAST, A DISTANCE OF 94.49 FEET; THENCE SOUTH 53° 33' 28" EAST, A DISTANCE OF 41.83 FEET; THENCE NORTH 83° 50' 03" EAST, A DISTANCE OF 110.70 FEET;
THENCE SOUTH 62° 38' 36" EAST, A DISTANCE OF 110.05 FEET; THENCE SOUTH 44° 29' 37" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 28" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 38" WEST, A DISTANCE OF 37.99 FEET; THENCE NORTH 55° 15' 10" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 02° 20' 37" EAST, A
DISTANCE OF 48.16 FEET; THENCE NORTH 00° 39' 46" EAST, A DISTANCE OF 48.09 FEET; THENCE SOUTH 53° 05' 43" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 21" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 49' 58" EAST, A DISTANCE OF 39.55 FEET; THENCE SOUTH 43° 58' 38" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 34" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 54" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76°
09' 50" WEST, A DISTANCE OF 35.84 FEET; THENCE NORTH 70° 11' 59" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 41" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 11" WEST, A DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 44" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 26" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 10° 01' 51" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 56" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 24" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 09" WEST, A DISTANCE OF 38.59 FEET; THENCE SOUTH 08° 56' 10" WEST, A DISTANCE OF

37.44 FEET; THENCE SOUTH 29° 50' 48" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 16" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68 FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 52" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 17" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 35" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 03" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 24" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40' 38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 59" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 24" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 17" WEST, A DISTANCE OF 94.70 FEET; THENCE SOUTH 39° 05' 40" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 36" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 11" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00 FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82° 00' 35" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 43" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 13" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 06" EAST, A DISTANCE OF 33.37 FEET; THENCE NORTH 05° 47' 11" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 23" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 13" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 23" WEST, A DISTANCE OF 29.28 FEET; THENCE NORTH 48° 25' 45" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 40" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 09" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 11" EAST, A DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 45" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 57" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00' 07" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 03" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 55" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 39" WEST, A DISTANCE OF 20.41 FEET; THENCE SOUTH 51° 27' 45" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 51" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 50" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 03" WEST, A DISTANCE OF 46.76 FEET; THENCE NORTH 66° 12' 11" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 37" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 21" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 20" WEST, A DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 03" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 51" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 38" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25' 39" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 47" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 53' 58" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE

NORTH 33° 05' 13" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 14" EAST, A DISTANCE OF 25.81 FEET; THENCE NORTH 54° 05' 29" WEST, A DISTANCE OF 5.72 FEET;
THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 40" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 27" EAST, A DISTANCE OF 50.64 FEET; THENCE SOUTH 87° 11' 53" EAST, A DISTANCE OF 50.09 FEET; THENCE SOUTH 86° 03' 18" EAST, A DISTANCE OF 50.04 FEET; THENCE SOUTH 72° 27' 16" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 24" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 50" EAST, A DISTANCE OF
53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 09" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 54" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04' 11" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 03" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 50" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE NORTH 48° 43' 27" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 31" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 32" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 40" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 56° 29' 35" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 19" EAST, A DISTANCE OF 64.07 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF 12.21 FEET; THENCE SOUTH 58° 11'
06" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 31" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 56" EAST, A DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 46" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 14" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 50" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06' 12" EAST, A DISTANCE OF 34.83 FEET; THENCE
SOUTH 39° 32' 25" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 06" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 27" EAST, A DISTANCE OF 37.20 FEET; THENCE NORTH 10° 44' 43" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 55' 21" EAST, A DISTANCE OF 97.26 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.32 FEET; ; THENCE SOUTH 85° 22' 35" EAST, A DISTANCE OF 2.53
FEET TO THE POINT OF BEGINNING. CONTAINING 79.52 ACRES, MORE OR LESS.

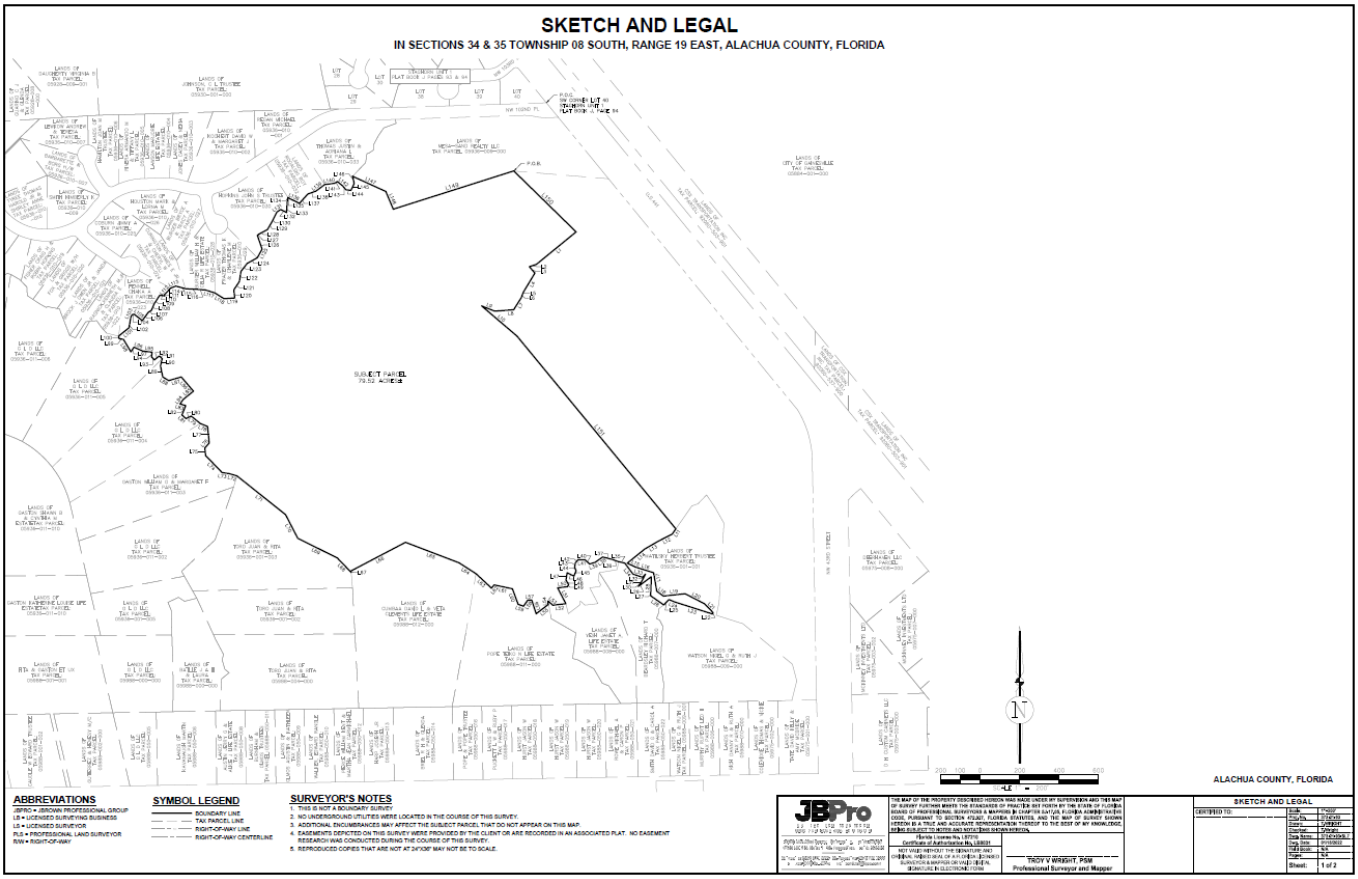
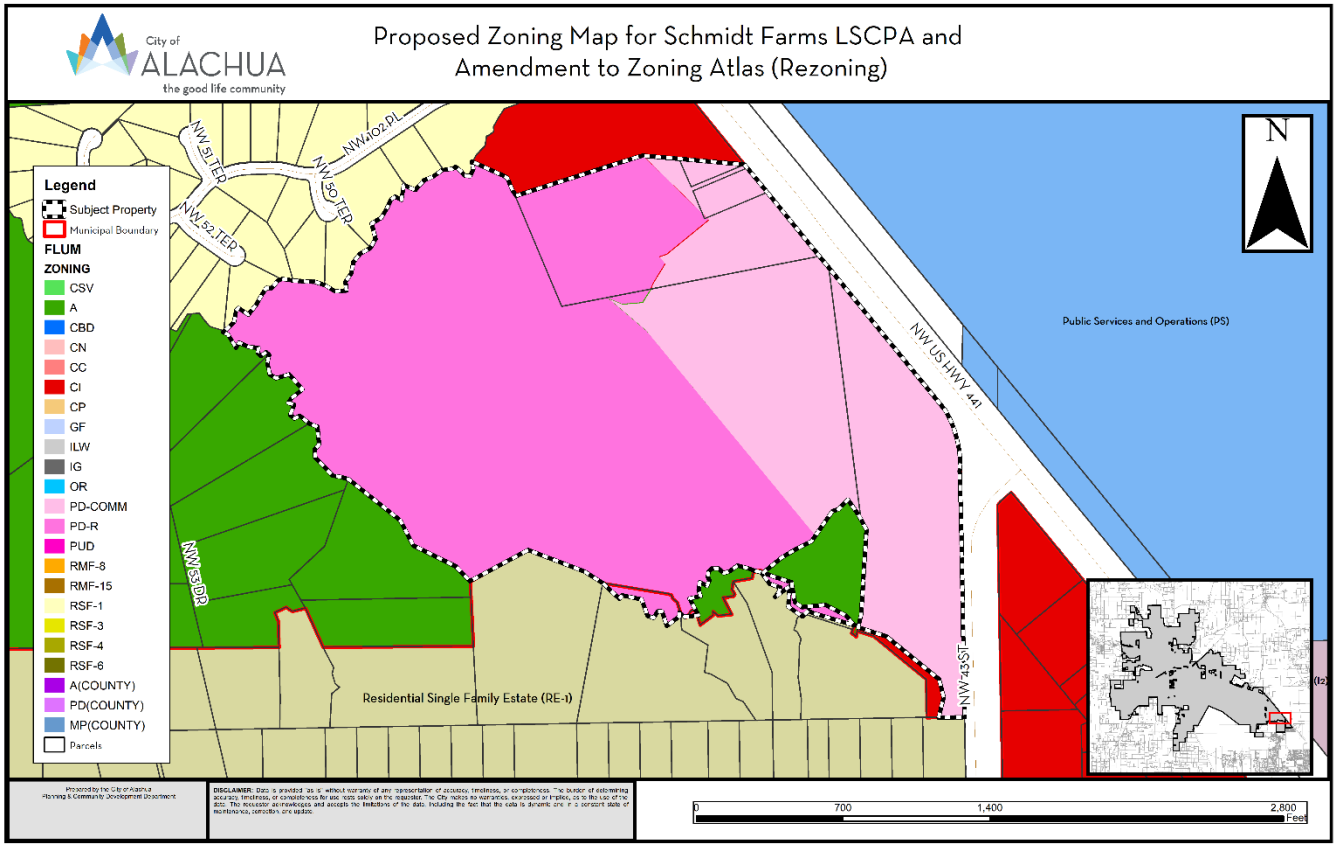
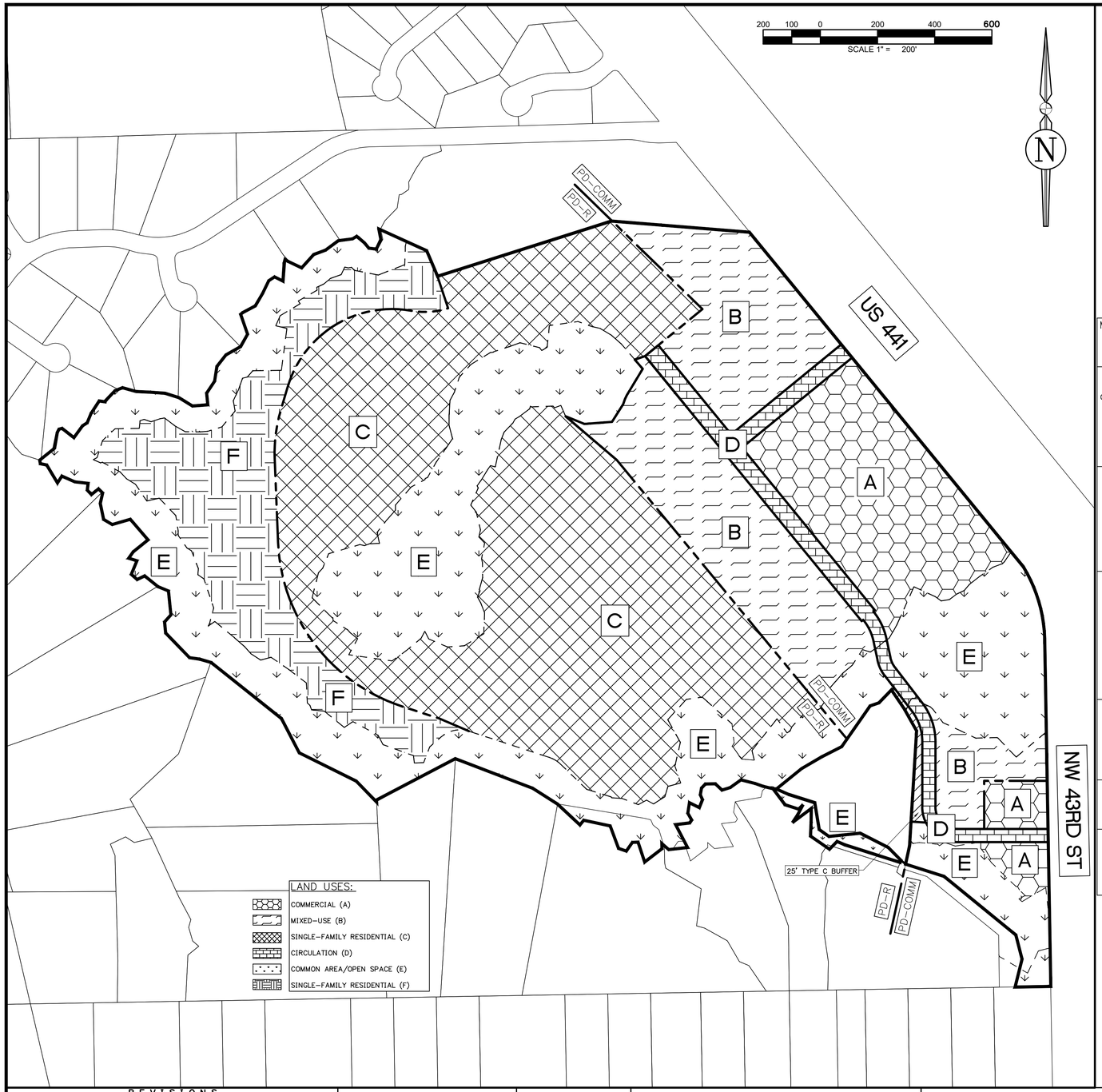

SKETCH AND LEGAL
IN SECTIONS 34 & 35 TOWNSHIP 08 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA
SUBJECT PARCEL
79.52 ACRES
ALACHUA COUNTY, FLORIDA
ABBREVIATIONS
SYMBOL LEGEND
SURVEYOR'S NOTES
1. THIS IS NOT A BOUNDARY SURVEY.
2. NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY.
3. ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
4. EASEMENTS DEPICTED ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.
5. REPRODUCED COPIES THAT ARE NOT AT 24"X36" MAY NOT BE TO SCALE.
JBPro
TROY V WRIGHT, PSM
Professional Surveyor and Mapper
SKETCH AND LEGAL
CERTIFIED TO:

EXHIBIT "B"


City of ALACHUA
the good life community
Proposed Zoning Map for Schmidt Farms LSCPA and
Amendment to Zoning Atlas (Rezoning)
N
Legend
Subject Property
Municipal Boundary
FLUM
ZONING
CSV
A
CBD
CN
CC
CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
Parcels
NW 51 TER
NW 50 TER
NW 52 TER
NW 102 PL
NW 53 DR
NW US HWY 441
NW 143 ST
Public Services and Operations (PS)
Residential Single Family Estate (RE-1)
0
700
1,400
2,800
Feet



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 472 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY FIVE-FOOT (25') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS. SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AREAS SHALL BE FIVE (5').
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
9. DEVELOPMENT SIGNAGE. ALL ENTRY ROADWAYS INTO THE DEVELOPMENT FROM US 441 AND NW 43RD STREET SHALL HAVE SIGNAGE IDENTIFYING THE DEVELOPMENT AND BUSINESSES WITHIN THE DEVELOPMENT. EACH PARCEL FRONTING US 441 AND NW 43RD STREET SHALL BE ALLOWED ONE SIGN IDENTIFYING THE BUSINESS. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1 EXCEPT THE FOLLOWING USES SHALL NOT BE ALLOWED IN DEVELOPMENT AREA B: AUTOMOBILE RENTAL AND SALES, AUTOMOBILE REPAIR AND SERVICING, AUTOMOBILE SERVICE STATION, BOAT AND MARINE RENTAL AND SALES, CARWASH AND AUTO DETAILING, RECREATIONAL VEHICLE RENTAL AND SALES, TAXICAB SERVICE, TIRE SALES AND MOUNTING, TOWING SERVICE, TRANSMISSION OR MUFFLER SHOP, PAWN SHOP, LIGHT MANUFACTURING, AIRPLANE LANDING STRIP, AND HELICOPTER LANDING FACILITIES • STORMWATER MANAGEMENT FACILITIES • COMMON AREA AND OPEN SPACE • NEIGHBORHOOD AMENITY CENTER IS PERMISSIBLE IN DEVELOPMENT AREA B	489,400 SF 259 D.U. 2,500 SF MAXIMUM FOR NEIGHBORHOOD AMENITY CENTER BUILDING	±28.6	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC				S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%	
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• DWELLING, LIVE/WORK • SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1 • NEIGHBORHOOD AMENITY CENTER	164 D.U. MAXIMUM OF 82 COTTAGE STYLE HOMES (50% OF MAXIMUM DWELLING UNITS) 2,500 SF MAXIMUM FOR NEIGHBORHOOD AMENITY CENTER BUILDING	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	55% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%	
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE	N/A	±3.6	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7		N/A
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A		10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%		55% MAXIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 472 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.
2. ALLEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL USE AREAS, INCLUDING THE PD-R/PD-COMM BOUNDARY LINE, MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD BY UP TO 10.0%.
4. ONLY ONE GASOLINE SALES STATION SHALL BE PERMITTED WITH THE DEVELOPMENT.
5. DEVELOPMENT AREAS MAY SHARE STORMWATER LOCATED WITHIN DIFFERENT DEVELOPMENT AREAS.
6. WITHIN THE PD-COMM DEVELOPMENT AREA, ALL USES (COMMERCIAL, MULTI-FAMILY, & ALLOWABLE USES PER LDR TABLE 4.1-1) ARE INTERCHANGEABLE AND EACH ALLOWABLE USE CAN BE LOCATED IN THE SPECIFIED DEVELOPMENT AREAS OF "A", "B", AND "D" EXCEPT FOR THOSE USES IDENTIFIED ABOVE FOR DEVELOPMENT AREA B.
7. MULTI-FAMILY STRUCTURES WITH FIVE (5) STORIES OR MORE SHALL HAVE A MINIMUM OF ONE-HUNDRED FEET (100') SEPARATION FROM A SINGLE FAMILY UNIT.
8. NEIGHBORHOOD AMENITY CENTER PARKING REQUIREMENTS: 4 PER 1,000 SQUARE FEET GROSS FLOOR AREA.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	491,263.5 SF (11.3 AC)	9.3%
MIXED-USE (B)	751,988.6 SF (17.3 AC)	14.3%
SINGLE-FAMILY RESIDENTIAL (C)	1,800,120.2 SF (41.3 AC)	34.1%
CIRCULATION (D)	156,883.8 SF (3.6 AC)	3.0%
COMMON AREA/OPEN SPACE (E)	1,556,093.4 SF (35.7 AC)	29.5%
SINGLE-FAMILY RESIDENTIAL (F)	516,520.3 SF (11.9 AC)	9.8%

DISTANCE TO NEAREST RESIDENTIAL PROPERTY

	NORTH	SOUTH	EAST	WEST
COMMERCIAL (A)	1,067'	143'	N/A	1,455'
MIXED-USE (B)	343'	325'	N/A	643'
SINGLE-FAMILY RESIDENTIAL (C)	343'	99'	N/A	256'
CIRCULATION (D)	782'	143'	N/A	1,012'
COMMON AREA/OPEN SPACE (E)	0'	0'	N/A	0'
SINGLE-FAMILY RESIDENTIAL (F)	88'	41'	N/A	88'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
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PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022*
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM")
APPLICANT/AGENT:	David Meeks
PROPERTY OWNER:	DM Alachua Investments, LLC
LOCATION:	Southwest of the intersection of US 441 and NW 43rd Street
PARCEL ID NUMBERS:	05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000
ACREAGE:	± 121.1 total
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 27 conditions provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 27 conditions provided in Exhibit "A" and located on page 44 of the March 8, 2022, Staff Report to the Planning & Zoning Board.*

**After consideration by the Planning and Zoning Board, the Report was amended to address several typographical or formatting issues or to clarify proposed PD Conditions.*

SUMMARY

The proposed Site-Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by David Meeks, on behalf of DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM").

The subject property is comprised of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000, and is approximately 121.1 acres in size. The subject property is located southwest of the intersection of US 441 and NW 43rd Street. The subject property contains two vacant commercial structures, and one residential structure with several associated farm buildings.

The subject property presently has an Agriculture Future Land Use Map (FLUM) Designation on approximately 72.7 acres and a Commercial FLUM Designation on approximately 48.4 acres of the subject property. A companion large scale comprehensive plan amendment (LSCPA) would amend the FLUM to Conservation, Moderate Density Residential, High Density Residential, and Commercial. The Moderate Density Residential FLUM Designation permits a density of 0 – 4 dwelling units per acre (a maximum of 212 dwelling units for the subject property); the High Density Residential FLUM Designation permits a density of 8-15 dwelling units per acre (a maximum of 267 dwelling units for the subject property); the Commercial FLUM designation permits a maximum intensity of 1.0 FAR (a maximum of 627,264 square feet of non-residential development for the subject property). The proposed PD-R zoning district would permit a maximum of 213 residential units, and 2,500 square feet for an amenity center, which is consistent with the maximum density of the proposed FLUM Designations for the overall subject property. The proposed PD-COMM zoning district would permit a maximum of 259 residential units, and 489,400 square feet of non-residential, which is consistent with the maximum density and intensity of the proposed FLUM Designations for the overall subject property.

Development of the subject property would place most of the wetland and associated wetland buffer area within the Conservation Future Land Use Designation and Common Area/Open Space (Development Area E). The only uses allowed within these areas would be recreational facilities such as trails or parks. Typical single family detached uses would be permitted adjacent to these areas (Development Area F). A wider variety of residential uses, including cottage style uses, would be permitted to the east of Development Area F. Development Areas A and B, adjacent to US 441 would permit a variety of residential and commercial uses. Access to the proposed development would be provided at two locations. One ingress/egress would be provided from US 441, and one ingress/egress would be provided from NW 43rd Street.

The proposed development would be constructed in one or more phases. The Planned Development Ordinance and Agreement will be valid for 10 years after date of final approval of the PD Zoning ordinance.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

> The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
>
> **(1)** *Increasing Flexibility*
> Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
>
> **(2)** *Greater Freedom to Provide Access, Open Space, and Amenities*
> Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
>
> **(3)** *Greater Freedom to Provide Mix of Uses and Housing Types*
> Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
>
> **(4)** *Providing Greater Opportunity for More Efficient Land Use Patterns*
> Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
>
> **(5)** *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics*
> Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
>
> **(6)** *Quality Design Through Density Increases*
> In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

> The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

The purpose of the PD-COMM zoning district is described by Section 3.6.1(B)(4) of the LDRs as follows:

The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.

EXISTING USES

The subject property has one single-family residence with several associated accessory farm structures. The subject property also has two vacant commercial structures.

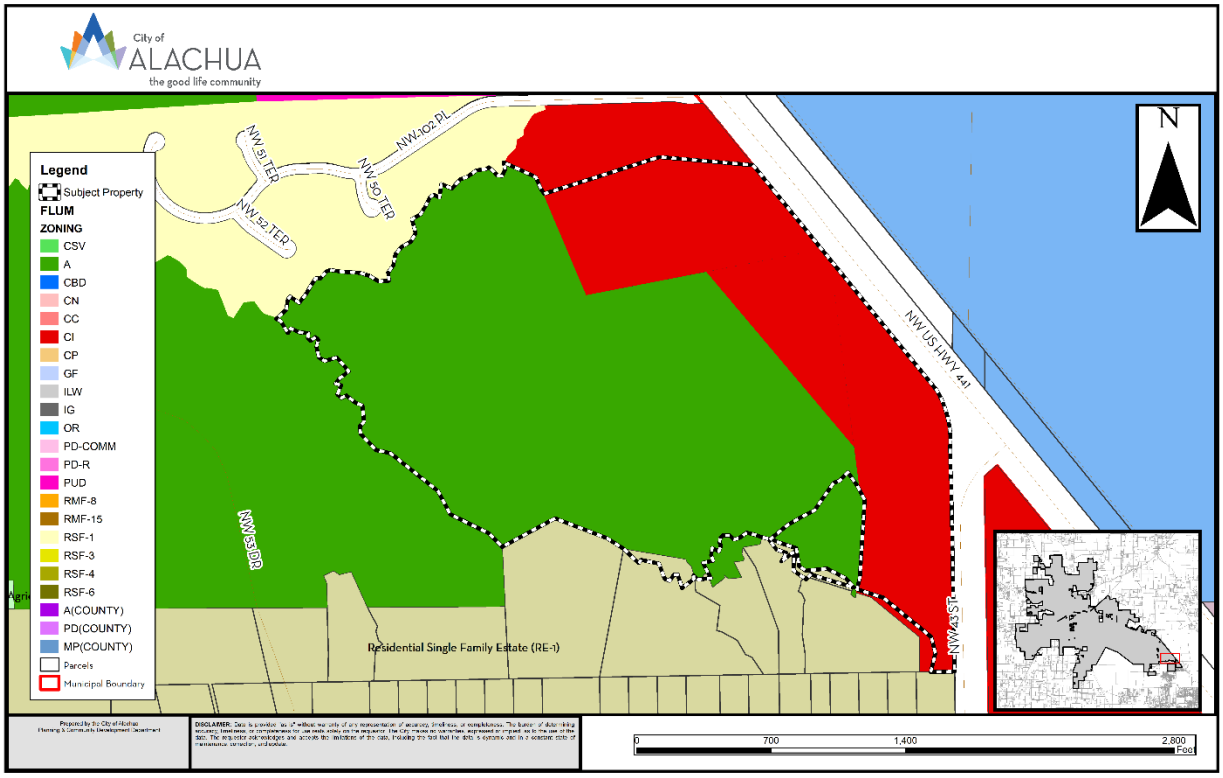
EXISTING/PROPOSED ZONING DISTRICT COMPARISON

The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

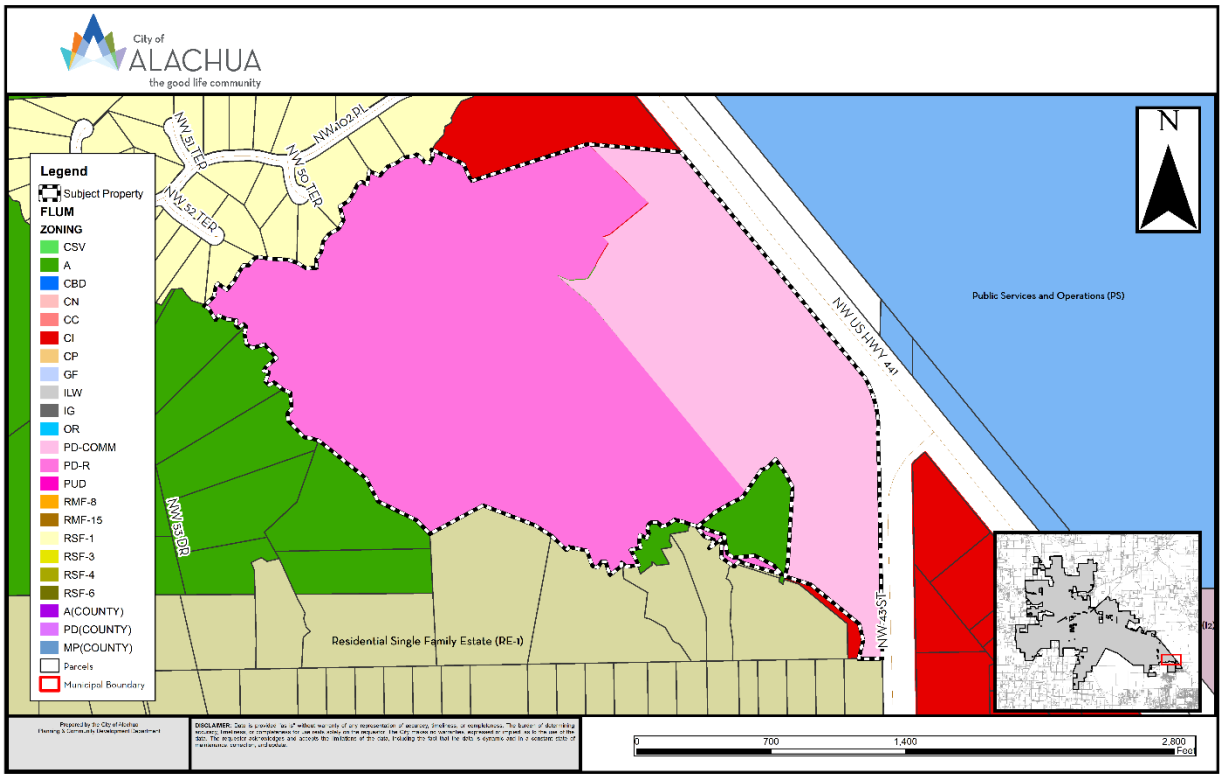
	Existing Zoning Districts		Proposed Zoning District	
Zoning District:	Agricultural (A) 72.7 acres	Commercial Intensive (CI) 48.4 acres	Planned Development – Residential (PD-R) 79.52 acres	Planned Development – Commercial (PD-COMM) 41.55 acres
Max. Gross Density:	.2 dwelling units per acre *Maximum of 14 dwelling units per acre*	NA	Established by PD Master Plan *213 dwelling units for PD-R Zoned Area*	Established by PD Master Plan *259 dwelling units for PD-Comm Zoned Area*
Floor Area Ratio:	N/A	1.0 FAR 2,108,304 square feet nonresidential	Established by PD Master Plan *2,500 square feet maximum for neighborhood amenity center building*	Established by PD Master Plan *489,400 square feet of non-residential uses for PD- Comm Zoned Area* *2,500 square feet maximum for neighborhood amenity center for PD-Comm Zoned Area*
Typical Permitted Uses:	Residential uses, community services, agricultural activities including agricultural production and education, animal husbandry, horticulture, farmers markets, agriculture support	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses,	Single family attached and detached, townhouse, two to four family, stormwater management facilities, common areas, open space, and cottage style	Retail sales and services, personal services, financial institutions, outdoor recreation and entertainment, tourist-related uses, hotels and motels, commercial shopping centers, auto-oriented uses,

	services, and agri-tourism	office/business parks ,and eating establishments.	detached single family units	office/business parks ,and eating establishments.

Map 1. Existing Official Zoning Atlas with Subject Property



Map 2. Proposed Official Zoning Atlas with Subject Property



SURROUNDING USES

The subject property is located southeast of the intersection of US 441 and NW 43rd Street.

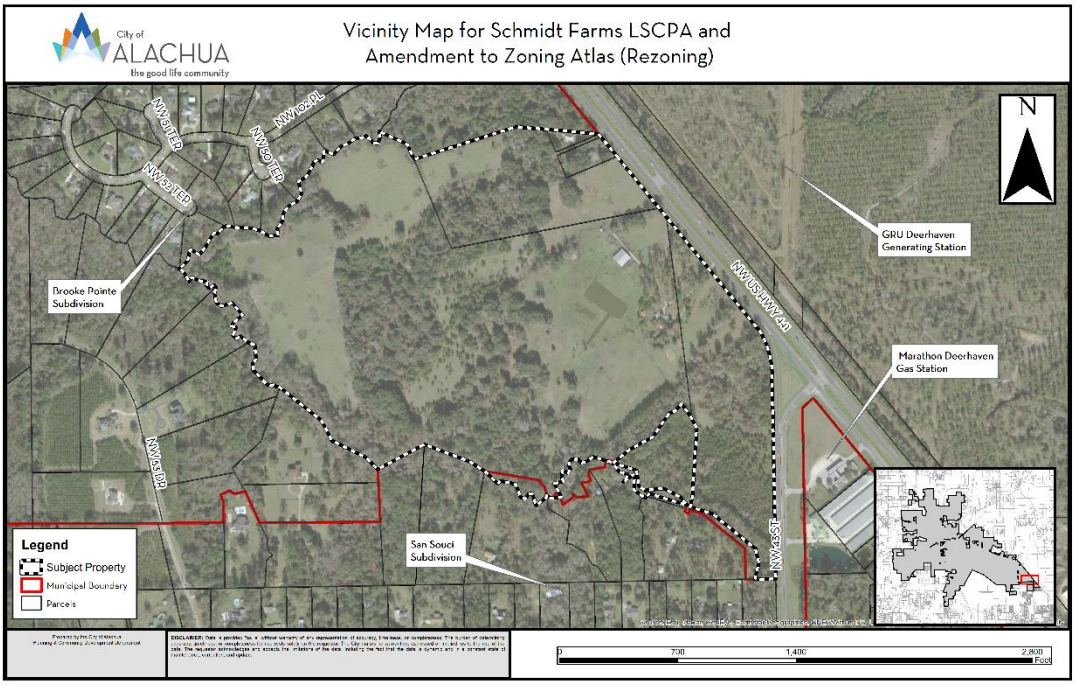
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential / Major Utility (Deerhaven Generating Plant)/ Vacant Commercial	Moderate Density Residential/ Public Facilities (City of Gainesville)/ Commercial	RSF-1, CI, PS (City of Gainesville)
East	Major Utility (Deerhaven Generating Plant)/ Commercial	Public Facilities (City of Gainesville)/ Commercial	PS (City of Gainesville), CI
West	Residential	Agriculture	A
South	Residential	Low Density (Alachua County)	RE-1 (Alachua County)

Map 3. Vicinity Map



NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on August 12, 2021, at the Alachua Branch Library, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced

by materials submitted by the applicant, the meeting was attended by approximately 30 members of the public.

Concerns included stormwater and flood plain management related to Turkey Creek, impacts to natural resources existing on and near the property, and traffic.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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

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

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

Future Land Use Element

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

> *Policy 1.3.b: Commercial*: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial institutions;
> 4. Outdoor recreation and entertainment;

5. Tourist-related uses;
6. Hotels and motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services; and,
14. Eating establishments.

Analysis of Consistency with Policy 1.3.b: The proposed Zoning is consistent with the Commercial Future Land Use Category, under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Policy 1.2.a: The proposed zoning to Residential Planned Development is permitted under this policy. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

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

Policy 1.2.d High Density Residential (8 to 15 dwelling units per acre)**:** The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. The following

uses are allowed within the High Density Residential land use category:

1. Single family attached and detached dwelling units ;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

Analysis of Consistency with Policy 1.2.d: The proposed zoning to Commercial Planned Development is permitted under Policy 2.1.d of the Future Land Use Element. Should the PD zoning expire or not proceed, any proposed future development or zoning proposals would be required to conform with this Policy.

Policy 1.8.a. of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Conservation FLUM Designation, and states the following:

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Analysis of Consistency with Policy 1.8.a: Any proposed future development within the Conservation land use area would be required to conform with this Policy.

Objective 2.1 establishes the standards for Planned Developments (PD), including Residential Planned Developments and Commercial Planned Developments.

Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within

residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high density residential land use categories. Those regulations shall be developed to achieve the following:

1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Analysis of Consistency with Goal 2, Objective 2.1, Policy 2.1.a and Policy 2.1.d: This application proposes to rezone the subject property to PD-R and PD-COMM, which are zoning districts established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, Policy 2.1.a, and Policy 2.1.d are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

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

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used as a farm with two commercial structures along US 441. The subject property contains surface water bodies, wetlands, special flood hazard areas. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. If any other regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. Based on the concurrency analysis completed, there are no Public Facilities monitored for concurrency that would be deficient as a result of this development. Prior to any preliminary or final development order, the applicant must

demonstrate how this potential deficiency will be addressed.

GOAL 9: Water and Wastewater Service:

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: Potable water is available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

<u>Housing Element</u>

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

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

<u>Recreation Element</u>

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities has been provided within this report.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. There are no transportation facilities that would be deficient as a result of this application.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to a wastewater system.

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

solid waste disposal facilities:

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

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

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

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

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to a potable water system.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

Policy 1.3.b: The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships,

stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

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

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

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

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

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

Objective 1.10: Wetlands

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

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

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:

a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.
c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.
d. Drain fields for septic tanks and gray water shall be located outside the wetland.
e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.
b. All support buildings and other support facilities shall be constructed outside the wetland.
c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be

removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.

d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.
e. All residences shall be connected to a central sewage system owned and operated by the City.
f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:
    i. Clustering of units shall be located along the perimeter area of the wetland; and
    ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions:

a. Less than .25 acres in size; and,
b. Determined to be of poor quality by a certified environmental specialist; and,
c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and,
d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland.

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

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

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

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

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

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

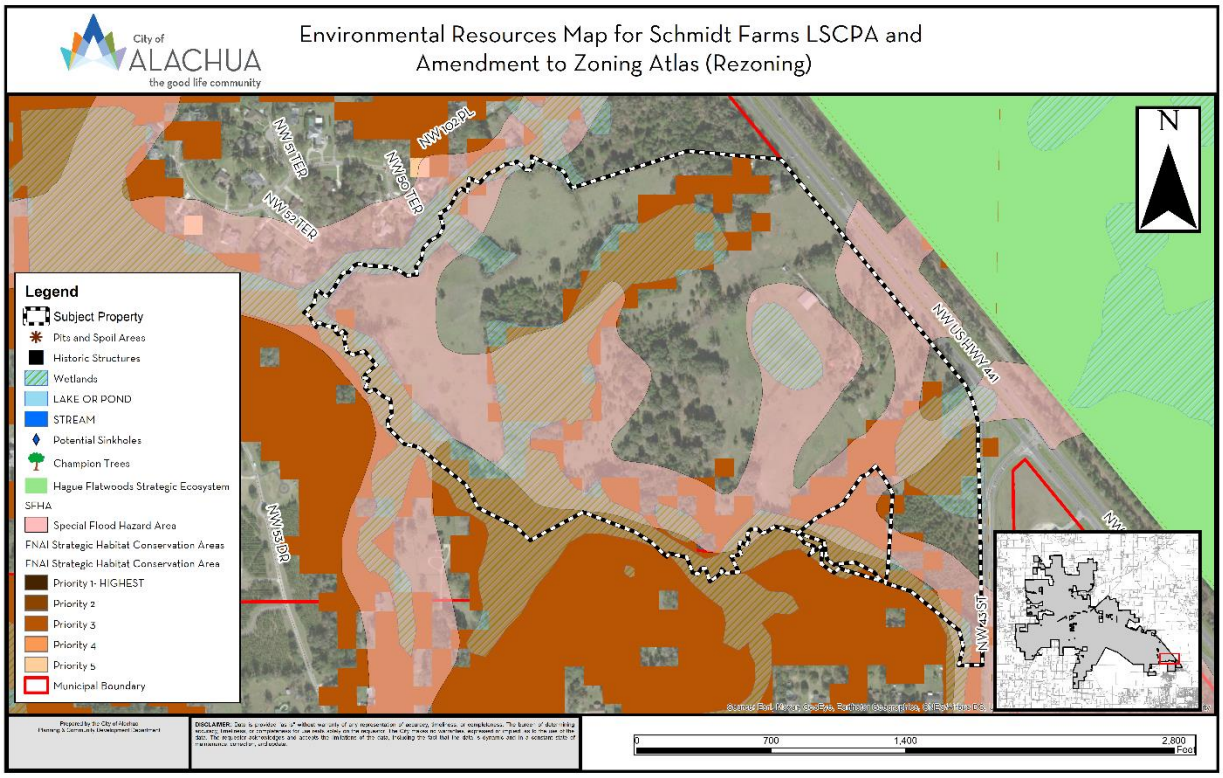
Policy 1.10.h: As an alternative to Policy 1.10.g, where scientific data is available, specific buffering requirements may vary according to the nature of the individual wetland and the proposed land use, but in no case will the buffer be less than 35 feet. Buffering requirements will be based on the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

Analysis of Consistency with Objective 1.10:

The existing wetlands and associated wetland buffers required under Policy 1.10.g are primarily located within the Conservation Future Land Use category.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

According to the wetlands delineation provided by the applicant there are wetlands on the subject property.

Evaluation: Applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands. The vast majority of wetlands and the associated required buffer areas are being proposed to be placed within the Conservation Future Land Use designation; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

Evaluation: The subject property is not located within a Strategic Ecosystem. The subject property is adjacent to the Hague Flatwoods Strategic Ecosystem. The GRU Deerhaven Generating Station is also located within this Strategic Ecosystem. The

impacts from the proposed Future Land Use Map Amendment are anticipated to not be significant, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property, other The subject property contains an amount of Priority 3 lands under the Florida Natural Areas inventory. A migratory bird species was observed on site (Killdeer). A state regulated plant, Florida shiny-pod (*Matelea floridana)* was observed within the Conservation land use area. As a condition of the associated Planned Development rezoning application, conditions have been added that would require special consideration for these. If any other regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

Soil Survey

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

There are five (5) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements / small commercial buildings	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited/ Very limited	12.3
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited/ Not limited	4.2
Pomona sand, 0 to 2 percent slopes	A/D	Poorly drained	Very limited/ Very limited	19.7
Floridana sand, frequently ponded, 0 to 2 percent slopes	C/D	Very poorly drained	Very limited/ Very limited	2.3
Mulat sand	C/D	Poorly drained	Very limited/ Very limited	59.4

Evaluation: The soil types located within the subject property pose limitations for development of residential and small commercial buildings. Special engineering, drainage, soil reclamation and foundation design will be required to overcome site limitations.

Flood Potential

Panels 12001C0282E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain), Flood Zone "A" (areas determined to be in the 500-year floodplain for which base flood elevations have not been established, and Flood Zone "AE" (areas determined to be in the 500-year floodplain for which base flood elevations have been established).

Evaluation: Portions of the subject property contains areas located within Special Flood Hazard Areas (Areas A and AE). Compliance with applicable requirements of the City's Land Development Regulations will be required as a part of any future proposed development.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The

subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: GIS data available from Alachua County does not indicate any karst sensitive areas on the subject property. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

Evaluation: There are two historic structures located on the subject property, as indicated in the Florida Master Site File. Placement on the Florida Master Site File does not necessarily indicate historic significance, but rather that the structure is documented to be greater than 50 years old. The Site file is not a state historic registry.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

REZONING STANDARDS

Section 2.4.2(E)(1) of the Land Development Regulations ("LDRs") establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

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

Evaluation: An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

(c) *Logical Development Pattern* – The proposed amendment would result in a logical and orderly development pattern.

Evaluation: The proposed amendment would be adjacent to existing residential and commercial uses.

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

Evaluation: Lands in the vicinity to the north, east, west, and south are all developed.

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

Evaluation: The uses permitted by the PD-R Zoning and PD-Comm are compatible with adjacent lands or uses or appropriate buffer and separation are provided. The residential lands to the south are separated by Turkey Creek and the associated buffer required. In locations where potential commercial and existing residential uses exist, a 25' Type C landscape buffer is provided. Furthermore, certain uses are not permitted in Development Area B, which is adjacent to proposed single family residential areas. These uses include automotive and light industrial uses.

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

Evaluation: The proposed amendment would permit single-family residential uses near existing residential development. The proposed amendment would permit Commercial uses along US Highway 441 and NW 43rd Street, both of which are existing major arterials. The proposed PD Ordinance limits the number of gasoline sales in the PD-Comm area to 1 (one). The proposed PD Ordinance limits the amount of drive through restaurant space to 15,000 square feet.

(g) *Not Deviate from Pattern of Development* – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation: The typical development pattern within the City of Alachua consists of commercial uses located along US 441 with decreasing density of residential uses as development moves away from the US 441 corridor. The proposed land use

designations support this development pattern and provide adequate protections for wetlands and surface water bodies located on the subject property.

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

Evaluation: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses."

The subject property is located adjacent to developed residential and commercial properties.

The subject property is located proximate to existing water and wastewater facilities, which will be extended to connect the developed property.

The uses proposed by the PD-R and PD-COMM are consistent with surrounding area, which consists primarily of residential and commercial/ industrial uses.

(i) *Spot Zoning* – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation: The lands to the south, north, and west are all developed residential areas; the lands to the east are non-residential (commercial and major utility). The proposed zoning application provides for commercial uses along US 441 and decreasing residential density as development moves away from US 441.

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

Evaluation: The PD Utility plan indicates that the City's water and wastewater lines will be extended to serve the subject property. Additionally, GRU has existing utilities in the immediate vicinity.

(k) *No Adverse Effect on the Environment* – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation: The applicant has submitted a letter which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

PLANNED DEVELOPMENT STANDARDS

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) *Master Plan*
The PD Master Plan:

(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

Evaluation: The PD Master Plan identifies six (6) development areas: Commercial (A), Mixed- Use (B), Single Family Residential (C), Circulation (D), Common Area/ Open Space (E), Single Family Residential (F). The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and non-residential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

Evaluation: The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and nonresidential intensities for the Planned Development and each development area.

(c) Identifies the general location of open space;

Evaluation: The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

(d) Identifies the location of environmentally-sensitive lands, wildlife habitat, and stream corridors;

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code.

In addition, the PD Master Plan indicates the location of the proposed wetland buffer. This area is marked as Area E in the PD Master Plan. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

Evaluation: The PD Master Plan identifies the location of the on-site transportation circulation system and connection points to external roadways. No roads within the proposed development are classified as arterial or collector roads.

(f) Identifies on-site potable water and wastewater facilities; and

Evaluation: The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste, and schools.

Evaluation: The applicant has identified on the PD Master Plan the location of internal circulation. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

(2) *Consistency with the Comprehensive Plan*

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

Evaluation: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(3) *Compatibility with Surrounding Residential Areas*

Development along the perimeter of a PD District is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD District that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

Evaluation: The uses permitted by the proposed PD-R and PD-Comm zoning district are comparable to those presently located on nearby properties. Areas to the west and south of the subject property are developed with residential uses. The proposed Development Areas adjacent to existing development have been so designed so as to provide complimentary character. The proposed PD Ordinance limits the number of gasoline sales in the PD-Comm area to 1 (one). The proposed PD Ordinance limits the amount of drive through restaurant space to 15,000 square feet.

(4) *Development Phasing Plan*

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

Evaluation: The proposed development may be constructed in one or more phases. Each phase would be required to meet the conditions created by the Planned Development Ordinance, the PD Master Plan, and applicable standards of the City's Comprehensive Plan and Land Development Regulations. The PD Master Plan shall be valid for a period of ten years. The PD Ordinance requires that no more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property, and that a minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district. This condition is intended to ensure a mix of uses as envisioned by the PD-COMM zoning objective.

(5) *Conversion Schedule*

The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of non-residential uses (i.e., residential to residential, or non-residential to non-residential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

Evaluation: Use areas may be adjusted by up to 10% during final PD plan approval, but proposed uses must conform to those permitted in the allowable use table in the PD Master Plan.

(6) *Public Facilities*

(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the two (2) roadway segments affected by this project and monitored for concurrency (US 441 (from MPO to CR25A East) and US 441 (from CR25A East to SR235).

(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities

is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

Evaluation: The applicant has identified the location of development areas where stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD). Stormwater management areas shall not be permitted within Development Area E.

(7) *Planned Development Agreement*

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:

(a) The PD Master Plan including any PD Standards.

Evaluation: The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit "B"). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

(b) Conditions related to the approval of the PD Master Plan.

Evaluation: Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

(c) Conditions related to the form and design of development in the PD.

Evaluation: Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

(d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

Evaluation: Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be

provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit "A" to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

(e) Provisions related to environmental protection and monitoring.

Evaluation: The applicant has submitted a map which delineates the location of wetland areas in accordance with Chapter 62-340, Florida Administrative Code. In addition, the PD Master Plan indicates the location of the proposed wetland buffer. The proposed wetland buffer is consistent with the applicable wetland protection standards established in the City's Comprehensive Plan (Objective 1.10 of the Conservation and Open Space Element) and in the Land Development Regulations (Section 6.9.5.). For more information please see the Environmental Conditions and Site Suitability Analysis found above.

Further Conditions 3, 4, 5, 6, 7 and 8 all provide for provisions related to environmental protection. These provisions include the applicant providing a listed species and habitat survey as part of any Final PD Plan (Condition 3), the developer removing and destroying all Category I and II exotic plants species and assuring a long term exotic plants management plan is in place (Conditions 6 and 7), prohibiting the planting of any invasive plant species (Condition 8), and ensuring that the development utilizes best management practices to avoid flooding and erosion (Condition 9).

(f) Provisions addressing concurrency compliance requirements.

Evaluation: Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

(g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

Evaluation: Staff's recommended conditions are provided in Exhibit "A" to this report.

PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

(1) *Minimum Area*

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through

zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-R district is approximately 79.52 acres in area, exceeding the minimum 10 acre size requirement.

(2) *Uses*

The uses allowed in the PD-R District are identified in Table 4.1-1, *Table of Allowed Uses*. Allowed uses are subject to any use regulations applicable to the PD-R District.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

(3) *Densities/Intensities*

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

Evaluation: The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future and Conservation Land Use Map Designation concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. Turkey Creek and the associated wetland buffer provide for adequate separation from existing residential uses to the west, south, and north.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-R District shall comply with the applicable standards Article 6: *Development Standards,* and Article 7: *Subdivision Standards*. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section

3.6.3(A)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.3.1 (B)(1)(c)(1)	24 foot wide wearing surface	20 foot wide wearing surface
7.2.3 (B)	Maximum block length of 600'	Where block length of 1000' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.
7.2.5 (I)(3)	Minimum curb radii of 25'	Minimum curb radii of 15'

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PLANNED DEVELOPMENT – COMMERCIAL (PD-COMM) STANDARDS

Section 3.6.3(D) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development –Commercial (PD-Comm) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(D) is provided below.

(1) Minimum area. A PD-COMM district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-COMM district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

Evaluation: The proposed PD-Comm district is approximately 41.55 acres in area, exceeding the minimum 10 acre size requirement.

(2) ***Uses***

The uses allowed in the PD-COMM district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-COMM district. A mix of retail and office with moderate and higher density residential uses above street levels is encouraged.

Evaluation: The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-COMM district as identified in Table 4.1-1. The PD Ordinance requires that no more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property, and that a minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district. This condition is intended to ensure a mix of uses as envisioned by the PD-COMM zoning objective.

(3) *Densities/Intensities*

The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-COMM district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the previously-existing base zoning district being replaced by the PD designation.

Evaluation: The number of residential units and floor area of non-residential development is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed High Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

(4) *Dimensional Standards*

The dimensional standards of the underlying base zone district being replaced by the PD-COMM district shall be incorporated into the PD Master Plan and apply to each development area of the PD-COMM district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-COMM district and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

Evaluation: The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

Evaluation: The PD Master Plan establishes the minimum setbacks for development within the subject property. Further, a 25' Type C landscaped setback is propose where lots adjoin adjacent existing residential development.

Additionally condition 1 of the PD Ordinance limit certain uses, including automotive uses, from being located within Development Area B.

(5) *Development Standards*

Unless otherwise specifically modified by a PD Master Plan, development in a PD-COMM district shall comply with the applicable standards Article 6, Development Standards. All modifications to a development standard in Article 6 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

(a) *General Development Standards*

Table 3.6-3, *Development Standards Applicable in the PD-COMM District*, specifies the development standards applicable to development in the PD-COMM district, and the procedure for modifying a development standard:

TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-COMM DISTRICT	
Development Standard	**Procedure for Modification [1]**
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in an Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-Comm District.	

Evaluation: The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

f. The reduction or modification is necessary as a traffic-calming measure;

g. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

h. Access for emergency service vehicles is not substantially impaired;

i. Adequate off-street parking is provided for the uses proposed; and

j. Adequate space for public utilities is provided within the right-of-way.

Stormwater

The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

Other

The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R District, including but not limited, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

Evaluation: As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(D)(5)(b)(i)-(iv). The applicant has requested modifications to Article 7 requirements for required subdivision improvements.

Land Development Regulations Section	Summary of Required Improvement Standard	Summary of Proposed Improvement Standard
7.3.1 (B)(1)(c)(1)	24 foot wide wearing surface	20 foot wide wearing surface
7.2.3 (B)	Maximum block length of 600'	Where block length of 1000' is exceeded a midblock crossing such as a speed table or bulbout must be provided. See condition 14.a.i of proposed PD Ordinance.
7.2.5 (I)(3)	Minimum curb radii of 25'	Minimum curb radii of 15'

The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the gross change in impacts generated by the proposed FLUM Designation. The traffic impact data are obtained from a traffic concurrency report drafted by Buckholz Traffic.

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

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the applicant will need to demonstrate how any deficiencies will be addressed. No final development order

can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3 (4127)	US 441 (from MPO Boundary to CR 25A East Intersection)	4/D	Principle Arterial	Urban Trans	D
4 (106)	US 441 (from CR25A East Intersection to SR235)	4/D	Principle Arterial	Urban Trans	D

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

Table 4. Potential Trip Generation

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Amendment	Residential [1]	2,790 (1,395/1,395)	266 (66/200)	133 (84/49)
	Commercial[1]	4,654 (2,327/2,327)	147 (91/56)	412 (198/214)
Potential Trips		**7,444 (3,722/3,722)**	**413 (157/256)**	**545 (282/263)**

1 *Buckholz Concurrency Study, October 2021*

Table 5. Potential Impact of Affected Comprehensive Plan Roadway Segments

Traffic System Category	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]
Maximum Service Volume[2]	43,000	45,700
Existing Traffic[3]	25,536	20,435
Reserved Trips[4]	43	4,323
Available Capacity[4]	19,421	20,942
Potential Impact Generated by Proposed Comprehensive Plan Amendment[5]	7,444	1,712
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**11,977**	**19,230**
PM Peak Hour Traffic Analysis	3 US 441 (from MPO Boundary to CR 25A East Intersection) [1]	4 US 441 (from CR25A East Intersection to SR235)[1]
Maximum Service Volume[2]	3,870	4,110
Existing Traffic[3]	2,118	1,941
Reserved Trips[4]	5	298
Available Capacity[4]	1,747	1,871
Potential Impact Generated by Proposed Comprehensive Plan Amendment [5]	545	109
Residual Capacity after Proposed Comprehensive Plan Amendment[6]	**1,202**	**1,762**

1 *FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.*
2 *AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.*
3 *Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021*

4 *Source: City of Alachua January 2022 Development Monitoring Report.*
5 *Source: Buckholz Traffic Concurrency Study, October 2021.*
6 *The application is for a Preliminary Development Order. Concurrency will not be reserved.*

Evaluation: As shown in Table 5, affected segments 3 and 4 will not be deficient after the proposed comprehensive plan amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a final development order (site plan or final plat).

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,300,250
Reserved Capacity*	200,907
Potential Potable Water Demand from Proposed Amendment **	214,760
Residual Capacity	**584,083**
Percentage of Permitted Design Capacity Utilized	**74.61%**

Sources:
** City of Alachua January 2022 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 214,760 gallons per day at build out. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	677,000
Reserved Capacity*	180,101

Projected Potential Wastewater Demand from Proposed Amendment **	201,910
Residual Capacity	**440,989**
Percentage of Permitted Design Capacity Utilized	**70.60%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day x 514 units + .15 gallons/ day/ square foot non-residential x 489,400 square feet*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 201,910 gallons per day. This analysis is based on the practicable development potential of 514 residential dwellings and 489,400 square feet of non-residential that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	135.48
Acreage Required to Serve Existing Population[2]	52.87
Reserved Capacity[1]	3.94
Potential Demand Generated by Development[3]	7.09
Residual Recreational Capacity After Impacts	**71.58**

Sources:
1 *City of Alachua January 2022 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.76 persons per dwelling x 514 dwellings / [5 acres/1,000 persons])*

Table 8b. Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	11.36 acres
Acreage Required to Serve Demand Generated by Development[2]	1.42 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	12.78 acres
Existing Improved Passive Park Space[1]	34.82 acres
Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, & Demand Generated by Development[3]	**36.70 %**

1 *Source: City of Alachua January 2022 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (7.09 acres) x 20%.*
3 *Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)*

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	42,296	7,719.02
Reserved Capacity[2]	17,754.19	3,240.14
Projected Solid Waste Demand from Application[3]	20,065.75	3,662
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 10,470persons x 0.73 tons per year)*
2 *City of Alachua January 2022 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: .73 tons x 514 dwellings +5.5 lbs per/1ksf nonresidential/ day)*
4 *New River Solid Waste Facility, April 2021*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by 3,663 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat or site plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

The School Board of Alachua County (SBAC) has not issued a School Capacity Review determination for the proposed amendment. A determination will be required prior to issuance of any final development order in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element. At this time, it is anticipated that the proposed amendment will result in a demand of 189 total student stations (72 for elementary, 76 for middle, and 41 for high school).

Any future determination must find that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of any final subdivision plat or site plan, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

to

DM ALACHUA INVESTMENTS, LLC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SCHMIDT FARMS – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

1. The development shall consist of single-family attached and detached, townhouses, 2 to 4 family, cottage residential, multiple family residential, community recreation, non-residential and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Development Area 'A' 15 du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within the PD-Comm Zoning District, per the City of Alachua LDRs • Common area and open space • Stormwater Management Facilities	489,400 square feet 259 dwelling units 2,500 square feet neighborhood amenity center	±11.3	*Minimum Lot Area* None *Minimum Lot Width* None *Setbacks, Building* Front (Primary) = 5' Side = 5' Rear=10' *Setbacks, Overall* Front (Primary) = 5' Side = 5' Rear=5'	±9.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Building Height 65 feet *Maximum Lot Coverage* None *Minimum Parking Spaces* As required by Section 6.1, LDRs Amenity Center: 4 spaces per 1,000 square feet of gross floor area	
Development Area 'B' 15du/acre .5 FAR for Parcels greater than or equal to 5 acres .75 FAR for Parcels less than 5 acres but more than 1 acre 1.0 FAR for Parcels less than 1 acre	• All allowable uses within PD-COMM zoning district, except the following: automobile rental and sales, automobile repair and services, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreation vehicle rental and sales, taxicab service, towing service, tire sales and mounting, transmission or muffler shop, pawn shop, light manufacturing, airplane landing		±17.3	*Minimum Lot Area* 2,000 square feet (single family attached (interior lot), townhouse, and 2-4 family), 4,000 square feet (single family attached (end cap lot), 10,000 square feet (multiple-family) None (nonresidential) *Minimum Lot Width* 20 feet (single family attached, townhouse, and 2-4 family) 80 feet (multiple-family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front (Primary) = 5' Side = 0' Rear=5' *Setbacks from lot lines (multiple -family)* Front (Primary) = 15' Side = 10'	±14.3%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
	strip, helicopter land facilities. • Common area and open space • Neighborhood amenity center building • Stormwater management facilities			Rear=15' *Setbacks from lot lines (non-residential* Front (Primary) = 5' Side = 5' Rear=10' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family) 55 feet (multiple- family) 65 feet (non-residential) *Maximum Lot Coverage* 90% (single family attached, townhouse, and 2-4 family) 60% (multiple- family) None (non-residential) *Minimum Living Area* 600 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	
Development Area 'C' 4du/acre	• All allowed residential uses within the PD-R Zoning District • Common Area/ Open Space • Neighborhood amenity center building • Stormwater management facilities	164 dwelling units (82 of which may be "cottage style") 2,500 square feet neighborhood amenity center	±41.3	*Minimum Lot Area* 2,000 square feet (single family attached (interior lot), townhouse, and 2-4 family), 4,000 square feet (single family attached (end cap lot), 5,000 square feet (single family detached 2,250 square feet (cottage) 10,000 square feet (multiple-family) *Minimum Lot Width*	±34.1%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				20 feet (single family attached, townhouse, and 2-4 family) 50 feet (single family detached) 25 feet (cottage) 80 feet (multiple family) *Setbacks from lot lines (single family attached, townhouse, and 2-4 family)* Front = 5' Side = 0' Rear=5' *Setbacks from lot lines (single family detached)* Front = 20' Side = 7.5' Rear=10' *Setbacks from lot lines (cottage)* Front = 10' Side = 2.5' Rear=10' *Setbacks from lot lines (multiple -family)* Front = 15' Side = 10' Rear=15' *Maximum Building Height* 45 feet (single family attached, townhouse, and 2-4 family, cottage, and single family detached) 55 feet (multiple- family)	

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
				Maximum Lot Coverage 90% (single family attached, townhouse, and 2-4 family) 50% (single family detached and cottage) 60% (multiple- family) *Minimum Living Area* 800 square feet (per dwelling unit) (single family attached, townhouse, 2 to 4 family, single family attached, and multiple – family) 600 square feet (cottage) *Minimum Parking Spaces* As required by Section 6.1, LDRs 1.5 spaces per Cottage unit *Cottage Home Common Greens Standards* Must meet Standards for Section 4.3.1 (A)(5)(d) regarding provision of common greens	
Development Area 'D' N/A	• Roadways • Parking • Driveways • Bicycle and pedestrian pathways • Supportive infrastructure such as stormwater management facilities	N/A	±3.6	**Public Streets** Per Article 7 of LDRs other than as varied in Condition 14 **Private Alleys** Access Width – 20' Paved Surface Width – 12'	±3.00%
Development Area 'E'	• Public or Private Parks	N/A	±35.7	N/A	29.5%

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
N/A	• Recreational Trails • Resource based recreation • Preserved environmentally sensitive wildlife habitat and stream corridors				
Development Area 'F' 4du/acre	Single family detached, Stormwater Management Facilities	49 dwelling units	11.8	*Minimum Lot Area* 10,000 square feet *Minimum Lot Width* 80 feet *Setbacks* Front = 20' Side = 5' Rear=10' *Maximum Building Height* 45 feet *Maximum Lot Coverage* 50% *Minimum Living Area* 800 square feet (per dwelling unit) *Minimum Parking Spaces* As required by Section 6.1, LDRs	9.8%

1 Development within Development Areas A and B are subject to the following limitation and conditions:

i. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

ii. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

Maximum Development Area & Density/ Intensity	Allowable Uses[1, 2]	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD

iii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

2 Development within Development Area C is subject to the following limitations and conditions:

i. The residential cottage is a group of two or more detached residential units located on individual lots

ii. For purposes of perimeter buffering requirements, the cottage units shall be considered multiple family uses.

3 Within the PD-COMM area, all uses are interchangeable and each allowable use can be located in the specified development areas "A", "B", and "D", except for those uses specifically prohibited in Development Area "B" above.

2. The Project shall be developed in one or more phases. The Planned Development Ordinance and Agreement shall be valid for 10 years from the date of final approval by City Commission.

3. The applicant shall provide a listed species and habitat survey as part of any Final PD Plan for the Project. The survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies. Any submitted listed species and habitat survey shall be acceptable to the City for a period of no more than three years from the original date of the survey. All listed species shall be identified, but the survey shall specifically include analysis of the following plants and animals: killdeer (*Charadrius vociferus),* Florida spiny-pod (*Matelea floridana),* and eastern indigo snake (*Drymarchon couperi*).

4. If any wetlands are identified on the Property described in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas. Any submitted wetlands delineation shall be acceptable to the City for a period of no more than three years from the original date of the delineation.

5. Any Final PD plan shall include detailed geotechnical mapping and evaluation to identify and address any potential karst features or active ground loss areas.

6. All Final PD Plans shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, including, but not limited to those Goals, Objectives, and Policies related to the eradication of invasive exotic plant species.

7. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species,

located on the Property described in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with the new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.

8. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

9. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation. Because of the location in relation to surrounding water features, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    a. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    b. No new wells permitted on the property
    c. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

10. A Final PD Plan consists of development requiring Preliminary Plat or Site Plan review. The Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision or site plan.

11. Development on the Property described in Exhibit "A" shall be consistent with PD Master Plan for the Project, and includes the following requirements:
    a. The ingress/egress points to the Property described in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans) and the PD Master Plan. The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs, or site plan review process or infrastructure plan review process, as further defined in Section 2.4.9 of the City's LDRs.
    b. The Owner, or its successors and/or assigns, shall design, obtain all applicable permits, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site

improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.

c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements approved and accepted by the City granting access and maintenance of such infrastructure.

d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in the City's sole discretion. Offsite improvements, including transportation infrastructure improvements deemed necessary by the City, shall be consistent with City's Comprehensive Plan and Land Development Regulations in existence at the time of the proposed development requiring the infrastructure, and shall be supported by appropriate data and analysis that identifies a specific impact from the proposed development. If offsite improvements are required by the City, it shall be limited to the areas or infrastructure impacted by the proposed development. The data and analysis used to justify the requirement for offsite improvements will be provided by traffic study data, reports, or other infrastructure analysis that identifies the development's impact on the affected infrastructure, and determines a reasonable proportional impact from the proposed development. The data and analysis will be provided by the Developer and reviewed by the City. The Developers shall pay for any consultants or experts the City deems necessary to review the data and analysis provided by the Developer.

e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.

12. Electric System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the electric system of the electric service provider as necessary to serve the Project.

13. Water System Requirements:

a. The Owner, or its successors and/or assigns, shall be responsible for all costs associated with connection to the City's potable water system as necessary to serve the Project.

b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.

14. Wastewater System Requirements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.
15. Pedestrian and Street Improvements:
    a. The Owner, or its successors and/or assigns, shall be responsible to design, obtain all applicable permits, and construct all pedestrian and street improvements in accordance with Section 7.3, *Required Improvements*, Section 7.2.3, *Block Standards,* and any other pertinent section of the City's LDRs subject to the following:
        i. Block lengths may exceed 900 feet when all of the following conditions are met:
            1. An easement permitting pedestrian access through blocks longer than 900 feet is provided. This easement shall be a minimum of 10 feet in width and recorded in the Public Records of Alachua County.
            2. Where these means of pedestrian access intersect with any rights-of-way, a pedestrian crossing shall be provided across the right-of-way that includes one or more of the following elements intended to serve as traffic calming and clearly delineate pedestrian space: change in materials, bulb-outs, or a raised pedestrian crossing.
            3. Any easement intended for pedestrian access through a block shall be improved with concrete, brick pavers, asphalt or similar hard material.
            4. In no instance, shall a block length or length of travel through an easement exceed 900 feet.
        ii. Pavement widths may not be less than 20 feet, except for privately maintained alleys, which may not be less than 12 feet. Where on street parking is provided, pavement width must be at least 24 feet.
        iii. A minimum 5 foot wide sidewalk shall be provided on both sides of all public streets, except where there are no residential lots with frontage along the street.
        iv. Minimum curb return radius shall be a minimum of 15' and minimum street centerline shall be a minimum of 50'.
        v. Miami curb is permitted in residential areas where lot widths are less than 40' minimum.
    b. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

c. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.

d. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

e. The roadway crossing connecting Development Areas A and B is subject to applicable County regulations regarding wetland buffer impacts.

16. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

17. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of any Final PD Plan. The landscaping and buffering plan shall meet the requirements established by the adopted PD Master Plan, Section 6.2.2, Landscaping Standards or Section 6.3, Fencing Standards, of the City's LDRs, or any amendments thereto.

18. The Owner, or its successors and/or assigns, shall submit an open space plan as part of any new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.

19. Open spaces and conservation areas shall account for a minimum of twenty-five percent (25%) of the complete project.

20. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.

21. The Final PD Plan shall be a Preliminary Plat for single-family detached on platted lots or a Site Plan for single-family detached on unplatted lots and shall adhere to all requirements

of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. The Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.

22. Any Final PD Plan shall include the exact number of residential dwelling units, as well as precise information regarding the layout of open space, circulation, and stormwater management.
23. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
24. The development parameters defined herein do not inordinately burden the development of the Property described in Exhibit "A", the PD, or the Project.
25. The rezoning of the Property described in Exhibit "A" does not reserve concurrency for the Project.
26. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, Site Plan or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
27. All development, including but not limited to any Final PD Plan for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

EXHIBIT "B"

TO

DM ALACHUA INVESTMENTS, LLC

SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS

SCHMIDT FARMS – PLANNED DEVELOPMENT RESIDENTIAL (PD-R)
PLANNED DEVELOPENT COMMERCIAL (PD-COMM)

STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 16, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Notice of Hearing to be Scheduled for:

-Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your updated applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than Thursday, February 17, 2022, as City Hall be closed on Monday, February 21. 2022. These signs will be ready for pick up after 12 PM on Thursday, February 17, 2022.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than

12:00 PM on the last business day prior the PZB meeting (no later than Monday, February 7, 2022).Any presentation or materials may be submitted by emailing them to planning@cityofalachua.com .

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

Sincerely,

Adam Hall, AICP
Planner

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

BOARD MEMBERS

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

SUPERINTENDENT OF SCHOOLS

Carlee Simon, Ph.D.

Alachua County Public Schools

An 'A-rated' District

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

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

www.sbac.edu
(352) 955-7300

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

February 28, 2022

RE: ACPS – Schmidt Farms

Alachua County Public Schools ("ACPS") has received notification of a Comprehensive Plan Amendment (CPA) and rezoning within the City of Alachua. The project encompasses 118.2 acres identified as Parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 This project is reviewed in accordance with *Objective 1.1: of the City of Alachua County Comprehensive Plan* and *Section 6 of the Alachua County Public School Interlocal Agreement.*. The proposed amendment will entitle 213 single family units and 301 multi-family units.

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

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

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

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

The Santa Fe High School CSA currently accommodates an enrollment of 1,193 high students and is operating at 84% of its permanent capacity of 1,414 student stations. At buildout, this project is projected to generate 28 high students. High school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Mebane Middle School CSA** currently accommodates an enrollment of 339 middle students and is operating at 43% of its permanent capacity of 796 student stations. At buildout, this project is projected to generate 22 middle students. Middle school capacity is projected to remain adequate during the five year and ten year planning periods.

The **Northwest Alachua Elementary CSA** currently accommodates an enrollment of 1,307 elementary students and is operating at 80% of its permanent capacity of 1,639 student stations. At buildout, this

project is projected to generate 44 elementary students. Elementary school capacity is projected to remain adequate during the five year and ten year planning periods.

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

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

Sincerely,

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

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

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

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 7, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On January 18, 2022 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Tuesday, February 22, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

PD-COMM and PD-R Rezoning Review Comments

1. *New Comments*
    a. Combine Allowable Use cells for Development Areas A and B to clarify allowable uses. Possible language:
        - All allowed uses in the PD-Comm Zoning District per Table 4.1-1 except that the following uses shall not be allowed in Development Area B: automobile rental and sales, automobile repair and servicing, automobile service station, boat and marine rental and sales, carwash and auto detailing, recreational vehicle rental and sales, taxicab service, tire sales and mounting, towing service, transmission or muffler shop, pawn shop, light manufacturing, airplane landing strip, and helicopter landing facilities.
        - Stormwater Water Management Facilities
        - Common Area and Open Space

    b. Combine cells for maximum development potential for Development Areas and B.
    c. Add additional note to Development Area C Maximum Development Potential limiting number of cottage style homes to 82 (50% of permitted maximum of dwelling units proposed)
    d. If there is going to be a neighborhood amenity center (pool, clubhouse, etc) maximum development potential need to be provided (maximum floor area, parking rate, and permitted development areas (suggest B and C).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 6, 2022

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On December 13, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, January 17, 2022.** These materials may be submitted electronically. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.**

PD-COMM and PD-R Rezoning Review Comments

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
   a. The reduction or modification is necessary as a traffic-calming measure;
   b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
   c. Access for emergency service vehicles is not substantially impaired;
   d. Adequate off-street parking is provided for the uses proposed; and
   e. Adequate space for public utilities is provided within the right-of-way.

   New Comment: This comment does not appear to have been addressed. Please provide justification for modification to street design standards that address items a-e above.

   b. **NEW COMMENT: Development Area (B) is named multi-family residential, which may indicate that only that use or similar uses are intended or permitted in that development area. Please consider renaming or modifying allowed uses to match current name of development area. Current maximum development potentials as found in PD Masters plan would indicate that only non-residential would go into Development Area A and only Residential would go into Development Area B.**

   c. **NEW COMMENT: Allowable uses column requires clarification for each development area. Are listed uses exclusive or in addition to? All specific uses listed appear to be permitted within PD-Comm zoning district.**

5. *Comprehensive Plan Analysis*
   a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be

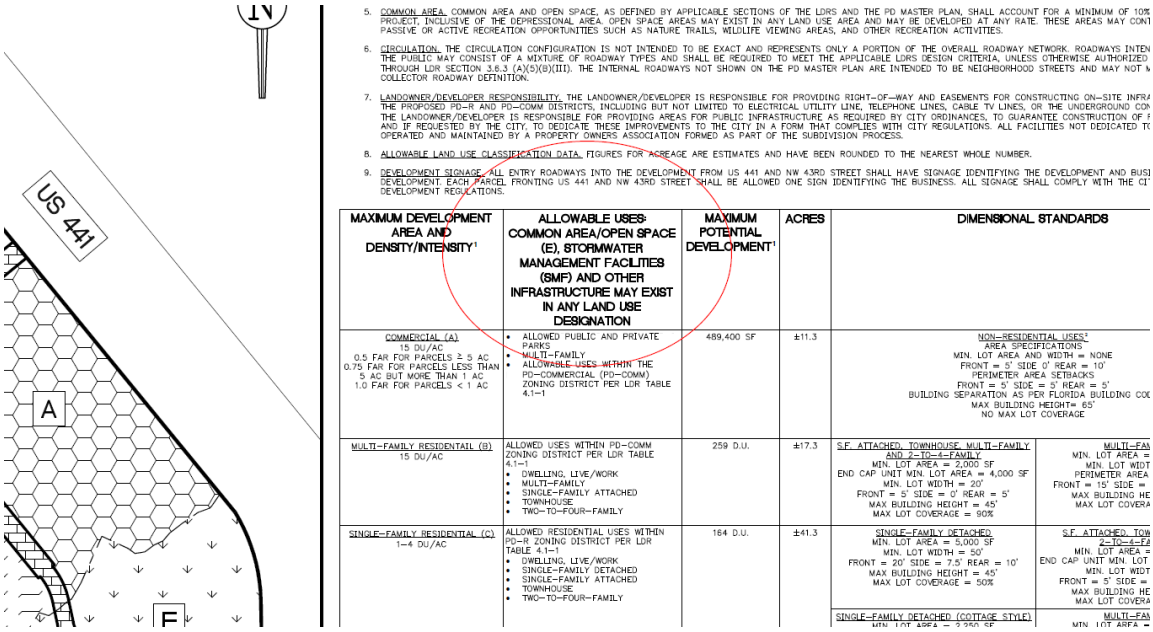
necessary to include a portion as medium density residential or high density residential.

New Comment: Revision to proposed land use designations appears to remove "community commercial" designation. However, application narrative and application cover sheet still reference community commercial. Please verify and correct throughout.

7. *Miscellaneous / General Comments*

a. Allowable uses column in Table on Master Plan sheet has typo in column title.

New Comment: This does not appear to have been addressed. Please see image below. Please verify column title is correct.



b. **New Comment: In Development Area C, the side setback for the single family detached is 7.5 feet, which would yield a potential maximum building envelope of 35 feet. Please confirm.**

c. **New Comment: A description or definition of cottage style should be included. Staff assumes these would be single family detached structures in appearance on a common parcel. Please confirm.**

d. **New Comment: Please provide legal descriptions (in word format) and sketches for the following:**

i. Overall subject property
ii. Area proposed to be amended to Moderate Density Residential Future Land Use Designation
iii. Area proposed to be amended to High Density Residential Future Land Use Designation
iv. Area proposed to be amended to Commercial Future Land Use Designation
v. Area proposed to be amended to Conservation Future Land Use Designation
vi. Area proposed to be rezoned to PD-Commercial

vii. Area proposed to be rezoned to PD-Residential

If possible, please provide in shapefile format as well.

9. Potential Development Conditions (Revised 01/06/22)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

      The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.
      ii. Per the Independent Review of the Schmidt Farms Traffic Study provided by Brian Kanely, P.E., and communication from the Florida Department of Transportation, a structural analysis of the traffic signal mast arms at the intersection of US Highway 441 and NW 43rd Street must be performed. This analysis shall be performed and submitted in conjunction with a final PD Plan application.
      iii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
         1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
         2. No new wells permitted on the property
         3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices
      iv. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave. Sidewalks shall be installed as adjacent property within the project is developed. Sidewalks within the rights-of-way shall be permitted through the Florida Department of Transportation or Alachua County Public Works, as applicable. If necessary, sidewalks or

pedestrian connections may be provided on the subject property with provision of public access/sidewalk easement.

v. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

vi. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vii. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

viii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Schmidt Farms Market
Environmental Resource Assessment

Alachua, Florida

Technical Review Report

Prepared for:

City of Alachua

15100 NW 142nd Terrace/ PO Box 9
Alachua, Florida 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.

404 SW 140th Terrace
Gainesville, FL 32601

Prepared by:
Shannon McMorrow, PWS
Senior Scientist

Reviewed by:
Suzy Baird
Senior Scientist

Wood Project No.: 2402210028.01

December 2021

Schmidt Farms Market
Environmental Resource Assessment

Technical Review Report

Alachua, Florida
Project # 2402210028.01 | City of Alachua

Prepared for:

City of Alachua
15100 NW 142nd Terrace/ PO Box 9, Alachua, FL 32616

Prepared by:

Wood Environment & Infrastructure Solutions, Inc.
404 SW 140th Terrace
Newberry, FL 32669
USA
T: 352.332.3318

December 2021

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Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

List of Appendices

Appendix A USFWS Information for Planning and Consultation (IPaC) Resource List Report

List of Acronyms

CFR	Code of Federal Regulations
City	City of Alachua
ERP	Environmental Resource Permit
FAC	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
FNAI	Florida Natural Areas Inventory
FWC	Florida Fish and Wildlife Conservation Commission
IPaC	Information for Planning and Consultation
SRWMD	Suwannee River Water Management District
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
Wood	Wood Environment & Infrastructure Solutions, Inc.

1.0 Introduction

1.1 Purpose

Wood Environment & Infrastructure Solutions, Inc. (Wood) was authorized by the City of Alachua (the City) to perform technical review of the Environmental Resource Assessment report prepared by Ecosystem Research Corporation (ERC) (2021) for the Schmidt Farms Market Site.

1.2 Background

Schmidt Farms– DM Alachua Investments LLC submitted an Environmental Assessment Report for the Schmidt Farms Market Site (October 2021) in support of a City of Alachua Land Use Comprehensive Plan Amendment and Re-zoning Amendments. Wood scientists have reviewed the Environmental Assessment Report to verify if the report findings are professionally acceptable. The findings of the review of the Environmental Assessment are presented in Section 2 and 3.

The 121.56 planned development area is located within the southwest quadrant of the intersection of US 441 and NW 43rd Street. Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past that include Angel Gardens, a Bike Shop, and a restaurant to name a few.

2.0 Environmental Assessment Review

Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Assessment report. The site assessment included review of wetland delineation lines for consistency with 1987 United States Army Corps of Engineers (USACE) "Corps of Engineers Wetlands Delineation Manual" and the Florida wetland delineation method, "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340). In addition, the site was reviewed for potential presence of protected species or their habitat.

2.1 Wetland Delineation Review

ERC performed a desktop review of readily available geographic information system resources to assess the wetland and upland habitats on and adjacent to the subject property. Resources reviewed included current and historic aerial photographs, national wetland inventory, USGS quadrangle maps, Alachua County 2001 LiDAR Topography maps, FEMA flood zone maps, NRCS soils maps, and FDEP land use maps.

ERC scientists conducted a field delineation in 2008 which was reviewed by SRWMD and approved. A more recent delineation was performed by ERC in 2021 according to the *Delineation of the Landward Extent of Wetlands and Surface Waters* (Chapter 62-340 Florida Administrative Code [F.A.C.]) and the wetlands delineation lines were updated. The 2021 wetland delineation lines were approved by Alachua County.

On December 3, 2021, Wood scientists visited the site, reviewed the wetland delineation, and agreed with the general location of the wetland boundary lines. There were no wetland flags, and Wood scientists did not have access to the GPS points referred to in the ERC report; therefore, it should be noted that this review of the wetland delineation does not constitute a verification. Furthermore, prior to development, the wetland delineation will also need to be verified by Suwannee River Water Management District (SRWMD).

2.2 Threatened & Endangered Species Review

ERC scientists performed a desktop survey for the potential presence of threatened and endangered species using Florida Natural Areas Inventory (FNAI) and USFWS Information for Planning and Consultation (IPaC) Resource List Report (USFWS, 2021a) and performed a site investigation for evidence of listed species and their habitat. Wood scientists reviewed the ERC assessment. The methods used by ERC are consistent with methods that Wood scientists follow for listed species evaluations. **Table 1** outlines the species listed by FNAI and IPaC resource lists, their preferred habitat, if that preferred habitat is found on the subject property, and ERC's effects determination.

In December 2020, the USFWS determined the monarch butterfly (*Danaus plexippus*) should be a candidate for listing under the Endangered Species Act. The monarch butterfly is not yet listed or proposed for listing, and there are no Section 7 of the Endangered Species Act requirements at this time (USFWS, 2021b). This species was not included in the ERC report and has been included in **Table 1**.

On December 3, 2021, Wood scientists evaluated the onsite habitat compared with preferred habitats for the listed species identified by FNAI and IPaC. Wood scientists generally agreed with the habitat assessments made by ERC scientists.

Wood scientists observed killdeer (*Charadrius vociferus)* during the site visit. The killdeer is a migratory bird species that is common and can be found in the project area year round. During breeding season, the project area would be a common area for nesting as the killdeer are ground nesting birds preferring open areas with high visibility such as bare soil or short-grass fields (Audubon, 2021). The Migratory Bird Treaty Act (MBTA) of 1918 protects all migratory birds. MBTA makes it illegal for people to "take" migratory birds, their eggs, feathers or nests.#

No threatened or endangered wildlife species were observed during Wood's site assessment. The state endangered, Florida spiny-pod (*Matelea floridana),* was observed within the project site within the area that will be conservation easement.

2.3 Tree Protection

The ERC report notes that no Champion Trees have been reported for the project area and most of the historical large trees on the site were removed through silvicultural and agricultural practices. Wood scientists observed many large trees on the property. If large trees are to be removed as part of the development, a City of Alachua Tree Removal Permit will be required.

Table 1. Threatened and Endangered Species with Potential for Occurrence on the Project Area

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Laterallus jamaicensis ssp. *jamaicensis*	Eastern Black Rail	PT	Salt, brackish, and freshwater marshes[c]	No	No effect
Mycteria americana	Wood Stork	FT	Nesting: mixed hardwood swamps, sloughs, mangroves, cypress domes/strands; Foraging: freshwater and estuarine marshes	Yes- foraging habitat No-nesting habitat	No effect
Picoides borealis	Red-cockaded Woodpecker	FE	Slash, longleaf, and loblolly pines	Yes	No effect
Aphelocoma coerulescens	Florida Scrub-Jay	FT	Sand pine and xeric oak scrub, and scrubby flatwoods	No	No effect
Falco sparverius paulus	American Kestrel	ST	Primarily open woodlands, sandhill, and fire-maintained savannah pine, pastures and open fields	Yes	Not Likely to Adversely Affect - Most of the nesting habitat is within a Conservation Easement
Egretta caerulea	Little Blue Heron	ST	Swamps, estuaries, ponds, lakes, and river [b]	No	No effect
Grus canadensis pratensis	Florida Sandhill Crane	ST	Freshwater marshes, prairies, and pastures	Yes – Forage habitat No - Nesting habitat	No effect- forage habitat will be maintained in the post development condition
Drymarchon couperi	Eastern Indigo Snake	FT	Pine flatwoods, hardwood forests, edges of cypress swamps, and hydric hammocks	Yes	Not Likely to Adversely Affect
Stilosoma extenuatum	*Short-tailed Snake*	ST	Sandy soils, particularly longleaf pine and xeric oak sandhills, scrub and xeric hammock	No	No effect
Pituophis melanoleucus mugitus	Florida Pine Snake	ST	Well-drained sandy soils with a moderate to open canopy	No	No effect
Gopherus polyphemus	Gopher Tortoise	ST, FC	Well-drained, sandy soils, longleaf pine sandhills, xeric oak hammocks, scrub, pine flatwoods, dry prairies and coastal dunes	No	No effect

Scientific Name[a]	Common Name[a]	Listing Status [a]	Preferred Habitat [b]	Habitat Present on Project Site[d]	ERC Impact Determination
Ambystoma cingulatum	Frosted Flatwoods Salamander	FT	Slash and longleaf pine flatwoods with a wiregrass floor and scattered wetlands	No, subject property outside current range of species	No effect
Notophthalmus perstriatus	Striped Newt	FC	Dry upland habitats. Depression marshes, dome swamps and sinkhole ponds. Natural, ephemeral, isolated Wetlands.	Yes – Natural, ephemeral, isolated Wetlands.	No effect
Danaus plexippus	Monarch Butterfly	FC	Milkweed host plant (primarily *Asclepias spp.*)[c]	No	No effect. Not mentioned in ERC Report
Palaemonetes cummingi	Squirrel Chimney Cave Shrimp	FT	Only found in Squirrel Chimney, a small, deep sinkhole that leads to a flooded cave system of unknown size	No	No effect

Prepared by: JLM Checked by: SEM

Note:

PT = Federally Proposed Threatened
FT = Federally Designated Threatened
FE = Federally Designated Endangered
ST = State Designated Threatened
FC = Federal Candidate

Sources:

(a) USFWS. 2021a. IPaC Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.
(b) Preferred habitat determined using FWC species profiles (FWC 2021), unless otherwise stated
  a. FWC. 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.
(c) Preferred habitat determined using USFWS species profiles (USFWS 2021b)
  a. USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.
(d) Wood. 2021. Site Visit on December 14, 2021.

3.0 Geological Assessment

According to the ERC report, depressions caused by sinkhole activity have been observed on site. Whether or not any of these are active will need to be determined by a more thorough site assessment.

The ERC report included discussion of geotechnical investigations including borings. The majority of the borings (90%) have very loose soil conditions at the surface to a depth of approximately 7 ft. This observation is consistent with active ground loss and internal erosion and is often associated with active karst development in this part of Florida. 8 of the 55 borings (about 15%) have very loose conditions at depths ranging from about 12 ft to 22 ft below ground surface. These very loose soils are often found in heavily karstified topographies and could be indicative of active karst development.

Based on a comparison of historical topographic maps (1966 to present), ground loss appears to be occurring.

3.1 Recommendations

Based on the geological investigations provided in the ERC report, Wood recommends the following:

1) Perform a detailed mapping and evaluation of potential sinkhole features
2) Conduct limited geophysical surveys to detect the presence of caverns or other karst features that could affect development
3) Choose building locations based on avoiding any identified active ground loss areas

4.0 Summary and Conclusions

Wood scientists generally agree with the Environmental Resource Assessment Report for the Schmidt Farms property prepared by ERC. Wood environmental scientists conducted a desktop review and site assessment to confirm or deny the findings of the Environmental Resource Assessment Report. The site assessment included review of wetland delineation lines, reviewed the property for potential presence of protected species or their habitat, and review of the geological assessment. In general, Wood agreed with the findings and conclusions made by ERC.

5.0 References

Florida Fish and Wildlife Conservation Commission (FWC). 2021. Species Profiles. Website accessed December 2021: https://myfwc.com/wildlifehabitats/profiles/.

United States Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Consultation (IPaC) Resource Report. 12/9/2021. Generated from website: https://ecos.fws.gov/ipac/.

USFWS. 2021b. Southeastern Wildlife, Species Profiles. Website accessed December 2021: https://www.fws.gov/southeast/wildlife/.

Appendix A
USFWS Information for Planning and Consultation (IPaC) Resource List Report

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Project information

NAME

Schmidt Farm Market ERA

LOCATION

Alachua County, Florida



DESCRIPTION

Some(Third Party Review of ERA)

Local office

North Florida Ecological Services Field Office

(904) 731-3336

(904) 731-3045

7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

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1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS

Eastern Black Rail Laterallus jamaicensis ssp. jamaicensis — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/10477

Wood Stork Mycteria americana — Threatened
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8477

Reptiles

NAME	STATUS

Eastern Indigo Snake Drymarchon corais couperi — Threatened
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/646

Gopher Tortoise Gopherus polyphemus — Candidate
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6994

Amphibians

NAME	STATUS

Frosted Flatwoods Salamander Ambystoma cingulatum — Threatened
Wherever found
There is **final** critical habitat for this species. The location of the critical habitat is not available.
https://ecos.fws.gov/ecp/species/4981

Insects

NAME	STATUS

Monarch Butterfly Danaus plexippus — Candidate
Wherever found
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/9743

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

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Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE

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	WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)
American Kestrel Falco sparverius paulus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31
Great Blue Heron Ardea herodias occidentalis This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow Ammodramus henslowii This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird Fregata magnificens This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler Dendroica discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

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Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

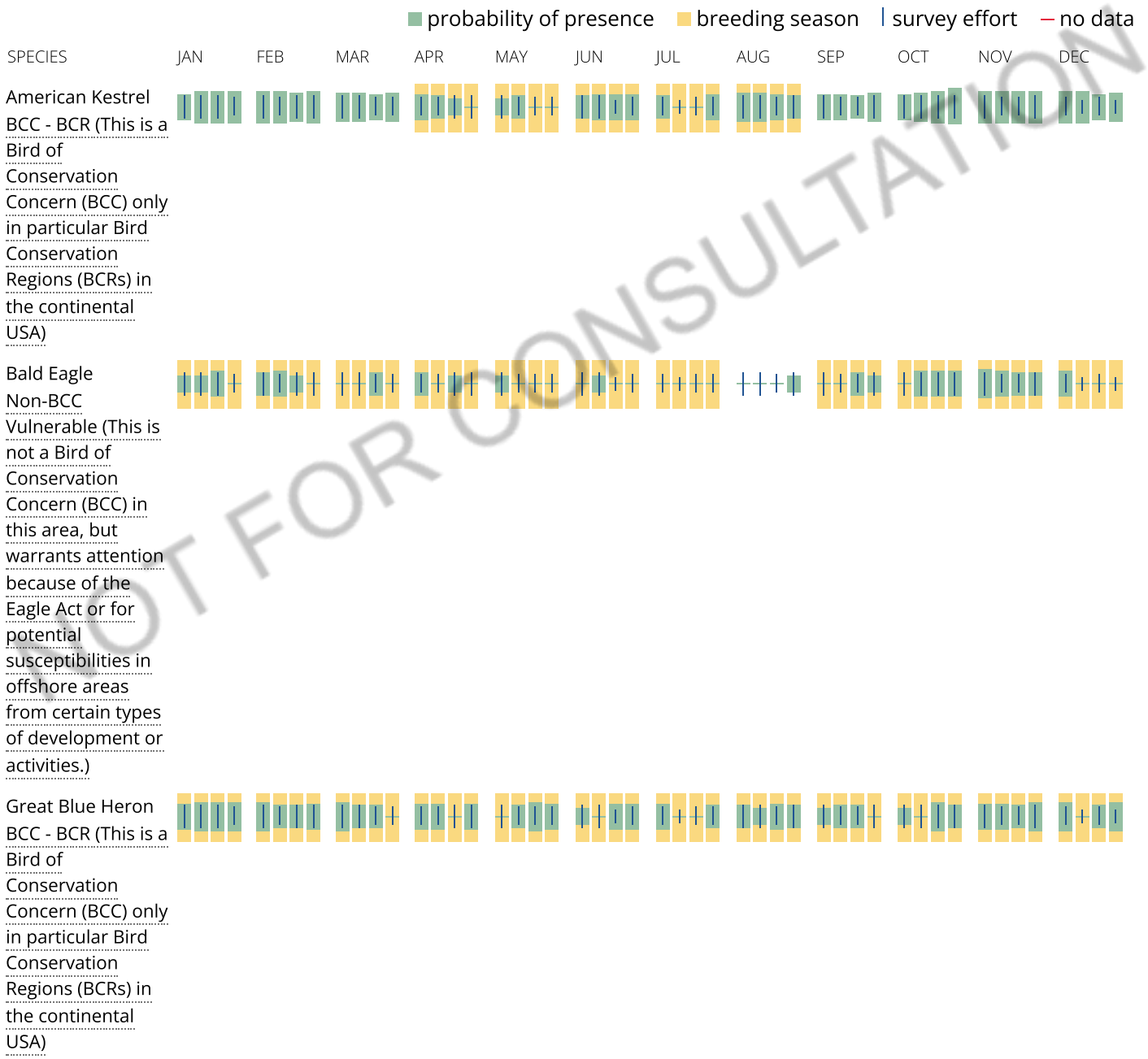
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Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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Henslow's Sparrow BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



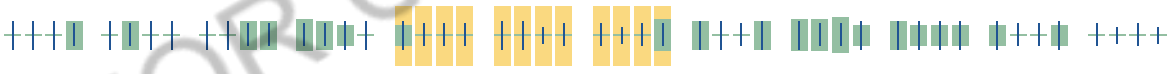
Lesser Yellowlegs BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Magnificent Frigatebird BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Prairie Warbler BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Red-headed Woodpecker BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

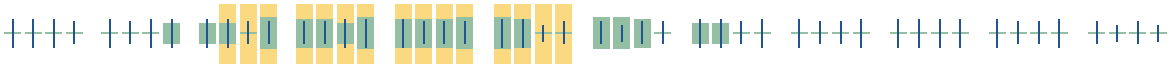


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Short-billed Dowitcher BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Swallow-tailed Kite BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



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Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring

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in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

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Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

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City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 16, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On October 21, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting was held on October 11, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, December 6, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

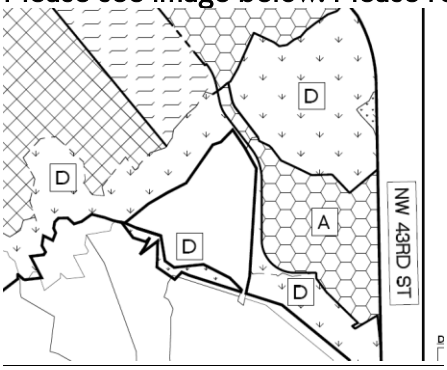
Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. **New Comment: Map appears to display development area off of the subject property. Please see image below. Please review and amend map as needed.**



2. *Concurrency Impact Analysis*
   a. **New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).**

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under 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. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

      New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that 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. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?

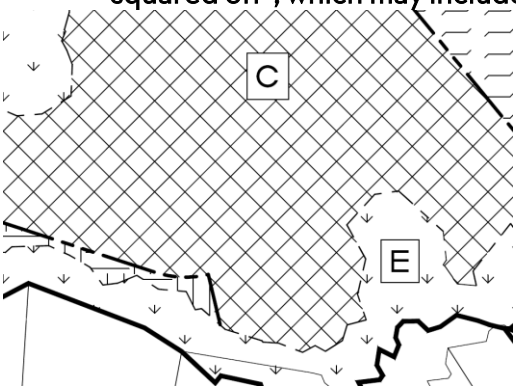
New Comment: Applicant response identifies current uses of property, however, compatibility is based on adjacent land uses not uses on the subject property. Please identify uses near the subject property and characterize those uses in terms of residential densities, land uses (e.g., industrial, commercial, etc).

c. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

New Comment: Outside review of environmental impacts are currently underway. Once received, these will be forwarded to the applicant.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.



2. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
   New Comment: Response indicates that the transportation/circulation development area is "E" but displayed map indicates that the circulation development area is "D".
3. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.
   New Comment: Unless otherwise modified through the PD Master Plan, the sign regulations regarding multi-tenant development would govern the signage. The standards can be found in Section 6.5.4 (C)(2).

b. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
   New Comment: A portion of this newly designated development area appears to be narrow and of odd geometry. Staff suggests modifying development area to be more "squared off", which may include enlarging or reducing the size of the development area.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
      New Comment: Response addresses setbacks from property lines. Please provide separation distances from surrounding residential uses. For example, Development Area C is located, at the closest x' from nearest residential use to the west. Development Area A is located at the closest x' from nearest residential use.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

New Comment: In locations where on street parallel parking is provided, the minimum right-of-way provided for any subdivision, site plan, or infrastructure plan shall be 60' to provide for adequate spacing of travel lanes, sidewalks, parking areas, and utility infrastructure.

b. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
New Comment: If no alternatives plan is provided, future development will be required to comply with current LDR standards at time of proposed site plan/ infrastructure plan, or subdivision.

5. *Comprehensive Plan Analysis*

a. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
New Comment: While medium and high density residential development is permitted within the PD-Comm zoning district, there is no minimum or maximum residential density established by the Commercial or Community Commercial land use districts proposed by the associated large scale comprehensive plan amendment. At a high density residential maximum rate of 15 dwelling units per acre, 20.07 acres would be required, leaving 8.53 acres to establish maximum floor to area ratio (FAR). At a FAR of 1.0, the maximum permittable non-residential development would be 371,566 square feet, which exceeds the proposed non-residential of 489,400 square feet of non-residential development in Development Areas A and B. Further, Policy 2.1.d, of the Future Land Use Element states that the Planned Development Commercial zoning is permitted as an options within the commercial and high density residential land use categories, which would indicate that the drafters envisioned a Commercial PD zoning with both residential and commercial uses proposed would require a mix of future land use designations associated with the PD.

b. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development

Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

c. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.
New Comment: Proposed allowable use table indicates that stormwater management facilities and public infrastructure are permitted within Development Area E. Development Area E appears to have been designed to match the minimum water body/ wetland natural buffer area setback requirements per the City's Comprehensive Plan. As such, this area is intended to be left in natural state and not to be developed. Therefore, unless otherwise permitted by the Comprehensive Plan, stormwater management facilities and utilities would not be permitted within Development Area E. Please revise Development Table on Sheet PD-1.

6. *Concurrency Impact Analysis*
   a. New Comment: Provided traffic analysis appears to be incomplete/ have portions of pages cut off. Please resubmit. Submitted analysis did not appear to reflect impacts to Segment 3 (US 441 from MPO Boundary to CR 25A).

7. *Miscellaneous / General Comments*
   a. Allowable uses column in Table on Master Plan sheet has typo in column title.
   New Comment: This does not appear to have been addressed.

8. *Outside Review/ Public Services*
   a. New Comment: See attached review of Traffic Study in a letter dated October 30, 2021 from Brian Kanely, P.E. The City is working to coordinate with FDOT on the issues raised by the letter. Also, please note that the referenced roundabout would require a PD Plan amendment if pursued at a later date.
   b. New Comment: Environmental review is currently underway. We anticipate to have a response from Wood Environmental by December 13, 2021.
   c. New Comment: Please see information from Public Services Department in the attached memo from Rodolfo Valladares, P.E., Public Services Director, and Tom Ridgik, P.E., Engineering Supervisor, dated November 2, 2021.

9. Potential Development Conditions (Revised 11/16/21)
   a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
      i. All roadway improvements to US HWY 441 and NW 43rd Street noted in the submitted traffic study shall be permitted and completed in conjunction with any subdivision, site plan, or infrastructure plan proposed for the subject property. Revised traffic studies shall be submitted as a part of any

development application that meets the conditions in accordance with the schedule below.

Study	Cumulative Non-Residential Floor Area Exceeds (square feet)	Cumulative Residential Units Exceeds (Dwelling units)	Date Development Application Submitted
Initial	NA	NA	NA
Update 1	125,000	200	01/01/2025
Update 2	250,000	400	01/01/2028

The traffic study shall be valid for a period of 3 years or until the next Update is required. Unless otherwise required by the City's Land Development Regulations, Alachua County, or Florida Department of Transportation, no more than 2 additional traffic studies shall be required.

ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
    1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
    2. No new wells permitted on the property
    3. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 1 use that includes gasoline sales located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 25,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of
ALACHUA
the good life community

City of Alachua

MIKE DAROZA
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 2, 2021**

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

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

TR 11/2/2021

RE: **Schmidt Farms LSCPA &RZ Applications – Submittal 2**

Public Services has reviewed the subject project (Oct 21, 2021) and offer the following comments. Review was specific to Public Services utilities.

NO.	COMMENTS
1.	**Comments on Oct 21st, 2021 Submittal** **Sheet PD-3** It is still to be determined whether the proposed lift station will be private or regional. If private, the lift station will only service the Schmidt Farm Development. Subject to a future COA wastewater study, please note that the proposed lift station may be designated as a regional lift station. **For Your Information (FYI)**
2.	
3	
4	

NO.	COMMENTS
5	
END OF COMMENTS	

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

Independent Review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study for the City of Alachua, Florida; Project Located in the Southwest Quadrant of US 441 & NW 43rd Street; Prepared by Volkert, Inc. October 2021

At the request of the City of Alachua, FL, Planning and Community Development Department, Volkert, Inc., conducted an independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study located in the southwest quadrant of the intersection of US 441 & NW 43rd Street. The Traffic Study was prepared by Buckholz Traffic in October 2021.

The Schmidt Farms Project is in the southwest quadrant of the signalized intersection of US 441 (FDOT State Highway) and NW 43rd Street (Alachua County highway). The proposed Project contains 214 single family homes, 130 apartment units, 171 "residential-over commercial units", and 300,000 gross square feet of retail space. The Project is expected to generate 9,918 external trips with 763 external trips (386 entering and 377 exiting) during the PM peak hour. The Project anticipates having a driveway onto US 441 (north driveway) and a driveway onto NW 43rd Street (south driveway) that will align with the Marathon Gas Station driveway. The build out year for the project is 2031.

The independent review of the Traffic Study will include the following:

- Review of existing traffic volumes.
- Review of trip generation of site traffic.
- Review of distribution and assignment of site traffic onto US 441 and NW 43rd Street.
- Review of future traffic volumes.
- Review of turn lane analysis.
- Review of signalized intersection capacity analysis.
- Review of non-signalized intersection capacity analysis.
- Review of access management evaluation.
- Review of the traffic study recommendations.
- Additional Volkert comments/recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study.

This project was originally reviewed by Volkert in September 2019. The updated project is similar to the 2019 project with respect to land use. Access to the project from US 441 and NW 43rd Street is identical to the proposed 2019 project.

Review of the Traffic Study

Existing Traffic Volumes

This section of the Traffic Study documents (1) how the existing traffic volumes were obtained and (2) how the directional traffic enter/exit counts were obtained from nearby roadways and driveways. This information is correct and there are no comments or suggestions

Trip Generation of Site Traffic

This section of the Traffic Study describes and documents the trip generation for the Project. The total daily trips, AM peak hour trips and PM peak hour trips are correctly calculated per the ITE *Trip Generation Manual, 10th Edition.* It is important to note that there were no adjustments for pass-by traffic in the trip generation (pass-by traffic is traffic that does not originate in the project, is already on the adjacent roadways and the motorist stops by the project land use for a product or service; a gas station is a good example of pass-by traffic). The primary goal of the traffic study is to analyze the total driveway volumes accessing the site and this includes traffic that originates in the project and pass-by traffic. Not reducing the driveway volumes produces site traffic volumes that are conservatively high. The trip generation information is correct and there are no comments or suggestions.

Distribution and Assignment of Site Traffic

This section of the Traffic Study distributes and assigns site traffic onto the streets adjacent to the Project. Manual traffic counts that were obtained at nearby side streets onto US 441 in the Project area resulted in 75% - 80% of traffic headed south towards Gainesville and 20% - 25% of traffic headed north towards Alachua. This distribution of traffic is consistent with previous traffic studies that Volkert has reviewed for the City of Alachua for projects along this portion of US 441.

The assignment of project southbound traffic to 36% US 441 and 36% to NW 43rd Street is reasonable. The University of Florida, Shands Hospital and city and county government offices are east of NW 43rd Street and the Oaks Mall, Butler Plaza/Celebration Point, I-75, and large residential areas are west of NW 43rd Street. Assigning traffic equally to southbound US 441 and southbound NW 43rd Street is a reasonable assumption.

The distribution and assignment of site traffic is correct and there are no comments or suggestions.

Future Traffic Volumes

This section of the Traffic Study describes and documents how the future traffic volumes were calculated. The existing traffic volumes were adjusted by the appropriate FDOT seasonal adjustment factor and then adjusted forward in time by a growth factor from nearby FDOT historical traffic count stations. Site traffic was then added to the future traffic volumes to produce 2031 total traffic volumes for the project. The future traffic volumes are correctly calculated and there are no comments or suggestions.

Turn Lane Analysis

This section of the Traffic Study describes and documents how the determination for left and/or right turn lanes at the Project north driveway onto US 441 and the Project south driveway onto NW 43rd Street were determined. The documentation and methodology for making the determination for the warrants for right and left turn lanes support the conclusions of the Traffic Study. The turn lane analysis was correctly performed and there are no comments or suggestions.

Signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the signalized intersection at US 441 and NW 43rd Street. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report documents the capacity calculations for this intersection for the existing (2021), 2031 No Build and 2031 Build conditions; there are no comments or suggestions.

Non-signalized Intersection Capacity Analysis

This section of the Traffic Study describes and documents how the capacity calculations were performed for the non-signalized intersections of NW 43rd Street/Project south driveway/Marathon Gas Station Driveway and the US 441/Project north driveway. The traffic volume inputs for the Highway Capacity Software were checked and are accurate. This section of the report accurately documents the capacity calculations for these intersections for the existing, 2031 No Build and 2031 Build conditions; and there are no comments or suggestions.

Access Management Evaluation

The Traffic Study recommends that the existing full median opening on US 441 just north of the proposed Project north driveway be closed and consideration be given to providing a directional median opening on US 441 at the proposed Project north driveway. A directional median opening allows right in/right out/left in traffic and prohibits left out traffic. Given the high-speed conditions on US 441 at this location, Volkert concurs with the Traffic Study recommendation for a directional median opening at this location.

Volkert also concurs with the Traffic Study recommendation to align the proposed Project south driveway onto NW 43rd street with the existing Marathon Gas Station driveway.

Traffic Study Recommendations

This section of the Traffic Study lists the recommendations for modifications to the adjacent roadways that are needed to accommodate the Project site traffic. These recommendations are:

- Relocate the existing median opening on US 441 that is just north of the proposed Project north driveway to the south, so it aligns with the Project north driveway and construct this median opening as a directional median opening (allows right in/right out/left in traffic and prohibits left out traffic.).
- Construct a southbound right turn lane on US 441 at the Project north driveway.
- Construct a northbound left turn lane on NW 43rd Street at the Project south driveway. The Project south driveway will align with the Marathon Gas Station driveway.
- At the Project south driveway, construct two westbound egress lanes, a right only and left/straight.
- As the Project develops, monitor traffic conditions at the Project south driveway on NW 43rd Street to determine if any additional traffic operational modifications are required.

Volkert concurs with these recommendations.

Additional Volkert Comments/Recommendations for the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study

1. The US 441 Traditional Neighborhood Project is a large project that will most likely be developed in phases. If this is the case, the traffic improvements required by the FDOT for US 441 and by Alachua County for NW 43rd Street may need to be phased as the project develops. The issues of (a) a follow-up traffic study and (b) phasing of roadway improvements on US 441 and NW 43rd Street needs to be discussed between the City of Alachua, the FDOT, Alachua County and the developer as the Project moves forward through the approval process.
2. The Traffic Study mentioned the possibility of a roundabout on NW 43rd Street at the Project south driveway. The right of way required for a roundabout or other roadway modification at the Project south driveway needs to be dedicated at the initial approval stage of the Project. This will guarantee that right of way is available at a future time when the Project trip generation dictates the need for such improvements. A roundabout has significantly different right of way requirements than a standard intersection. The minimum dimension for the inscribed circle of a single lane roundabout on an arterial street like NW 43rd Street is approximately one hundred feet (distance from outside edge of pavement though the central island to the other outside edge of pavement). You then add two feet of curb and gutter, a five-foot grass strip, an eight-foot-wide sidewalk to accommodate bicycles and pedestrians, and a five-foot grass strip for utilities. This results in a right of way width of approximately *one hundred fifty feet* for planning purposes for a one lane roundabout. The minimum dimension for the inscribed circle of a two-lane roundabout is approximately one hundred thirty feet. When you add in the other roadway design features, the right of way width for planning purposes for a two-lane roundabout is approximately *one hundred and eighty feet*. If a roundabout is proposed at the Project south driveway/NW 43rd it is important that the right of way be dedicated when the project is initially approved.
3. As part of the review and approval process for this Project, the FDOT needs to review the issue of adding protected only traffic signal phasing at the US 441/NW 43rd Street traffic signal for the southbound to northbound U-turn maneuver. A protected only traffic signal phasing is the red arrow/yellow arrow/green arrow operation. There is no flashing yellow arrow for permissive left turns. Adding the protected only signal phasing for the southbound to northbound U-turn on US 441 would require adding a three section traffic signal head on the end of the existing mast arm for southbound traffic on US 441. This raises the question as to whether the traffic signal mast arm pole was structurally designed to accommodate the additional traffic signal head that would be needed. Structural design requirements for mast arm poles change over time and what was acceptable when this traffic signal was constructed may not be acceptable with respect to current FDOT structural mast arm pole design requirements and specifications. The City of Gainesville Traffic Operations – Traffic Signals Section maintains all the traffic signals in Alachua County. They were contacted in conjunction with the 2019 traffic study to find out what information was available with respect to the mast arm poles at the US 441/NW 43rd Street traffic signal. Their response was the signal was constructed in August 2004. However, the traffic signal construction plans do not state whether the mast arm

pole for southbound traffic on US 441 was designed to accommodate an additional traffic signal head at the end of the mast arm. A more complete review of the traffic signal plans and whether the existing southbound mast arm pole could accommodate an additional three section traffic signal head needs be explored as part of the approval of the roadway modifications for this project. This is a significant issue due to costs. The current FDOT historical cost information for a seventy (70) foot mast arm pole is approximately $50,000 (this is just the cost for the mast arm pole, it does not include the associated engineering and construction costs). If a new mast arm pole is necessary, the total replacement cost would need to be factored into the costs associated with the highway improvements portion of the project. There is also a traffic safety issue for the U-turn traffic at the traffic signal associated with being able to see northbound oncoming traffic. This section of US 441 would be classified as a high-speed location (greater than 45 mph), plus the left turn lanes on US 441 are offset, which can make it difficult to see oncoming traffic under certain conditions. To summarize this discussion, as part of the review of highway improvements associated with this Project, the City of Alachua should request the FDOT review the following with respect to the traffic signal at US 441/NW 43rd Street:

a. Should the southbound to northbound U-turn be signalized due to the increased volume of traffic from the Project that will be making the U-turn movement and/or due to the high-speed classification of US 441 at NW 43rd Street and the associated traffic safety concerns?

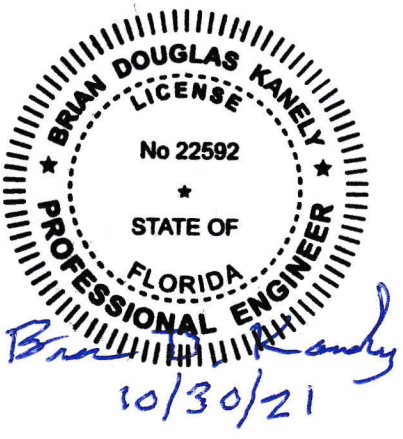
b. If the U-turn movement is signalized, the movement should be a protected only movement. Note: At this traffic signal the existing northbound left turn/U-turn movement is signalized as a protected only movement (three section traffic signal head).

c. If the U-turn movement is signalized, a structural analysis should be performed to determine if the existing mast arm pole can accommodate the additional traffic signal head required for the southbound to northbound U-turn movement

Volkert, Inc. appreciates the opportunity to assist the City of Alachua with this independent review of the Schmidt Farms (Updated US 441 Traditional Neighborhood) Traffic Study. Please contact me if you have any questions or need additional information.

Prepared by:

Brian D. Kanely, P.E.
Senior Traffic Engineer
Volkert, Inc.
October 30, 2021
Cell: 352-262-3580
Email: briank5030@outlook.com



City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under 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. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that 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. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that 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 rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that 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. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.

17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).

d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.

e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.

f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*

a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.

b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:

a. The reduction or modification is necessary as a traffic-calming measure;

b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

c. Access for emergency service vehicles is not substantially impaired;

d. Adequate off-street parking is provided for the uses proposed; and

e. Adequate space for public utilities is provided within the right-of-way.

c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*

a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.

b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM

Subject : Updated US 441 Traditional Neighborhood Traffic Study

To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 30, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 25, 2021 the City of Alachua received your revised application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. Upon additional review of the submitted applications, the Planning Department has reviewed the aforementioned applications for completeness and finds that the application is incomplete. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.
2. Rezoning Application:
    a. Please provide Traffic Impact Analysis or Statement.
    b. Please provide Environmental Assessment or Study.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

August 19, 2021

Also sent by electronic mail to carter.thompson@jbpro.com

Carter Thompson
Director of Planning
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: Completeness Review for:
- Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
- Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms Thompson:

On August 17, 2021 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is incomplete, conditional upon submission of certain information found below. Failure to respond the identified deficiencies within 45 calendar days will result in administrative withdrawal of the applications.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at the Project Assistance Team (PAT) meeting.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Proposed application sheet identifies proposed future land use categories as Medium Density Residential and Commercial, but provided application narrative and submitted proposed future land use map identifies Moderate Density Residential, Commercial, Community Commercial, and Conservation as proposed Future Land Use Categories. Please verify and revise.
2. Rezoning Application:
    a. Mailing labels not provided for those organizations and individuals registered with the City to receive notice. The list can be found on the City's website at: https://www.cityofalachua.com/home/showpublisheddocument/535/637473599620070000 .
    b. Per Section 3.6.2 (A)(1), the PD Master Plan:

        (a)Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;
        (b)Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;
        (c)Identifies the general location of open space;
        (d)Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;
        (e)Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;
        (f)Identifies on-site potable water and wastewater facilities; and
        (g)Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

        The provided PD Master Plan does not appear to identify the location of environmentally sensitive lands, such as wetlands or stream corridors. The PD Master Plan does not appear to identify on-site potable water and wastewater facilities. The PD Master Plan does not appear to identify the general location of all public facility sites serving the development such as potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. Please note that the PD Master Plan may be multiple sheets in order to display all required information. Please provide a revised PD Master Plan.

Should you have any questions, please feel free to contact me at (386) 418-6100 x 1603 or via email at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Planner

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

PLANNED DEVELOPMENT REGULATORY AGREEMENT
FOR SCHMIDT FARMS PD PROJECT

THIS PLANNED DEVELOPMENT REGULATORY AGREEMENT ("PD Agreement") is made as of _____, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **DM ALACHUA INVESTMENTS, LLC.**, a Florida corporation, their successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

RECITALS

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Schmidt Farms PD ("Project")**, which is proposed to consist of ±121.1 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD, the legal description for which is described hereto in Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the planned development required by the City of Alachua Land Development Regulation Section 2.4.3, an application to rezone the Property from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Commercial Intensive ("CI") and Agricultural ("A") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-Comm") at a quasi-judicial public hearing held on March 8, 2022;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on March 28, 2022, to consider the proposed rezoning of the Property pursuant to Ordinance Number 22-10;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 22-10;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated as material portions of this PD Agreement by reference.

2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 22-10, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."

3. A **Final PD Plan** for the Project (a **Preliminary Plat** or a **Site Plan**) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 22-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD zone district classifications of the Project. If the PD zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to the previous zoning districts of Commercial Intensive ("CI") and Agricultural ("A").

4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.

5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.

7. The Owner/Developer ,or its successors and/or assigns, shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, or its successors and/or assigns, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer, or its successors and/or assigns, further agrees that the Owner/Developer, or its successors and/or assigns, shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer, or its successors and/or assigns, shall remain liable to the City notwithstanding any attempt by the Owner/Developer, or its successors and/or assigns, to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.

8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 22-XX.

9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua
ATTN: Department of Planning & Community Development
P.O. Box 9
Alachua, Florida 32616

Owner/Developer:

DM Alachua Investments, LLC
4045 NW 43rd Street
Gainesville, FL 32609

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.

12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.

13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.

14. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed

as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.

15. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.

16. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.

17. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 22-10 do not inordinately burden the Property described in Exhibit "A", the PD, or the Project.

18. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

19. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer shall exhaust any and all administrative remedies under the City's Lan Development Regulations. Thereafter, Owner/Developer's remedies in filing a lawsuit shall be limited solely to an action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

20. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in the Circuit Court of Alachua County, Florida.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:
DM Alachua Investments, LLC.

_____ By:_____

_____ _____, _____
(NAME) (NAME) (TITLE)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

SIGNATURES CONTINUE ON NEXT PAGE

Attest: CITY OF ALACHUA

_____ By:_____
Mike DaRoza Gib Coerper, Mayor
City Manager

Approved as to Form:

_____
Marian B. Rush, City Attorney

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this ___ day of _____ 20__, by _____, who is personally known to me or who has produced _____ as identification, and who took an oath.

_____
Notary Public, State of Florida at large
(SEAL) Commission No.:
Commission Expiration:

EXHIBIT "A"

Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000

Legal Description of Subject Property

A TRACT OF LAND SITUATED IN SECTIONS 34 AND 35, TOWNSHIP 08 SOUTH, RANGE 19 EAST AND FRACTIONAL SECTIONS 02 AND 03, TOWNSHIP 09 SOUTH, RANGE 19 EAST BEING MORE PARTICULARLY DESCRIBED AS: COMMENCE AT
THE SOUTHEAST CORNER OF STAGHORN UNIT NO. 1 AS RECORDED IN PLAT BOOK J, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING A POINT ON THE WEST RIGHT LINE OF WAY OF U.S.
HIGHWAY 441; THENCE SOUTH 39° 18' 51" EAST, A DISTANCE OF 496.87 FEET TO THE POINT OF BEGINNING; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY SOUTH 39° 18' 51" EAST, A DISTANCE OF 1519.87 FEET TO THE WESTERLY
RIGHT OF WAY OF NW 43RD STREET AND A POINT ON A CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29° 00' 03", HAVING A RADIUS OF 522.00 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 15° 30' 28" EAST
AND 261.40 FEET; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 264.22 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY SOUTH 01° 00' 27" EAST, A DISTANCE OF
1209.59 FEET; THENCE SOUTH 89° 00' 24" WEST, A DISTANCE OF 124.94 FEET; THENCE NORTH 14° 06' 37" EAST, A DISTANCE OF 100.64 FEET; THENCE NORTH 14° 26' 56" WEST, A DISTANCE OF 87.09 FEET; THENCE NORTH 50° 46' 11" WEST,
A DISTANCE OF 324.19 FEET; THENCE NORTH 72° 20' 54" WEST, A DISTANCE OF 141.36 FEET; THENCE NORTH 12° 11' 29" EAST, A DISTANCE OF 65.09 FEET; THENCE NORTH 03° 27' 56" EAST, A DISTANCE OF 402.32 FEET; THENCE NORTH 29°
23' 12" WEST, A DISTANCE OF 88.37 FEET; THENCE NORTH 34° 02' 15" WEST, A DISTANCE OF 80.23 FEET; THENCE SOUTH 43° 57' 19" WEST, A DISTANCE OF 62.87 FEET; THENCE SOUTH 70° 44' 42" WEST, A DISTANCE OF 32.24 FEET; THENCE
SOUTH 34° 52' 41" WEST, A DISTANCE OF 174.06 FEET; THENCE SOUTH 61° 29' 17" WEST, A DISTANCE OF 158.59 FEET; THENCE SOUTH 50° 50' 36" WEST, A DISTANCE OF 113.82 FEET; THENCE SOUTH 66° 13' 16" EAST, A DISTANCE OF 46.47
FEET; THENCE SOUTH 72° 28' 16" EAST, A DISTANCE OF 95.73 FEET; THENCE SOUTH 09° 22' 38" EAST, A DISTANCE OF 95.12 FEET; THENCE SOUTH 54° 36' 38" EAST, A DISTANCE OF 41.71 FEET; THENCE NORTH 84° 08' 05" EAST, A DISTANCE
OF 110.34 FEET; THENCE SOUTH 62° 59' 51" EAST, A DISTANCE OF 110.03 FEET; THENCE SOUTH 44° 29' 36" EAST, A DISTANCE OF 62.76 FEET; THENCE SOUTH 19° 54' 39" WEST, A DISTANCE OF 7.85 FEET; THENCE NORTH 72° 20' 54" WEST,
A DISTANCE OF 203.75 FEET; THENCE NORTH 66° 19' 45" WEST, A DISTANCE OF 28.79 FEET; THENCE SOUTH 43° 58' 39" WEST, A DISTANCE OF 38.00 FEET; THENCE NORTH 55° 15' 08" WEST, A DISTANCE OF 81.04 FEET; THENCE NORTH 01°
30' 12" EAST, A DISTANCE OF 96.25 FEET; THENCE SOUTH 53° 05' 42" WEST, A DISTANCE OF 82.03 FEET; THENCE NORTH 33° 40' 18" EAST, A DISTANCE OF 33.54 FEET; THENCE NORTH 27° 50' 01" EAST, A DISTANCE OF 39.55 FEET; THENCE
SOUTH 43° 58' 40" WEST, A DISTANCE OF 22.00 FEET; THENCE NORTH 72° 04' 33" WEST, A DISTANCE OF 50.18 FEET; THENCE NORTH 36° 57' 55" WEST, A DISTANCE OF 69.86 FEET; THENCE NORTH 76° 09' 44" WEST, A DISTANCE OF 35.84
FEET; THENCE NORTH 70° 12' 04" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 75° 47' 57" WEST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 54° 24' 40" WEST, A DISTANCE OF 46.06 FEET; THENCE SOUTH 73° 02' 15" WEST, A
DISTANCE OF 30.02 FEET; THENCE NORTH 46° 56' 43" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 89° 13' 23" WEST, A DISTANCE OF 34.66 FEET; THENCE SOUTH 43° 03' 17" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 10° 01'

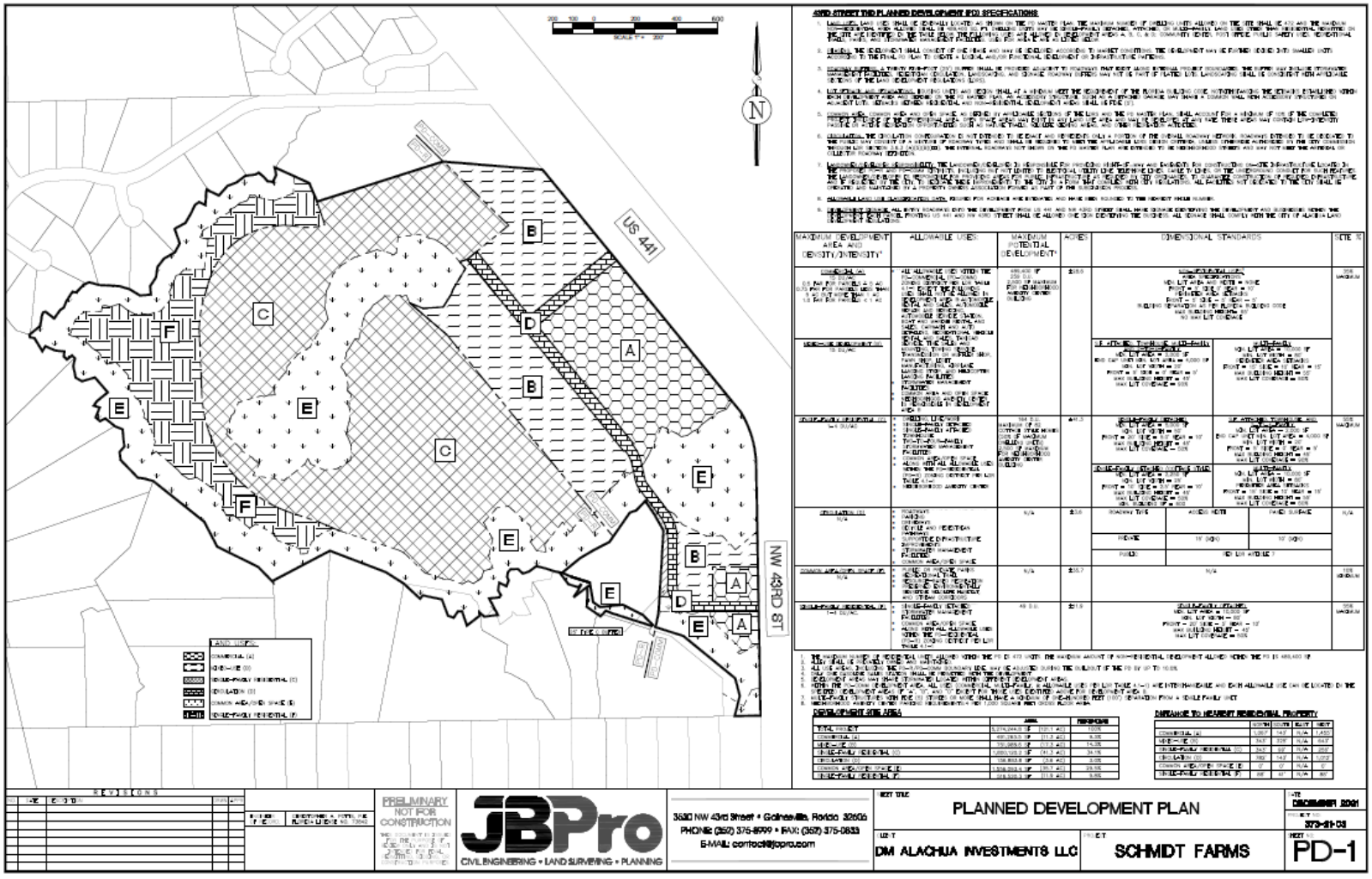
46" WEST, A DISTANCE OF 23.85 FEET; THENCE SOUTH 24° 33' 55" EAST, A DISTANCE OF 18.38 FEET; THENCE SOUTH 21° 36' 26" WEST, A DISTANCE OF 30.08 FEET; THENCE NORTH 63° 30' 10" WEST, A DISTANCE OF 38.59 FEET; THENCE
SOUTH 08° 56' 12" WEST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 29° 50' 46" EAST, A DISTANCE OF 27.20 FEET; THENCE SOUTH 33° 35' 22" WEST, A DISTANCE OF 12.17 FEET; THENCE SOUTH 83° 09' 05" WEST, A DISTANCE OF 49.68
FEET; THENCE SOUTH 27° 30' 34" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 83° 25' 53" WEST, A DISTANCE OF 66.21 FEET; THENCE NORTH 48° 24' 16" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 01° 34' 33" EAST, A
DISTANCE OF 18.00 FEET; THENCE SOUTH 52° 27' 04" WEST, A DISTANCE OF 76.61 FEET; THENCE NORTH 18° 16' 33" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 88° 25' 27" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 34° 40'
38" WEST, A DISTANCE OF 37.20 FEET; THENCE NORTH 71° 12' 58" WEST, A DISTANCE OF 28.81 FEET; THENCE NORTH 20° 18' 23" WEST, A DISTANCE OF 83.99 FEET; THENCE NORTH 77° 57' 18" WEST, A DISTANCE OF 94.70 FEET; THENCE
SOUTH 39° 05' 49" WEST, A DISTANCE OF 21.06 FEET; THENCE NORTH 47° 01' 37" WEST, A DISTANCE OF 106.98 FEET; THENCE NORTH 57° 31' 10" WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 69° 03' 37" WEST, A DISTANCE OF 290.00
FEET; THENCE SOUTH 62° 20' 21" WEST, A DISTANCE OF 311.29 FEET; THENCE SOUTH 02° 52' 15" EAST, A DISTANCE OF 7.41 FEET; THENCE NORTH 44° 01' 21" WEST, A DISTANCE OF 101.79 FEET; THENCE NORTH 63° 35' 40" WEST, A
DISTANCE OF 223.05 FEET; THENCE NORTH 27° 23' 06" WEST, A DISTANCE OF 134.71 FEET; THENCE NORTH 51° 26' 25" WEST, A DISTANCE OF 314.59 FEET; THENCE NORTH 73° 43' 01" WEST, A DISTANCE OF 42.55 FEET; THENCE NORTH 82°
00' 33" WEST, A DISTANCE OF 35.18 FEET; THENCE NORTH 44° 01' 42" WEST, A DISTANCE OF 120.17 FEET; THENCE NORTH 05° 36' 16" WEST, A DISTANCE OF 38.74 FEET; THENCE NORTH 41° 39' 11" EAST, A DISTANCE OF 33.37 FEET;
THENCE NORTH 05° 47' 12" WEST, A DISTANCE OF 83.95 FEET; THENCE NORTH 67° 32' 26" WEST, A DISTANCE OF 39.58 FEET; THENCE NORTH 51° 13' 12" WEST, A DISTANCE OF 59.93 FEET; THENCE SOUTH 64° 08' 19" WEST, A DISTANCE OF
29.28 FEET; THENCE NORTH 48° 25' 38" WEST, A DISTANCE OF 27.34 FEET; THENCE NORTH 22° 25' 37" EAST, A DISTANCE OF 51.41 FEET; THENCE NORTH 72° 40' 10" WEST, A DISTANCE OF 30.06 FEET; THENCE NORTH 35° 17' 14" EAST, A
DISTANCE OF 27.44 FEET; THENCE NORTH 51° 04' 43" EAST, A DISTANCE OF 66.62 FEET; THENCE NORTH 40° 42' 56" WEST, A DISTANCE OF 94.72 FEET; THENCE SOUTH 73° 55' 36" WEST, A DISTANCE OF 66.13 FEET; THENCE NORTH 59° 00'
09" WEST, A DISTANCE OF 34.99 FEET; THENCE NORTH 11° 56' 04" WEST, A DISTANCE OF 57.12 FEET; THENCE NORTH 13° 07' 52" EAST, A DISTANCE OF 37.51 FEET; THENCE NORTH 45° 29' 32" WEST, A DISTANCE OF 20.41 FEET; THENCE
SOUTH 51° 27' 48" WEST, A DISTANCE OF 31.77 FEET; THENCE NORTH 43° 03' 54" WEST, A DISTANCE OF 21.23 FEET; THENCE NORTH 07° 24' 48" EAST, A DISTANCE OF 23.82 FEET; THENCE NORTH 83° 43' 02" WEST, A DISTANCE OF 46.76
FEET; THENCE NORTH 66° 12' 09" WEST, A DISTANCE OF 49.69 FEET; THENCE SOUTH 32° 42' 35" WEST, A DISTANCE OF 28.26 FEET; THENCE NORTH 31° 06' 20" WEST, A DISTANCE OF 73.12 FEET; THENCE NORTH 78° 18' 16" WEST, A
DISTANCE OF 22.52 FEET; THENCE NORTH 11° 43' 08" WEST, A DISTANCE OF 12.75 FEET; THENCE NORTH 51° 18' 50" EAST, A DISTANCE OF 67.14 FEET; THENCE NORTH 09° 44' 37" EAST, A DISTANCE OF 55.57 FEET; THENCE NORTH 26° 25'
45" EAST, A DISTANCE OF 13.00 FEET; THENCE NORTH 75° 36' 56" EAST, A DISTANCE OF 11.18 FEET; THENCE SOUTH 51° 54' 02" EAST, A DISTANCE OF 52.66 FEET; THENCE NORTH 36° 05' 41" EAST, A DISTANCE OF 51.31 FEET; THENCE
NORTH 57° 08' 08" EAST, A DISTANCE OF 19.19 FEET; THENCE NORTH 22° 37' 50" EAST, A DISTANCE OF 35.61 FEET; THENCE NORTH 33° 05' 11" EAST, A DISTANCE OF 52.00 FEET; THENCE SOUTH 81° 33' 11" EAST, A DISTANCE OF 25.81 FEET;

THENCE NORTH 54° 05' 02" WEST, A DISTANCE OF 5.72 FEET; THENCE NORTH 43° 17' 18" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 68° 45' 44" EAST, A DISTANCE OF 28.18 FEET; THENCE SOUTH 74° 40' 29" EAST, A DISTANCE OF
50.64 FEET; THENCE SOUTH 86° 37' 36" EAST, A DISTANCE OF 100.12 FEET; THENCE SOUTH 72° 27' 14" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 58° 07' 28" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 85° 33' 53" EAST, A
DISTANCE OF 53.89 FEET; THENCE NORTH 05° 45' 54" WEST, A DISTANCE OF 40.92 FEET; THENCE NORTH 33° 36' 06" EAST, A DISTANCE OF 50.36 FEET; THENCE NORTH 09° 00' 55" EAST, A DISTANCE OF 52.50 FEET; THENCE NORTH 38° 04'
12" EAST, A DISTANCE OF 50.99 FEET; THENCE NORTH 60° 46' 01" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 29° 18' 53" EAST, A DISTANCE OF 50.01 FEET; THENCE NORTH 19° 02' 03" WEST, A DISTANCE OF 73.58 FEET; THENCE
NORTH 48° 43' 21" EAST, A DISTANCE OF 8.54 FEET; THENCE NORTH 61° 51' 27" EAST, A DISTANCE OF 50.48 FEET; THENCE NORTH 30° 27' 36" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 25° 52' 38" EAST, A DISTANCE OF 50.04 FEET;
THENCE NORTH 56° 29' 37" EAST, A DISTANCE OF 24.14 FEET; THENCE SOUTH 63° 18' 22" EAST, A DISTANCE OF 33.24 FEET; THENCE NORTH 03° 26' 18" EAST, A DISTANCE OF 64.08 FEET; THENCE NORTH 15° 28' 02" EAST, A DISTANCE OF
12.21 FEET; THENCE SOUTH 58° 10' 57" EAST, A DISTANCE OF 12.81 FEET; THENCE SOUTH 64° 31' 32" EAST, A DISTANCE OF 52.33 FEET; THENCE NORTH 42° 07' 30" EAST, A DISTANCE OF 63.18 FEET; THENCE NORTH 69° 58' 55" EAST, A
DISTANCE OF 43.82 FEET; THENCE NORTH 53° 25' 47" EAST, A DISTANCE OF 55.46 FEET; THENCE NORTH 82° 30' 15" EAST, A DISTANCE OF 50.09 FEET; THENCE NORTH 58° 30' 49" EAST, A DISTANCE OF 17.09 FEET; THENCE SOUTH 50° 06'
15" EAST, A DISTANCE OF 34.83 FEET; THENCE SOUTH 39° 32' 23" EAST, A DISTANCE OF 25.06 FEET; THENCE SOUTH 83° 11' 04" EAST, A DISTANCE OF 26.25 FEET; THENCE NORTH 25° 19' 25" EAST, A DISTANCE OF 37.20 FEET; THENCE
NORTH 10° 44' 42" WEST, A DISTANCE OF 37.57 FEET; THENCE SOUTH 65° 31' 20" EAST, A DISTANCE OF 183.96 FEET; THENCE SOUTH 22° 57' 20" EAST, A DISTANCE OF 96.98 FEET; THENCE NORTH 72° 23' 52" EAST, A DISTANCE OF 638.40
FEET; ; THENCE SOUTH 85° 22' 03" EAST, A DISTANCE OF 483.70 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. HIGHWAY 44 AND THE POINT OF BEGINNING. CONTAINING 121.09 ACRES, MORE OR LESS

EXHIBIT “B”

[EXECUTED/SIGNED ORDINANCE 22-XX]

EXHIBIT "C"


US 441
NW 43RD ST
PRELIMINARY
NOT FOR CONSTRUCTION
JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 376-6999 • FAX: (352) 376-6933
E-MAIL: contact@jbpro.com
PLANNED DEVELOPMENT PLAN
DM ALACHUA INVESTMENTS LLC
SCHMIDT FARMS
PD-1

Schmidt Farms

Rezone from Agriculture & Commercial

to

Planned Development Commercial and Planned Development Residential

City of Alachua

January, 2022

Christopher Potts, P.E.
Director of Engineering
3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbpro.com

JBPro

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I. Statement of Proposed Change:

The proposed project is located near the intersection of HWY 441 and NW 43rd Street. Turkey Creek abuts the rear of the property. There are five lots that make up the proposed development. The largest lot is 96.69 acres and has a house and barn on it. The the are two other lots are 17.78 and 14.13 acres, that are vacant as well. Two of the smallest lots, 05936-007-002 and 05936-007-001 have structures on them a 1,444 SF restaurant and a 2,135 SF retail store. Both former businesses are closed.

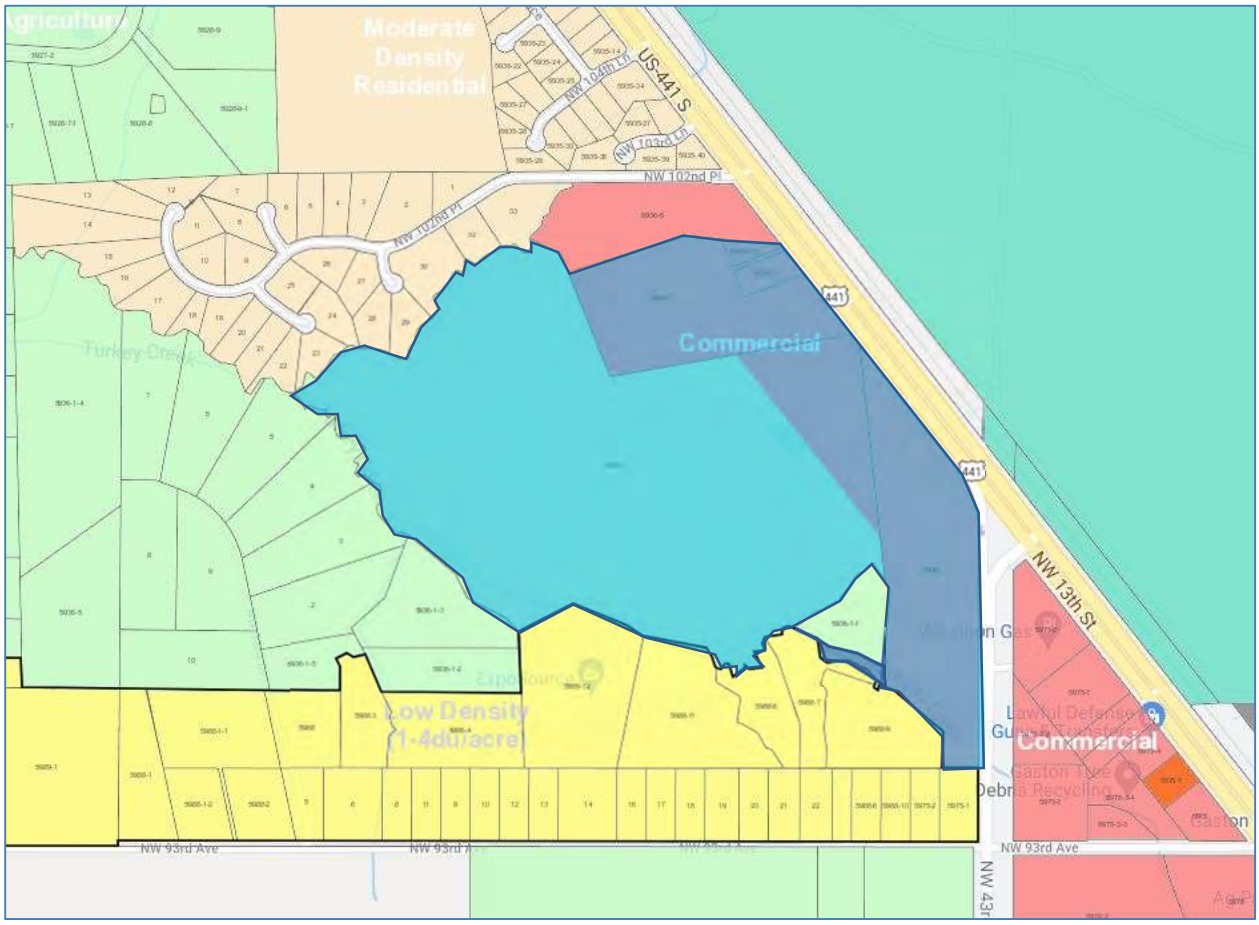
The applicant is requesting a Large-Scale Comprehensive Plan Amendment to the 121. 1 acres that encompasses, parcels 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000. The current Future Land Use Designations are agriculture to the back and commercial to the front along Highway 441. The residential portion of the comprehensive plan amendment will request moderate density, which allows for 1 to 4 dwelling units per acre, as well as small-scale neighborhood commercial and mixed-use developments.

The Commercial portion of the Comprehensive Plan Amendment will request High-Density Residential for the interior and Commercial along Highway 441. The High-Density Residential Land Use Category intent is to provide multi-family residential as well as neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The Commercial Land Use intent is to provide for general commercial uses, as well as more intense commercial highway commercial uses and largescale and regional commercial uses. Commercial uses shall be limited to an intensity of not more than 0.50 floor area ratio for parcels 5 acres or larger. The allowed uses for the Future Land Uses Designations are provided as ***Table 1*** on the following page.

The Development is proposing a rezone to a Planned Development containing both commercial and mixture of residential uses. The rezone will request Planned Development Commercial District (PD-COMM) and Planned Development Residential (PD-R). The Planned Development will have a mixture of retail uses and commercial square footage that will what be dictated by market demand.

As shown in the following figures, the property has a current Future Land Use designation of Agriculture and Commercial.

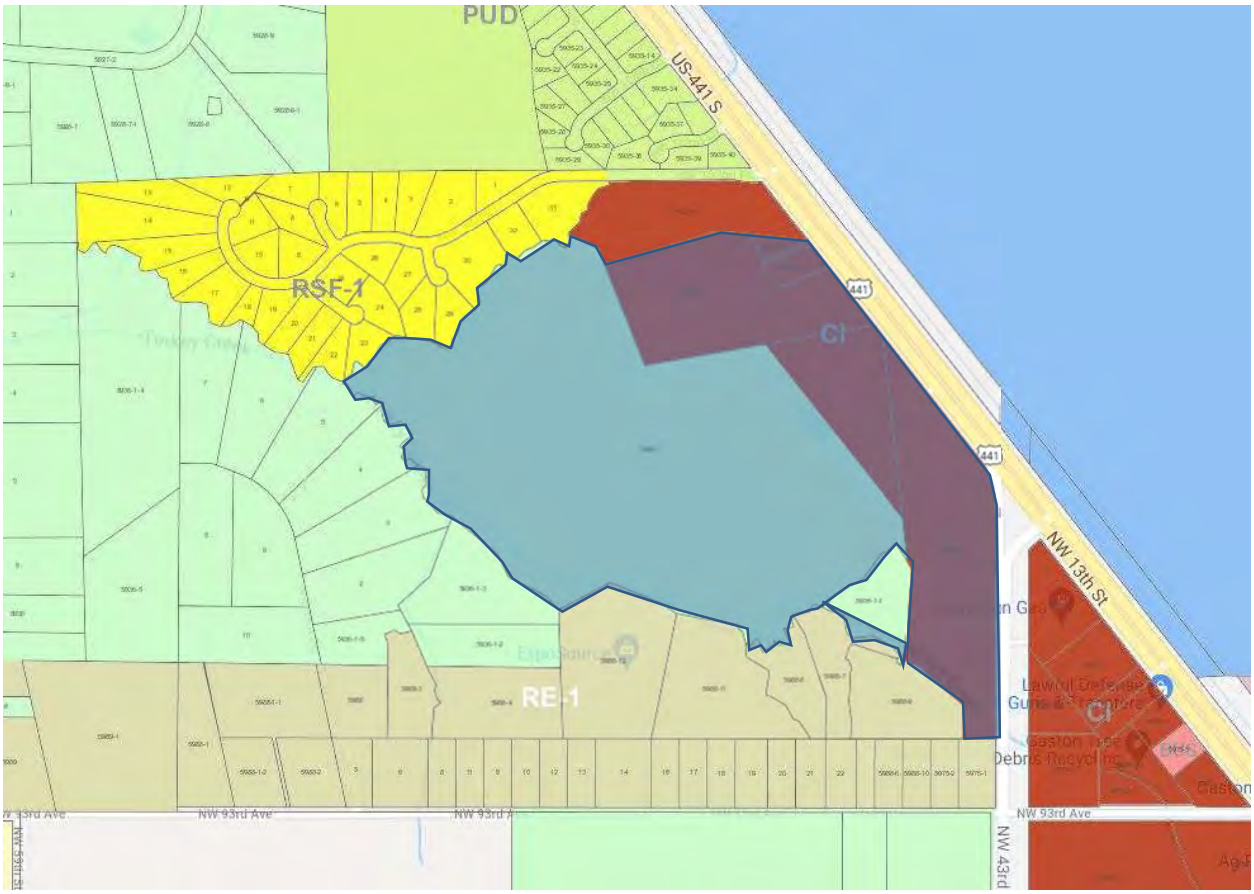
FIGURE 1: EXISTING FUTURE LAND USE MAP



Alachua County GIS

The proposed land uses, and the existing land uses will be consistent. Commercial land uses as shown in the above **Figure 1** are along the US 441 and the eastern NW 43rd Street corridor while Moderate Density Residential (0-4 du/ac), Agriculture, and Low Density Residential (0-1 du/ac) are located along the northwest, west, and southern boundaries of the proposed development. The proposed land use of Moderate Density Residential (0-4 du/ac) along those boundaries of the development will be consistent with the existing residential and agriculture land uses.

FIGURE 2: EXISTING ZONING MAP



Alachua County GIS

LOCATION	EXISTING USE	LAND USE	ZONING
North	Commercial/Single Family Units	Commercial/Moderate Density Residential	Commercial Intensive/RSF-1
South	Single Family Units	Low Density (Alachua County)	RE-1 (Alachua County)
East	Commercial	Commercial	Commercial Intensive
West	Single Family Units	Agriculture	Agriculture

The proposed zoning and uses will be consistent with existing development pattern of the area. Commercial uses are proposed along the US 441 and NW 43rd Street corridor which mimics the existing uses and the uses on the east side of NW 43rd Street within the City's limits. Existing residential uses are located along the western and southern boundaries of the proposed development. The proposed development proposed residential uses along those boundaries for consistency.

II. Concurrency Impact Analysis

Concurrency is a shorthand expression for a set of land use regulations that local governments are required (by the Florida Legislature) to ensure that new development does not outstrip local government's ability to provide services or strain current level of service. In the following paragraphs, the proposed Comprehensive Plan Amendment will discuss the impacts to potable water, wastewater, stormwater, school student projection needs, stormwater, and transportation.

Potable Water

Policy 4.1.c of the Community Facilities and Natural Groundwater Aquifer Recharge (CFNGAR) Element of the Comprehensive Plan establishes a potable water LOS Standard of 275 gallons per day per equivalent residential dwelling unit on an average annual basis. Policy 4.1.c of the CFNGAR Element if the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. The current level of capacity for the City is 62.88%, therefore the City has 22.12% capacity for proposed developments. Table 4.2 was provided by the City's 2021 Annual Concurrency Status Report. Table 4.2 shows the City's current utilization rate is 62.88% and a residual rate of 853,649 gallons per day.

Potable Water Available Capacity

Table 4.2 Potable Water Public Facilities Impacts	
System Category	**Gallons Per Day**
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Potable Water Project Impact

Below in Table 1 that utilizes a 275 gallons per day for residential potable water and 0.15 gallons per day for office/retail. The proposed development will utilize 275 gallons per day for each residential unit, with a total of 514 residential units. The total gallons per day for residential development of potable water will be 141,350 gallons and 73,410 gallons for non-residential. The total potential development potable water is 214,760 gallons, which leaves 638,889 gallons of residual capacity remaining.

Table 1 - Potable Water	Density	Gallons Per Day
Single Family Detached	213 units	58,575
Multi-Family	301 units	82,775
Office/Retail	489,400 sf	73,410
Totals	-	214,760
Based off a LOS of 275 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Wastewater

Policy 1.1.d of the CFNGAR Element of the Comprehensive Plan establishes a sanitary sewer LOS Standard of 250 gallons per day per equivalent residential dwelling unit on an average annual basis. Table 4.3 shows a sanitary sewer capacity Policy 1.1.d of the CFNGAR Element reaches 85% of the permitted design capacity, no further development orders or permits will be issued until additional capacity becomes available. Table 4.3 below shows capacity at 53.61%, therefore there 695, 850 gallons or 31.39%.

Wastewater Available Capacity

Table 4.3 Wastewater Public Facilities Impacts	
System Category	**Gallons Per Day**
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**
Sources: *1. City of Alachua Public Services Department, April 2021* *2. City of Alachua May 2021 Development Monitoring Report*	

Wastewater Project Impact

Table 2 that utilizes a 250 gallons per day for residential wastewater. The proposed development will utilize 250 gallons per day for each residential unit, with a total of 514 residential units and 0.15 gallons per day for non-residential. The total potential development wastewater is 201,910 gallons, which leaves 493,950 gallons of residual capacity remaining.

Table 2 - Wastewater	Density	Gallons Per Day
Single Family Detached	213 units	53,250
Multi-Family	301 units	75,250
Office/Retail	489,400 sf	73,410
Totals	-	201,910
Based off a LOS of 250 gallons per day for Residential Units and 0.15 gallons per day for office/retail.		

Transportation

In June 2020, the City of Alachua adopted amendments to the Comprehensive Plan as part of the seven-year evaluation and appraisal update to the City's Comprehensive Plan. As part of this update, Policy 1.1.a was amended to establish additional road segments to be monitored for concurrency, to assign segment numbers to County roads, and to update the Comprehensive Plan Road segments to be consistent with the segments defined by the Florida Department of Transportation. These updates provide an enhancement to the structure of the

City's transportation concurrency monitoring system.

Table 4.1 below identifies each monitored roadway segment, as well as the adopted LOS Standard for each segment, existing traffic, reserved trips, available capacity, and the percentage of capacity utilized. Table 4.1 indicates that presently there are no imminent deficiencies for any monitored roadway segments. However, Segment 6 – US 441 from Interstate 75 to County Road 235A – is presently at 90.66 percent of the capacity of the segment and is therefore approaching a potential imminent deficiency. Continued monitoring of this segment will be required to evaluate if the segment exceeds 95 percent of the capacity of the segment and thus presents an imminent deficiency.

Transportation Available Capacity

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate			Min LOS Standard: C				
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads			Min LOS Standard: D				
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	6,279	18,986	58.46%
		Peak Hour	4,110	1,941	627	1,542	62.48%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,972	10,824	72.25%
		Peak Hour	3,510	2,299	337	874	75.10%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,739	5,150	86.79%
		Peak Hour	3,510	2,861	321	328	90.66%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	3,377	17,373	59.60%
		Peak Hour	3,870	2,114	296	1,460	62.27%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities			Min LOS Standard: D				
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	621	8,827	41.62%
		Peak Hour	1,359	539	71	749	44.87%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	161	12,029	20.44%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	832	12,908	14.63%
		Peak Hour	1,359	131	86	1,142	15.97%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	214	9,697	35.87%
		Peak Hour	1,359	495	22	842	38.03%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservation.)
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^ AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Transportation Project Impact

The tables below from the traffic study prepared by Buckholz Traffic identify the trip generated by the development and future developments. The complete traffic study is included in the submittal.

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	11544

EXTERNAL TRIPS
% External Trips: 77% 90%

	Residential	Retail	TOTAL
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	9918

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	7444

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	496

EXTERNAL TRIPS

% External Trips:	99%	99%	
	Residential	Retail	TOTAL
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	491

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	413

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	970

EXTERNAL TRIPS

% External Trips:	56%	86%	
	Residential	Retail	TOTAL
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	763

NEW EXTERNAL TRIPS

% New Trips:	100.0%	65.3%	
	Residential	Retail	TOTAL
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	545

BUCKHOLZ TRAFFIC

Solid Waste

Policy 2.1.a of the CFNGAR Element of the Comprehensive Plan establishes a LOS Standard for solid waste facilities of 0.73 tons per capita per year for residential development. The demand generated by nonresidential uses can vary substantially between different use types, therefore a LOS Standard for nonresidential uses is not adopted in the Comprehensive Plan.

Table 4.7
Solid Waste Public Facilities Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

Solid Waste Project Impact

Table 3 utilizes a .73 tons level of service per day for residential solid waste and 5.5 pounds per thousand square feet of non-residential.

Table 3 – Solid Waste	Density	Tons Per Year
Residential	514 units	968
Non-Residential	489,400 sq.ft.	2,692
Totals	-	3,662
Based off a LOS of .73 tons per capita per day for residential and 5.5 pounds per thousand sf of non-residential		

Recreation

Policy 1.2.b of the Recreation Element of the Comprehensive Plan establishes a LOS Standard for recreational facilities of five (5) acres of community,

neighborhood, or pocket park area per 1,000 persons, with a minimum of 20 percent of the required acreage consisting of improved, passive parks.

The US Census Bureau estimates the number of persons per household for the City to be 2.76 persons per household (2015-2019). The method to determine recreational impacts, multiple the total number of units proposed by the level of service standard (0.005) and the total number of persons per household (2.76).

Recreation Available Capacity

Table 4.6 Improved Passive Park Space Analysis	
System Category	**Acreage**
Minimum Improved Passive Park Space Required to Serve Existing Population and Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**31.33%**

1. Policy 1.2.b, Recreation Element, City of Alachua May 2021 Development Monitoring Report
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Recreation Project Impact

The proposed development will potentially utilize 2.58 acres of recreational impact per Table 4 below. The proposed development will provide passive recreational and open space areas for the development's residential units but these facilities will not be open to the public.

Table 4 – Recreational	Residential Units	Acres
Single Family Detached	213	1.07
Multi-Family	301	1.51
Totals	514	2.58
Based off a LOS of .0.005		

Stormwater

Policy 3.1.a of the CFNGAR Element of the Comprehensive Plan adopts the LOS Standard for stormwater facilities. Policy 3.1.a requires that the peak rate of post-development not exceed the peak rate of pre-development runoff for storm events up to the 100- year critical duration rainfall depth for all development (with the exception of agricultural, silvicultural, conservation, or recreational uses, which are subject to a different standard). Additionally, stormwater basins must be designed to treat the first inch of runoff and must be designed in accordance with and to perform to the standards established in Chapters 40C-42.025 and 40C-42.035, Florida Administrative Code.

Stormwater Impact

The proposed development will comply with Chapters 40C-42.025 and 40C-42.03 of the Florida Administrative Code and all of the permitting requirements for the Suwannee River Water Management District.

Public Schools Impact

The proposed development in in the following school concurrency areas. The Elementary School is NW Alachua, the Middle School is Mebane the High School, and the High School is Santa Fe concurrency area. The proposed development shows a generation rate for total students at 189. The multi-family developments generates more students overall than single-family developments. The greatest need will be at the elementary school level and middle school level at 42 students each. The Public-School Generation form is provided as Attachment H.

Table 5 – School	Density	Elementary (.14)	Middle (.16)	High School (.08)	Grand Total
Single Family Detached	213	30	34	17	81
Multi-Family	301	42	42	24	108
Totals	514	72	76	41	189

III. Comprehensive Plan Consistency:

Future Land Use Element

Objective 1.2: Residential: The City shall establish four Residential land use categories to ensure an orderly urban growth pattern that will provide a variety of housing options to its residents and provides for the best use of available lands for residential development.

Response: The proposed development is requesting Moderate Density Residential, which allows for 0 to 4 units per acre and High-Density Residential, which allows for 8-15 units per acre. and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2b: Moderate Density Residential (0 to 4 dwelling units per acre): The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the Moderate Density Residential land use category: 1. Single family detached dwelling units; 2. Accessory dwelling units; 3. Manufactured or modular homes meeting certain design criteria; 4. Mobile homes only within mobile home parks; 5. Duplexes and quadplexes; 6. Townhomes; 7. Residential Planned Developments; and 8. Supporting community services such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting moderate density residential, which allows for 0 to 4 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

Policy 1.2.d: High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale Future Land Use Element | 4-4 City of Alachua Comprehensive Plan Effective July 31, 2020 retail and services. The following uses are allowed within the High Density Residential land use category: 1. Single family attached and detached dwelling units ; 2. Accessory dwelling units; 3. Apartments and townhomes; 4. Duplexes and quadplexes; 5. Live/work units; 6. Residential Planned Developments; 7. Traditional Neighborhood Planned Developments; 8. Group living; 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and, 10.Supporting community services, such as schools, houses of worship, parks, and community centers.

Response: The proposed development is requesting high-density residential, which allows for 8 to 15 units per acre and will be in accordance with the City of Alachua Comprehensive Plan.

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

Response: The proposed development is requesting Moderate Density Residential, High-Density Residential, and Commercial in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which largescale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category: 1. Retail sales and services; 2. Personal services; 3. Financial institutions; 4. Outdoor recreation and entertainment; 5. Tourist-

related uses; 6. Hotels and motels; 7. Commercial shopping centers; 8. Auto-oriented uses; 9. Traditional Neighborhood Planned Developments; 10.Employment Center Planned Developments; 11.Commercial recreation centers; 12.Office/business parks; 13.Limited industrial services; and, 14.Eating establishments.

Response: The proposed development will be in compliance with the uses that are allowed under the Commercial Land Use Category and in accordance with the City of Alachua Comprehensive Plan.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:
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;
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, 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 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; and,
11.Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 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.

Response: All the standards will be evaluated and met when the proposed development will submit for Site Plan Review of Phase 1 of the project.

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

Response: Planned Development by their very nature allows for more creative design that will still have to comply with the land development regulations.

Objective 2.1: Planned Development (PD) Standards In an effort to reduce the impacts of urban sprawl on the community and the region, the City shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates and external and internal interrelated neighborhoods.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:
1. Residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category but shall be subject to the permitted uses as set forth in the Land Development Regulations or Ordinance adopting the PD. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

Response: The proposed development will be a mixed-use development that will provide moderate density residential, high-density residential and commercial use near residential uses. The proposed development will also have open spaces and passive uses for the enjoyment to the residents.

5. Conservation of materials, financial resources, and energy through efficient design of infrastructure

Response: The applicant is proposing a mixed-use development that will be rezoned to Planned Development. The mixed use, walkable communities character creates walkability to different land uses such as residential, commercial, conservation, open space areas, which not only improves the quality for internal residents, but also improves the quality of life for the City of Alachua by reducing dependency on vehicles and allows residents to walk to adjacent uses, provides job creation and economic development opportunities, as well as the ability for residents to work from home.

Policy 2.1.d: Commercial Planned Development: The City shall establish commercial planned development (PD) zoning district regulations as a development option for planned commercial development within commercial and high-density residential land use categories. Those regulations shall be developed to achieve the following: 1. A functional mix of mixed-use retail, commercial, and office development. A limited amount of medium to high density residential development may be integrated with commercial and retail uses.

Response: The applicant is proposing a mixed-use development that will provide variety of commercial and residential in accordance with the allowable densities under the moderate residential, commercial, and high-density residential land uses.

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

Response: The proposed development will provide the 10% Open Space as provided by Section 6.7.

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: The proposed development will provide the 10% Open Space as provided by Section 6. 7 of the City of Alachua Land Development Regulations.

Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.

Response: The proposed development will comply all sections of Section 6.7 of the City of Alachua Land Development Regulations.

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.

Response: The proposed development has acknowledged and will comply.

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 10% of the development site, not inclusive of any designated open space areas. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Response: The proposed development has acknowledged and will comply with this requirement.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Response: The property abuts RSF-1, Agriculture and property that is located in Alachua County. A wetland buffer is being proposed along the perimeter abutting adjacent residential and agriculture zoning.

Policy 2.4.c: Tree Protection: Heritage Trees and Champion Trees – The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.d: Tree Protection: Regulated Trees – The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Response: The proposed development has acknowledged and will comply with the requirement.

Policy 2.4.e Tree Protection: Removal and Mitigation – Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: The proposed development has acknowledged and will comply with the requirement.

Objective 2.7: Discouragement of Urban Sprawl: The City shall discourage the proliferation of urban sprawl as set for the in Chapter 163, Florida Statutes.

Response: The project is proposed as a mixed used development. By virtue of its nature, a mixed used development is a planning principle that deters Urban Sprawl.

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.

Response: The proposed development has acknowledged and will comply with the requirement and State Statute 163.317(6)(a) 9.a. and b.

Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted levels of service standards are maintained. Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities. 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 Chapter 163 Development Agreement has commenced. Policy 5.2.c: The City shall prepare and annually update the 5-year Capital Improvement Program as an implementation mechanism of this document in accordance with the Capital Improvements Element of this Plan. The 5-year Capital Improvement Program shall be incorporated by reference into the Capital Improvements Element.

Response: The proposed development will meet the level of service of the City of Alachua.

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 systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan.

Response: The proposed mixed-use development will connect to the City's water and wastewater systems.

Economic Development Element

Objective 1.6: Mixed Use, Workforce Housing: The City shall encourage the development of quality workforce housing, proximate to employment locations, at affordable prices to create opportunities for corporate investment in the City of Alachua. In order to accomplish this goal, the City of Alachua may, by way of illustration, but not by way of limitation:

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities.

Policy 1.6.b: Consider a mix of owner-occupied and rental housing for employees that will maintain the neighborhood character and community fabric.

Response: The Development is proposing a variety of housing types, single family detached, townhomes multifamily and perhaps live work units. This will allow for ownership and rental opportunities.

Policy 1.6.c: Allow single-family and multi-family residential housing in close proximity to employment centers within appropriate land use categories and zoning districts.

Response: The proposed mixed-use development will provide a variety of housing and adjacent commercial uses that will generate new employment opportunities. The commercial uses within the planned development could be considered an employment centers, upon full build out.

Policy 1.6.d: Encourage planned neighborhoods that have amenities such as sidewalks and other recreational opportunities that achieve walkable communities in close proximity to employers.

Response: The proposed development will provide passive recreational opportunities.

Policy 1.6.e: Forge partnerships with private and public sectors to create an atmosphere that attracts employers to our community by planning for the availability of safe and energy efficient workforce housing.

Response: The Developer is current and is currently marketing for tenants for commercial out parcels.

Policy 1.6.f: Consider incentives for investors, who develop workforce housing for diverse housing types and prices, by supporting grant proposals and funding requests to various agencies and organizations.

Response: The developer has acknowledged this statement. Market demand and other factors will influence the price and housing types as well as commercial tenant.

Conservation and Open Space Element

Objective 1.3: Listed Species The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Response: An environmental assessment has been performed on the mixed-use development and the proposed development will protect all listed species. The existing wetlands and upland buffers will be protected and remain undisturbed.

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

Response: An environmental assessment has been performed on the mixed-use development which will identify all listed species that shall be protected.

Objective 1.8: Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface

water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Response: There are four (4) wetlands along with required buffer along Turkey Creek. The proposed development will follow State procedures for wetlands preservation and water of the State.

Policy 1.8.a: Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Response: The proposed development acknowledged this regulation and will comply. The proposed development will have 36.7 acres of open spaces that will include conservation areas.

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

I. Residential dwelling units no denser than 1 dwelling unit per 5 acres, subject to the following minimum performance standards:
a. Residences and any support buildings must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is not flooding data available, residences and any support buildings must be built at least 2 feet above the highest seasonal water level.
b. Clearing or removal of native vegetation shall not exceed 1/2 acre per 5 acres, except that where a ratio of 1 dwelling unit per 5 acres is utilized, the clearing or

removal of native vegetation shall not exceed a total of 1/4 acre per 5 acres. Exotic vegetation may be removed without regard to this limitation provided that, of the area cleared of exotic vegetation exceeds the applicable 1/2 acre or 1/4 acre limitation, or is replanted with native wetland vegetation.

c. No dredging or filling (except for pilings to support the residence and support buildings or poles providing utility services) shall be allowed, except that a walking path or driveway to the residence may use permeable fill of it is designed with a sufficient number and size of culverts to allow the natural flow of water to continue.

d. Drain fields for septic tanks and gray water shall be located outside the wetland.

e. Where a ratio of 1 dwelling unit per 5 acres is employed the following provisions shall also apply:

i. Clustering of units shall be located in the perimeter areas of the wetlands; and

ii. A restrictive or conservation easement to preserve open space shall be established.

OR:

II. Residential dwelling units not more dense that 1 dwelling unit per 3 acres such to the following minimum performance standards:

a. Residences must be built on pilings of sufficient height to exceed by 1 foot the highest recorded flood level in the wetland. If there is no flooding data available, residences must be built at least 2 feet above the highest seasonal water level.

b. All support buildings and other support facilities shall be constructed outside the wetland.

c. Clearing or removal of vegetation shall not exceed 1/4 acre per 3 acres, except that where a ratio of 1 dwelling unit per 3 acres is employed, the clearing or removal of native vegetation shall not exceed a total of 1/8 acre per 3 acres. Exotic vegetation may be removed without regard to this limitation provided that, if the area is cleared of exotic vegetation exceeds the applicable 1/4 or 1/8 acre limitation, it is replanted with native wetland vegetation.

d. No driveways, paths or other construction requiring fill (other than pilings for the residence or poles for utilities) will be allowed within the wetland.

e. All residences shall be connected to a central sewage system owned and operated by the City.

f. Where a ratio of 1 dwelling unit per 3 acres is utilized, the following provisions shall also apply:

i. Clustering of units shall be located along the perimeter area of the wetland; and

ii. A restrictive or conservation easement to preserve the open space shall be required.

OR:

III. Limited development activity with impacts to isolated wetlands (and/or associated buffers) that meet all of the following conditions: a. Less than .25 acres in size; and, b. Determined to be of poor quality by a certified environmental specialist; and, c. The applicant has demonstrated that every reasonable step has been taken to minimize impact to wetland; and, d. The applicant has provided for appropriate on-site or off-site mitigation for impact to wetland. Limited development activity includes, but is not limited to, park amenities such as trails or boardwalks, minimum necessary roadways and/or sidewalks for access or internal site connectivity, and underground utility line crossings.

Response: The proposed development will comply with the City's wetland impacts. If wetlands are impacted, the environmental report will identify the quality and reasonable assurances for the impact.

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

Response: The proposed development will comply with the City's wetland buffers and will provide a minimum 50' buffer and average 75' buffer.

Recreation Element

Objective 1.3: New Development Recreation Requirements: The City shall consider providing incentives for new development to enhance the City's recreation lands and facilities.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.a: The City may investigate using recreation impact fees on new residential developments to offset the demand created by the new development to the extent allowed in 163.31801.

Response: The proposed development acknowledges this statement and will comply with the City's recommendations.

Policy 1.3.b: The City shall consider incentives for new industrial, institutional, and commercial development to encourage the inclusion of linear and pocket parks, particularly within proximity to the downtown core.

Response: The proposed development will provide commercial uses and will include a pocket park.

Policy 1.3.c: The City shall consider incentives for new development to provide pedestrian and bicycle paths, connecting to a network of like paths, wherever possible. The City shall consider establishing a sidewalk/pathway fund as an alternative to the provision of onsite paths within new developments. Policy 1.3.d: The City shall consider providing a density bonus for developments that include onsite recreation set asides and/or developed recreation.

Response: The proposed development will provide walking path and sidewalks and passive recreation uses that can be utilized by the citizen of the City of Alachua.

IV. Compliance with Land Development Regulations (LDRs):

The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

(1) Increasing flexibility. Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;
(2) Greater freedom to provide access, open space and amenities. Allowing greater freedom in selecting the means to provide access, open space, and design amenities;
(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;
(4) Providing greater opportunity for more efficient land use patterns. Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;
(5) Promoting quality design and environmentally sensitive development through site characteristics. Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and
(6) Quality design through density increases. In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

Proposed Development Regulations

Please see the Planned Development Master Plan Provided as **Attachment C.** The maximum number of residential units are 514 and 489,400 SF of non-residential development.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY*	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT*	ACRES	DIMENSIONAL STANDARDS			SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALLOWED PUBLIC AND PRIVATE PARKS • MULTI-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	489,400 SF	±11.3	NON-RESIDENTIAL USES† AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE			35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC	• DWELLING, LIVE/WORK • MULTI-FAMILY • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	259 D.U.	±17.3	S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • DWELLING, LIVE/WORK • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	164 D.U.	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%		56% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.6	ROADWAY TYPE	ACCESS WIDTH	PAVED SURFACE	N/A
				PRIVATE	15' (MIN)	10' (MIN)	
				PUBLIC	PER LDR ARTICLE 7		
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A			10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%			55% MAXIMUM

NOTES:

1) Alleys are allowable in Single Family Residential Attached land use area
2) Allowable uses within the non-residential land use area per LDR table 4.1-1 for PD-COMM.

E. Development Standards

Development standards may be modified in ways consistent with the general intent and purpose for the PD-R and PD-COMM Districts. The applicant is requesting the following modifications to development standards:

1) In Development Area A, B, and C, the parking criteria shall be one space per 2 bedrooms.
2) Entrance signage at roadway access connections shall be allowed adjacent to the rights-of-way. Directional signage may be allowed within the right-of-way medians.

3) Rights-of-way/street standards: generally, the goals and objectives of the Schmidt Farms PD are to provide a roadway/street network that promotes safety and reduced speeds throughout the residential neighborhoods. Traffic calming measures shall be provided at mid-blocks where streets are longer than 1,000 feet. Such measures may include, but not be limited to, speed humps, speed cushions, speed tables, bulbouts, raised pedestrian crossings, and changes in the surface material or texture.

   a. Minimum roadway pavement width equals 20 feet; Maximum roadway pavement width equals 24 feet (except at entrances where 36 feet is allowable) for residential streets.

   b. Minimum right-of-way width equals 50 feet; Maximum right-of-way width equals 60 feet (except at entrances where 80 feet is allowable) for residential streets. A minimum 60' right-of-way is required if the roadway will have on-street parking.

   c. Streets within PD-COMM shall conform to the City of Alachua Land Development Regulations Article 7.

   d. Alleys are optional in Single Family Residential Detached. Minimum alley pavement width equals 12 feet; Minimum alley right-of-way/common area width equals 20 feet.

   e. Minimum street centerline radius equals 50 feet.

   f. Minimum curb return radius equals 15 feet (measured at back of curb).

   g. Sidewalks are required on one side of the street where fronting residential lots. Sidewalks are optional on street sides with no lot frontages.

   h. Miami curb is allowed on all residential streets. Type F curb and gutter is required on all streets within the non-residential developments.

   i. Sidewalks shall be placed a minimum of 7 feet off back of curb to allow for street tree plantings.

   j. Minimum sidewalk width equals 5 feet.

   k. On street parallel parking is allowed on all streets within the development.

l. The roadway crossing over wetland Area E is required to connect Development Area C to Development Area B and connect NW 43rd Street to US 441 through the project.

m. The design standards of the PD shall comply with Section 3.6.3(A)(5)(iii) of the land development regulations. All traffic-calming measures, emergency services access, off-street parking, and adequate spacing for public infrastructure shall be provided. At time of development review the above items will be met.

F. Development Phasing Plan

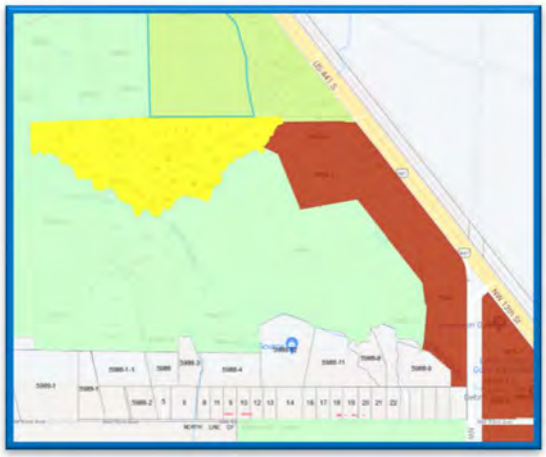
This PD shall be valid for 10 years from the date of final zoning approval.

G. Conversion Schedule

All use areas, including the PD-R/PD-COMM boundary line, may be adjusted during the phased buildout of the PD by up to 10.0%.

V. Logical Development Pattern:

Response: The proposed development will be located on a major thoroughfare, Highway 441, and is abutted Planned Development, RSF – 1 and Agriculture. The lots that abut Highway 441 are already zoned commercial. Please see current adjacent zoning as Attachment C.



VI. Pre-Mature Development:

The proposed amendment will not create premature development in undeveloped or rural areas.

Response: The area is not undeveloped or would be considered rural in nature, therefore the definition of pre-mature development does not apply.

VII. 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.

Response: The area's land uses are currently commercial, residential and a section of agriculture. The development is proposing residential units at 0 to 4 units per acre and commercial uses. The uses are not incompatible with current uses.

VIII. 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.

Response: The proposed development will not adversely affect the area. Some traffic will be created, but not so substantial that the local character will be affected. The proposed development will provide necessary housing variety as well as create jobs and provide tax revenue for the City of Alachua.

IX. 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.

Response: The area's land uses are currently commercial, residential and a section of agriculture. The development is proposing residential units at 0- to 4 units per acre and 8-15 units per acre and commercial uses. The uses are not incompatible with current uses.

X. Encourage Sprawl:

The project is proposed as a mixed used development that by virtue of its nature this planning principle was created to deter Urban Sprawl.

a. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.

   Response: The proposed development does abut Turkey Creek. The applicant will be required to have the surface water delineation and provide an undisturbed buffer and leave the area will be maintained as green space.

b. Promotes the efficient and cost-effective provision or extension of public infrastructure and service.

   Response: The proposed development will improve the area and contribute to the infrastructure of the City of Alachua. The applicant will be proposing a lift station and the necessary potable water and service extensions as well fire hydrants. The applicant has submitted an infrastructure plan that demonstrates that other users near the Development will benefit from the lift station

c. 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.

   Response: The Development will be a mixed-use community with walkable areas from residential to commercial uses. The applicant is exploring multiple types of residential uses, such as multi-family, single family, live work units, townhomes, and smaller cluster homes. Commercial uses will be mostly neighborhood commercial uses, but market demand and company interests in the area will dictate final users.

d. Promotes conservation of water and energy.

   Response: The Development will follow all of the building regulations for the City of Alachua for water and energy conservation.

e. Preserves agricultural areas and activities.

Response: The property is vacant, and it not being used for any uses.

f. Preserves open space and natural lands and provides for public open space and recreation needs.

Response: The Development will provide the required amount of open space and buffers as required with the PD-R and PD-Comm.

g. Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area.

Response: Residential population demands are the driving factor for the residential and commercial markets. The proposed development will have a direct effect of attracting new businesses by adding to the City of Alachua population overall. In addition, commercial industries use a term called "roof tops" to decide where they will open new locations or franchises. These secondary affects will generate more jobs and tax revenue for the City of Alachua.

h. 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.

Response: The Development will be a compact, mixed-use, walkable community. Mixed-use developments by design discourage urban sprawl.

XI. Spot Zoning:

The "classic" definition of spot zoning is "the process of singling out a small parcel of land for a use classification totally different from that of the surrounding area for the benefit of the owner of such property and to the detriment of other owners.

Response: The proposed development will not result in spot zoning as the adjacent properties are zoned residential and portions of the property are currently zoned commercial. Rezoning to Planned Development with mixed uses will not be a detriment to the adjacent property owners.

XII. 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.

Response: The proposed development is proposing new infrastructure improvements for the development. There are five parcels that comprise the proposed development which are 05945-000-000, 05936-001-000, 05936-007-000, 05936-007-001 and 05936-007-002. This document will evaluate internal and external potential users for the infrastructure improvements, which include a wastewater force main extension, a wastewater lift station, and a potable water main extension, within the city.
Methodology

The Infrastructure Improvement Area Analysis evaluated all the potential users for the infrastructure improvements based on adjacent and vacant properties within the City limits in proximity to the proposed development and the allowed density under the Future Land Use designation. The proposed development is zoned Agriculture and Commercial Intensive. Verification of property vacancy was through the Alachua County Property Appraisers website. Current zoning was confirmed using City of Map Genius. Proposed zoning was calculated based on the maximum density afforded by the Future Land Use Designation.

Commercial land use designation was calculated based off an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater or 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. Agriculture was calculated at a density of 3.5 dwelling units per acre. The Moderate Density Residential land use designation was calculated maximum density of 0.93 dwelling units per acre.

Analysis of Infrastructure Users

There are five parcels within the proposed development and eight parcels outside of the proposed development that the infrastructure improvements could potentially serve. Of those thirteen parcels, 121 acres would be located within the proposed development and 153 acres would be located outside of the proposed development. The analysis shows that the proposed infrastructure improvements could serve up to 854 potential residential units and 1,252,728 sq.ft. of commercial. The total daily estimated flow to potentially be served is 390,800 gpd. The estimated construction cost for the infrastructure improvements is $1,200,201.00. Based on the calculated ERCs for wastewater and water, the developer should receive connection credits of $765.92 per wastewater ERC and $844.02 per water ERC for the infrastructure improvements.

XIII. 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.

Response: The proposed development will have no adverse impacts to the environment and will follow all the environmental regulations for the City of Alachua and the State of Florida.

XIV. Conclusions:

Job Creation

The proposed development will contribute to the housing variety for the City of Alachua. As well as will contribute to the local job growth with potential for direct creation of 656 jobs from the development of the single family detached component. Jobs are generated in the industries where lumber, concrete, lighting fixtures, heating equipment, and other products that go into a home are produced. Secondary and tertiary jobs are created when real estate agents,

lawyers, and brokers provide services to home builders, home buyers as well as building supplies required for building of those homes.

Tax Revenue Generation

The proposed development will contribute to the tax rolls based anywhere from $1,670,324.25 to $3,816,680.00 for the 215 units single family detached homes. The commercial component of the proposed development is more difficult to quantify, because there is a such a large variance based on commercial uses.

For single family detached residential uses and based on the 2020 millage rate of 22.1970:

At a 350K Valuation = $7,768.95 annual property tax per unit

- 215 Units X $7,768.95 = $1,670,324.25 in annual property taxes at residential single family detached full build out

At an 800K Valuation = $17,757.00 annual property tax per unit

- 215 Units x $17,757.00 = $3,816,680.00 in annual property taxes at full residential single family detached build out

Housing Variety

According to Angie Di Michele from the Sarasota Herald Tribune, nearly 1,000 people move to Florida every day, making Florida the second fastest-growing state in the country. One problem that popularity has created is housing demand increases and that there are not enough options to meet the demand of those who need affordable housing.

One way to address housing shortages and cost burdened households is through supply and a variety of housing choices. According to American Planning Association, is to support the development of mixed use, mixed income livable communities where people choose to live, work, and play because they are attractive and economical options rather than forced decisions. Smart Growth is largely about retrofitting communities to offer more choices both in terms of housing types and prices but also in terms of transportation options.

Because of the benefits to the infrastructure, job creation, housing variety and job created by the project, JBPro on behalf DM Alachua Investments, LLC, JBPro is

requesting approval of a Large-Scale Comprehensive Plan Amendment to the 121. 1 acres to change the Future Land Use designations, from Agriculture and Commercial to Moderate Density Residential (0 to 4 units), as well as High-Density Residential (8 to 15 units) and Commercial designation.

Local Analysis

Parcel 05936-001-000 is planned to be a part of the Schmidt Farms PD. Currently 80 acres +/- of that parcel has a land use designation of Rural / Agriculture and Agriculture (A) zoning. Typically, Agriculture zoned lands are allowed to have 1 unit per 5 acres of property. The existing Agriculture zoned property will have the right for 16 residential units.

The proposed moderate density residential land use amendment would allow up to 4 units per acre. 53.4 acres of the 80 acres is proposed to have the moderate density residential land use and would therefore allow by right 53.4 * 4 = 213 units. Based on information provided within the City of Alachua's Data and Analysis for Evaluation and Appraisal, the population of Alachua currently could be estimated at approximately 11,911. The projected growth in the population by 2025 is estimated to be approximately 12,950 and 14,985 in year 2030. Per the 2010 US Census Bureau the average American home is approximately 2.65 persons, meaning in the next 9 years the City of Alachua could have an expected need of approximately 1,160 homes. As a result, the potential of up to 213 new homes within the Schmidt Farms development will provide much needed opportunities for market rate housing availability within the City to meet the needs of the growing population.

To support the growing population of the City, there is only approximately 570 acres (2.58%) of developable land for commercial. The proposed land use amendment proposes a total of 29.1 acres for commercial land use which is 26.6% of the proposed Schmidt Farms development. This will expand the available land for commercial development to serve the residents of the City.

XV. List of Attachments

Attachment A: Application

Attachment B: Aerial Map

Attachment C: Planned Development Master Plan

Attachment D: Current Zoning Map

Attachment E: Legal Description

Attachment F: Proof of Ownership

Attachment G: Proof of Payment of Taxes

Attachment H: Public School Concurrency Sheet

Attachment I: Neighborhood Meeting Materials

Attachment J: Schmidt Farms Infrastructure Report

Attachment - A

Application

(Document on Next Page)

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

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

David W. Meeks

Signature of Applicant

Signature of Co-applicant

David W. Meeks, Manager

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 22 day of July, 2021 by David Meeks

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

NOTARY SEAL

Alejandra Cristina Salazar
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG943541
Expires 1/1/2024

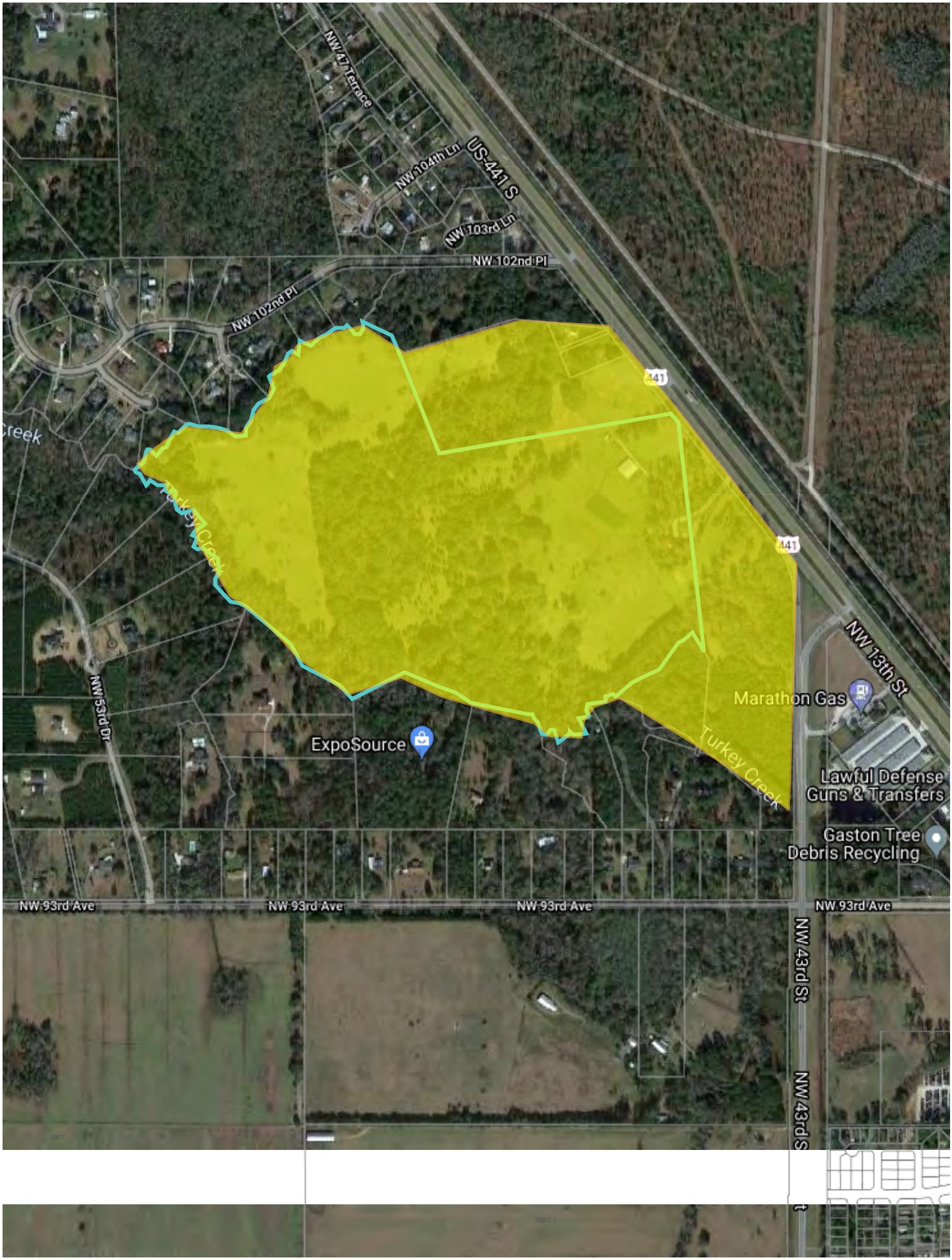
Alejandra Cristina Salazar

Signature of Notary Public, State of Florida

Attachment - B

Aerial Map

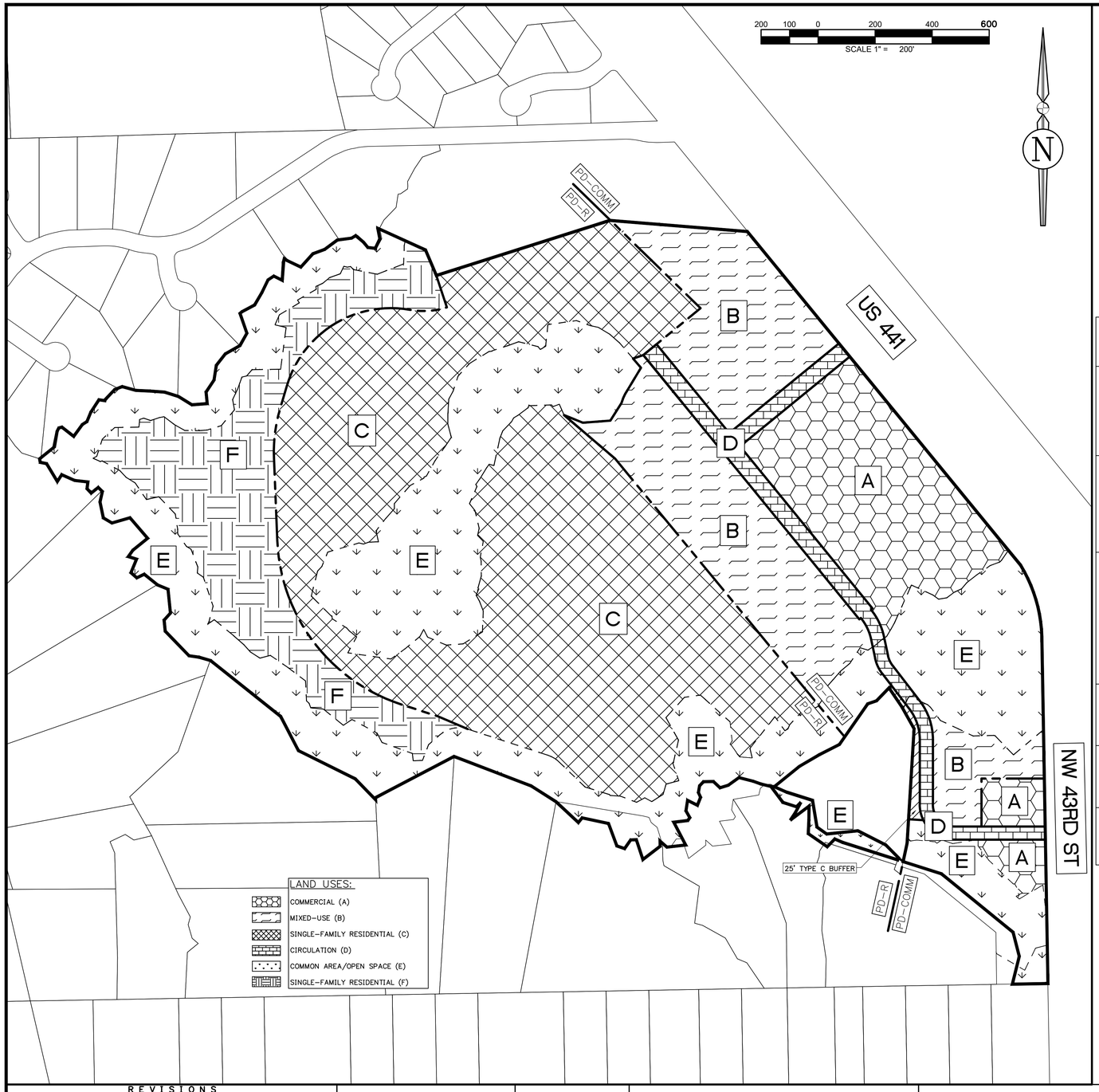
(Document on Next Page)


NW 47 Terrace
US-441 S
NW 104th Ln
NW 103rd Ln
NW 102nd Pl
NW 102nd Pl
441
441
Turkey Creek
NW 53rd Dr
ExpoSource
Turkey Creek
NW 13th St
Marathon Gas
Lawful Defense Guns & Transfers
Gaston Tree Debris Recycling
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 93rd Ave
NW 43rd St
NW 43rd St

Attachment - C

Planned Development Master Plan

(Document on Next Page)



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 472 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY FIVE-FOOT (25') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS. SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AREAS SHALL BE FIVE (5').
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
9. DEVELOPMENT SIGNAGE. ALL ENTRY ROADWAYS INTO THE DEVELOPMENT FROM US 441 AND NW 43RD STREET SHALL HAVE SIGNAGE IDENTIFYING THE DEVELOPMENT AND BUSINESSES WITHIN THE DEVELOPMENT. EACH PARCEL FRONTING US 441 AND NW 43RD STREET SHALL BE ALLOWED ONE SIGN IDENTIFYING THE BUSINESS. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS			SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALLOWED PUBLIC AND PRIVATE PARKS • MULTI-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	489,400 SF	±11.3	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE			35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC	• DWELLING, LIVE/WORK • MULTI-FAMILY • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	259 D.U.	±17.3	S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • DWELLING, LIVE/WORK • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	164 D.U.	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%		55% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.6	ROADWAY TYPE	ACCESS WIDTH	PAVED SURFACE	N/A
				PRIVATE	15' (MIN)	10' (MIN)	
				PUBLIC	PER LDR ARTICLE 7		
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A			10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%			55% MAXIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 472 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.
2. ALLEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL USE AREAS, INCLUDING THE PD-R/PD-COMM BOUNDARY LINE, MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD BY UP TO 10.0%.
4. ONLY ONE GASOLINE SALES STATION SHALL BE PERMITTED WITH THE DEVELOPMENT.
5. DEVELOPMENT AREAS MAY SHARE STORMWATER LOCATED WITHIN DIFFERENT DEVELOPMENT AREAS.
6. WITHIN THE PD-COMM DEVELOPMENT AREA, ALL USES (COMMERCIAL, MULTI-FAMILY, & ALLOWABLE USES PER LDR TABLE 4.1-1) ARE INTERCHANGEABLE AND EACH ALLOWABLE USE CAN BE LOCATED IN THE SPECIFIED DEVELOPMENT AREAS OF "A", "B", AND "D".
7. MULTI-FAMILY STRUCTURES WITH FIVE (5) STORIES OR MORE SHALL HAVE A MINIMUM OF ONE-HUNDRED FEET (100') SEPARATION FROM A SINGLE FAMILY UNIT.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	491,263.5 SF (11.3 AC)	9.3%
MIXED-USE (B)	751,988.6 SF (17.3 AC)	14.3%
SINGLE-FAMILY RESIDENTIAL (C)	1,800,120.2 SF (41.3 AC)	34.1%
CIRCULATION (D)	156,883.8 SF (3.6 AC)	3.0%
COMMON AREA/OPEN SPACE (E)	1,556,093.4 SF (35.7 AC)	29.5%
SINGLE-FAMILY RESIDENTIAL (F)	516,520.3 SF (11.9 AC)	9.8%

DISTANCE TO NEAREST RESIDENTIAL PROPERTY

	NORTH	SOUTH	EAST	WEST
COMMERCIAL (A)	1,067'	143'	N/A	1,455'
MIXED-USE (B)	343'	325'	N/A	643'
SINGLE-FAMILY RESIDENTIAL (C)	343'	99'	N/A	256'
CIRCULATION (D)	782'	143'	N/A	1,012'
COMMON AREA/OPEN SPACE (E)	0'	0'	N/A	0'
SINGLE-FAMILY RESIDENTIAL (F)	88'	41'	N/A	88'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

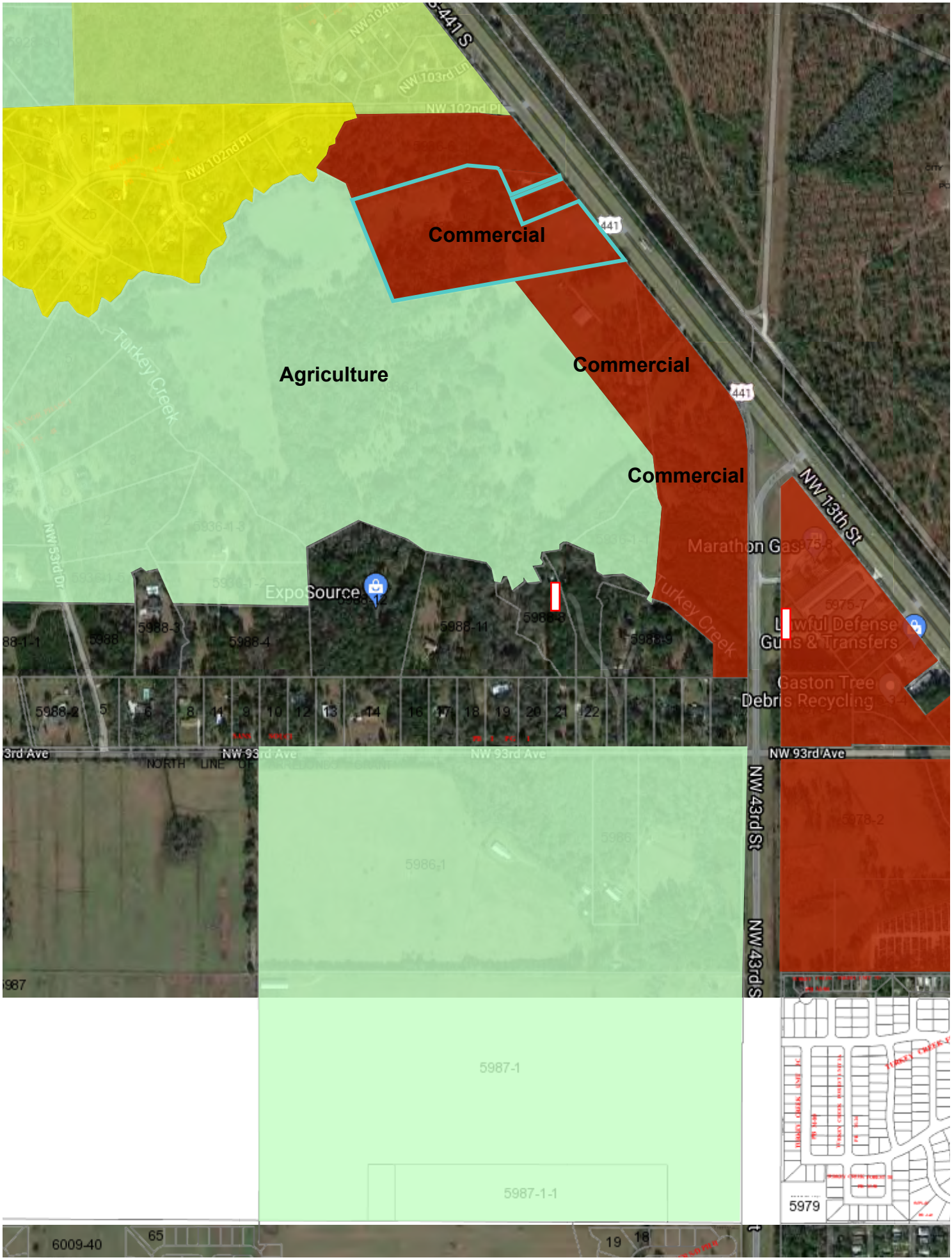
PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

Attachment - D

Current Zoning Map

(Document on Next Page)


Commercial
Agriculture
Commercial
Commercial
441
NW 13th St
NW 43rd St
NW 93rd Ave
NW 102nd Pl
Turkey Creek
ExpoSource
Marathon Gas
Gaston Tree Debris Recycling
5987-1
5987-1-1
5979
6009-40

Attachment - E

Legal Description

(Document on Next Page)

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K. 'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

36906 11

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Rachel Walker
Print witness name

#2 Jennifer Murayan
Witness signature
Jennifer Murayan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: SVP Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

DEED - Special Warranty Deed

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

Attachment - F

Proof of Ownership

(Document on Next Page)

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

Parcel Summary

Parcel ID	05936-007-000
Prop ID	29942
Location Address	
Neighborhood/Area	COMM 8 19 & 8 18 (233300.55)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 496.80 FT POB S 38 DEG E 575 FT S 79 DEG W 1251.91 FT N 22 DEG W 575 FT N 72 DEG E 637.41 FT S 84 DEG E 483.70 FT POB (LESS COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	14.180
Homestead	N

View Map



Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$4,200	$4,200	$4,200	$4,200	$4,200
Land Value	$0	$0	$1,235,100	$0	$0
Land Agricultural Value	$3,120	$3,120	$0	$2,100	$2,100
Agricultural (Market) Value	$1,235,078	$1,235,078	$0	$1,235,100	$1,235,100
Just (Market) Value	**$1,239,278**	**$1,239,278**	**$1,239,300**	**$1,239,300**	**$1,239,300**
Assessed Value	$7,320	$7,320	$4,620	$6,300	$6,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$7,320	$7,320	$4,620	$6,300	$6,300
Maximum Save Our Homes Portability	$0	$0	$1,234,680	$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	14.18	617680.8	0	0	CI

Building Information

Type	SOH MISC	**Heat**	
Total Area	4,160	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1920

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2020	SHED	4,160	1920		R2	RES	$4,200

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)
5/26/1992	$100	QD	1890	91	U - UNQUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT, JULE E TRUSTEE	Link (Clerk)

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

Map



Photos

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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.
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AYESHA SOLOMON
ALACHUA COUNTY
PROPERTY APPRAISER
KNOWLEDGEABLE - COMMUNITY FOCUSED - COMMITTED

Parcel Summary

Parcel ID	05936-007-001
Prop ID	29943
Location Address	10100 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM SE COR STAGHORN UNIT 1 PB J-94 S 38 DEG E 527.80 FT POB S 38 DEG E 150 FT S 67 DEG W 324.20 FT N 22 DEG W 143.94 FT N 67 DEG E 281.98 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	STORES (01100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	1.000
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$3,606	$3,606	$1,800	$800	$76,200
Land Value	$130,881	$130,881	$130,900	$130,900	$109,100
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$134,487**	**$134,487**	**$132,700**	**$131,700**	**$185,300**
Assessed Value	$133,059	$132,861	$132,700	$131,700	$185,300
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$133,059	$132,861	$132,700	$131,700	$185,300
Maximum Save Our Homes Portability	$1,428	$1,626	$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
1100	STORE 1 FLOOR	1.00	43627	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	3,485	**HC&V**	04-FORCED AIR
Heated Area	2,135	**HVAC**	03-CENTRAL
Exterior Walls	05-AVERAGE	**Bathrooms**	1.0-Baths
Interior Walls	02-WALL BOARD/WD	**Bedrooms**	
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	04-WOOD TRUSS	**Stories**	1.0
Frame		**Actual Year Built**	1920
Floor Cover	09-PINE/SOFT WOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	999	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,135	1975	3	0500	NO VALUE	$0

FSP	FIN SCREENED PORCH	250	1975	3	0500	NO VALUE	$0
FSP	FIN SCREENED PORCH	160	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	400	1975	3	0500	NO VALUE	$0
UOP	UNFIN OPEN PORCH	270	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3721	DECK 1	128	1992		C2	COMM	$496
3721	DECK 1	110	1992		C2	COMM	$426
3884	FENCE WD	360	1992		C1	COMM	$274
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5221	STG 1	400	1950		C2	COMM	$1,410

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$100	QD	2033	926	U - UNQUALIFIED	Vacant	SCHMIDT JULE E ANN LEE TRUSTEE	GREENEWALD JAMES A PAMELA S	Link (Clerk)
9/30/1992	$70,000	WD	1883	2465	Q - QUALIFIED	Improved	JULE E & ANN LEE SCHMIDT	SCHMIDT JULE E ANN LEE TRUSTEE	Link (Clerk)

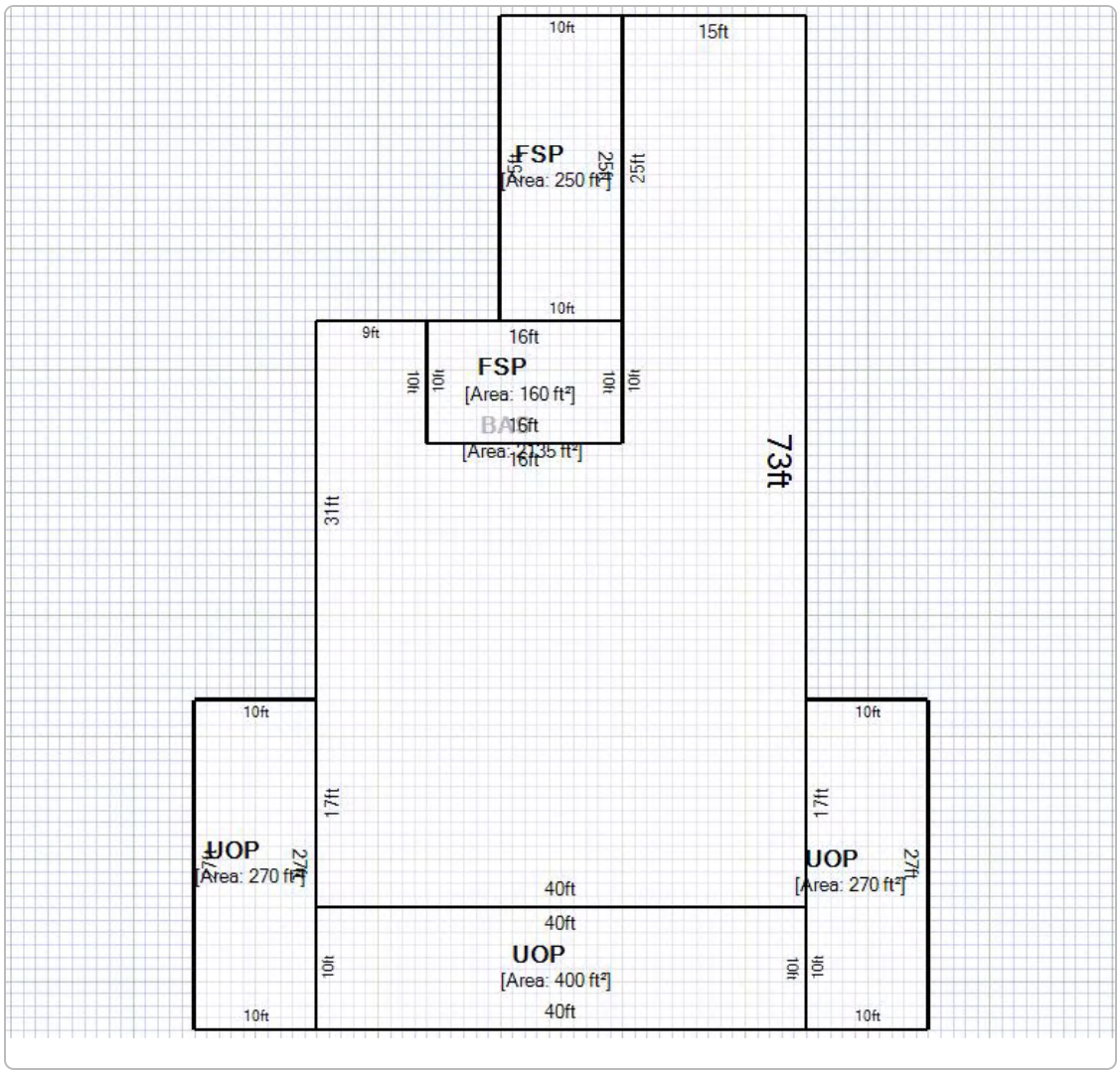
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
06-10846	MISCELLANEOUS	Yes	No	12/28/2006	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	3/1/1995	$0

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

Sketches



Map



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

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

Parcel Summary

Parcel ID	05936-007-002
Prop ID	29944
Location Address	10110 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	ALACHUA COMMERCIAL (233200.50)
Subdivision	
Brief Legal Description*	COM INT N LINE GOV'T LOT 8 & W R/W LINE 441 S 38 DEG E 496.80 FT POB S 67 DEG W 273.26 FT N 22 DEG W 142.79 FT S 84 DEG E 308.31 FT POB OR 4490/1709 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	RESTAURANT (02100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	0.440
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$2,171	$2,178	$1,300	$300	$69,700
Land Value	$57,498	$57,498	$57,500	$57,500	$47,900
Land Agricultural Value	$0	$0	$0	$0	$0
Agricultural (Market) Value	$0	$0	$0	$0	$0
Just (Market) Value	**$59,669**	**$59,676**	**$58,800**	**$57,800**	**$117,600**
Assessed Value	$59,071	$58,928	$58,800	$57,800	$117,600
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$59,071	$58,928	$58,800	$57,800	$117,600
Maximum Save Our Homes Portability	$598	$748	$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
2100	RESTAURANT	0.44	19166	0	0	CI

Building Information

Type	NO VALUE	**Heat**	04-ELECTRIC
Total Area	2,289	**HC&V**	04-FORCED AIR
Heated Area	1,444	**HVAC**	03-CENTRAL
Exterior Walls	04-SINGLE SIDING	**Bathrooms**	2.0-Baths
Interior Walls	03-PLASTER	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1900
Floor Cover	12-HARDWOOD	**Effective Year Built**	1975

Type	SOH MISC	**Heat**	
Total Area	518	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	1975
Floor Cover		**Effective Year Built**	1975

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,444	1975	3	0500	NO VALUE	$0
FOP	FINISHED OPEN PORCH	713	1975	3	0500	NO VALUE	$0
UEP	UNFIN ENCL PORCH	132	1975	3	0500	NO VALUE	$0

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
3722	DECK 2	228	1996		C2	COMM	$953
4321	HOUSE SAL	1	1975		C2	COMM	$1,000
5080	SLAB	289	1996		C1	COMM	$212

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/19/2017	$155,000	MS	4490	1709	12 - FINANCIAL INST DEED	Improved		DM ALACHUA INVESTMENTS LLC	Link (Clerk)
1/17/2012	$100	MS	4080	1080	11 - CORRECTIVE DEED	Improved	HARMONY GARDENS INC	FLORIDA CREDIT UNION	Link (Clerk)
12/27/2006	$650,000	MS	3522	1449	U - UNQUALIFIED	Improved	GREENEWALD JAMES A PAMELA S	HARMONY GARDENS INC	Link (Clerk)
10/10/1995	$20,160	WD	2033	928	Q - QUALIFIED	Vacant	JULE E SCHMIDT TRUSTEE/INDV AN	GREENEWALD JAMES A & PAMELA S	Link (Clerk)

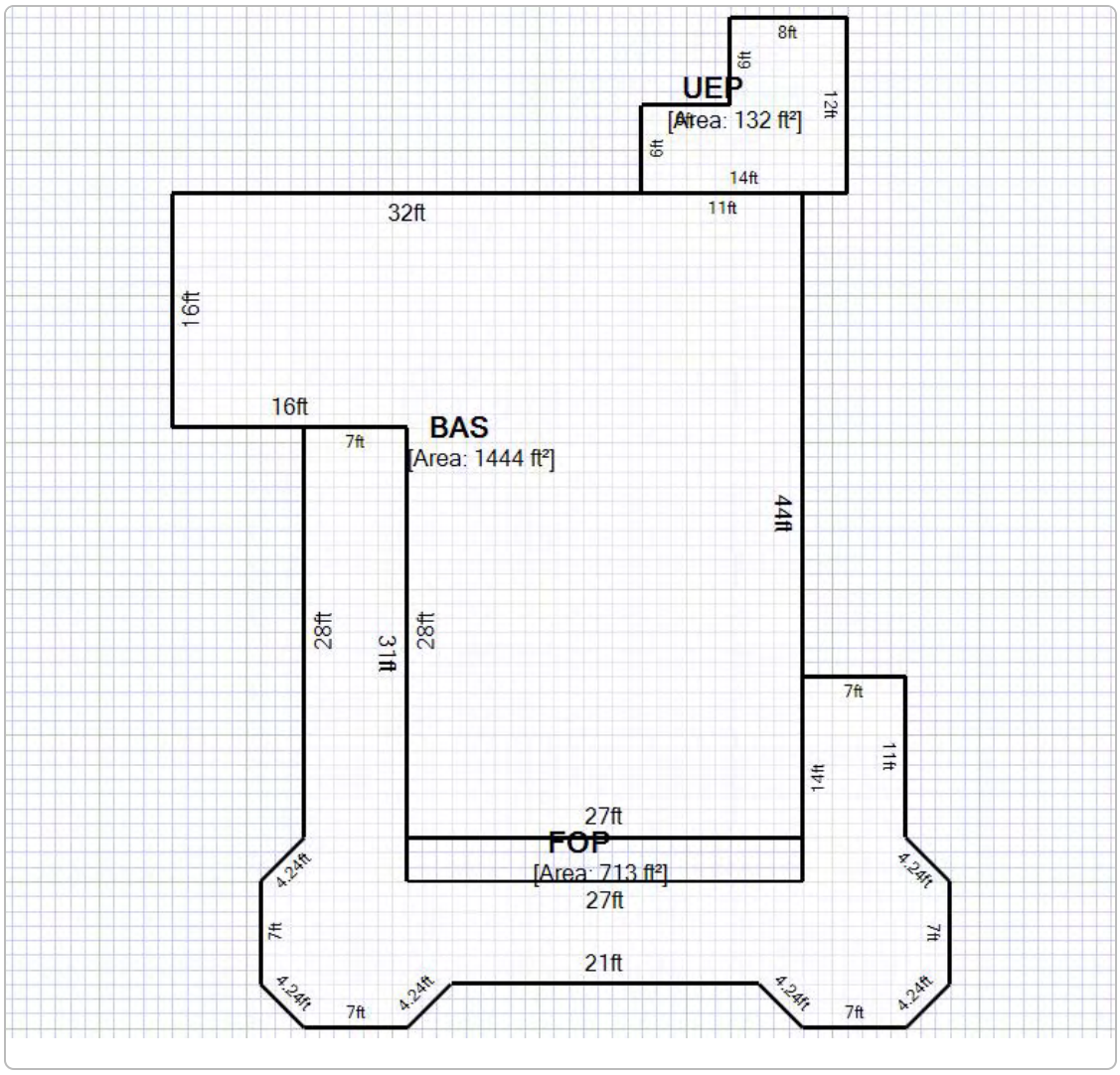
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
98-00000	OVER THE COUNTER INSPECT	Yes	No	4/2/1998	$0
05914	REMODEL COMMERCIAL	Yes	No	1/30/1996	$0
5614	NON-RES ADDN/ALT CONVERT	Yes	No	12/30/1995	$0
5731	RL COM.	Yes	No	6/1/1995	$0

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

Sketches



Map



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

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

Parcel Summary

Parcel ID	05945-000-000
Prop ID	29994
Location Address	
Neighborhood/Area	441 COMMERCIAL (174300.50)
Subdivision	
Brief Legal Description*	COM INT W LINE SEC & WLY R/W US 441 POB SELY ALONG R/W TO W R/W CITY OF GNV PUB UTIL R/W S ALONG SAID W R/W TO S LINE SEC WLY ALONG S LINE TO SW COR SEC NLY ALONG W LINE SEC TO POB ALSO COM NW COR OF SEC 2-9-19 INSIDE ARREDONDO GRT FOR POB W 70 FT M/L N 5 (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	35-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	15.470
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

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	$1,758,100	$0	$0
Land Agricultural Value	$3,403	$3,403	$0	$2,400	$2,400
Agricultural (Market) Value	$3,032,429	$3,032,429	$0	$1,758,100	$1,758,100
Just (Market) Value	**$3,032,429**	**$3,032,429**	**$1,758,100**	**$1,758,100**	**$1,758,100**
Assessed Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$3,403	$3,403	$1,758,100	$2,400	$2,400
Maximum Save Our Homes Portability	$0	$0	$0	$0	$0

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

TRIM Notice

2020 TRIM Notice (PDF)

Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	15.47	673873.2	0	0	CI

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

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

Map



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

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

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

Parcel Summary

Parcel ID	05936-001-000
Prop ID	29931
Location Address	9900 NW US HWY 441 GAINESVILLE, FL 32653
Neighborhood/Area	8-19 RURAL (233300.00)
Subdivision	
Brief Legal Description*	GOVT LOTS 6 7 8 W OF R/W LESS OR 608/45 & 206 LESS PART IN OR 662/295 AND LESS PART OF TRACT DESCRIBED IN OR 1019/90 LESS COM SW COR OF GOV LOT 6 THE POB E 497.88 FT N 937.31 FT S 52 DEG W 634.91 FT S 559.59 FT TO POB LESS N 54.32 ACRES IN SE COR G L 8 PE (Note: *The Description above is not to be used on legal documents.)
Property Use Code	GRZGSOIL CLASS2 (06100)
Sec/Twp/Rng	34-08-19
Tax District	ALACHUA (District 1700)
Millage Rate	22.1970
Acreage	86.690
Homestead	N

View Map

Owner Information

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Valuation

	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values	2016 Certified Values
Improvement Value	$234,920	$240,621	$250,300	$255,100	$239,000
Land Value	$9,000	$9,000	$780,200	$9,000	$9,000
Land Agricultural Value	$18,712	$18,712	$0	$12,700	$12,700
Agricultural (Market) Value	$771,210	$771,210	$0	$771,200	$771,200
Just (Market) Value	**$1,015,130**	**$1,020,831**	**$1,030,500**	**$1,035,300**	**$1,019,200**
Assessed Value	$262,632	$268,333	$290,510	$276,800	$260,700
Exempt Value	$0	$0	$0	$0	$0
Taxable Value	$262,632	$268,333	$290,510	$276,800	$260,700
Maximum Save Our Homes Portability	$0	$0	$739,990	$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	78.69	3427736.4	0	0	A
5900	PINE/HARDWOOD	7.00	304920	0	0	A
0100	SFR	1.00	43560	0	0	A

Building Information

Type	SINGLE FAMILY	**Heat**	04-ELECTRIC
Total Area	3,945	**HC&V**	04-FORCED AIR
Heated Area	3,152	**HVAC**	03-CENTRAL
Exterior Walls	11-BD AND BAT AAV; 20-FACE BRICK	**Bathrooms**	4.0-Baths
Interior Walls	05-DRYWALL	**Bedrooms**	4-4 BEDROOMS
Roofing	03-ASPHALT	**Total Rooms**	
Roof Type	03-GABLE/HIP	**Stories**	1.0
Frame		**Actual Year Built**	1967
Floor Cover	12-HARDWOOD; 14-CARPET	**Effective Year Built**	1975

Type	WAREHOUSE STORAGE	**Heat**	01-NONE
Total Area	5,625	**HC&V**	01-NONE
Heated Area	2,850	**HVAC**	01-NONE
Exterior Walls	15-CONCRETE BLOCK	**Bathrooms**	
Interior Walls	07-NONE	**Bedrooms**	
Roofing	01-MINIMUM	**Total Rooms**	1-Rooms
Roof Type	10-STEEL FR/TRUSS	**Stories**	1.0
Frame	05-STEEL	**Actual Year Built**	1993
Floor Cover	03-FIN CONCRETE	**Effective Year Built**	1993

Type	SOH MISC	**Heat**	
Total Area	9,827	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1980

Type	NSOH MISC	**Heat**	
Total Area	1,392	**HC&V**	
Heated Area		**HVAC**	
Exterior Walls		**Bathrooms**	
Interior Walls		**Bedrooms**	
Roofing		**Total Rooms**	
Roof Type		**Stories**	1.0
Frame		**Actual Year Built**	0
Floor Cover		**Effective Year Built**	1967

Sub Area

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,977	1975	3	0100	SINGLE FAMILY	$92,204
BAS	BASE AREA	375	1975	3	0100	SINGLE FAMILY	$17,490
FGR	FINISHED GARAGE	673	1975	3	0100	SINGLE FAMILY	$17,265
FOP	FINISHED OPEN PORCH	120	1975	3	0100	SINGLE FAMILY	$1,679
SFB	SEMI-FINISHED BASE	425	1975	3	0100	SINGLE FAMILY	$15,857
SFB	SEMI-FINISHED BASE	375	1975	3	0100	SINGLE FAMILY	$13,992

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	2,850	1993	3	8400	WAREHOUSE STORAGE	$40,135
CAN	CANOPY (NO SIDES)	2,775	1993	3	8400	WAREHOUSE STORAGE	$7,822

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
0200	A/C 1	1	1980		R7	RES	$145
0661	CP 1	405	1980		R2	RES	$778
0800	DRIVE/WALK	250	1967		R1	RES	$200
0800	DRIVE/WALK	6,670	1984		R1	RES	$5,336
0959	FP 2	1	1967		R7	RES	$1,310
1643	PATIO 3	1,700	1980		R1	RES	$4,318
1762	POOL 2	800	1980		R3	RES	$6,288

Type	Description	Sq. Footage	Year	Quality	Imprv Use	Imprv Use Descr	Value
2181	STABLE 1	672	1967		R2	RES	$3,199
2221	STG 1	720	1967		R2	RES	$2,030

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
5/10/2017	$2,500,000	MS	4514	1350	05 - QUALIFIED, MULTI TRANS	Improved			Link (Clerk)

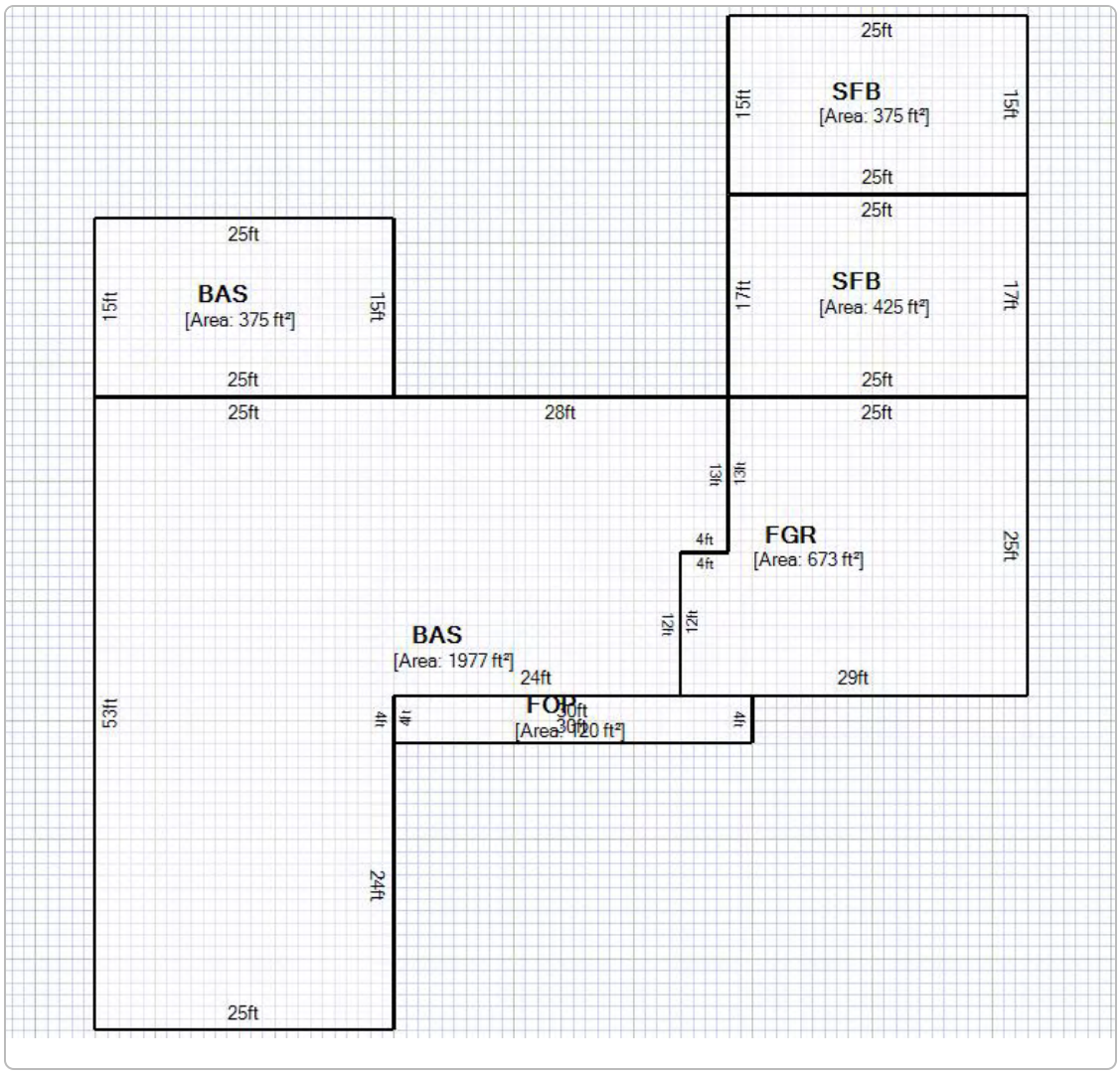
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

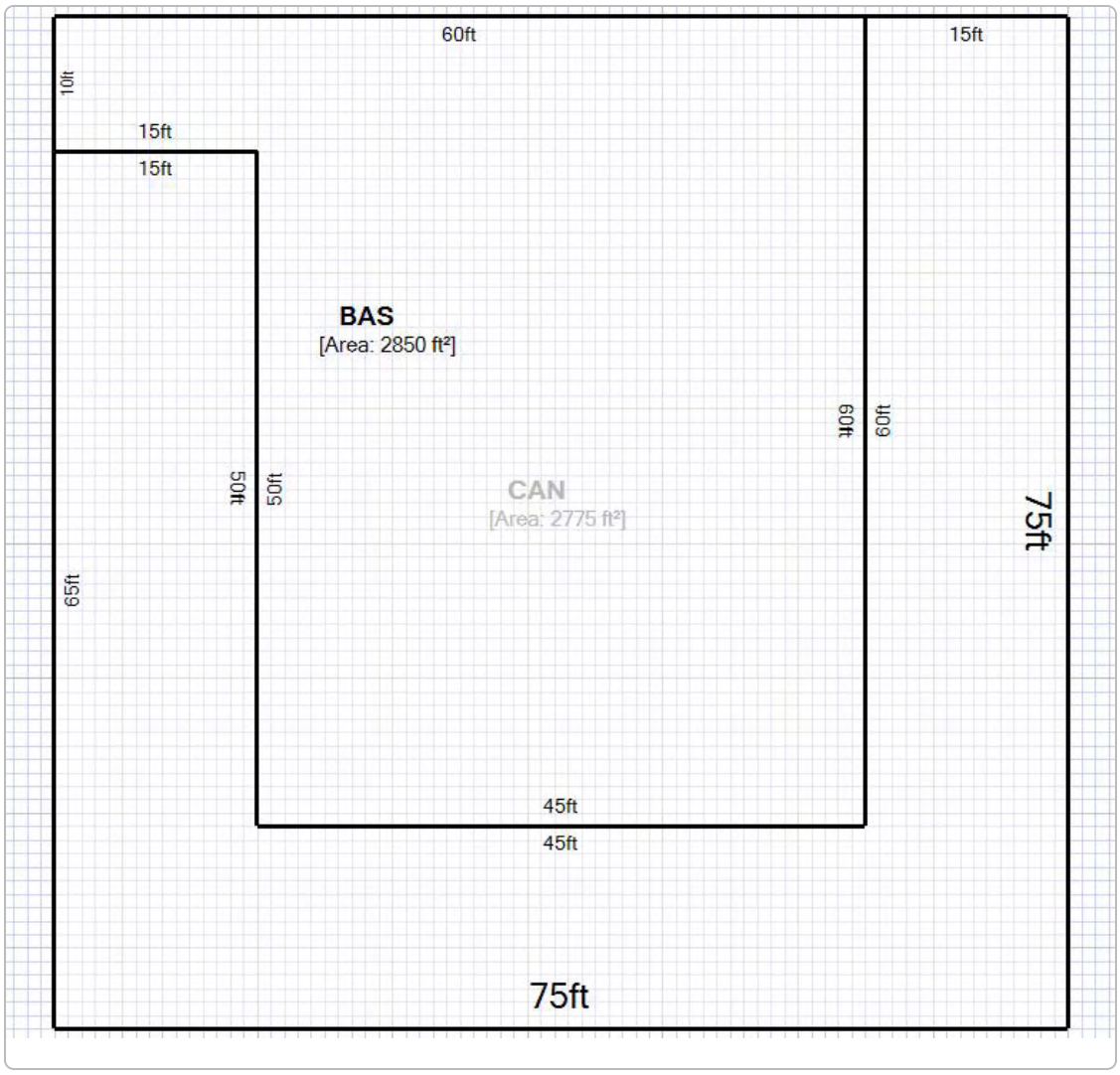
Permits

Permit Number	Type	Primary	Active	Issue Date	Value
97-6235	MISCELLANEOUS	Yes	No	2/3/1997	$0
000005141	STORAGE BUILDING	Yes	No	10/5/1992	$61,000

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

Sketches


25ft
SFB
[Area: 375 ft²]
15ft
15ft
25ft
25ft
SFB
[Area: 425 ft²]
17ft
17ft
25ft
25ft
BAS
[Area: 375 ft²]
15ft
15ft
25ft
25ft
28ft
25ft
13ft
13ft
4ft
4ft
FGR
[Area: 673 ft²]
25ft
12ft
12ft
BAS
[Area: 1977 ft²]
24ft
29ft
53ft
4ft
4ft
FOP
30ft
[Area: 120 ft²]
24ft
25ft



Map



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

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Developed by Schneider GEOSPATIAL

Last Data Upload: 7/20/2021, 5:24:56 AM

Version 2.3.132

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Recorded Electronically
ID 3039121
County Alachua
Date 1-26-17 Time 3:29p

Tax **Parcel 05936-007-001 & 05936-007-002**

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this January 20, 2017, between Florida Credit Union, whose mailing address is: P.O. Box 5158, Gainesville, Florida 32627, party of the first part, and DM Alachua Investments LLC, a Florida Limited Liability Company whose mailing address is: P.O. Box 171, Suwannee, Florida 32692, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

PARCEL A:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 273.26 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 142.79 FEET; THENCE SOUTH 84 DEG. 45 MIN. 07 SEC. EAST, A DISTANCE OF 308.31 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3039121 2 PG(S)
1/26/2017 3:29 PM
BOOK 4490 PAGE 1709
J.K."JESS" IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 753920
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,085.00
Intang. Tax: $0.00

Prepared by and Return to:
Haile Title Company
Carlene Cross
4739-B NW 53rd Avenue
Gainesville, Florida 32653
Our File Number: 17-014

3690611

Tax Parcel 05936-007-001 & 05936-007-002

$155,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Alachua)
)

SPECIAL WARRANTY DEED

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PARCEL B-EASEMENT PARCEL:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK J, PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 496.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 281.98 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 31.00 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 273.26 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

PARCEL C:

THAT PART OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT MARKING THE INTERSECTION OF THE NORTH LINE OF GOVERNMENT LOT 8 IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, WITH THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 40 OF STAGHORN UNIT 1 AS PER PLAT RECORDED IN PLAT BOOK "J", PAGE 94 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 527.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 38 DEG. 41 MIN. 12 SEC. EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET; THENCE SOUTH 67 DEG. 39 MIN. 31 SEC. WEST, A DISTANCE OF 324.20 FEET; THENCE NORTH 22 DEG. 20 MIN. 29 SEC. WEST, A DISTANCE OF 143.94 FEET; THENCE NORTH 67 DEG. 39 MIN. 31 SEC. EAST, A DISTANCE OF 281.98 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED RIGHT OF WAY LINE AND THE AFOREMENTIONED POINT OF BEGINNING.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

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

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

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on January 19th, 2017.

Signed, sealed and delivered
in the presence of:

#1 _____
Witness signature
Nocky Wacker
Print witness name

#2 Jennifer Murryan
Witness signature
Jennifer Murryan
Print witness name

Florida Credit Union

By: _____
Print Name: Christine Suarez-Jenkins
Title: Svp Chief Lending Officer

State of Florida
County of Alachua

THE FOREGOING INSTRUMENT was acknowledged before me this 19th day of January, 2017 by Christine Suarez Jenkins of Florida Credit Union who is personally known to me or who has produced _____ as identification.

Melonice Lindsey
Notary Public
Melonice Lindsey
Print Notary Name

My Commission Expires: _____

Notary Seal

MELONICE LINDSEY
MY COMMISSION # EE 883386
EXPIRES: July 12, 2017
Bonded Thru Notary Public Underwriters

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, grantee:

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

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

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
BOOK 608, PAGE 45, RE-RECORDED IN BOOK 612, PAGE 71; BOOK 635, PAGE 399; BOOK 638, PAGE 177 (RE-RECORDED IN BOOK 662, PAGE 295); BOOK 665, PAGE 265; BOOK 679, PAGE 373 (CORRECTED IN BOOK 751, PAGE 311); BOOK 756, PAGE 325; BOOK 786, PAGE 351; BOOK 812, PAGE 791; BOOK 817, PAGE 708; BOOK 826, PAGE 816; BOOK 899, PAGE 630; BOOK 1019, PAGE 90; BOOK 1157, PAGE 837 (CORRECTED IN BOOK 1411, PAGE 240); BOOK 1162, PAGE 322; BOOK 1223, PAGE 389; BOOK 1225, PAGE 244; BOOK 1228, PAGE 417; BOOK 1253, PAGE 955; BOOK 1368, PAGE 488; BOOK 1535, PAGE 69; BOOK 1633, PAGE 2786; BOOK 1661, PAGE 1540; BOOK 1661, PAGE 1542; BOOK 1763, PAGE 586; BOOK 1877, PAGE 2599; BOOK 1883, PAGE 2465; BOOK 1890, PAGE 82; BOOK 2033, PAGE 926; BOOK 2033, PAGE 928; BOOK 2091, PAGE 189; BOOK 2171, PAGE 2999; BOOK 2226, PAGE 2872; BOOK 2504, PAGE 271; AND BOOK 2899, PAGE 1097 (CORRECTED IN BOOK 3080, PAGE 498).

TOGETHER WITH:

That part of Government Lot 8 of Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Staghorn Unit 1, a subdivision as per plat thereof recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida for a point of reference (said point also being the intersection of the North line of said Government Lot 8 with the Westerly right of way line of U.S. Highway No. 441), thence S.38°41'12"E., along said

Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following 2 parcels:
PARCEL A:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94, of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 527.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 150.00 feet, thence S.67°39'31"W. a distance of 324.20 feet, thence N.22°20'29"W. a distance of 143.94 feet, thence N.67°39'31"E. a distance of 281.98 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.
PARCEL B:
That part of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:
Commence at a point marking the intersection of the North line of Government Lot 8 in Section 34, Township 8 South, Range 19 East, Alachua County, Florida, with the Westerly right of way line of U.S. Highway No. 441, said point also being the Southeast corner of Lot 40 of Staghorn Unit 1, as per plat recorded in Plat Book J, Page 94 of the Public Records of Alachua County, Florida, thence S.38°41'12"E., along said Westerly right of way line, a distance of 496.80 feet to the POINT OF BEGINNING; thence S.67°39'31"W. a distance of 273.26 feet, thence N.22°20'29"W. a distance of 142.79 feet, thence S.84°45'07"E. a distance of 308.31 feet to an intersection with the aforementioned Westerly right of way line and the aforementioned POINT OF BEGINNING.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058066 7 PG(S)
May 10, 2017 12:16:10 PM
Book 4514 Page 1350
J.K.'JESS' IRBY Clerk Of Court
ALACHUA COUNTY, Florida

Doc Stamp-Deed: $17,500.00

Prepared by and return to:
Patrice Boyes, P.A.
5700 SW 34th Street Suite 1120
Gainesville, FL 32608
352-372-2684
File Number: **17-01**
Will Call No.: **352-372-2684**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th** day of **May, 2017** between **Jule L. Schmidt, a single man,** whose post office address is **960 Oak Street, Merritt Island, FL 32953, Thomas Alan Schmidt and Mary Lynn Schmidt, his wife**, whose post office address is **1103 North Washington, Nevada, MO 64772**, and **Patricia M. Schmidt Richard and Shepherd Richard, her husband**, whose post office address is **7305 Mystic Way, Port St. Lucie, FL 34986**, together, grantor, and **DM Alachua Investments, LLC, a Florida limited liability company,** whose post office address is **4045 NW 43rd St, Gainesville, FL 32606**, grantee:

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

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

See legal description attached as Exhibit A.

NOTE: The property herein described is not the homestead of the grantor(s) and neither the grantor(s) nor the grantor(s) spouse(s), nor anyone for whose support the grantor is responsible, resides on or adjacent to said land. AND, THE DEED WAS PREPARED WITHOUT BENEFIT OF A SURVEY.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

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

(SIGNATURES BEGIN ON THE NEXT PAGE)

Signed, sealed and delivered in our presence:

Witness

DOROTHY SAUTER
Printed Name

Witness

Maria Coriell
Printed Name

Nancy S Martin POA
Jule L. Schmidt, a single man

State of Florida
County of Brevard

The foregoing instrument was sworn to and subscribed before me the 2 day of MAY, 2017 ~~by Jule L. Schmidt who [ ] is personally known or [ ] has produced a driver's license as identification.~~ POA Nancy Schmidt MARTIN Appeared before me and produced FLORIDA Drivers License as Identification

[Notary Seal]

Notary Public

Printed Name: DOROTHY SAUTER

My Commission Expires: 11-14-2020

DOROTHY SAUTER
MY COMMISSION # GG047194
EXPIRES November 14, 2020

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Witness Name

Witness

Patrick Renwick
Printed Name

Witness

Amber Reasoner
Printed Name

Thomas Alan Schmidt, husband

Mary Lynn Schmidt, wife

State of Missouri
County of Vernon

The foregoing instrument was sworn to and subscribed before me the 2nd day of May, 2017 by Thomas Alan Schmidt and Mary Lynn Schmidt, husband and wife, who [X] are personally known or [ ] have produced a driver's license as identification.

[Notary Seal]
SEAN M BUEHLER
Notary Public – Notary Seal
State of Missouri, Vernon County
Commission # 15633621
My Commission Expires Mar. 1, 2019

Notary Public

Printed Name: Sean M. Buehler

My Commission Expires: Mar. 1st 2019

(SIGNATURES CONTINUE ON THE NEXT PAGE)

Witness

Printed Name

Witness

Printed Name

Patricia M. Schmidt Richard, wife

Witness

Printed Name

Witness

Printed Name

Shepherd Richard, husband

State of Florida
County of St. Lucie

The foregoing instrument was sworn to and subscribed before me the 3 day of May, 2017 by Patricia M. Schmidt Richard and Shepherd Richard, husband and wife, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

SOMPHAVANH INTHISANE-LOVANH
Notary Public, State of Florida
Commission# FF 92072
My comm. expires Feb. 11, 2018

Notary Public

Printed Name: Somphavanh Inthisane-Lovanh

My Commission Expires: 2/11/2018

DoubleTime®

Exhibit A

The land referred to herein below is situated in the County of Alachua, State of Florida, and is described as follows:

WEST HALF (W 1/2) OF FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, LESS LAND EAST OF ATLANTIC COAST LINE RAILROAD SOLD TO J.J. HARTLEY, AS PER DEED BOOK 111, PAGE 357, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LOTS 6, 7, AND THE SOUTH HALF (S 1/2) OF LOT 8, ALSO THAT PART OF THE NORTHEAST QUARTER OF SOUTHEAST QUARTER (NE 1/4 OF SE 1/4) (OR THE NORTH HALF (N 1/2) OF LOT 8) LYING WEST OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD IN SECTION 34, TOWNSHIP 8 SOUTH, RANGE 19 EAST.

ALL OF LOT 1 AND THE EAST HALF (E 1/2) OF LOT 2, OF FRACTIONAL SECTION 3, TOWNSHIP 9 SOUTH, RANGE 19 EAST.

THAT PART OF SECTION 35, SOUTHWEST OF S.F. & W. RR (NOW THE A.C.L. RR) BEING IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, EXCEPT THE RIGHT-OF-WAY OF RAILROAD.

LESS: RIGHT-OF-WAY FOR STATE ROAD, AS PER DEED BOOK 283, PAGE 431.

LESS: RIGHT-OF-WAY FOR RAILROAD.

ALSO:

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND FRACTIONAL SECTION 2, TOWNSHIP 9 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22 OF SANS SOUCI, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "I", PAGE 1 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY FOR A POINT OF REFERENCE; THENCE N 87°48'23" E ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID SUBDIVISION (SAID NORTH LINE BEING THE BEARING REFERENCE), A DISTANCE OF 630 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING CREEK FOR THE POINT OF BEGINNING; THENCE CONTINUE N 87°48'23" E ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 120 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF NORTHWEST 43RD STREET; THENCE N 02°12'37" W ALONG SAID WEST RIGHT OF WAY LINE, DISTANCE OF 806.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET,

SAID POINT ALSO BEING THE SOUTHERLY MOST CORNER OF THE NORTHWEST 43RD STREET RIGHT OF WAY ADDITION; THENCE N 05°12'56" W ALONG THE WESTERLY BOUNDARY OF SAID RIGHT OF WAY ADDITION, A DISTANCE OF 418.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 542.37 FEET, A CENTRAL ANGLE OF 26°34'17", AND A CHORD BEARING AND DISTANCE OF N 18°30'05" W, 249.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY BOUNDARY, AN ARC DISTANCE 251.53 FEET; THENCE S 51°25'33" W, A DISTANCE OF 559.40 FEET; THENCE S 19°19'27" E, A DISTANCE OF 160 FEET; THENCE S 30°27'18" E, A DISTANCE OF 116.07 FEET; THENCE S 02°18'51" W, A DISTANCE OF 380.23 FEET; THENCE S 11°02'48" W, A DISTANCE OF 68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE AFOREMENTIONED CENTERLINE OF THE EXISTING CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID CENTERLINE, A DISTANCE OF 632 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT RIGHT-OF-WAY FOR NW 93RD AVENUE.

ALSO LESS AND EXCEPT FROM ABOVE DESCRIBED PARCELS, THE PROPERTY DESCRIBED IN THE FOLLOWING INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA:

BOOK 154, PAGE 305; BOOK 331, PAGE 205; BOOK 335, PAGE 112; BOOK 363, PAGE 361; BOOK 505, PAGE 396; BOOK 526, PAGE 230; BOOK 578, PAGE 339; BOOK 608, PAGE 206;
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Westerly right of way line as a bearing reference, a distance of 496.80 feet to the POINT OF BEGINNING; thence continue S.38°41'12"E., along said Westerly right of way line, a distance of 575.00 feet, thence S.79°35'17"W. a distance of 1251.91 feet, thence N.22°22'56"W. a distance of 575.00 feet, thence N.72°52'46"E. a distance of 637.41 feet, thence S.84°45'07"E. a distance of 483.70 feet to the POINT OF BEGINNING.

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Attachment - G

Proof of Payment of Taxes

(Document on Next Page)

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 001 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

9900 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

GOVT LOTS 6 7 8 W OF R/W LESS OR
608/45 & 206 LESS PART I
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	262,632	0	262,632	2,073.09
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	262,632	0	262,632	296.49
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	262,632	0	262,632	393.95
SCHL DISCRNRY & CN (S01)	0.7480	262,632	0	262,632	196.45
SCHL GENERAL	3.6670	262,632	0	262,632	963.07
SCHOOL VOTED (S01)	1.0000	262,632	0	262,632	262.63
SUWANNEE RIVER WATER MGT DIST	0.3696	262,632	0	262,632	97.07
17 CITY OF ALACHUA	5.3900	262,632	0	262,632	1,415.59
CHILDREN'S TRUST	0.5000	262,632	0	262,632	131.32
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$5,829.66

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
R710	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
C550	550 COUNTY FIRE SERVICES	1.000	Varies	434.32
	NON-AD VALOREM ASSESSMENTS			$455.10

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $6,284.76

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29931
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 001 000	9900 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $6,096.22 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

29942

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 496.80
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	7,320	0	7,320	57.78
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	7,320	0	7,320	8.26
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	7,320	0	7,320	10.98
SCHL DISCRNRY & CN (S01)	0.7480	7,320	0	7,320	5.48
SCHL GENERAL	3.6670	7,320	0	7,320	26.84
SCHOOL VOTED (S01)	1.0000	7,320	0	7,320	7.32
SUWANNEE RIVER WATER MGT DIST	0.3696	7,320	0	7,320	2.71
17 CITY OF ALACHUA	5.3900	7,320	0	7,320	39.45
CHILDREN'S TRUST	0.5000	7,320	0	7,320	3.66
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$162.48

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS	$162.48

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
29942

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $157.61 Paid 12/08/2020

ALATBJ5081F

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10100 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM SE COR STAGHORN UNIT 1 PB J-94 S
38 DEG E 527.80 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	133,059	0	133,059	1,050.30
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	133,059	0	133,059	150.21
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	134,487	0	134,487	201.73
SCHL DISCRNRY & CN (S01)	0.7480	134,487	0	134,487	100.60
SCHL GENERAL	3.6670	134,487	0	134,487	493.16
SCHOOL VOTED (S01)	1.0000	134,487	0	134,487	134.49
SUWANNEE RIVER WATER MGT DIST	0.3696	133,059	0	133,059	49.18
17 CITY OF ALACHUA	5.3900	133,059	0	133,059	717.19
CHILDREN'S TRUST	0.5000	133,059	0	133,059	66.53
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$2,963.39

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $3,054.36

If Paid By	Dec 31, 2020
Please Pay	$0.00

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29943
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 001	10100 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $2,962.73 Paid 12/08/2020

John Power TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05936 007 002		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

10110 NW US HWY 441

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

COM INT N LINE GOV'T LOT 8 & W R/W
LINE 441 S 38 DEG E 4
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	59,071	0	59,071	466.28
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	59,071	0	59,071	66.69
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	59,669	0	59,669	89.50
SCHL DISCRNRY & CN (S01)	0.7480	59,669	0	59,669	44.63
SCHL GENERAL	3.6670	59,669	0	59,669	218.81
SCHOOL VOTED (S01)	1.0000	59,669	0	59,669	59.67
SUWANNEE RIVER WATER MGT DIST	0.3696	59,071	0	59,071	21.83
17 CITY OF ALACHUA	5.3900	59,071	0	59,071	318.39
CHILDREN'S TRUST	0.5000	59,071	0	59,071	29.54
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$1,315.34

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY		UNIT	RATE	AMOUNT
C550	550 COUNTY FIRE SERVICES	1.000	Varies	90.97
NON-AD VALOREM ASSESSMENTS				$90.97

COMBINED TAXES AND ASSESSMENTS $1,406.31

If Paid By	Nov 30, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29944
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05936 007 002	10110 NW US HWY 441	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Nov 30, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0048406 $1,350.06 Paid 12/02/2020
11/30/2020 Effective Date

John Power | TAX COLLECTOR
Serving Alachua County

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
05945 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

UNASSIGNED LOCATION RE

COM INT W LINE SEC & WLY R/W US 441
POB SELY ALONG R/
See Additional Legal on Tax Roll

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	7.8935	3,403	0	3,403	26.86
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.1289	3,403	0	3,403	3.84
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP35 PROJECT (S01)	1.5000	3,403	0	3,403	5.10
SCHL DISCRNRY & CN (S01)	0.7480	3,403	0	3,403	2.55
SCHL GENERAL	3.6670	3,403	0	3,403	12.48
SCHOOL VOTED (S01)	1.0000	3,403	0	3,403	3.40
SUWANNEE RIVER WATER MGT DIST	0.3696	3,403	0	3,403	1.26
17 CITY OF ALACHUA	5.3900	3,403	0	3,403	18.34
CHILDREN'S TRUST	0.5000	3,403	0	3,403	1.70
TOTAL MILLAGE	22.1970		**AD VALOREM TAXES**		$75.53

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

PAY ONLINE WITH E-CHECK

SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

COMBINED TAXES AND ASSESSMENTS $75.53

If Paid By	Dec 31, 2020				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2020 PAID REAL ESTATE 29994
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 12 SE 1st ST, GAINESVILLE, FL 32601

ACCOUNT NUMBER	SITUS	MESSAGE
05945 000 000	UNASSIGNED LOCATION RE	

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

IF PAID BY	PLEASE PAY
☐ Dec 31, 2020	$0.00
☐	
☐	
☐	
☐	

Receipt # 20-0056163 $73.26 Paid 12/08/2020

Attachment - H

Public School Concurrency Sheet

(Document on Next Page)

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Christopher Potts, PE Title: Director of Engineering
   Company (if applicable): JBPro
   Mailing address: 3530 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32606
   Telephone: 352-375-8999 FAX: _____ e-mail: chris.potts@jbpro.com

3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): DM Alachua Investments LLC
   Mailing Address: 4045 NW 43rd Street
   City: Gainesville State: Florida ZIP: 32609

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

B. PROJECT

1. Project Name: Schmidt Farms
2. Address of Subject Property: 10100 NW US HWY 441
3. Parcel ID Number(s): 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000
4. Section 34 Township 08 Range 19 Grant _____ Acreage: 121.1
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Agriculture and Commercial
7. Zoning Designation: PD-R and PD-Comm
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 213
   ■ Multi-Family Residential Number of Units 301
   □ Exempt (*see exempt developments on page 2*)

9. Review Type:

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

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

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	213	units	x	0.14	Elementary School Multiplier*	30	Student Stations**
Middle School	213	units	x	0.06	Middle School Multiplier*	13	Student Stations**
High School	213	units	x	0.08	High School Multiplier*	17	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	301	units	x	0.09	Elementary School Multiplier*	27	Student Stations**
Middle School	301	units	x	0.03	Middle School Multiplier*	9	Student Stations**
High School	301	units	x	0.03	High School Multiplier*	9	Student Stations**

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

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

Christopher Potts Director of Engineering
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of October, 2021, by Christopher Potts, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

Jennifer Newbegin
Notary Public
State of Florida
Comm# HH075654
Expires 12/29/2024

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

□ **Denied** for reasons stated:_____

_____

_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

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

Date:_____

Attachment - I

Neighborhood Meeting Materials

(Document on Next Page)

ALACHUA COUNTY TODAY

Published Weekly
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA
COUNTY OF ALACHUA:

Before the undersigned authority personally appeared **BRYAN BOUKARI**, who on oath and in my physical presence says that he (she) is the Manager of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice in the Matter of: **NEIGHBORHOOD MEETING FOR NW 43RD STREET PLANNED DEVELOPMENT AND LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT,** was published in said newspaper in the issues of **July 29, 2021.**

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6th day of August, 2021** by **Bryan Boukari**, who is personally known to me.

(Signature of Affiant)

(Signature of Notary Public)

NOTARY PUBLIC STATE OF FLORIDA

RAYMOND L. WISE
Commission # HH 112741
Expires April 1, 2025
Bonded Thru Budget Notary Services

Neighborhood Meeting Advertisement For NW 43rd Street Planned Development and Large-Scale Comprehensive Plan Amendment

As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations. DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres, located the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The Neighborhood Meeting will discuss the proposed development, share a conceptual plan, and receive comments from the public and adjacent property owners. The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM. You may also submit your comments electronically to the Representative for the Developer of the project, JBPro, Carter Maria Thompson, Director of Land Planning, 3530 NW 43rd Street Gainesville FL 32606, 352-375-8999 or by email at carter.thompson@jbpro.com.

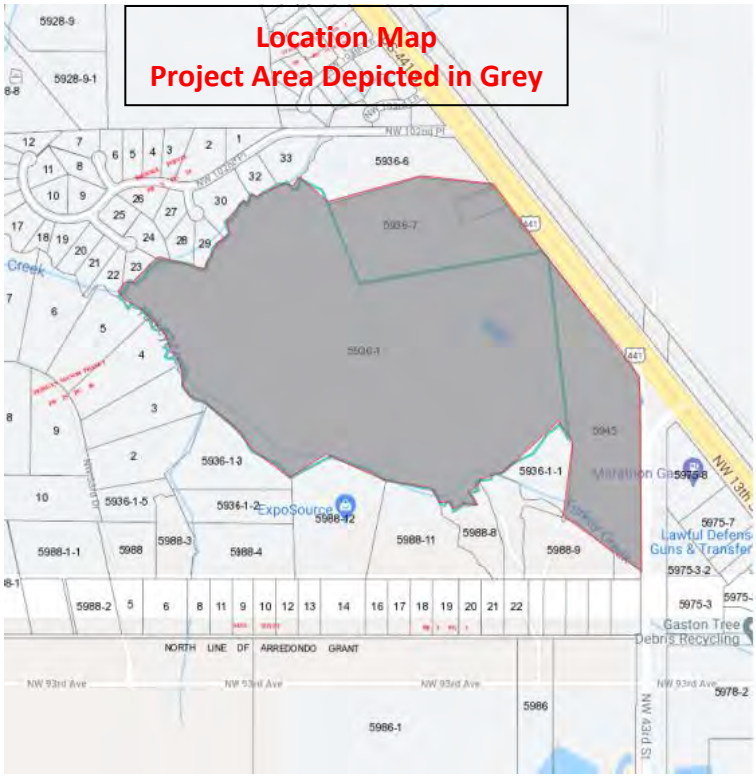
(Published: Alachua County Today - July 29, 2021)

JBPro
Civil Engineering | Land Planning
Surveying | Construction Services

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

Neighborhood Meeting Notice

You are cordially invited to attend a Neighborhood Meeting as described below.



As a property owner located within the required 400-foot radius of a proposed development, you are hereby being notified of a proposal for a Rezoning and a Large-Scale Comprehensive Plan Amendment as required by, Section 2.2.4 Neighborhood Meetings, of the City of Alachua Land Development Regulations.

DM Alachua Investments, LLC, 914 SW 131 ST, Newberry, FL, 32669 is requesting a Large-Scale Comprehensive Plan Amendment and a rezoning to Planned Development for 121. 56 acres located at the intersection of 441 and NW 43rd Street in the City of Alachua. The proposed Rezoning and Comprehensive Plan amendment will encompass, parcels numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001 and 05945-000-000.

The neighborhood meeting will be held at City of Alachua Public Library located at 14913 NW 140 Street Alachua, FL 32615 on August 12th , 2021 from 5:00PM to 5:45PM.

You may submit comments electronically to carter.thompson@jbprogroup.com

Contact Person: Carter Thompson, JBPro
carter.thompson@jbprogroup.com
(352) 375-8999 Ext 1404

JBrown Professional Group Inc.
3530 NW 43rd Street
Gainesville, FL 32606

08/12/2021
NW 43rd St TND - Neighborhood WORKshop

Presenter: Chris Potts, P.E.
Meeting Start: 5pm

1. Wastewater disposal question. Required to connect to City utilities. Lift station required.

2. Roadway Improvents paid for by who?
Developer pays for improvements. Municipalities paid for maintenance

3. Which WMD are we in? SRWMD. Flows to Gulf of Mexico.

4. Traffic concerns w/ flow off 441. Neighbor requests traffic light instead of RABs.

5. Wetland encroachment concerns. Buffer per County Code + SRWMD.

6. Traffic Study will be required

7. How has GRU impacted wetlands?
impacts occured 50ish years ago

8. How many homes? 140 ≈
Size, price? $1200 sf min $300K - $600K
Retail/Com area 500K sf.

9. Wet basin design.

10. Buffers between developments

11. How many MF? 2000 sf / unit.
4 unit / bldg.

12. Timeline?

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

Schmidt Farms
Rezone and Large-Scale Comprehensive Plan Amendment
Neighborhood Meeting
Sign-In Sheet

Name	Address	Phone	Email
JANET YESH	4420 NW 93 Av. Gville, FL	352-222-4377	janetyesh@yahoo.com
Richard Beardsley	4416 NW 92nd Av Gville, FL	352-514-5746	Beardsleyrt@gmail.com
Karen Garrelts	8505 NW 37th Dr GNV FL	352 372. 3588	TCF21@gmail.com
Bill Burger	10005 NW 50th Ter	319.331.9850	billb1956@gmail.com
Celia Burger	" " "	319.331.5589	
JOHN NEIL	3883 NW 86th. Ln.	352-372-6814.	
Tom Tyree Yvette Tyree	5302 NW 102nd PL.	352-414-9895	thtyree@yahoo.com

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Surveying | Construction Services

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

Name	Address	Phone	Email
David Carol Smith	4434 NW 93RD AVE	352.377-9886	CaSmith01@cox.net
ALBA HENESY	5310 NW 93rd AVE	352-494-4115	albahenesy@gmail.com
Jim & CHERYL CLERINGTON	10015 NW. 62 TR G.ville 32653	352-538-2072	JECJRBOY@AOL.COM
Larry & Veta Cumbaa	4916 NW 93rd Ave G'ville 32653	352-339-6675	xposource@aol.com
John Hopkins	10011 NW 50th Ter	352 316 0363	jhop77@hotmail.com
Marg Lawson	102 Plc		
R.L. Murphy II	4330 N.W. 93rd AVE.	373-0439 (352)	—
Antoinette Endelicato Kelle Moore	5562 NW 93 Av	352-246-8415 352-246-3771	bunnyandkelle@cox.net

JBPro

Civil Engineering | Land Planning
Surveying | Construction Services

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

Name	Address	Phone	Email
Claudia Rasnick	10016 NW 52nd Terrace	352-275-2533	kccaam@msn.com
Karen Arrington I want information about any	4416 NW 93rd Ave activity	352.219.2630	yahoo.com Arringtonkla@
Michael Barbarette	10110 NW 51 Ter 32653	317-8614	mjbcondo@gmail.com

JBPro

Gainesville
3530 NW 43rd Street
Gainesville, FL 32606

St. Augustine
4420 US-1 S, Suite 1
St. Augustine, FL 32086

jbpro.com
(844) Go-JBPro
contact@jbpro.com

NW 43rd Street TND Neighborhood Workshop Summary

Meeting Location: Alachua Branch Library
Meeting Date and Time: August 12th at 5pm
Meeting Presenter: Chris Potts, P.E., JBPro

The neighborhood meeting began on time, with approximately 30 neighbors in attendance. Mr. Potts gave a PowerPoint presentation which described the nature of the application for a rezoning and land use change and provided a visual representation of the Concept Layout for the development at this stage of the permitting and review process. Many questions were asked, and sparked a good discussion on topics like utility connections, wetland and environmental impacts, traffic concerns, and flooding impacts to adjacent properties. The timeline to final buildout was also discussed. Specific questions are listed below, with responses.

1. What is the breakdown of the types of developments, i.e. single family homes, multi-family homes, and commercial/retail area?
   Response: There are approximately 140 single family homes and 24 multi-family buildings proposed, along with approximately 500,000 sf set aside for commercial use. The single family homes will likely be about 1,200 sf in size, the multi-family units will be approximately 2,000 sf, and the homes will most likely sell for anywhere between $300,000-$800,000. Additionally, due to the existing wetlands on site, buffers will be provided between this development and neighboring communities.

2. How will the development dispose of wastewater?
   Response: Because this project is within the limits of the City of Alachua, all homes will be required to connect to City of Alachua Public Services utilities. A lift station will be required for the development to pump wastewater to the treatment plant.

3. What water management district is the project located in, and where does the treated water eventually end? Many neighbors voiced concerns regarding current and future flooding of their property and the adjacent wetlands.
   Response: This project is located in the SRWMD, and waters eventually discharge to the Gulf of Mexico. Mr. Potts explained the local and state standards of design regarding treatment and discharge of any stormwater runoff that makes its way onto the proposed development. This will likely include wet detention basins to attenuate the runoff, and if discharge from the

basins is necessary the development will comply with volume and rate control regulations. Mr. Potts explained that as developers and engineers, we cannot create a worse situation than what is existing; however, improvements to the development may or may not improve offsite conditions depending on the existing topography.

4. Many neighbors voiced concerns regarding impacts to the wildlife and wetlands on the development property.
   Response: Mr. Potts explained the local and state regulations regarding impacts to wetlands and the ecosystems they support. He explained that being in Alachua County, this development must maintain an average 75-foot minimum buffer from all wetland limits as delineated by an Environmental Specialist and that wetlands cannot be disturbed or changed. Many neighbors voiced concerns regarding the flooding occurring from Turkey Creek, so a brief history and description of the potential causes was discussed, including the impacts from the GRU plant nearby. Mr. Potts explained that it is not the intent of this development to adjust or manipulate any runoff coming from or directed to US 441, but that any impacts due to the proposed development will be mitigated against and designed for with this development.

5. Many neighbors voiced concerns regarding the additional traffic load this development will generate, and expressed a lack of faith in the ability of a roundabout to calm traffic and mitigate for the additional volume. Additionally, cost of construction and maintenance was discussed.
   Response: Mr. Potts explained that a Traffic Study is a requirement for a development of this size, and that all roadway improvements will adhere to the recommendations of the traffic study once it is obtained. Concerns regarding speed of traffic coming to the proposed roundabout from US 441 were expressed, as well as pedestrian safety concerns. Mr. Potts explained that this development will undergo review by FDOT and Alachua County as it connects to roads falling within the jurisdiction of both entities, and that any improvements will be approved by each agency in accordance with their standards for design and safety. Neighbors requested a traffic light in lieu of a roundabout, and Mr. Potts explained that the roundabout was a suggestion by both Alachua County and FDOT, but more discussions will be had prior to final approval. Lastly, Mr. Potts explained that any improvements to existing roads, as well as construction of new roads, will be the responsibility of the developer. Once constructed, Mr. Potts explained that maintenance responsibilities fall to the jurisdiction having authority for each roadway.

Attachment - K

Schmidt Farms Infrastructure Report

(Document on Next Page)

Infrastructure Improvement Area Report For Schmidt Farms Development (f.k.a NW 43rd TND)

City of Alachua, FL

Prepared By:

JBPro

3530 NW 43rd Street

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

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General Description

The proposed development is 121-acre mixed use development that will have a residential, commercial and an open spaces element. There are five parcels that comprise the proposed development which are 05945-000-000, 05936-001-000, 05936-007-000, 05936-007-001 and 05936-007-002. This document will evaluate internal and external potential users for the infrastructure improvements, which include a wastewater forcemain extension, a wastewater lift station, and a potable water main extension, within the city.

Methodology

The Infrastructure Improvement Area Analysis evaluated all the potential users for the infrastructure improvements based on adjacent and vacant properties within the City limits in proximity to the proposed development and the allowed density under the Future Land Use designation. The proposed development is zoned Agriculture and Commercial Intensive. Verification of property vacancy was through the Alachua County Property Appraisers website. Current zoning was confirmed using City of Map Genius. Proposed zoning was calculated based on the maximum density afforded by the Future Land Use Designation.

Commercial land use designation was calculated based off an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater or 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. Agriculture was calculated at a density of 3.5 dwelling units per acre. The Moderate Density Residential land use designation was calculated maximum density of 0.93 dwelling units per acre.

Analysis of Infrastructure Users

There are five parcels within the proposed development and eight parcels outside of the proposed development that the infrastructure improvements could potentially serve. Of those thirteen parcels, 121 acres would be located within the proposed development and 153 acres would be located outside of the proposed development. The analysis shows that the proposed infrastructure improvements could serve up to 854 potential residential units and 1,252,728 sq.ft. of commercial. The total daily estimated flow to potentially be served is 390,800 gpd. The estimated construction cost for the infrastructure improvements is $1,390,170.00. Each new or existing non-residential establishment that connects to the Improvements shall contribute $0.90 per square foot of the gross building square footage at the time it connects to the improvements. Each new or existing residential establishment that connects to the improvements contribute $300.00 at the time it connects to the improvements.

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Attachment 1- Cost Estimate

Schmidt Farms (f.k.a. NW 43rd Street TND)
Infrastructure Improvement Area
Engineers Opinion of Probable Cost
Date: 7/28/2021

Item #	FDOT TITLE	UNIT	UNIT COST	QTY	TOTAL
General					
1	MOBILIZATION & GENERAL CONDITIONS	LS	$12,500.00	1	$12,500.00
2	GEOTECHNICAL TESTING	LS	$7,500.00	1	$7,500.00
			SUBTOTAL		**$20,000.00**
Roadway					
3	MILL, RESURFACE, AND REMOVE EXISTING ASPHALT PAVEMENT	SY	$24.50	180	$4,410.00
4	SUPERPAVE ASPHALTIC CONC, 3" SP-12.5 PAVEMENT	TN	$117.50	7	$873.03
5	10" LIMEROCK BASE GROUP 09	SY	$18.75	180	$3,375.00
6	12" STABILIZED SUBGRADE	SY	$7.25	180	$1,305.00
7	SODDING DISTURBED AREA	SY	$3.50	1,600	$5,600.00
			SUBTOTAL		**$15,563.03**
Utilities					
9	12" PVC UTILITY PIPE (WATER MAIN)	LF	$60.00	5,150	$309,000.00
10	12" UTILITY FITTING, 45 DEGREE BEND (WATER MAIN)	EA	$425.00	1	$425.00
11	FIRE HYDRANT ASSEMBLY	EA	$4,000.00	2	$8,000.00
12	6" BLOWOFF ASSEMBLY	EA	$1,725.00	4	$6,900.00
13	12" GATE VALVE WITH MECH RESTRAINT	EA	$1,450.00	7	$10,150.00
14	2" SAMPLE POINT	EA	$3,600.00	4	$14,400.00
15	LIFT STATION	LS	$375,000.00	1	$375,000.00
16	6" PVC DR-18 Force Main	LF	$37.50	8,000	$300,000.00
17	Utility Fitting, CLDI 11.25 Bend with Mech. Restraint	EA	$550.00	1	$550.00
18	Utility Fitting, CLDI 22.5 Bend with Mech. Restraint	EA	$550.00	2	$1,100.00
19	Utility Fitting, CLDI 45 Bend with Mech. Restraint	EA	$550.00	8	$4,400.00
20	Utility Fitting, CLDI 90 Bend with Mech. Restraint	EA	$550.00	1	$550.00
21	8" Steel Casing	LF	$335.00	408	$136,680.00
22	6" PLUG VALVE	EA	$875.00	7	$6,125.00
					$1,173,280.00
Entire Project					
20	MOT (5%)				$60,442.15
21	CONSTRUCTION CONTIGENCY (10%)				$120,884.30
			SUBTOTAL		**$181,326.45**
	Total Construction Estimate				**$1,390,169.48**

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Attachment 2 - Infrastructure Potential Users

Parcel Numbers	Acreage Within Dev.	Acreage Outside Dev.	Current Zoning	Future Land Use	Commercial Square Footage (*)	Residential Density Units (**)	Estimated Flow (GPD) (***)	Wastewater ERCs (****)	Water ERCs (****)
05978-002-000		16.43	CI	Commercial	357,845		53,677	215	195
05975-003-000		3.43	CI	Commercial	112,058		1,681	7	6
05975-003-002		1.95	CI	Commercial	5,296		79	1	1
05975-008-000		3.53	CI	Commercial	3,101		47	1	1
05936-006-000		8.40	CI	Commercial	274,428		4,116	17	15
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000	60	55
05987-001-000		66.80	AG	Agriculture		234	70,200	281	255
05936-001-001		3.48	AG	Agriculture		12	3,600	15	13
05945-000-000	17.78		PD	Mixed Use	500,000	558	75,000 167,400	970	881
05936-001-000	88.14								
05936-007-000	14.13								
05936-007-001	1.00								
05936-007-002	0.51								
Totals	**121.56**	**153.14**			**1,252,728**	**854**	**390,800**	**1,567**	**1,422**

* Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 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.
** The Moderate Density Residential land use category allows a maximum of 4 dwelling units per acre. The Moderate Density Residential land use designation shall be limited to a maximum density of 0.93 dwelling unit per acre.
*** Estimated Flows for commercial developments were calculated using 0.15 gpd/sqft and using 300 gpd/unit for residential flows.
**** ERCs are calculated using 250 gpd/ERC for wastewater and 275 gpd/ERC for water.

Parcel Numbers	Acreage Within Dev.	Acreage Outside Dev.	Current Zoning	Future Land Use	Commercial Square Footage (*)	Residential Density Units (**)	Estimated Flow (GPD) (***)
05978-002-000		16.43	CI	Commercial	357,845		53,677
05975-003-000		3.43	CI	Commercial	112,058		1,681
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05975-008-000		3.53	CI	Commercial	3,101		47
05936-006-000		8.40	CI	Commercial	274,428		4,116
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000
05987-001-000		66.80	AG	Agriculture		234	70,200
05936-001-001		3.48	AG	Agriculture		12	3,600
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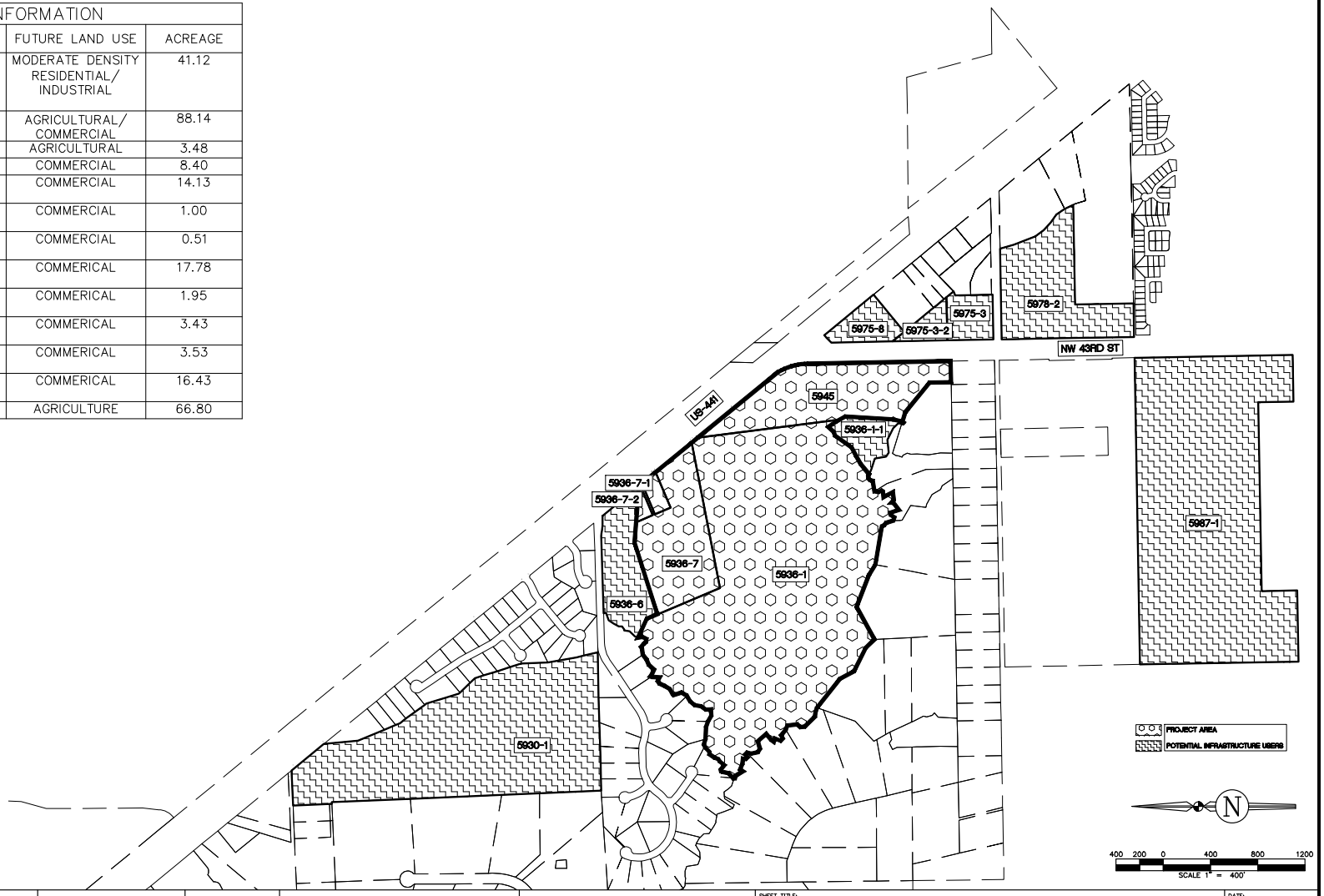
Attachment 2 - Infrastructure Potential Users

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05975-003-002		1.95	CI	Commercial	5,296		79	1	1
05975-008-000		3.53	CI	Commercial	3,101		47	1	1
05936-006-000		8.40	CI	Commercial	274,428		4,116	17	15
05930-001-000		49.12	PD	Moderate Density Residential		50	15,000	60	55
05987-001-000		66.80	AG	Agriculture		234	70,200	281	255
05936-001-001		3.48	AG	Agriculture		12	3,600	15	13
05945-000-000	17.78		PD	Mixed Use	500,000	558	75,000 167,400	970	881
05936-001-000	88.14								
05936-007-000	14.13								
05936-007-001	1.00								
05936-007-002	0.51								
Totals	**121.56**	**153.14**			**1,252,728**	**854**	**390,800**	**1,567**	**1,422**

* Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 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.
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*** Estimated Flows for commercial developments were calculated using 0.15 gpd/sqft and using 300 gpd/unit for residential flows.
**** ERCs are calculated using 250 gpd/ERC for wastewater and 275 gpd/ERC for water.

Figure 1 - Map of Parcels of Potential Users

PARCEL INFORMATION			
PARCEL ID	ZONING	FUTURE LAND USE	ACREAGE
05930-001-000	PLANNED UNIT DEVELOPMENT/ INDUSTRIAL GENERAL	MODERATE DENSITY RESIDENTIAL/ INDUSTRIAL	41.12
05936-001-000	AGRICULTURAL/ COMMERCIAL	AGRICULTURAL/ COMMERCIAL	88.14
05936-001-001	AGRICULTURAL	AGRICULTURAL	3.48
05936-006-000	COMMERCIAL	COMMERCIAL	8.40
05936-007-000	COMMERCIAL INTENSIVE	COMMERCIAL	14.13
05936-007-001	COMMERCIAL INTENSIVE	COMMERCIAL	1.00
05936-007-002	COMMERCIAL INTENSIVE	COMMERCIAL	0.51
05945-000-000	COMMERCIAL INTENSIVE	COMMERICAL	17.78
05975-002-000	COMMERCIAL INTENSIVE	COMMERICAL	1.95
05975-003-000	COMMERCIAL INTENSIVE	COMMERICAL	3.43
05975-008-000	COMMERCIAL INTENSIVE	COMMERICAL	3.53
05978-002-000	COMMERCIAL INTENSIVE	COMMERICAL	16.43
05987-001-000	AGRICULTURE	AGRICULTURE	66.80



REVISIONS				
NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-6999 • FAX: (352) 375-0633
E-MAIL: contact@jbpro.com

SHEET TITLE: INFRASTRUCTURE SERVICE AREA

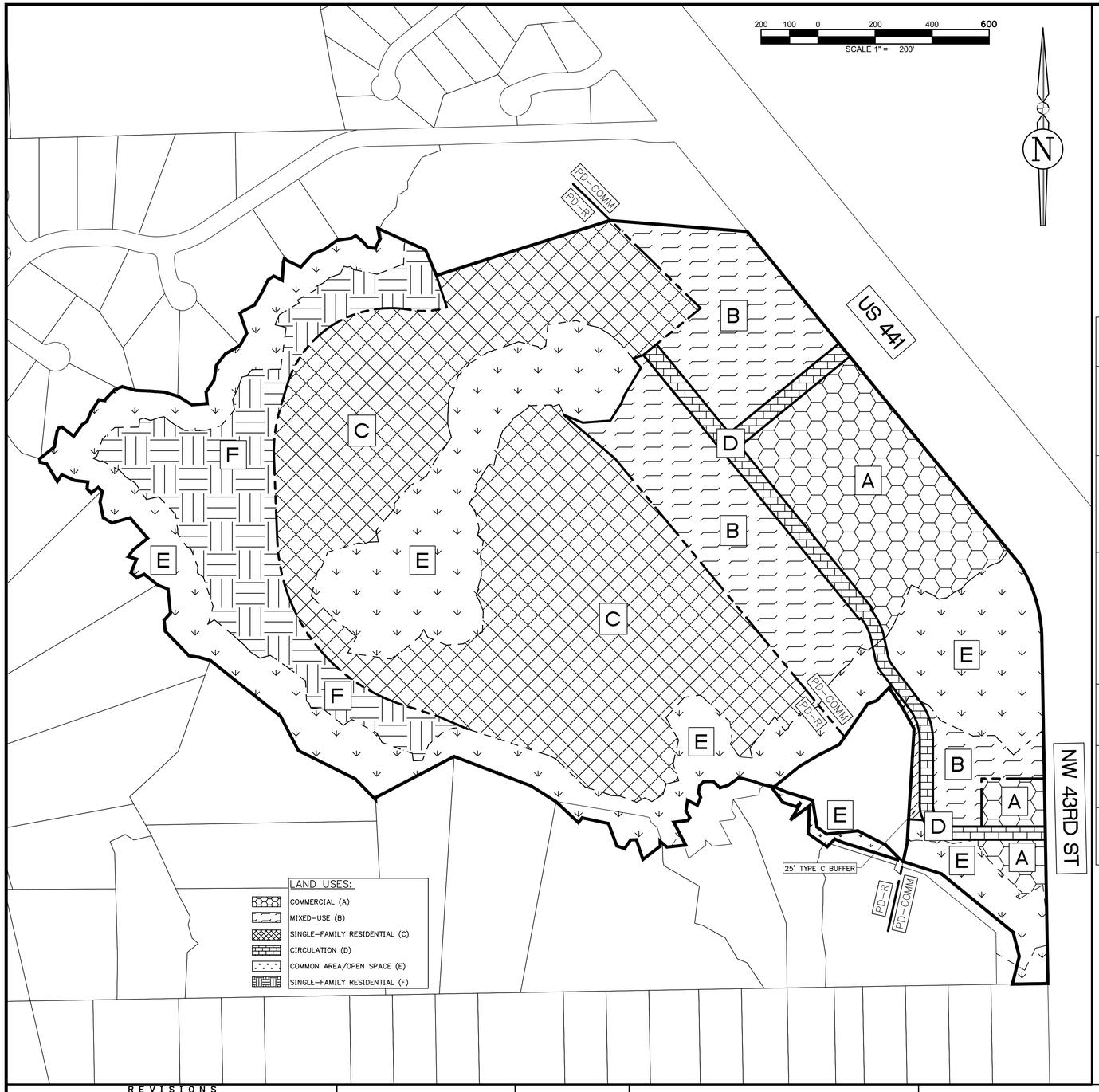
DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: SA-1



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 472 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY FIVE-FOOT (25') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS. SETBACKS BETWEEN RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT AREAS SHALL BE FIVE (5').
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
9. DEVELOPMENT SIGNAGE. ALL ENTRY ROADWAYS INTO THE DEVELOPMENT FROM US 441 AND NW 43RD STREET SHALL HAVE SIGNAGE IDENTIFYING THE DEVELOPMENT AND BUSINESSES WITHIN THE DEVELOPMENT. EACH PARCEL FRONTING US 441 AND NW 43RD STREET SHALL BE ALLOWED ONE SIGN IDENTIFYING THE BUSINESS. ALL SIGNAGE SHALL COMPLY WITH THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES:	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS			SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	• ALLOWED PUBLIC AND PRIVATE PARKS • MULTI-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	489,400 SF	±11.3	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA AND WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE			35% MAXIMUM
MIXED-USE DEVELOPMENT (B) 15 DU/AC	• DWELLING, LIVE/WORK • MULTI-FAMILY • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	259 D.U.	±17.3	S.F. ATTACHED, TOWNHOUSE, MULTI-FAMILY AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
SINGLE-FAMILY RESIDENTIAL (C) 1-4 DU/AC	• SINGLE-FAMILY DETACHED • SINGLE-FAMILY ATTACHED • TOWNHOUSE • TWO-TO-FOUR-FAMILY • DWELLING, LIVE/WORK • STORMWATER MANAGEMENT FACILITIES • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	164 D.U.	±41.3	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5.0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	S.F. ATTACHED, TOWNHOUSE, AND 2-TO-4-FAMILY MIN. LOT AREA = 2,000 SF END CAP UNIT MIN. LOT AREA = 4,000 SF MIN. LOT WIDTH = 20' FRONT = 5' SIDE = 0' REAR = 5' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 90%		55% MAXIMUM
				SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,250 SF MIN. LOT WIDTH = 25' FRONT = 10' SIDE = 2.5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% MIN. BUILDING SF = 600	MULTI-FAMILY MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' PERIMETER AREA SETBACKS FRONT = 15' SIDE = 10' REAR = 15' MAX BUILDING HEIGHT = 55' MAX LOT COVERAGE = 60%		
CIRCULATION (D) N/A	• ROADWAYS • PARKING • DRIVEWAYS • BICYCLE AND PEDESTRIAN PATHWAYS • SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.6	ROADWAY TYPE	ACCESS WIDTH	PAVED SURFACE	N/A
				PRIVATE	15' (MIN)	10' (MIN)	
				PUBLIC	PER LDR ARTICLE 7		
COMMON AREA/OPEN SPACE (E) N/A	• PUBLIC OR PRIVATE PARKS • RECREATIONAL TRAIL • RESOURCE-BASED RECREATION • PRESERVED ENVIRONMENTALLY SENSITIVE WILDLIFE HABITAT, AND STREAM CORRIDORS	N/A	±35.7	N/A			10% MINIMUM
SINGLE-FAMILY RESIDENTIAL (F) 1-4 DU/AC.	• SINGLE-FAMILY DETACHED • STORMWATER MANAGEMENT • COMMON AREA/OPEN SPACE • ALONG WITH ALL ALLOWABLE USES WITHIN THE PD-RESIDENTIAL (PD-R) ZONING DISTRICT PER LDR TABLE 4.1-1	49 D.U.	±11.9	SINGLE-FAMILY DETACHED MIN. LOT AREA = 10,000 SF MIN. LOT WIDTH = 80' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%			55% MAXIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 472 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.
2. ALLEY SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. ALL USE AREAS, INCLUDING THE PD-R/PD-COMM BOUNDARY LINE, MAY BE ADJUSTED DURING THE BUILDOUT OF THE PD BY UP TO 10.0%.
4. ONLY ONE GASOLINE SALES STATION SHALL BE PERMITTED WITH THE DEVELOPMENT.
5. DEVELOPMENT AREAS MAY SHARE STORMWATER LOCATED WITHIN DIFFERENT DEVELOPMENT AREAS.
6. WITHIN THE PD-COMM DEVELOPMENT AREA, ALL USES (COMMERCIAL, MULTI-FAMILY, & ALLOWABLE USES PER LDR TABLE 4.1-1) ARE INTERCHANGEABLE AND EACH ALLOWABLE USE CAN BE LOCATED IN THE SPECIFIED DEVELOPMENT AREAS OF "A", "B", AND "D".
7. MULTI-FAMILY STRUCTURES WITH FIVE (5) STORIES OR MORE SHALL HAVE A MINIMUM OF ONE-HUNDRED FEET (100') SEPARATION FROM A SINGLE FAMILY UNIT.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,274,244.8 SF (121.1 AC)	100%
COMMERCIAL (A)	491,263.5 SF (11.3 AC)	9.3%
MIXED-USE (B)	751,988.6 SF (17.3 AC)	14.3%
SINGLE-FAMILY RESIDENTIAL (C)	1,800,120.2 SF (41.3 AC)	34.1%
CIRCULATION (D)	156,883.8 SF (3.6 AC)	3.0%
COMMON AREA/OPEN SPACE (E)	1,556,093.4 SF (35.7 AC)	29.5%
SINGLE-FAMILY RESIDENTIAL (F)	516,520.3 SF (11.9 AC)	9.8%

DISTANCE TO NEAREST RESIDENTIAL PROPERTY

	NORTH	SOUTH	EAST	WEST
COMMERCIAL (A)	1,067'	143'	N/A	1,455'
MIXED-USE (B)	343'	325'	N/A	643'
SINGLE-FAMILY RESIDENTIAL (C)	343'	99'	N/A	256'
CIRCULATION (D)	782'	143'	N/A	1,012'
COMMON AREA/OPEN SPACE (E)	0'	0'	N/A	0'
SINGLE-FAMILY RESIDENTIAL (F)	88'	41'	N/A	88'

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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PHONE: (352) 375-8999 • FAX: (352) 375-0833
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SHEET TITLE: PLANNED DEVELOPMENT PLAN

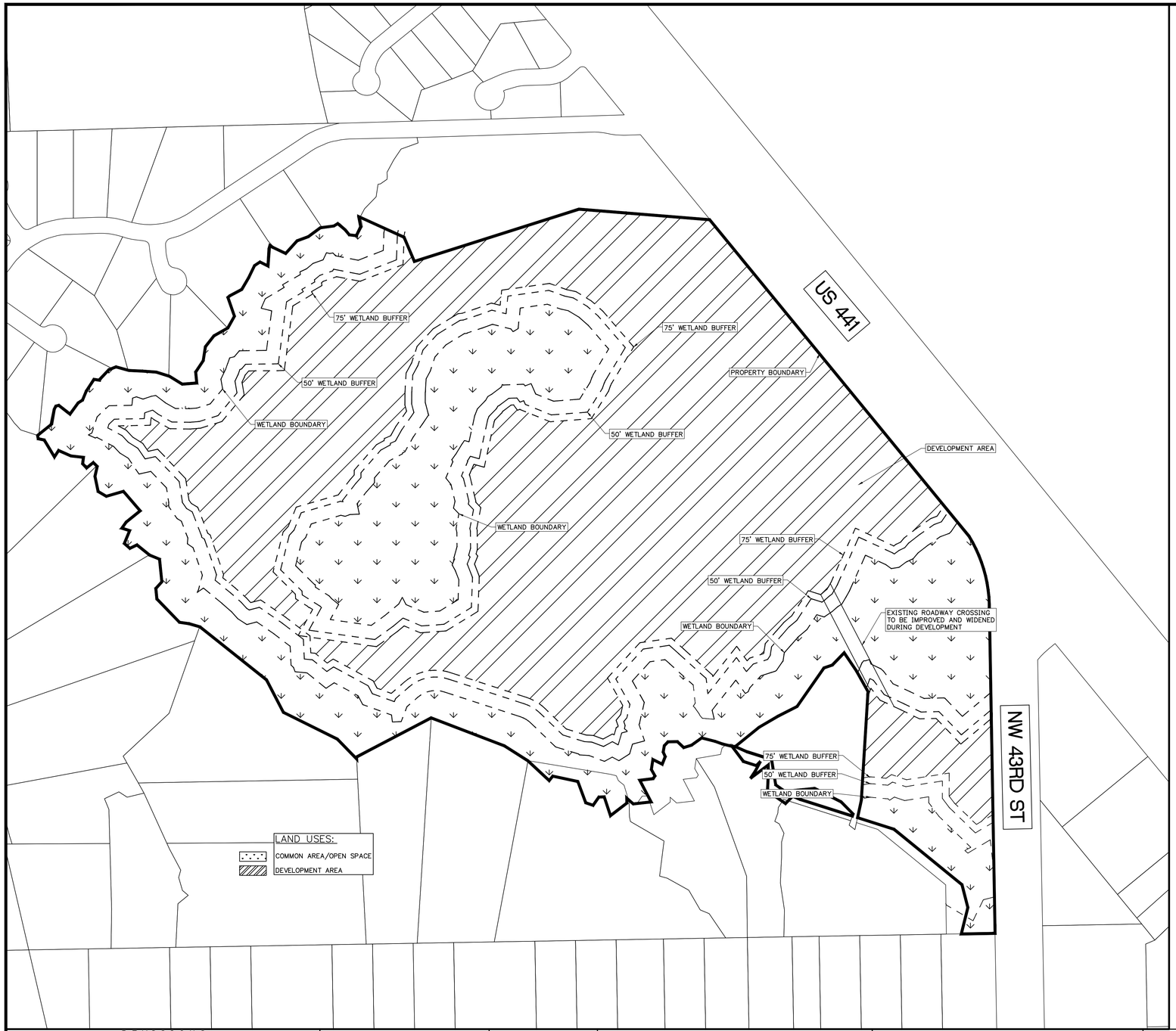
DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1





200 100 0 200 400 600

SCALE 1" = 200'

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SHEET TITLE: ENVIRONMENTAL CONSTRAINTS MAP

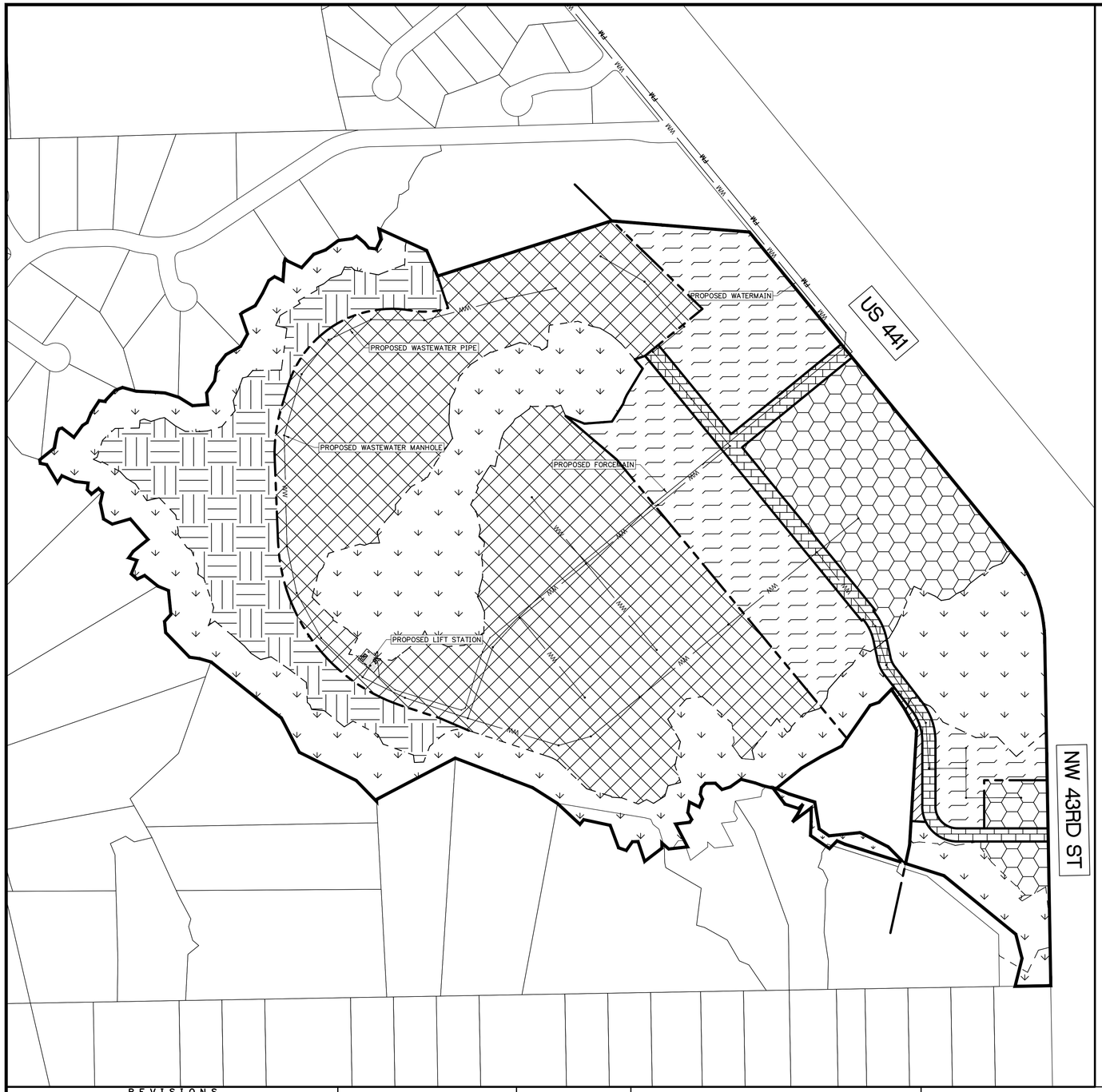
DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-2





200 100 0 200 400 600

SCALE 1" = 200'

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SHEET TITLE: UTILITY DEVELOPMENT PLAN

DATE: DECEMBER 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-3

CONCURRENCY IMPACT ANALYSIS

CONCURRENCY IS A SHORTHAND EXPRESSION FOR A SET OF LAND USE REGULATIONS THAT LOCAL GOVERNMENTS ARE REQUIRED (BY THE FLORIDA LEGISLATURE) TO ENSURE THAT NEW DEVELOPMENT DOES NOT OUTSTRIP LOCAL GOVERNMENT'S ABILITY TO PROVIDE SERVICES OR STRAIN CURRENT LEVEL OF SERVICE. IN THE FOLLOWING PARAGRAPHS, THE PROPOSED COMPREHENSIVE PLAN AMENDMENT WILL DISCUSS THE IMPACTS TO POTABLE WATER, WASTEWATER, STORMWATER, SCHOOL STUDENT PROJECTION NEEDS, STORMWATER, AND TRANSPORTATION.

POTABLE WATER

POLICY 4.1.C OF THE COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE (CFNGAR) ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A POTABLE WATER LOS STANDARD OF 275 GALLONS PER DAY PER EQUIVALENT RESIDENTIAL DWELLING UNIT ON AN AVERAGE ANNUAL BASIS. POLICY 4.1.C OF THE CFNGAR ELEMENT IF THE CITY'S POTABLE WATER FACILITY REACHES 85% OF THE PERMITTED DESIGN CAPACITY, NO FURTHER DEVELOPMENT ORDERS OR PERMITS WILL BE ISSUED UNTIL ADDITIONAL CAPACITY BECOMES AVAILABLE. THE CURRENT LEVEL OF CAPACITY FOR THE CITY IS 62.88%, THEREFORE THE CITY HAS 22.12% CAPACITY FOR PROPOSED DEVELOPMENTS. TABLE 4.2 WAS PROVIDED BY THE CITY'S 2021 ANNUAL CONCURRENCY STATUS REPORT. TABLE 4.2 SHOWS THE CITY'S CURRENT UTILIZATION RATE IS 62.88% AND A RESIDUAL RATE OF 853,649 GALLONS PER DAY.

POTABLE WATER AVAILABLE CAPACITY

Table 4.2
Potable Water Public Facilities Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,300,250
Reserved Capacity[2]	**146,101**
Residual Capacity	**853,649**
Percentage of Permitted Design Capacity Utilized	**62.88%**

Sources:
1. City of Alachua Public Services Department, April 2021
2. City of Alachua May 2021 Development Monitoring Report

POTABLE WATER PROJECT IMPACT

BELOW IN TABLE 1 THAT UTILIZES A 275 GALLONS PER DAY FOR RESIDENTIAL POTABLE WATER AND 0.15 GALLONS PER DAY FOR OFFICE/RETAIL. THE PROPOSED DEVELOPMENT WILL UTILIZE 275 GALLONS PER DAY FOR EACH RESIDENTIAL UNIT, WITH A TOTAL OF 514 RESIDENTIAL UNITS. THE TOTAL GALLONS PER DAY FOR RESIDENTIAL DEVELOPMENT OF POTABLE WATER WILL BE 141,350 GALLONS AND 73,410 GALLONS FOR NON–RESIDENTIAL. THE TOTAL POTENTIAL DEVELOPMENT POTABLE WATER IS 214,760 GALLONS, WHICH LEAVES 638,889 GALLONS OF RESIDUAL CAPACITY REMAINING.

TABLE 1 – POTABLE WATER	DENSITY	GALLONS PER DAY
SINGLE FAMILY DETACHED	213 UNITS	58,575
MULTI–FAMILY	301 UNITS	82,775
OFFICE/RETAIL	489,400 SF	73,410
TOTALS	–	214,760
BASED OFF A LOS OF 275 GALLONS PER DAY FOR RESIDENTIAL UNITS AND 0.15 GALLONS PER DAY FOR OFFICE/RETAIL.		

WASTEWATER

POLICY 1.1.D OF THE CFNGAR ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A SANITARY SEWER LOS STANDARD OF 250 GALLONS PER DAY PER EQUIVALENT RESIDENTIAL DWELLING UNIT ON AN AVERAGE ANNUAL BASIS. TABLE 4.3 SHOWS A SANITARY SEWER CAPACITY POLICY 1.1.D OF THE CFNGAR ELEMENT REACHES 85% OF THE PERMITTED DESIGN CAPACITY, NO FURTHER DEVELOPMENT ORDERS OR PERMITS WILL BE ISSUED UNTIL ADDITIONAL CAPACITY BECOMES AVAILABLE. TABLE 4.3 BELOW SHOWS CAPACITY AT 53.61%, THEREFORE THERE 695, 850 GALLONS OR 31.39%.

WASTEWATER AVAILABLE CAPACITY

Table 4.3
Wastewater Public Facilities Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[2]	677,000
Reserved Capacity[2]	**127,140**
Residual Capacity	**695,860**
Percentage of Permitted Design Capacity Utilized	**53.61%**

Sources:
1. City of Alachua Public Services Department, April 2021
2. City of Alachua May 2021 Development Monitoring Report

WASTEWATER PROJECT IMPACT

TABLE 2 THAT UTILIZES A 250 GALLONS PER DAY FOR RESIDENTIAL WASTEWATER. THE PROPOSED DEVELOPMENT WILL UTILIZE 250 GALLONS PER DAY FOR EACH RESIDENTIAL UNIT, WITH A TOTAL OF 514 RESIDENTIAL UNITS AND 0.15 GALLONS PER DAY FOR NON–RESIDENTIAL. THE TOTAL POTENTIAL DEVELOPMENT WASTEWATER IS 201,910 GALLONS, WHICH LEAVES 493,950 GALLONS OF RESIDUAL CAPACITY REMAINING.

TABLE 2 – WASTEWATER	DENSITY	GALLONS PER DAY
SINGLE FAMILY DETACHED	213 UNITS	53,250
MULTI–FAMILY	301 UNITS	75,250
OFFICE/RETAIL	489,400 SF	73,410
TOTALS	–	241,910
BASED OFF A LOS OF 250 GALLONS PER DAY FOR RESIDENTIAL UNITS AND 0.15 GALLONS PER DAY FOR OFFICE/RETAIL.		

TRANSPORTATION

IN JUNE 2020, THE CITY OF ALACHUA ADOPTED AMENDMENTS TO THE COMPREHENSIVE PLAN AS PART OF THE SEVEN–YEAR EVALUATION AND APPRAISAL UPDATE TO THE CITY'S COMPREHENSIVE PLAN. AS PART OF THIS UPDATE, POLICY 1.1.A WAS AMENDED TO ESTABLISH ADDITIONAL ROAD SEGMENTS TO BE MONITORED FOR CONCURRENCY, TO ASSIGN SEGMENT NUMBERS TO COUNTY ROADS, AND TO UPDATE THE COMPREHENSIVE PLAN ROAD SEGMENTS TO BE CONSISTENT WITH THE SEGMENTS DEFINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THESE UPDATES PROVIDE AN ENHANCEMENT TO THE STRUCTURE OF THE CITY'S TRANSPORTATION CONCURRENCY MONITORING SYSTEM.

TABLE 4.1 BELOW IDENTIFIES EACH MONITORED ROADWAY SEGMENT, AS WELL AS THE ADOPTED LOS STANDARD FOR EACH SEGMENT, EXISTING TRAFFIC, RESERVED TRIPS, AVAILABLE CAPACITY, AND THE PERCENTAGE OF CAPACITY UTILIZED. TABLE 4.1 INDICATES THAT PRESENTLY THERE ARE NO IMMINENT DEFICIENCIES FOR ANY MONITORED ROADWAY SEGMENTS. HOWEVER, SEGMENT 6 – US 441 FROM INTERSTATE 75 TO COUNTY ROAD 235A – IS PRESENTLY AT 90.66 PERCENT OF THE CAPACITY OF THE SEGMENT AND IS THEREFORE APPROACHING A POTENTIAL IMMINENT DEFICIENCY. CONTINUED MONITORING OF THIS SEGMENT WILL BE REQUIRED TO EVALUATE IF THE SEGMENT EXCEEDS 95 PERCENT OF THE CAPACITY OF THE SEGMENT AND THUS PRESENTS AN IMMINENT DEFICIENCY.

TRANSPORTATION AVAILABLE CAPACITY

Table 4.1
Transportation Public Facilities Impacts

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/ Peak Hour	Comp Plan MSV[AA]	Existing Traffic[^A]	Reserved Trips	Available Capacity[^^]	Percentage of Capacity Utilized
Interstate			Min LOS Standard: C				
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	36,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads			Min LOS Standard: D				
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	6,279	18,986	58.46%
		Peak Hour	4,110	1,841	627	1,642	82.48%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,972	10,824	72.25%
		Peak Hour	3,510	2,269	337	874	75.10%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,738	5,150	86.79%
		Peak Hour	3,510	2,861	321	328	90.66%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	3,377	17,373	59.60%
		Peak Hour	3,870	2,114	296	1,460	62.27%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities			Min LOS Standard: D				
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	621	8,827	41.62%
		Peak Hour	1,359	539	71	749	44.87%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,630	161	12,029	20.44%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	832	12,908	14.63%
		Peak Hour	1,359	131	86	1,142	15.97%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	214	9,697	35.87%
		Peak Hour	1,359	495	22	842	38.03%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021.
** Formula: Comp Plan MSV – Existing Traffic = Reserved Trips from Development Orders with Concurrency Reservation.)
* County Facility AADT counts provided by Alachua County Public Works, April 2021.
*** AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes. FDOT 2018 QLOS Handbook.

TRANSPORTATION PROJECT IMPACT

THE TABLES BELOW FROM THE TRAFFIC STUDY PREPARED BY BUCKHOLZ TRAFFIC IDENTIFY THE TRIP GENERATED BY THE DEVELOPMENT AND FUTURE DEVELOPMENTS. THE COMPLETE TRAFFIC STUDY IS INCLUDED IN THE SUBMITTAL.

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	1810	3960	5770
EXIT	1814	3960	5774
TOTAL	3624	7920	11544

EXTERNAL TRIPS
% External Trips: 77% 90%

	Residential	Retail	TOTAL
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	9918

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	7444

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	970

EXTERNAL TRIPS
% External Trips: 56% 86%

	Residential	Retail	TOTAL
ENTER	83	302	385
EXIT	49	328	377
TOTAL	132	631	763

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	545

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	TOTAL
ENTER	67	141	208
EXIT	222	86	288
TOTAL	289	227	496

EXTERNAL TRIPS
% External Trips: 99% 99%

	Residential	Retail	TOTAL
ENTER	66	140	206
EXIT	220	85	285
TOTAL	286	225	491

NEW EXTERNAL TRIPS
% New Trips: 100.0% 65.3%

	Residential	Retail	TOTAL
ENTER	66	91	157
EXIT	220	56	276
TOTAL	286	147	433

BUCKHOLZ TRAFFIC

SOLID WASTE

POLICY 2.1.A OF THE CFNGAR ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A LOS STANDARD FOR SOLID WASTE FACILITIES OF 0.73 TONS PER CAPITA PER YEAR FOR RESIDENTIAL DEVELOPMENT. THE DEMAND GENERATED BY NONRESIDENTIAL USES CAN VARY SUBSTANTIALLY BETWEEN DIFFERENT USE TYPES, THEREFORE A LOS STANDARD FOR NONRESIDENTIAL USES IS NOT ADOPTED IN THE COMPREHENSIVE PLAN.

Table 4.7
Solid Waste Public Facilities Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	41,960.00	7,657.70
Reserved Capacity[2]	15,609.14	2,848.67
New River Solid Waste Facility Capacity[3]	**50 years**	

1. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2020); Policy 2.1.a, CFNGAR Element
Formula: 10,490 persons x 0.73 tons per year
2. City of Alachua May 2021 Development Monitoring Report
3. New River Solid Waste Association, April 2021

SOLID WASTE PROJECT IMPACT

TABLE 3 UTILIZES A .73 TONS LEVEL OF SERVICE PER DAY FOR RESIDENTIAL SOLID WASTE AND 5.5 POUNDS PER THOUSAND SQUARE FEET OF NON–RESIDENTIAL.

TABLE 3 – SOLID WASTE	DENSITY	TONS PER YEAR
RESIDENTIAL	514 UNITS	968
NON–RESIDENTIAL	489,400 SF	2,692
TOTALS	–	3,662
BASED OFF A LOS OF .73 TONS PER DAY FOR RESIDENTIAL UNITS AND 5.5 POUNDS PER THOUSAND SF FOR OFFICE/RETAIL.		

RECREATION

POLICY 1.2.B OF THE RECREATION ELEMENT OF THE COMPREHENSIVE PLAN ESTABLISHES A LOS STANDARD FOR RECREATIONAL FACILITIES OF FIVE (5) ACRES OF COMMUNITY, NEIGHBORHOOD, OR POCKET PARK AREA PER 1,000 PERSONS, WITH A MINIMUM OF 20 PERCENT OF THE REQUIRED ACREAGE CONSISTING OF IMPROVED, PASSIVE PARKS.

THE US CENSUS BUREAU ESTIMATES THE NUMBER OF PERSONS PER HOUSEHOLD FOR THE CITY TO BE 2.76 PERSONS PER HOUSEHOLD (2015–2019). THE METHOD TO DETERMINE RECREATIONAL IMPACTS, MULTIPLE THE TOTAL NUMBER OF UNITS PROPOSED BY THE LEVEL OF SERVICE STANDARD (0.005) AND THE TOTAL NUMBER OF PERSONS PER HOUSEHOLD (2.76).

RECREATION AVAILABLE CAPACITY

Table 4.6
Improved Passive Park Space Analysis

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population and Reserved Capacity[1]	10.91
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	**31.33%**

1. Policy 1.2.b. Recreation Element, City of Alachua May 2021 Development Monitoring Report
2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor (27.73 acres), Swick House (3.84 acres), Legacy Park (3.18 acres, and Theater Park (0.07 acres)
3. Formula: Total Improved Passive Park Space / Acreage Required to Serve Existing Population = Projected Impacts from Recent Development Orders

RECREATION PROJECT IMPACT

THE PROPOSED DEVELOPMENT WILL POTENTIALLY UTILIZE 2.58 ACRES OF RECREATIONAL IMPACT PER TABLE 4 BELOW. THE PROPOSED DEVELOPMENT WILL PROVIDE PASSIVE RECREATIONAL AND OPEN SPACE AREAS FOR THE DEVELOPMENT'S RESIDENTIAL UNITS BUT THESE FACILITIES WILL NOT BE OPEN TO THE PUBLIC.

TABLE 4 – RECREATIONAL	RESIDENTIAL UNITS	ACRES
SINGLE FAMILY DETACHED	213	1.07
MULTI–FAMILY	301	1.51
TOTALS	514	2.58
BASED OFF A LOS OF 0.005.		

STORMWATER

POLICY 3.1.A OF THE CFNGAR ELEMENT OF THE COMPREHENSIVE PLAN ADOPTS THE LOS STANDARD FOR STORMWATER FACILITIES. POLICY 3.1.A REQUIRES THAT THE PEAK RATE OF POST–DEVELOPMENT NOT EXCEED THE PEAK RATE OF PRE–DEVELOPMENT RUNOFF FOR STORM EVENTS UP TO THE 100– YEAR CRITICAL DURATION RAINFALL DEPTH FOR ALL DEVELOPMENT (WITH THE EXCEPTION OF AGRICULTURAL, SILVICULTURAL, CONSERVATION, OR RECREATIONAL USES, WHICH ARE SUBJECT TO A DIFFERENT STANDARD). ADDITIONALLY, STORMWATER BASINS MUST BE DESIGNED TO TREAT THE FIRST INCH OF RUNOFF AND MUST BE DESIGNED IN ACCORDANCE WITH AND TO PERFORM TO THE STANDARDS ESTABLISHED IN CHAPTERS 40C–42.025 AND 40C–42.035, FLORIDA ADMINISTRATIVE CODE.

STORMWATER IMPACT

THE PROPOSED DEVELOPMENT WILL COMPLY WITH CHAPTERS 40C–42.025 AND 40C–42.03 OF THE FLORIDA ADMINISTRATIVE CODE AND ALL OF THE PERMITTING REQUIREMENTS FOR THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT.

PUBLIC SCHOOLS IMPACT

THE PROPOSED DEVELOPMENT IN IN THE FOLLOWING SCHOOL CONCURRENCY AREAS. THE ELEMENTARY SCHOOL IS NW ALACHUA, THE MIDDLE SCHOOL IS MEBANE THE HIGH SCHOOL, AND THE HIGH SCHOOL IS SANTA FE CONCURRENCY AREA. THE PROPOSED DEVELOPMENT SHOWS A GENERATION RATE FOR TOTAL STUDENTS AT 189. THE MULTI–FAMILY DEVELOPMENTS GENERATES MORE STUDENTS OVERALL THAN SINGLE–FAMILY DEVELOPMENTS. THE GREATEST NEED WILL BE AT THE ELEMENTARY SCHOOL LEVEL AND MIDDLE SCHOOL LEVEL AT 42 STUDENTS EACH. THE PUBLIC–SCHOOL GENERATION FORM IS PROVIDED AS ATTACHMENT H.

TABLE 5 – SCHOOL	DENSITY	ELEMENTARY (0.14)	MIDDLE (0.16)	HIGH SCHOOL (0.08)	GRAND TOTAL
SINGLE FAMILY DETACHED	213	30	34	17	81
MULTI–FAMILY	301	42	48	24	108
TOTALS	514	72	82	41	195

PUBLIC FACILITY LOCATIONS AND DISTANCES

PUBLIC FACILITY	LOCATION	DISTANCE
TRANSPORTATION	N/A	N/A
POTABLE WATER	NW 111 BLVD	±5,400 FT
WASTEWATER	HUGHES SUPPLY	±5,900 FT
PARK	SAN FELASCO HAMMOCK PRESERVE STATE PARK	7.8 MI
FIRE STATION	ALACHUA COUNTY FIRE RESCUE #25	3.4 MI
POILCE STATION	ALACHUA POLICE DEPARTMENT	7.8 MI
EMERGENCY SERVICES	FREESTANDING EMERGENCY ROOM – MILLHOPPER	3.3 MI
STORMWATER	ON SITE	N/A
SOLID WASTE	ALACHUA COUNTY WASTE MANAGEMENT	1.8 MI
PUBLIC SCHOOL	ALACHUA ELEMENTARY SCHOOL	7.3 MI

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS MAY BE MODIFIED IN WAYS CONSISTENT WITH THE GENERAL INTENT AND PURPOSE FOR THE PD–R AND PD–COMM DISTRICTS.
THE APPLICANT IS REQUESTING THE FOLLOWING MODIFICATIONS TO DEVELOPMENT STANDARDS:

1) IN DEVELOPMENT AREA A, B, AND C, THE PARKING CRITERIA SHALL BE ONE SPACE PER 2 BEDROOMS;
2) ENTRANCE SIGNAGE AT ROADWAY ACCESS CONNECTIONS SHALL BE ALLOWED ADJACENT TO THE RIGHTS–OF–WAY. DIRECTIONAL SIGNAGE MAY BE ALLOWED WITHIN THE RIGHT–OF–WAY MEDIANS.
3) RIGHTS–OF–WAY/STREET STANDARDS: GENERALLY, THE GOALS AND OBJECTIVES OF THE SCHMIDT FARMS PD ARE TO PROVIDE A ROADWAY/STREET NETWORK THAT PROMOTES SAFETY AND REDUCED SPEEDS THROUGHOUT THE RESIDENTIAL NEIGHBORHOODS. TRAFFIC CALMING MEASURES SHALL BE PROVIDED AT MID–BLOCKS WHERE STREETS ARE LONGER THAN 1,000 FEET. SUCH MEASURES MAY INCLUDE, BUT NOT BE LIMITED TO, SPEED HUMPS, SPEED CUSHIONS, SPEED TABLES, BULBOUTS, RAISED PEDESTRIAN CROSSINGS, AND CHANGES IN THE SURFACE MATERIAL OR TEXTURE.
   a. MINIMUM ROADWAY PAVEMENT WIDTH EQUALS 24 FEET; MAXIMUM ROADWAY PAVEMENT WIDTH EQUALS 24 FEET (EXCEPT AT ENTRANCES WHERE 36 FEET IS ALLOWABLE) FOR RESIDENTIAL STREETS.
   b. MINIMUM RIGHT–OF–WAY WIDTH EQUALS 50 FEET; MAXIMUM RIGHT–OF–WAY WIDTH EQUALS 60 FEET (EXCEPT AT ENTRANCES WHERE 80 FEET IS ALLOWABLE) FOR RESIDENTIAL STREETS.
   c. STREETS WITHIN PD–COMM SHALL CONFORM TO THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS ARTICLE 7.
   d. ALLEYS ARE OPTIONAL IN SINGLE FAMILY RESIDENTIAL DETACHED. MINIMUM ALLEY PAVEMENT WIDTH EQUALS 12 FEET; MINIMUM ALLEY RIGHT–OF–WAY/COMMON AREA WIDTH EQUALS 20 FEET.
   e. MINIMUM STREET CENTERLINE RADIUS EQUALS 50 FEET.
   f. MINIMUM CURB RETURN RADIUS EQUALS 15 FEET (MEASURED AT BACK OF CURB).
   g. SIDEWALKS ARE REQUIRED ON ONE SIDE OF THE STREET WHERE FRONTING RESIDENTIAL LOTS. SIDEWALKS ARE OPTIONAL ON STREET SIDES WITH NO LOT FRONTAGES.
   h. MIAMI CURB IS ALLOWED ON ALL RESIDENTIAL STREETS. TYPE F CURB AND GUTTER IS REQUIRED ON ALL STREETS WITHIN THE NON–RESIDENTIAL DEVELOPMENTS.
   i. SIDEWALKS SHALL BE PLACED A MINIMUM OF 7 FEET OFF BACK OF CURB TO ALLOW FOR STREET TREE PLANTINGS.
   j. MINIMUM SIDEWALK WIDTH EQUALS 5 FEET.
   k. ON STREET PARALLEL PARKING IS ALLOWED ON ALL STREETS WITHIN THE DEVELOPMENT.
   l. THE ROADWAY CROSSING OVER WETLAND AREA E IS REQUIRED TO CONNECT DEVELOPMENT AREA C TO DEVELOPMENT AREA B AND CONNECT NW 43RD STREET TO US 441 THROUGH THE PROJECT.

REVISIONS

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ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

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SHEET TITLE: NOTES
DATE: DECEMBER 2021
PROJECT NO: 373-21-03
CLIENT: DM ALACHUA INVESTMENTS LLC
PROJECT: SCHMIDT FARMS
SHEET NO: PD–4

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development

October 15, 2021



Quiscalus major westoni
Boat-tailed Grackle
Image by Michael Drummond

ERC
Ecosystem Research Corporation

ENVIRONMENTAL RESOURCE ASSESSMENT

Schmidt Farms Planned Development (121.09 acres)



Resource Assessment in Support of a Land Use Comprehensive Plan Amendment and Various Re-zoning Amendments

Development Location & Description:
US Hwy 441 and NW 43rd Street
City of Alachua, Florida

Alachua County Tax Parcels:

05945-000-000	05936-007-001
05936-001-000	05036-007-002
05936-007-000	

Geographic Location:
Section 34, Township 8 South, Range 19 East
Section 35, Township 8 South, Range 19 East
Sections 02 and 03, Township 9 South, Range 19 East
Gainesville West USGS Quadrangle Map
Alachua County, Florida

Applicant/Developer
DM Alachua Investments LLC
914 SW 131st Street
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October 15, 2021

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Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by DM Alachua Investments LLC **(DMAI)** to perform an Environmental Resource Assessment (ERA) and Listed Species Survey of a Planning Parcel designated for a City of Alachua Land Use Comprehensive Plan Amendment and various Re-zoning Amendments. These administrative and planning activities are being implemented to facilitate future effective development within the Planning Parcel. DMAI currently owns the designated Planning Parcel, which represents the extent of the contiguous lands owned by the LLC in this specific area. **DMAI** proposes to develop the Planning Parcel consistent with the Land Use and Zoning guidelines that are established pursuant to this Land Use and Rezoning Application.

The Planning Parcel lies within the southwest quadrant of the intersection of US 441 and NW 43rd Street (**Figure 1**). The northern perimeter of the Planning Parcel is formed by the US 441 Right-of-Way (ROW) while the east boundary of the Site lies adjacent to the NW 43rd Street ROW. Currently, land uses in the vicinity of the Planning Parcel are described, as follows:

NORTH	ROW–US 441: a high volume local & regional access road
	Gainesville Regional Utilities and City of Gainesville owned Agricultural Zoned Properties
	Silvicultural Land Use
EAST	Commercial Land Use: individual Fuel and Gasoline Supply and Sales
	Convenience Store
	Small-volume Storge Facilities for Individuals and Businesses
	Vacant Land
SOUTH and Southwest	ROW—low volume local access road: NW 93rd Avenue
	Vacant land: Natural Area of Turkey Creek Stream Channel and Floodplain
	South: Low Density Rural single family residential. Southwest: Morgan Manor, Agricultural (Low Density Single Family Residential)
WEST	ROW—low volume local & regional access road: ROW NW 102nd Place
	Moderate Density Single Family Residential Development: Brooke Pointe Subdivision
	Natural Drainage Feature: Brooke Pointe Creek
	Small scale commercial development: Angel Gardens
	Vacant lands

The Planning Parcel consists of five (5) Alachua County tax parcels defined as follows (**Figure 2**):

Parcel No. 05945-000-000	17.78
Parcel No. 05936-001-000	88.14
Parcel No. 05936-007-000	14.13
Parcel No. 05936-007-001	1.00
Parcel No. 05936-007-002	0.51
Total Acreage	**121.56**

The total acreage of the Tax Parcels as indicated within the Alachua County Property Appraiser's website equals **121.56** acres. The total acreage of the five (5) Tax Parcels as determined by the Site-Specific Professional Survey equals **121.09** acres. For the purposes of this report presentation and all data calculations contained in this assessment, the surveyed acreage of **121.09** acres is used and is provided on all report maps.

The five (5) Tax Parcels represent the "Planning Parcel," which is the concept for the area of environmental resource studies used by the City of Gainesville and Alachua County. In the Gainesville Code, "Planning Parcel" is defined within ***Chapter 30: City of Gainesville Land Development Code – Section 30-2.1. Definitions (Planning Parcel), as follows:***

> Planning parcel means a land area within city limits made up of the parcel on which development or alteration is proposed and all contiguous parcels within city limits under common ownership or control as of the date of application submittal. Common ownership or control means the contiguous parcels that are owned by the owner/applicant or by entities owned or controlled by the owner/applicant.

"Planning Parcel" is also the concept study area used by Alachua County for the basis of study for determination of the occurrence of Regulated Natural Resources as defined within ***Chapter 406. Natural and Historic Resources Protection*** of the Unified Land Development Code (ULDC). The "Planning Parcel" as described within the County Code is defined in ***Chapter 410. Definitions as*** follows,

> Planning parcel: The parcels included within the entire contiguous land area under common ownership or control as of May 2, 2005, even if the project proposal or application includes only a portion of such lands.

"Planning Parcel" represents the "Project Site or Project Area" where all activities described in this report, to include Land Use and Zoning Amendments as well as development activities, are proposed. The "Planning Parcel" in both the Gainesville and Alachua County Codes may be further defined as the Resource Assessment Area (RAA),

which is the total area encompassed by the ground verification process that is used in the site review. The City of Alachua Comprehensive Plan does not define a comparable concept to the "Planning Parcel" for Environmental Resource Assessments. Neither does the Comp Plan describe a detailed Comprehensive Environmental Resource Assessment Methodology to be used for preparation of Land Use, Re-zoning, or Development Applications within the City limits. Therefore, the Environmental Checklist Methodology described by Alachua Conty and the City of Gainesville was used as a template for this Resource Assessment.

In addition to the requirements for environmental review defined in the City of Alachua Comp Plan, the Gainesville Land Development Code, and the Alachua County Unified Land Development Code, Alachua County has recently adopted two (2) Natural Resource Protection Codes that apply to Land Use, Re-Zoning, and Development Applications submitted within Municipalities (i.e., Cities of Gainesville, Alachua, Newberry, Hawthorn, and others). These Codes provide for County Staff review of all Proposed Projects at the discretion of County Staff and provide for County protection of existing Regulated Natural Resources that are affected by the proposed activity. These codes are listed and described, as follows:

Chapter 77. Alachua County Water Quality and Management Practices Code that was recently *amended* (23 January 2018) with ***"Article II–Countywide Wetland Protection Code."***

> This code provides for protections of all floodplains, surface waters, and wetlands and other resources that occur within the municipal limits of Towns and Cities within Alachua County. It provides most of the protections that are described within ***Chapter 406. Natural and Historic Resources Protection (ULDC***) for the municipal areas within the county.

Chapter 78. Countywide Natural Resources Protection Code

> This is an Upland Protection Code that provides resource protections for upland habitat areas within County Municipal Areas and is similar to the protection standards defined in ***Chapter 406. Natural and Historic Resources Protection (ULDC)***

Currently, the majority of the Planning Parcel for the proposed Project Site is undeveloped except for minimal constructed buildings associated with a single-family residence and multiple small agriculture related buildings that have historically been used for dairy, pasture, and silvicultural operations. Parcels **05936-007-001** and **05936-007-002** have historic structures that were associated with small commercial enterprises used on these parcels in the past to include Angel Gardens, a Bike Shop, and a restaurant to name a few.

History of Land Use and Zoning Amendments for the "Planning Parcel"

The Planning Parcel in the past has been the subject of several proposed Land Use and Zoning Amendments. In 2007–2008, Mesa-Sand Realty LLC (Indianapolis, Indiana) retained Ecosystem Research Corporation to provide an Environmental Resource Assessment and Listed Species Survey in support of a Large-Scale Comprehensive Plan Amendment for the Project Site. In addition, they applied for Site-Specific Amendments to the Official Zoning Atlas. The Large-Scale Comprehensive Plan Amendment (CPA) proposed creating a Mixed-Use Development on a ±131.6-acre Planning Parcel. The site at that time carried a Future Land Use designation of Agriculture (Ag) and Commercial (COM). The proposal involved amending the Future Land Use Map classification from Agriculture and Commercial to Commercial, Conservation, and Moderate Density Residential. As part of the application, certain Site-Specific Amendments to the Official Zoning Atlas were also requested. The Application was reviewed by the City and **Ordinance 09 12** describing the Land Use Amendment was prepared, and a Public Notice was issued 26 January 2009. The application was withdrawn prior to final approval. The Public Notice is provided as **Attachment 1** to this ERA.

As part of this application, the City as well as the applicants' consultants evaluated the effects that a Conceptual Development Plan instituting the policies of the Comp Plan and Zoning amendments would have on the adjacent communities as well as the onsite Regulated Natural Resources. At that time, proposed construction on the site would remove **0.882 acres** of very disturbed man-made Surface Water habitat. To evaluate if the proposed plan were permittable and the mitigation for the proposed surface water impacts were acceptable, a Conceptual Environmental Resource Permit Application was submitted to the Suwannee River Water Management District (SRWMD) for approval of the proposed impacts that would occur, and mitigation activities proposed to offset the impacts. **Conceptual ERP08-0278** was issued to Mesa-Sand Realty LLC on 13 January 2009. The Permit expired 13 January 2014, but it did establish that the requested impacts were minimal, and the Mitigation was consistent with the Requirements of ***Chapter 62-345. F.A.C. Uniform Mitigation Assessment Method.*** The Conceptual ERP also provides at least a guideline for all reviewing municipalities with reference to Surface Water Impacts in case there is disagreement among the City, County, and District about what is determined to be acceptable surface water impacts and subsequent acceptable mitigation to offset impacts for this Project. ***Chapter 373.414. Florida Statutes. Additional Criteria for Activities in Surface Waters and Wetlands,*** which is the legislation that mandates the creation of the Uniform Mitigation Assessment Method, establishes in ***Section 414(1)(b)(4)*** that if mitigation for impacts required by a Municipal interest cannot be reconciled with mitigation established by an ERP, then the criteria defined in the ERP takes precedent.

For the current proposed activity, impacts to impaired Surface Waters will occur consistent with those defined in the **ERP08-0278** previously issued and the previous

Comp Plan Amendment proposed by Mesa-Sand Realty. Therefore, the impacts and mitigation proposed to offset those impacts were totally consistent with all State criteria. In addition, within the City Staff report they state that the proposed impacts and mitigation were consistent with the Comprehensive Plan requirements for Wetland and Surface Water protections. The ERP and District Staff report are included as **Attachment 2** to this document. The City of Alachua Staff report submitted 16 December 2008 is provided as **Attachment 3.**

As part of the Comp Plan Amendment submittal in 2008, ERC prepared a comprehensive ERA Report that was submitted to the City and reviewed by City of Alachua staff and staff from the SRWMD. The ERA Report entitled "*Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (Date: 7 July 2008)* is provided as **Attachment 4.** Also, as part of the submittal documents, a Mitigation Plan document was also prepared and submitted to the City and District. The document is entitled *"Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (Date: 3 August 2008)* and is provided as **Attachment 5**.

On 29 August 2019, JMJ Consulting Engineering LLC representing **DMAI** applied to the City of Alachua for Land Use and Rezoning amendments for the "Planning Parcel." The Project was named "121 Traditional Neighborhood Development" and two (2) actions were requested from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposed amending the Future Land Use Designations from Agriculture and Commercial to Moderate Density Residential.

2. *Site-Specific Amendment to the Official Zoning Atlas (Rezoning)*

   The rezoning application proposed rezoning from Agriculture (A) and Commercial Intensive (CI) to Planned Development–Traditional Neighborhood Development (PD-TND)

A copy of the completeness summary issued 5 September 2019 by the City of Alachua for the proposed activity is provided as **Attachment 6.**

On 25 August 2021, JBPro applied to the City of Alachua on behalf of **DMAI** for Land Use and Rezoning amendments for the Planning Parcel. The Project is named "Schmidt Farms Planned Development" and the application requests two (2) actions from the City, as follows:

1. *Large-Scale Comprehensive Plan Amendment (LSCPA)*

   This amendment proposes to change the existing land use from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial and Conservation.

2. *Site-Specific Amendments to the Official Zoning Atlas (Rezoning)*

   This amendment proposes to rezone the site from Agriculture (A) and Commercial Intensive (CI) to Planned Development-Residential (PD-R) and Planned Development-Commercial (PD-COMM).

A copy of the Completeness Summary issued 30 September 2021 is provided as **Attachment 7.**

Environmental Resource Assessment Methodology

Field Survey

Field surveys of the Planning Parcel were performed 4–6 November 2019, 22–23 November 2019, 23 November 2020, and 4 October 2021 to determine the general ecological condition of the area and determine if any listed plant or animal species or other environmental constraints were present within the boundaries of the Planning Parcel or immediately adjacent habitat areas. Surveys were performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A), and Robert A. Garren, MS (Certified Gopher Tortoise Agent #GTA-09-00057E), of ERC. Surveys were performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **2,721** locations within the Project Site and adjacent areas. At each location, plant species, plant habitat type, observations of animal occurrences, and GPS position coordinates were recorded with a hand-held Garmin GPSmap 76CSx unit. Photographs were taken to document the general plant communities, land uses, and historical activities within the Project Site as determined during the survey. Photographs that show the general physical appearance of the Project Site are contained within **Appendix A**.

Data Search

To complement the data obtained from the field surveys, published GIS databases were queried to obtain site-specific information for the Project Site and surrounding areas. These databases include:

1. USGS Gainesville West Quadrangle Map
2. Geologic Regions of Florida
3. Physiographic Divisions of Florida
4. Surficial Geologic Formations of Florida
5. Alachua County 2001 LiDAR Topography (NAVD 88)
6. USGS Closed Topographic Depressions Database

7. Natural Resource Conservation Service (NRCS) Soils
8. NRCS Soils Feature Point Database
9. Federal Emergency Management Agency (FEMA)
10. National Wetland Inventory (NWI) Database and Alachua County Composite Wetlands Database
11. Alachua County Aquifer Recharge Areas
12. Floridan Aquifer Drastic Vulnerability Areas within Alachua County
13. Alachua County Sinkholes and Stream-to-Sink GIS Coverage
14. Hydrologic Basins of Alachua County
15. Level IV Ecoregions of Florida
16. Florida Department of Environmental Protection Statewide Florida Land Use, Cover and Forms Classification Systems (FLUCCS)
17. Florida Game Commission Cooperative Florida Land Cover Classification System
18. Alachua County Strategic Ecosystems Overlay
19. Alachua County Conservation Lands and Parks and Recreation Areas
20. Alachua County Historical Structures Database
21. Alachua County Hazardous Materials Monitoring Database
22. Alachua County Well/Wellfield Protection Areas
23. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
24. FWC Water Bird and Wading Bird Rookery and Nest Sites Locator
25. United States Fish & Wildlife Service (FWS) Federally Listed Species Database
26. FWS Wood Stork Regulated Buffers Database
27. FWS Red-cockaded Woodpecker Consultation Area and Observation Locations Database
28. FWS Scrub-Jay Consultation Area, Habitat, and Observation Locations Database
29. FWC 2016 Florida Black Bear Forage Range and Habitat Database and Bear Nuisance Report records
30. Florida Natural Areas Inventory (FNAI) Element Occurrence Database
31. Alachua County Champion Trees
32. State of Florida Biodiversity Hot-Spots

The field assessment and data review assessment performed for the Planning Parcel addresses the specific requirements of the Alachua County and City of Gainesville Comprehensive Plan and Unified Land Development Regulations and Alachua County's ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77 Water Quality Standards and Management Practices*** of the Alachua County Land Development Code. In addition, the assessment addressed the Environmental Resource Protection requirements outlined within the City of Alachua ***Conservation and Open***

Space Element Specifically ***Objective 1.10: Wetlands*** and ***Objective 1.12: Water Resources.*** As part of this survey, the entire limits of the Planning Parcel were evaluated. For the ERA described, the total Project Area as described on Figure 2 represents the entire holdings proposed for evaluation by the Applicant. Therefore, the Planning Parcel represents the Resource Assessment Area (RAA).

In addition to the GIS databases evaluated above, several site-specific Professional Land Surveys and Geotechnical Investigations were performed in support of future development activities proposed for the Planning Parcel. These technical reports were reviewed by ERC for evaluation of Regulated Natural Resources that are described by each investigation. The references for these reports are as follows:

1. A Boundary Survey of the Schmidt Farms Property dated 27 March 2018, Prepared by Lochrane Engineering, Inc., 3008 NW 13th Street, Suite B, Gainesville, Florida 32609.
2. Summary Report of a Geotechnical Site Exploration: Proposed 121-Acre TND Stormwater, City of Alachua, Alachua County, Florida. GSE Project No. 13967, Certificate of Authorization No. 27430, May 2019.
3. *Section 7* of the Clean Water Act Federal Listed Species and Migratory Bird Review via Information for Planning and Consultation **(IPaC)** online consultation. Results of **IPaC** Review are provided as **Attachment 8.**

Results of Data Review

Published Geographic, Hydrologic, Ecological, and Historical Data Review

USGS Gainesville West Quadrangle Map–Site Topography and Site-Specific Drainage

The Planning Parcel lies within the geographic area defined by the USGS Gainesville West Quadrangle map (**Figure 3**). The Planning Parcel lies along the north boundary of the Arredondo Grant within Fractional Sections 2 and 3, Township 9 South, and Range 19 East and within Sections 34 and 35, Township 8 South, Range 19 East. As shown on the Quad Map the Planning Parcel is a rural residential farm site located in a relatively sparsely populated area along US 441 southeast of Hague.

The site is located within the Turkey Creek Drainage Basin. There are three (3) flowing water creeks that lie within or form the perimeter of the Planning Parcel **(Figure 4).** Turkey Creek forms the south and southwest perimeter of the Site. An un-named tributary to Turkey Creek that originates on the GRU-Deerhaven Property located north of the Site across US 441 forms the northwest boundary of the Planning Parcel. This creek also forms a partial boundary of the Brooke Pointe Subdivision; therefore, for the purposes of this assessment, this creek is referred to as Brooke Pointe Creek. There are several headwater areas of Turkey Creek that originate on the City of Gainesville Deerhaven property that flow into Brooke Pointe Creek. From the Deerhaven site, the

main branch of Turkey Creek originates east of the Planning Parcel, is culverted under US 441, then traverses west under NW 43rd Street via two large circular culverts (see **Photo 1** in Attachment 4) that route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the south and southwest boundary of the property and extends from NW 43rd Street northwest to the intersection of Brooke Pointe Creek that runs southwest along the east boundary of the Brooke Pointe Development. This creek drainage originates in multiple large wetland areas north of US 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2** in Attachment 4), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located within the Planning Parcel boundaries also drains water from the City of Gainesville Deerhaven property through a culvert located under US 441 just west of the terminus of NW 43rd Street (**Photo 3** in Attachment 4) at US 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a Mixed Hardwood Swamp (**Photo 4** in Attachment 4) that also receives substantial subsurface seepage from the adjacent uplands. The Mixed Hardwood Swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5** and **6**, Attachment 4), which was built prior to 1937. This road is proposed for widening to allow development to take place on the property and access lands east of Schmidt Creek. From this point, the creek width becomes substantially narrower (**Photo 7**, Attachment 4) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001 (Figure 2).

A unique mosaic of intermittent seepage and depression Surface Waters and Wetlands forms a diffuse drainage system in the western third of the Project Site. This system is described as an Isolated Seepage/Drainage as shown on Figure 4. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent, and partially excavated stream drainage (**Photo 8**, Attachment 4) to a series of small depressional Surface Waters that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-340 FAC. Delineation of the Landward Extent of Wetlands and Surface Waters,** in 2008 some of the depressions within this system were determined to be Uplands while others were determined to be Wetlands or intermittent Surface Waters. The Wetlands are in the north extent of the system, which have dense clay soils and where muck accumulates. The Surface Water areas are in the south half of the system closer to Turkey Creek. In this area the depressions are relic sand-filled depressions that flood intermittently during periods of extreme rainfall. During periods of excessive rainfall causing floods, this system may provide Surface Water discharge directly to Turkey Creek. In 2007–2008 all these areas were extremely dry, and vegetation consisted of pasture grasses, pasture herbs, shrubs, and briers. Extensive flooding in the area occurred following Hurricane Irma in 2017, which caused Surface Waters to flood several feet above the ground surface. Extensive rains in 2021 have resulted in more recent

intermittent flooding of the southern depressions. Following these extensive rainfall periods, these areas dry down quickly and substantially.

There is a small, excavated drainage ditch that routes water to Turkey Creek from an excavated agricultural pond located west of the Schmidt residence (Figure 4). The pond area has been variously disturbed and excavated since 1937 however a final major excavation occurred circa 1979. The drainage ditch is excavated for most of the distance extending from the pond to Turkey Creek. The general appearance of this drainage is shown in **Photo 9** (Attachment 4). All Wetland and Surface Water areas on the Planning Parcel have historically received substantial direct impacts from cattle use. Cattle grazing has resulted in removal of native vegetation, intense invasion by exotic species, and disturbance of the ground surface to a point that no naturally occurring native vegetation groundcover currently exists. All Surface Waters within depressions as well as the creeks have historically and are presently contaminated with cattle wastes such that waters are eutrophic and filled with algae and floating aquatic plants characteristic of contaminated waters.

The USGS Quad Map (Figure 3) shows the Planning Parcel lies in a prominent Geographic Valley ranging in elevation from 174 ft (NGVD 29) at the northeast boundary of the site adjacent to US 441 to approximately 142 ft at the southwest corner of the Site at the confluence of Turkey Creek and Brooke Pointe Creek. The “Creek Valley” lies between two very prominent, large, elevated landscape ridges or plateaus that are broad and generally flat and extend to elevations of 190 ft to the north and 195 ft to the south. These are among some of the higher elevations in the County and create several large headwater creek systems associated with Turkey Creek, Cellon Creek, Rocky Creek, and Blues Creek. The slope on the south side of Turkey Creek is much dryer and steeper than the creek slope that extends north from the creek onto the Planning Parcel. The ridge tops are associated with the Hawthorn Formation, which would extend from 150 ft in elevation and above, while the Cody Escarpment, which is evident on the topo, extends from 150 ft and below.

The Cody Escarpment is the western erosional face of the Hawthorn Formation that extends from 150 ft downslope to below 100 ft and represents the boundary of the Wicomico Terrace or shoreline that existed in Florida from 1.8 million years ago to 11,800 years ago. The Turkey Creek Valley and neighboring prominent ridge tops are more easily observed on the 2001 Alachua County LiDAR Topography provided on **Figure 5.** On this coverage the lower elevation areas at the confluence of Brooke Pointe Creek and Turkey Creek are easily seen as well as the 32-ft elevation range that occurs within the boundaries of the Planning Parcel. The LiDAR topo datum is represented by NAVD 88 as compared to the NGVD 29 vertical datum shown on the USGS coverage.

To supplement the data provided on the USGS quad map, the USGS Closed Depression Database is provided on **Figure 6.** This database shows the general location of closed-contour drainage depressions in and around the Project Site based on the USGS

topographic data. The closed depressions on this map are generally represented by small, isolated Wetland drainages; however, most Wetlands in this area are associated with the numerous headwater creek systems that typically flow downhill to lower elevations within well-defined channels. The occurrence of closed depressions within the landscape increases substantially westward of the Planning Parcl represented by the eroded areas of the Hawthorn Formation and development of relic and active sinkholes or landscape depressions. In this area underlying clay may be continuous, which results in persistent Surface Waters, or clays may be perforated, which results in direct recharge to the underlying Ocala Limestone.

Surface Water and Groundwater Drainage Basins and Potentiometric Groundwater Contours

The Planning Parcel shown in relation to the delineated drainage basins within Alachua County is shown on **Figure 7**. The Planning Parcel lies within the Sanchez Prairie Drainage Basin, which includes the Turkey Creek and Blues Creek systems. Both these creeks disappear into a large sinkhole within Sanchez Prairie. There are many sub-basins of Turkey Creek that flow into Brooke Pointe Creek, Schmidt Creek, and Turkey Creek on the Planning Parcel. A large amount of this drainage comes into the creeks from North of US 441. Based on previous work performed by ERC in the drainage basins within and surrounding the Project Site, a basin map was constructed for the GRU property and is provided for review with respect to this Project Site **(Figure 8)**. As shown on Figure 8, there are more than 20 sub-basins north of US 441 that contribute flow to the creeks on the Planning Parcel. Sub-basin **TC-4D** is the sub-basin that directly discharges to Brooke Pointe Creek. Sub-basin **TC-3** discharges to Schmidt Creek. Multiple sub-basins discharge into Turkey Creek prior to its entrance to the Site at NW 43rd Street. Sub-basins **TC-1** and **TC-2** discharge into Turkey Creek under US 441 from the GRU property east of the Site. Farther east, sub-basins **TC-1A**, **TC-8**, **TC-8A**, and **TC-9** through **14** direct waters to Turkey Creek west from the drainage divide adjacent to the Rocky Creek Drainage Basin. This is a substantial drainage basin that provides water to the Planning Parcel, and compared to the onsite drainage area, represents substantially more flow that would affect adjacent neighborhoods than would be expected as run-off from the Project Site.

The potentiometric contours of the surface of the Floridan aquifer as determined in a 2010 hydrologic study are shown as schematic on **Figure 9** and on a 2017 aerial photograph on **Figure 10**. This study shows the elevations of the Floridan in the vicinity of the site to be at approximately the 40-ft contour interval, or 102 ft below the lowest contour of 142 ft found on the Planning Parcel. A hydrologic study conducted in 1980 showed the Floridan aquifer surface at 45 ft (**Figure 11**) in the area of the Planning Parcel. Both contour maps show a substantial depression in the aquifer level of below 40 ft that occurs at the Murphree Wellfield east of the site. The Tertiary Wellfield Protective Buffer shown on **Figure 12** is at least **4.0** miles east of the Planning Parcel. The groundwater contours shown on the springshed map on **Figure 13** show the Planning

Parcel is located within the Hornsby-Treehouse Springshed near the boundary of the Wellfield Capture Zone. On this figure, the Planning Parcel is shown in relation to the County Springshed and Wellfield Protective Zone and Recapture Area. The contours, at least suggest, that Floridan flows in the vicinity of the Planning Parcel may flow to the east to the Capture Zone or northwest into the Hornsby-Treehouse Springshed (Figure 13). Please note that these data are not provided to suggest any avenue of unconfined aquifer flows but are provided to summarize the general data available in the County. The small commercial wells that are monitored in the County are shown on **Figure 14**. There are several wells located northwest of the Planning Parcel along US 441 that have associated protective buffers.

Geographic Setting of the Planning Parcel

Geologically, the eastern quarter of Alachua County is covered with variable surface deposits of undifferentiated Pleistocene sediments that reflect the geologic time-period and ancient sea level terraces (**Figure 15**) when they were deposited. In the vicinity of the Planning Parcel, the Coosahatchee Formation typically occurs at elevations extending higher than 100 ft and overlies the Hawthorn Formation. This layer is of Miocene origin and consists of unconsolidated clayey and phosphatic sands. The underlying Hawthorn Formation is composed of dense variously layered silts and clays. The western boundary of the Coosahatchee Formation (Figure15) more or less corresponds to the western base of slope of the Cody Scarp. The Cody Scarp is the most prominent geological erosional feature in Florida. The Scarp corresponds to the westward facing erosional slope of the Hawthorn Formation that was eroded during the sea level rise of the Wicomico Shoreline that existed from 1.8 million years ago to 11,800 years ago.

On Figure15, the surficial geology of the area of Alachua County occurring west of the Planning Parcel is shown as Ocala Limestone. In these geological areas, the Crystal River Formation of the Ocala Limestone Group of Eocene origin is overlain by a thin veneer of undifferentiated Pliocene and Pleistocene sandy sediments. In Alachua County, this geologic area typically extends westward from elevations of ±100 ft to elevations of 60 ft or below. The overburden covering the limestone layer typically extends from elevations of 50 ft to the surface, is highly variable and can consist of coarse sands as well as having discontinuous layers of dense clays that are remnants of the eroded Hawthorn Formation or can be clastic clays from the Pleistocene Period. In many areas, dense clay and limerock pinnacles extend upward from the limerock base of 50 ft to the surface. These dense clays are remnants of the Hawthorn Formation that historically extended westward across the entire County prior to the Pleistocene Sea level rise. The elevation of the Planning Parcel of 142–175 ft (Figures 3 and 5) indicates that the Site occurs within the upper boundary of the Cody Scarp.

Geologically and topographically, Florida is divided into several physiographic subdivisions to delineate the natural ecological surface features that occur in response to the underlying geology. Alachua County is divided into several well-defined

Physiographic Sections, Districts, and Subdivisions (based on H. K. Brooks, 1981[1]) as shown on **Figures 16** and **17**. In this coverage, the Planning Parcel lies along the boundary of the San Felasco Hammock Subdivision, which is the westward facing erosional boundary of the Cody Scarp and the Northern Highlands Plateau. The San Felasco Hammock Subdivision typically extends from elevations ranging from 100 ft to an estimated 150 ft. The Northern Highlands Plateau occurs at elevations exceeding 150 ft. The Project Site as shown on Figure 17 lies along the boundary of the Sea Island District and the Ocala Uplift District. The Sea Island District extends through North Florida into coastal Georgia and South Carolina. The Ocala Uplift District extends west and southwest to the Gulf of Mexico. Historically the Area of the Planning Parcel lies along a very historically active geologic interface.

Historically, Williams et al. (1977) divided Alachua County into physiographic zones or provinces to define geologic development (**Figure 18**). Within this classification, the western boundary of the Northern Highlands is defined as the Northern Highlands Marginal Zone. The zone represents the western facing slope of the Cody Scarp. Within this coverage, the Planning Parcel is located on the Cody Scarp on the boundary of the Marginal Zone and Northern Highlands. Brooks (1981) somewhat redefined the boundaries of those presented by Williams et al. (1977) and appears to have moved the base of the Cody Scarp farther to the north. The onsite elevation of 142–174 ft and presence of streams in the area indicates that the Hawthorn Formation exists within the Planning Parcel. West of the site is designated as the Western Valley Province (Figure18), which corresponds to the Haile Limestone Plain Subdivision (Figure 16). The existing vegetation on the site is typically dominated by species associations that inhabit dense clay soils characteristic of the Marginal Zone slopes and **NOT** vegetation characteristic of deeper sands of the Western Valley Formation.

The elevation profiles that represent west to east cross-sections through the County as provided by Williams et al. (1977)[2] are shown on **Figure 19**. These show the significant elevation changes that occur along the Cody Scarp represented by the Northern Highlands Marginal Zone that separates the Northern Highlands to the east and the Western Valley lying to the west. The Cross County Fracture Zone located within the Marginal Zone travels northwest to southeast through the entire County (**Figure 20)**. The Planning Parcel lies along the eastern boundary of the fracture zone. In this area, large stream-to-sink systems occur, which are further defined on **Figure 21.** These stream-to-sink systems include Turkey Creek, Blues Creek, Cellon Creek, and Mill Creek, all of which occur in the area of the Planning Parcel. There are small depressions on the Planning Parcel specifically within the western Isolated Seepage/Drainage System defined on Figure 4 that function as small surficial stream-to-sink areas but is not comparable in size to the systems mentioned above, which all flow into the ground

[1] Brooks, H. K. 1981. *Physiographic subdivisions of Florida.* Map. IFAS, University of Florida.
[2] Williams, Kenneth E., David Nicol, and Anthony F. Randazzo. 1977. *Report of Investigation No. 85, The Geology of the Western Part of Alachua County, Florida.* Bureau of Geology. Florida Department of Natural Resources, Tallahassee.

farther west of the Project Site. The onsite system is most likely a series of shallow sinks that route surface and subsurface flows into the ground then toward Turkey Creek along the top of the dense subsurface clays. These areas probably do not route water into limestone of the Floridan aquifer. The headwater areas of the major stream-to-sink systems originate within the Northern Highlands and flow west into the fracture zone represented by the Northern Highlands Marginal Zone and the Cody Scarp then into the large sinkhole areas. No streams in Alachua County flow across the fracture zone and into the Western Valley; they disappear into the ground first.

High Aquifer Recharge Areas

The Planning Parcel shown in relation to the confinement and recharge areas of the Floridan aquifer is provided on **Figure 22**. A shown, the Planning Parcel occurs along the boundary of the confined and perforated zones. Within the confined zone, varying layers of clayey surface sands and dense subsurface Hawthorn clays overlay the Floridan and surficial aquifers. For sites underlain by these dense clays, downward percolation of Surface Waters to underlying aquifer layers is retarded or prevented. Typically, waters falling on the surface in these areas flow downhill to wetlands or flowing Surface Waters and are transported down hill to larger bodies of water before vertical movement in subsurface aquifer systems occurs. In this situation, the Floridan aquifer is generally protected from direct inflows of contaminated Surface Waters. Within the Perforated Zone, subsurface clays are discontinuous with large depressions often filled with permeable sand or intermittent layers of clay. In this situation typically recharge of the aquifer can occur but downward percolation rates are often slow.

The general area of the Project Site is shown to be in a High Aquifer Recharge Area of greater than 12 inches per year (Figure 22). However, these results are somewhat misleading in that the entire Planning Parcel and surrounding area has substantial coverage of surficial clays, and in these areas, water tends to run off and not percolate. The presence of dense subsurface clay suggests that rainwaters falling on a site enter the ground and travel laterally across the top of the underlying subsurface clays to down hill low lying, depressional, or excavated drainage systems and do not generally result in vertical flow to the Floridan in the immediate area of the Planning Parcel.

Within the unconfined area of the Floridan aquifer where Pleio–Pleistocene sands overlay the Ocala Limestone group, Hawthorn erosional clays are present, but clay coverage is discontinuous allowing some flows through sand to occur directly to the aquifer. Within the perforated zone shown on Figure 22, the clay layers associated within the dense Hawthorn clay formation are perforated and layered; however, pinnacles of limerock and clay can reach the surface. In those areas, sinkholes quite often form, and surface water steadily flows directly to the Floridan aquifer. The perforated zone that is, in part, associated with the western sloping face of the Hawthorn Formation (Cody Scarp) gives rise to several large stream-to-sink systems such as the Santa Fe River, Hogtown Creek, Mill Creek, and Turkey Creek, which receives drainage from the Project Site. Due to the general absence of continuous clay within the unconfined area (Western Valley Region),

characteristic streams do not form but sinkholes are numerous. In these areas, drastic vulnerability to detrimental surface inflows or runoff, precipitation, and other direct inflows to the underlying aquifers occur.

On the Project Site, the Site-Specific Geotech investigation showed that in areas where borings were performed that dense clays were present throughout the boring profile and these clays generally began within 2 ft of the ground surface. The close-up view of the Aquifer Zones for the Project Site is shown on **Figure 23** with the delineated onsite Wetlands and Surface Waters overlain on the aquifer protection zone coverage. This coverage generally shows that the perforated zone occupies the lower one-third of the site extending from the confluence of Schmidt Creek to along Turkey Creek to Brooke Pointe Creek (see Figure 4). In the central to west-central area of the Site there are two isolated seepage areas shown as Seepage Areas 1 and 2 (Figure 4). The schematic of the perforated zone boundary shown on Figure 23 more or less encompasses the bottom third of Seepage Area 1 and most of Seepage Area 2. Both Seepage Areas flow only during extreme rain events, but they flow north (wet) to south (dry) (Area 1) and east (wet) to west (dry) (Area 2). Water flows into the ground in the south end of Area 1 and in the west end of Area 2. Where water disappears into the ground, the habitat is much dryer than the upstream habitats. Flow in both systems originates on the designated confined layer and terminates into the ground within the designated perforated area. How accurate these graphical representations are can certainly be questioned; however, the graphic does correlate well with the hydrologic condition that has been observed on the ground.

The drastic vulnerability areas of the surficial and Floridan aquifers are shown on **Figure 24**. The Project Site is shown along the boundary where thick clastic marine sediments occur at the surface east of the site while the areas west of the site have Karst Limestone at or near the surface. A close-up view is provided as **Figure 25**, which shows a unique situation in the Site where limerock occurs near the surface within the Surficial Aquifer system. The Geotech borings did not reveal any rock present within the depth of the borings but limerock could be present and exposed within Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. What is apparent on this site is that rainwaters that fall on the site generally run across the land surface to the creeks or filter into the ground and create shallow subsurface flows into the seepage depressions. Within the seepage areas there are very shallow relic sinks (as previously described) that have either dense clay at the surface or are sand filled with varying depths of surface sands. In the clay-filled depressions, water is retained at the surface for extended periods, but percolation does occur. In the sandy depressions, water percolates into the ground rapidly. In both depression types it is unlikely that Surface Waters flow into the Floridan in the vicinity of the Project Site. It is more likely that where waters flow into the ground, lateral subsurface flows occur along the top of the densest clays until water is directed to one of the perimeter Creeks. From the creeks, water flows to Sanchez Prairie where Floridan aquifer recharge occurs. A generalized schematic showing the general recharge conditions within the unconfined, perforated, and confined areas of the County and on the Project Site are shown on **Figure 26**. The locations of large known sinkholes and stream-

to-sink systems in the region are shown on Figure 21, but this coverage does **NOT** by any means include all the features in the area.

NRCS Soils Mapping

There are seven (7) soil mapping units shown to occur on the Project site (**Figure 27; Table 1**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that are typically colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top 58 inches of the soil profile. All soils in the undrained condition have an expected seasonal high-water table that is within 24 inches of the soil surface if only for a brief period. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Table 1. Drainage Characteristics of the Soils Mapped Within and Adjacent to the Project Site

Map Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	—	44–80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	—	58–89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	—-	29– 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16–24"	43–84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	—	30–74"	Depressional Areas
23	Mulat sand	Poorly drained	No	—	26–80"	Broad Flatwoods
99	Water	N/A	Unranked	—	—	N/A

The NRCS Feature Point Database is provided on **Figure 28**. The mapped coverage shows the location of many designated wet areas in the figure view as well as numerous sinkholes west and south of the Planning Parcel oriented in a northwest to southeast direction.

FEMA Coverage

The FEMA coverage (dated: October 2020) for the Planning Parcel and surrounding area is shown on **Figure 29.** The mapped coverage shows that the locally occurring FEMA areas designated as Zones “A” and “AE” overlay the areas of the onsite creek drainages. The present FEMA floodplain map is substantially reduced in coverage area of the site as compared to the 2004 FEMA database that was provided within the 2008 ERA (Attachment 4, Figure 11).

National Wetlands Inventory (NWI) and Alachua County Composite Wetlands Database

The NWI and Alachua County Composite Wetlands Database coverages are provided on **Figure 30**. Both coverages shown currently underestimate the existing extent of the onsite depressions and drainages on the Planning Parcel. All creeks are shown generally in the incorrect location by a dimensionless line instead of a polygon. The excavated agricultural pond and Schmidt Creek wetland are shown but offset from the correct location. The Alachua County coverage, which includes mapped hydric soil mapping units, shows more wetland acreage onsite; however, it overestimates the AG excavated pond coverage. Neither database identifies the small, isolated surface water depressions that occur and neither identifies the isolated seepage depressions designated as Areas 1 and 2 (Figure 4).

Ecological Setting of the Project Area Based on Published GIS Data

The Level IV Ecoregion mapping designations for Alachua County are provided on **Figure 31**. Within this coverage, the two (2) dominant general plant community associations in Alachua County are defined as Central Florida Ridges and Uplands (75c) and Eastern Florida Flatwoods (75d). The Central Florida Ridges and Uplands community is located east of the Brooksville Ridge (Figure17) and extends east to the Cody Scarp. This ecological community has also been described as Upland Hardwood Hammocks (Community #11) as defined within the *26 Ecological Communities of Florida* (Soil Conservation Service). These communities are typically dominated by evergreen and deciduous hardwood species such as sand live oak (*Quercus geminata* Small), southern magnolia (*Magnolia grandiflora* L.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), pignut hickory (*Carya glabra* [Mill.] Sweet), sweetgum (*Liquidambar styraciflua* L.), and others.

The Planning Parcel is within the Eastern Florida Flatwoods Community (75D) and extends east of the Project Site. This community is also designated as Community #7– North Florida Flatwoods within the *26 Ecological Communities of Florida* (Soil Conservation Service). Typically, these areas are characterized by a generally flat landscape covered with a dense groundcover of saw palmetto (*Serenoa repens* [Bartr.] Small) and gallberry (*Ilex glabra* [L.] A. Gray) under a canopy of longleaf pine (*Pinus palustris* Mill.) or slash pine (*Pinus elliottii* Engelm.). This community type includes a mosaic of shallow cypress depressions and sloughs with acidic tannic water. The Planning Parcel lies along the boundary of two general community types and was historically dominated by “Mesic Hammock” vegetation occurring along the slopes of the three (3) creek systems, which is characteristic of the Cody Scarp and is not similar to the “Flatwoods” vegetation that historically extended away from the Creek margins across the broader slopes of the Site.

Florida Land Use, Cover and Forms Classification System (FLUCCS) and FWC Cooperative Land Cover Classification

The FLUCCS classification provided by the Florida Department of Environmental Protection (DEP) for the Planning Parcel and surrounding areas is provided as **Figure 32**, and the FNAI/FWC Cooperative Land Cover Map is provided on **Figure 33**. Both coverages divided the site into approximately the same general polygon coverages and habitat types. The polygon boundaries more or less correspond to the transition between pasture and forest or shrub habitats. The two coverages are defined differently, but the areas mapped are similar. The polygons are described in **Table 2**.

Table 2. Florida Land Use, Cover and Forms Classification System and FWC Cooperative Land Cover Classification Designations for the Project Site and Surrounding Area

FLUCCS	Category	FWC	Category
1100	Residential Low Density	**1110**	Upland Hardwood Forest
2100	Cropland and Pastureland	**1400**	Mixed Hardwood-Coniferous
3200	Shrubs and Brushland	**1830**	Rural
4200	Upland Hardwood Forests	**183313**	Improved Pasture
6100	Wetland Hardwood Forests	**2200**	Freshwater Forested Wetlands
—	——	**3200**	Cultural-Lacustrine

The coverages provided on Figures 32 and 33 and summarized in Table 2 represent plant communities delineated from aerial photography without ground verification. Both coverages in general reflect the Agricultural characteristics that occur on site.

Strategic Ecosystem Overlay Coverage

The Alachua County Strategic Ecosystem Overlay coverage for the Planning Parcel and surrounding area is provided as **Figure 34**. This coverage is based on the coverages provided by KBN/Golder (1996)[3]. The coverage shows that the Planning Parcel is not encumbered by a Strategic Ecosystem; however, several overlays surround the Site. The Hague Flatwoods Strategic Ecosystem is located north of the Site across US 441. The East San Felasco Hammock Strategic Ecosystem lies west of the Site and the Millhopper Flatwoods Strategi Ecosystem lies south of the Site.

The plant communities mapped by KBN/Golder (1987) that occur in the Strategic Ecosystems adjacent to the Project Site are shown on **Figure 35**. The KBN/Golder (1987) coverage defines the plant communities within the Hague Flatwoods and the eastern area of the Millhopper Flatwoods Strategic Ecosystems as Pine Flatwoods with Wetlands dispersed throughout the Flatwoods. These communities typically occupy the Physiographic Subdivision defined as the Northern Highlands (Figure 18) as previously

[3] KBN, A Golder Associates Company. 1996. Alachua County Ecological Inventory Project. Prepared for Alachua County Department of Growth Management, City of Planning and Development, Gainesville, FL.

discussed. The East San Felasco Strategic Ecosystem is shown as having primarily Mesic Deciduous Hardwood Uplands, which is the characteristic communities found on the Cody Scarp within the Northern Highlands Marginal Zone as shown on Figure 18. The Project Site historically was covered with Pine Flatwoods in the northern half of the site that transitioned to Mesic Uplands that occurred along the slopes to the Creeks. This is characteristic of sites that occur along the transitional boundary of the Cody Scarp and Northern Highlands Plateau. Unfortunately, the Planning Parcel has been extensively managed for cattle since prior to 1937 and there are currently **NO** habitats on site that would be defined as native, naturally occurring plant associations. The onsite habitats do not have groundcover, shrub, subcanopy, or canopy components indicative of the native type habitats. All habitats are significantly altered and successional Pine and Oak habitats. Similarly, all wetland habits have been significantly altered by cattle and logging and do not have the species composition that would be expected in native undisturbed forested Wetlands.

Alachua County Conservation Lands and City of Gainesville Parks and Conservation Lands

The Alachua County Conservation Areas that occur in the vicinity of the Project Site are shown on **Figure 36**. The coverage provided indicates **NO** County-owned Conservation Areas occur in the vicinity or directly adjacent to the Planning Parcel. The Alachua County Parks and Recreation Areas coverage is provided on **Figure 3**7. Based on the data, there are **NO** public recreation lands adjacent to the Planning Parcel.

Alachua County Historic Structures Database

The Historic Listed Houses and Structures that occur within the vicinity of the Planning Parcel are shown on **Figure 38.** The database shows that there are two (2) structures in the north corner of the Planning Parcel. These structures are designated as **AL04360** and **AL04361**. Structure AL04360 is described as a rectangular wood frame cottage referred to as Angel Gardens. The structure is described as "one of the few neoclassical cottages found in unincorporated Alachua County" and was constructed circa 1915. Structure AL04361 is described as a Folk-Victorian, wood frame, frame-vernacular cottage that was constructed circa 1930. From the database it does not appear either building is registered in a State or Federal Registry.

Alachua County Hazardous Materials Storage Facilities

The Hazardous Materials Storage Facilities currently monitored by Alachua County are shown on **Figure 39**. The coverage shows there are **NO** monitored facilities within this Planning Parcel. There are many monitored facilities associated with commercial businesses located US 441 northwest and southeast of the site. There is, however, an abandoned cattle dipping vat that is partially buried in the pasture located southwest of the historic structures locations (see Photos 11–15 and Figure A-1, Appendix A). There was a large barn in this area and cattle management facilities from prior to 1937 to circa 1974. Between 1915 and 1965 "cattle dipping vats" were used to dip cows in an arsenic solution to prevent a tick-borne disease called "southern cattle fever." Descriptions of

uses and remediation for “Cattle Dipping Vats” copied from the FDEP website are included, as follows (provided as written with format and grammar errors):

History of Cattle Dipping
Between the years of about 1915 to 1960, cattle dipping vats (CDVs) were constructed and used across the state of Florida as part of state and federal government initiatives to address the widespread occurrence of Cattle Tick Fever, an infectious disease caused by microbes that were spread by the cattle fever tick. This basic treatment program was carried out within most of the southern United States, Florida included, until the cattle fever tick was eradicated. The last infestation of cattle fever ticks in Florida was reported in the year 1960 on cattle from Palm Beach County. In 1961, the eradication program in Florida reached a successful conclusion.

How Did the Process Work?
In order to eradicate cattle fever ticks within areas where Cattle Tick Fever was prevalent, herds of cattle were subjected to periodic dipping in vats filled with water-based solutions containing arsenic or other pesticides at concentrations sufficient to destroy the ticks but not injure the cattle. Typical CDVs were elongate trenches between 4 to 6 feet in depth and having a drop-off entry on one end with a ramp at the exit end so that, once immersed or “dipped,” cattle could then easily walk out of the CDV. There was typically a drip pad and pen area for staging of the cattle where they were kept until their hides no longer dripped any solution.

Environmental Impacts of Cattle Dipping Vats
The environmental concern today is in regard to the residuals of treatment products used in the CDVs. When no longer needed, many CDVs were simply left in place, or at most were filled in with dirt and dried vat sludge that may have contained highly concentrated pesticides which can persist in the environment. At the conclusion of the cattle fever tick eradication program, there was no requirement to restore CDV sites to pre-construction condition, and so today former CDV sites may have environmental conditions that are not compatible with certain land uses. The most common pesticide associated with CDVs is arsenic, although DDT and toxaphene were also sometimes used. Any contaminated soil tends to be close to the vat, and groundwater plumes, if any, are typically not extensive but it is not possible to know the full extent of contamination without a field investigation.

Regulations for Cleanup in the State of Florida
There is no requirement in the state of Florida for a private landowner having a CDV on their property to take corrective action to address possible environmental impacts. However, a landowner can voluntarily take corrective actions (Section 376.306, F.S.) to address any potential environmental impacts. The department is available to provide guidance on properly assessing a CDV and on strategies for cleaning it up. If the landowner desires a Site Rehabilitation Completion Order from the department for such cleanup action, then the corrective action must be

conducted in accordance with the applicable requirements found in Chapter 62-780, Florida Administrative Code.

The current condition and location of the cattle vats is provided in the Photographic Atlas of the 2008 ERA report and are shown in the Photographic Atlas in Appendix 1 (see photo station location map [Figure A-1] and Photos 11–15).

Published Listed Species Occurrence Data and On-site Species Observations

Federal Review Pursuant to Section 7 of the Clean Water Act (CWA) U.S. and Department of Housing and Urban Development (HUD) Review

The proposed future development of the Schmidt Planning Parcel will involve very minor impacts to altered and constructed (man-made) degraded Surface Water Habitats. If Federal Wetland review of this site were required pursuant to **Section 404 of the Clean Water Act (CWA),** then review by the U.S. Army Corp of Engineers (ACOE) of the impacts would be required and the ACOE would request consultation with the U.S. Fish and Wildlife Service (FWS) through **Section 7 of the Endangered Species Act (ESA)** to address possible effects on Federally Listed Wildlife species. Turkey Creek is not a navigable water therefore is not considered as **Waters of the United States (WOTUS)** thus the ACOE has **NO** regulatory jurisdiction over Wetlands or Surface Waters on this Site.

All Wetland and Surface Water impacts proposed would be reviewed by the SRWMD and through the **Environmental Resource Permit (ERP)** process. Review by the Florida Game Commission (FWC) and subsequently by the FWS may occur if the development would *likely adversely affect* Listed Species that use the site. These reviews are conducted during the development review process and not during Land Use or Rezoning activities. However, during non-development application procedures, the Planning Parcel is required to be reviewed with respect to the potential effects that the future development would potentially have on Federal or State Listed Plant and Animal Species that occur or potentially occur within the boundaries of the Planning Parcel or adjacent offsite habitats.

The following report format specifically addresses Endangered Species review of the Planning Parcel and adjacent areas that would be specifically required by HUD for application requiring federal assistance for low-income housing, etc. This Project has no planned low-income housing provisions, but the HUD review procedure provide a template for Listed Species review of Projects of this size and ecological location. This Project may require alterations to the FEMA floodplain and subsequent map revisions. The Listed Species review required by HUD is also the same procedure required by FEMA for Map Revisions; therefore, the procedure provided below has multiple applications for Federal and State development applications. No City in Alachua County or the County itself has a specific procedure outlined for review of Listed Species Impacts. The procedure followed here, and the summary information provided, has been

used by ERC for successful permitting review of many Projects within Alachua County and other counties in North Florida.

With respect to the requirements for Listed Species Review defined by FWS, the Florida Fish and Wildlife Conservation Commission (FWC), and the Development Regulations of the City of Gainesville, City of Alachua, and Alachua County, most listed species regulations involve occurrence and protection of unique, high-quality, undisturbed native habitats or habitat that retain the characteristic of the historical native plant communities. As such it can be stated that,

> The Planning Parcel or any Parcels directly adjacent to the Planning Parcel do not contain any remaining Native or Natural Plant Communities or associated habitats that do support or could support any long-term viable populations for any large range requiring endangered or imperiled species known to occur within Alachua County, Florida that would be adversely affected by the proposed Project Development. This does not mean that transient use of the site by Listed Species does not occur. However, the site does not contain suitable forage or nesting habitat to support populations that have very specific habitat requirements or have large ranges for mating or forage. The Site and all habitats have been significantly managed for cattle since before 1937. All habitats have been significantly altered by cattle use and conversion to pasture such that **NO** true resemblance to the native habitat and species occurrence exists. Further the animal species that use the site and adjacent floodplains will continue to use the site after development occurs as all Creek and associated Riparian and Upland buffer habitats will be placed in a **Conservation Easement.**

The onsite habitats were historically dominated by two primary native Florida plant communities to include:

(1) **Longleaf Pine-Slash Pine-Wiregrass Flatwoods:** This is a Mesic-Pine Flatwood habitat that is fire maintained by natural fire occurrence on a 2–3-year cycle. This habitat type has historically been removed from this site and the surrounding area by past construction activities as well as clearing for pasture and silvicultural activities. In Alachua County, once the plow layer is disturbed and the roots of the historical vegetation are cleared and burned, these historical habitats never return to its native form. Instead, the sites become invaded by laurel oak (*Quercus hemisphaerica*), which is a native nuisance species that becomes the dominant canopy, subcanopy, and groundcover components and excludes colonization of the more desirable native species. Loblolly pine (*Pinus taeda*) replaces longleaf pine (*Pinus palustris*) as the dominant pine species. The groundcover is almost 100% covered by seedlings and saplings of the woody canopy species; therefore, there are **NO** areas of diverse herbaceous cover present. These successional communities are the dominant plant communities that now exist in the County and on this site. Their succession and persistence are evident by examination of historical aerial photo coverages and have been verified by performance of field surveys that confirm the successional, persistent, and widespread distribution of this community.

(2) **Mesic-Hammock:** This is natural native Mixed-Hardwood Mesic plant community that is characterized by a diverse mix of deciduous hardwood species to include swamp chestnut oak (*Quercus michauxii*), pignut hickory (*Carya glabra*), sweetgum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), sugar hackberry (*Celtis laevigata*), box elder (*Acer negundo*), American hornbeam (*Carpinus caroliniana*), eastern hop hornbeam (*Ostyra virginiana*), Carolina holly (*Ilex ambigua*), and eastern roughleaf dogwood (*Cornus asperifolia*). Evergreen canopy species are present but at low densities and include redbay (*Persea borbonia*), sweetbay (*Magnolia virginiana*), cabbage palm (*Sabal palmetto*), and spruce pine (*Pinus glabra*). These communities rarely burn, are mesic in nature, and often occur on slopes. Within Alachua County, these communities are uniquely associated with the Hawthorn Formation along the Cody Escarpment extending from elevations of 75 to 150 ft. Typical soils include the Arredondo fine sand and Bonneau fine sand, which are Ultisols and have a discontinuous subsurface clay layer. In addition, Cadillac and Jonesville soils (Alfisols), which have subsurface clay layers, also occur within this plant community. The Pedro soils (Ultisols), which have limestone exposed at the surface or is close to the surface mixed with clay, occur in these habitat areas located to the west of the Project Area. These soils are in areas of limerock outcrops, sinkholes, caves, and chimneys and support Mesic-Calcareous Hammock vegetation. Similar to Sandhill and Flatwoods habitats, when these areas are plowed and converted to pasture the historical community does not regain dominance and the habitat generally becomes overrun with laurel oak (*Quercus hemisphaerica*) or water oak (*Quercus nigra*).

Many of the imperiled reptile species in Alachua County are associated with native Sandhill habitats, which are currently now only very rarely found in its historical pristine condition, and these natural historical habitats have been totally removed from the area of the Project Site and did not historically occur within the boundaries of the Planning Parcel. *"Therefore, development of the site as proposed will not disturb or destroy any Critical Habitat in this area or adversely affect any naturally occurring native habitat."*

The remaining sections of this Listed Species review will provide documentation to support this conclusion. The documentation includes onsite pedestrian review of all areas of the Planning Parcel on multiple field days as well as extensive review of all Listed Species GIS databases that have been prepared by the Local, State, and Federal governments for Alachua County, Florida. In addition, a list of the potentially occurring listed species that may be present on the site and surrounding areas as well as a list of Migratory Birds known for the area was obtained via an online **IPaC** (Information for Planning and Consultation) consultation performed for the Project area on 29 August 2021. The results of this consultation are discussed in this report and are provided in its entirety as received from the FWS in **Attachment 7.**

General Review of City, County, State, Federal, and HUD Regulations that Govern Development with Respect to Imperiled Species, Significant Natural Communities, and Critical Habitat Areas

DMAI is applying for Land Use and Re-zoning Amendments to allow construction of new residential and commercial development within the developable areas of the Planning Parcel. Permits for new construction requires that State, Federal, and Local Listed Species Regulations are considered to assess the new development with respect to realized or potential Species or Habitat Impacts. All agencies as described must review all proposed applications with respect to determination of compliance with established Endangered Species Protection Policy.

The Federal Regulations Legislation that governs Listed Species impacts are defined within **Section 7 of the Endangered Species Act of 1973 (16 USC1531 et seq.)** particularly **Section 7 (16 USC1536)** and regulated via **Title 50 CFR Part 402.** This legislation is specifically implemented pursuant to **HUD Title 24 CFR §50.4 Related Federal Laws and Authorities (e) Endangered Species**. Further, HUD is required to evaluate the effects of the Project on **Critical Habitat** pursuant to **50 CFR Part 17 and Part 226.** HUD is also required to minimize any potential impacts of the Proposed Project on **Migratory Birds**. To implement the Federal Code, HUD developed a Manual[4] to provide guidance and direction for analysis of regulated resources that must be developed in compliance with HUD policy. To this end the Manual details the guidelines to follow for environmental review requirements for HUD projects.

Specifically, within this manual **Chapter 9. Environmental Review and Requirements** defines environmental procedures and **Section 9.5** defines specific **Environmental Report** requirements. Reference to Endangered Species is provided in the Manual, as follows:

G. Endangered Species (24 CFR 50.4(e))

1. Under Section 7 of the Endangered Species Act, HUD must consult with the U.S. Fish and Wildlife Service or the National Marine Fisheries Service (the Services) whenever a proposal may affect an endangered or threatened species or its habitat. A required consultation should be assumed for any site within the critical habitat (as defined in 50 CFR Part 17 and Part 226) of a listed species; consultation may also be required even if no critical habitat is present.

2. In areas where impacts on endangered or threatened species are a concern, all appropriate information regarding possible impacts of the project should be provided to HUD as early as possible. The Environmental Report should include review of published information, including but not limited to information on the Services websites regarding the possible presence and associated critical habitat of any listed species in the vicinity of the proposal and provide HUD with the results of the research. Furthermore, if a proposal is in an area of potential impacts

[4] *US Department of Housing and Urban Development. 2016. Multifamily Accelerated Processing (MAP) Guide. Office of the Assistant Secretary for Housing, FHA Commissioner.*

on a listed species or its critical habitat, any possible associated impacts caused by the proposal should be discussed in the Environmental Report. The lender and/or Environmental Report preparer should not contact the Services directly.

3. If the project activity could affect an endangered/threatened species or its habitat, HUD must make a determination of effect. HUD must seek concurrence of the Services on any "may affect, not likely to affect" determination and associated mitigation measures. HUD must initiate formal consultation under Section 7 of the Endangered Species Act for a "may affect, likely to adversely affect" determination. The lender may be required to obtain special studies such as habitat assessments, surveys, or biological assessments at the borrower's cost.

4. Consultation under Section 7 of the Endangered Species Act may result in more stringent conservation measures than would otherwise be imposed. The Regional staff can advise the lender where information on endangered species may be obtained.

5. The cost of mitigation to accommodate endangered species would likely be deducted from the warranted price of the land as an unusual site condition.

Requirements for Listed Species Review and Critical Habitat Impact Review

Section 7 of the **Endangered Species Act of 1973** (ESA) requires all Federal agencies to use their authorities to conserve endangered and threatened species in consultation with USFWS. This 'proactive conservation mandate' for Federal agencies is articulated in **Section 7(a)(1)**. **Section 7(a)(2)** contains a complementary consultation mandate for Federal agencies, as follows:

Section 7(a)(2) Mandate

Section 7(a)(2) directs all Federal agencies to insure that the actions they authorize, fund, or carry out do not jeopardize the continued existence of endangered or threatened species or destroy or adversely modify critical habitat. The Section 7 implementing regulations (50 CFR Part 402) specify how Federal agencies are to fulfill their section 7(a)(2) consultation requirements.

Section 7(a)(2) Responsibilities

Under the Section 7 implementing regulations (50 CFR Part 402), Federal agencies must review their actions to determine whether they may affect endangered or threatened species or critical habitat. To accomplish this, Federal agencies must determine whether any listed species may be present in the Project Area and whether that area overlaps with critical habitat. If one or more listed species may be present in the action area—or if critical habitat overlaps with the action area—agencies must evaluate the potential effects of their action. If no species or their critical habitat are present or affected, no consultation is required. Consultation will be either informal, ending with written concurrence from USFWS, or formal. Formal consultation concludes when USFWS delivers its biological opinion to the Federal agency.

Agencies must confer with the USFWS per **Section 7(a)(4)** of the ESA if any action is likely to jeopardize a species proposed for listing or to destroy or adversely modify proposed critical habitat. Critical habitat is a term used to define specific geographic areas that contain habitat features that are essential to the survival and conservation of Endangered or Threatened Species. Critical habitat areas often require specific management strategies to maintain or establish an existing habitat in a condition that supports or potentially supports an imperiled species. To determine whether either of these are likely, agencies may follow the same approach that is used for listed species and designated critical habitat (that is, evaluate the likely effects of their actions on any proposed species that may be present in the Project Area and on any proposed critical habitat that lies within or adjacent to the Project Area). To this end, this report is provided to evaluate the potential effects that the Project may have on listed species using extensive field analysis integrated with multiagency GIS data review of the Project Area and the local vicinity surrounding the Project Area.

Summary Information Regarding Regulation of Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The FWS maintains a list of species afforded special protection by the ***Endangered Species Act of 1973 (16 U.S.C. 1531)***. The list is published in the ***List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12***. FWC maintains a list of the protected animals occurring within the state by authority of the ***Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes [FS])*** and ***Chapter 68A-27, Florida Administrative Code (FAC), Rules Relating to Endangered and Threatened Species***. The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Section 373.072(2): Declaration of Policy**—The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in ***Section 68-27.003, .004, and .005, FAC***. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The ***Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, FS)*** passed in 1978 declares a public policy of the State of Florida regarding native flora, as follows:

> **Subsection 1: Legislative Declaration**—The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by ***Chapter 5B-40, Preservation of Native Flora of Florida, FAC,*** the ***Regulated Plant Index*** is published in ***Section 5B-40.0055***. The Game Commission periodically releases a publication that summarizes animal species regulated by the Florida Fish and Wildlife Conservation Commission and the USFWS. The publication is titled *Florida's Endangered Species, Threatened Species, and Species of Special Concern*. The federal lists of plants and animals are published in ***50CFR 17.11-12,*** and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species and natural communities within Florida. The FNAI is managed by The Nature Conservancy in cooperation with DEP. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process required for listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, these publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, FS
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, FS
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida's Endangered and Threatened Species, December 2018

Alachua County, by authority of **Chapter 406.Natural and Historic Resources Protection** Specifically **Article *3, Significant Plant and Wildlife Habitat,*** and ***Article 4, Listed Plant and Animal Species Habitat***, of the Unified Land Development Code (ULDC) regulates development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation or Critical Habitat. Areas protected under Articles 3, 4, and 5 are designated as Conservation Management Areas and are further regulated via rules outlined in ***Article 17, Conservation Management Areas (ULDC)*** and potentially require that the property owner establish a Conservation Easement for the specific areas within the Project Site. The owner is further responsible for development of a Management Plan and perpetual management of the area.

The City of Gainesville via provisions of **Article VIII. Protection of Resources. Division 2. Natural and Archeological Resources** regulates development within Listed Species Habitats and native plant communities defined as Critical Habitats. ***Sections 30-8.13 (D) (1-3). Significant Natural Communities*** provides specific guidelines for protection of unique native plant communities and ***30-8.13(E) (1-4). Listed Species.*** has adopted the County's template for listed species protection and provides protection of listed species and listed species habitats. Protective mechanisms include provision of Conservation Management Areas with associated management plans as described in ***Section 30-8. 14(A-L).*** Neither the County's nor the City's land development codes describes the protections warranted for individual species or habitats. These protections are defined on a case-by-case basis often in cooperation with the responsible federal or state regulatory entity.

The County through **Chapter 78. Countywide Natural Resources Protection Code (ULDC)** has designated large habitat zoning overlays defined as Strategic Ecosystem with regulations that now extend into all Municipal Boundaries. Strategic Ecosystems are outstanding examples of Natural Plant Communities of sufficient size that they warrant protection through establishment of Wildlife Corridors or Conservation Management Areas. Within Strategic Ecosystems that have been ground verified to establish community quality, set asides of up to 50% of the upland area occurring on a Project Site may be required to be conserved and eliminated from any development activity. The County regulates Strategic Ecosystems pursuant to **Chapter 406. Article 5. Strategic Ecosystems**. The City of Gainesville adopted the County Code and regulates Strategic Ecosystems pursuant to **Section 30-8.13. (F) (1-3).** The County recently amended its upland protection Code to apply to all municipal areas within the County to include the

City of Gainesville. On 15 July 2021, the County adopted **Chapter 78. Countywide Natural Resources Protection Code** for application within the limits of all towns and cities within the County to include the City of Alachua. This code also addresses protections for Listed Species Habitats, Significant Upland Communities and Strategic Ecosystems.

Results of City, County, State, and Federal Listed and Imperiled Species Database Reviews

Eagle Nest Locator and Wading and Waterbird Rookery Databases

- American Bald Eagle (FNAI G5/S3)

The results of the query of the Eagle Nest Locator Database and Water and Wading Bird Rookery Sites Database are provided on **Figure 40**. The results show that there are **NO** nests or extant rookeries within one (1) mile of the Project Area. Construction of the site will **NOT** disturb any primary or secondary protective buffers for these features. There are Wetlands or Surface Waters on site that provide forage habitat for listed wading or waterbirds; however, there is **NO** nesting habitat on site for these species. There was an historical wading bird rookery **No. 605113** north of the Project Site within the GRU-Deerhaven Power Plant Site; however, this site is considered extirpated with **NO** activity reported since the 1970s. Rookery **No. 605012** is northwest of the Planning Parcel; NO activity status is available, but no protective buffer would affect the Project Site. Eagle nest **AL056** west of the Project Site was last reported active in 2009. However, the Project Site lies well outside the distance of any Primary or Secondary Protective Buffers established by law for these nests. Development of the Site will have minimal impacts to severely altered Surface Water areas that will be offset by creation of large storm ponds that will be used by any water-requiring species.

Bald Eagles Nesting Sites—Project Effect: "No Effect"
Wading and Waterbirds
Rookeries / Forage Areas—Project Effect: "No Effect"

Federally Listed Species Occurrence Range Database

Federally Listed Bird Species

- Red-cockaded Woodpecker (Federally Endangered; FNAI G3/S2)
- Florida Scrub-Jay (Federally Threatened; FNAI G2?/S2)
- Wood Stork (Federally Threatened; FNAI G4/S2)
- Eastern Black Rail (Federally Threatened; FNAI G3G4/S2)

Results of the FWS Federally Listed Bird Species database search for the Project Site and surrounding area are presented in **Figure 41**. Effects determinations are provided for each species, as follows:

Red-cockaded Woodpecker

The known existing and historical ranges of the red-cockaded woodpecker (RCW) in relation to the Project Site are shown on **Figure 42**. RCWs require well-managed, fire-maintained old growth pine flatwoods habitats for nesting and forage. In addition, relatively large expanses of this habitat type are required to support a breeding population. RCWs require large mature trees with red heart fungus within the heartwood for successful nesting. There are large pine trees in the area that may provide a suitable nesting area; however, the habitat to support this species, which is typically very specific, **DOES NOT** occur within the Planning Parcel or adjacent areas. Both the data from the FWS Observation Database and the FNAI Element Occurrence Tracking List indicate **NO** RCWs have been observed on the Planning Parcel or in this area of the County. The existing FWS RCW occurrence observations are shown in relation to the Project Site on Figure 42. The database shows that RCWs historically occurred in areas of the County north of the airport and south of Waldo. However, these are historical colonies that have been extirpated. There are **NO** known colonies remaining in Alachua County. There is **NO** habitat on site to support this species. These data show that the current range of RCWs lies a considerable distance from the Project Site with a population occurring on Fort Blanding in Bradford and Clay counties northeast of Alachua County. RCWs were not indicated in the IPaC Consultation (Attachment 7).

Red-cockaded Woodpecker—Project Effect: "No Effect"

Florida Scrub-Jay

The Florida Scrub-Jay Consultation Area along with delineated habitats and known observation locations is provided as **Figure 43.** The observations provided refer to studies performed during a 1992–1993 statewide survey. With respect to the Project Site, the closest historical known location lies within the Cedar Key Scrub located ±80 miles southwest from the Project Site. There is a large population within the Ocala National Forest within Marion County southeast of Alachua County. There is **NO** scrub-jay habitat on the Project Site and the Project will **NOT** affect any scrub-jay roosting or nesting habitat.

Florida Scrub-Jay—Project Effect: "No Effect"

Wood Stork

There were **NO** wood storks seen foraging on the site or any area around the site during the field review. However, wood storks will occasionally frequent this site, but the onsite Surface Waters offer minimal temporary habitat for forage for this species and **No** nesting habitat is available. The Planning Parcel lies west of the Historical Regulated Forage Buffer for the River Styx Wood Stork Colony **(Figure 44)**. However, this colony is **NO** longer active and is considered extirpated. Wood storks forage in several habitat types to include local stormwater basins. The Surface Water habitats that will be removed because of the Project are man-made Agricultural ponds and intermittent, very small depressions all of which have received substantial historical pollutant loads from cattle and Ag runoff. The habitat loss is minimal but will be offset by large storm basins

creation, which will provide littoral areas that do provide forage for this species when designed correctly. Therefore, there will be **"No Net Loss"** of available habitat for this species in response to development of the Project Site.

Wood Stork—Project Effect: "No Effect"

Eastern Black Rail

The eastern black rail was listed as a Federally Threatened Species on 9 November 2020. This species is distributed within the eastern and southeastern United States and requires wetland habitats and transitional habitats between wetland and upland grasslands for forage and reproduction. The eastern black rail has been reported in Alachua County in the past, primarily associated with Paynes Prairie and adjacent emergent ponds and wet prairies. The most recent reports of eastern black rail sightings in Alachua County are summarized in the *"Checklist of the Birds of Alachua County"* maintained by the Alachua Audubon Society, which contains results through 21 September 2020 and contains the following summary:

> BLACK RAIL—Unknown status, possibly rare resident, e.g., Paynes Prairie, 9 Apr 1986, 1 Jun 1988, 18 Dec 1991, 5 Sep 1997. One breeding report, early 1900s: adult with three young, Paynes Prairie, early June.

There are **NO** reported listings after September 1997. There are **NO** Wetlands or Surface Waters located on the Project Site that support forage or breeding for this species.

Eastern Black Rail—Project Effect: "No Effect"
Project Effect: "No Effect" on Federally Listed Bird Species.

Federally Listed Reptile Species

- Eastern Indigo Snake (Federally Threatened, State Threatened; FNAI G3/S3)
- Gopher Tortoise (Federally Listed as Candidate Species in Florida Range, State Threatened; FNAI G3/S3)

Eastern Indigo Snake

The Project Site is within the historical and extant distribution range of the eastern indigo snake (**Figure 45**). The indigo snake inhabits a broad range of habitats in Florida but prefers gopher tortoise burrows or pocket gopher burrows within xeric habitats. There is **NO** natural native Xeric habitat within the Project Site with all historical Mesic to Xeric areas within and adjacent to the Project Area being significantly disturbed, and the native habitat type **NO** longer exists. There are **NO** gopher tortoise or pocket gopher burrows that occur on the Project Site. The Project Site is surrounded by low-density residential development along the southeast, south, and west perimeters. The Project Site is surrounded by residential access roads as well as a high-volume regional access road along the north and east perimeters designated as US 441 and NW 43rd Street, respectively. Turkey Creek, Schmidt Creek, Brook Pointe Creek, and their associated Wetlands and Floodplains all provide habitat for indigo snakes. However, all areas are subject to predatory activities by dogs from adjacent residences, as well as extensive

cattle, hog, and coyote activity all of which have deleterious effects on indigo snake populations. However, all these habitat areas will be protected from development and placed within a Conservation Easement.

There is also a likelihood that indigo snakes may be transient occupants on this site using the Creeks as transit corridors between off site habitats. Indigo snakes are seen along the margins of prairies and Wetlands and within the well-defined Hydric and Mesic Hammocks that occur along the margins of the onsite creek systems but travel to and from these habitats is unlikely and significant roadways act as a major barrier between the Project Site and offsite habitats. It is probable that indigo snakes occur on site; therefore, the site should be developed consistent with the ***Standard Protection Measures for the Eastern Indigo Snake*** *(USFWS August 13, 2013).* To determine the probable EFFECT that development of the Project would have on the eastern indigo snake, the FWS "**Eastern Indigo Snake Programmatic Effect Determination Key"** was consulted. Use of the key indicates that the Project would **"Not Likely Adversely Affect" (NLAA)** the eastern indigo snake. The Project is covered with relatively poor successional habitat that has substantially less than 25 acres of natural Xeric Habitat and **NO** Occupied, Potentially Occupied, or Abandoned gopher tortoise burrows present; therefore, the potential effects on the population are minimal or insignificant.

Eastern Indigo Snake—Project Effect: "Not Likely to Adversely Affect" (NLAA)

Gopher Tortoise (Gopherus polyphemus)

In Florida, the gopher tortoise and its burrow are protected under state law. This species has now been designated as a Candidate Species for Listing in its range located east of the Mobile River and Tombigbee River in Alabama. West of these rivers, the gopher tortoise is listed as Threatened in areas of Alabama, Mississippi, and Louisiana. Gopher tortoises generally occur in sandy, dry habitats with sparse canopy and abundant low growing herbaceous vegetation. They are commonly found in sandhills, pine flatwoods, scrub, scrubby flatwoods, dry prairies, and several other generally dry habitats. On sites where natural fire has been suppressed, growth of dense woody trees and shrubs make it difficult for gopher tortoises to move about and find suitable food sources. Because gopher tortoises share their burrows with over 350 other species of animals, they are considered a keystone species. There is **NO** gopher tortoise habitat located within the Planning Parcel and no tortoises were found during several field surveys. Dense clay soils near the surface substantially inhibits burrowing by tortoises on this Site.

Gopher Tortoise—Project Effect: "No Effect"

Federally Listed Amphibian Species

- Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)
- Frosted Flatwoods Salamander (*Ambystoma cingulatum*) (Federal Threatened, FNAI G2; S1/S2)

Striped Newt

The Project Site occurs within the historical range occurrence of the striped newt and has historically been reported in Alachua County and adjacent counties (**Figure 46).** The striped newt is a Xeric-adapted species that typically inhabits fire-maintained scrubby flatwoods, sandhill, and scrub habitats. The striped newt is commonly associated with gopher tortoise habitat and is frequently found within burrows. This species depends on natural, ephemeral, isolated Wetlands for breeding and reproduction and is extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely this species occurs on site due to the absence of natural, ephemeral, emergent Wetlands on the site or in adjacent areas due to the past disturbance in the area.

Striped Newt—Project Effect: "No Effect"

Frosted Flatwoods Salamander

The frosted flatwoods salamander is not designated as occurring within the Project Area. This species is not shown to occur within Alachua County or adjacent counties in any State or Federal Database for Alachua County or the Project Area. There are **NO** historical reported species occurrences shown on any database within the Project Site boundaries and **NO** known occurrences have been reported in the area of the Project Site. The habitat for this species does not occur in the Project Area.

The frosted flatwoods salamander is a federally listed threatened species. The salamander inhabits Slash and Longleaf Pine Flatwoods having a wiregrass (*Aristida stricta*) groundcover with breeding occurring in small ephemeral ponds. Historically, two (2) occurrences reported closest to Project Site have occurred in Bradford County, which is many miles north and east of the Site north of the Santa Fe River. The frosted flatwoods salamander was reported from Cypress Domes in Bradford County on 5 May and 1 December 1979. Subsequent sampling of the site where the species was reported occurred in 1993; however, **NO** individuals of the species could be found. Although the historical distribution of the species included Alachua and Bradford counties, the species is considered as extirpated from these counties with **NO** known extant populations occurring within Alachua, Marion, Duval, or Bradford counties. Within Florida, the current known distribution is believed to only include Franklin, Wakulla, Liberty, Jefferson, and Baker counties. Regardless of the current distribution, there is currently **NO** onsite habitat that will be disturbed that is suitable to maintain this species.

Frosted Flatwoods Salamander—Project Effect: "No Effect"

Federally Listed Crustacean Species

- Squirrel Chimney Cave Shrimp (Federally Threatened; FNAI G1/S1)

The squirrel chimney cave shrimp is a transparent cave-dwelling crustacean that is about 1.2 inches long. It was found in Squirrel Chimney in Alachua County in 1953. Since that time, it has been collected less than a dozen times and was last collected in 1973.

Collection efforts in 1994–1996 of Squirrel Cave and several local cave systems revealed no sign or traces of the shrimp. Squirrel Chimney is a nearly vertical limerock chimney within the Haile Limestone Plain geographic subdivision in northwestern Alachua County. This chimney has several possible undocumented connections to other underground systems. This habitat is very specialized in the County and requires surface connections to subterranean caves. There are **NO** comparable habitats in the vicinity of the Project Site.

Squirrel Chimney Cave Shrimp—Project Effect: "No Effect"

Migratory Birds

The following migratory birds were documented within the **IPaC** consultation provided as **Attachment 7**. Migratory birds are designated for FWS consultation and require protection for projects subject to Federal Jurisdiction. During Section 7 consultation, the FWS must evaluate the potential effects the project may have on migratory birds that potentially use the areas in and surrounding the Project Site. The birds that occur on this list are of particular concern because either (1) the birds are listed on the FWS "Birds of Conservation Concern list" or (2) they warrant special concern in the area of the proposed Project Site. Based on the information contained within the **IPaC** Report, there are **NO** Critical Habitats in the area of the Project Site under the jurisdiction of the FWS. Brief comments related to the potential occurrence of the Migratory Species that potentially occur in the County are provided within each species' section, as follows:

- **American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5S2):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Apr 1 to Aug 31.

  Comment: The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species. Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habitats will provide continual forage area for these species. Most of the nesting habitat for the onsite kestrels occurs within the boundaries and buffers of the streams. These areas will not be developed and will be maintained in its current condition within a Conservation Easement.

  American Kestrel—Project Effect: "Not Likely to Adversely Affect"

- **Bachman's Sparrow (*Aimophila aestivalis*) (FNAI G3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Sep 30.

  Comment: from the "Checklist of the Birds of Alachua County," Bachman's sparrow is an uncommon resident of Alachua County that is considered vulnerable in the State of Florida. This habitat specialist generally requires fire-maintained mature to old growth natural longleaf pine forests that are not significantly affected by forest management. Sites that have mature, well-maintained pine forests both on the site and in adjacent areas are the required preferred habitat. These birds also require a well-developed mature herbaceous groundcover with limited shrub and hardwood groundcover and mid-story components. This habitat type does **NOT** occur on the Project Site or in surrounding areas.

  Bachman's Sparrow—Project Effect: "No Effect"

- **Bald Eagle (*Haliaeetus leucocephalus*) (FNAI G5S3):** This is not a Bird of Conservation Concern (BCC) in this area but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. Breeds Sep 1 to Jul 31.

  Comment: there are **NO** eagle nests that will be affected by the project. There is **NO** forage habitat on the Project Site that support feeding and foraging of eagles. See discussion in Bald Eagle Nest section above.

  Bald Eagle—Project Effect: "No Effect"

- **Great Blue Heron (*Ardea herodias occidentalis*):** This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA. Breeds Jan 1 to Dec 31.

  Comment: The great blue heron is commonly found throughout wetland habitats in Alachua County. It requires wet habitats for forage and nesting. The great blue heron is present on site and primarily uses the man-made agricultural pond as forage habitat. This pond will be replaced by larger acreage stormwater ponds that also provide substantial habitat for forage for this species. The proposed project will result in a net gain of open water surface water habitat.

  Great Blue Heron—Project Effect: "No Effect"

- **Henslow's Sparrow (*Ammodramus henslowii*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: Henslow's sparrow is a rare winter visitor in Alachua County and requires well-developed coastal marshes for breeding. In addition, the sparrow

may use natural uncultivated grasslands for forage and breeding. The habitat requirements for this species do not exist on the Project Site.

Henslow's Sparrow—Project Effect: "No Effect"

- **Lesser Yellowlegs (*Tringa flavipes*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is a waterbird that forages and breeds in brackish and freshwater Wetlands. Additionally, the species will use wet ponds, mud flats, and a wide variety of wetland habitats. The proposed Project will not result in a net loss of forage habitat for these infrequent transient visitors.

  Lesser Yellowlegs—Project Site: "No Effect"

- **Prairie Warbler (*Dendroica discolor*) (G5T3S3):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May 1 to Jul 31.

  Comment: This species is defined as a common fall transient that is uncommon in spring and rare in winter in Alachua County. This species prefers upland shrub habitats or other successional habitats such as oldfield; however, open space appears to be the significant requirement of the habitat. The Project does not provide this habitat type. This Project Site contains successional shrub habitat and substantial areas of open pasture. The shrub habitats will primarily be preserved as well as a substantial amount of oldfield and pasture within buffers preserved in the Conservation Easement.

  Prairie Warbler—Project Effect: "No effect"

- **Red-headed Woodpecker (*Melanerpes erythrocephalus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds May10 to Sep 10.

  Comment: The red-headed woodpecker prefers open savannah type deciduous woodlands with open understories as its primary nesting and forage habitat. In Alachua County it is defined as a common summer resident but is uncommon in winter. The Project Site has a subcanopy and canopy that is evergreen or tardily deciduous, is very dense, and a groundcover that is, in areas, impassable. This is not the required or preferred habitat of this woodpecker.

  Red-headed Woodpecker—Project Effect: "No Effect"

- **Short-billed Dowitcher (*Limnodromus griseus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds elsewhere.

  Comment: This species is described in Alachua County as a rare spring transient and irregular transient in late summer and fall. These are primarily saltwater and

brackish waterbirds that do not breed in Alachua County. These birds prefer habitats unavailable on the Project Site or within the County.

Short-billed Dowitcher—Project Effect: "No Effect"

- **Swallow-tailed Kite (*Elanoides forficatus*):** This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. Breeds Mar 10 to Jun 30.

  Comment: The swallow-tailed kite is described in Alachua County as a rare spring resident. In Alachua County, the kite prefers nesting and hunting along riparian systems with tall mature trees and is often in competition in these areas with red-shouldered hawks and barred owls. They frequently visit and nest at the same sites from year to year with several pairs nesting in close proximity. The Project Site provides **significant** forage or nesting habitat for this species along the three (3) creek systems. As a part of the development agreement, these habitats will be placed in a Conservation Easement.

  Swallow-tailed Kite—Project Effect: "No Effect"

Additional Imperiled Species Listed by the State of Florida and the Florida Natural Areas Inventory (FNAI) Element Occurrence Database for Federal, State, and Non-Listed Imperiled Species

To provide for additional and more thorough review of imperiled species not listed by the Federal Government, additional data resources are evaluated to provide potential "Effects" analysis that the Project Development may have on locally occurring imperiled species. The Alachua County **"Summary of Rare and Regulated Plants"** provides habitat and listing information. It should be noted that in addition to species listed by the State and Federal governments, Alachua County through **Chapter 406** and **Chapter 78** and the City of Gainesville also consider species designated as **S1**, **S2** and **S3** by **FNAI** to be regulated pursuant to the Listed Species and Listed Species Habitats Land Development Regulations. **FWC** periodically publishes a comprehensive list of all State regulated plant and animal species. This publication entitled **"Florida's Endangered and Threatened Species"** (most recent publication Date: December 2018)

The FNAI maintains a list of all animals and plants that are listed or considered as imperiled in the State of Florida. This list, which includes all Federal and State Listed Species, is designated as the "Element Occurrence Database." The graphical results of the FNAI Element Occurrence Database search for the Project Site and adjacent areas is shown on **Figures 47.** The database shows **NO** listed species have historically been reported from the designated Project Site. There is **NO** onsite habitat that supports species with requirements for large ranges of native habitat or require very specific native habitat types. **NO** significant habitat areas occur on site that are known to support imperiled species. From the data collected throughout the State, FNAI has created probability polygons that show the potential ranges of species occurring in the area (**Figure 48**). These ranges of occurrence should only be interpreted considering that the

required habitat for the species exist in the area of interest (e.g., the Project Site). A Project Site may occur within a designated probability area but if the habitat does not occur then there is reduced chance of encounters with or occurrence of the designated species.

There are several imperiled species that may have been historically present within the Project Site and adjacent areas or may be potentially present as transient visitors to the site. However, the habitat requirements for these species no longer exist in the area. The FNAI database shown on Figures 47 and 48 does not show any reported species on the Planning Parcel. There is a host of reported beetle and ant species shown off-site east of the Project Site in the FMAI database. This is an unusual occurrence of reports and tends to suggest an entomologist lives, lived, or has had a monitoring Project in that area. However, with Conservation Easements that are establish in the post-project condition with provide substantial un- disturbed habitat to provide for continued existence of these bugs if they do indeed occur on the Planning Parcel. Species that may have historically occurred on the Planning Parcel or in adjacent areas are briefly described, as follows:

Mammals

- **Sherman's Fox Squirrel (*Sciurus niger shermani*) (State Species of Special Concern, FNAI G5T5/S3):** The fox squirrel typically occupies Xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. They can also inhabit residential yards with large oaks and pines. They will move to avoid the direct impacts of development. Fox squirrels in disturbed Xeric habitats such as pastures are often found in large fence row trees where water troughs are located for cattle. If the water source is removed the squirrels may vacate the area in areas where surface water sources are not available. Fox squirrels **DO NOT** occur on sites located in the vicinity of the Project Site or within the Project Site. None were seen during the site survey.

  Sherman's Fox Squirrel—Project Effect: "No Effect"

- **Florida Black Bear (FNAI G5T4/S4):** The general forage range of the Florida black bear in and around the Project Site is provided on **Figure 49**. Within the area, due to the large areas of undeveloped habitats south and north of the Project Area, encounters with black bears would be considered as occasional to common. Areas where nuisance encounters with black bears have been reported are also shown on Figure 49. Several nuisance reports are shown for the general Project Area, and several reports are shown for the area in the vicinity of the Planning Parcel. On the Project Site, it is likely that chance encounters with transient black bears may occur but there is **minimal** black bear habitat present, and the development of the parcels will not affect Black Bears. Black bears are common on the City Property north of US 441.

  Florida Black Bear—Project Effect: "No Effect"

Reptiles

- **Eastern Diamondback Rattlesnake (*Crotalus adamanteus*) (FNAI G4/S3):** The eastern diamondback rattlesnake is found throughout Florida and generally may occur anywhere on the Project Site, especially within armadillo or other mammal burrows. There is suitable habitat on site to support growth and reproduction of this species. There is a substantial population of fruit-producing blackberry vines that attract ground-dwelling birds like quail that are prey for this species. There is habitat to effectively support small to medium size mammals and there is surface water on site to support small mammal and reptile species. In addition, the site is adequately covered with a groundcover of herbaceous species that provide food for small mammals and birds. The habitat is present for this species and will still be present following development of the site as proposed.

  Eastern Diamondback Rattlesnake—Project Effect: "No Effect"

- **Short-tailed Snake (*Stilosoma extenuatum*) (State Threatened, FNAI G3/S3):** The short-tailed snake inhabits xeric habitats, primarily Longleaf Pine-Turkey Oak Sandhills. The Project Site does **NOT** have native Xeric habitat types with open sandy soil. It is unlikely this species occurs on site or that a population can be sustained on site given the present and past land management practices. The species has not been documented on site (FNAI database), but the snakes live primarily underground and are difficult to census. Currently there is **NO** onsite habitat to support this species and significant residential and road development within the local area precludes the maintenance of a viable reproducing population in the area.

  Short-tailed Snake—Project Effect: "No Effect"

- **Florida Pine Snake (*Pituophis melanoleucus mugitus*) (State Threatened, FNAI G4/S3):** The pine snake is a rare inhabitant of xeric communities. There are **NO** preferred natural habitat types for this species remaining on site and there are **NO** areas of the site that have a population of gopher tortoise or pocket gopher burrows. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows for refuge. There is **NO** onsite habitat to support this species and all habitat on adjacent sites have been removed.

  Florida Pine Snake—Project Effect: "No Effect"

- **Southern Hognose Snake (*Heterodon simus*) (FNAI G2/S2S3):** The primary habitat for the southern hognose snake is sandhill and sandy soil, open hammocks, and scrub. These native habitat types **DO NOT** occur on site or remains in areas surrounding the Project Site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present near the proposed development.

  Southern Hognose Snake—Project Effect: "No Effect"

- **Striped Newt (*Notophthalmus perstriatus*) (FNAI G2G3/S2)**
- **Gopher Frog (*Rana capito*) (FNAI G3/S3)**
  The Project Area occurs within the historical range of the striped newt and gopher frog. The striped newt and gopher frog are Xeric-adapted species that typically inhabit scrubby flatwoods, sandhill, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on natural, ephemeral, isolated Wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan in this area, which include extensive soil disturbance, fire suppression, road construction, and disturbance of gopher tortoise burrows. It is unlikely these species occur on site due to the absence of natural ephemeral emergent Wetlands on the site or in adjacent areas and the absence of suitable fire maintained xeric habitat and absence of gopher tortoise burrows.

  Striped Newt—Project Effect: "No Effect"
  Gopher Frog—Project Effect: "No Effect"

Birds

- **Little Blue Heron (*Egretta caerulea*) (State Threatened, FNAI G5/S4):** This wading bird uses wetland emergent or wet prairies for habitats but is commonly found in excavated ponds or roadside ditches. There are wading bird habitats within the site or immediately adjacent areas. Stormwater ponds provide habitat for this species, and these will be abundant on site in the post development condition.

  Little Blue Heron—Project Effect: "No Effect"

- **Florida Sandhill Crane (*Grus canadensis pratensis*) (State Threatened, FNAI G5T2/S2):** Sandhill cranes are seen frequently around lakes and Wetlands in residential areas or roadside areas with maintained yard grass perimeters. There is nesting habitat for this species in the regional area but not on the site or adjacent properties. Sandhill cranes will forage extensively in well-maintained pastures and low-profile grasses is essential in forage areas for young sandhill cranes. There is **NO** nesting habitat for this species on the Project Site; however, forage habitat exists and will be maintained in the post development condition.

  Florida Sandhill Crane—Project Effect: "No Effect"

- **Southeastern American Kestrel (*Falco sparverius paulus*) (State Threatened, FNAI G5T4/S3:** The southeastern American kestrel is a State-listed species, and a permit is required to take a nesting location; it has a 450-ft Protective No Disturbance Buffer extending from nesting locations. Several kestrels were seen on and adjacent to the Project Site during the field surveys. Onsite habitats provide dead snags, and large oldfield areas exist that support forage for this species. There are open habitats that provide forage for this species. Adjacent residential properties surrounding the Project Site also provide habitat for this species.

Development of the Site will occur primarily in pasture areas or dense early successional habitats that provide limited forage for this species. Development will result in large open space areas and areas that provide stormwater treatment. These habits will provide for continual forage for these species. Most of the nesting habitat for the onsite kestrels will not be developed and will be maintained in its current condition within a *Conservation Easement.*

- ***Southeastern American Kestrel—Project Effect: "Not Likely to Adversely Affect"***

Plants

- **Godfrey's Swampprivet (*Forestiera godfreii*: FNAIG2S2; State Endangered):** This is an endangered shrub to small subcanopy tree that is found within the historical extent of Sugarfoot Hammock within the County. This is the historical plant community that once expanded south and north of SW 24th Avenue in the area of the intersection with I-75. Remnants of this Mesic-Calcareous Hammock still exist but the areal extent has been substantially reduced in recent years. Godfrey's swamprivet is currently found in the vicinity of SW 24th Avenue extending south into Celebration Pointe within the Hogtown Prairie and Sugarfoot Hammock Systems. It is not known to occur in the vicinity of the Planning Parcel however extensive searches were performed of the Project Site as part of this ERA and **NO** individuals were found.

  Godfrey's Swampprivet—Project Effect: "No Effect"

- **Variable-leaf Crownbeard (*Verbena heterophylla*; G2/S2; State Endangered):** This listed plant species, a member of the Asteraceae (composite) family, is found in mesic flatwoods and dry woods in several north-central and northeast Florida counties and is considered endemic to northeast Florida. It is listed as Facultative Wet by both the FWS and FDEP. This species occurs within the Northern Highlands Province of the County north and east of the Project Site. There is **NO** mesic or wet habitat on site that supports this species, and none were seen during the site survey.

  Variable-leaf Crownbeard—Project Effect: "No Effect"

- **Florida Spiny-pod (*Matelea floridana*; G2/S2; State Endangered):** This vine species, a member of the dogbane family (Apocynaceae), is typically found in mesic habitats. Florida spiny-pod may be encountered within various habitats throughout the County. This species is relatively common in Alachua County and occurs on the Project Site in several areas **(Figure 50)**.The locations where the plant is found will be protected by a *Conservation Easement.*

  Florida Spiny-pod—Project Effect: "No Effect"

- **Angularfruit Milkvine (*Gonolobus suberosus;* State Threatened):** This species is in the dogbane family and is a vine often found in the same habitats as Florida spiny-pod (they are, in fact, very morphologically similar when not in flower). This species occurs within various habitats throughout the County generally in drier sites than Florida spiney-pod. This species occurs in the area of the Planning Parcel, but none were observed during the field survey.

  Angularfruit Milkvine—Project Effect: "No Effect"

- **Cardinalflower (*Lobelia cardinalis*; State Threatened):** This species is found in wetland areas and is listed as Facultative Wet (FWS) and Obligate (FDEP). This imperiled species is rare within Alachua County but occurs within the northern areas of the Northern Highlands Province within the GRU Property. The plant has not been reported as far south as the Project Site in the County. It is a rare inhabitant of herbaceous and forested Wetlands.

  Cardinalflower—Project Effect: "No Effect"

- **Hooded Pitcherplant (*Sarracenia minor*; State Threatened):** This species is a wetland taxon and is listed as Obligate (FWS) and Facultative Wet (FDEP) by the federal and state regulatory agencies. This species occurs within the Flatwoods of the Northern Highlands Province located in the north and eastern areas of the County north of the Project Site.

  Hooded Pitcherplant—Project Effect: "No Effect"

- **Florida Toothachegrass (*Ctenium floridanum*; G2/S2; State Endangered):** This grass has been recorded and vouchered in several northeast Florida counties including Alachua County, which appears to be the southwestern limit of its range. It is a wetland species and is classified as Facultative Wet by the FWS and FDEP. It was not seen on the Project Site.

  Florida Toothachegrass—Project Effect: "No Effect"

- **Eastern Sweetshrub (*Calycanthus floridus*; G5/S2; State Endangered):** This small shrub has been found in the county within the Northern Highlands Marginal Zone. It is also identified around residential areas where it is planted for ornamental use. This plant species was not encountered on the Project Site but occurs around an old cemetery west of Hague.

  Eastern Sweetshrub—Project Effects: "No Effect"

- **Silver Buckthorn (*Sideroxylon alachuense*; G1/S1; State Endangered):** Silver buckthorn occurs in upland hardwood forests around limerock sinks and on shell mounds. Lack of suitable habitat greatly reduces the probability of this species occurring in the area of the Planning Parcel. It was not seen during the Site

surveys nor has been encountered during adjacent site surveys conducted in the past.

Silver Buckthorn—Project Effect: "No Effect"

- **Flyr's Nemesis (*Brickellia cordifolia*; G2G3/S2; State Endangered):** This upland species has been recorded within several miles west of the Planning Parcel on the SpringHill Properties and in San Felasco Hammock; however, it has not been observed on site. It grows in dry, upland pine-oak woods but it does not thrive in areas that have been clear-cut and converted to pine plantations as are common on the Project Site.

  Flyr's Nemesis—Project Effect: "No Effect"

- **Red-margin Zephyrlily (*Zephyranthes simpsonii*; G2G3/S2S3; State Threatened):** This species is a central and south Florida species and has not been vouchered for Alachua County; however, it has the potential to occur along roadside ditches and other damp grassy areas and has been reported as far north as Marion County. It is listed as Facultative by the FWS.

  Red-margin Zephyrlily—Project Effect: "No Effect"

- **Rainlily (*Zephyranthes atamasca var. treatiae*; State Threatened):** This wetland species is classified as Facultative Wet by the FWS and FDEP and has been vouchered in Alachua County; however, it has not been recorded in the area of the Planning Parcel. This taxon also includes the formerly separate species Treat's rainlily (*Z. treatiae*), which has been taxonomically subsumed into *Z. atamasca* var. *treatiae*.

  Rainlily—Project Effect: "No Effect"

- **Cinnamon Fern (*Osmundastrum cinnamomeum*; State Commercially Exploited):** Cinnamon fern is found in many of the wetland areas throughout the County and is a commonly found plant species in north Florida Wetlands and wet flatwoods. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found on site.

  Cinnamon Fern—Project Effect: "No Effect"

- **Royal Fern (*Osmunda regalis var. spectabilis*; State Commercially Exploited):** Royal fern is equally as common as cinnamon fern and occurs in wetland areas throughout Florida. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). This fern is found in the onsite Wetlands.

  Royal Fern—Project Effect: "No Effect"

- **Needle Palm (*Rhapidophyllum hystrix*; State Commercially Exploited):** Needle palm is a wetland taxon that occurs in Hydric Hammocks, Mesic Hammocks, and Forested Wetlands. It is classified as Facultative Wet by the FWS and FDEP. It has not been recorded on the Project Site. This is not an imperiled species; however, it is listed as Commercially Exploited in the Regulated Plant Index (Chapter 5B-40.0055 FAC). It was not seen on the Project Site.

  Needle Palm—Project Effect: "No Effect"

Invertebrates

- ***Sugarfoot Moth Fly (Nemopalpus nearcticus):*** This is an unlisted but very rare insect that was originally found in the Sugarfoot Hammock area and hence was named for the site. Sugarfoot Hammock was a large expanse of Mesic Hammock habitat that historically occurred within and surrounding the Project Site. This habitat no longer exists on site. This moth has not been found in the area since it was originally described; however, it has subsequently been reported in the Gulf Hammock area.

  Sugarfoot Moth Fly—Project Effect: "No Effect"

Champion Trees

The locations of Florida Champion Trees documented for Alachua County are provided on **Figure 51**. The data indicates that **NO** champion trees have been reported for the area. Most of the historical large trees on the site have been removed through silvicultur3al and agricultural practices.

Biodiversity Hot Spots

The general distribution and probability of Biodiversity Hot Spots are shown on **Figure 52**. In this coverage, most data points are single species occurrence records, and predicted total species occurrences are based on habitat and observed species. The Planning Parcel lies within a mapped polygon area where biodiversity is considered normal background levels consisting of 0 to 4 focal species. This is primarily due to the extensive agricultural and silvicultural use that has historically occurred in the area.

Results of Field Survey

The general results of the field survey are provided on **Figure 53** where the GPS locations where site-specific data were recorded are categorized with respect to the general type of data recorded. The GPS icons on Figure 53 represent data collected at **2,721** locations within the Planning Parcel. The general existing conditions found on the Proposed Project Site are shown in **Appendix A** (**Photos 1** through **109**) as referenced to photo stations provided on **Figure A–1**. The common and botanical names of all plant species encountered during the survey are provided in **Table 3**. Listed species surveys to include gopher tortoise surveys were performed in all areas where GPS icons are shown on Figure 53.

Plant Communities and Land Use Occurring within the Project Site

From the GPS mapping data provided on Figure 53, an Upland and Wetland and Surface Water Plant Community map was constructed as shown on **Figure 54** for the entire Planning Parcel. The Plant community acreages for all polygons within the Planning Parcel are provided in **Table 4**. In general, all onsite plant communities are significantly altered from silviculture, drainage, excavation, filling, and historical development activities. Prior to 1937, the entire Planning Parcel had been cleared of all natural native Plant Associations for dairy and grazing operations. There are **NO** undisturbed Natural Communities remaining on the Project Site. To illustrate the past historical disturbance that has occurred within the Planning Parcel, the plant communities have been overlain on historical aerial photographs, as follows:

Figure Number	Flight Year
55	1937 aerial
56	1949 aerial
57	1955 aerial
58	1961 aerial
59	1968 aerial
60	1974 aerial
61	1979 aerial
62	2000 aerial
63	2005 aerial

A detailed summary of the Plant Communities and Land Use present on the Site was described and discussed with reference to photographs in the 2008 ERA report (Attachment 4). Based on the 2019 site-specific field review there were NO significant changes in the upland habitats or nomenclature that occurred since 2008. Therefore the 2008 descriptions of the general ecology and characteristics of the upland communities was determined to be sufficiently representative of the 2019 ecological associations and therefore will not be repeated in this ERA. Except for very few areas, the habitats occurring on the Site in 2021 are not significantly different than those found on Site in 1937 (see Figures 55–63) when clearing of the site for pasture was completed in most areas. From 2008 to 2021, the changes in the upland communities are related to decreased cattle grazing pressures, which has resulted in invasion of Pines and Oldfield vegetation such as briers into the fringes of the pasture. However, the dominant groundcover remains Bahiagrass. In 2008, rainfall had been significantly less from 2000 to 2008 than has occurred from 2017 to 2021, and this has affected the appearance of the various depressions on the Site compared to the previous time period. The 2008 Report contains descriptions of all wetland and upland plant communities as well as photographs of the habits and buildings and other structures that are present on the Planning Parcel.

Changes in Acreage of Wetland and Surface Water Habitats and Plant Community Associations from 2008 to 2021

Extensive surveys of all onsite surface water and wetland habitats were performed in 2019–2021 to assess the changes that occurred in these habitats since 2008. In 2008 an extensive delineation procedure was performed on the Planning Parcel to delineate the boundaries of all Wetlands and Surface Waters pursuant to Chapter **62-340. Delineation of the Landward Extent of Wetlands and Surface Waters. F.A.C.** The boundaries of all Wetlands and Surface Waters were staked or flagged and marked with sequential numbers, and position coordinates were located by professional surveyors. The surveyed lines were reviewed in the filed by the staff of SRWMD and approved. These lines were accepted by issuance of Conceptual **ERP08-0278** described previously. The jurisdiction flag's locations placed in the field in 2008 are shown on **Figure 64** with the delineated wetland and surface water polygons shown on **Figure 65** and tabulated in **Table 5** for the 2008 delineation procedure. At that time, the District did not exert jurisdiction on excavated ditches or flow channels constructed in uplands that had a mean seasonal water table located beneath the ground surface generally and by rule these features do not require mitigation to offset impacts. All these features were flagged and surveyed but the exempt features were not evaluated in the Mitigation Assessment. Currently by State rule, excavated ditches in uplands are exempt from mitigation. Within the County, City of Gainesville, and Countywide Wetland Ordinance rules, all constructed or man-made or created Wetlands and Surface Waters are exempt from regulation and mitigation. A discussion with respect to how the City of Alachua regulates Wetlands and Surface Waters will follow review and discussion of the 2021 field data.

The geographic and topographic position of Wetlands and Surface Waters on the Site did not change from 2008 to 2021. However, since 2008 there has been significantly more rainfall than in the decade prior to 2008. Following Hurricane Irma in 2017, which exceeded 100-year flood levels, all wetland and surface water areas on site were flooded to the maximum water levels possible. Small depressions in the pasture that were covered with Bahiagrass, pasture herbs, and oldfield vegetation in 2007 were flooded in 2017 and remained saturated or flooded at various levels throughout 2021. Extensive rainfall in the summer of 2021 has kept these depressions wet. The current jurisdictional map defined in 2021 is shown as **Figure 66** in relation to the 2008 boundaries. The 2021 Surface Water and Wetlands plant community polygon map is provided as **Figure 67**. The acreages for all Wetlands and Surface Waters are provided in **Table 6**.

The jurisdiction line along the Creeks did not change from 2008 to 2021 because the adjacent uplands are steeply sloped and very dry. Therefore, changes in rainfall from year to year do not affect the jurisdictional boundary. The jurisdiction line shown for the **Isolated Seepage/Drainages 1** (**Areas A** and **B**) and **2** (**Wet** and **Dry)** (Figure 4) changed within the area covered by the tree canopy simply because the floods in 2017 flooded previously dry depressions and killed the upland groundcover vegetation. So, the 2021 line shown reflects the 100-year flood boundary and high surface water elevations

that have occurred in these two (2) habitats since 2017. **Area 1** is composed of numerous small depressions situated within various thicknesses of clay soil that historically was not cleared for pasture. The depressions are connected by intermittent stream flow that arises from rainfall and seepage located in the north part **(Area 1-A)** of this system. The 2017 to present floodwaters connected previously isolated depressions that were determined to be upland in 2008. There are Wetlands (**polygons 30 and 31**: Figure 67) with muck soils north of the dry swale shown as **Polygon 6**. These wetland polygons have a water table continuously perched at or above the ground surface. The depressions located below **Polygon 6** are intermittently flooded only during periods of very high rainfall, have various thicknesses of sandy surface soils, and drain rapidly during periods of low rainfall. This Polygon area is defined as **Wetland 32,** but several depressions are best termed as Intermittent Surface Waters because there is no groundcover vegetation and soils may or may not be hydric, and during low rainfall, these depressions can become covered with upland vegetation. The boundary of these areas was defined by the obvious flood boundary that occurred. During the 2017–2021 re-delineation of the areas, the boundaries were not reflagged, but the jurisdiction boundary was established using the existing 2008 shapefiles and modified by ground verification with handheld GPS coordinates in combination with use of 1-ft LiDAR topo contours. This procedure was approved by Alachua County staff who field reviewed the new line and approved the location for County review permit purposes. Since all stream and designated wetland areas will be placed in a **Conservation Easement** as part of a development agreement, the District should have no issue with this approach as the provided buffer is generally 75 ft or greater and their regulated buffer is 25 ft average with a 15-ft minimum. Any discrepancy in the jurisdiction line would be more than accounted for in the average buffer provided.

To provide a basis for ERP permitting in the future, the Wetlands and Surface Waters were grouped into categories to describe the type of Wetland or Surface Water feature present in each designated polygon described on Figure 67. The descriptive Polygons are tabulated within Table 5 and photographs of each polygon are provided in Appendix A. These categories are briefly described, as follows:

1. **Brooke Pointe Creek:** The onsite areas of Brooke Pointe Creek are best described as *Disturbed Mixed Hardwood Riparian Surface Waters*. The Creek and banks are occupied by a host of deciduous hardwood species; however, there is very little wetland acreage associated with the Creek on site and is best referred to as a Surface Water. Most of the historical upper onsite floodplain has been converted to pasture. There are **NO** natural floodplain areas remaining on site. The north and west boundary of the Creek has been significantly altered by single family residents who have converted most the historical floodplains to intensively managed yards and planted with yard grasses.
2. **Turkey Creek:** The onsite areas of Turkey Creek consist of eight (8) mapped polygons that are best described as *Disturbed Mixed Hardwood Riparian Surface*

Waters. There are **NO** true wetland areas associated with the Creek on site. There are wetland habitats off site south of the Creek. The onsite areas have been substantially impacted by cattle and pasture management. Road crossings occur in several areas and residential construction and yard management south of the Creek have affected the type, nature, and function of the Creek in these areas.

3. **Schmidt Creek:** Schmidt Creek, as mapped on Figure 67, consists of a well-defined surface water stream represented by **Polygon 18**. This polygon extends from a west to east road crossing that has been in place since before 1937 south to the confluence with Turkey Creek. From the road crossing north Schmidt Creek is composed of several well-defined creek channels that flow in various directions through a *Disturbed Mixed Hardwood Seepage Wetland*. Muck soils are present throughout and the creeks route surface water from north of US 441 to Turkey Creek and originate in an upland Mixed Hardwood Seepage Slope that is located around the south and east perimeters of the Wetlands.
4. **Isolated Mixed Hardwood Seepage Wetlands: Polygons 30 and 31** are within a long landscape depression that is oriented northeast to southwest within the western third of the Project Site. Surface Waters originate in the area from upland runoff and groundwater seepage that seeps out of the ground and runs along a muck surface into several small defined stream channels. From **Polygons 30** and **31** water flows south into a partially excavated swale **(Polygon 6)** that was in part created by digging and scouring of Surface Waters during high rain events. Stream flows in this area are diminished by natural seepage into the ground throughout the extent of the polygons. **Polygon 13** is a small narrow surface water drainage that has historically been enhanced that routes water from **Polygon 31 to 30.**
5. **Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters (Polygon 32):** This system has been designated as **Polygon 32** and during extreme flood events this floods into **Polygons 14 and 5**. The area is characterized by a series of isolated and connected shallow landscape expressions significantly affected by cattle. The vegetation in the area is primarily dominated by a dense subcanopy cover of deciduous hardwood species that are generally very small. Groundcover vegetation is sparse throughout all areas of the delineated polygon areas. During normal rain years, most of the area does not have surface water. Water seeps into the ground rapidly, and during periods of low rainfall upland vegetation quickly colonizes the entire ground surface. In periods of extreme rains, the area is differentially flooded as the numerous depressions drain at variable rates. Some hold water for extended periods while others drain rapidly. Only during extreme flood stages that are substantially above the average annual flood event would water flow south to Turkey Creek. There was no evidence in 2019–2021 that flow across the pasture had occurred.
6. **Non-Wetland Intermittent Surface Waters**: This broad descriptive category has been used to describe several small depressions, excavated ditches, small man-made ponds, and eroded swales created from overflow waters during periods of

high rainfall. These generally cannot be delineated pursuant to **Section 62-340.300. Delineation of Wetlands** and do not have characteristics of Wetlands but are delineated pursuant to **Section. 62-340.600(2) (b-d)**. **Surface Waters,** which primarily defines a flood boundary or excavation boundary. Typically, most of these areas are exempt from State mitigation because they are less than 0.50 acres, are isolated, and/or are excavated in uplands The majority of these areas were covered in upland vegetation in 2008 and are only intermittently flooded during periods of very high rain and can remain dry for several years even during periods of normal rainfall.

7. **Non-Wetland Swales:** The name of these features is intended to indicate that these areas are typically non-jurisdictional areas that direct water flow for a short distance and water flows into the ground. They only flow in response to rainfall. These areas were not claimed by the District as jurisdictional features in 2008.They shows signs of erosion and deposition but do not have wetland vegetation and have a normal seasonal groundwater table that lies below the surface except during flood events.
8. **Man-Made Surface Waters:** This category includes all Surface Waters that were excavated in uplands to include the three (3) drainage ditches defined as **Polygons 49, 50,** and **51**, an excavated fishpond **(Polygon 4**), and an excavated agricultural pond **(Polygon 3).** All are minimal quality habitats that have several surface water inflows of pollutants to include cattle wastes, greenhouse discharges, detergents from laundry facilities, and fertilizer inputs. The areas are characterized as Surface Waters and have little to no aquatic or wetland vegetation within the surface water or rooted in the ground. Direct impacts from cattle grazing, cattle walking, and uses of the areas as a drinking water source are apparent.

Surface Water Impacts Proposed in Response to Site Development

A Preliminary Site Development Plan proposed for the Site is provided as **Figure 69** Based on the Preliminary Site Development Plan there are surface water impacts proposed that total **1.551 acres** (**Figure 69**, **Table7**). No impacts occur to wetland habitats with impacts primarily restricted to significantly altered man-made and non-wetland surface water habitats. No Mitigation Assessment is provided at this time; however, the developer has agreed that to partially mitigate for the impacts, all naturally occurring Wetlands on the Site and the entire limits of the jurisdictional areas of Schmidt Creek, Brooke Pointe Creek, and Turkey Creek will be placed into a **Conservation Easement**. The draft Conservation Area is shown on **Figure 70** and totals **36.29** acres, which is 30% of the total Planning Parcel acreage. In addition to the Conservation Areas, there will be creation of substantial onsite Surface Waters maintained as stormwater basins (**Figure 71**). These basins, although not candidate to provide mitigation, provide a significant amount of surface water habitat that does compensate for the loss of the agricultural pond and other small intermittent Surface Waters. Therefore, there certainly will be **NO NET LOSS** of surface water habitat on the Site and that cannot be argued. For example, within the City of Gainesville, several hundred acres of treatment basins

have been created within Paynes Prairie for Wastewater Treatment. The Wetlands are referred to as the ***Sweetwater Branch Wetlands Park***. These areas would have substantially more nutrients, metals, etc., in the water due to the inflow of wastewater from the Sweetwater Branch Sewage Treatment Facility, which in this area, has a very high phosphorus concentration. No one would argue that this *Wetlands Park* did not provide substantial habitat for water birds and wading birds or any animals that require aquatic habitat for forage. These onsite stormwater basins will have a similar function. In addition, the basins provide substantial buffer for the conserved riparian and wetland systems.

Compliance of the Preliminary Development Plan with Environmental Regulation Requirements defined in the Objectives of the Conservation and Open Space Element of the City of Alachua Comprehensive Plan

The City of Alachua regulations protecting *Wetlands* are defined within **Comprehensive Plan Conservation and Open Space Element, Objective 1.10**, defined (in part) as follows:

> **Objective 1.10: *Wetlands***
>
> The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.
>
> *Policy 1.10.a:* The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code and regulations adopted by the DEP and the Suwannee River Water Management District.
>
> *Policy 1.10.b:* The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions. If no other alternative for development exists, the City shall allow only minimal development activity in those areas designated as wetlands within this Comprehensive Plan and that such development activity comply with the following performance standards:

Policy 1.10.a specifically refers to *Wetlands* as those areas that would be identified using the Statewide Delineation Methodology that is defined in **Rule 62-340, FAC. Delineation of the Landward Extent of Wetlands and Surface Waters.** This methodology and its associated definitions are binding on all Municipal and County governments in the State of Florida. The regulations defined in*: **Objective 1.10: Wetlands*** specifically refers to Regulation of "*Wetlands." Wetlands* in **Chapter 62-340** are defined differently and delineated differently than *Surface Waters.* Within this chapter it is specifically stated that "all Wetlands are Surface Waters but not all Surface Waters are Wetlands." Wetlands are a specifically defined subset of surface waters that have different delineation procedures, different permitting exemptions, and very different regulatory treatment throughout the Florida Administrative Code.

The City Comprehensive Plan regulates Surface Waters, in part, through the provisions of **Objective 1.12: Water Resources**, as follows:

> **Objective 1.12: Water Resources**
>
> The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridan aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.

This Objective specifically references connected surface waters such as springs, streams, and rivers, which are all *natural connected water systems*.

and,

Policy 1.12 b further defines the Objective in the context of *flowing Surface Water bodies,* as follows:

> *Policy 1.12.b:* The City shall inventory flowing surface water bodies within the City, utilizing topographic maps, or obtain an established inventory from an appropriate government agency. The inventory utilized should not identify water bodies in isolation; water bodies should be identified relative to their watersheds and basins.

Nowhere within **Objective 1.10: Wetlands** or **Objective 1.12: Water Resources** are regulations described for prohibition of development in or around man-made or non-natural surface waters or isolated natural surface waters. There are NO prohibitions described for development in or around these surface water types. These surface water types are the surface water categories that are proposed for impact on the Schmidt Planning Parcel.

Chapter 62-340 is very specific in its treatment and delineation of Surface Waters versus Wetlands. Wetlands are defined, as follows,

> (19) "Wetlands," as defined in Section 373.019(25), F.S., means those areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs,

cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.

Within the Florida Administrative Code , *Surface Waters* are defined, as follows.

Chapter 62-340.600 Surface Waters.

(1) For the purposes of Section 373.421, F.S., surface waters are waters on the surface of the earth, contained in bounds created naturally or artificially, including, the Atlantic Ocean, the Gulf of Mexico, bays, bayous, sounds, estuaries, lagoons, lakes, ponds, impoundments, rivers, streams, springs, creeks, branches, sloughs, tributaries, and other watercourses. However, state water quality standards apply only to those waters defined in Section 403.031(13), F.S.

Delineation of Surface Waters and Wetlands are described within **Section 62-340.600(2) (a-d)**, as follows:

(2) The landward extent of a surface water in the State for the purposes of implementing Section 373.414, F.S., shall be the more landward of the following:
(a) Wetlands as located by Rule 62-340.300, F.A.C., of this chapter;
(b) The mean high water line elevation for tidal water bodies;
(c) The ordinary high water line for non-tidal natural water bodies;
(d) The top of the bank for artificial lakes, borrow pits, canals, ditches and other artificial water bodies with side slopes of 1 foot vertical to 4 feet horizontal or steeper, excluding spoil banks when the canals and ditches have resulted from excavation into the ground, or
(e) The seasonal high water line for artificial lakes, borrow pits, canals, ditches, and other artificial water bodies with side slopes flatter than 1 foot vertical to 4 feet horizontal along with any artificial water body created by diking or impoundment above the ground.
(3) Determinations made pursuant to paragraphs (2)(b) and (2)(c), shall be for regulatory purposes and are not intended to be a delineation of the boundaries of lands for the purposes of title.

Rulemaking Authority 373.421 FS. Law Implemented 373.421, 373.4211, 403.031(13) FS. History–New 7-1-94, Formerly 17-340.600.

Natural Flowing Surface Waters are further defined in the context, of streams (creeks, rivers, etc.), as follows,

Section 373.019 F.S. (20) Stream

(20) "Stream" means any river, creek, slough, or natural watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted. The fact that some part of the bed or channel has been dredged or improved does not prevent the watercourse from being a stream.

The ***Florida Statutes*** **(Section 373.019 FS. Definitions)** defines '*man-made drainage features'* in the context of *'Other Watercourses',* as follows,

> *(14) 'Other Watercourse***'** means any canal, ditch, or other artificial watercourse in which water usually flows in a defined bed or channel. It is not essential that the flowing be uniform or uninterrupted.

Therefore, for State permitting purposes flowing natural surfaces waters such as streams are defined and treated differently than artificial man-made drainages such as excavated ditches and canals.

The Objectives within the City Comp Plan defined above that deal with Wetlands and Surface Water specifically separate Wetland regulations from Surface Water regulations pursuant to guidelines established in **Chapter 62-340** as related to their delination. In addition, regulations in **Objective 1.12** are defined in terms of *Natural Surface Waters* and exclude *Artitfically Created Surface Waters.* City development regulations within *Policcy 1.10b* specifically define and distinguish between allowable and limited development in *Isoslated Wetlands* as opposed to *Connected Wetlands* howver no such definition exists for isolated and man-made Surface Water areas where allowable impacts remain largely undefined and prohitions for development impacts are also not defined.

Based on the context of these regulations, the impacts proposed for the Schmidt Farms Planning Parcel are consistent with any prohibitions defined within **Objectives 1.10 and 1.12**. Since the Surface Water impacts are not specicifally addressed in these regulations, the impacts would be regulated pursuant to the requirements of the Water Manaagement District as defined in the Applicant's Handbook and **Chapter 62-345. Uniform Mitigation Assessment Method, FAC**. Further, when local municipal regulations are less restrictive or do not address specific Wetland or Surface water impacts in Alachua County, then the provisions of ***Article II Countywide Wetlands Protection Code*** defined within ***Chapter 77, Water Quality Standards and Management Practices*** (ULDC)would take precedent. Within this Code, **Section 77.21. Exemptions** defines several exemptions, as follows:

> **Sec. 77.21. - Exemptions**.
>
> (a) The following activities are allowed on regulated surface waters, wetlands, and wetland buffers, subject to municipal regulations, if any, and any specified limitations, restrictions, and conditions:
>
> (11) *Artificial wetlands.* All man-made impoundments, lakes, streams, ponds, artificial or created wetlands, and all stormwater management facilities, provided that alteration in these areas will not adversely impact natural or mitigation surface waters and wetlands. If these facilities were required as a mitigation project they shall not be exempt from this chapter. If any wetlands or surface waters are part of a stormwater management facility approved by a city or the county, the same function must be provided, and any modifications shall be subject to approval by the applicable city or county engineer.

Based on this Code, the largest acreage of impacts proposed on Schmidt Planning Parcel involves created agricultural ponds and excavated drainage ditches, which are low-quality habitats that have received significant historical impacts as a result of intense cattle management. These ponds and ditches currently act as a continual pollution source to downstream areas of Turkey Creek, Brooke Pointe Creek, and Schmidt Creek. The *Conservation Easement* as proposed by the applicant would more than account for mitigation for the loss of these constructed Surface Waters, and by rule, these appear to be exempt from County and City Mitigation. As previously described, the impacts proposed for this site were approved during the 2008 application process by the City and District. The impacts proposed then are the same as those proposed for the current Project. Hence, the proposed impacts must also be considered in context of the following Code,

> **Sec. 77.21. - Exemptions**.
>
> (9) *Previously approved permits.*
> a. *Dredge and fill permits:* Specifically permitted dredge and fill or surface water management activities that were approved by a federal or state agency or a water management district, prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.
> b. *Other permits:* Projects for which the applicant demonstrates that final site plan or development plan approvals have been issued prior to the effective date of this code. Failure to comply with operating conditions of such permits shall nullify this exemption.

and,

> (10) *Altered wetlands.* In instances where the water regime of a wetland has been artificially altered, but the dominant vegetation of the area in question continues to be comprised of listed species, a feasibility of hydrologic restoration shall be made by county staff. Hydrologic restoration that can be accomplished by minor earth work or drainage controls, and would not be contrary to the public health, safety, and welfare, shall be viewed as the preferable alternative to the proposed alteration. This provision for exemption is not intended to apply in the case where a surface water and/or wetland has been filled or altered in violation of any rule, regulation, statute, or this chapter.

Summary

In summary, this ERA report documents the existing conditions found on the Planning Parcel. From this review, it can be stated that the Planning Parcel does not contain any natural native Upland or Wetland habitats that have not been significantly altered by past and ongoing agricultural and cattle management practices. As part of the proposed development, the following statements apply:

1. All Regulated Natural Resources that include Wetlands and natural Surface Waters on the site will be protected in perpetuity by Conservation Easements.
2. Development will **NOT** adversely affect Regulated Resources on the Planning Parcel or on adjacent sites.
3. **NO** known listed species will be adversely affected by development of the Planning Parcel.
4. Future development will be consistent with environmental regulations specified within the City Comprehensive Plan, the Alachua County Unified Land Development Code, and all set-aside required by Code will be established prior to any development activity of the Planning Parcel.

Table 3. Plant species recorded at the Schmidt Farms Planned Development Site, Alachua County.

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE JUC	*Ageratina jucunda* (Greene) Clewell & Wooten	Hammock snakeroot	NL	FAC	NC
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
ASP PLA	*Asplenium platyneuron* (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAL VIA	*Calyptocarpus vialis* Less.	Straggler daisy	FAC	UPL	EW
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR PEN	*Cardamine pensylvanica* Muhl. ex Willd.	Pennsylvania bittercress	FACW+	OBL	NP
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR DEB	*Carex debilis* Michx.	White-edge sedge	FACW	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ANC	*Coleataenia anceps* (Michx.) Soreng	Beaked panicum	FAC-	FAC	NC
COL RIG	*Coleataenia rigidula* (Bosc ex Nees) LeBlond	Redtop panicum	FACW	FACW	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
COR FOE	*Cornus foemina* Mill.	Swamp dogwood	FACW-	FACW	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO COR	*Crocanthemum corymbosum* (Michx.) Britton	Pinebarren frostweed	NL	UPL	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
CYN DAC	*Cynodon dactylon* (L.) Pers.	Bermudagrass	FACU	UPL	EA
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP OVA	*Cyperus ovatus* Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC POR	*Dichanthelium portoricense* (Desvaux ex Hamilton) B.F. Hansen & Wunderlin	Hemlock witchgrass	NL	UPL	NP
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. strigosum	Roughhair witchgrass	FAC	FAC	NC
DIC CAR	*Dichondra caroliniensis* Michx.	Pony-foot	FACW-	FAC	NP
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	NW
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
EDR UNI	*Edrastima uniflora* (L.) Raf	Clustered mille graines	FACW	FACW	NC
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUO AME	*Euonymus americanus* L.	American strawberrybush	FAC-	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
EUP PER	*Eupatorium perfoliatum* L.	Common boneset	FACW	FACW	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HEX TER	*Hexasepalum teres* (Walter) J.H. Kirkbr.	Poor joe	FACU-	UPL	NP
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydrocotyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* (L.) subsp. *solutus* (Fernald & Weigand) Hamet-Ahti	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
JUN VIR	*Juniperus virginiana* L.	Red cedar	FACU-	UPL	NC
KEL VER	*Kellochloa verrucosa* (Muhl.) Lizarazu et al.	Warty panicgrass	FACW	FACW	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN STR	*Lantana strigocamara* R. W. Sanders	Lantana	FACU	UPL	EW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LUD PER	*Ludwigia peruviana* (L.) Hara	Primrose willow	OBL	OBL	NW
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC
MAT/GON	*Matelea floridana* or *Gonolobus suberosus* (sterile)	Florida spiny pod or Angular milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIC UMB	*Micranthemum umbros* (J.F. Gmel.) S.F. Blake	Shade mudflower	OBL	OBL	NC
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NEK ARB	*Nekemias arborea* (L.) J. Wen & Boggan	Peppervine	FAC+	---	NC
NYS BIF	*Nyssa biflora* Walter	Swamp blackgum	OBL	OBL	NC
NYS SYL	*Nyssa sylvatica* Marshall	Blackgum	FAC	UPL	NC
OPL SET	*Oplismenus setarius* (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM REG	*Osmunda regalis* L. var. *spectabilis* (Willd.) A. Gray	Royal fern	OBL	OBL	NC
OSM CIN	*Osmundastrum cinnamomeum* (L.) C. Presl	Cinnamon fern	FACW+	FACW	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
OXA DEB	*Oxalis debilis* Kunth	Pink woodsorrel	NL	UPL	EW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PER HYD	*Persicaria hydropiperoides* (Michx.) Small	Mild water-pepper	OBL	OBL	NP
PER PUN	*Persicaria punctata* (Elliott) Small	Dotted smartweed	FACW+	OBL	NP
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIL MIC	*Pilea microphylla* (L.) Liebm.	Artillery plant	FACU	FACW	NC
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN PAL	*Pinus palustris* Mill.	Longleaf pine	FACU+	UPL	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU CAR	*Prunus caroliniana* (Mill.) Aiton	Carolina laurelcherry	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE AUS	*Quercus austrina* Small	Bastard white oak	NL	UPL	NC
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE LAU	*Quercus laurifolia* Michx.	Swamp laurel oak	FACW	FACW	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
QUE VIR	*Quercus virginiana* Mill.	Live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	---	NP
RUB PEN	*Rubus pensilvanicus* Poir.	Sawtooth blackberry	FACU+	---	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus nigra* L. subsp. *canadensis* (L.) Bolli	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC
SCL TRI	*Scleria triglomerata* Michx.	Tall nutgrass	FACU+	FACW	NC
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SID TEN	*Sideroxylon tenax* L.	Golden buckthorn	NL	UPL	NC
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
STA FLO	*Stachys floridana* Shuttlew. ex Benth.	Florida betony	FAC	UPL	NP
STE SEC	*Stenotaphrum secundatum* (Walter) Kuntze	St.Augustinegrass	FAC	UPL	NW
SYM CAR	*Symphyotrichum carolinianum* (Walter) Wunderlin & B.F. Hansen	Climbing aster	OBL	OBL	NC
SYM DUM	*Symphyotrichum dumosum* (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
SYM ELL	*Symphyotrichum elliottii* (Torr. & A.Gray) G.L. Nesom	Elliott's aster	OBL	OBL	NC
SYM SUB	*Symphyotrichum subulatum* (Michx.) G.L. Nesom	Annual saltmarsh aster	OBL	OBL	NC
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TIL USN	*Tillandsia usneoides* (L.) L.	Spanish moss	NL	UPL	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI SEB	*Triadica sebifera* (L.) Small	Popcorntree	FAC	FAC	EA
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC COR	*Vaccinium corymbosum* L.	Highbush blueberry	FACW	FACW	NC
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VER FOR	*Vernicia fordii* (Hemsl.) Airy-Shaw	Tungoil tree	NL	UPL	EW
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
YUC FIL	*Yucca filamentosa* L.	Adam's needle	NL	UPL	NC
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

[1] USFWS (United States Fish and Wildlife Service) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; NL = not listed in the federal list; NI = non-indicator species

[2] FDEP (Florida Department of Environmental Protection) Classifications: OBL = obligate wetland species; FACW = facultative wetland species; FAC = facultative species (neither wetland nor upland); UPL = upland species; "---" = vine (non-indicator species)

[3] Floristic Classifications (a measure of relative desirability): NC = Native Characteristic species (highly desirable); NP = Native Pioneer species (highly desirable); NW = Native Weedy species (slightly desirable); EW = Exotic Weedy species (undesirable); EA = Exotic Aggressive species (very undesirable)

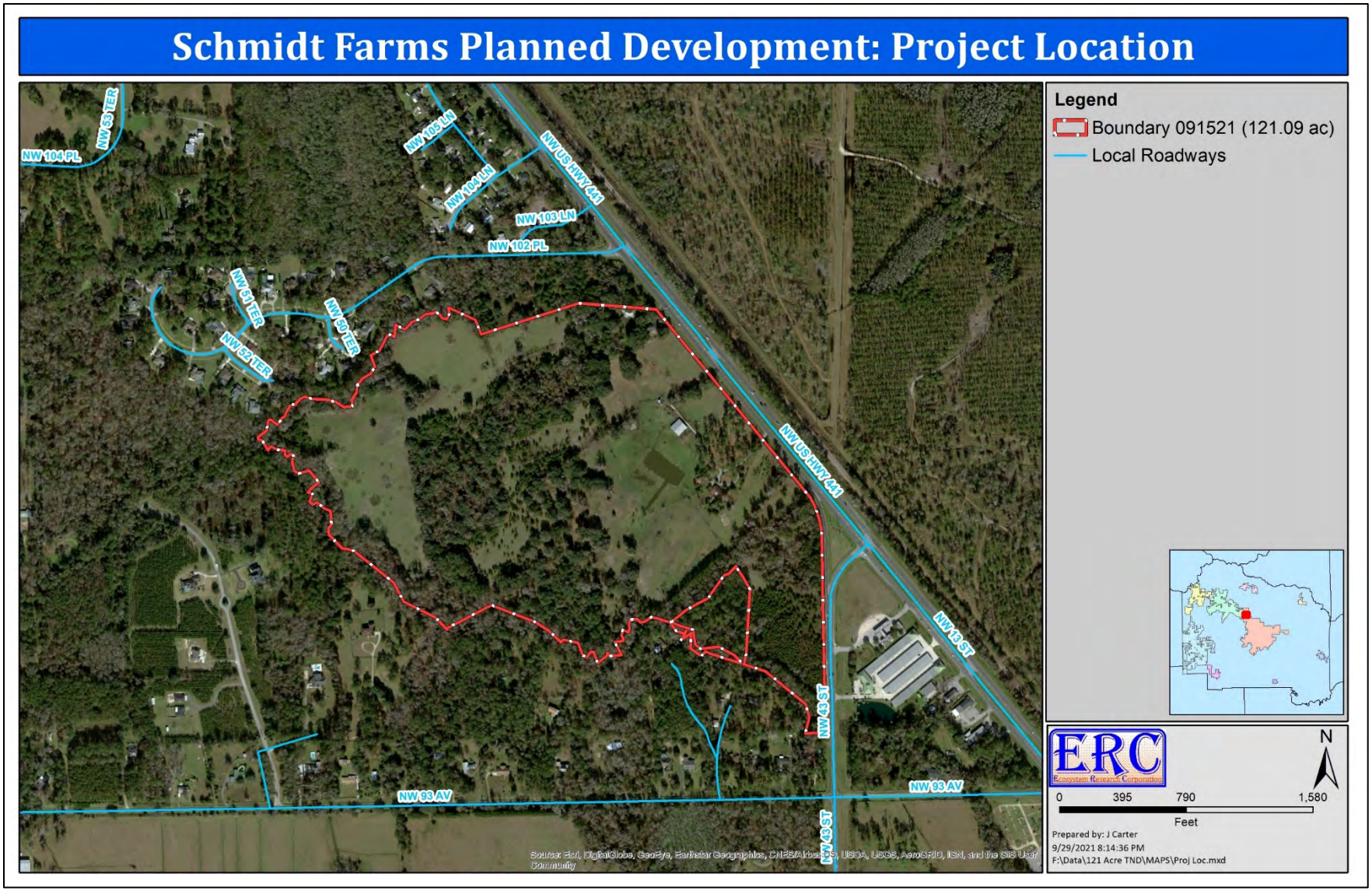


Figure 1. Project location map showing the Planning Parcel in relation to local access roads.

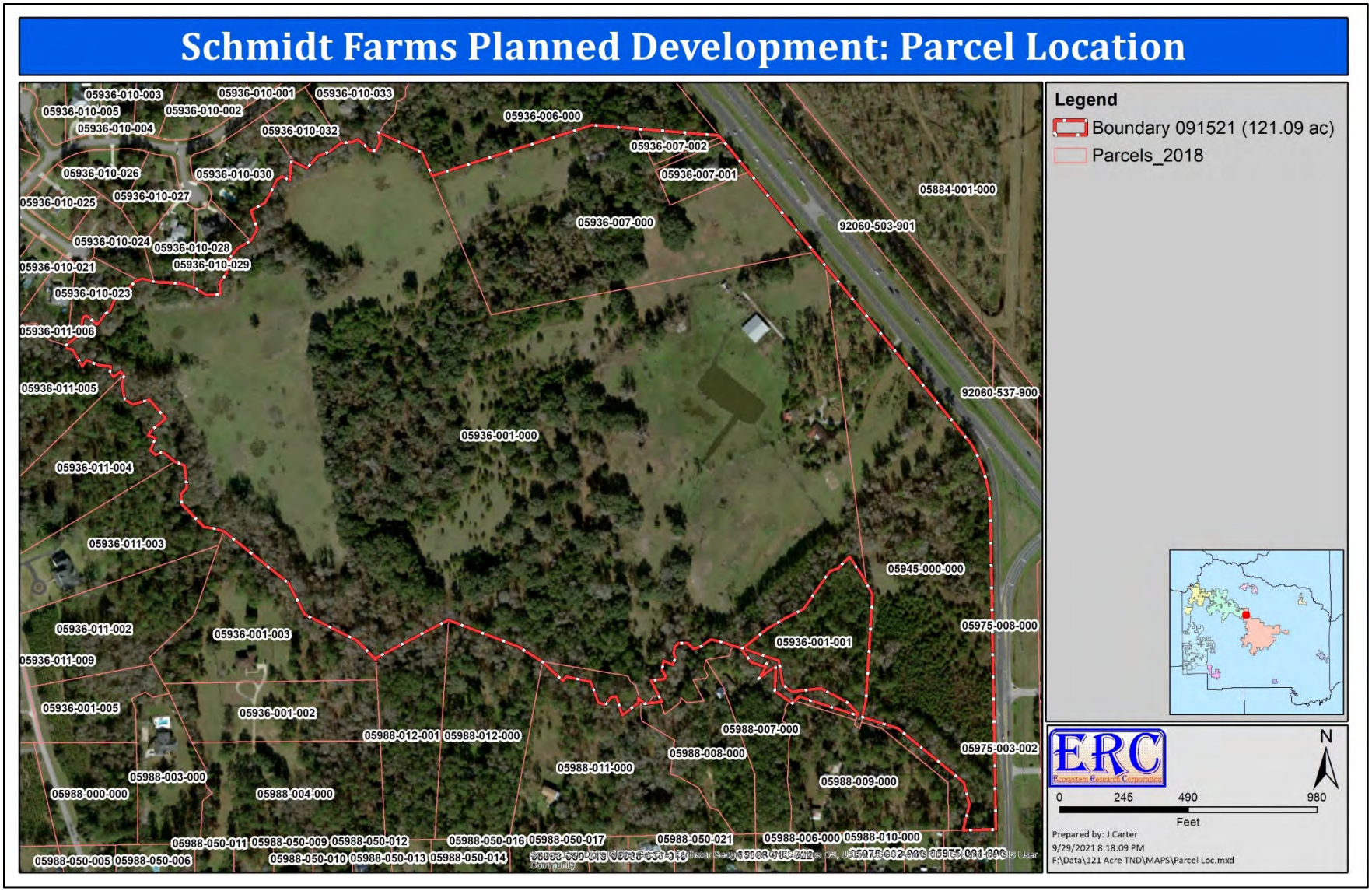


Figure 2. Alachua County tax parcels shown in relation to the Planning Parcel.

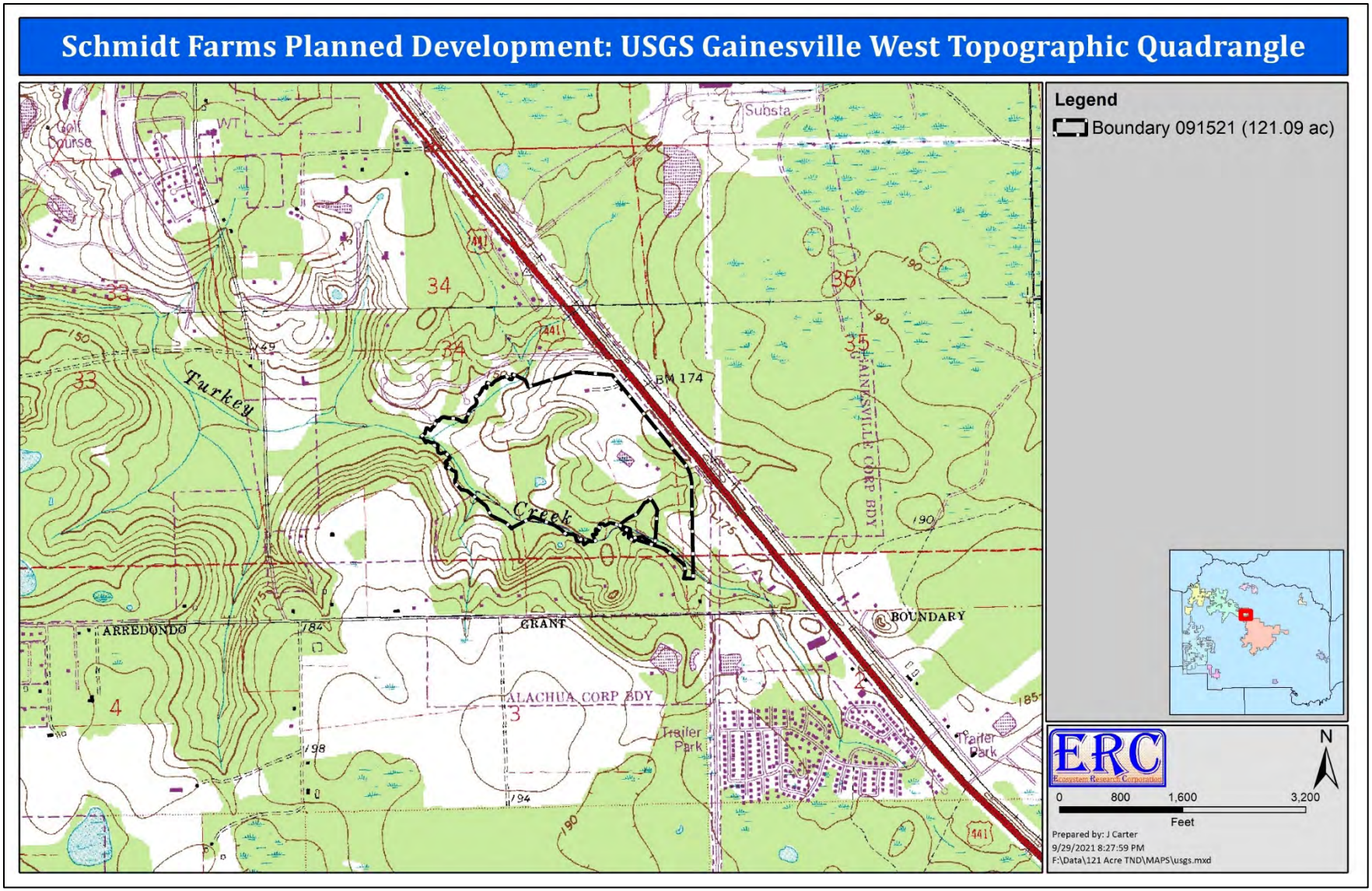


Figure 3. USGS Gainesville West topographic quadrangle showing the Planning Parcel and surrounding areas.

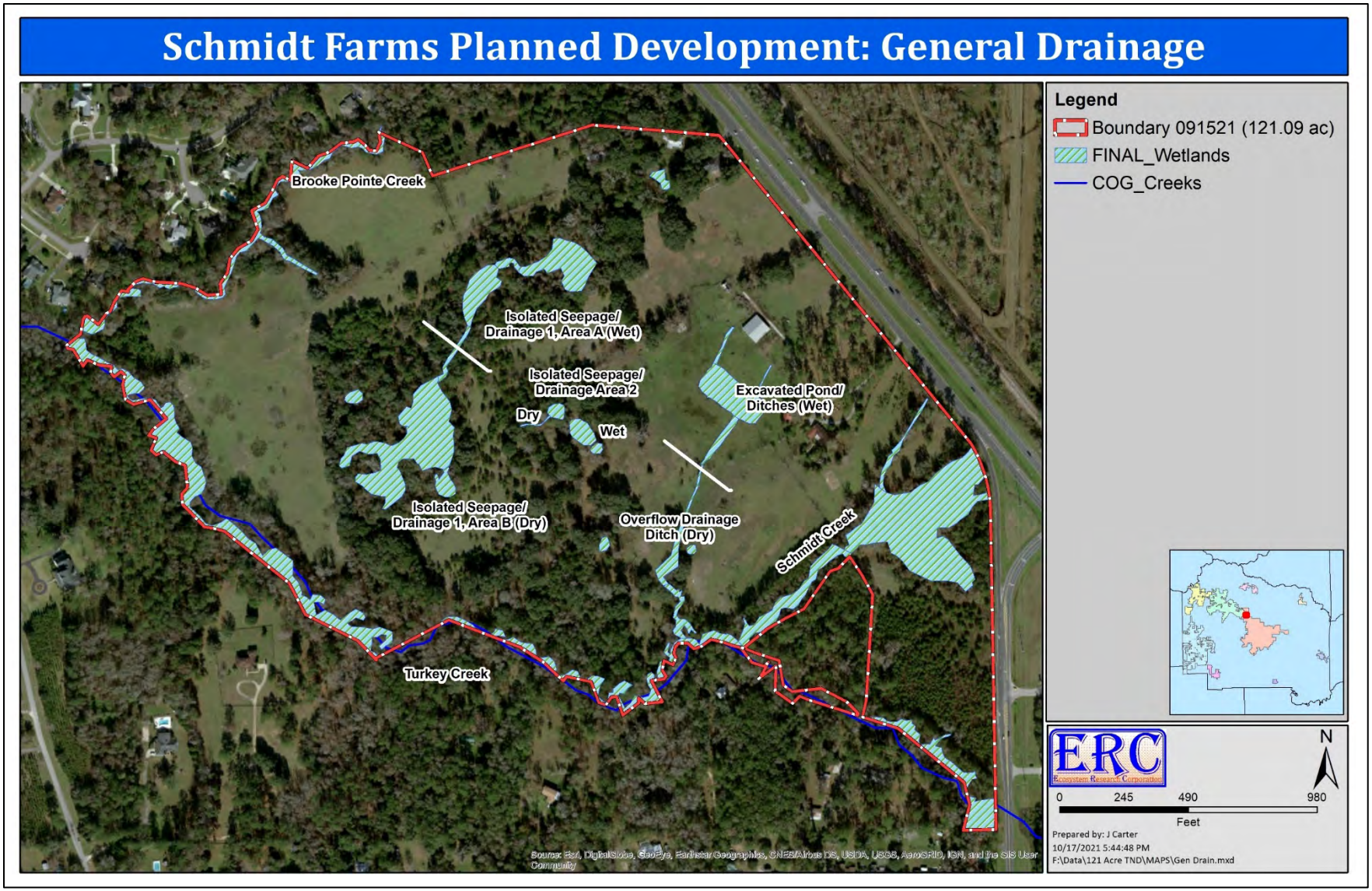


Figure 4. General drainage map of the Planning Parcel.

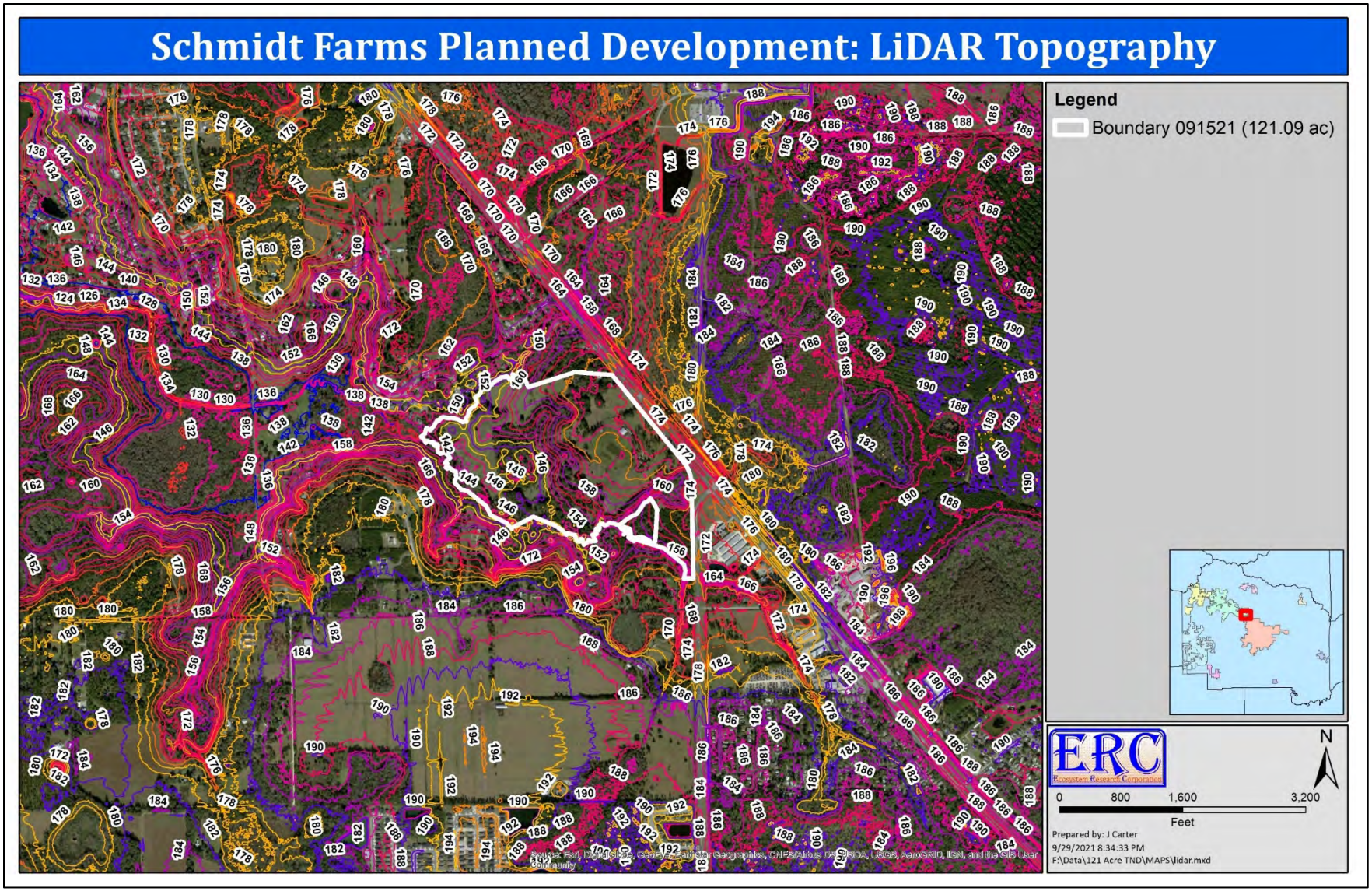


Figure 5. LiDAR topography shown in relation to the Planning Parcel and surrounding area.

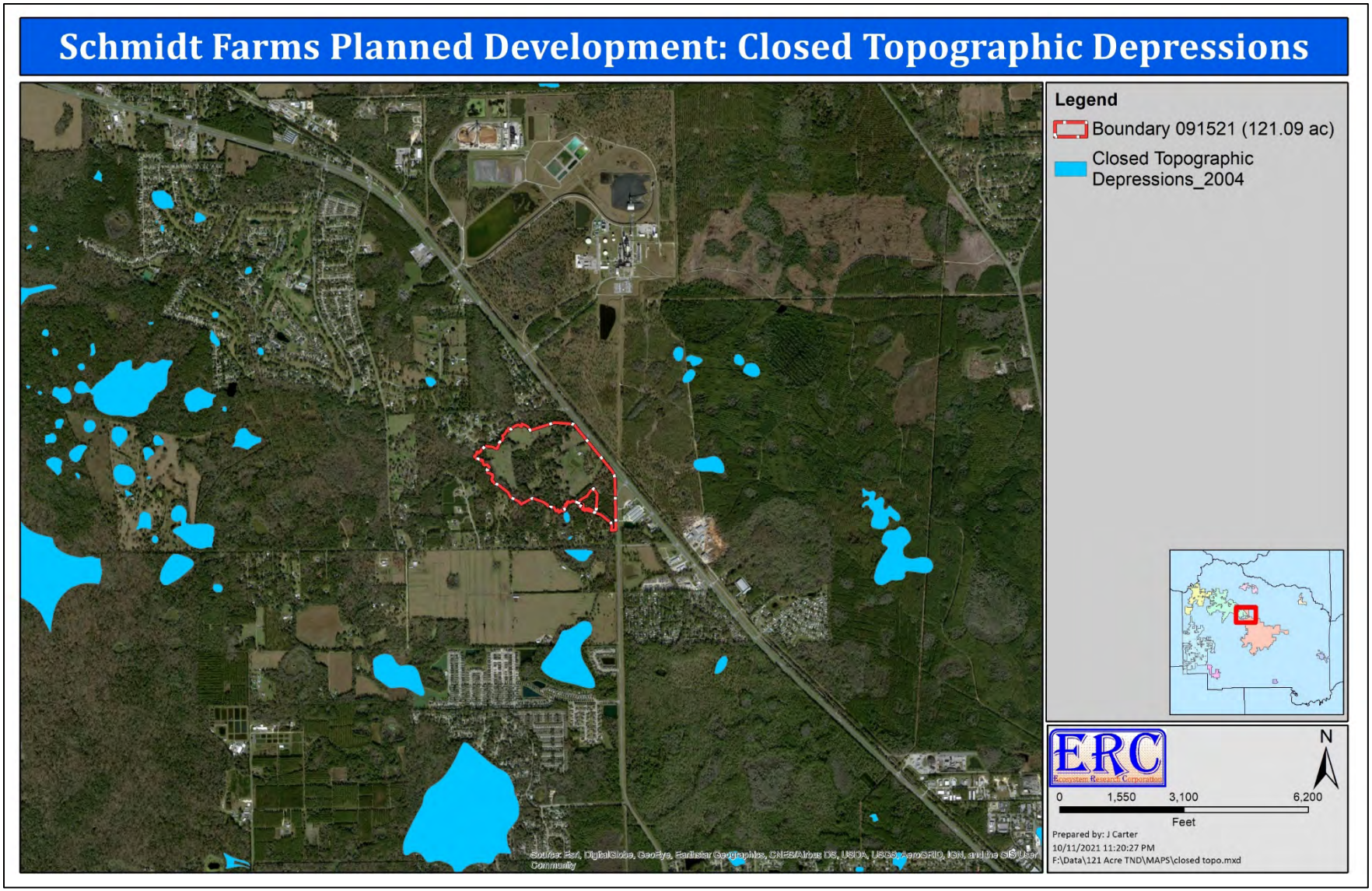


Figure 6. Closed topographic depressions shown in relation to the Planning Parcel and surrounding area.

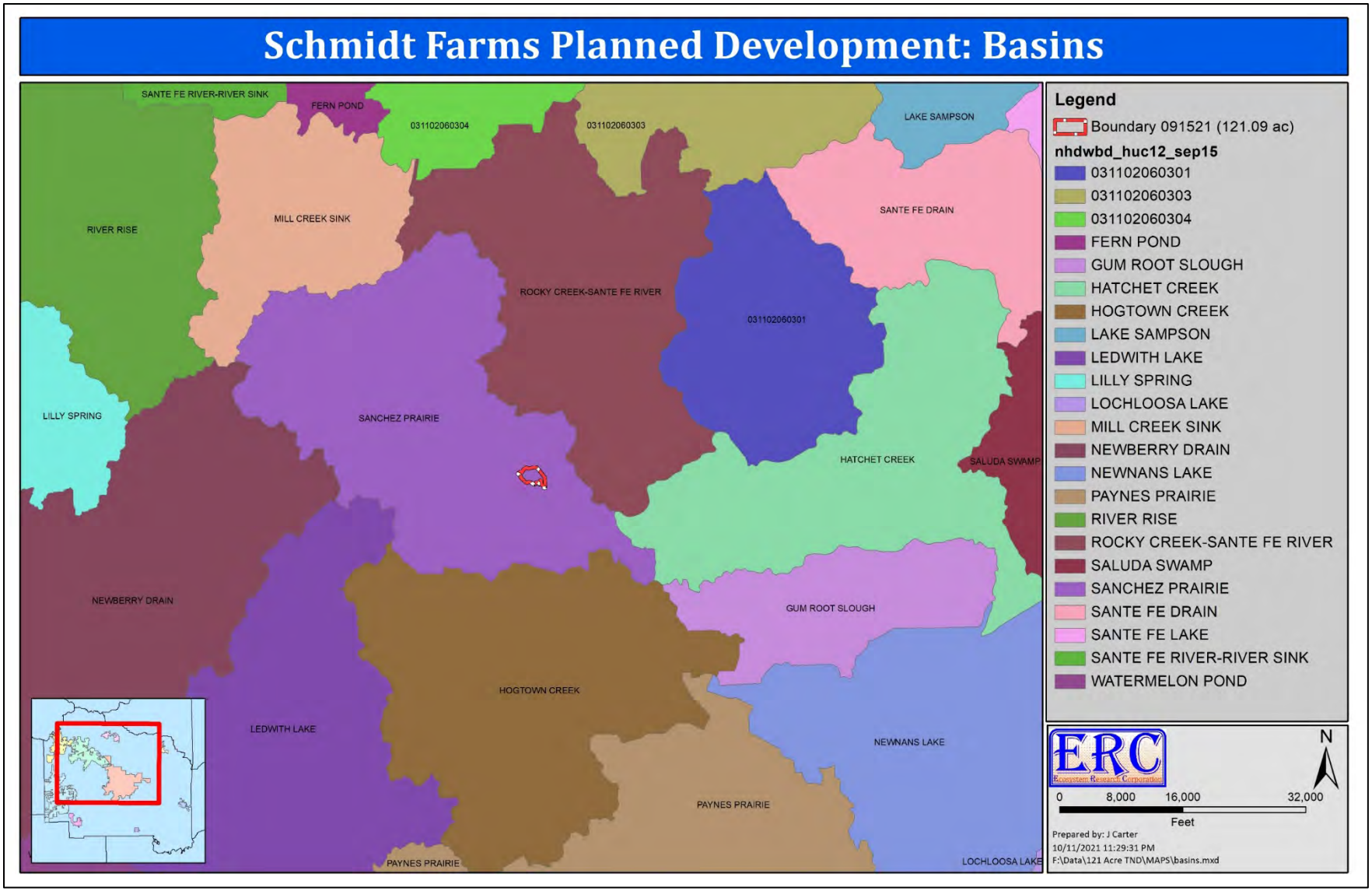


Figure 7. Hydrologic basins shown in relation to the Planning Parcel and surrounding area.

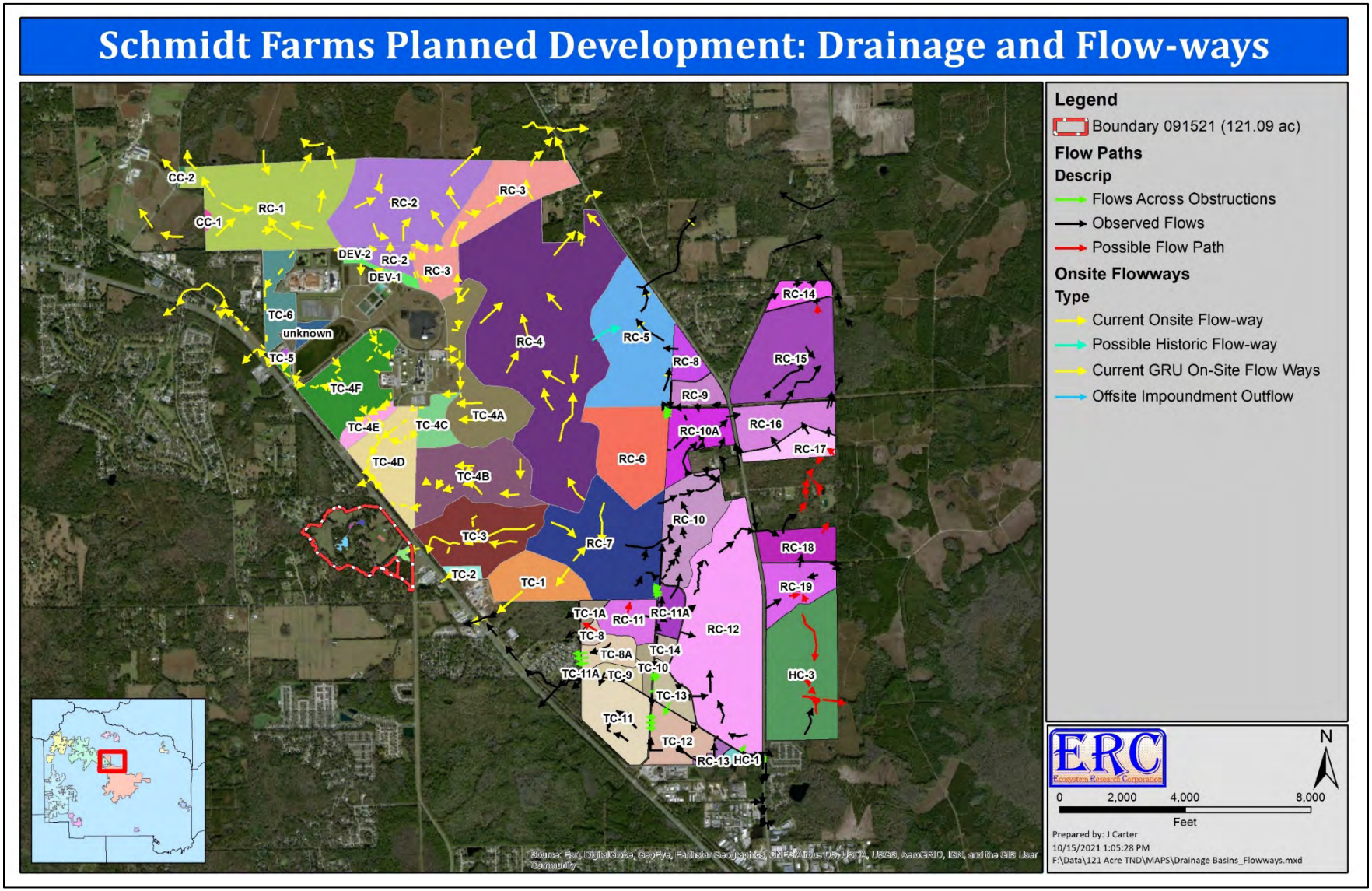


Figure 8. Drainage basins and flow-ways shown in relation to the Planning Parcel and surrounding areas.

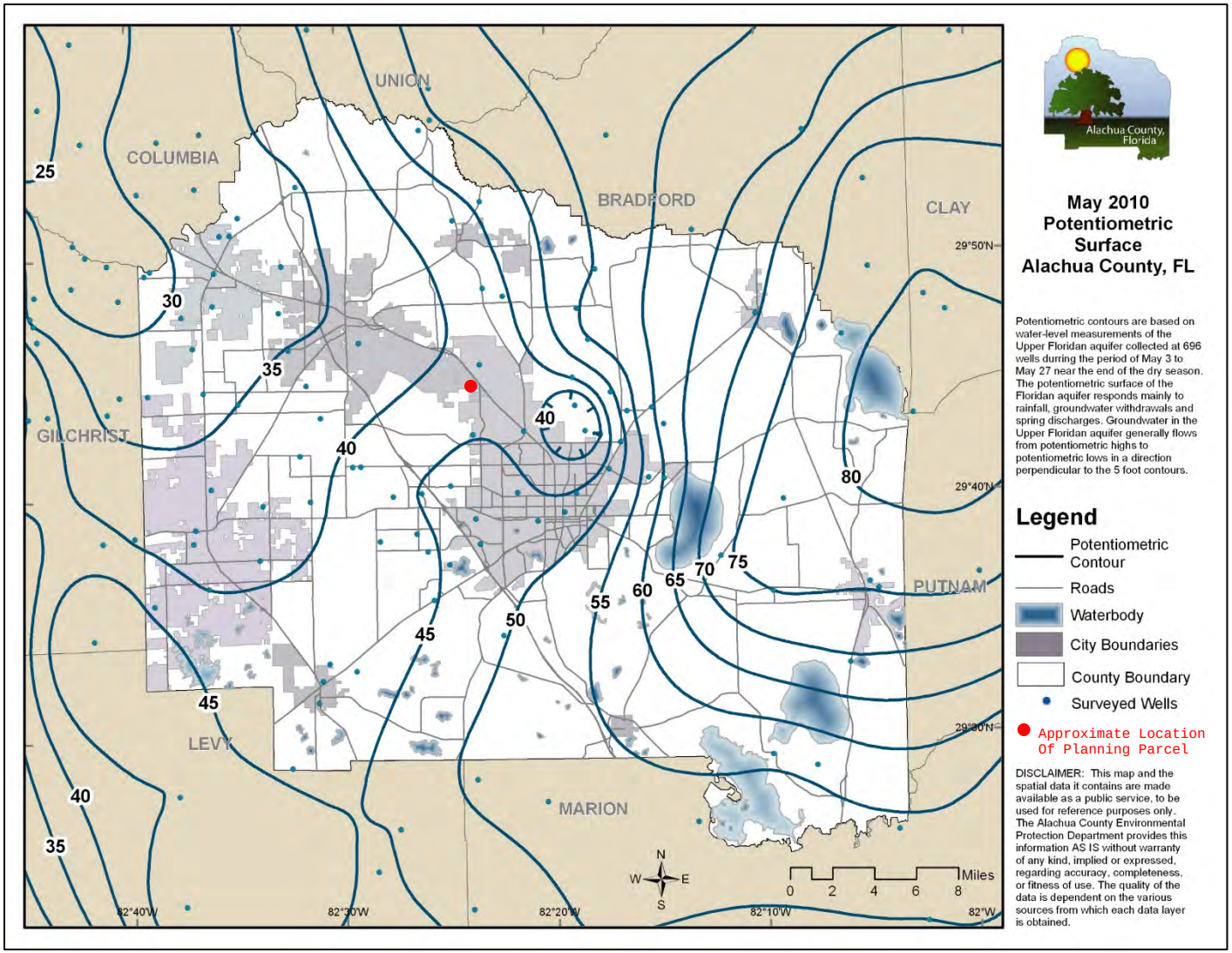


Figure 9. Potentiometric surface of Alachua County, May 2010 (Planning Parcel location added for reference).
Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

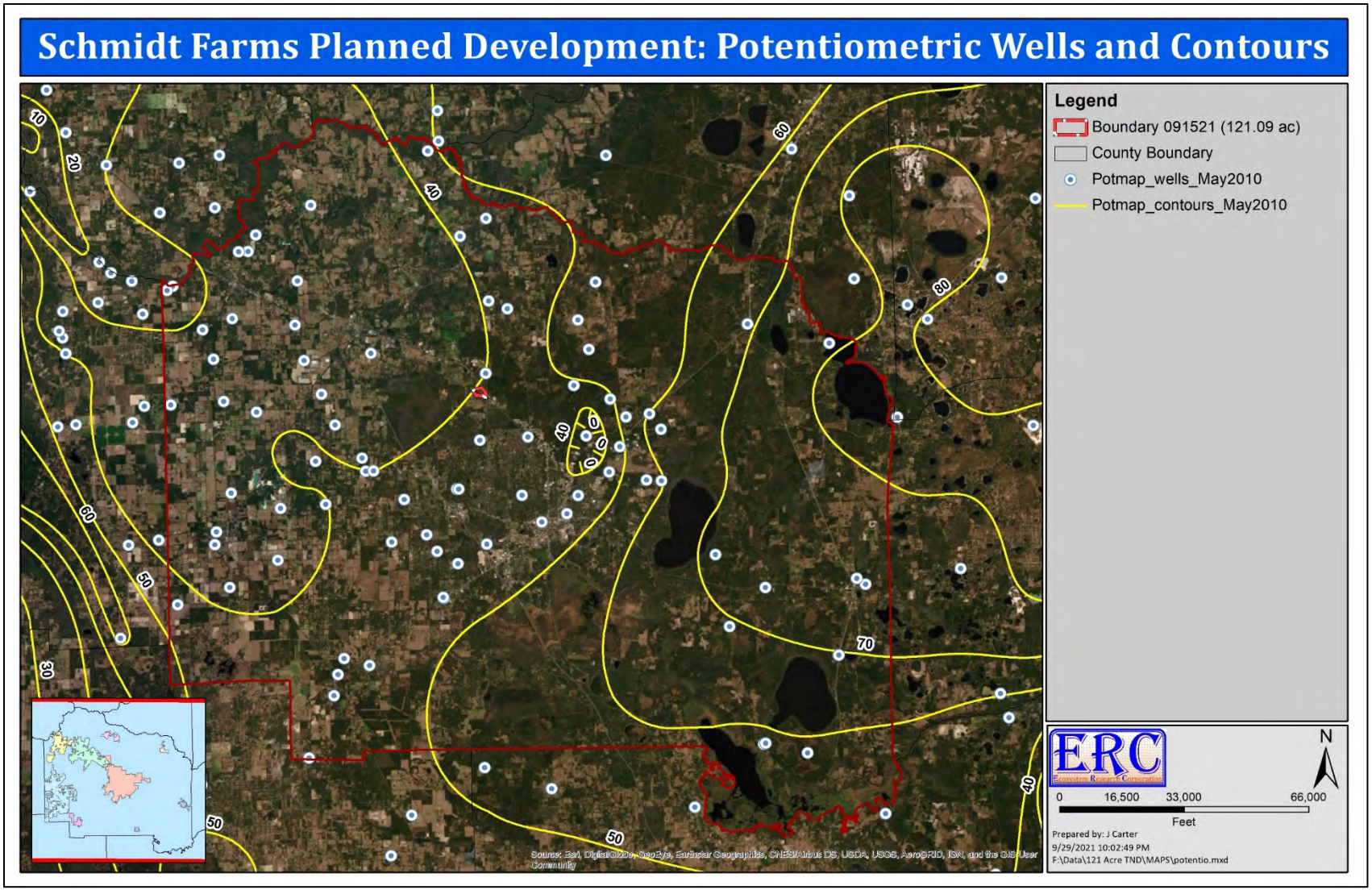


Figure 10. Potentiometric wells and contours as shown on 2017 aerial photograph in relation to the Planning Parcel and surrounding area.

Source: USGS. 2010. Potentiometric Surface of the Upper Floridan Aquifer of Florida, and Parts of Georgia, South Carolina, and Alabama, May–June 2010.).

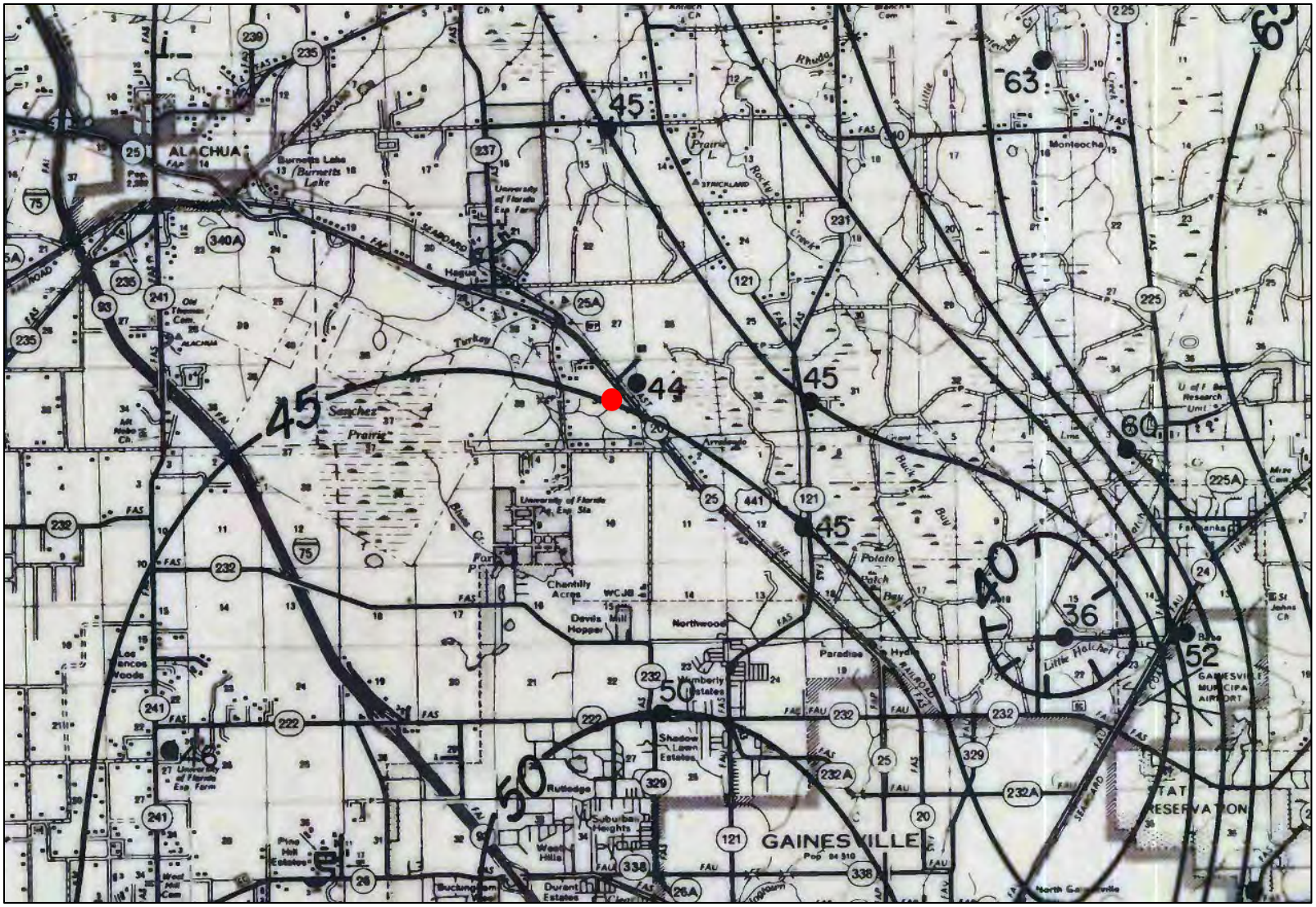


Figure 11. Potentiometric contour map of the surface of the Florida aquifer in 1980 (● approximate location of Project Site).
Source: Extracted view from Navoy, A. S. 1980. Potentiometric Surface Map of the Florida Aquifer in Alachua County, Florida, May 1980. Prepared for Department of the Interior, United States Geological Survey in cooperation with the Gainesville-Alachua County Regional Electric Water and Sewer Utilities Board. Open file report 80-1199.

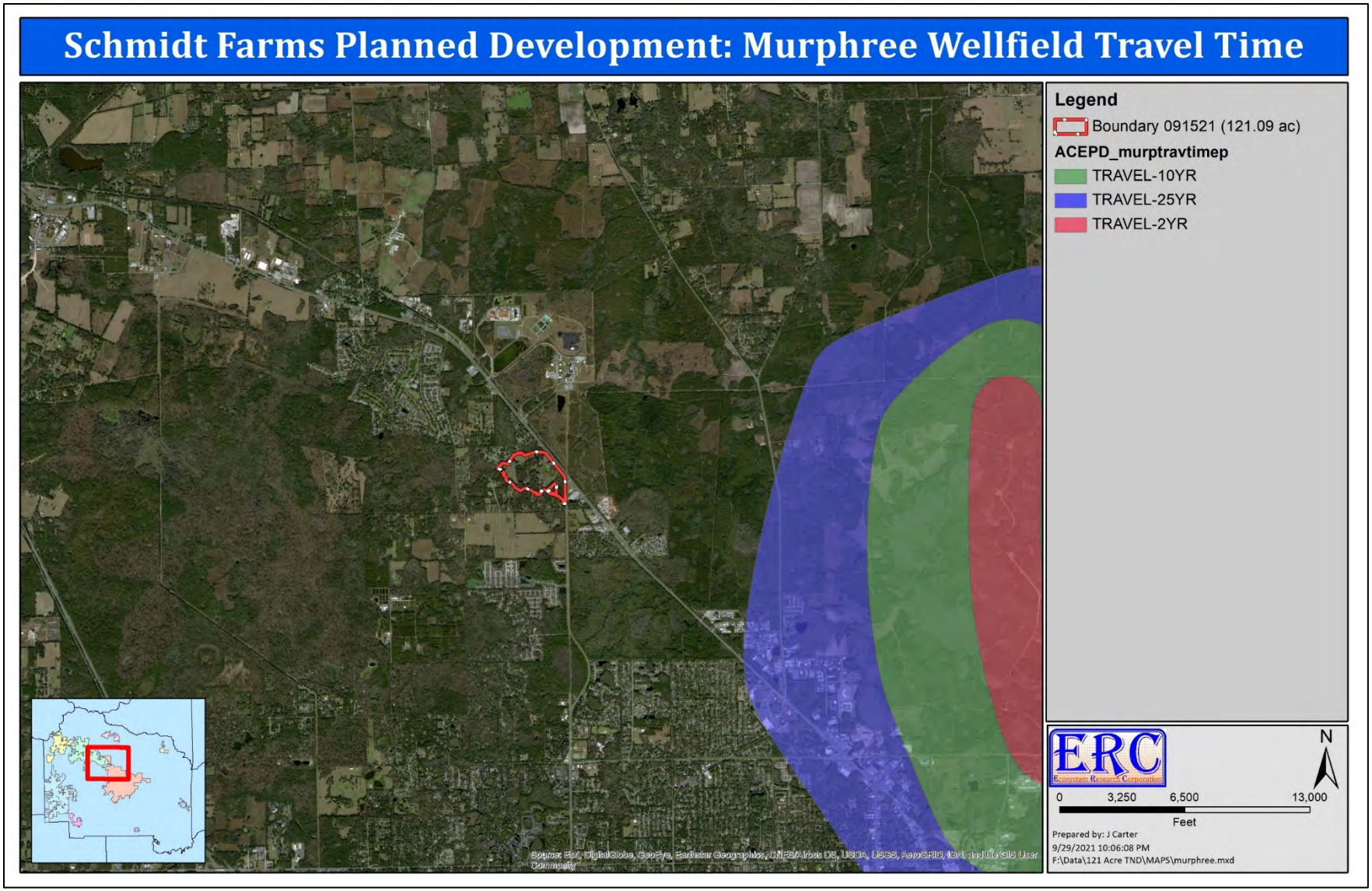


Figure 12. Murphree wellfield travel time within Tertiary Protection Zone shown in relation to the Planning Parcel and surrounding area.

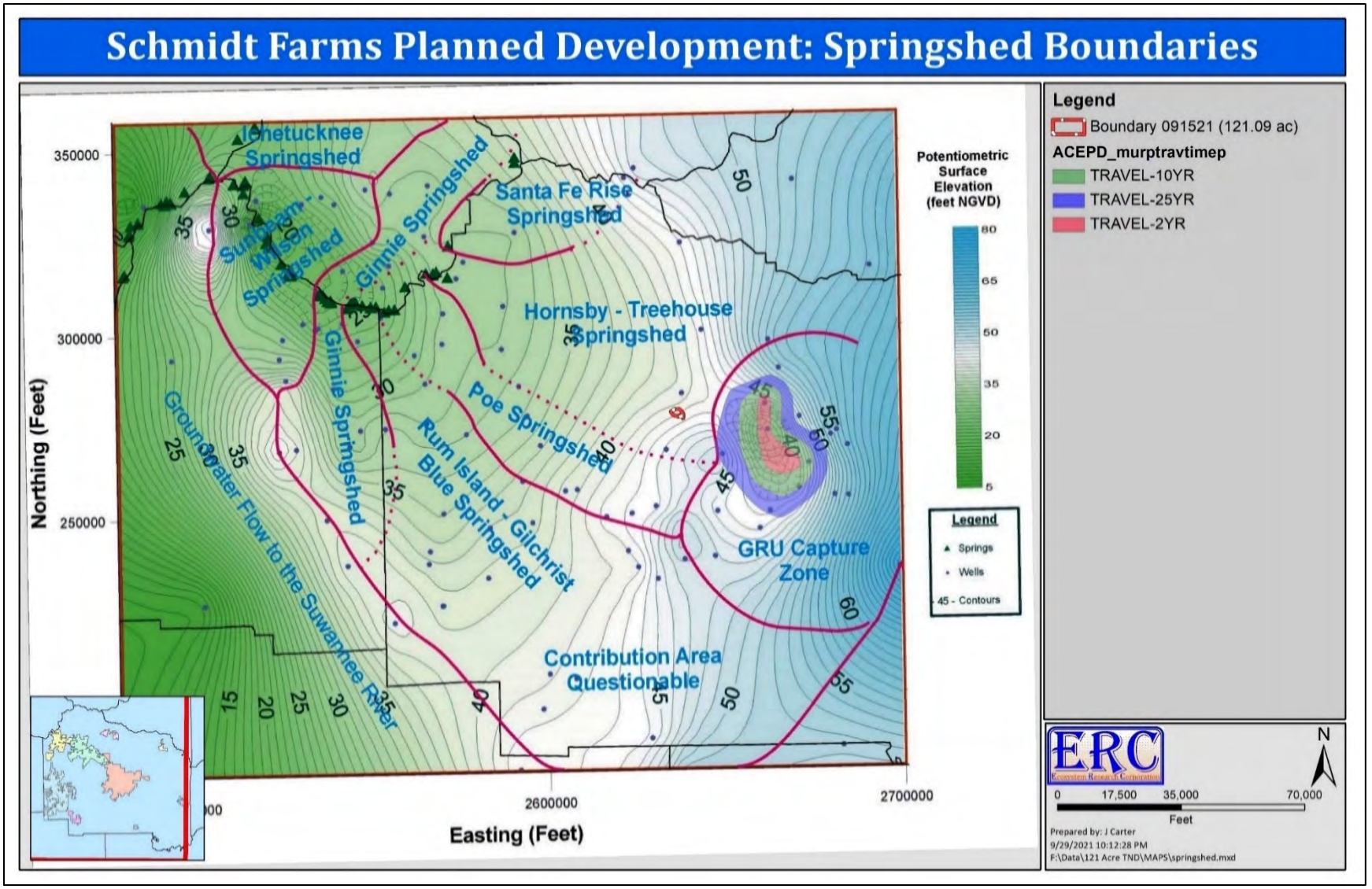


Figure 13. Alachua County springshed potentiometric surface of Floridan aquifer shown in relation to the Planning Parcel and Murphree Wellfield Protection Zones.
Source: SDII 2008, http://aquaticcommons.org/1785/1/Springsheds%2520presentation.pdf.

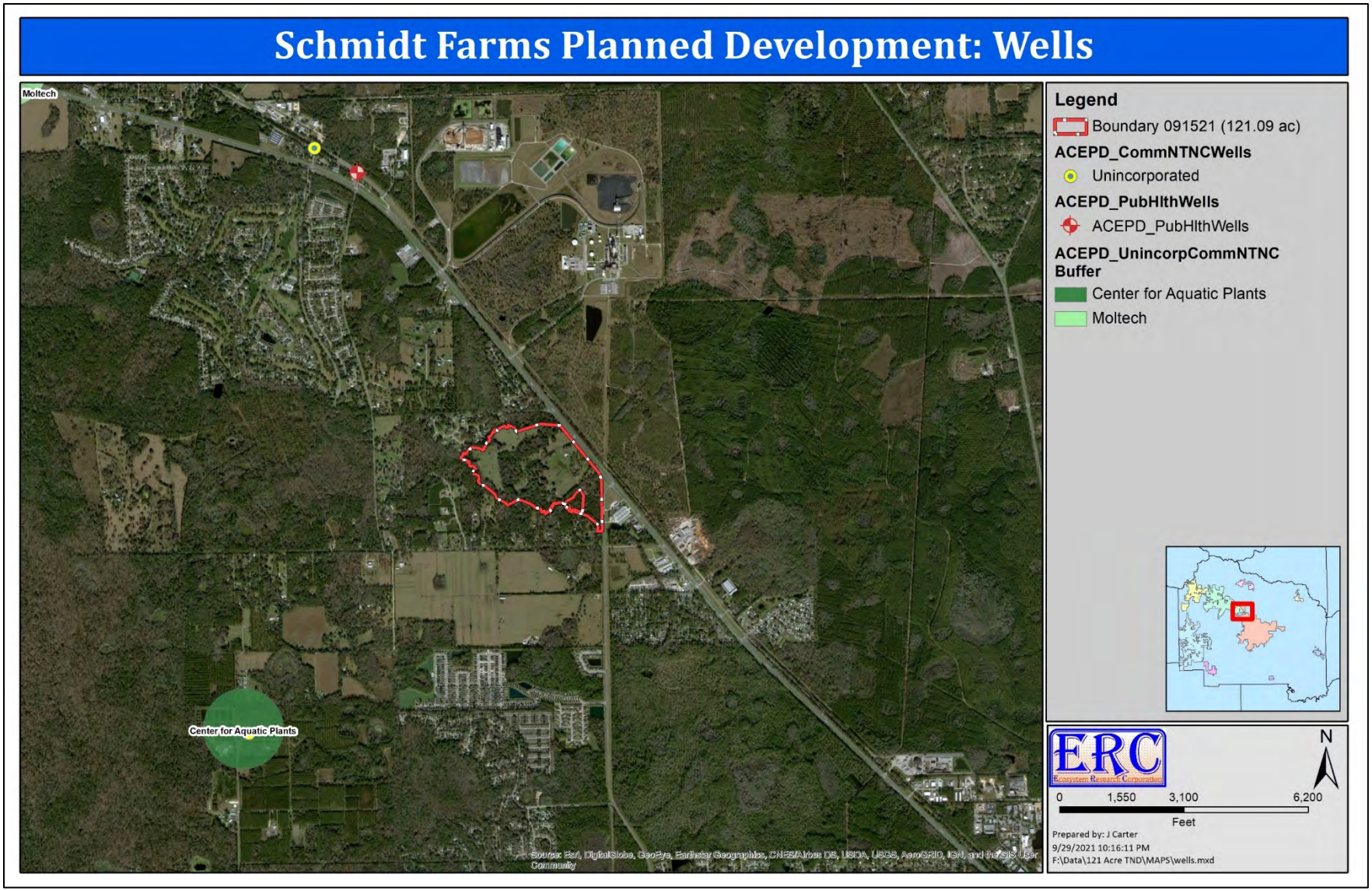


Figure 14. Private and commercial wells and wellfield buffers shown in relation to the Planning Parcel and surrounding area.

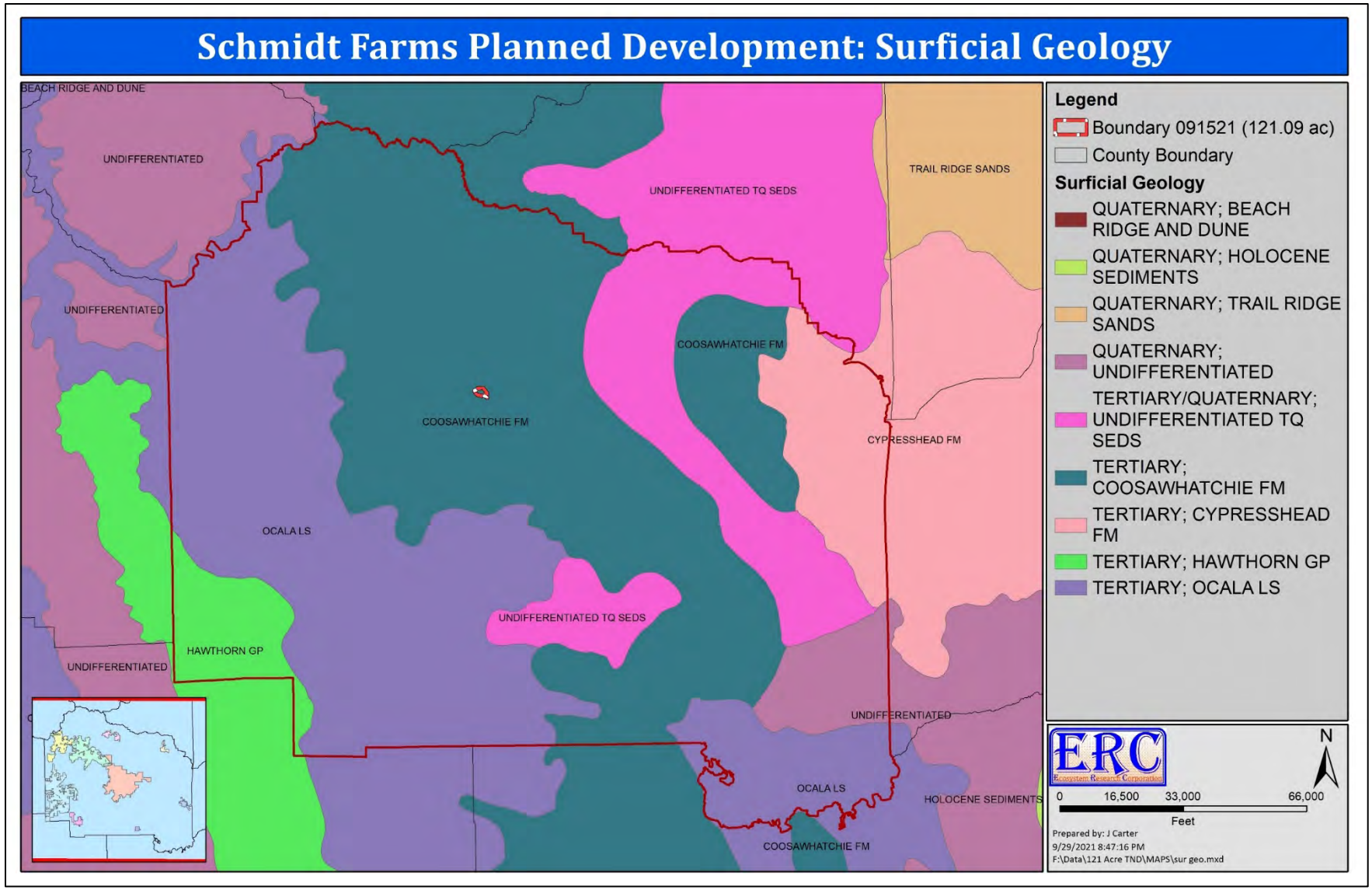


Figure 15. Surficial geology of Alachua County shown in relation to the Planning Parcel and surrounding area.

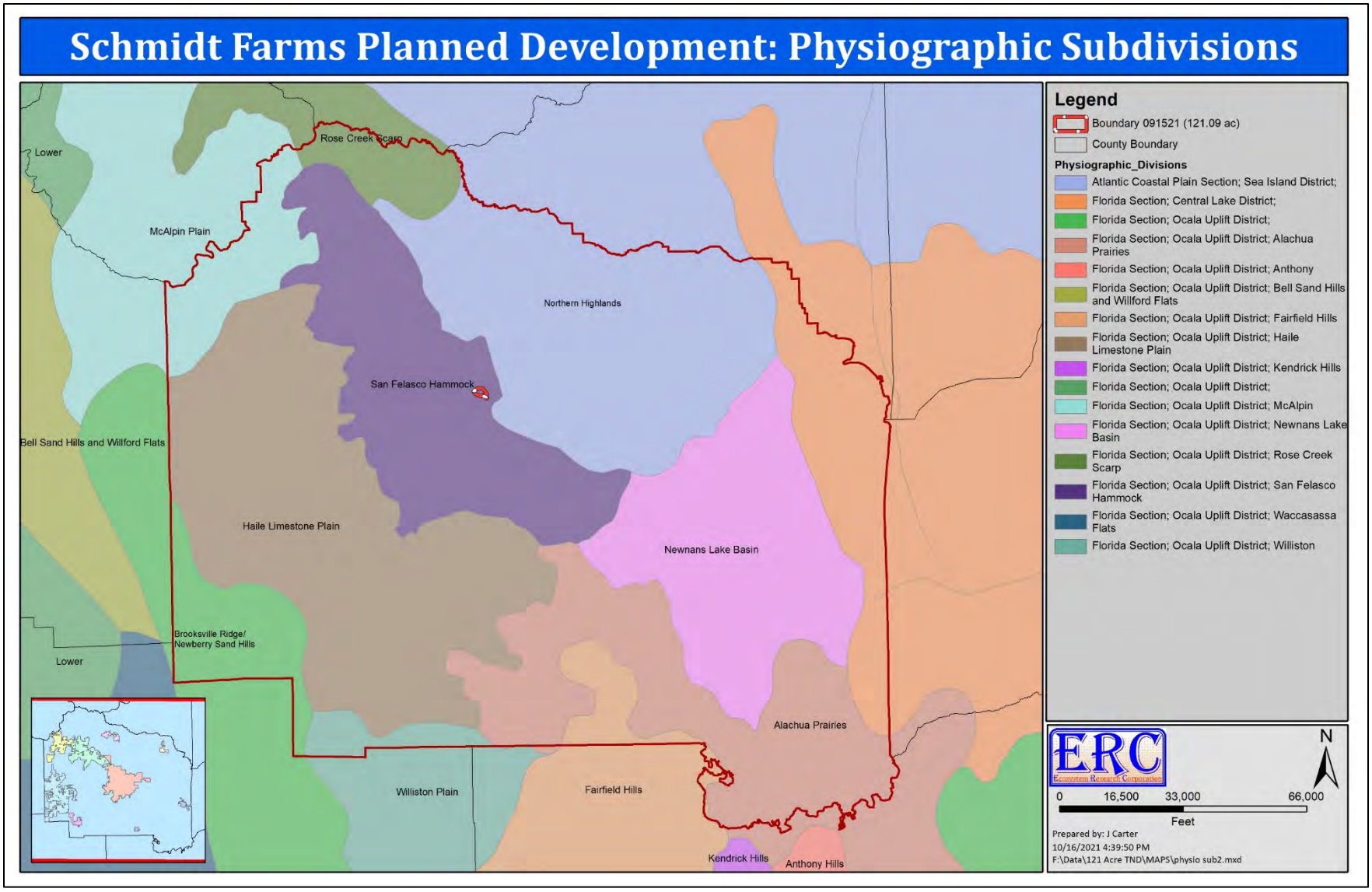


Figure 16. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

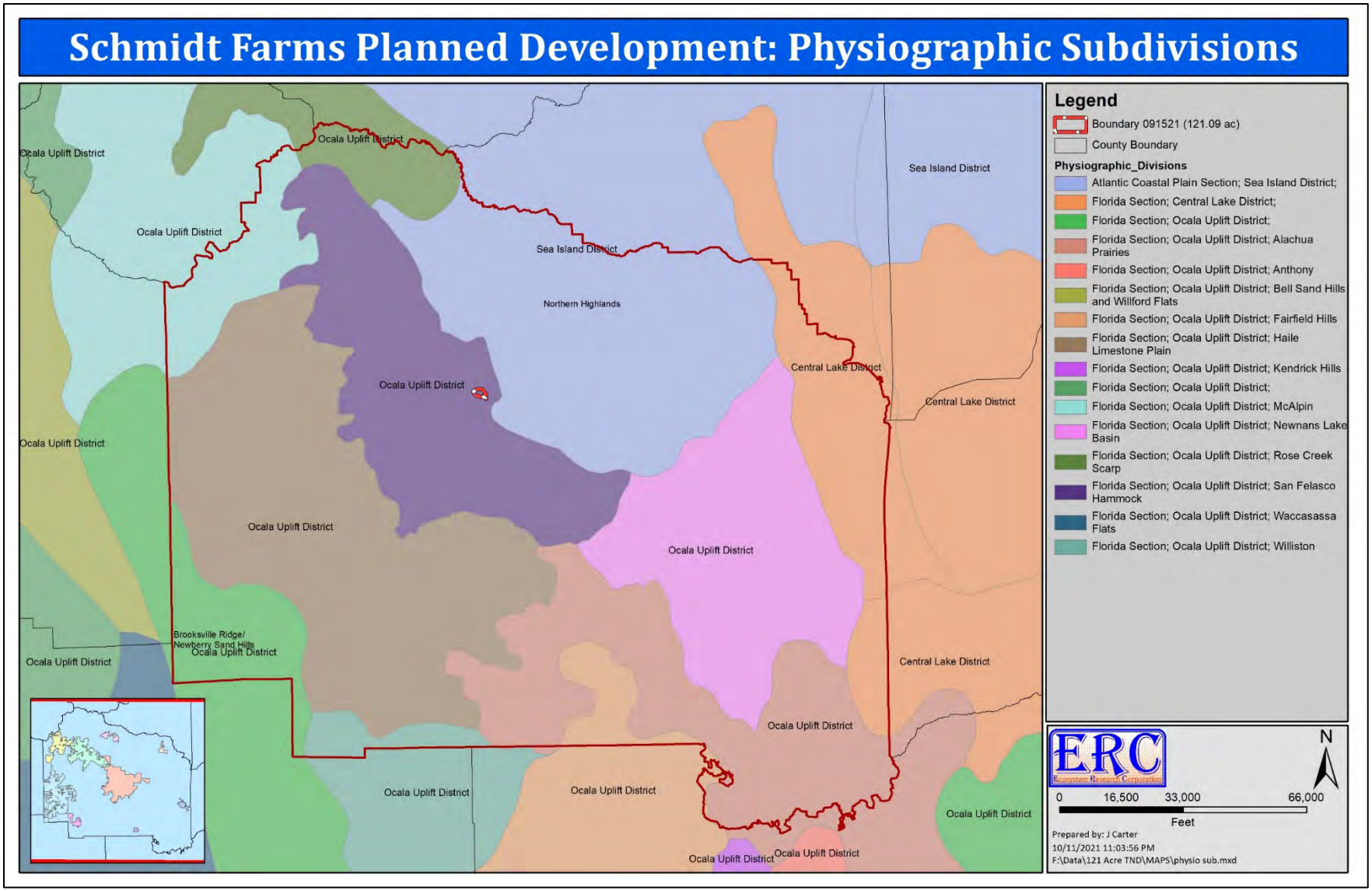


Figure 17. Physiographic subdivisions of Alachua County shown in relation to the Planning Parcel and surrounding area.

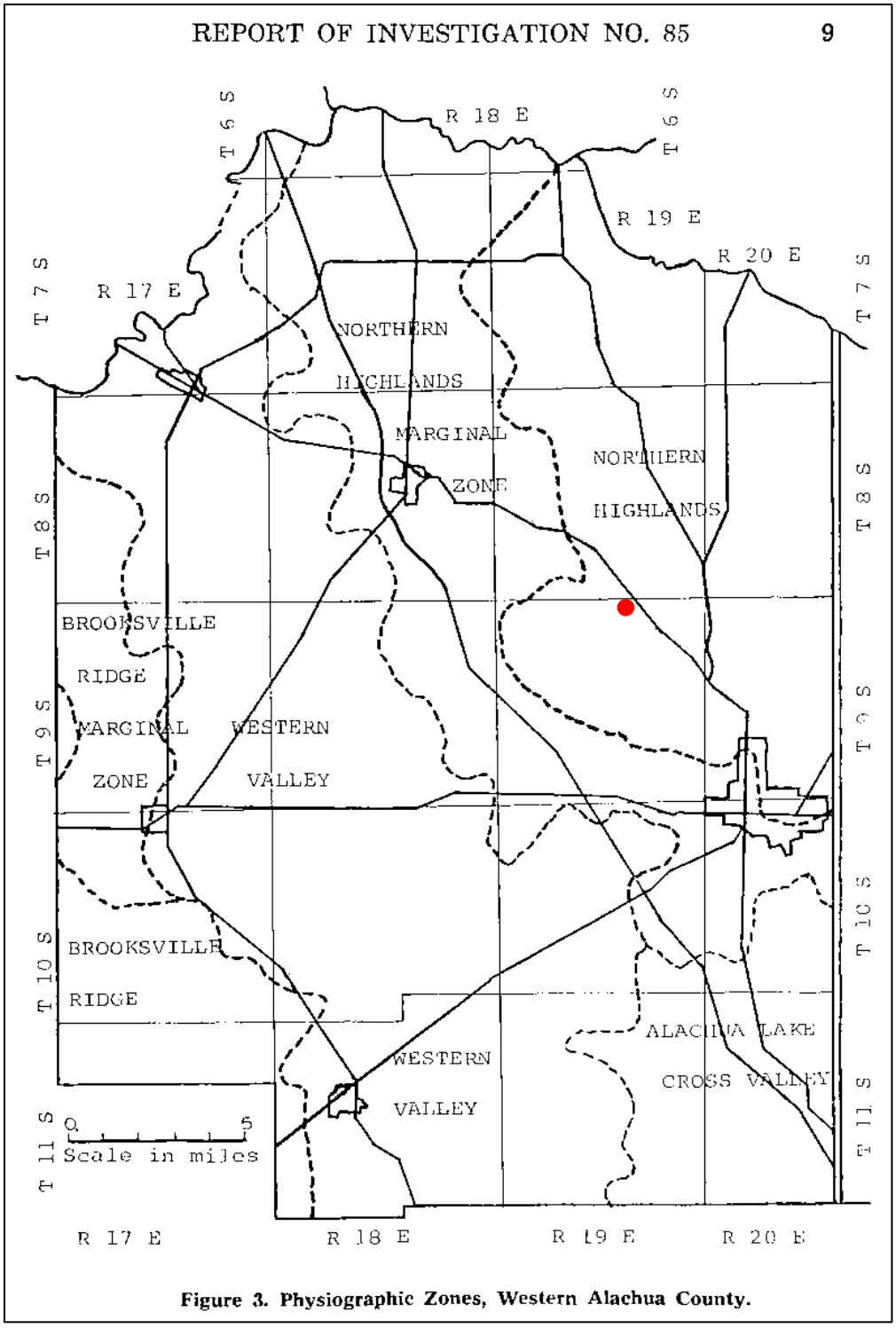


Figure 18. Physiographic zones of Alachua County shown in relation to the Planning Parcel (approximate location shown).
Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

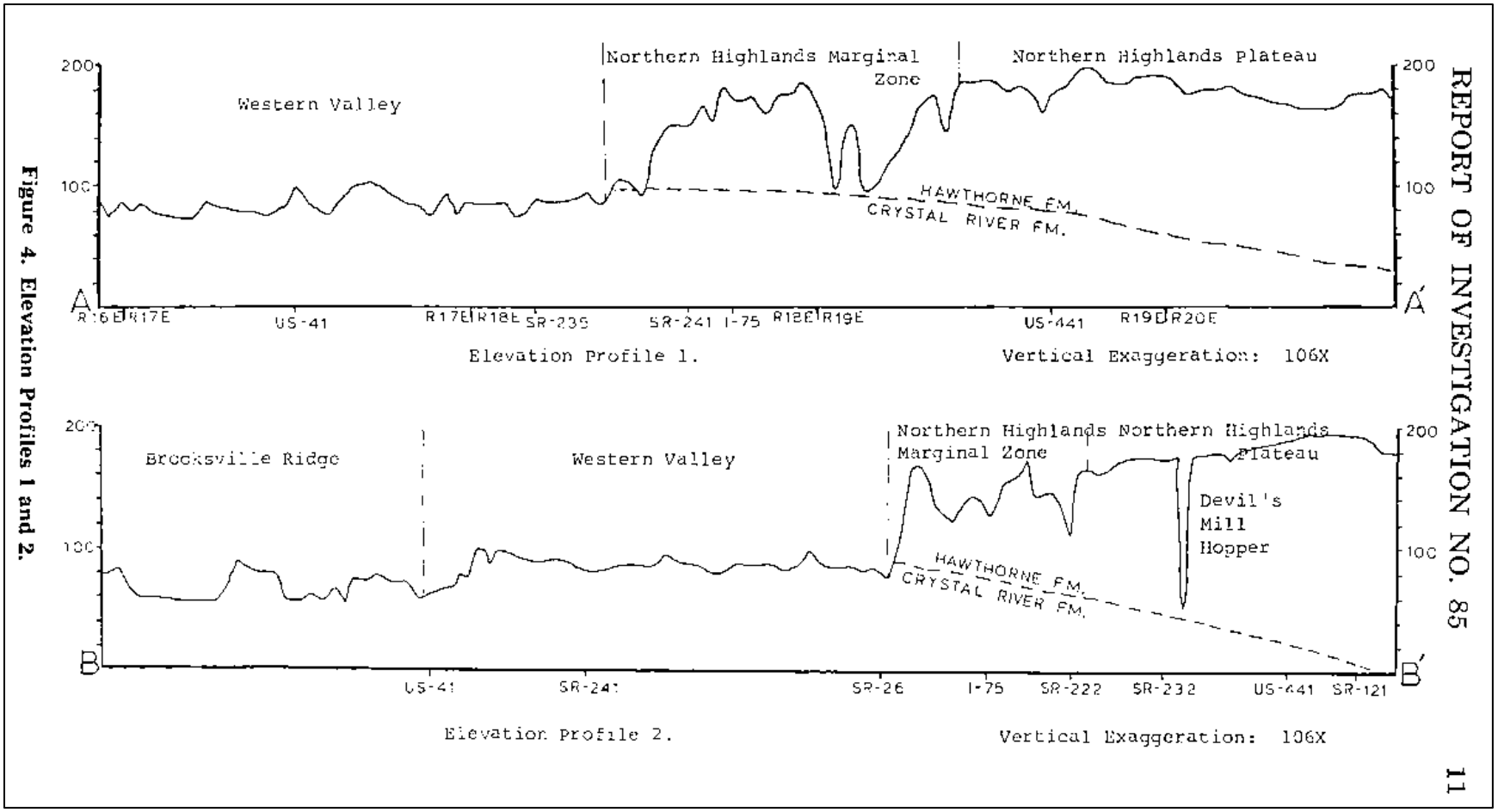


Figure 19. Elevation profiles 1 and 2.

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.).

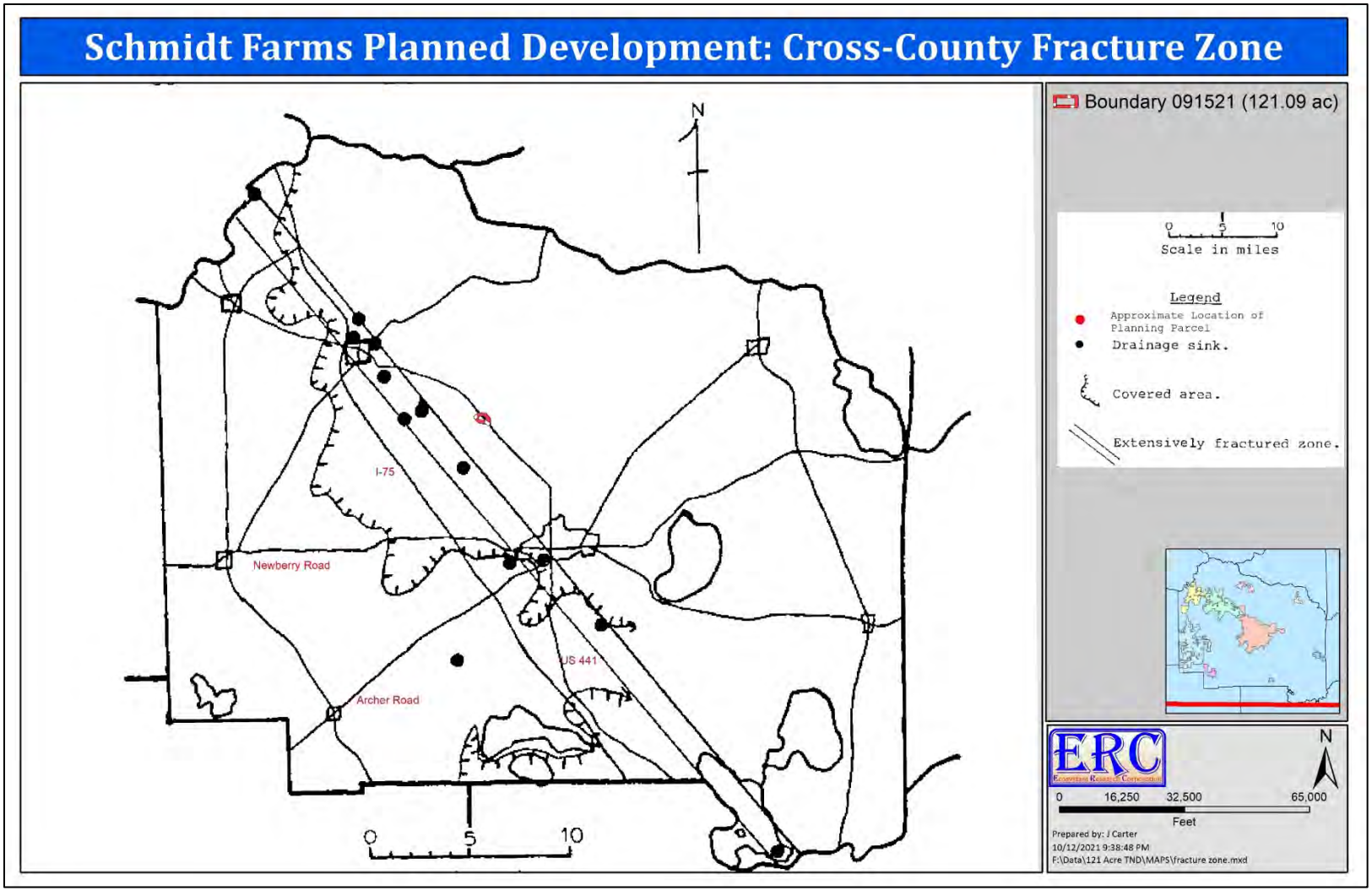


Figure 20. Cross-County fracture zone shown in relation to the Planning Parcel (labeling of roadways added for reference).

Source: Williams, K. E., D. Nicol, and A. F. Randazzo. 1977. The Geology of the Western Part of Alachua County, Florida. Prepared for Bureau of Geology, Division of Resource Management, Florida Department of Natural Resources. Report of Investigations No. 85. Tallahassee, FL.)

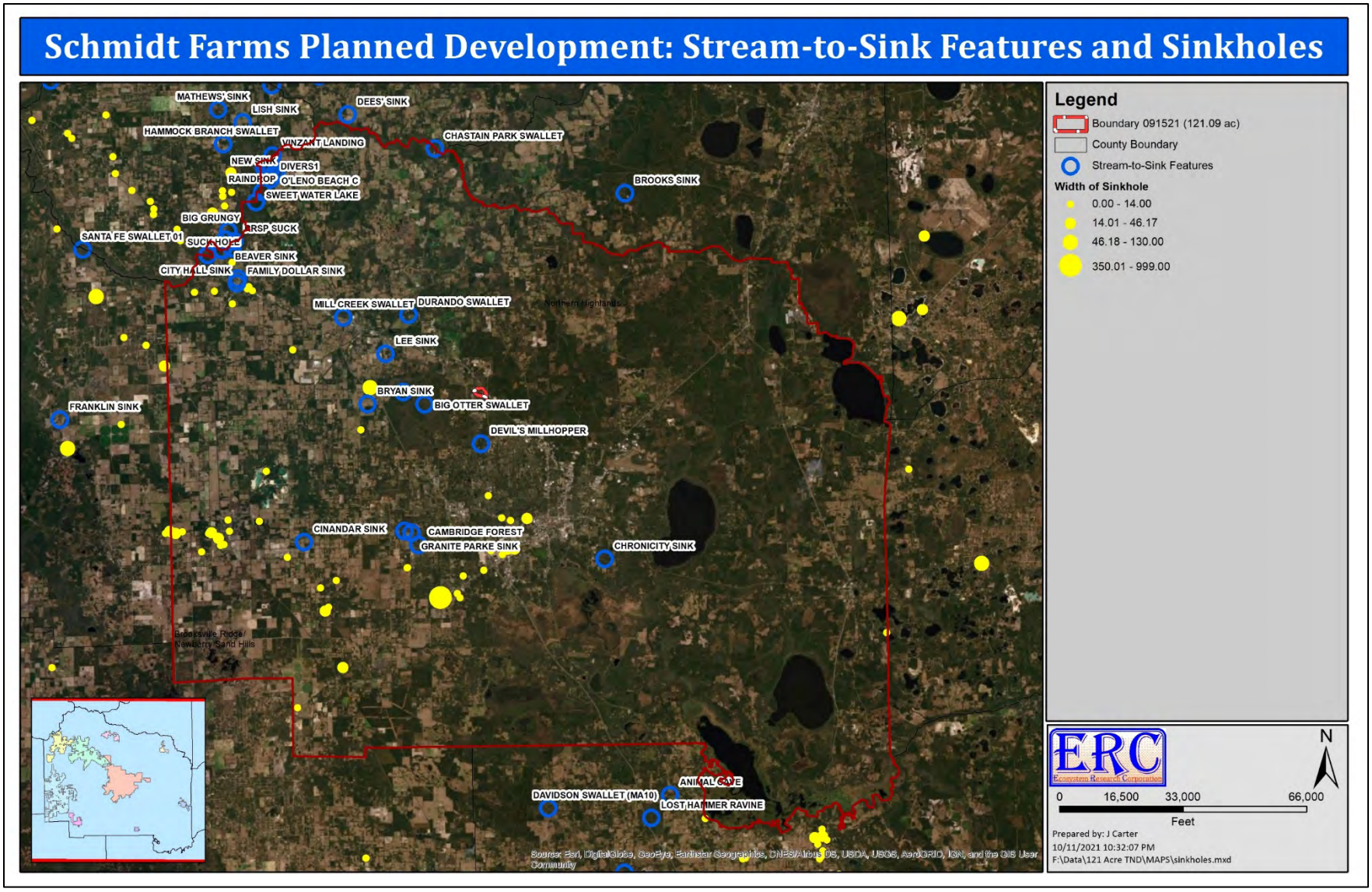


Figure 21. Stream-to-sink and sinkholes shown in relation to the Planning Parcel and surrounding area.

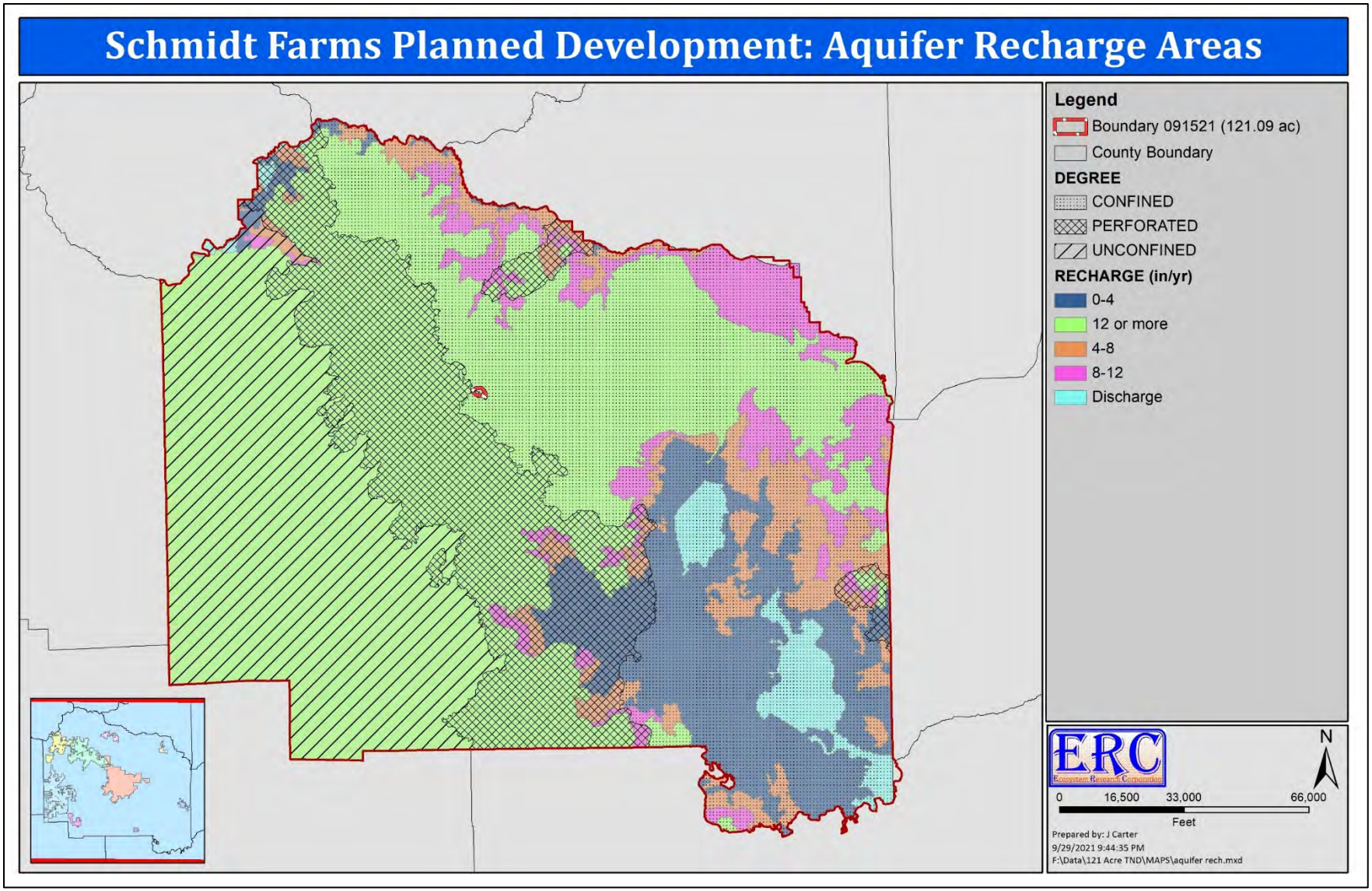


Figure 22. Aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

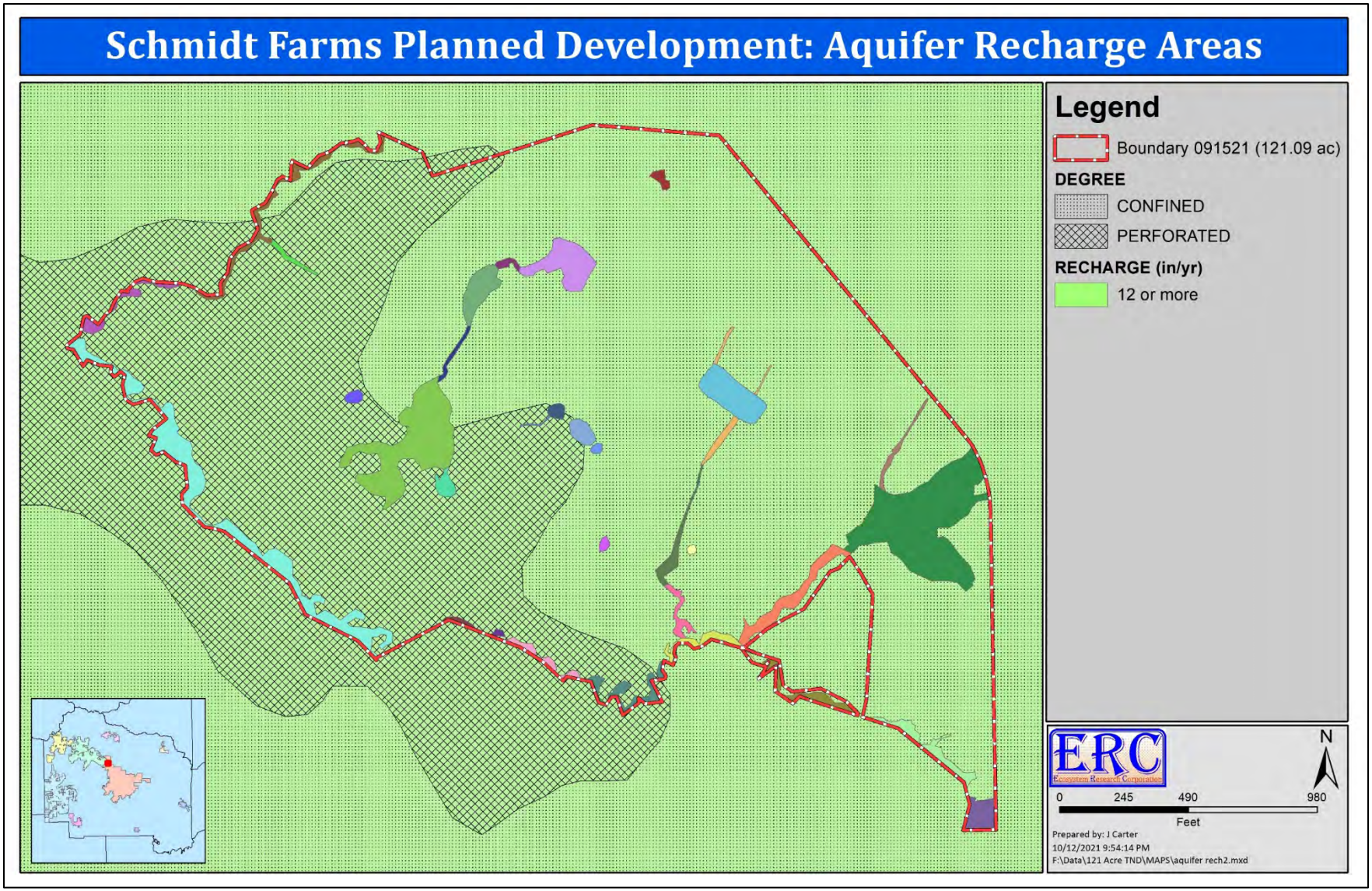


Figure 23. Close-up view of aquifer recharge areas shown in relation to the Planning Parcel and surrounding area.

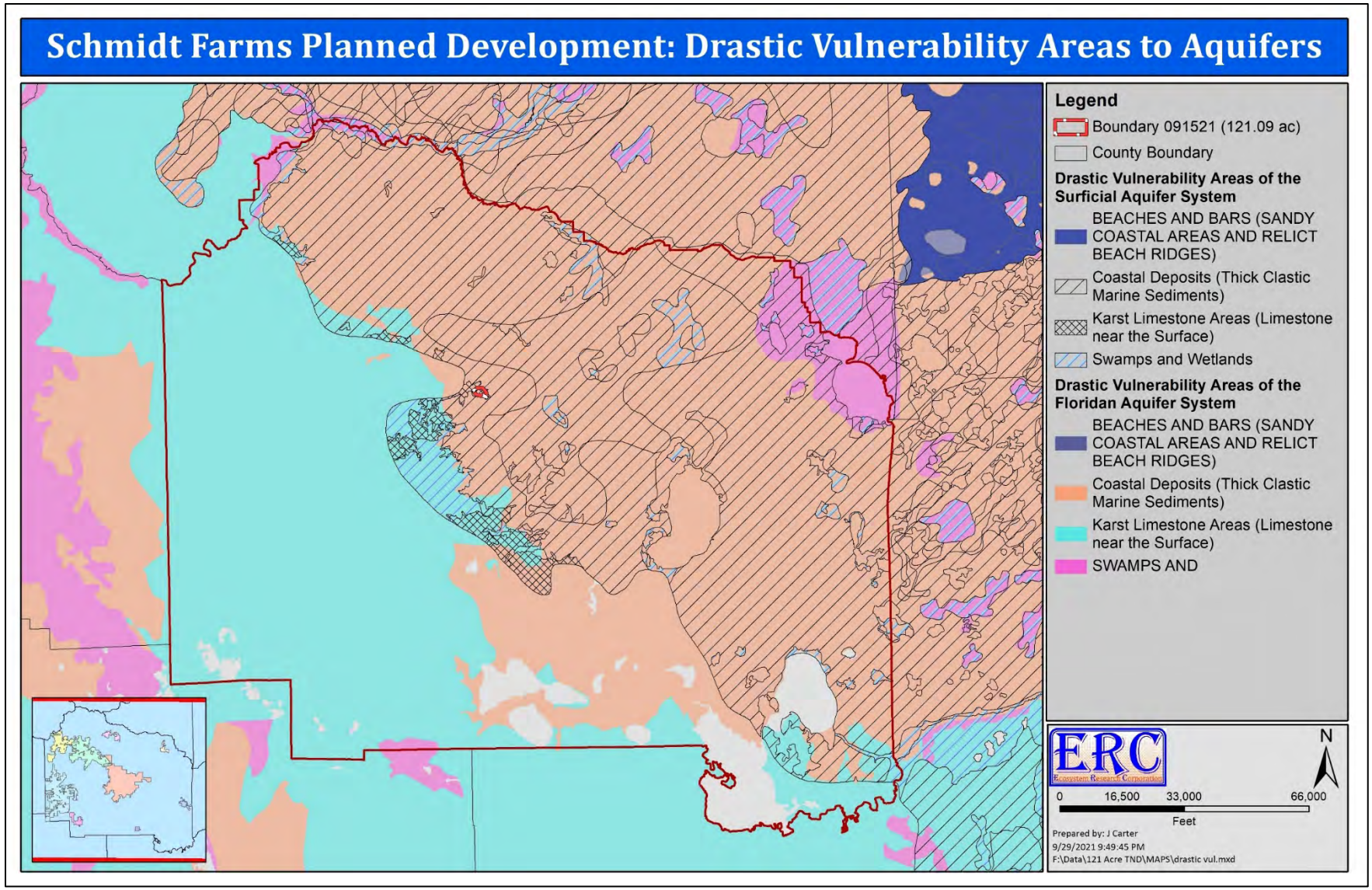


Figure 24. Drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

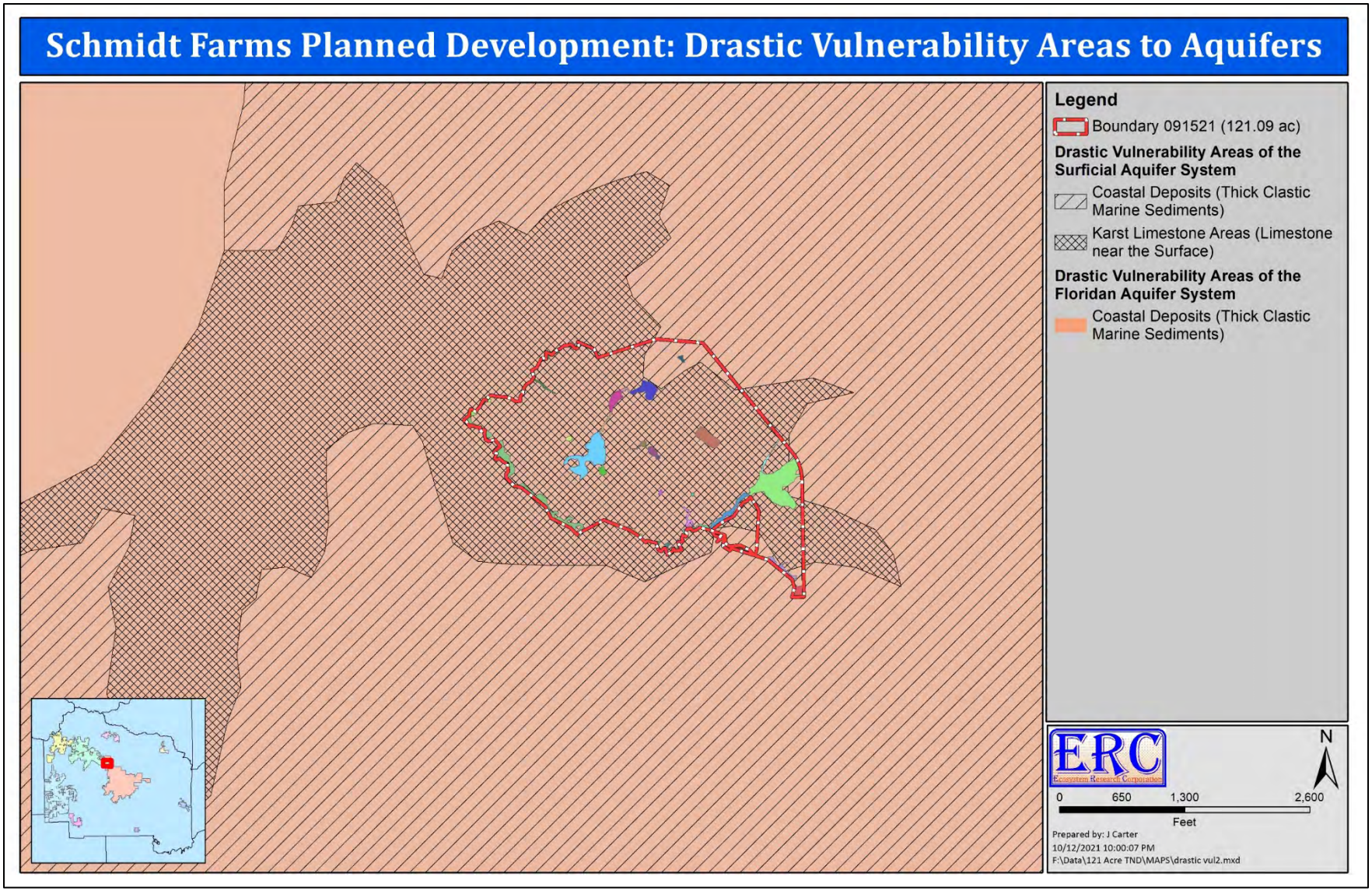


Figure 25. Close-up view of drastic vulnerability areas of the Surficial and Floridan aquifers shown in relation to the Planning Parcel and surrounding area.

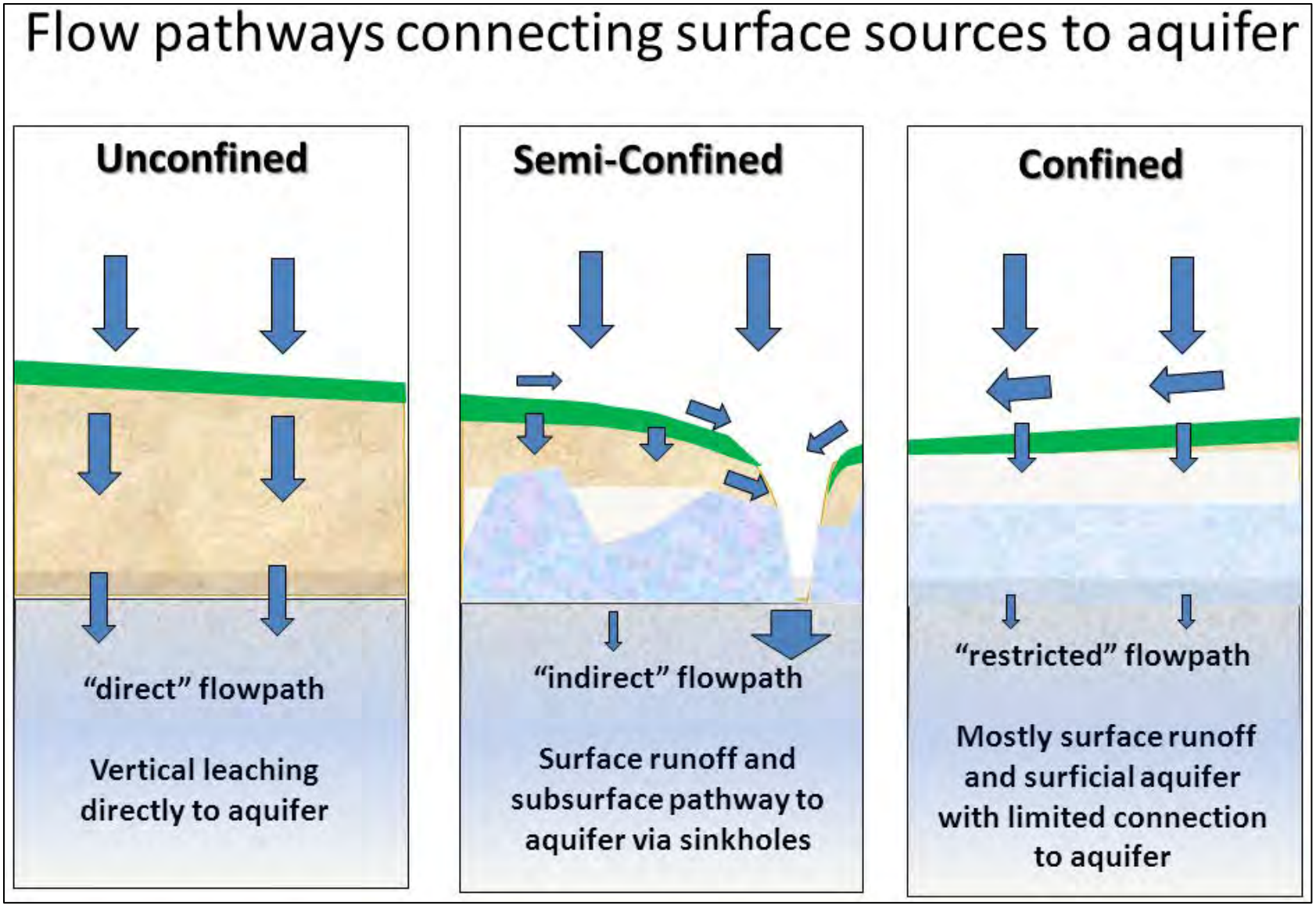


Figure 26. General schematic showing mechanisms of surface water flows to Florida aquifer within unconfined, semi-confined, and confined zones of aquifer (source: https://images.app.goo.gl/yGNKd5VKvsWA2eWXA).

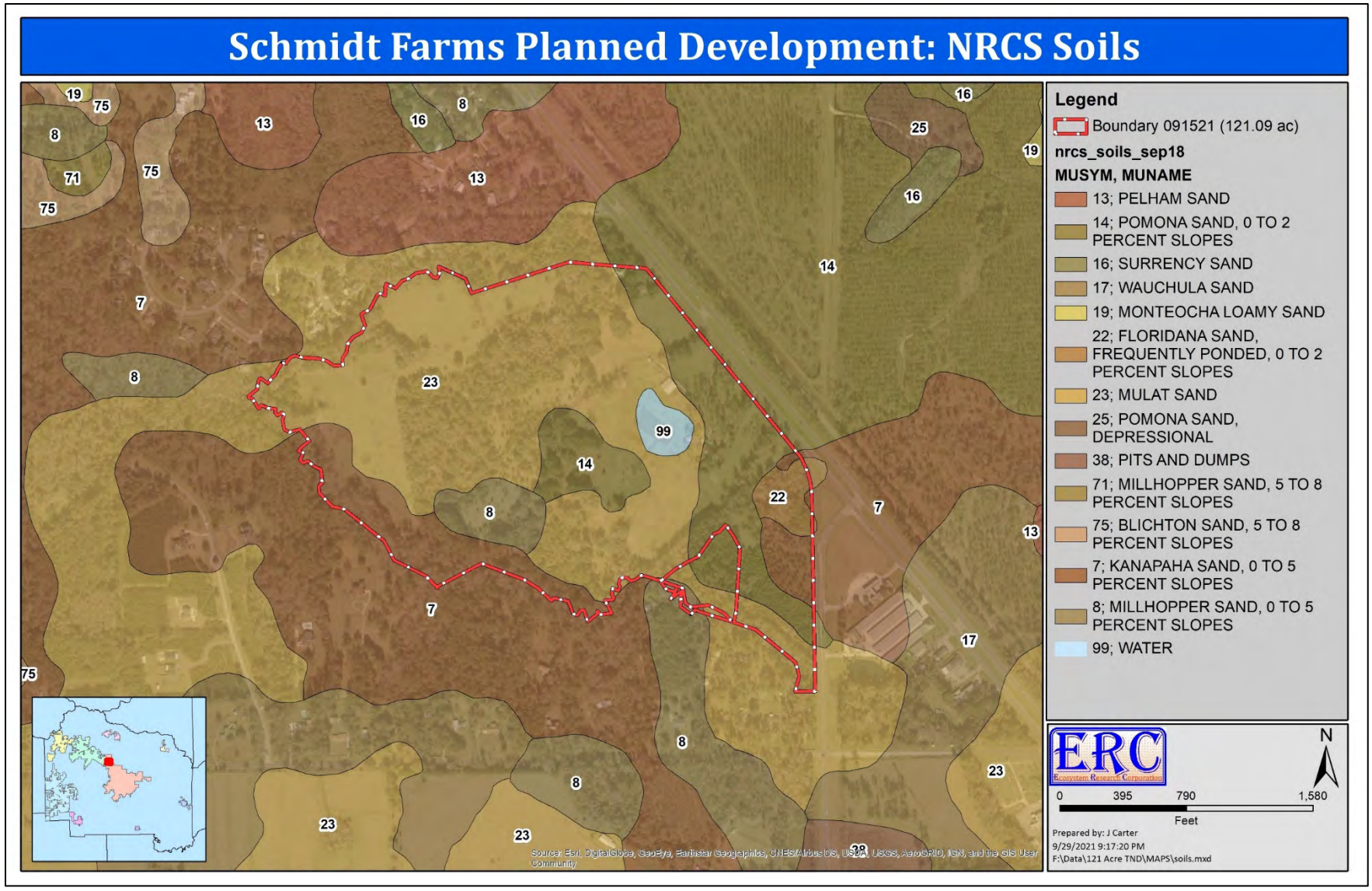


Figure 27. NRCS soils map shown in relation to the Planning Parcel and surrounding area.

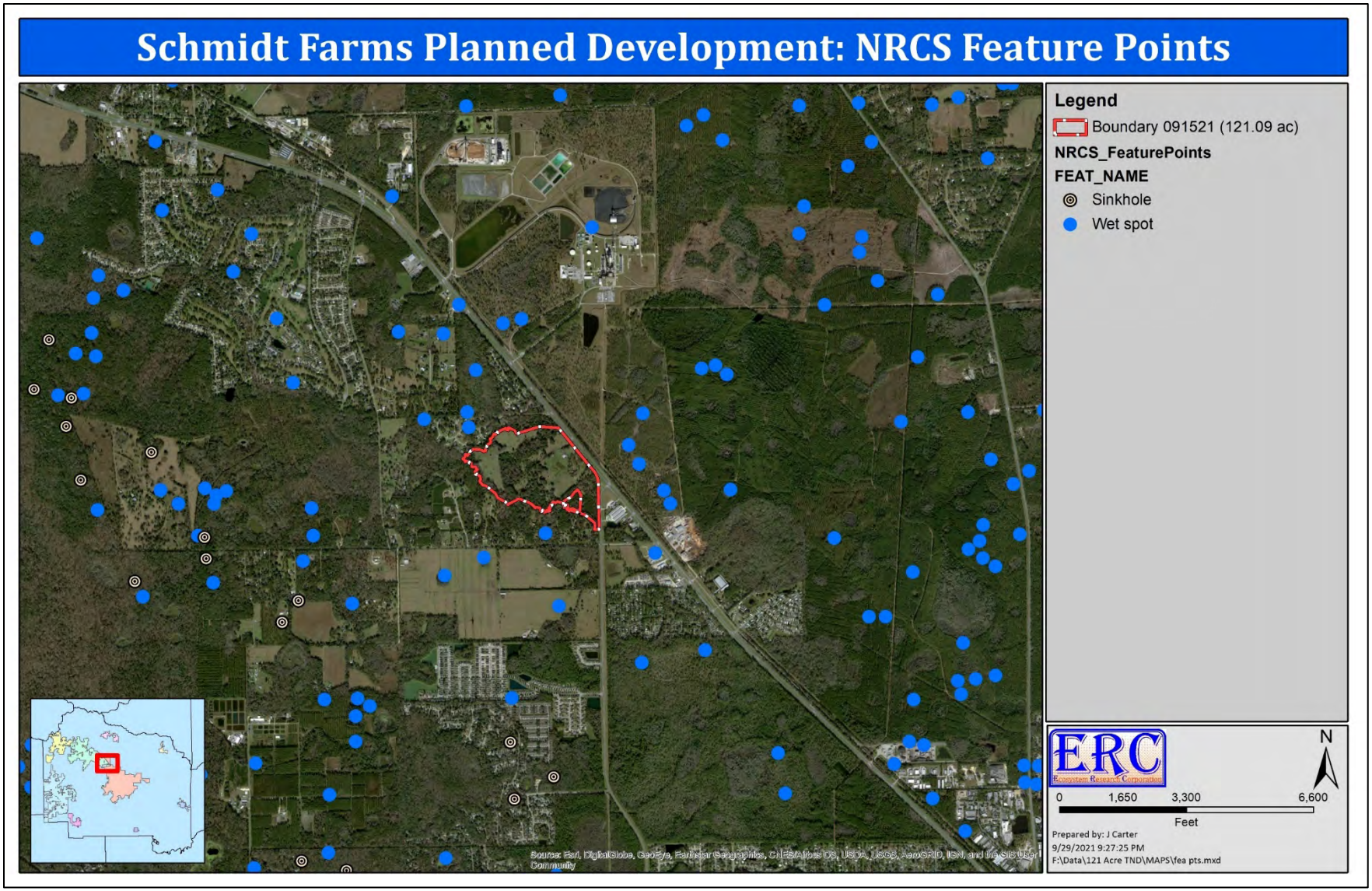


Figure 28. NRCS feature points shown in relation to the Planning Parcel and surrounding area.

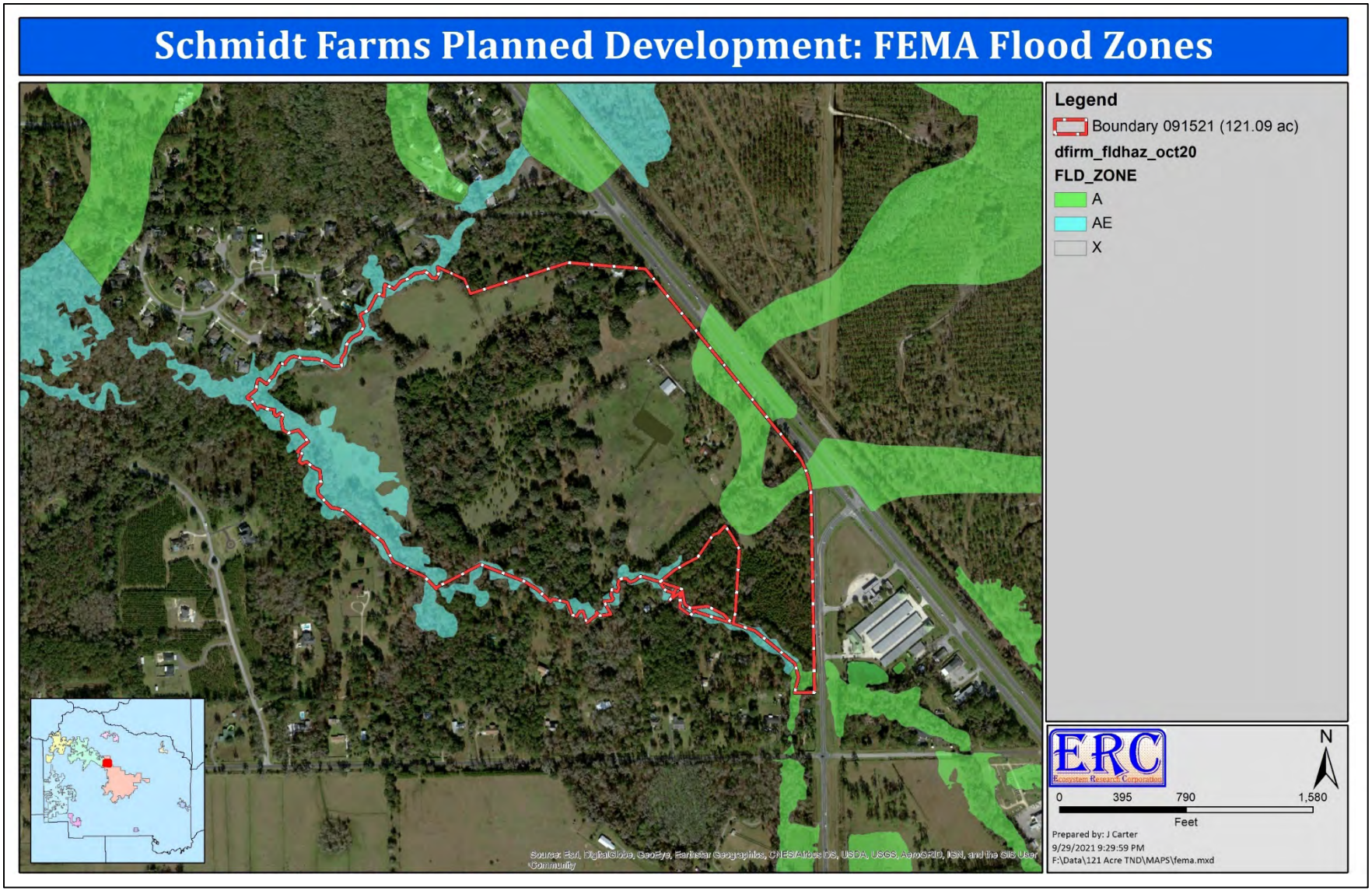


Figure 29. FEMA flood zone areas shown in relation to the Planning Parcel and surrounding area.

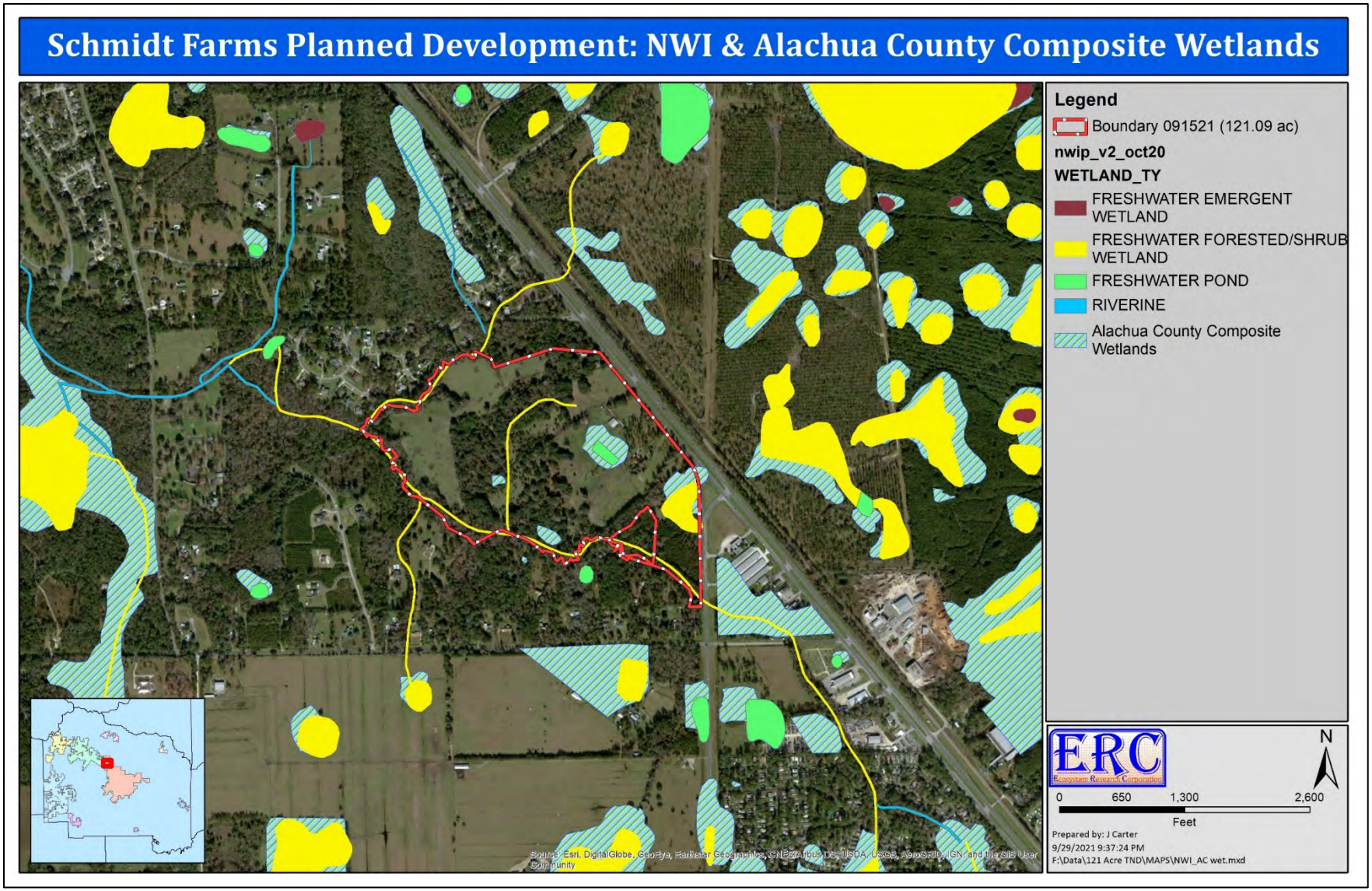


Figure 30. National Wetlands Inventory Wetlands and Alachua County Composite Wetlands shown in relation to the Planning Parcel and surrounding area.

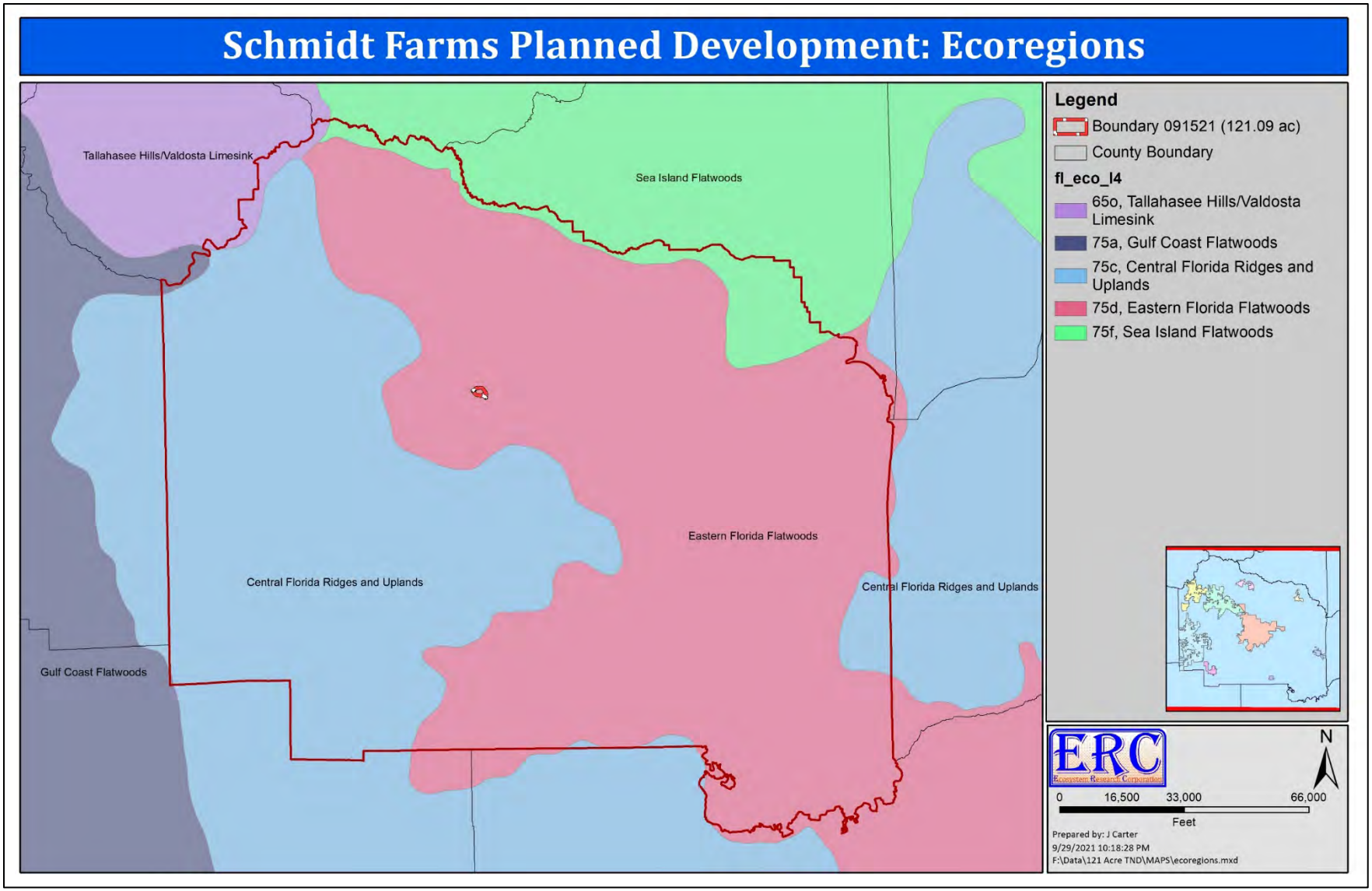


Figure 31. Level IV ecoregions shown in relation to the Planning Parcel and surrounding area.

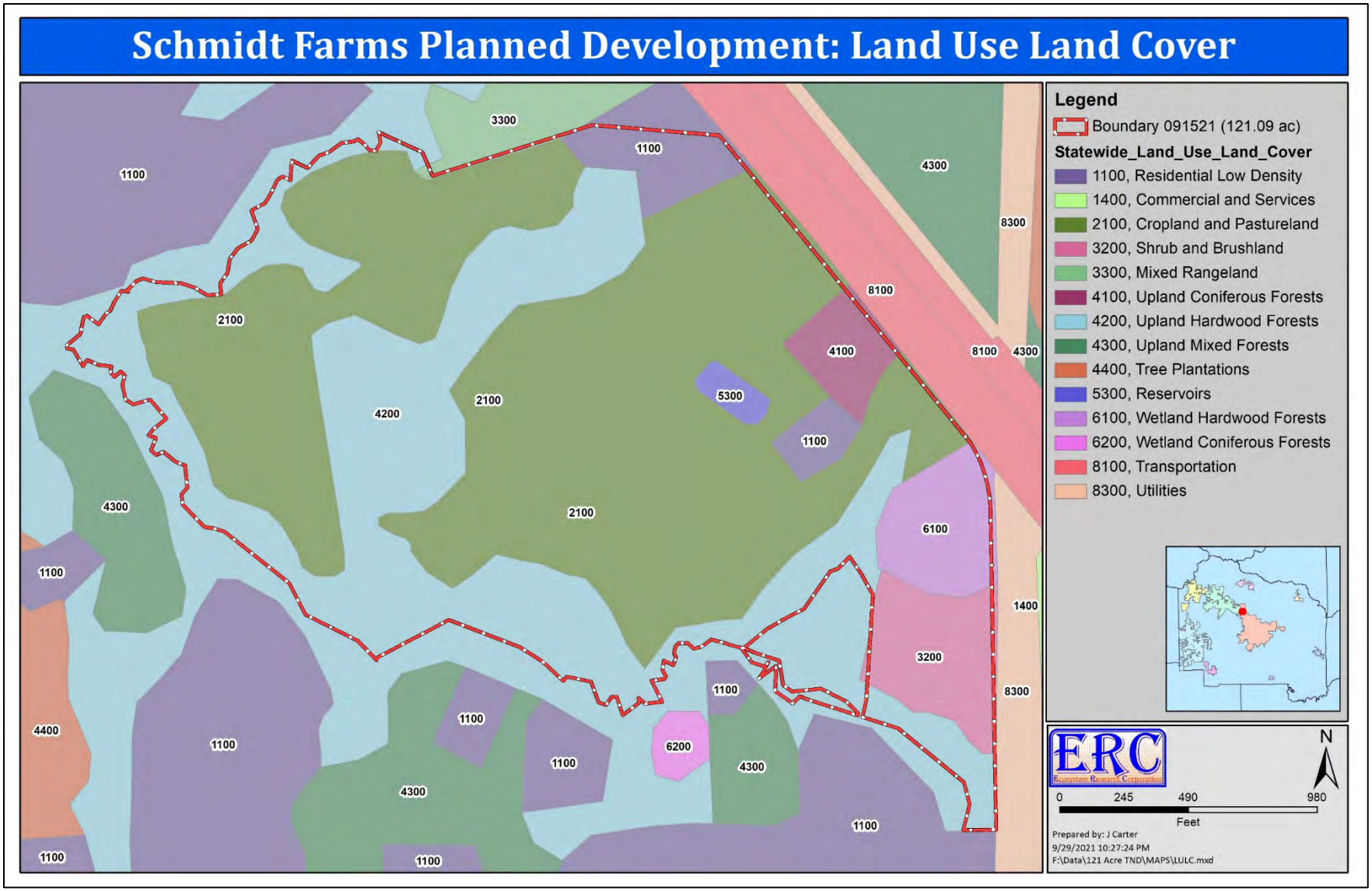


Figure 32. Florida Land Use, Cover and Forms Classification System shown in relation to the Planning Parcel and surrounding area.

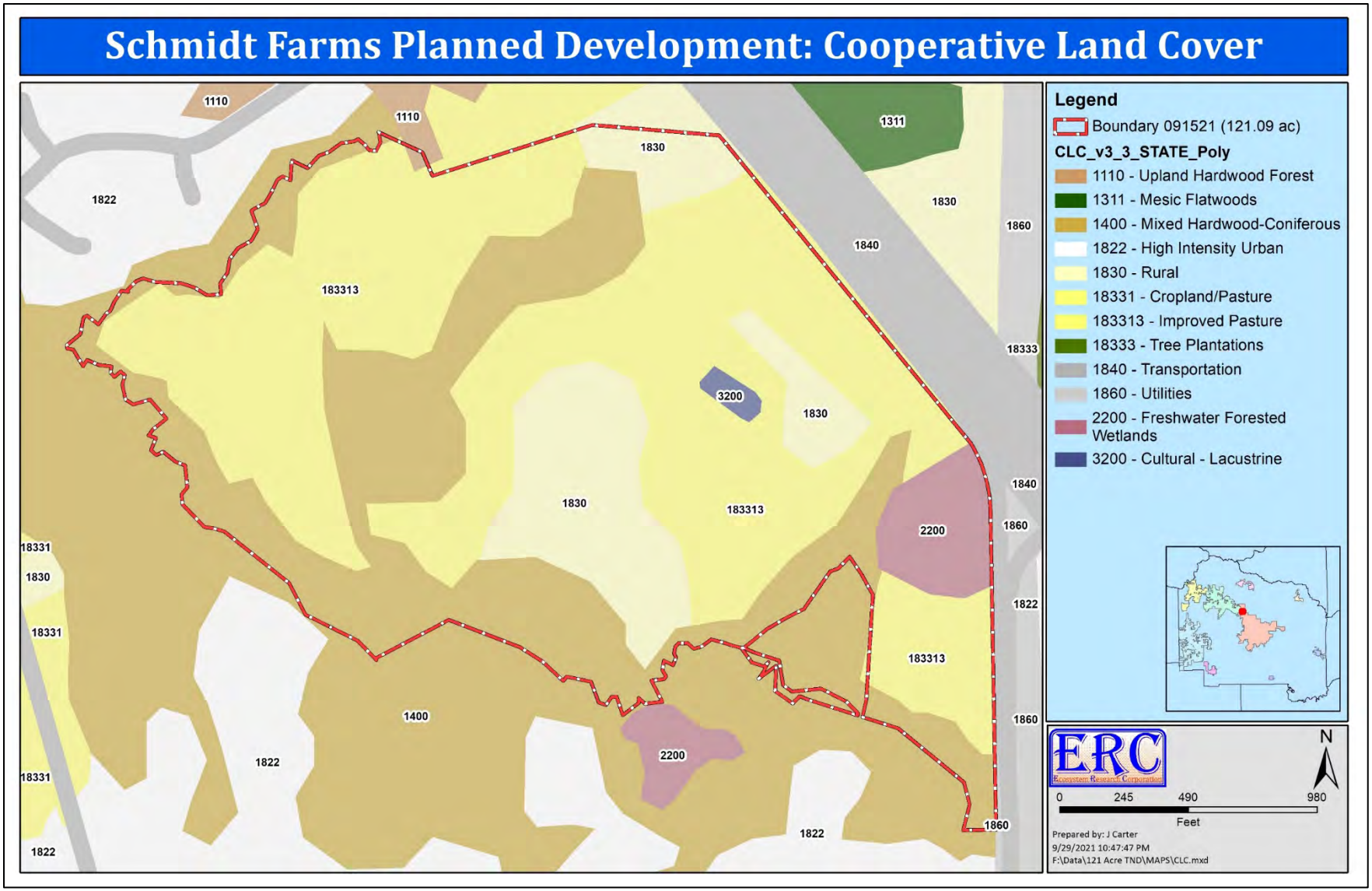


Figure 33. Cooperative Land Cover shown in relation to the Planning Parcel and surrounding area.

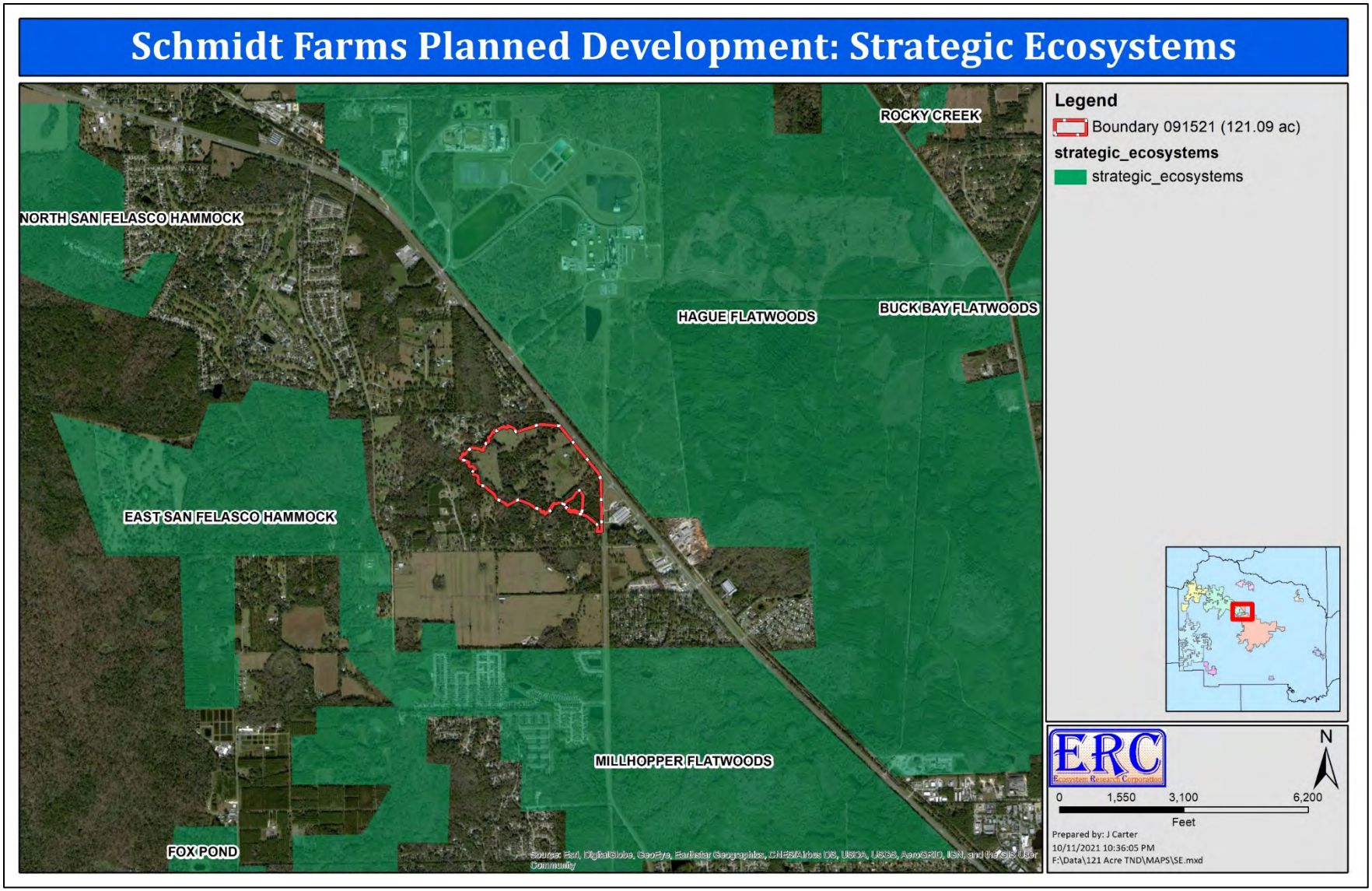


Figure 34. Strategic Ecosystem Overlay shown in relation to the Planning Parcel and surrounding area.

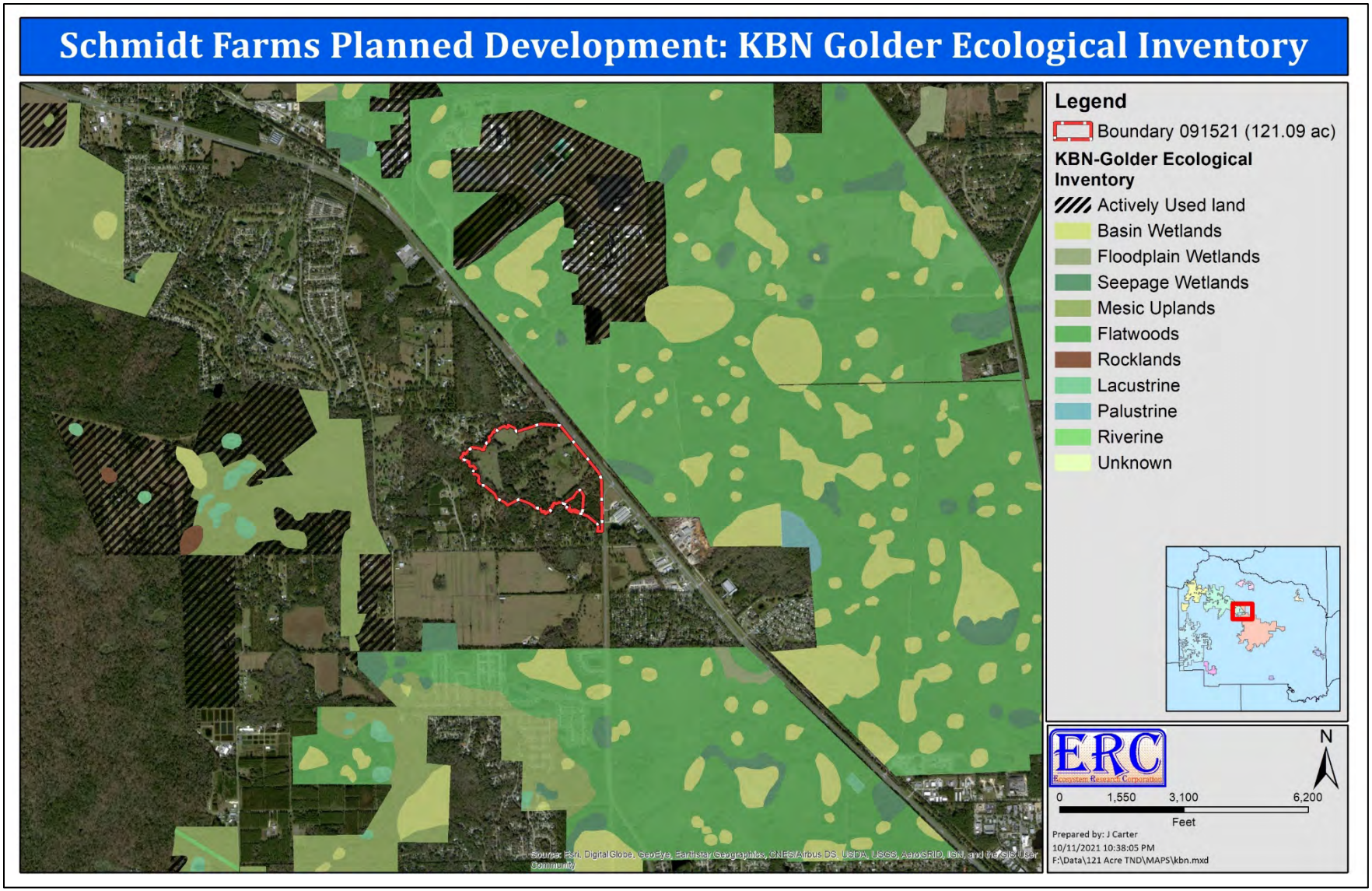


Figure 35. KBN-Golder ecological inventory shown in relation to the Planning Parcel and surrounding area.

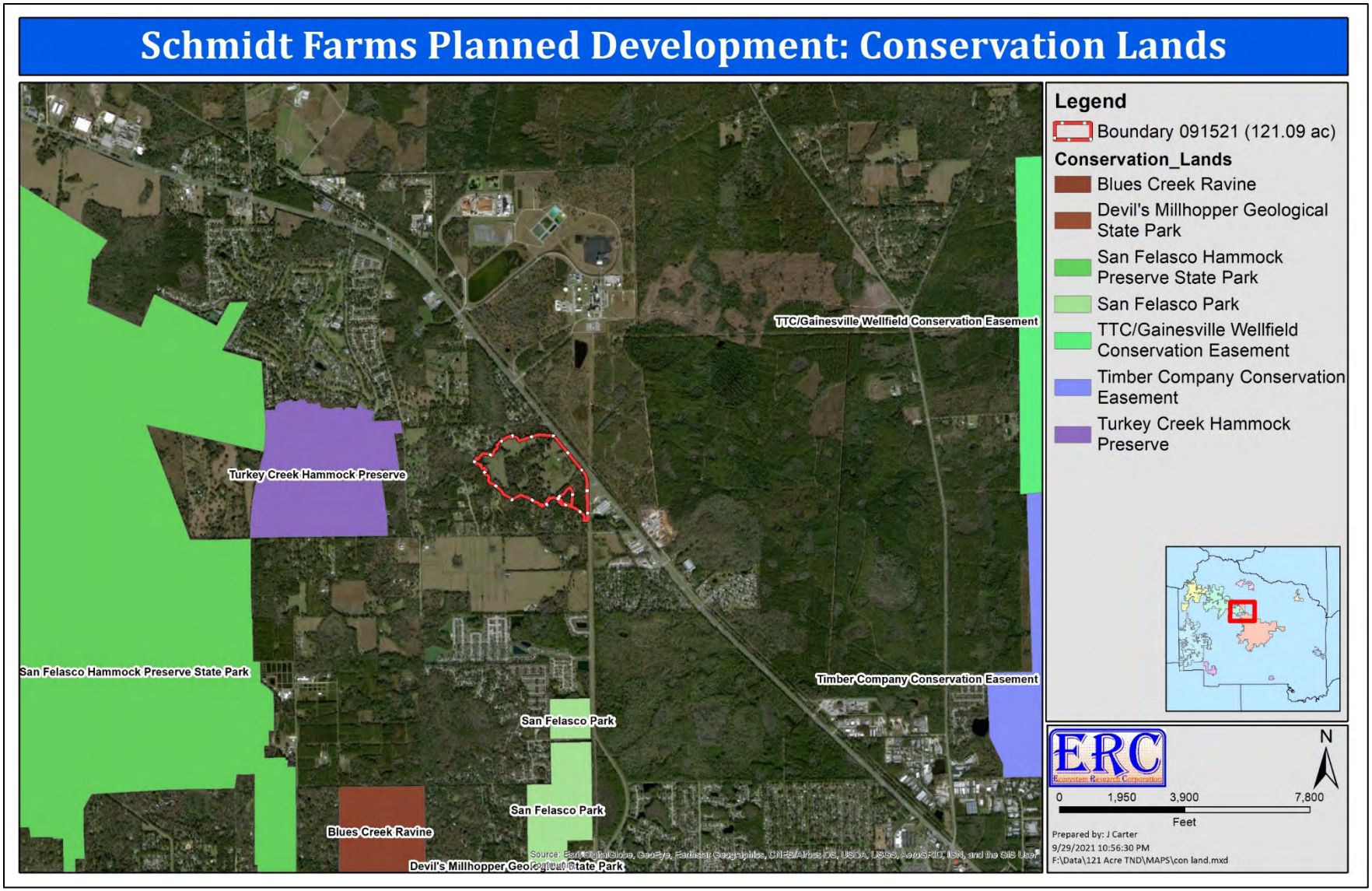


Figure 36. Alachua County Conservation lands shown in relation to the Planning Parcel and surrounding area.

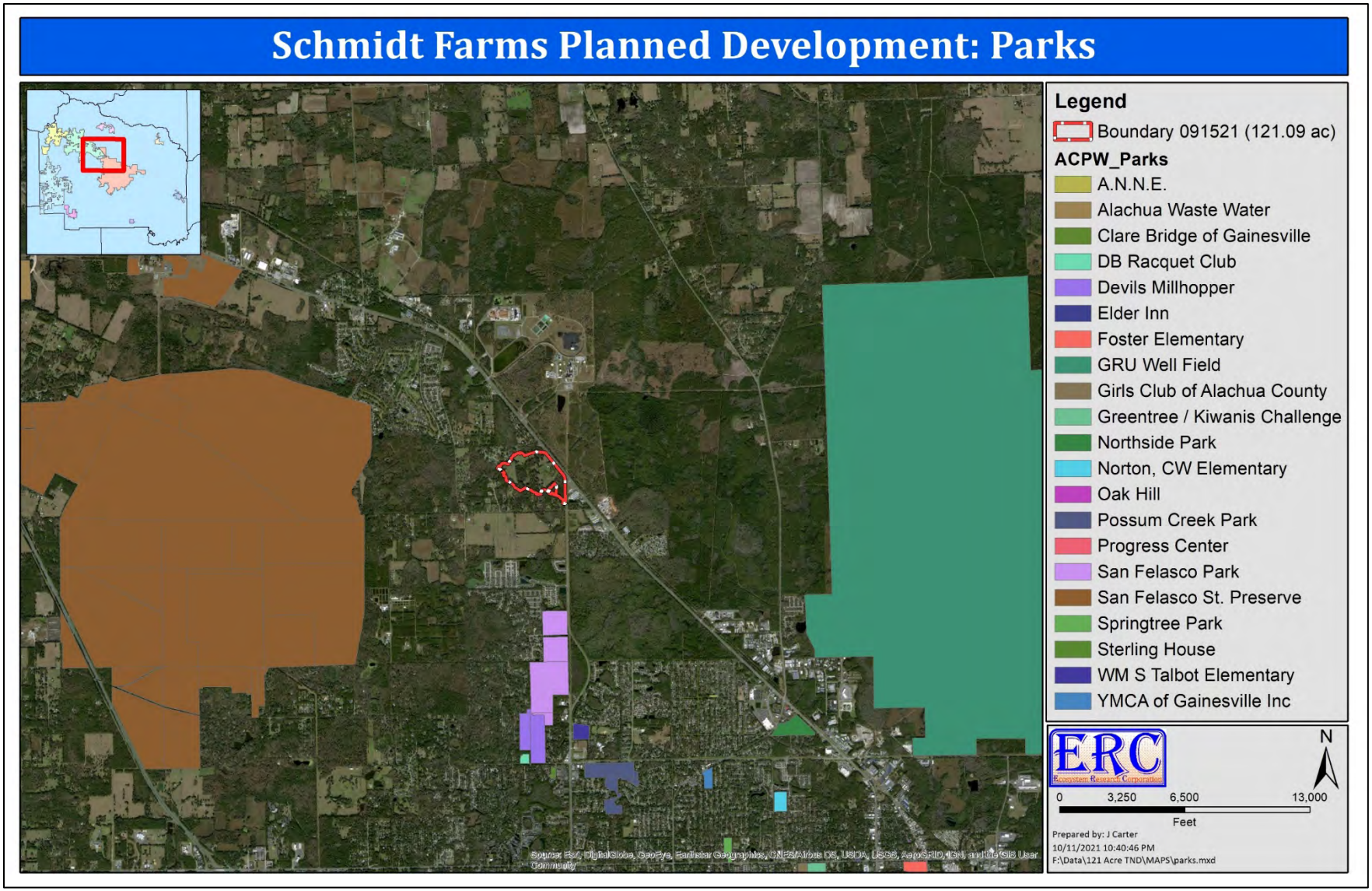


Figure 37. Alachua County parks shown in relation to the Planning Parcel and surrounding area.

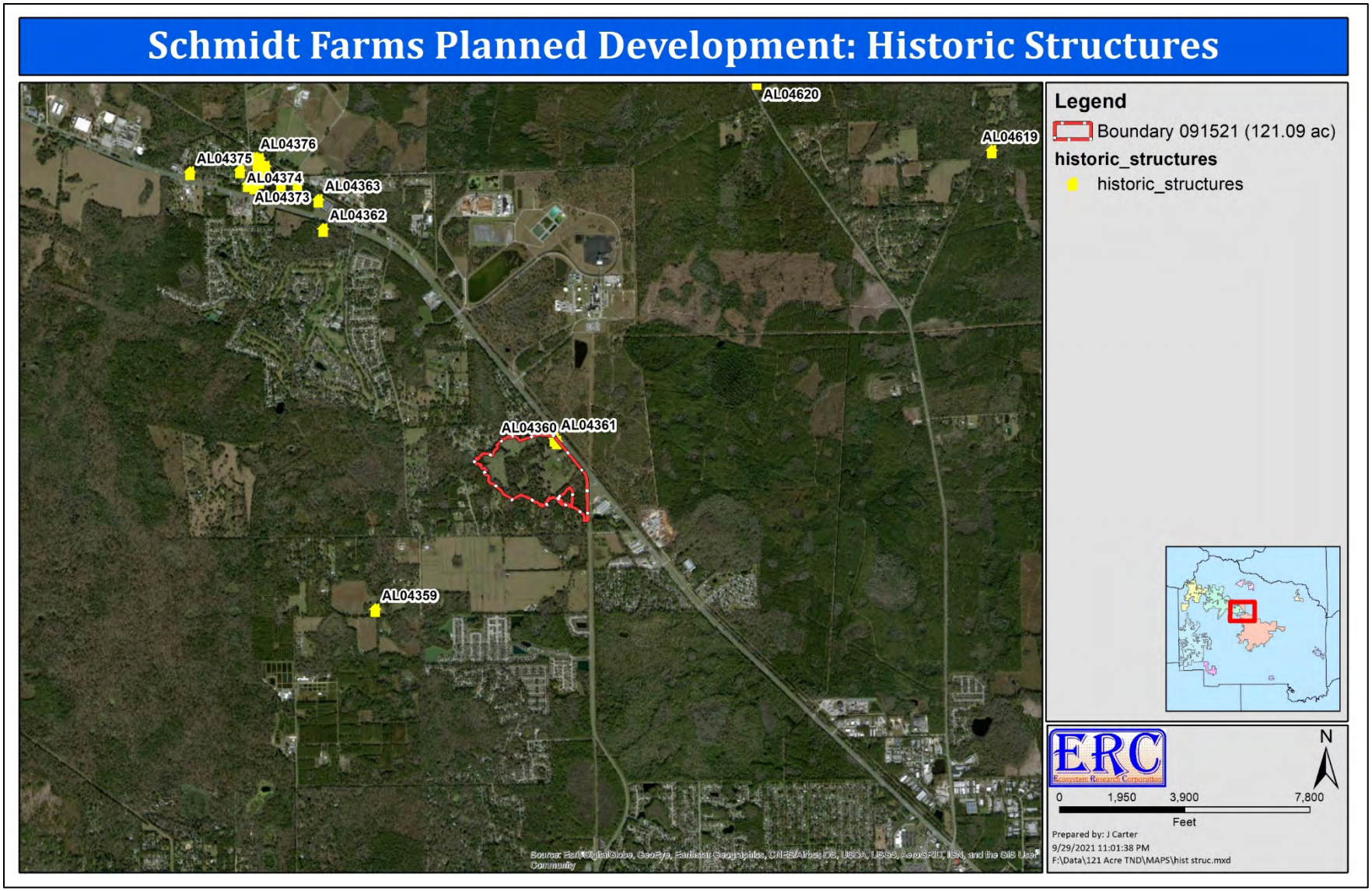


Figure 38. Historic structures shown in relation to the Planning Parcel and surrounding area.

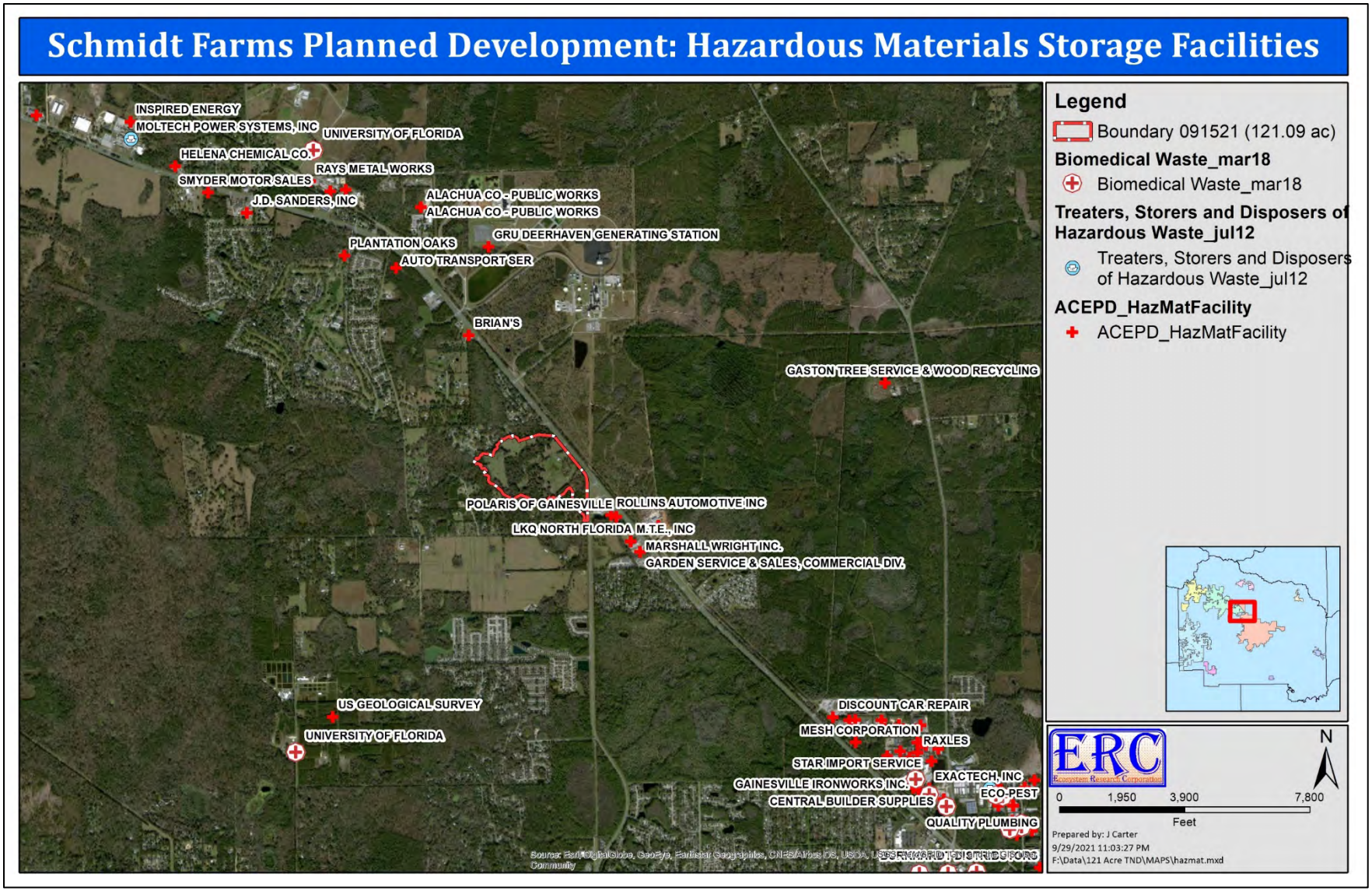


Figure 39. Hazardous materials storage facilities shown in relation to the Planning Parcel and surrounding area.



Figure 40. Eagle nests and wading bird rookeries shown in relation to the Planning Parcel and surrounding area.

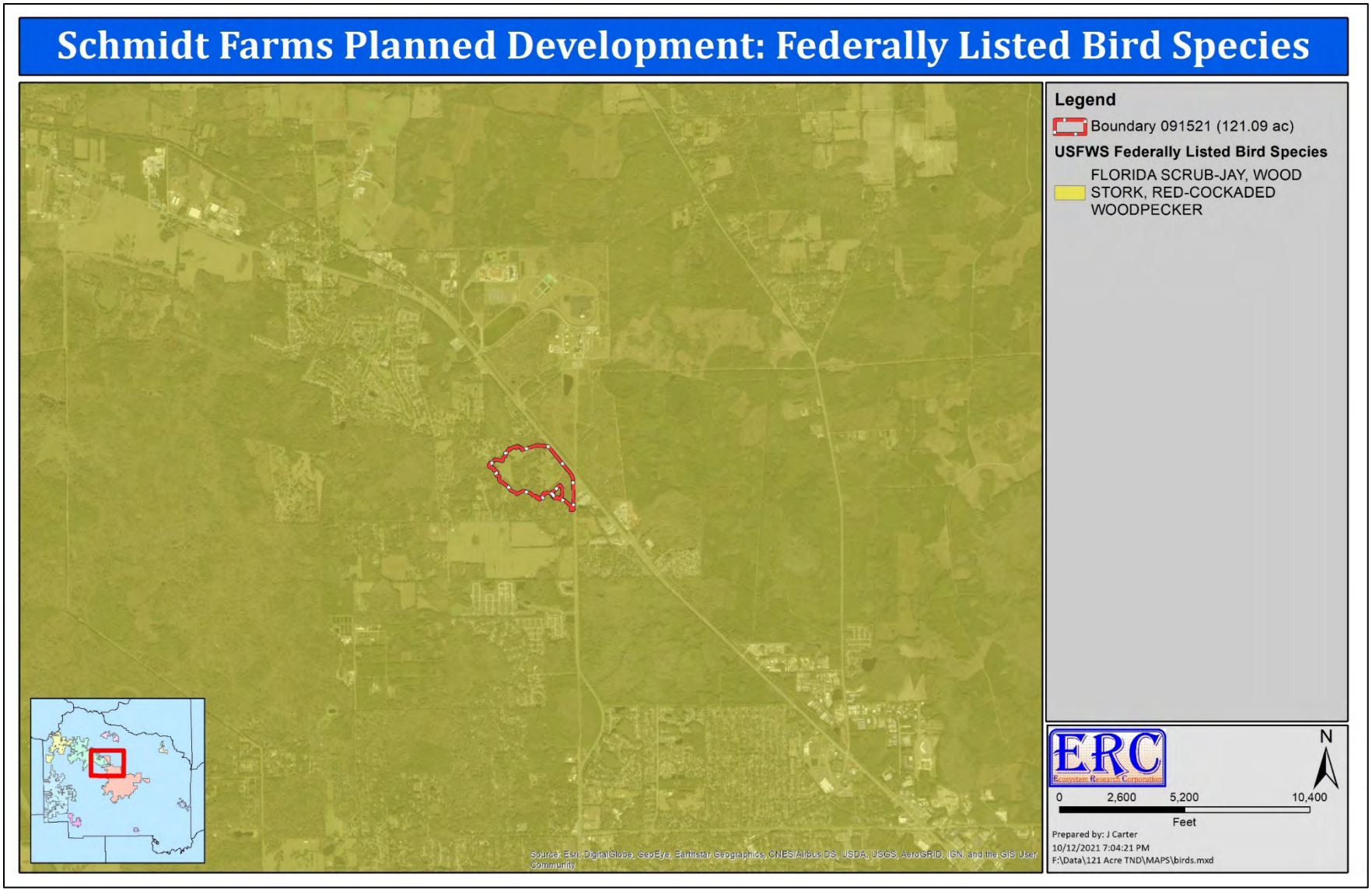


Figure 41. USFWS federally listed bird species shown in relation to the Planning Parcel and surrounding area.

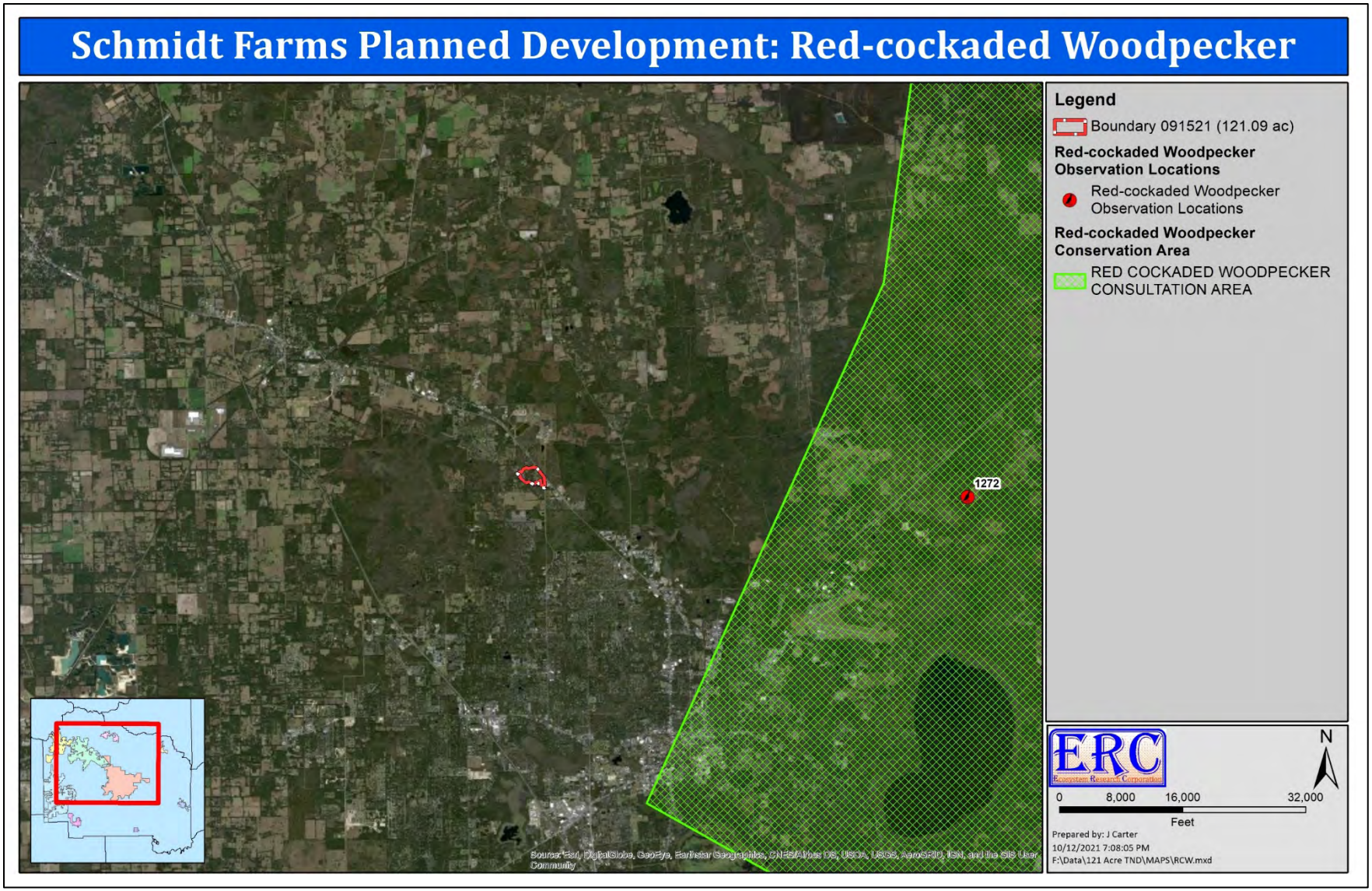


Figure 42. Red-cockaded woodpecker consultation area and observation locations shown in relation to the Planning Parcel and surrounding area.

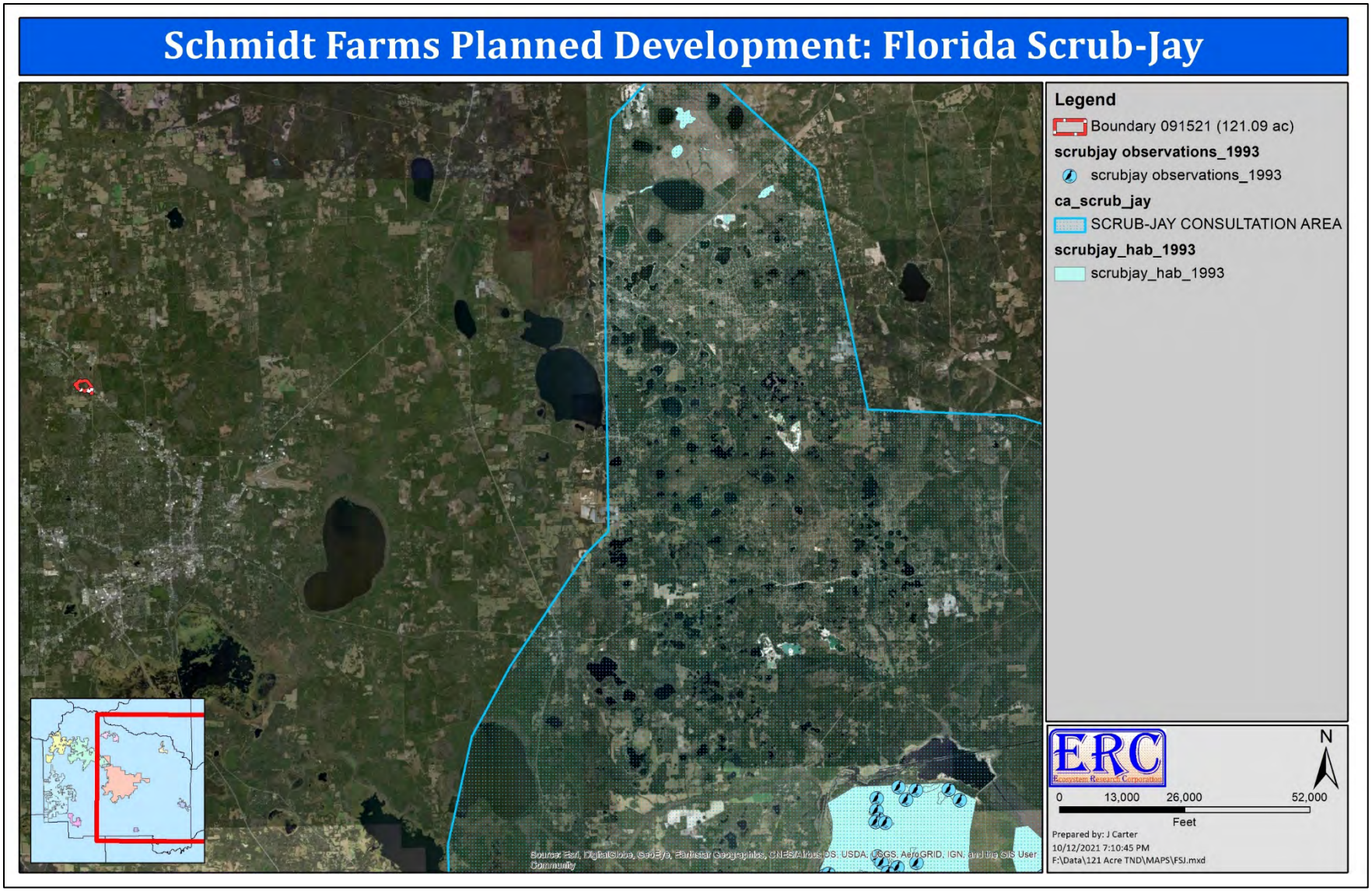


Figure 43. Florida Scrub-Jay consultation area, observations, and habitat locations shown in relation to the Planning Parcel and surrounding area.



Figure 44. Wood stork regulated buffer areas shown in relation to the Planning Parcel and surrounding area.



Figure 45. USFWS federally listed reptile species shown in relation to the Planning Parcel and surrounding area.

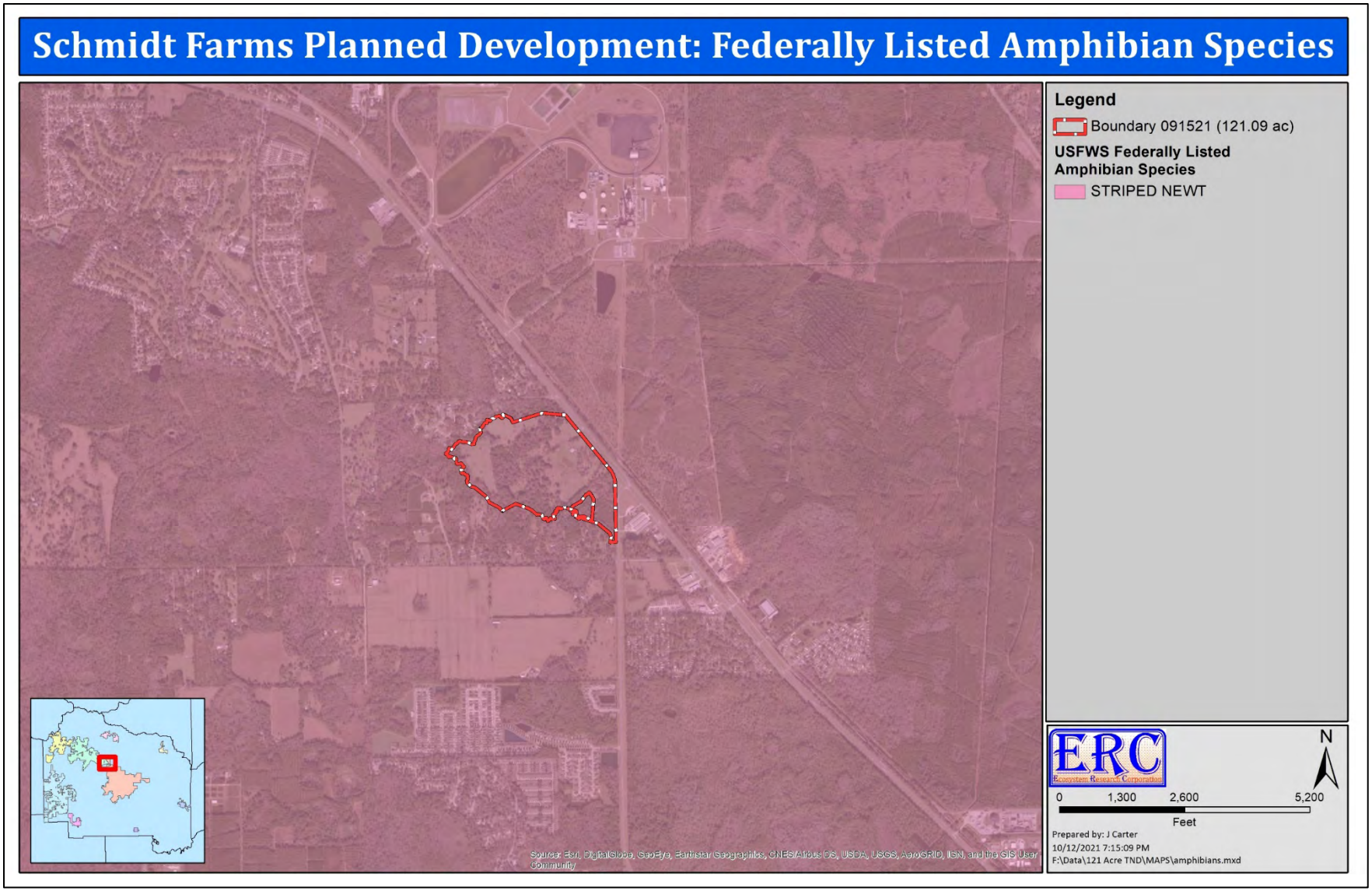


Figure 46. USFWS federally listed amphibian species shown in relation to the Planning Parcel and surrounding area.



Figure 47. Florida Natural Areas Inventory element occurrence records shown in relation to the Planning Parcel and surrounding area.

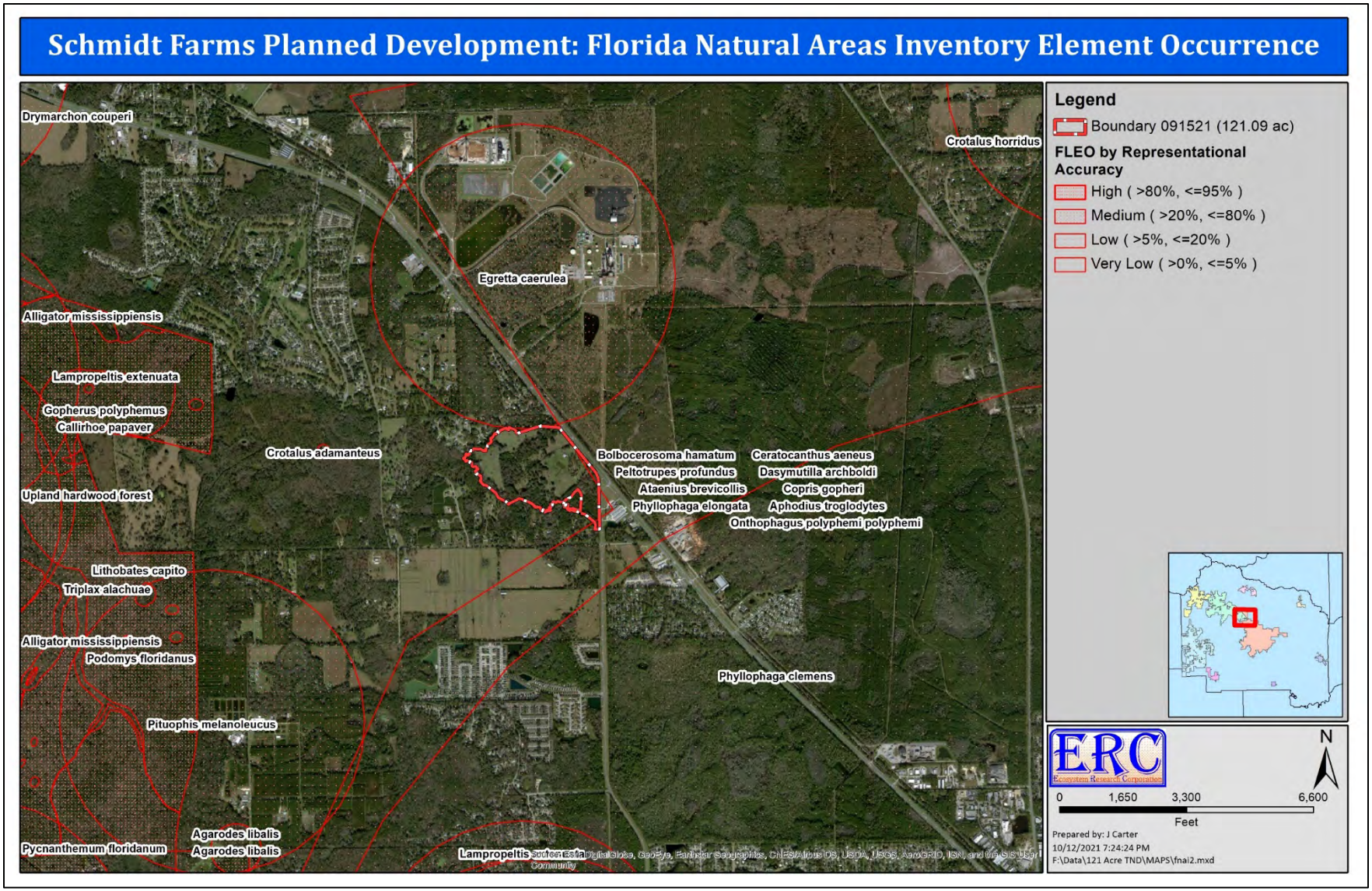


Figure 48. Florida Natural Areas Inventory probability polygons showing the potential ranges of species in relation to the Planning Parcel and surrounding areas.

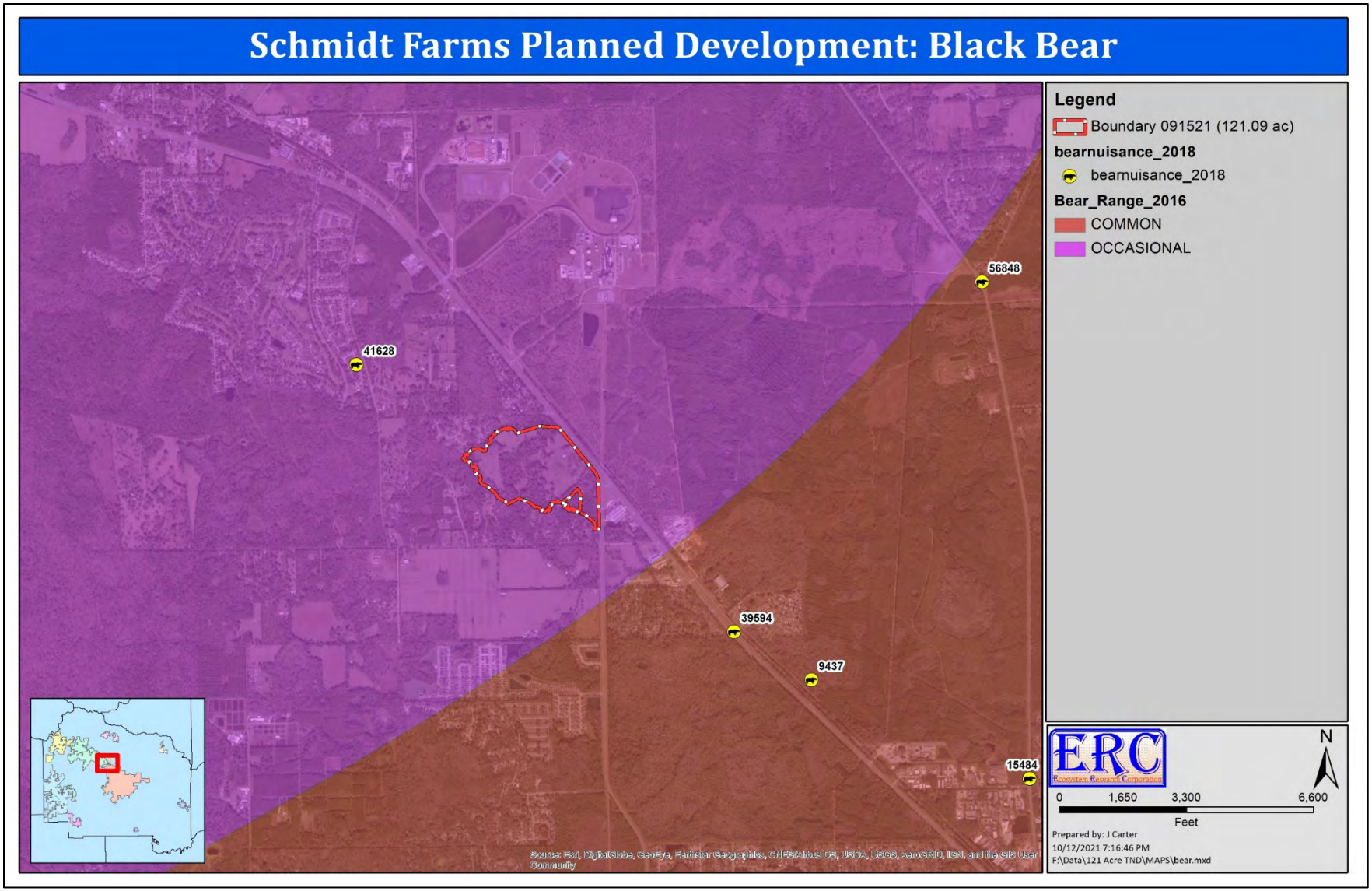


Figure 49. Black bear foraging areas and nuisance records shown in relation to the Planning Parcel and surrounding area.

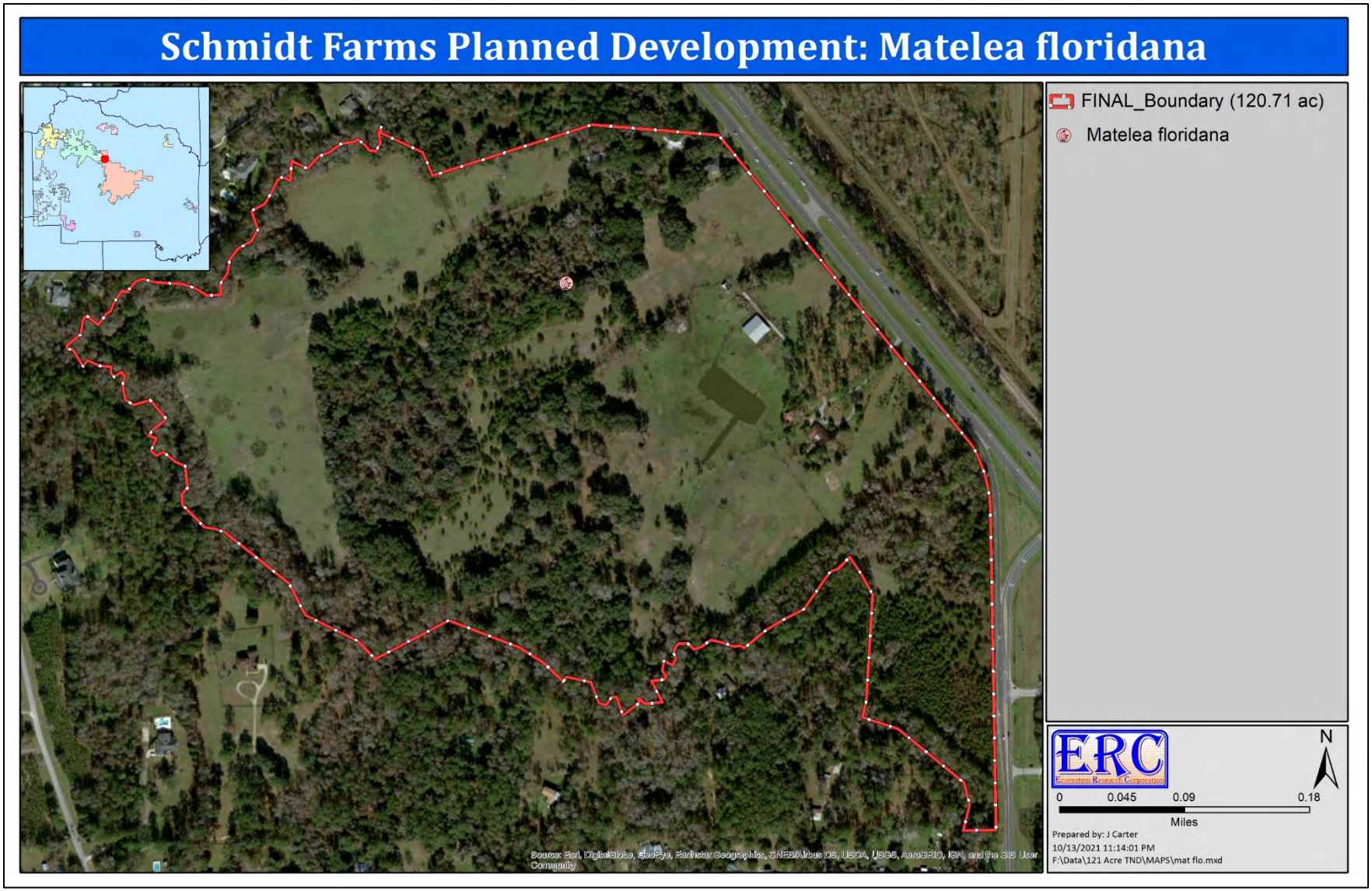


Figure 50. Locations of Florida spiny-pod (*Matelea floridana*) within the Planning Parcel.

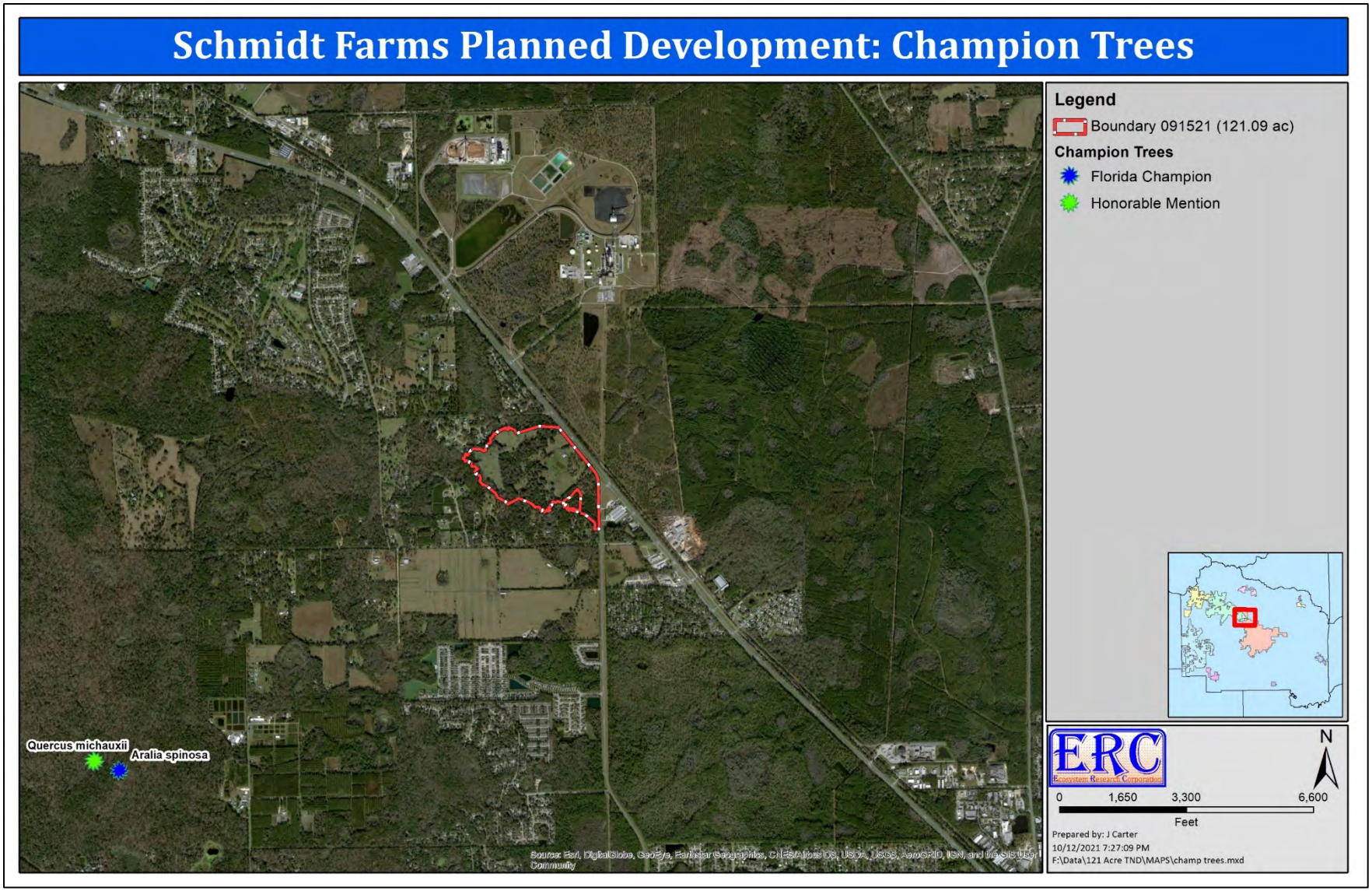


Figure 51. Champion tree locations shown in relation to the Planning Parcel and surrounding area.

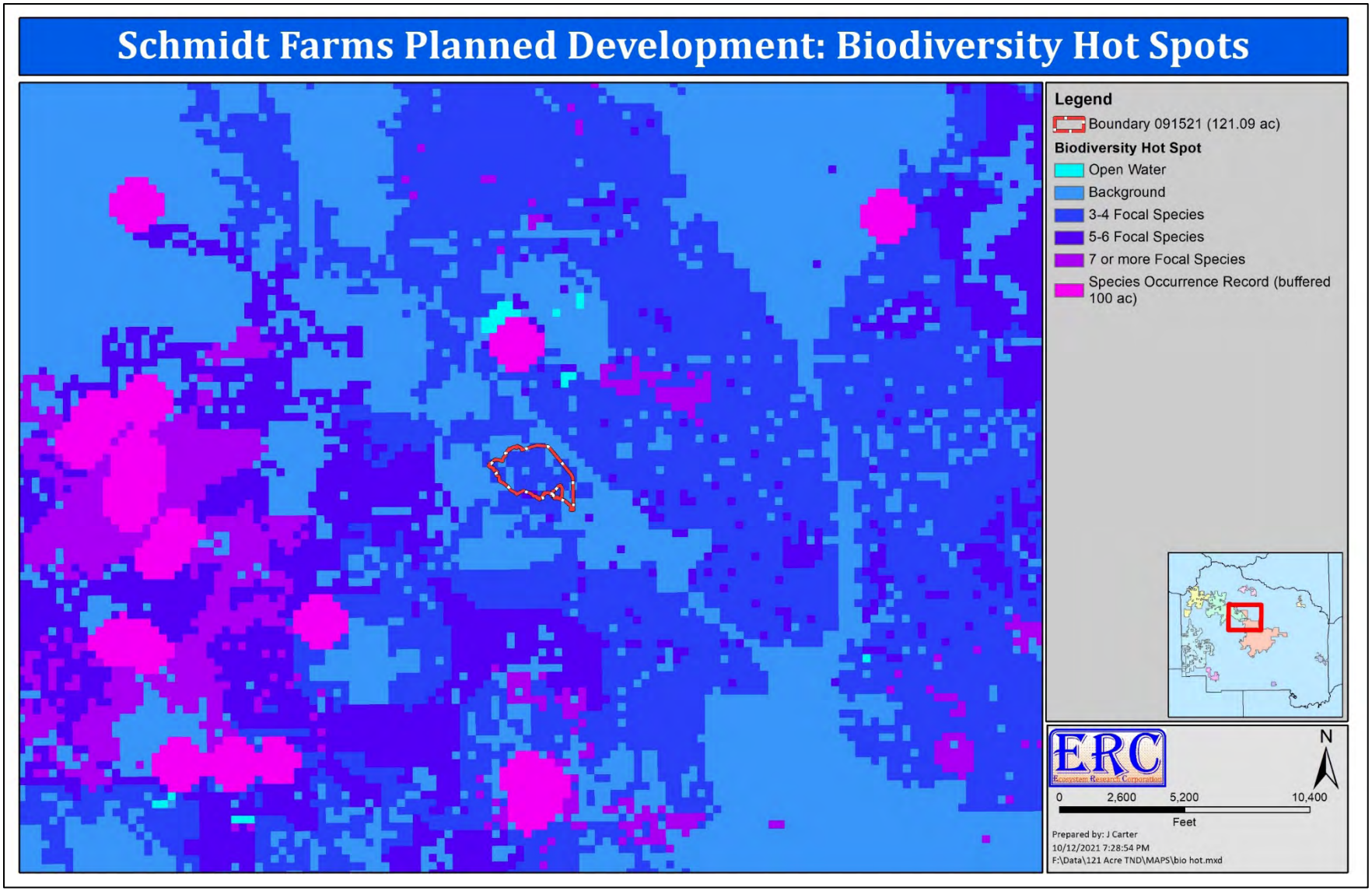


Figure 52. Biodiversity hot spots shown in relation to the Planning Parcel and surrounding area.

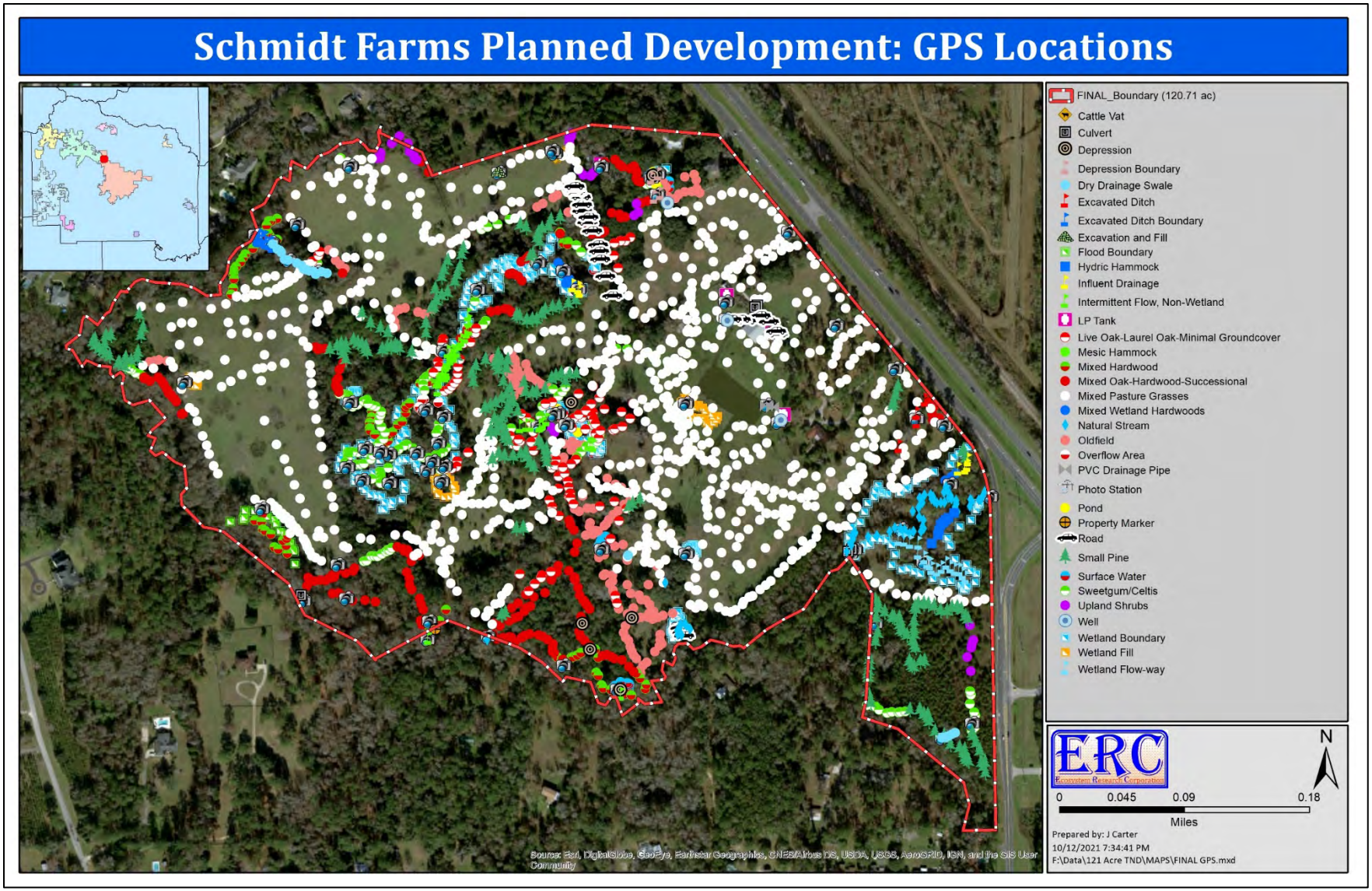


Figure 53. GPS locations where site-specific data were collected within the Planning Parcel.

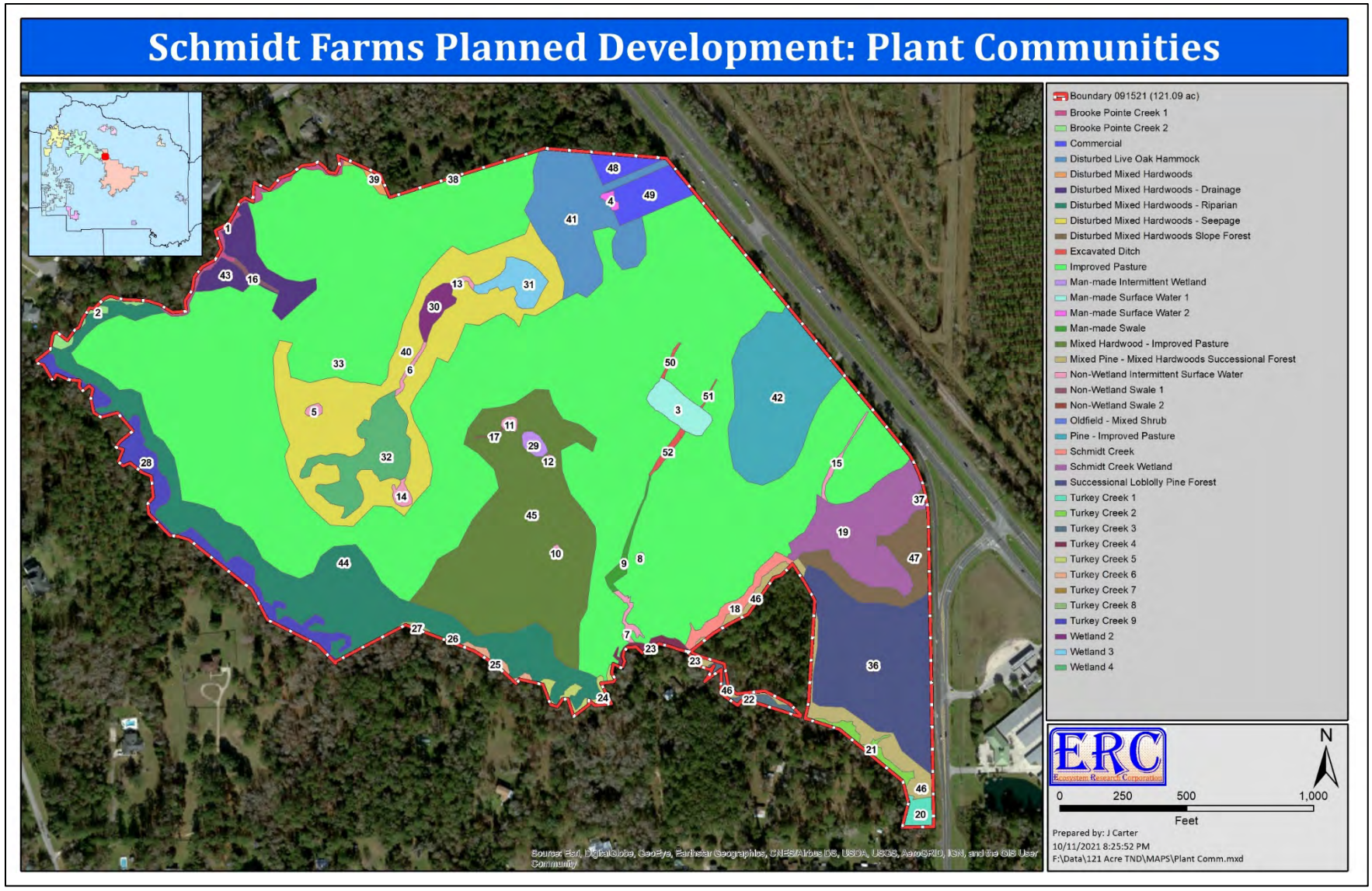


Figure 54. Plant communities existing within the Planning Parcel (see Table 4 for associated acreages).

Table 4. Polygon numbers, plant community descriptions, and associated acreages for communities existing within the Project Site (see Figure 52)

Polygon	Description	Acres
1	Brooke Pointe Creek 1	0.51
2	Brooke Pointe Creek 2	0.23
3	Man-made Surface Water 1	0.67
4	Man-made Surface Water 2	0.07
5	Non-Wetland Intermittent Surface Water	0.06
6	Non-Wetland Intermittent Surface Water	0.08
7	Non-Wetland Intermittent Surface Water	0.14
8	Non-Wetland Intermittent Surface Water	0.02
9	Man-made Swale	0.21
10	Non-Wetland Intermittent Surface Water	0.04
11	Non-Wetland Intermittent Surface Water	0.07
12	Non-Wetland Intermittent Surface Water	0.03
13	Non-Wetland Intermittent Surface Water	0.06
14	Non-Wetland Intermittent Surface Water	0.13
15	Non-Wetland Intermittent Surface Water	0.11
16	Non-Wetland Swale 1	0.08
17	Non-Wetland Swale 2	0.01
18	Schmidt Creek	0.50
19	Schmidt Creek Wetland	3.08
20	Turkey Creek 1	0.30
21	Turkey Creek 2	0.35
22	Turkey Creek 3	0.27
23	Turkey Creek 4	0.23
24	Turkey Creek 5	0.32
25	Turkey Creek 6	0.16
26	Turkey Creek 7	0.03
27	Turkey Creek 8	0.05
28	Turkey Creek 9	2.03
29	Man-made Intermittent Wetland	0.16

Polygon	Description	Acres
30	Wetland 2	0.39
31	Wetland 3	0.65
32	Wetland 4	1.92
33	Improved Pasture	61.97
36	Successional Loblolly Pine Forest	5.69
37	Disturbed Mixed Hardwoods Slope Forest	0.06
38	Oldfield - Mixed Shrub	0.04
39	Disturbed Mixed Hardwoods	0.14
40	Disturbed Mixed Hardwoods - Seepage	8.10
41	Disturbed Live Oak Hammock	3.74
42	Pine - Improved Pasture	4.66
43	Disturbed Mixed Hardwoods - Drainage	1.49
44	Disturbed Mixed Hardwoods - Riparian	7.91
45	Mixed Hardwood - Improved Pasture	9.67
46	Mixed Pine - Mixed Hardwoods Successional Forest	1.52
47	Disturbed Mixed Hardwoods Slope Forest	1.56
48	Commercial	0.45
49	Commercial	0.96
50	Excavated Ditch	0.04
51	Excavated Ditch	0.02
52	Excavated Ditch	0.11
Total		**121.09**

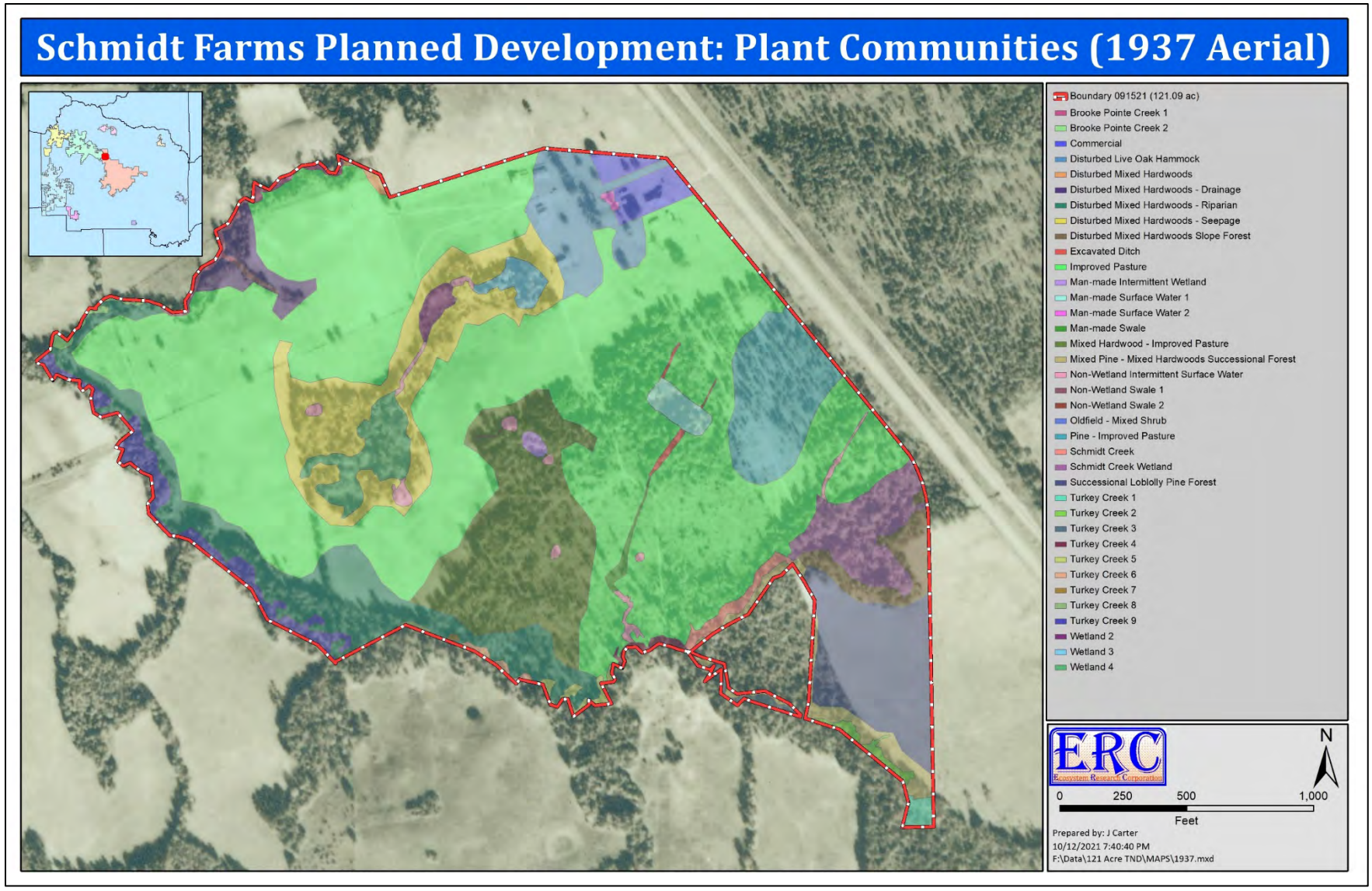


Figure 55. Plant communities on the Planning Parcel as shown on a 1937 historical aerial.

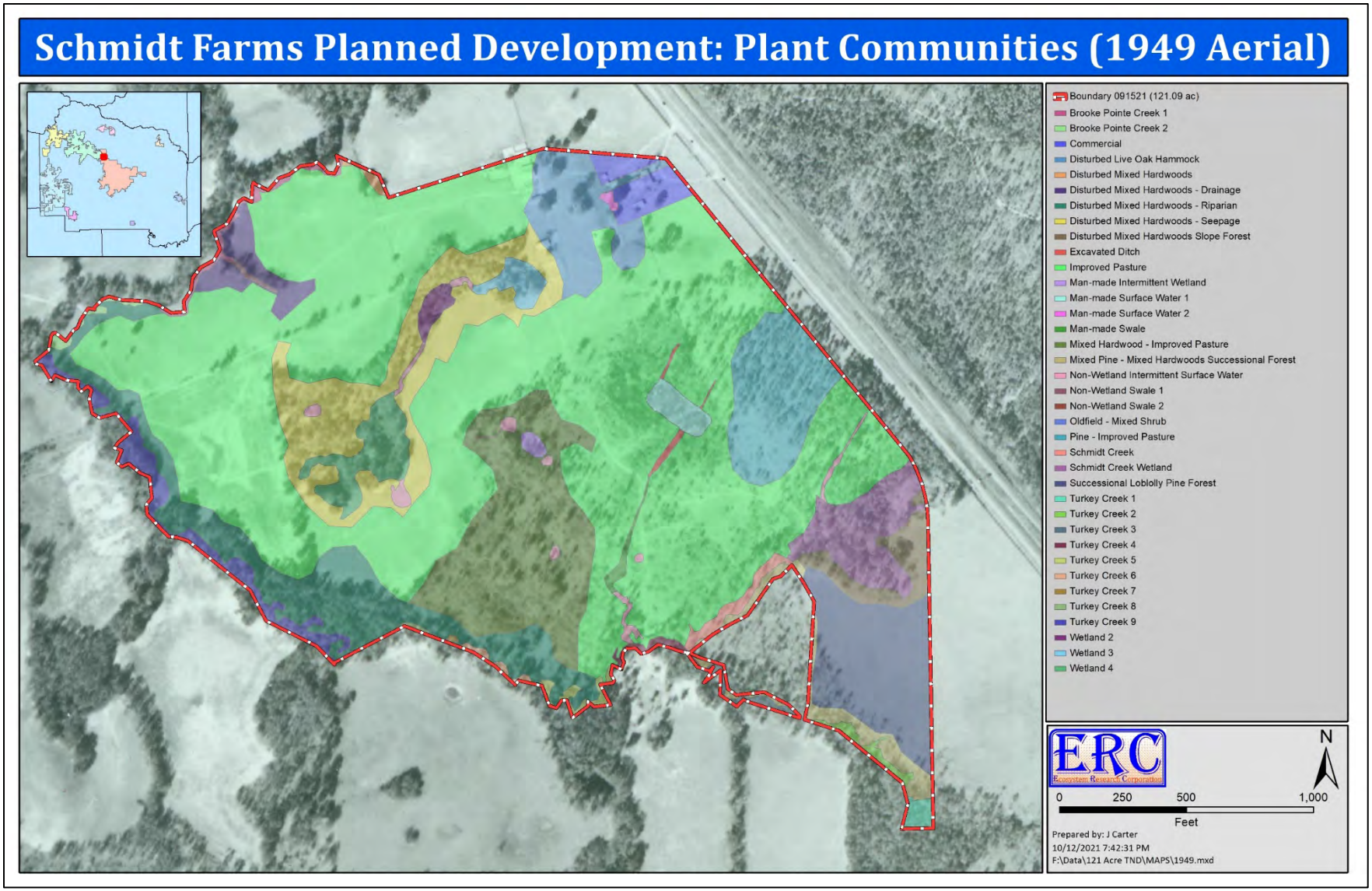


Figure 56. Plant communities on the Planning Parcel as shown on a 1949 historical aerial.

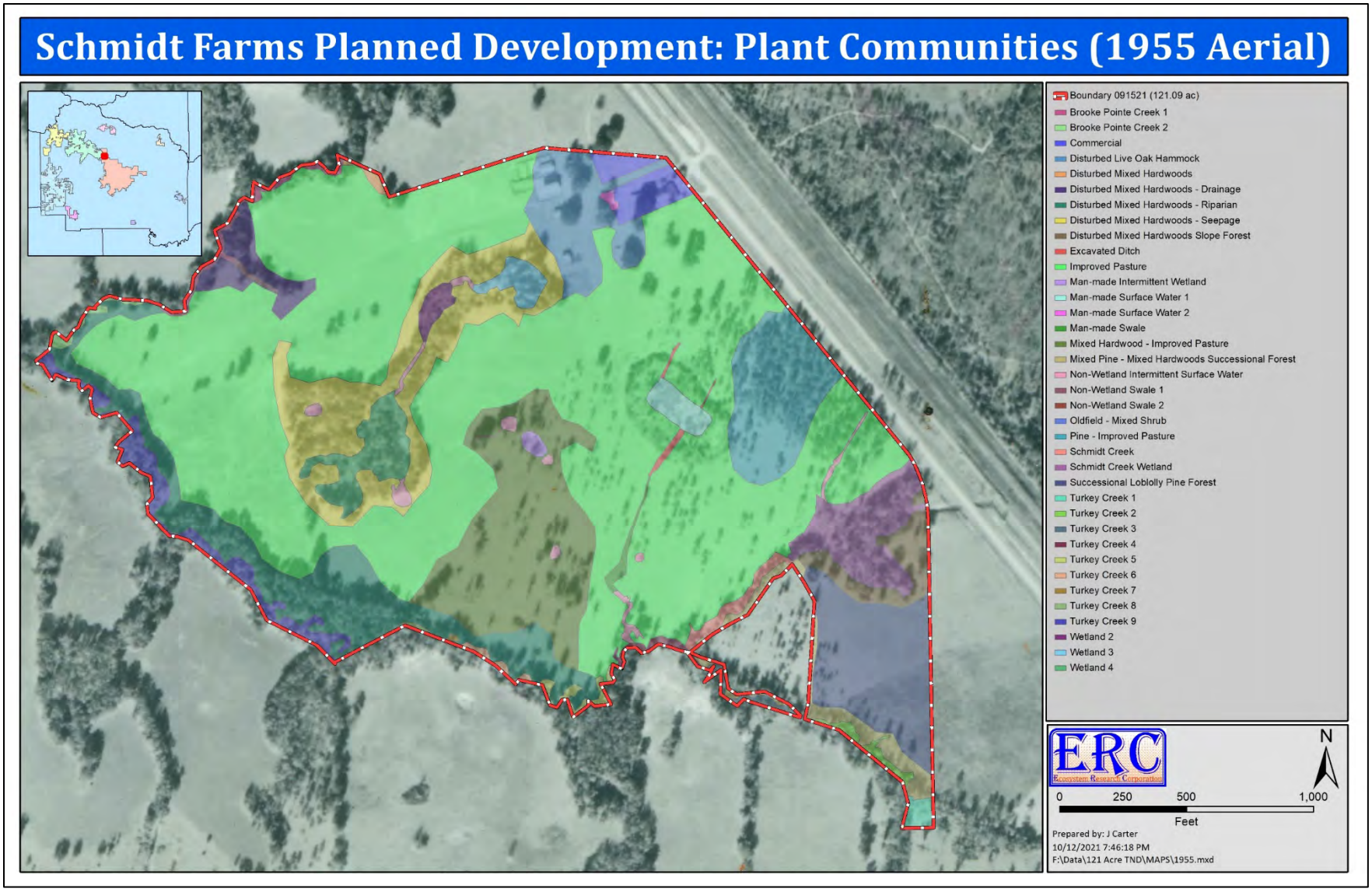


Figure 57. Plant communities on the Planning Parcel as shown on a 1956 historical aerial.

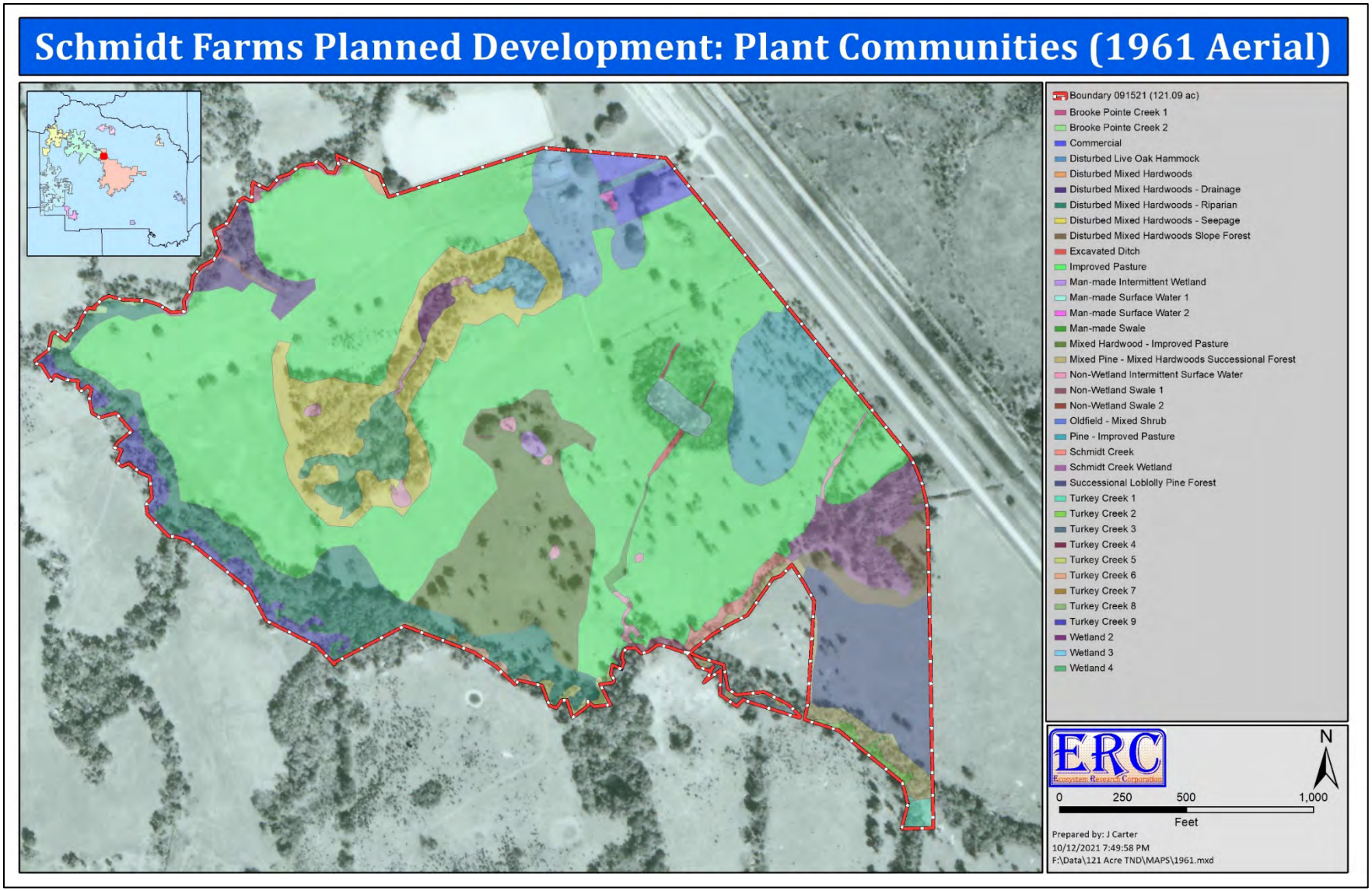


Figure 58. Plant communities on the Planning Parcel as shown on a 1961 historical aerial.

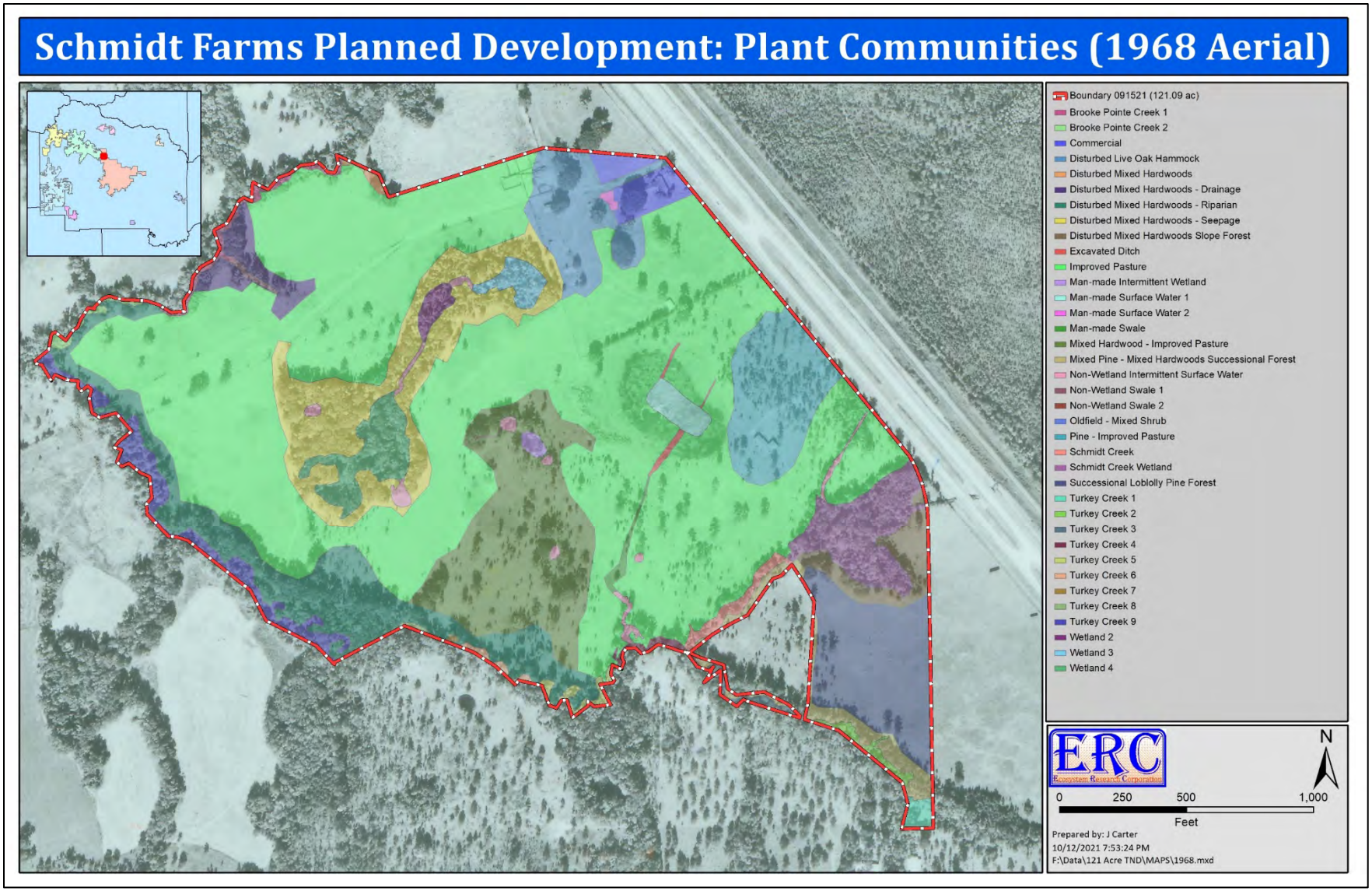


Figure 59. Plant communities on the Planning Parcel as shown on a 1968 historical aerial.

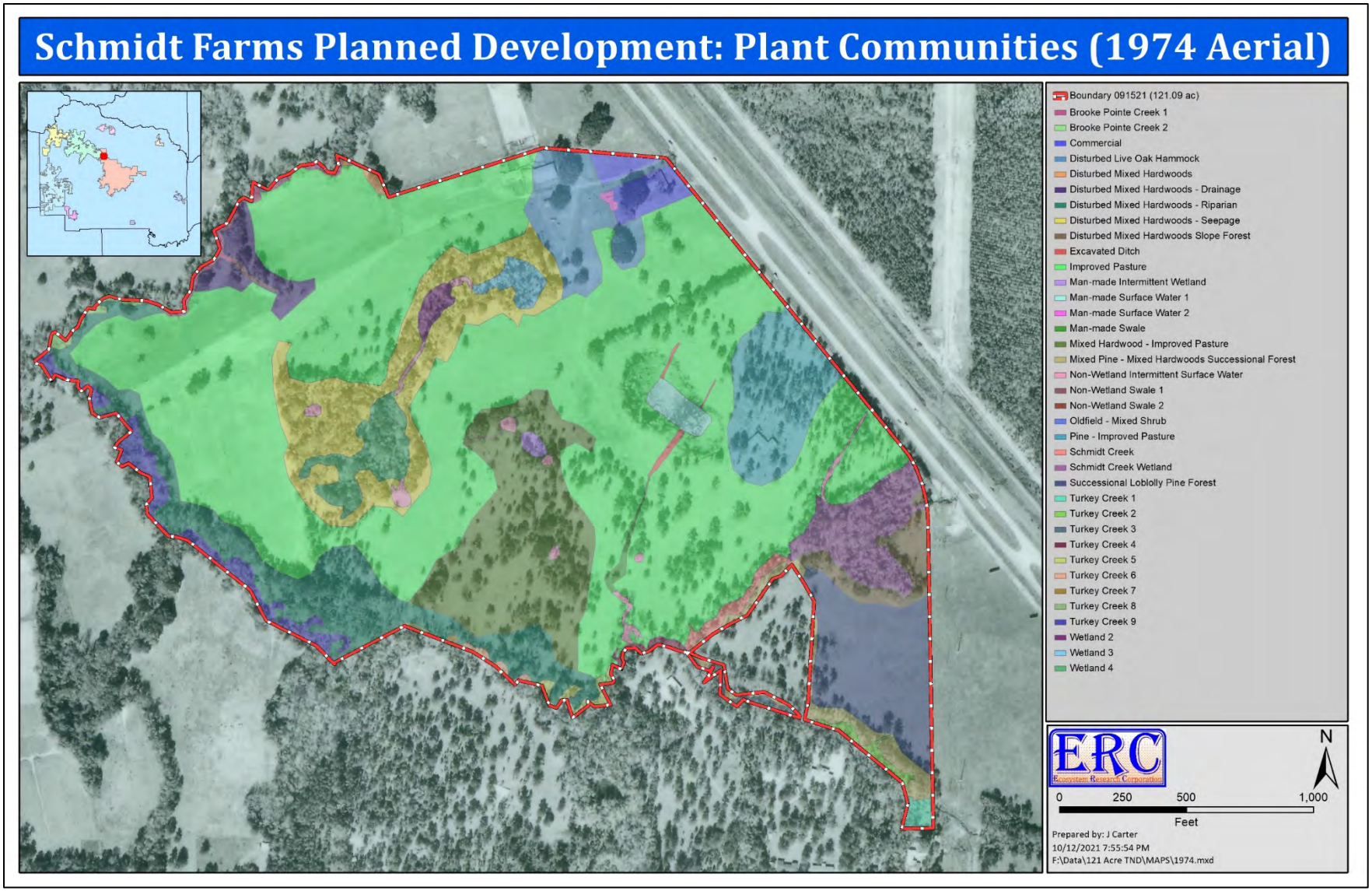


Figure 60. Plant communities on the Planning Parcel as shown on a 1974 historical aerial.

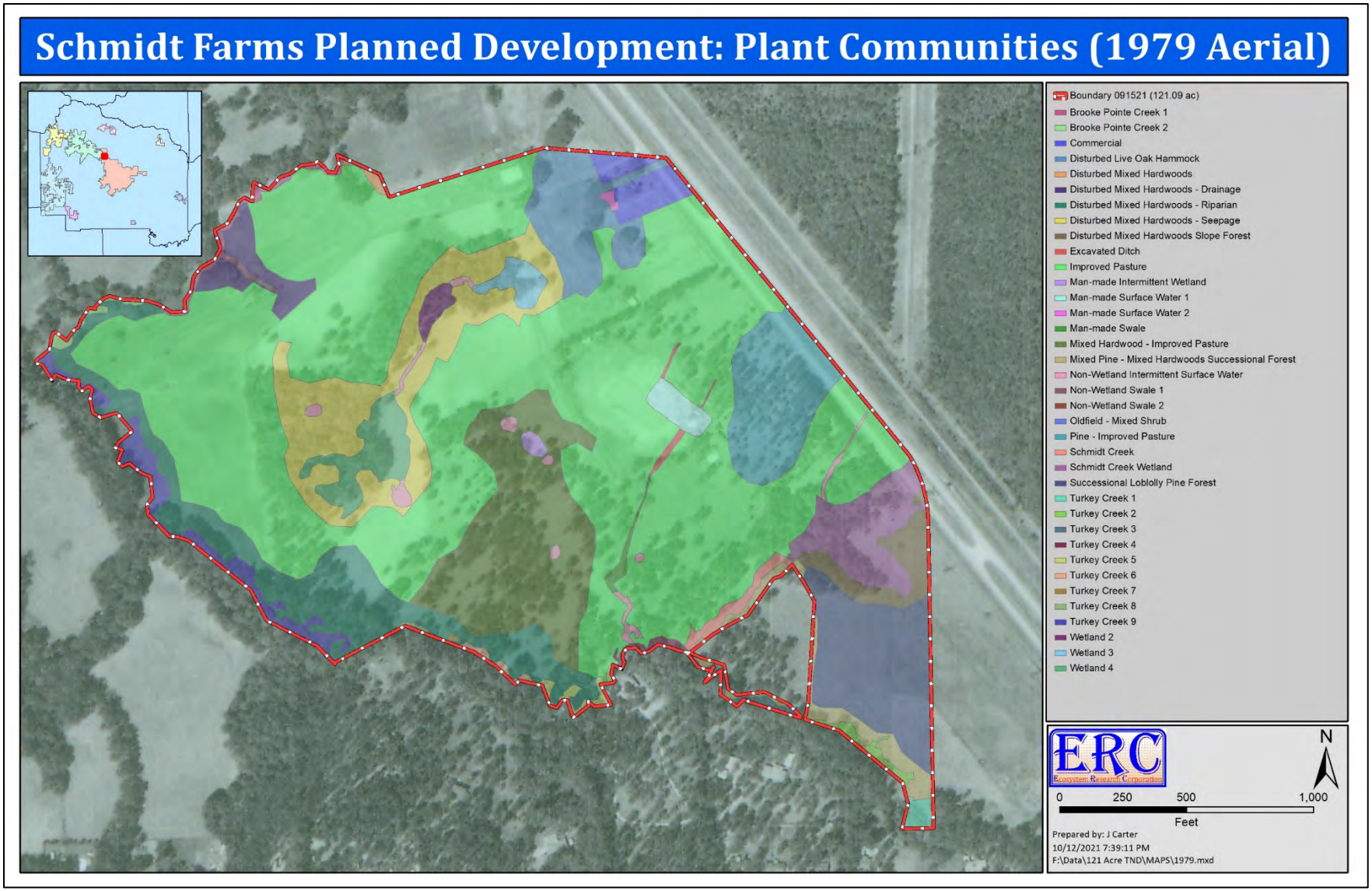


Figure 61. Plant communities on the Planning Parcel as shown on a 1979 historical aerial.

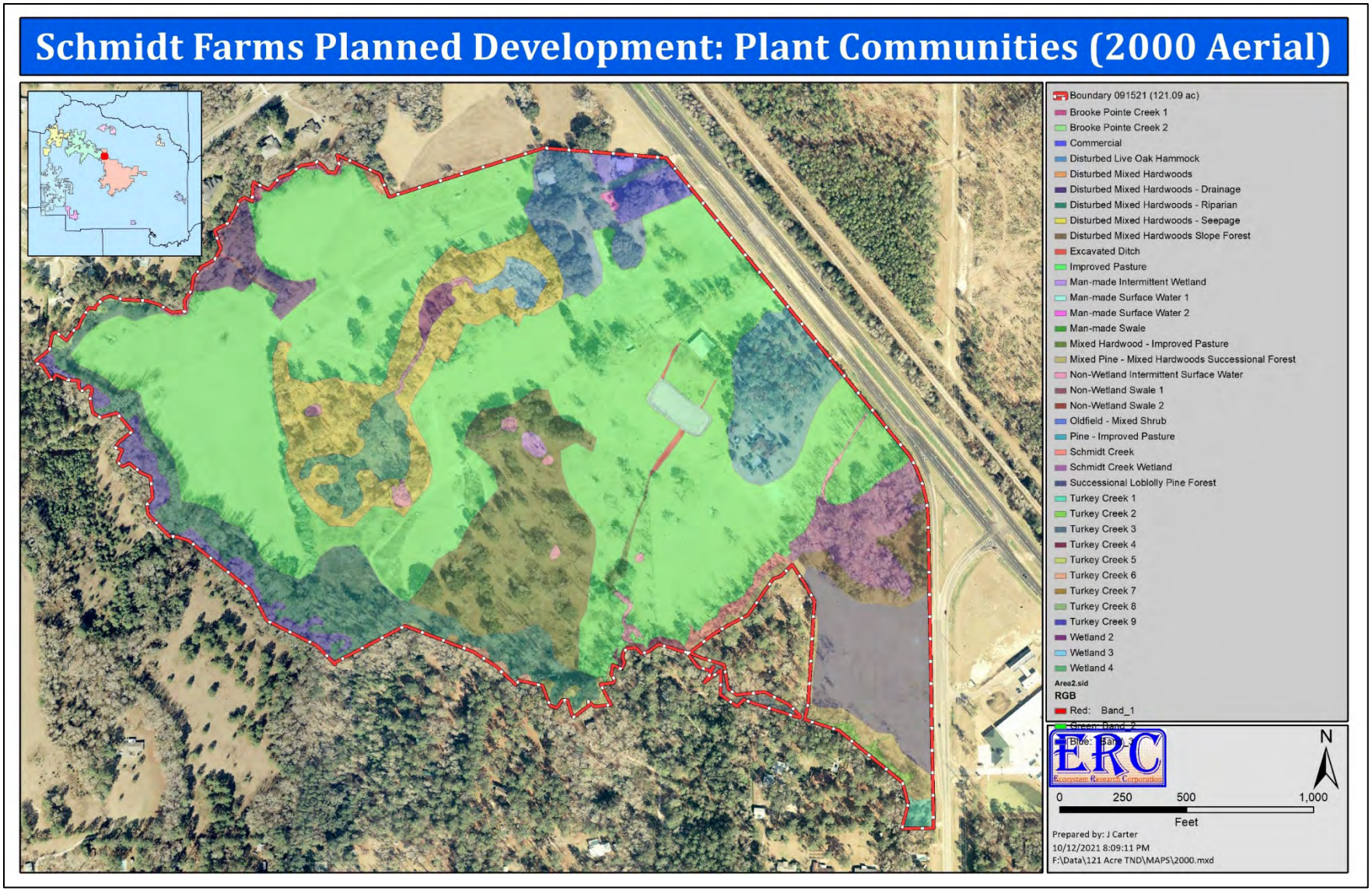


Figure 62. Plant communities on the Planning Parcel as shown on a 2000 historical aerial.

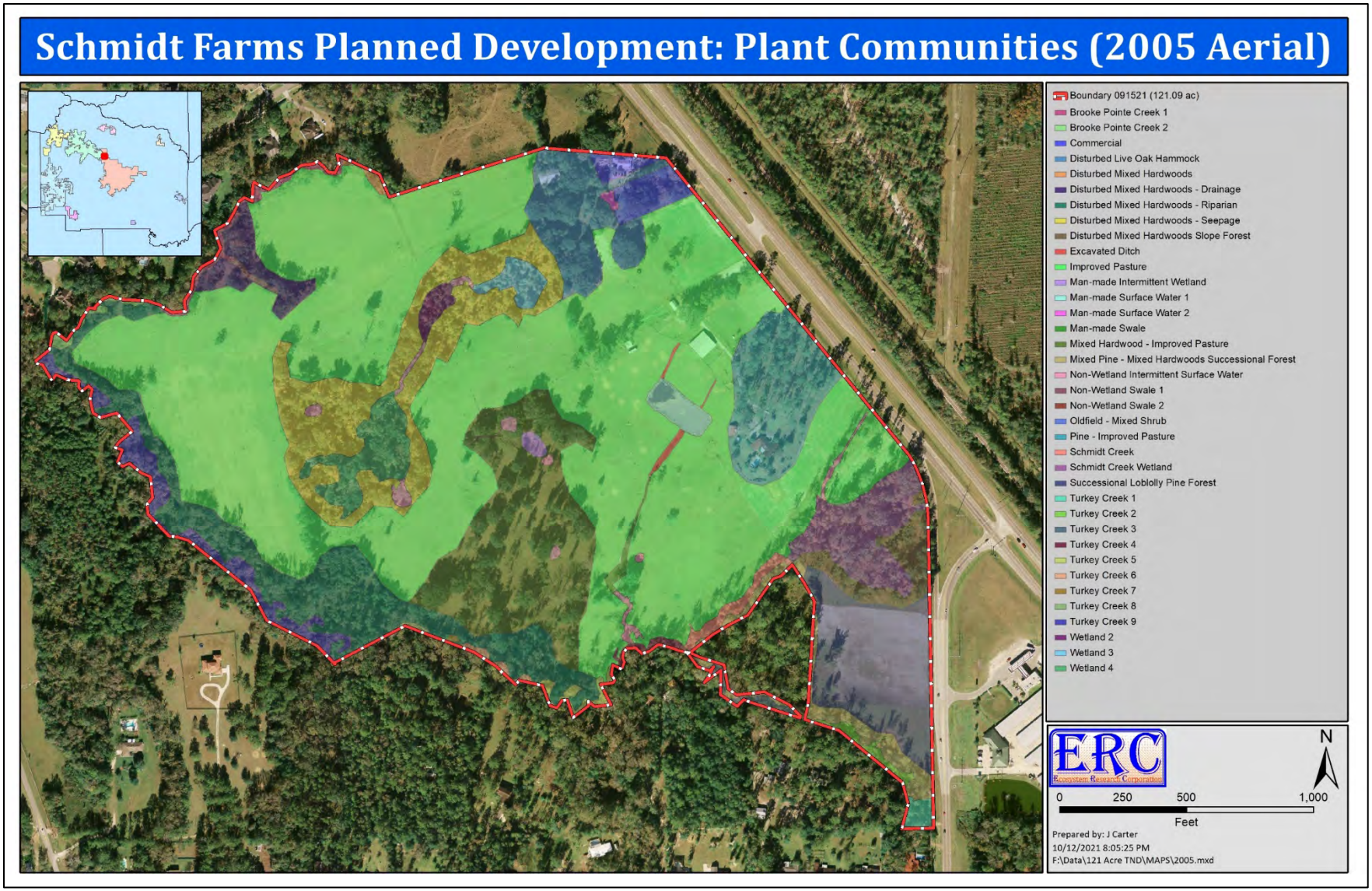


Figure 63. Plant communities on the Planning Parcel as shown on a 2005 historical aerial.

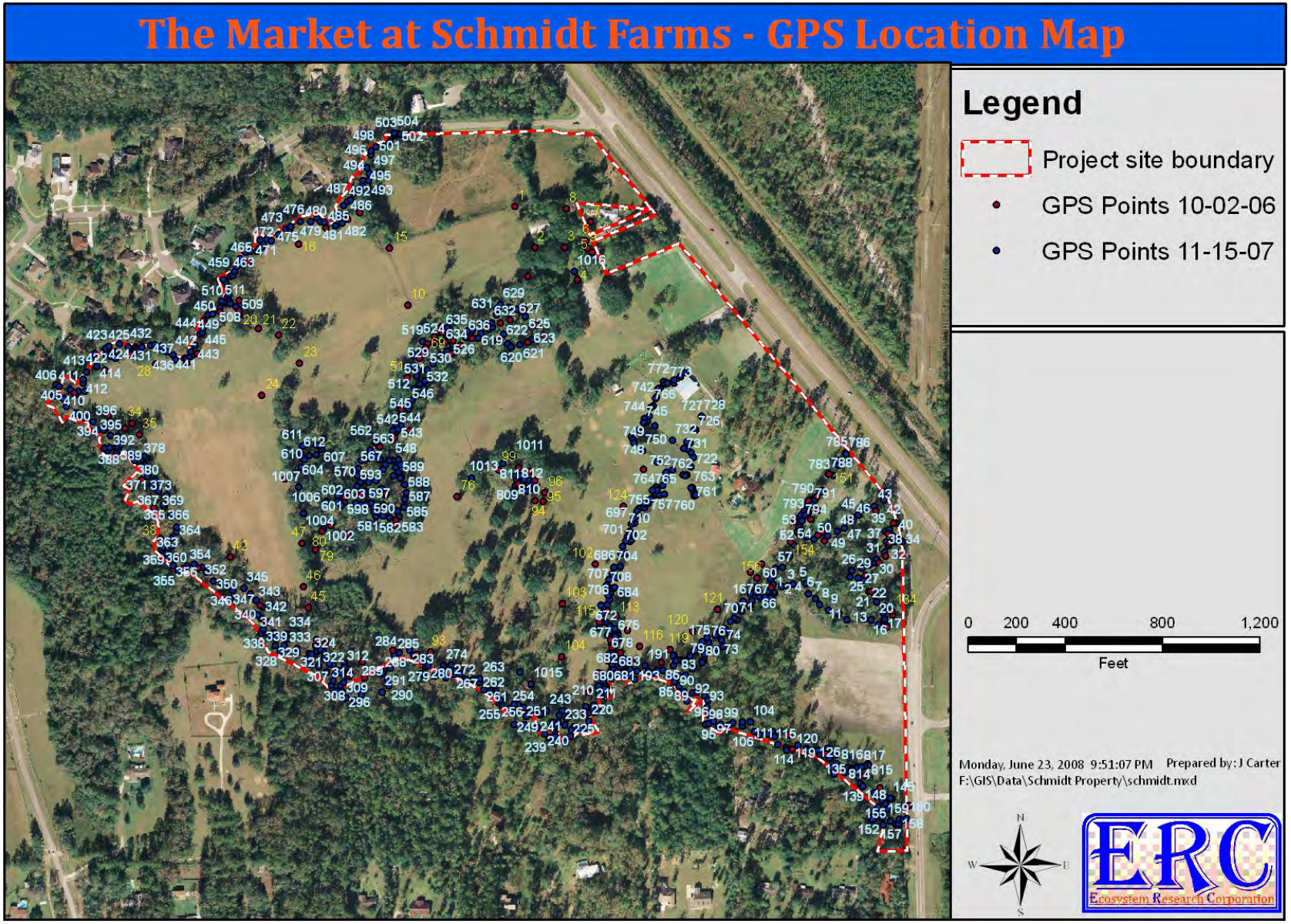


Figure 64. Location of jurisdiction flags from the 2008 survey.

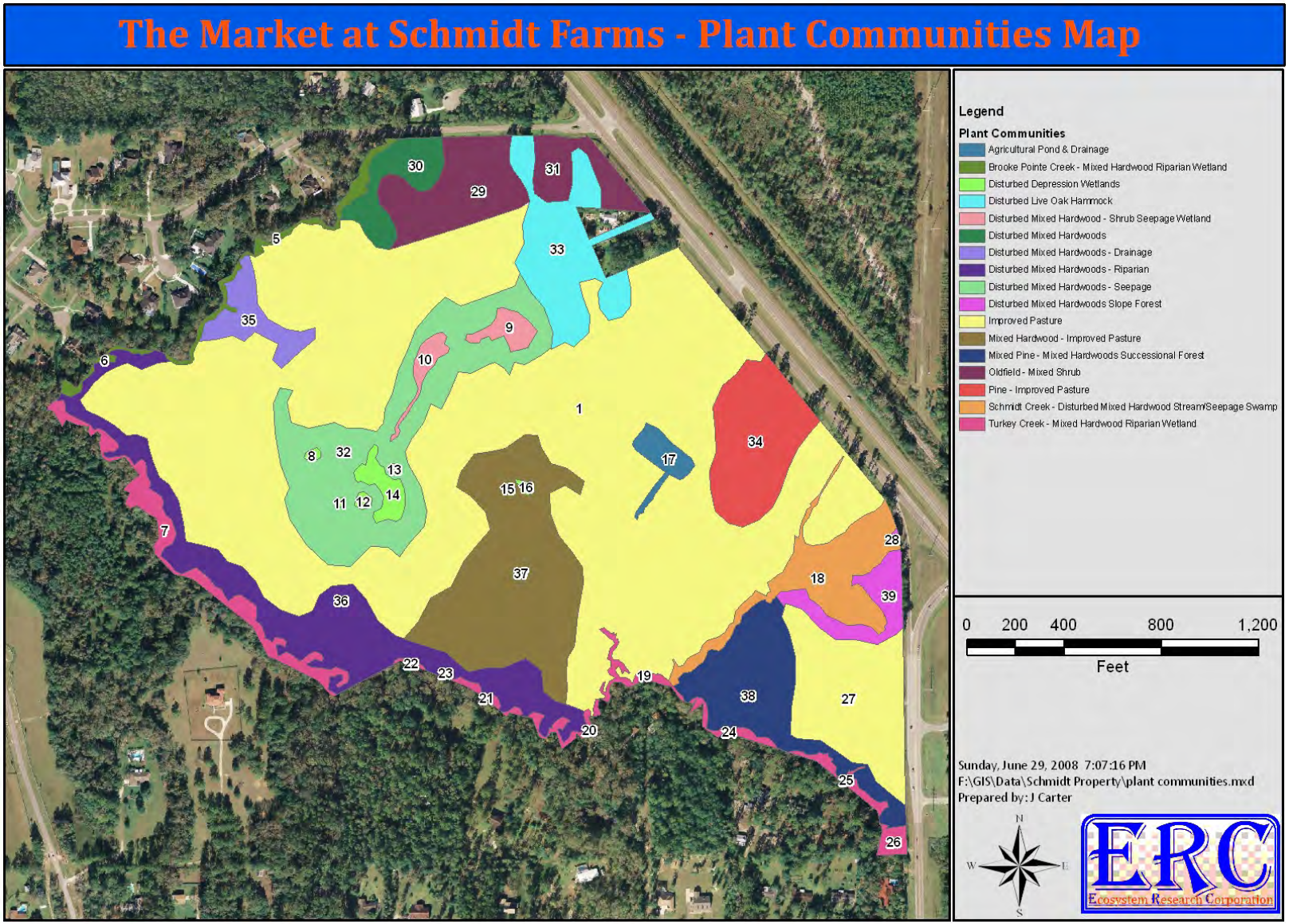


Figure 65. Delineated wetland and surface water polygons from the 2008 delineation procedure (see Table 5 for associated acreages).

Table 5. Wetland and surface water acreages shown for each polygon on Figure 65.

Description	Polygon	Acres
Agricultural Pond & Drainage	17	0.78
Agricultural Pond & Drainage Total		**0.78**
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	5	0.82
	6	0.23
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland Total		**1.05**
Disturbed Depression Wetlands	8	0.06
	11	0.03
	12	0.09
	13	0.03
	14	0.67
	15	0.00
	16	0.06
Disturbed Depression Wetlands Total		**0.94**
Disturbed Live Oak Hammock	33	4.83
Disturbed Live Oak Hammock Total		**4.83**
Disturbed Mixed Hardwood - Shrub Seepage Wetland	9	0.59
	10	0.47
Disturbed Mixed Hardwood - Shrub Seepage Wetland Total		**1.06**
Disturbed Mixed Hardwoods	30	1.85
Disturbed Mixed Hardwoods Total		**1.85**
Disturbed Mixed Hardwoods - Drainage	35	1.57
Disturbed Mixed Hardwoods - Drainage Total		**1.57**
Disturbed Mixed Hardwoods - Riparian	36	7.91
Disturbed Mixed Hardwoods - Riparian Total		**7.91**
Disturbed Mixed Hardwoods - Seepage	32	9.45
Disturbed Mixed Hardwoods - Seepage Total		**9.45**
Disturbed Mixed Hardwoods Slope Forest	28	0.06
	39	1.56
Disturbed Mixed Hardwoods Slope Forest Total		**1.62**
Improved Pasture	1	62.26
	27	5.70
Improved Pasture Total		**67.97**
Mixed Hardwood - Improved Pasture	37	9.93
Mixed Hardwood - Improved Pasture Total		**9.93**
Mixed Pine - Mixed Hardwoods Successional Forest	38	4.98
Mixed Pine - Mixed Hardwoods Successional Forest Total		**4.98**
Oldfield - Mixed Shrub	29	3.74
	31	1.70
Oldfield - Mixed Shrub Total		**5.44**

Description	Polygon	Acres
Pine - Improved Pasture	34	4.66
Pine - Improved Pasture Total		**4.66**
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	18	3.69
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp Total		**3.69**
Turkey Creek - Mixed Hardwood Riparian Wetland	7	2.03
	19	0.38
	20	0.32
	21	0.16
	22	0.05
	23	0.03
	24	0.27
	25	0.35
	26	0.30
Turkey Creek - Mixed Hardwood Riparian Wetland Total		**3.88**
Grand Total		**131.61**

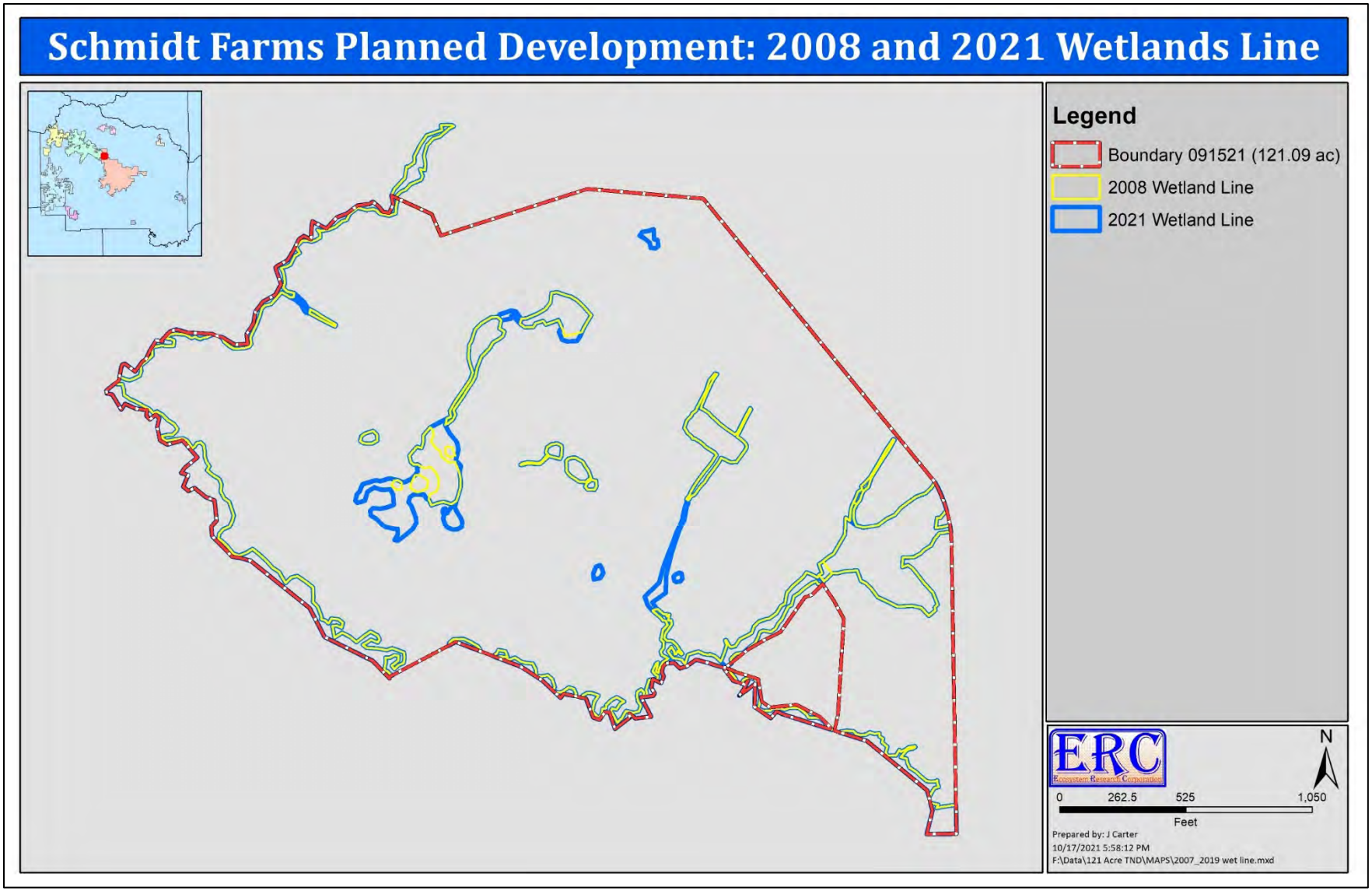


Figure 66. Comparison of 2008 and 2021 jurisdiction lines.

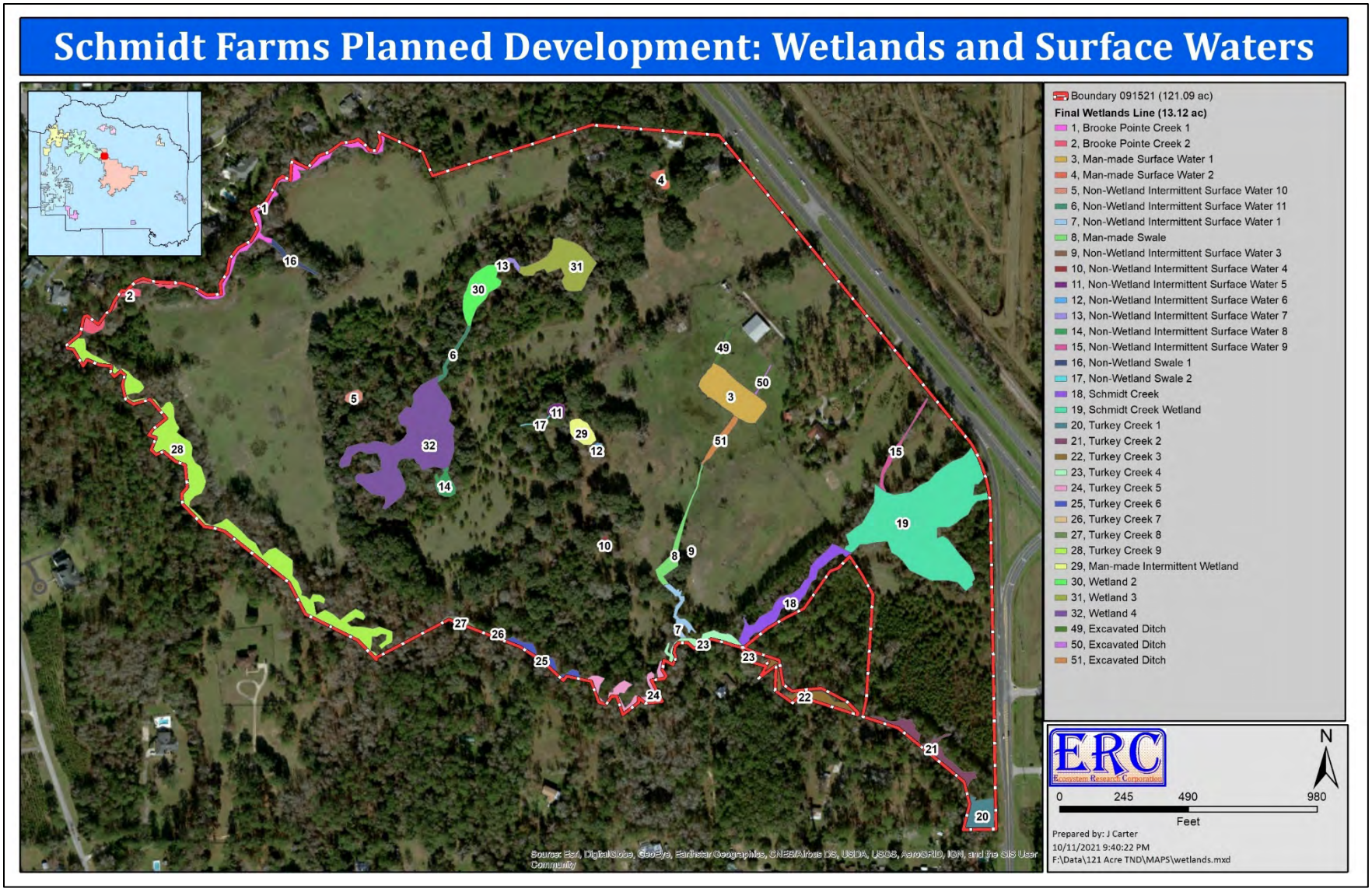


Figure 67. Wetlands and surface waters within the Project Site (see Table 6 for associated acreages).

Table 6. Wetland and surface water acreages shown for each polygon on Figure 67.

Type	Description	Polygon	Acres
Brooke Pointe Creek: Disturbed Mixed Hardwood Riparian Surface Water	Brooke Pointe Creek 1	1	0.51
	Brooke Pointe Creek 2	2	0.23
	TOTAL		**0.74**
Man-made Surface Water	Excavated Ditch	49	0.11
		50	0.02
		51	0.04
	Man-made Surface Water 1	3	0.67
	Man-made Surface Water 2	4	0.07
	TOTAL		**0.90**
Non-Wetland Intermittent Surface Water	Non-Wetland Surface Water 10	5	0.06
	Non-Wetland Surface Water 11	6	0.08
	Non-Wetland Surface Water 1	7	0.14
	Non-Wetland Surface Water 3	9	0.02
	Non-Wetland Surface Water 4	10	0.04
	Non-Wetland Surface Water 5	11	0.07
	Non-Wetland Surface Water 6	12	0.03
	Non-Wetland Surface Water 7	13	0.06
	Non-Wetland Surface Water 8	14	0.13
	Non-Wetland Surface Water 9	15	0.11
	TOTAL		**0.75**
Non-Wetland Swale: Drainage Features	Man-made Swale	8	0.21
	Non-Wetland Swale 1	16	0.08
	Non-Wetland Swale 2	17	0.01
	TOTAL		**0.30**
Schmidt Creek: Disturbed Mixed Hardwood Riparian Surface Water	Schmidt Creek	18	0.50
	TOTAL		**0.50**
Schmidt Creek Wetland: Disturbed Mixed Hardwood Seepage Wetland	Schmidt Creek Wetland	19	3.08
	TOTAL		**3.08**
Turkey Creek: Disturbed Mixed Hardwood Riparian Surface Water	Turkey Creek 1	20	0.30
	Turkey Creek 2	21	0.35
	Turkey Creek 4	23	0.21
	Turkey Creek 5	24	0.32
	Turkey Creek 6	25	0.16
	Turkey Creek 7	26	0.03
	Turkey Creek 8	27	0.05
	Turkey Creek 9	28	2.03
	TOTAL		**3.45**
Man-made Intermittent Surface Water	Man-made Intermittent Pond	29	0.16
	TOTAL		**0.16**

Type	Description	Polygon	Acres
Isolated Mixed Hardwood Seepage Wetland	Wetland 2	30	0.39
	Wetland 3	31	0.65
	TOTAL		**1.04**
Isolated Mixed Hardwood Intermittently Flooded Seepage Wetlands and Surface Waters	Wetland 4	32	1.92
	TOTAL		**1.92**
GRAND TOTAL			**12.83**

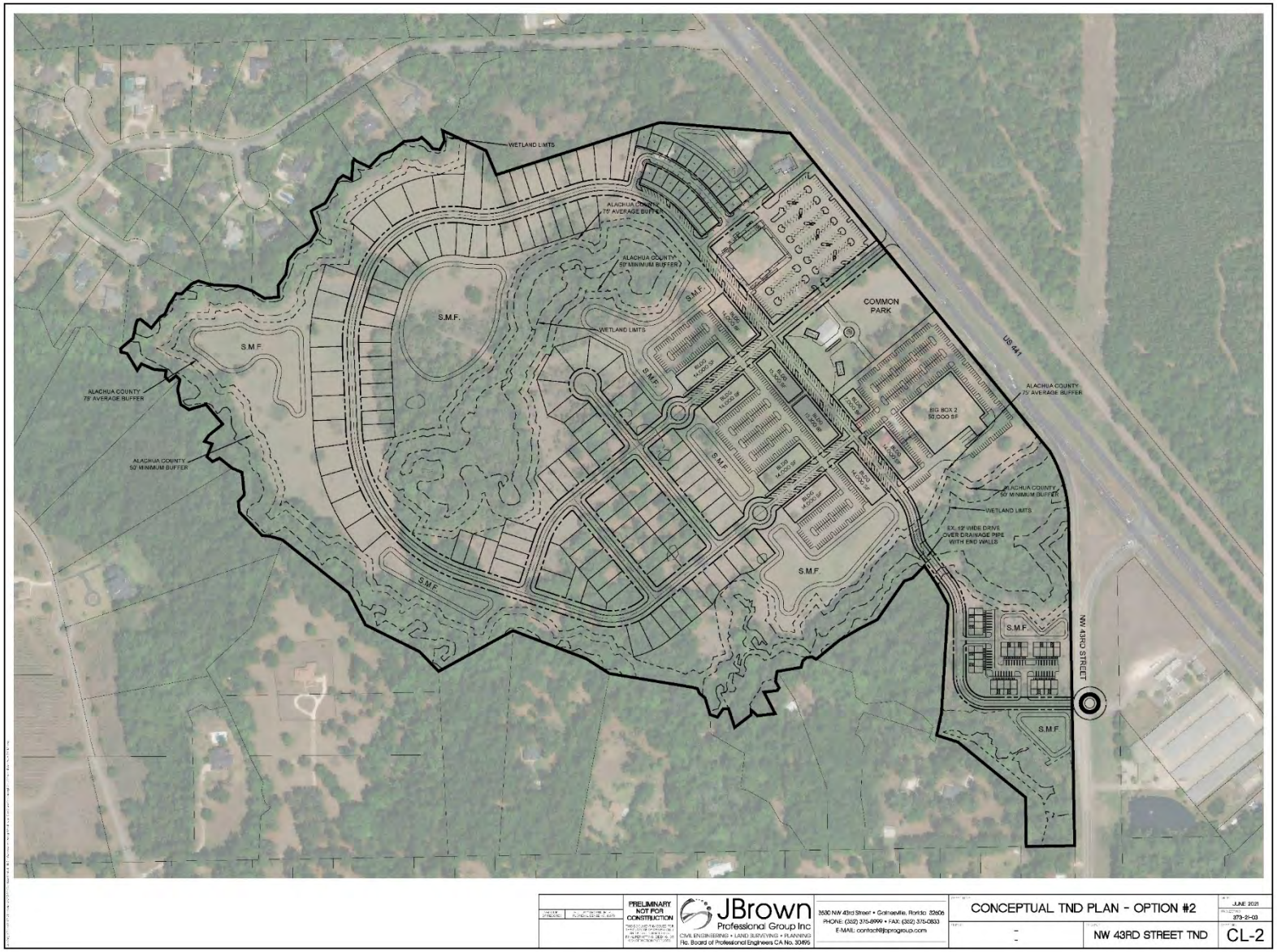


Figure 68. Preliminary site development plan.

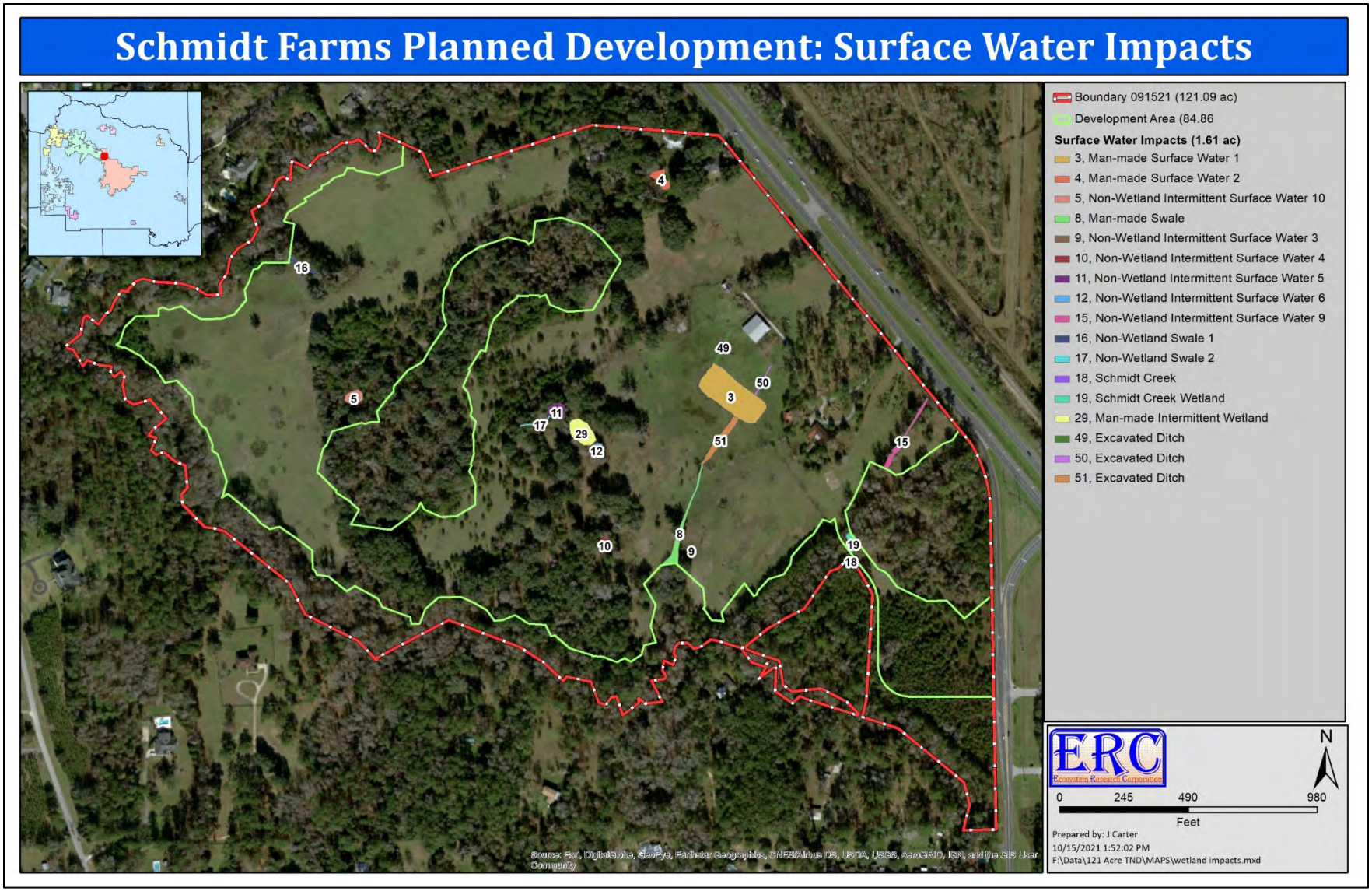


Figure 69. Surface water impacts proposed in response to Project Site development (see Table 7 for associated acreages).

Table 7. Surface water impacts and associated acreages by polygon for surface waters shown on Figure 69.

Type	Description	Polygon	Acres
Man-made Surface Water	Excavated Ditch	49	0.038
		50	0.016
		51	0.109
	Man-made Surface Water 1 (Ag Pond)	3	0.668
	Man-made Surface Water 2 (Fishpond)	4	0.069
	TOTAL		**0.901**
Non-Wetland Intermittent Surface Water	Non-Wetland Intermittent Surface Water 3	9	0.024
	Non-Wetland Intermittent Surface Water 4	10	0.039
	Non-Wetland Intermittent Surface Water 5	11	0.071
	Non-Wetland Intermittent Surface Water 6	12	0.033
	Non-Wetland Intermittent Surface Water 9	15	0.082
	TOTAL		**0.249**
Non-Wetland Swale	Man-made Swale	8	0.135
	Non-Wetland Swale 1	16	0.036
	Non-Wetland Swale 2	17	0.014
	TOTAL		**0.185**
Schmidt Creek	Schmidt Creek Surface Water	18	0.000
	Schmidt Creek Surface Water	19	0.053
	TOTAL		**0.053**
Man-made Landscape Depression	Man-made Intermittent Surface Water	29	0.163
	TOTAL		**0.163**
TOTAL WETLAND IMPACTS			**1.551**

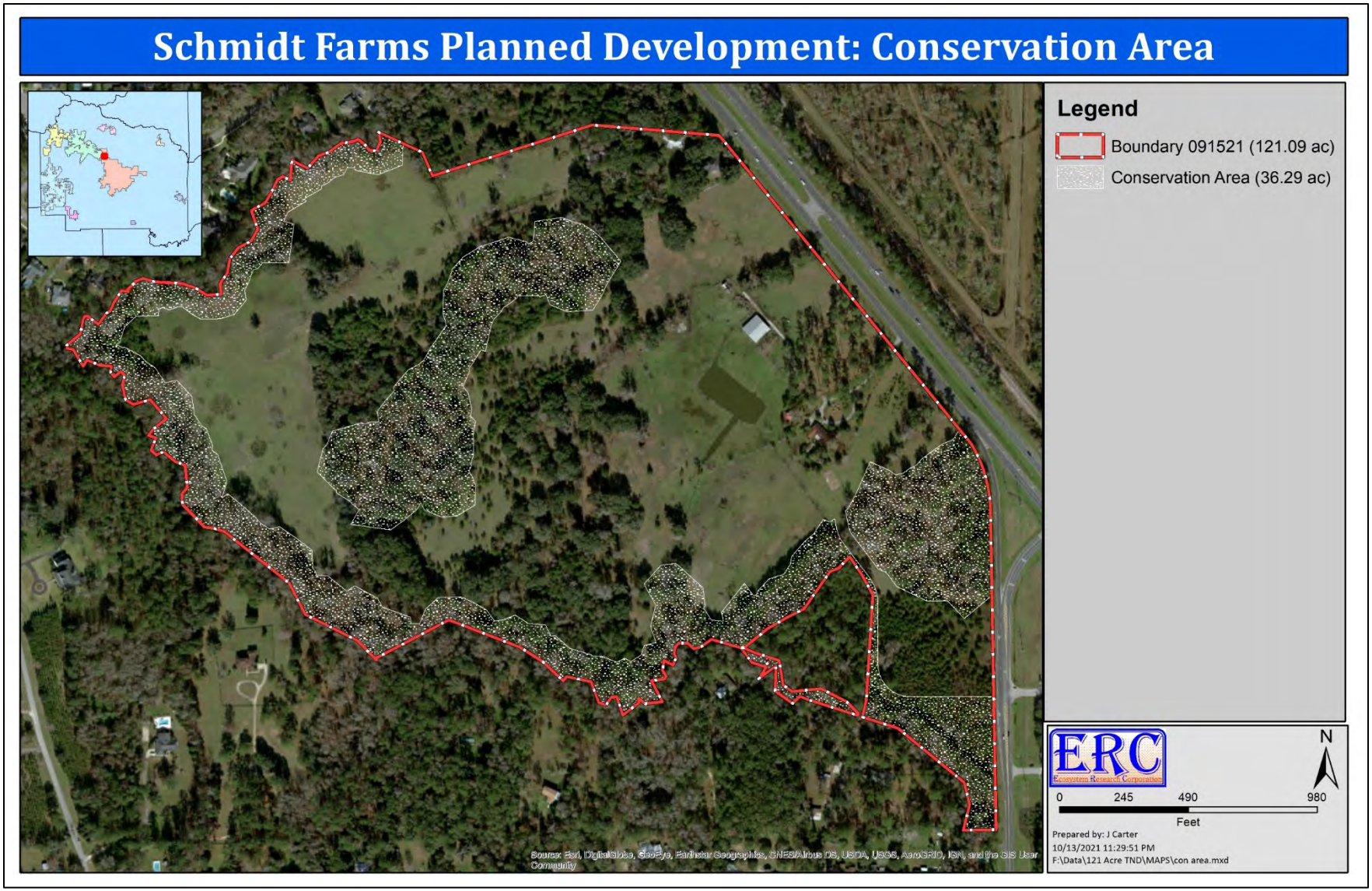


Figure 70. Proposed conservation easement.

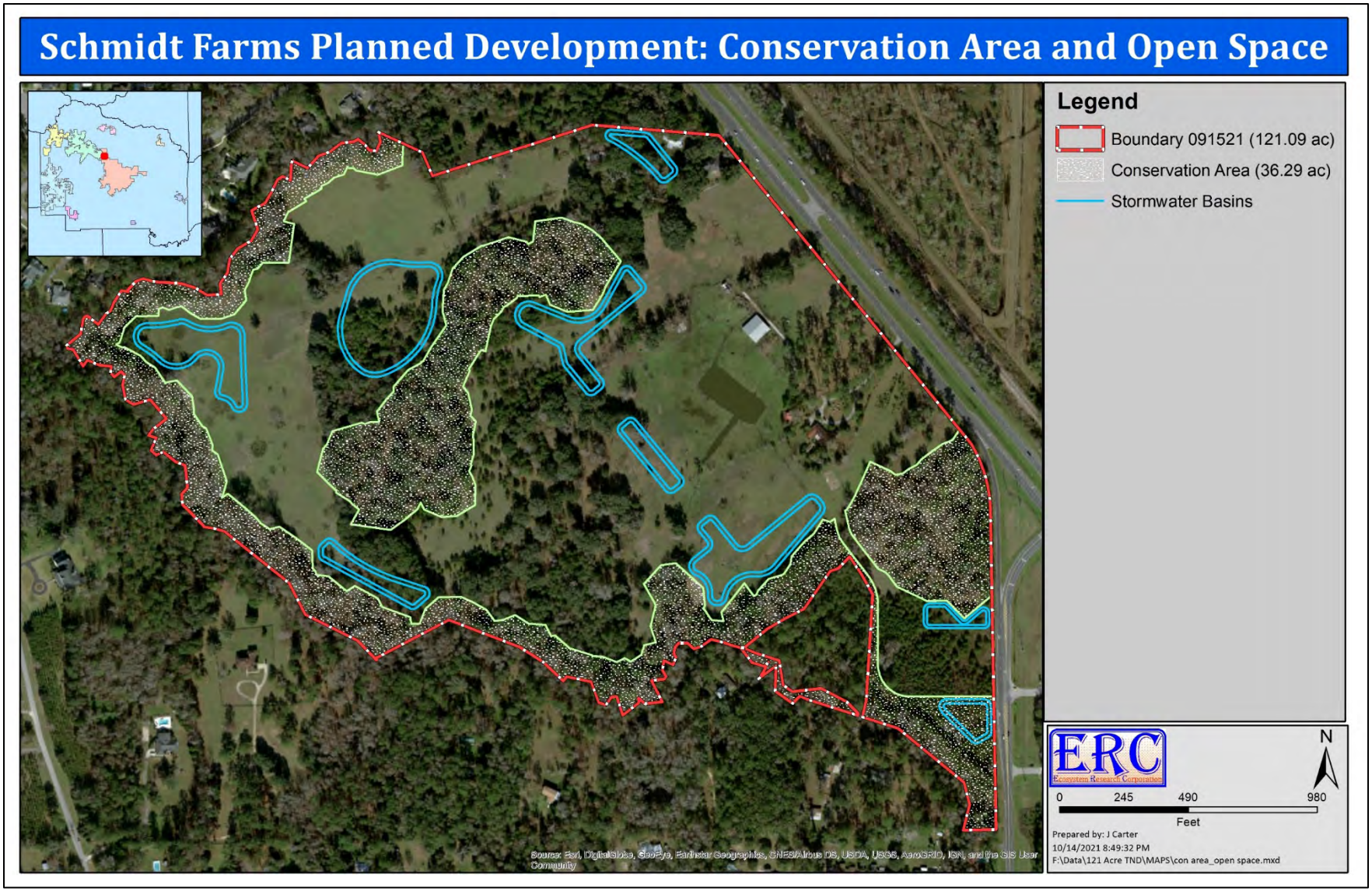


Figure 71. Conservation easement and surface waters to be created on the Planning Parcel.

ATTACHMENT 1: Public Notice Issued 26 January 2009

City of Alachua

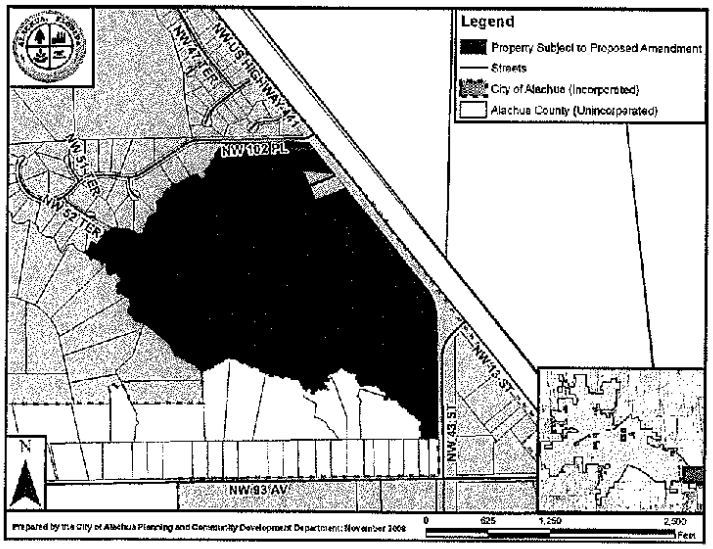
PUBLIC NOTICE
NOTICE OF ENACTMENT OF AN ORDINANCE
OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on January 26, 2009 at 7:00 p.m. The hearing will be held in the Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 09 12

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, 2015; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES) ON FIVE PARCELS OF LAND THAT TOTAL ±131.6 ACRES; LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA, WEST OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 43RD STREET AND THE DEERHAVEN POWER PLANT. TAX PARCEL NUMBERS 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000; PROVIDING A REPEALING CLAUSE; PROVIDING SEVERABILITY; PROVIDING AN EFFECTIVE DATE.



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

City of Alachua

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance, the Staff Report, and related materials are available for public inspection at the Planning and Community Development Department or at the Office of the City Clerk, 15100 NW 142nd Terrace, on any regular business day between the hours of 8:00 a.m. to 4:30 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance 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 these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

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

B. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 11: A REQUEST BY C. DAVID COFFEY, P.A., AGENT FOR 441 DEVELOPMENT GROUP OF ALACHUA COUNTY, LLC, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM ALACHUA COUNTY RURAL CLUSTER TO CITY OF ALACHUA COMMUNITY COMMERCIAL (±17.65 ACRES) AND RESIDENTIAL MODERATE DENSITY (±21.63 ACRES). THE ±39.28 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED BETWEEN THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 441 AND THE TURKEY CREEK DEVELOPMENT OF REGIONAL IMPACTS AND WEST OF THE INTERSECTION OF TURKEY CREEK BOULEVARD AND U.S. HWY 441, ALACHUA, FLORIDA. EXISTING FLUM: ALACHUA COUNTY RURAL CLUSTER; ZONING: ALACHUA COUNTY HIGHWAY ORIENTED BUSINESS (BH); A PORTION OF TAX PARCEL NO. 05898-000-000. (THIS IS A LEGISLATIVE HEARING)

i. FIRST READING. ORDINANCE 09 11; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

C. FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE

FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

E. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 14: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MEGAHEE ENTERPRISES, LTD., LLLP, OWNER, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE AND COMMERCIAL TO COMMERCIAL (±90 ACRES), RESIDENTIAL MEDIUM DENSITY (±36.1 ACRES), RESIDENTIAL MODERATE DENSITY (±174.5 ACRES), CONSERVATION (±115 ACRES), AND RECREATION (±107 ACRES). THE ±523 ACRE SUBJECT PROPERTY FOR THE PROPOSED LARGE SCALE COMPREHENSIVE PLAN AMENDMENT IS LOCATED NORTH OF U.S. HWY 441 AND ADJACENT TO AND ON THE EAST AND WEST SIDE OF INTERSTATE HWY 75, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE (A) AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NO.S 03008-000-000, 03020-000-000, 03049-000-000, 03066-004-000, AND 03067-001-000 (THIS IS A LEGISLATIVE HEARING)**

i. FIRST READING, ORDINANCE 09 14; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

V. AGENDA ITEMS

NONE SCHEDULED

VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

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

VII. COMMENTS FROM CITY MANAGER

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Mr. Stubbs confirms for Vice-Mayor Burgess that a wetland pond is located on the subject property, but there are no springs. Mr. Stubbs notes there are protection standards in the Comprehensive Plan and the Land Development Regulations. Miss Portal states the City of Alachua has excellent policies and a lot of opportunity for setback and environmental resource protection in the planning process.

Vice-Mayor Burgess moves to approve Ordinance 09 11 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to be consistent with the City of Alachua Comprehensive Plan and with a requirement that a text amendment concurrent with adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) threshold would be necessary, and authorize staff to transmit the proposed LSCPA to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

C. **FIRST READING AND FIRST PUBLIC HEARING OF ORDINANCE 09 12: A REQUEST BY CAUSSEAUX, HEWETT, & WALPOLE, INC., AGENT FOR MESA-SAND REALTY, LLC, JULE L. SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, PATRICIA M. SCHMIDT RICHARD, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, THOMAS ALAN SCHMIDT, AS CO-PERSONAL REPRESENTATIVE AND AS SUCCESSOR CO-TRUSTEE, HERBERT MATILSKY AND BARBARA MATILSKY, OWNERS, FOR CONSIDERATION OF A LARGE SCALE COMPREHENSIVE PLAN AMENDMENT (LSCPA) TO THE CITY OF ALACHUA FUTURE LAND USE MAP FROM AGRICULTURE (±92.23 ACRES) AND COMMERCIAL (±39.37 ACRES) TO COMMERCIAL (±50.81 ACRES), CONSERVATION (±37.06 ACRES), AND MODERATE DENSITY RESIDENTIAL (±43.73 ACRES). THE ±131.6 ACRE SUBJECT PROPERTY FOR THE PROPOSED AMENDMENT IS LOCATED AT 9900 NW US HIGHWAY 441, ALACHUA, FLORIDA. EXISTING FLUM: AGRICULTURE AND COMMERCIAL; ZONING: AGRICULTURE AND COMMERCIAL INTENSIVE (CI); TAX PARCEL NOS. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000 (THIS IS A LEGISLATIVE HEARING).**

i. FIRST READING, ORDINANCE 09 12; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 12 by title only for public record by City Attorney Rush.

City Planner Justin Tabor gives a brief overview of the above-referenced item noting the subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas. Mr. Tabor reviews maps showing the adjacent properties and their land use. The Planning and Zoning Board held a public hearing on

this item on December 16, 2008 and voted 5-0 for approval and transmittal to the City Commission with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development (DRI) thresholds would be necessary. Mr. Tabor notes that the concerns of the citizens in attendance at the Planning and Zoning Board meeting are summarized and in the Agenda packets, staff report, and the minutes from the meeting.

Gerry Dedenbach, with Causseaux, Hewett, & Walpole, Inc., agent for the applicant, gives a Power Point presentation outlining what is being proposed for this property beginning with a timeline of the land use change process. He notes a neighborhood meeting was held on the proposed changes, as well as a subsequent meeting. By moving the commercial areas away from the residential areas and into the core, large conservation areas were created. He notes three main concerns: 1) Surface water flow; 2) Conservation area behind Brooke Point; and 3) NW 102nd Place access.

Mr. Tabor continues with the staff report reviewing site suitability, needs analysis, urban sprawl analysis, public facilities impacts, consistency with the Comprehensive Plan, and DRI related issues.

Commissioner Coerper comments on the drainage on the subject property.

Mayor Calderwood notes for the record that they have received William Burger's letter, respectfully submitted by the Brooke Pointe Home Owners Association, noting three (3) concerns.

William Burger states the Commission has effectively raised the major concerns that the homeowners have about the subject property, especially potential flooding and the entrance to Brooke Pointe. He commends Mr. Dedenbach for the neighborhood meetings.

Pam Connolly respectively requests that maximum consideration be given to the conservation area, light pollution, and noise abatement, as well as the setback from wetlands, buffering, and stormwater management.

Richard Beardsley presents a letter to the Commission and comments on what draws people to this part of Alachua County. He is against approval of this Ordinance.

Karen Arington presents a letter to the Commission. She states the proposed development should not be approved.

Rupert Murphy states he is opposed to this development; he sees their way of life being destroyed and he objects to it.

Amy Ellis comments she is glad to see the Commission is looking closely at the creek on the subject property; she would like to see where it goes.

Shanna Johnson presents a letter to the Commission and reads it aloud. She requests that the Commission consider other options that bring better benefits to this area.

Mr. Dedenbach addresses the concerns that were noted by the citizens.

Commissioner Coerper moves to extend the meeting tonight until it ends no matter what time that is; Vice-Mayor Burgess seconds the motion.

Passed by unanimous consent.

Pete Wallace comments on the wetlands on the subject property noting they had put every possible place in conservation and this will be allowed to naturally succeed.

Commissioner Hills moves to approve Ordinance 09 12 on First Reading stating this Commission finds this application for a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary, and authorize staff to transmit the proposed amendment to the Florida Department of Community Affairs; Commissioner Coerper seconds the motion.

Motion carries 4-0 on roll call vote.

D. FIRST READING AND FIRST PUBLIC HEARING, ORDINANCE 09 13: A REQUEST BY CAUSSEAUX, HEWETT & WALPOLE, INC. FOR CONSIDERATION OF A TEXT AMENDMENT TO THE CITY OF ALACHUA COMPREHENSIVE PLAN TO AMEND OBJECTIVE 1.6 OF THE FUTURE LAND USE ELEMENT TO ALLOW PRIVATELY OWNED RECREATIONAL LANDS IN THE RECREATION FUTURE LAND USE MAP CATEGORY, AND AMEND POLICY 1.6.D OF THE FUTURE LAND USE ELEMENT TO LIMIT THE FLOOR AREA RATIO FOR PRIVATELY OWNED RECREATIONAL LANDS IN THE FUTURE LAND USE MAP CATEGORY

i. FIRST READING, ORDINANCE 09 13; CONSIDERATION OF APPROVAL OF THE ABOVE STATED ORDINANCE
ii. PUBLIC HEARING TO CONSIDER ADOPTION OF THE ABOVE-REFERENCED ORDINANCE

First reading of Ordinance 09 13 by title only for public record by City Attorney Rush.

Planning Director Kathy Winburn gives a brief overview of the above-referenced item noting Objective 1.6 currently reads as follows: Recreation: the City of Alachua shall designate a Recreation land use category for all publicly owned recreational lands, however, in order to provide the opportunity for recreation activities, recreational uses may be allowed outside of the Recreation land use category. The new language, underlined and in bold text, for the proposed Objective 1.6 is "...for all publicly **or privately** owned recreational lands...". Mrs. Winburn notes it is common in other local governments to allow privately owned recreational lands in a Recreation Future Land Use Map category and states the proposed amendment would bring the

ATTACHMENT 2: ERP and District Staff Report (December 23, 2008)

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
Lake Bird, Florida

C. LINDEN DAVIDSON
Lamont, Florida

HEATH DAVIS
Cedar Key, Florida

N. DAVID FLAGG
Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

December 23, 2008

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Conceptual Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

The Suwannee River Water Management District (District) proposes to issue Conceptual Environmental Resource Permit Number 08-0278 for your project located in Township 8 South, Range 19 East, Sections 34 and 35 26, in Alachua County. This proposed action is subject to final Governing Board approval at their regularly scheduled meeting on January 13, 2009.

Persons considered to be potentially affected by this proposed agency action may request an administrative hearing. The request must be in writing and must adhere to the guidelines set forth in Chapter 28-106, Florida Administrative Code. Please see the enclosed Notice of Rights. All requests for administrative hearings are required to be sent to the Suwannee River Water Management District, 9225 County Road 49, Live Oak, Florida 32060. Questions regarding the proposed action should be directed to the Department of Resource Management, 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

Enclosure
JD/rl
cc: Mark Lyman, Lochrane
Property Owners
Alachua County Board of Commissioners
Certified Mail Receipt #: 7006 2760 0004 8243 4050

RECYCLED PAPER

Water for Nature, Water for People
9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 (FL) • FAX 386/362-1056
mysuwanneeriver.com

LOUIS SHIVER
Chairman
Mayo, Florida

J.P. MAULTSBY
Vice Chairman
Madison, Florida

GEORGIA JONES
Secretary/Treasurer
Lake City, Florida

DON CURTIS
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Lamont, Florida

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Cedar Key, Florida

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Gainesville, Florida

OLIVER J. LAKE
Lake City, Florida

DON QUINCEY, JR.
Chiefland, Florida

DAVID STILL
Executive Director
Lake City, Florida

SUWANNEE RIVER WATER MANAGEMENT DISTRICT

January 13, 2009

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

Subject: Approval of Environmental Resource Permit Application Number ERP08-0278, The Market at Schmidt Farms, Alachua County

Dear Applicant:

Enclosed is your permit for the above referenced project. This permit was issued for a period of five years. Please pay close attention to the conditions of your permit.

Substantially affected persons are entitled to request an administrative hearing pursuant to ss.120.57 (1), Florida Statutes (F.S.), and Chapter 28, Florida Administrative Code, if they object to the Suwannee River Water Management District's (District) actions. Failure to request a hearing within 21 days will constitute a waiver of your right to request such a hearing. In addition, the District will presume that permittee waives Chapter 120, F.S., rights to object or appeal the action upon commencement of construction authorized by the permit. This permit does not alleviate you from having to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

If you wish, we will visit with you on site to discuss the terms of the permit, review existing pre-construction conditions, and answer any questions you may have prior to beginning work. To schedule a pre-construction meeting, please contact me.

If you have any questions regarding this, please call me at 386.362.1001.

Sincerely,

Jon Dinges, P.E.
Director, Resource Management

JD/rl
Enclosures
cc: Mark Lyman, Lochrane
Property Owners
Certified Mail Receipt #: 7008 1300 0001 7731 8156

Water for Nature, Water for People

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SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT
9225 CR 49
LIVE OAK, FLORIDA 32060
TELEPHONE: (386) 362-1001
TELEPHONE: 800-226-1066
FAX (386) 362-1056

CONCEPTUAL PERMIT

PERMITTEE:
MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

PERMIT NUMBER: ERP08-0278
DATE ISSUED: 01/13/2009
DATE EXPIRES: 01/13/2014
COUNTY: ALACHUA
TRS: S34/T8S/R19E, S35/T8S/R19E

PROJECT: THE MARKET AT SCHMIDT FARMS

Approved entity to whom operation and maintenance may be transferred pursuant to rule 40B-4.1130, Florida Administrative Code (F.A.C.):

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

Based on information provided, the Suwannee River Water Management District's (District) rules have been adhered to and an environmental resource conceptual permit is in effect for the permitted activity description below:

This permit authorizes a 0.882-acre wetland creation area, and 36.38 acres of wetlands and upland buffers to be placed in a conservation easement as mitigation for 0.88 acres of wetland impacts. The project will be completed in a manner consistent with the application package completed on December 3, 2008, by Myers Sand Realty, LLC, and satisfying the criteria in Chapters 40B-4 and 40B-400, Florida Administrative Code.

It is your responsibility to ensure that adverse off-site impacts do not occur either during or after construction. Any additional construction or alterations not authorized by this permit may result in flood control or water quality problems both on and off site and will be a violation of District rule.

You or any other substantially affected persons are entitled to request an administrative hearing or mediation. Please refer to enclosed notice of rights.

This permit is issued under the provisions of chapter 373, F.S., chapter 40B-4, and chapter 40B-400,

F.A.C. A general permit authorizes the construction, operation, maintenance, alteration, abandonment, or removal of certain minor surface water management systems. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surface water management system shown on the application and other documents included in the application. This is to notify you of District's agency action concerning Notice Of Intent. This action is taken pursuant to rule 40B-4 and 40B-400, F.A.C.

Standard Conditions for All General Permits:

1. The permittee shall perform all construction authorized in a manner so as to minimize adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.

2. Water quality data representative of the water discharged from the permitted system, including, but not limited to, the parameters in chapter 62-3, F.A.C., shall be submitted to the District as required. If water quality data are required, the permittee shall provide data as required on the volume and rate of discharge including the total volume discharged during the sampling period. All water quality data shall be in accordance with and reference the specific method of analysis in "Standard Methods for the Examination of Water and Wastewater" by the American Public Health Association or "Methods for Chemical Analysis of Water and Wastes" by the U.S. Environmental Protection Agency.

3. The operational and maintenance phase of a surfacewater management permit will not become effective until the owner or his authorized agent certifies that all facilities have been constructed in accordance with the design permitted by the District. If required by the District, such as-built certification shall be made by an engineer or surveyor. Within 30 days after the completion of construction of the system, the permittee shall notify the District that the facilities are complete. If appropriate, the permittee shall request transfer of the permit to the responsible entity approved by the District for operation and maintenance. The District may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation and maintenance of the system.

4. Off-site discharges during and after construction shall be made only through the facilities authorized by the permit. Water discharged from the project shall be through structures suitable for regulating upstream stage if so required by the District. Such discharges may be subject to operating schedules established by the District.

5. The permit does not convey to the permittee any property right nor any rights or privileges other

than those specified in the permit and chapter 40B-1, F.A.C.

6. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a Works of the District which is authorized by the permit.

7. The permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.

8. It is the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.

9. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

10. Except for General Permits After Notice or permits issued to a unit of government, or unless a different schedule is specified in the permit, the system shall be inspected at least once every third year after transfer of a permit to operation and maintenance by the permittee or his agent to ascertain that the system is being operated and maintained in a manner consistent with the permit. A report of inspection is to be sent to the District within 30 days of the inspection date. If required by chapter 471, F.S., such inspection and report shall be made by an engineer.

11. As-built certification shall be made by an engineer or surveyor.

12. The permittee shall allow reasonable access to District personnel or agents for the purpose of inspecting the system to insure compliance with the permit. The permittee shall allow the District, at its expense, to install equipment or devices to monitor performance of the system authorized by their permit.

13. The surfacewater management system shall be operated and maintained in a manner which is consistent with the conditions of the permit and chapter 40B-4.2040, F.A.C.

14. The permittee is responsible for the perpetual operation and maintenance of the system unless the operation and maintenance is transferred pursuant to chapter 40B-4.1130, F.A.C., or the permit is modified to authorize a new operation and maintenance entity pursuant to chapter 40B-4.1110, F.A.C.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 4 of 7

15. Notwithstanding any reference herein made, no construction is authorized by this conceptual plan permit.

16. Each phase shall require a general environmental resource permit.

Special limiting conditions made part of this permit are as follows:

17. Prior to issuance of future environmental resource permits for construction, the proposed conservation easement shall be accepted by the District Governing Board and recorded with the Alachua County Clerk of Courts.

WITHIN 30 DAYS AFTER COMPLETION OF THE PROJECT, THE PERMITTEE SHALL NOTIFY THE DISTRICT, IN WRITING, THAT THE FACILITIES ARE COMPLETE.

Approved by Lori Martin District Staff Date Approved 1-13-09

Clerk David Still Executive Director

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 5 of 7

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 6 of 7

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review, or for Commission review, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

MYERS SAND REALTY, LLC
2220 N. MERIDIAN ST.
INDIANAPOLIS, IN 46208

At 4:00 p.m. this 15 day of JAN, 2021.

Jon M. Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060

Permit No.: ERP08-0278

Project: THE MARKET AT SCHMIDT FARMS

Page 7 of 7

386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

NOTICE OF RIGHTS

1. A person whose substantial interests are or may be determined has the right to request an administrative hearing by filing a written petition with the Suwannee River Water Management District (District), or may choose to pursue mediation as an alternative remedy under Section 120.569 and 120.573, Florida Statutes, before the deadline for filing a petition. Choosing mediation will not adversely affect the right to a hearing if mediation does not result in a settlement. The procedures for pursuing mediation are set forth in Sections 120.569 and 120.57 Florida Statutes. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). A petition must comply with Chapter 28-106, Florida Administrative Code.

2. If the Governing Board takes action which substantially differs from the notice of District decision to grant or deny the permit application, a person whose substantial interests are or may be determined has the right to request an administrative hearing or may chose to pursue mediation as an alternative remedy as described above. Pursuant to Rule 28-106.111, Florida Administrative Code, the petition must be filed at the office of the District Clerk at District Headquarters, 9225 C.R. 49, Live Oak, Florida 32060 within twenty-one (21) days of receipt of written notice of the decision or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail actual notice). Such a petition must comply with Chapter 28-106, Florida Administrative Code.

3. A substantially interested person has the right to a formal administrative hearing pursuant to Section 120.569 and 120.57(1), Florida Statutes, where there is a dispute between the District and the party regarding an issue of material fact. A petition for formal hearing must comply with the requirements set forth in Rule 28-106.201, Florida Administrative Code.

4. A substantially interested person has the right to an informal hearing pursuant to Section 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

5. A petition for an administrative hearing is deemed filed upon receipt of the petition by the Office of the District Clerk at the District Headquarters in Live Oak, Florida.

6. Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing pursuant to Rule 28-106.111, Florida Administrative Code.

7. The right to an administrative hearing and the relevant procedures to be followed is governed by Chapter 120, Florida Statutes, and Chapter 28-106, Florida Administrative Code.

8. Pursuant to Section 120.68, Florida Statutes, a person who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to the Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.

9. A party to the proceeding before the District who claims that a District order is inconsistent with the provisions and purposes of Chapter 373, Florida Statutes, may seek review of the order pursuant to Section 373.114, Florida Statutes, by the Florida Land and Water Adjudicatory Commission, by filing a request for review with the Commission and serving a copy of the Department of Environmental Protection and any person named in the order within 20 days of adoption of a rule or the rendering of the District order.

10. For appeals to the District Courts of Appeal, a District action is considered rendered after it is signed on behalf of the District, and is filed by the District Clerk.

11. Failure to observe the relevant time frames for filing a petition for judicial review described in paragraphs no. 11 and 12, or for Commission review as described in paragraph no. 13, will result in waiver of the right to review.

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing Notice of Rights has been sent by U.S. Mail to:

Myers Sand Realty, LLC
2220 N. Meridian St.
Indianapolis, IN 46208

At 4:00 p.m. this 23 day of December, 2008

Jon Dinges
Deputy Clerk
Suwannee River Water Management District
9225 C.R. 49
Live Oak, Florida 32060
386.362.1001 or 800.226.1066 (Florida only)

cc: File Number: ERP08-0278

STAFF REPORT
CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: **December 23, 2008**

PROJECT: **The Market at Schmidt Farms**

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

Corporate Officers of Myers Sand Realty, LLC

Registered Agent	NRAI Services, Inc
Manager	David N. Eskenazi
Manager	Jay Stein

Corporate Officers of NRAI Services, Inc

Registered Agent	GEC Group, LLC
President/Director	Dennis Howarth
Vice President /Treasurer/Director	Dennis Tarzian
Vice President/Secretary/Director	Charles Baclet
Assistant Secretary	Eileen Ash
Vice President/Director	Kent Rockwell
Vice President/Director	Robert Rowell

Corporate Officers for GEC Group, Inc.

Registered Agent	Karen L. Redman
Manager	Karen L. Redman

Recommended Agency Action

Staff recommends issuance of a conceptual permit with sixteen standard conditions and one special limiting condition. A draft permit containing the conditions is attached to this staff report.

SRWMD Project Review Staff

Louis Mantini, P.W.S, Environmental Specialist; and Tim Sagul, P.E., Assistant Director, Resource Management, reviewed the project application.

Approved By: _____
Jon Dinges, P.E., Director, Resource Management

Project Location

The project is located at the intersection of US 441 and NW 43rd Street in Township 8 South, Range 19 East, Sections 34 and 35, in Alachua County

Project Description

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

Interagency Coordination

Staff notified the following: Alachua County Board of Commissioners, the United States Army Corps of Engineers, and the Florida Fish and Wildlife Conservation Commission, and the Florida Department of State – Historical Resources.

Review of Resource Impacts and District Permitting Criteria

Will the project increase flood hazards outside the project area?
[ref. 40B-4.2030(2)(a) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project increase flood hazards that may affect the health, safety and general welfare of persons residing within the project area?
[ref. 40B-4.2030(2)(b) and 40B-4.2030(5)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the project create excessive drainage of surfacewaters or permanent dewatering of surficial aquifers?
[ref. 40B-4.2030(2)(a)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will erosion be controlled to avoid sedimentation, which would render the proposed system unserviceable; or to avoid sedimentation that would degrade receiving waters?
[ref. 40B-4.2030(2)(d)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the waters discharged or percolated from the surfacewater management system receive at least the minimum level of stormwater treatment necessary to comply with state water quality standards?
[ref. 40B-4.2030(2)(e) and 40B-4.2030(7)]

This criterion will be addressed in detail during review of environmental resource permit applications for construction.

Will the system have adverse environmental impacts including impacts to fish, wildlife, wetlands, and other natural resources?
[ref. 40B-4.2030(2)(f)]

No. In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetland buffers, the latter to be placed in a conservation easement to the benefit of the district. The conservation easement will be brought to the Governing Board at a later time for consideration, and is proposed in concept only at this time.

Will the new surfacewater management system convert wetlands to uplands through drainage, filling, or other means? (If yes, describe mitigation for loss of storage, wetland mitigation, and effects on aquifer recharge.)
[ref. 40B-4.2030(3)]

Yes. The applicant proposes 0.777 acres of direct impacts to a livestock pond and associated overland drainage ditches; 0.040 acres of streamside wetlands associated with a proposed road crossing; and 0.065 acres of impacts to two isolated wetlands.

In order to offset 0.88 acres of direct wetland impacts, the applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement to the District.

The proposed conservation easement will preserve 36.38 acres of wetlands and upland buffers currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

Monitoring will not be required for the created wetland, since mitigation will be satisfied by the proposed conservation easement.

Will the new surfacewater management system result in development within a work of the district that has the potential for reducing floodway conveyance?
[ref. 40B-4.2030(4) and 40B-4.2030(6)]

The project is not in a Work of the District.

Who is the authorized Operation and Maintenance Entity?

Myers Sand Realty, LLC, is the proposed operation and maintenance entity.

WETLAND MITIGATION STAFF REPORT

CONCEPTUAL ENVIRONMENTAL RESOURCE PERMIT APPLICATION

DATE: December 23, 2008

PROJECT: The Market at Schmidt Farms

APPLICANT:
Myers Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

PERMIT APPLICATION NO.: ERP08-0278
DATE OF APPLICATION: 08/07/08
APPLICATION COMPLETE: 12/03/08
DEFAULT DATE: 03/03/09

The applicant requests a permit to mitigate for 0.88 acres of direct wetland impacts as part of a conceptual planned development with a combined 17.00 acres of residential development, 26.77 acres of open space, and 51.54 acres of commercial development.

The Uniform Mitigation Assessment Method (UMAM) in 62-345, Florida Administrative Code, was used to determine the amount of wetland function lost by the 0.88 acres of wetland impacts. The functional loss associated with the 0.88 acres of wetland impacts is 0.4724 functional loss units. The applicant is proposing to mitigate on-site with a 0.882-acre wetland creation area and 36.38 acres of wetlands and upland buffers, the latter to be placed in a conservation easement. The wetland buffers will be an average of 75 feet and minimum of 50 feet from the jurisdictional wetland boundary. The proposed conservation easement will preserve 36.38 acres of upland and wetland areas currently under agricultural land use, including 15.65 acres of extended wetland and streamside buffers associated with Turkey Creek, Brooke Pointe Creek, and an unnamed tributary of Turkey Creek.

A total of 0.4724 functional loss units will be offset by 0.3440 and 2.110 units of functional gain associated with wetland creation and conservation easement, respectively. Monitoring will not be required for the creation wetland, since mitigation will be completely satisfied by the easement.

Prepared By: Louis Mantini
Louis Mantini, P.W.S., Environmental Specialist

Approved By:
Jon Diriges, P.E., Director, Resource Management

ATTACHMENT 3: City of Alachua Staff Report (December 16, 2008)

CITY OF ALACHUA
PLANNING & COMMUNITY DEVELOPMENT
OFFICE OF PLANNING & ZONING
STAFF REPORT

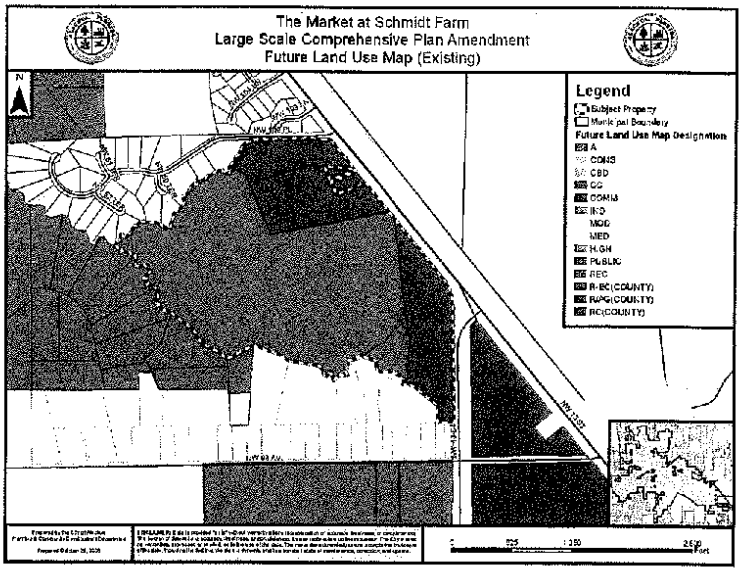
MARKET AT SCHMIDT FARMS – LARGE SCALE COMPREHENSIVE PLAN AMENDMENT

December 16, 2008

I. OVERVIEW

Large Scale Comprehensive Plan Amendment (LSCPA). A request by Causseaux, Hewett, & Walpole, Inc., agent for Mesa-Sand Realty, LLC, Jule L. Schmidt, as co-personal representative and as successor co-trustee, Patricia M. Schmidt Richard, as co-personal representative and as successor co-trustee, Thomas Alan Schmidt, as co-personal representative and as successor co-trustee, Herbert Matilsky and Barbara Matilsky, owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres). The ±131.6 acre subject property for the proposed amendment is located at 9900 NW US Highway 441, Alachua, Florida. Existing FLUM: Agriculture and Commercial; Zoning: Agriculture and Commercial Intensive (CI); Tax Parcel Nos. 05936-001-000; 05936-001-001; 05936-006-000; 05936-007-000; 05945-000-000.

Map 1. Future Land Use Map with Subject Property



II. BACKGROUND

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property. The subject property contains one single family residence and accessory structures typical of agricultural activities, and has most recently been used for cattle grazing. According to the applicant, the proposed land use change would result in a mix of residential and non-residential uses and provide for the protection of the most significant natural areas.

The subject property is located west of the intersection of US Highway 441 and NW 43rd Street. The Deerhaven Power plant is located to the north of the subject property. Located to the east of the subject property is Deerhaven Citgo and NW 43rd Street Storage, among other commercial and office uses. Single family residences are located to the south, west, and north of the subject property.

Best available data and the Environmental Resource Assessment submitted by the applicant indicate that the subject property contains wetland areas and that the subject property is in Flood Zone A (areas determined to be inside of the 100-year floodplain, with no Base Flood Elevation (BFE) determined) and Flood Zone X (areas determined to be outside of the 500-year floodplain). Turkey Creek is located along the western and southern property boundary. An unnamed creek is located north of the subject property and adjacent to a portion of the northern and western property boundary. This unnamed creek flows to and joins with Turkey Creek along the western property boundary. A third creek (also unnamed) runs through a portion of the eastern part of the subject property. This creek also flows to Turkey Creek. One lake is located on the subject property, which, according to the Environmental Resource Assessment submitted by the applicant, is an excavated pond that was dug circa 1979 in an historic forested wetland area. The pond has been degraded due to agricultural activity that has occurred on-site. The subject property does not contain any champion trees, sinkholes, Alachua County Forever Lands, Florida Natural Area Inventory areas, Strategic Ecosystems, or pits and spoil areas.

The ***Commercial Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan:

> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses could locate. The following uses are allowed within the Commercial land use category:
>
> 1. Retail sales and services;
> 2. Personal services;
> 3. Financial Institutions;
> 4. Outdoor recreation and entertainment;
> 5. Tourist-related uses;
> 6. Hotels, motels;

7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

The ***Moderate Density Residential Future Land Use Map (FLUM) Designation*** is described as follows in Policy 1.2.a of the Future Land Use Element of the Comprehensive Plan:

Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

The ***Conservation Future Land Use Map (FLUM) Designation*** is described as follows in Objective 1.7 of the Future Land Use Element of the Comprehensive Plan:

Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

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In addition, Policy 1.7.a of the Future Land Use Element of the Comprehensive Plan elaborates upon Objective 1.7, and states:

> Conservation uses: Conservation uses shall be limited to public access, low-intensity resource-based recreation, (i.e., greenways and trails), native vegetative community restoration, residential and non-residential uses necessary to manage such conservation lands (i.e., ranger stations, research stations, and park amenities).

Under the existing FLUM Designations of Agriculture and Commercial, the subject property currently consists of the following maximum development potential:

Table 1. Existing Future Land Use Map Designation Maximum Densities & Intensities

Existing Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	39.37	0.5 FAR	857,479 square feet
Agriculture	92.23	1 DU / 5 Acres	18 dwelling units

Under the proposed FLUM Designations of Commercial, Conservation, and Moderate Density Residential, the subject property would consist of the following maximum development potential:

Table 2. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Maximum Permitted Density/Intensity	Subject Property Maximum Density/Intensity
Commercial	50.81	0.5 FAR	1,106,685 square feet
Conservation	37.06	N/A	N/A
Moderate Density Residential	43.73	4 DU / Acre	174 dwelling units

The net increase in maximum permitted densities and intensities is as shown in Table 3 below:

Table 3. Net Increase in Maximum Permitted Densities & Intensities

	Commercial Future Land Use Map Designation	"Residential" FLUM Designations[1]
Proposed Future Land Use Map Designations	1,106,685 square feet	174 dwelling units
Existing Future Land Use Map Designations	857,479 square feet	18 dwelling units
Net Increase	**249,206 square feet**	**156 dwelling units**

1. "Residential" FLUM Designations represent Agriculture and Moderate Density Residential FLUM Designations.

The applicant has also provided a proposed maximum development scenario. This development scenario would limit the development below Development of Regional Impact (DRI) thresholds.

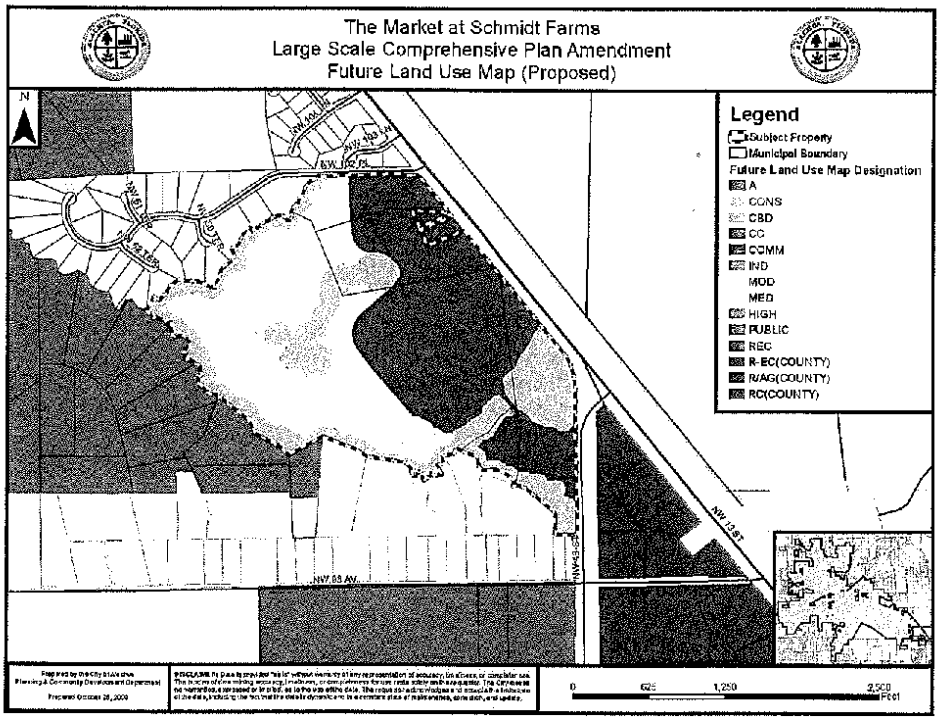
The maximum development potential under the applicant's proposed maximum development scenario is as follows:

Table 4. Proposed Future Land Use Map Designation Maximum Densities & Intensities

Proposed Future Land Use Map Designation	Acreage	Proposed Maximum Density/Intensity
Moderate Density Residential	43.73	174 dwelling units
Commercial	50.81	399,900 square feet (retail)
		44,000 square feet (office)

The existing uses, Future Land Use Map (FLUM) Designations, and Zone Districts of the surrounding area are outlined in Table 5. Map 2 shows the amended Future Land Use Map, if the proposed amendment is approved.

Map 2. Proposed Amendment to the Future Land Use Map



A. Surrounding Uses.

Table 5. Surrounding Land Uses

Direction	Existing Use	Land Use	Zoning
North	Brook Pointe Subdivision, Staghorn Subdivision, Deerhaven Power Plant	Moderate Density Residential; Public Facilities (City of Gainesville Des.)	Residential Single Family – 1 (RSF-1); Planned Unit Development (PUD); Public Services (City of Gainesville Des.)
South	Single Family Residences	Residential Low Density (Alachua Co. Des.)	Residential Single Family Estate (RE-1) (Alachua Co. Des.)
East	Deerhaven Citgo, 43rd Street Storage, Deerhaven Power Plant	Commercial; Public Facilities (City of Gainesville Des.)	Commercial Intensive (CI); Public Services (City of Gainesville Des.)
West	Morgan Manor Subdivision, Brook Pointe Subdivision	Moderate Density Residential; Agriculture	Residential Single Family – 1 (RSF-1); Agriculture (A)

III. CONCLUSIONS OF LAW: CONSISTENCY WITH THE ALACHUA COMPREHENSIVE PLAN, RULE 9J-5, AND CHAPTER 163, PART II.

A. Suitability/Natural Resources. A Site Suitability Analysis is one of the principal factors when proposing a land use change (Rule 9J-5.006(2)(b)2). At the Future Land Use Map (FLUM) Amendment stage, a detailed, site-specific analysis should also be completed, utilizing desk top data as well as on-site surveys and field notes. Fundamentally, the intent behind a site-specific suitability analysis is to determine whether or not a FLUM Amendment is appropriate for a given property and its environmental features. As such, consideration of these environmental features should be the first step towards making a determination about the appropriateness of a proposed Future Land Use Map Amendment.

Wetland Assessment

According to materials submitted by the applicant, there are wetland areas located on the subject property. As part of the application submittal, the applicant provided an Environmental Resource Assessment (ERA) conducted by Environmental Research Corporation (ERC). The ERA identifies a total of five (5) wetland areas: Schmidt Creek (3.689 acres); Turkey Creek (3.884 acres); Brook Pointe Creek (1.051 acres); Disturbed Depression Wetlands (0.945 acres); and Disturbed Mixed Hardwoods – Shrub Seepage Wetlands (1.062 acres). These wetland areas were determined by flagging and surveying in accordance with methodologies outlined in Chapter 62-340, F.A.C., and were flagged by ERC in November 2007.

Wetland areas are subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs), including but not

limited to, buffering requirements as provided in Policy 1.10.g of the Conservation and Open Space Element of the Future Land Use Element and the standards established in Section 6.9.5, *Wetlands Standards*, of the LDRs.

Evaluation: Wetland areas located on the subject property have been field verified and marked in accordance with methodologies outlined in Chapter 62-340, F.A.C. In order to mitigate for any potential impacts to wetland areas, the applicant has placed most wetland areas into the Conservation Future Land Use Map (FLUM) Designation. Given the information above, no issues relating to wetlands have been identified with the proposed amendment.

The applicant has adequately addressed the protection of wetland areas at this time, and has incorporated known data into the proposed FLUM amendment. Any development which occurs on-site must comply with the aforementioned protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs).

Map 3. Environmental Features



Strategic Ecosystems

The subject parcel is not located within a Strategic Ecosystem Overlay (areas identified as important ecological corridors).

Evaluation: Given the information above, no issues relating to strategic ecosystems have been identified with the proposed amendment.

Regulated Plant & Animal Species

The Environmental Resource Assessment (ERA) submitted by the applicant and prepared by Environmental Resource Corporation (ERC) indicates that surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to these field surveys, ERC searched several existing databases to investigate the documented and imperiled species that may be located in and around the project site.

There was one (1) listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously in hardwood areas adjacent to creek systems. The plant is either *Matelea floridana*, which is listed as endangered by the State of Florida, or *Matelea gonocarpus*, which is listed as threatened by the State of Florida. The ERA indicates that the precise species could be determined without the presence of flowers, which were not seen during observation. The ERA indicates that these species are common in Alachua County mesic hammock areas, and that the habitat for both species on-site is located within the proposed Conservation Future Land Use Map (FLUM) Designation areas. Therefore, the proposed amendment should have no adverse affect on existing populations, and in fact, may be more protected due to the removal of cattle.

If any development occurs on-site, the applicant must adhere to the provisions of the Tree Ordinance found in the Land Development Regulations (LDRs) if any alterations to the existing vegetation are proposed (i.e. tree removal). Further, should any other regulated plant or animal species be identified during the development process, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the LDRs.

Evaluation: The Environmental Resource Assessment submitted by the applicant has provided an analysis of the potential for occurrence of threatened and endangered species. One (1) listed plant species was found on-site, however, the habitat for this species is located within areas with a Conservation Future Land Use Map (FLUM) Designation proposed. If any other threatened or endangered species are found to exist on-site, the applicant must adhere to the protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDRs), as well as the regulations of other agencies, including but not limited to, the United States Fish and Wildlife Service (USFWS), the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection (FDEP), and Alachua County Environmental Protection Department (EPD). Given the information above, no issues related to regulated plant and animal species have been identified with the proposed amendment.

Soil Survey

Each soil type found on the subject property has been identified below, as well as a discussion of any limitations the soil type may pose. The hydrologic soil group for each soil type is also provided. Additional information regarding on-site soils is contained on pages 95 – 96 of the Environmental Resource Assessment (ERA).

The hydrologic soil group, as defined for each specific soil below, refers to soils grouped 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 groups: A, B, C, and D. Group A soils have a high infiltration rate when thoroughly wet and have a low runoff potential. Group D soils, at the other extreme, are soils having very low infiltration rates and thus a high runoff potential.

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

(1) Kanapaha Sand (0% - 5% slopes)

This soil has severe limitation for urban uses, including absorptiou fields and for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and sandy texture are the major problems. A good drainage system is needed to remove the excess water during we periods and to adequately control the water table.

Hydrologic Soil Group: B/D

(2) Floridana Sand Depressional

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and local roads and streets. Wetness and the sandy texture are major problems. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: D

(3) Millhopper Sand (0% - 5% slopes)

This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.

Hydrologic Soil Group: A

(4) Mulat Sand

This soil has severe limitations for all urban uses. Wetness is the major limitation. A good drainage system is necessary to remove the excess water during wet periods and to adequately control the water table. This soil has severe limitations for recreational uses.

Hydrologic Soil Group: D

(5) Pelham Sand

This soil has severe limitations for urban uses including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is a major limitation. A good drainage system is needed to remove the excess water during wet period and to adequately control the water table.

Hydrologic Soil Group: B/D

(6) Pomona Sand

This soil has severe limitations for urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets. Wetness is the major problem. A good drainage system is needed to remove the excess water during wet periods and to adequately control the water table.

Hydrologic Soil Group: B/D

Evaluation: The applicant has submitted information regarding each soil type present on-site. While some soils pose limitations for development, a Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the results of the exploration indicate that, with proper site preparation as recommended by Ardaman & Associates, Inc., the existing soils are suitable for supporting anticipated development. Given the information above, no issues relating to soils types have been identified with the proposed amendment.

Flood Potential

According to Panel 0285D of the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) series, the subject property is located in 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) and Flood Zone X (areas outside of the 500-year flood zone). Map 3 indicates areas of special flood hazard.

Evaluation: The applicant has acknowledged that portions of the subject property are located in areas of special flood hazard, and that the location of areas of special flood hazard must be considered through site development and incorporated into the overall development. At this time, the applicant has adequately addressed any concerns related to flood potential. If portions of the floodplain are utilized as building area, the applicant will be subject to the standards of Section 6.9.4, *Flood Prone Area Standards*, of the Land Development Regulations (LDRs). Given the information above, no issues related to flood potential have been identified with the proposed amendment.

Karst Sensitive Features

Karst sensitive areas include geology of irregular limestone formation in which erosion has produced fissures, sinkholes, underground streams, and caverns. Materials submitted by the applicant indicate that the subject property is not located within a karst sensitive area. The Preliminary Subsurface Soil Exploration and Geotechnical Engineering Evaluation conducted by Ardaman & Associates, Inc., and submitted as Attachment 1 to the Environmental Resource Assessment (ERA) indicates that the subject property is located over Ocala limestone ranging from twenty (20) feet to seventy-five (75) feet below ground surface. A typical soil profile consists of organic matter from ground surface to one and a half (1 ½) feet below ground surface, and very loose to loose fine sand containing varying amounts of silt and/or clay at depths from three (3) to five (5) feet. Drainage through such soils creates a natural filtering process for percolation into the Floridan Aquifer. The applicant has also indicated that the subject property is located in an area having low-medium aquifer recharge potential. The applicant has indicated that special consideration for stormwater management will be taken at the development stage, thus reducing the likelihood for groundwater contamination.

Evaluation: Given the information above, there are no concerns in this regard. It will be important that the applicant respond appropriately to any significant geologic features that may be identified during development and that stormwater facilities are designed and located with the same level of consideration, subject to approval by the Suwannee River Water Management District (SRWMD).

Wellfield Protection Zone

The subject property is not located within a City of Alachua Wellhead Protection Zone.

Evaluation: Given the information above, no issues have been identified in this regard.

B. Needs Analysis. Pursuant to Rule 9J-5, F.A.C., Future Land Use Map (FLUM) Amendments, in addition to being supported by sufficient data and analysis, must include a discussion that properly justifies the need for the land use change. This analysis should provide data based on an examination of population projections and market conditions within the planning horizon of the Comprehensive Plan, and should indicate that an increase in a certain Future Land Use Map Designation can be justified by this data.

The Needs Analysis should effectively demonstrate the need for an increase in the proposed Future Land Use Map Designation. The applicant is requesting a FLUM Designation of Commercial and Moderate Density Residential; therefore, the Needs Analysis must demonstrate a need for an increased amount of land with a Commercial and Moderate Density Residential FLUM Designations in the City.

The applicant has submitted a Market and Impact Study prepared by Dr. Greg Smersh, Professor of Real Estate at Florida State University. The study provides an evaluation of the urban economic area surrounding the subject property and analyzes the current and potential demand for various property types, including retail, office, and residential. The study was based upon the applicant's proposed development scenario, which consists of up to 400,000 square feet of commercial floor area, up to 80,000 square feet of office space, and up to 175 dwelling units.

The Market and Impact Study defines two (2) market areas: a primary market area and a secondary market area. The primary market area consists of a three (3) mile radial area surrounding the subject property, while the secondary market area consists of a five (5) mile radial area surrounding the subject property.

The Market and Impact Study states that land use and location theory indicate that the demand for real estate is ultimately driven by the local population. To estimate the current populations within each market area, the applicant utilized data obtained from the Alachua County Property Appraiser in June 2008. The number of residential dwelling units in each market area was determined, then a multiplier was applied based on the estimated number of persons per household (2.6 persons per household); vacancy rates were also applied. Based upon this methodology, the Market and Impact Study estimates that 12,941 persons are located within the three (3) mile market area, and 48,023 persons are located within the five (5) mile market area.

The Market and Impact Study provides an estimation of the supply and demand for commercial real estate. This analysis has also been calculated using data obtained from the Alachua County Property Appraiser in June 2008. Using a Geographic Information System (GIS) analysis, the study calculates the total square footage (supply) of retail, restaurant, and office space within the two (2) market areas by selecting properties based on their location. For an initial comparative analysis, the study calculates square feet per person ratios for the City of Alachua, Alachua County, and the City of Gainesville. Upon calculating the demand of retail, restaurant, and office space within the three (3) and five (5) mile market areas, the study subtracts the current demand from the supply to determine the gap between supply and demand. This is referred to as a GAP Analysis. The GAP Analysis provided in the study indicates that there currently is a gap of 442,284 square feet of commercial, 40,753 square feet of restaurant, and 195,830 square feet of office space within the three (3) mile market area. Within the five (5) mile market area, the GAP Analysis indicates that there is a gap of 1,159,358 square feet of commercial and 104,514 square feet of restaurant space. According to the Analysis, office space is currently in oversupply in the five (5) mile market area by 38,430 square feet of floor area.

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The study continues by providing a discussion regarding the regional economy and future population growth. The study defines Basic Employment as activities that produce goods and services for consumption ***outside*** the community. These employers primarily demand industrial and office space. Basic employees demand goods and services, which in turn creates Non-Basic Employment (activities that produce goods and services ***for*** the local economy). The study continues by utilizing data regarding employment figures for Alachua County for numerous basic employment sectors. These figures were obtained from the Bureau of Economic Analysis, and indicate that the total number of basic employment in Alachua County consists of 59,799 jobs. The total number of employment is 153,434. Dividing the total number of employment by the number of basic jobs yields an economic base multiplier. For Alachua County, the resulting economic base multiplier is 2.57, indicating that for each basic job created, an additional 1.57 jobs is created.

This information can be utilized to assist in estimating population growth. The study indicates that new employment in the area could exceed 1,000 basic jobs. Assuming 1,000 basic jobs are created, utilizing the economic base multiplier discussed above, the total number of jobs created would be 2,570 jobs. Based upon the population-to-employment ratio of 2.05, published by the Bureau of Labor Statistics, this would result in an increase of 5,628 persons.

The study continues by utilizing this estimated increase of population to estimate future demand for commercial space. Based upon an estimated increase in population of 5,000 persons, in addition to the existing 48,000 persons which reside in the five (5) mile market area, the additional demand (gap) for commercial space would be as follows: 1,383,550 square feet of retail; 121,068 square feet of restaurant; and 137,766 square feet of office space.

Evaluation: The Market and Impact Study submitted by the applicant uses several methodologies to show the demand/need for additional commercial and residential uses within the market area. The Study also provides the following information: an inventory of the local retail base, market impacts of potential large-scale retail development, services and capital expenditures required to serve the site, and infrastructure impacts, among other topics. Please refer directly to the Market and Impact Study for specific information regarding these items.

C. **Urban Sprawl Analysis.** Urban sprawl is defined by Rule 9J-5.003, Florida Administrative Code (F.A.C.), as "urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: leapfrog or scattered development; ribbon or strip commercial or other development; or

large expanses of predominantly low-intensity, low-density, or single-use development." Further, Rule 9J-5.006, F.A.C., identifies thirteen primary indicators of urban sprawl, which states that each of the indicators shall consist of an analysis of the plan amendment within the context of the features and characteristics unique to each locality. Each of the thirteen indicators are listed below, with an analysis of the application's consistency with each primary indicator. The applicant's analysis of the primary indicators is located in the materials submitted as an attachment to the application. The applicant contends that the proposed amendment will not encourage urban sprawl.

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

Comment: *The application proposes to amend the City of Alachua Future Land Use Map (FLUM) from Agriculture and Commercial to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an overal 131.6 acre subject property, located west of the intersection of US Highway 441 and NW 43rd Street. The Commercial FLUM Designation allows for a variety of commercial uses, such as retail sales and services, commercial shopping centers, office/business parks, and traditional mixed-use neighborhood planned developments, among other uses identified in Policy 1.3.b of the Future Land Use Element of the Comprehensive Plan. The Moderate Density Residential FLUM Designation allows for many uses, including single family dwelling units, duplexes, townhomes, residential planned developments, and supporting services, such as schools, houses of worship, parks, and community centers. The multiple land uses proposed for the subject property provides for a functional mix of inter-related uses. It should also be noted that the subject property* ***currently*** *has approximately 39.37 acres of area designated Commercial FLUM; therefore, the proposed amendment results in a net increase of commercial area of approximately 11.44 acres.*

Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan establishes the US 441 corridor as a Corporate Corridor Activity Area. The intensity of uses is therefore supported by the subject property's proximity to US Highway 441. With respect to the demonstration of need, the applicant has submitted a Market and Impact Study in an effort to provide justification for the need for commercial and residential land uses.

2. 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.

Comment: *The subject property is located along US Highway 441, which is designated by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan as a Corporate Corridor Activity area. Urban uses, and densities and intensities associated with urban development, currently exist in proximity to the subject property. As mentioned, the subject property currently has a Commercial Future Land Use Map (FLUM) Designation on approximately 39.37 acres of the subject property. The*

proposed amendment would only result in an increase of 11.44 acres of commercial area. Lands adjacent to the subject property along US Highway 441 are developed, therefore, the proposed amendment would not leap over undeveloped lands.

Based on the location of the subject property relative to existing surrounding development, the proposed amendment would not promote, allow, or designated significant amounts of urban development to occur in rural areas while leaping over undeveloped land which are available and suitable for development.

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

Comment: *The subject property is located along US Highway 441 between developed lands. US Highway 441 is a roadway defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan. Commercial uses are located in proximity of the subject property along US Highway 441. Based upon properties surrounding the subject property, the proposed amendment would not promote, allow, or designate urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.*

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to 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.

Comment: *The applicant has submitted an Environmental Resource Assessment (ERA) conducted by Environmental Resource Corporation (ERC) which analyzes natural resources, including wetlands, floodplains, native vegetation, environmentally sensitive area, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems. The subject property is located in 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) and Flood Zone X (areas outside of the 500-year flood zone). The subject property contains wetland areas which have been delineated and flagged as part of the ERA. The subject property is bordered and/or traversed by a total of three (3) streams. With the exception of a small agricultural (man-made) pond, there are no lakes located on-site. The subject property does not contain any sinkholes, champion trees, Alachua County Forever Lands, Strategic Ecosystems, or pits and spoil area. In order to protect the most significant environmental features, the applicant has proposed to designate approximately 37.06 acres of land as Conservation on the Future Land Use Map (FLUM). For a detailed assessment of environmental features, please refer to Section A above and the ERA.*

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

Comment: *The subject property is located proximate to existing urban uses. No active*

silvicultural operations occur within the immediate proximity of the subject property. The subject property is located adjacent to properties designated for commercial and residential uses. While there are lands designated as Agriculture on the Future Land Use Map (FLUM) located near the subject property, much of this land is part of a subdivision (Morgan Manor). Therefore, the proposed amendment does not fail to adequately protect any adjacent agricultural areas and activities.

6. Fails to maximize use of existing public facilities and services.

Comment: *The subject property is located along US Highway 441 and NW 43rd Street. Any development which may occur on-site will be able to access both roadways. The subject property is located outside of the City's urban services area, however, the applicant has indicated that any development which occurs on-site will connect to City water and wastewater services by extending existing infrastructure to the subject property. Any costs in upgrading and extending public facilities will be borne by the applicant.*

7. Fails to maximize use of future public facilities and services.

Comment: *If any development occurs on the subject property, the applicant has proposed to connect to City water and wastewater service, and has indicated that any cost associated with upgrading or extending infrastructure to the subject property will be borne by the applicant.*

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

Comment: *The subject property is located near existing urban uses and land use patterns. While public facilities, including potable water and sanitary sewer, must be extended to service the subject property, the applicant has indicated that any cost associated with any upgrade and extension of infrastructure will be borne by the applicant. While located near the City of Alachua's City limits, the subject property is located in relative proximity to urban uses along US Highway 441. In addition, urban areas of the City of Gainesville are located near the subject property, which renders this location for urban development.*

9. Fails to provide a clear separation between rural and urban uses.

Comment: *The subject property is located in an urbanizing area along US Highway 441 and is in proximity to urban uses, including commercial and residential uses, including residential uses which carry a Moderate Density Residential Future Land Use Map (FLUM) Designation. The application proposes land use designations which can be found adjacent to the subject property, including Commercial and Moderate Density Residential FLUM Designations. As such, the proposed amendment does not fail to provide a clear separation between rural and urban uses.*

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10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

Comment: *While located near the edge of the City of Alachua's corporate limits, the subject property is located in proximity and between to residential and commercial uses of urban densities and intensities. Therefore, the amendment does not discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities.*

11. Fails to encourage an attractive and functional mix of uses.

Comment: *The Commercial Future Land Use Map (FLUM) Designation permits various commercial uses. In addition, the Moderate Density Residential FLUM Designation permits various residential uses. The combination of these land uses, through proper design and planning, can create an attractive and functional mix of uses. Therefore, the amendment does not fail to encourage an attractive and functional mix of uses.*

12. Results in poor accessibility among linked or related land uses.

Comment: *The subject property has direct access to US Highway 441 and NW 43rd Street. Any development which may occur on the subject property could potentially connect to US Highway 441, NW 43rd Street, or both roadways. The applicant has indicated that internal connection points will provide greater accessibility between the proposed land uses and adjacent property. Therefore, the proposed amendment will not result in poor accessibility among linked or related land uses.*

13. Results in the loss of significant amounts of functional open space.

Comment: *The subject property is located along US Highway 441, which is defined as a principle arterial by Policy 1.1.a of the Traffic Circulation Element of the Comprehensive Plan and as a Corporate Corridor Activity Area by Policy 1.3.f of the Future Land Use Element of the Comprehensive Plan. The applicant has proposed to designate approximately 37.06 acres of the subject property as Conservation on the Future Land Use Map (FLUM), in natural areas including creeks, wetlands, and buffer areas to protect these features. Therefore, the applicant has provided protection of the most significant environmental features, and as a result, the proposed amendment should not result in the loss of significant amounts of functional open space.*

D. Consistency with City of Alachua Comprehensive Plan. The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein. Staff has provided

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an analysis of the application's consistency with the City of Alachua Comprehensive Plan in Section V. of this report.

IV. PUBLIC FACILITIES IMPACT

Future Land Use Map (FLUM) Amendments often result in an increased impact on public facilities, as in most cases a FLUM Amendment intensifies a property's development potential. As such, Comprehensive Plan Amendments, like the one proposed here, should be adequately supported by data and analysis which describes the degree to which the amendment is likely to affect the City's public facilities capacity. The public facilities required of such analysis include roads, sanitary sewer, potable water, solid waste, drainage, recreation, and public schools.

An acceptable analysis will compare the demand for public facilities under the proposed FLUM Designation to the adopted level of service (LOS) standard and the maximum development allowed. The applicant has proposed approximately 50.81 acres of Commercial FLUM Designation, approximately 43.73 acres of Moderate Density Residential FLUM Designation, and approximately 37.06 acres of Conservation FLUM Designation. Pursuant to Policy 1.3.d.11 of the Future Land Use Element of the Comprehensive Plan, the maximum Floor Area Ratio (FAR) for the commercial component of the subject property is 0.50; the density for the residential component is 0 – 4 dwelling units per acre. The existing FLUM Designations consist of approximately 39.37 acres of Commercial FLUM Designation and approximately 92.23 acres of Agriculture FLUM Designation. ***The public facilities impact analysis presented below assesses the net increase in impacts to public facilities, based upon the net increase in density and intensity.*** The net increase in density and intensity for the subject property is determined by subtracting the existing maximum development potential from the proposed maximum development potential. This results in a net increase in commercial floor area of 249,206 square feet and 156 dwelling units.

As part of the submitted application, the applicant was asked to provide a detailed analysis of the site-specific public facilities impacts anticipated from the proposed amendment. This information should be based on the maximum development scenario for the ***net increase*** of public facilities impacts resulting from the proposed FLUM Designations. It is important to note that the impact analysis may not predict the public facilities impacts of a broader range of uses that could be permitted by the Commercial FLUM Designation (see Section II, Background, of this Staff Report).

The tables below represent the applicant's information with any corrections in **green** and any additional information in **blue.**

A. Traffic Impact:

Table 6. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
3/4 (61)	US 441 (from NW 126th Ave to SR 235)	4/D	Principle Arterial	Urban Trans	D
5 (63)	US 441 (from SR 235 to NCL of Alachua)	4/D	Principle Arterial	Urban Trans	D
6 (49)	US 441 (From CR 25A to NW 126th Ave)	4/D	Principle Arterial	Urban Trans	D
7 (48)	US 441 (from SW 63rd Ave to CR 25A)	4/D	Principle Arterial	Urban Trans	D
8 (64)	SR 235 (from CR 2054 to US 441)	2/U Bays	Major Collector	Comm	D
9 (65)	SR 235 (from US 441 to ECL of Alachua)	2/U Bays	Major Collector	Comm	D
N/A	CR 2054 (West of CR 235A)	2/U	Major Collector	Urban	D
N/A	CR 2054 (East of CR 235A)	2/U	Major Collector	Urban	D

1 *Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.*

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

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

Table 7. Proposed Trip Generation for ITE Code 230 (Residential Condominium/Townhome)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
230 – Residential Condominium/Townhome	929 (464/465)	77 (13/64)	86 (58/28)

1 *Source: ITE Trip Generation, 7th Edition.*

2 *Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.85 Ln(x) + 2.55 (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 175 dwelling units (17% entering/83% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GME Engineers & Planners, Inc.*

Table 8. Proposed Trip Generation for ITE Code 820 (Shopping Center)[1]

Land Use	ADT (Enter/ Exit)[2]	AM Peak Hr. (Enter/ Exit)[2]	PM Peak Hr. (Enter/ Exit)[2]
820 – Shopping Center	30,720 (15,360/15,360)	1,154 (704/450)	2,972 (1,426/1,546)

1 *Source: ITE Trip Generation, 7th Edition.*

2 Formulas: ADT – Fitted Curve Equation: Ln(T) = 0.65 Ln(x) + 5.83 (50% entering/50% exiting); AM Peak Hour –1.03 trips per 1,000 square feet of gross floor area x 1,120,581 square feet of floor area (61% entering/39% exiting); PM Peak Hour – Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 9. Total Projected Trip Generation

Land Use	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Residential Condominimum/Townhome (ITE Code 230)[1]	929	77	86
Shopping Center (ITE Code 820)[2]	30,720	1,154	2,972
Total	**31,649**	**1,231**	**3,058**

1 See Table 7 above.

2 See Table 8 above.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 10. Net Increase in Trip Generation (Proposed Maximum Development Scenario less Existing Maximum Development Scenario)

Development Scenario	ADT[3]	AM Peak Hour[3]	PM Peak Hour[3]
Proposed Maximum Development Scenario[1]	31,649	1,231	3,058
Existing Maximum Development Scenario[2]	25,784	897	2,500
Net 'New' Trips	**5,865**	**334**	**558**

1 See Table 9 above.

2 Refer to Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

3 Trip generation may reflect internal capture and pass-by rates. For detailed data, refer to the Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc.

Table 11a. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Average Daily Trips				
Maximum Service Volume[2]	34,200	30,600	34,200	34,200
Existing Traffic[3]	19,450	22,000	18,400	18,400
Reserved Trips[4]	7,366	4,632	4,623	4,587
Available Capacity[4]	7,384	3,968	11,177	11,213
Net Increase in Daily Trip Generation from Amendment[5]	506	236	862	2,522
Residual Capacity after Proposed Amendment[6]	6,878	3,732	10,315	8,691
Traffic System Category	US 441 Segment 3/4 (61)[1]	US 441 Segment 5 (61)[1]	US 441 Segment 6 (49)[1]	US 441 Segment 7 (48)[1]
Peak Hour Trips				
Maximum Service Volume[2]	3,290	2,940	3,290	3,290
Existing Traffic[3]	1,887	2,123	1,776	1,776
Reserved Trips[4]	28	158	0	0
Available Capacity[4]	1,385	659	1,514	1,514
Net Increase in Peak Hour Trip Generation from Amendment[5]	48	22	40	118
Residual Capacity after Proposed Amendment[6]	1,337	637	1,474	1,396

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

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

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Table 11b. Net Increase in Projected Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[1]	CR 2054 West Segment[1]
Average Daily Trips				
Maximum Service Volume[2]	15,500	15,500	13,600	13,600
Existing Traffic[3]	9,900	6,367	2,775	1,639
Reserved Trips[4]	2,559	409	1,066	0
Available Capacity[4]	3,041	8,724	9,759	11,961
Net Increase in Daily Trip Generation from Amendment[5]	50	184	16	13
Residual Capacity after Proposed Amendment[6]	2,991	8,540	9,743	11,948
Traffic System Category	SR 235 Segment 8 (64)[1]	SR 235 Segment 9 (65)[1]	CR 2054 East Segment[7]	CR 2054 West Segment[7]
Peak Hour Trips				
Maximum Service Volume[2]	1,490	1,490	1,300	1,300
Existing Traffic[3]	955	614		
Reserved Trips[4]	68	48	12	0
Available Capacity[4]	467	828		
Net Increase in Peak Hour Trip Generation from Amendment[5]	4	18	2	2
Residual Capacity after Proposed Amendment[6]	463	810		

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

2 Source: FDOT 2002 Quality/Level of Service Handbook. Maximum Service Volume is based on a Class II State Two-Way Arterial, LOS D, for an area with a population over 5,000 not in an Urbanized Area.

3 FDOT LOS Report 2007.

4 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

5 Project trip generation is calculated on the net increase in impact (proposed maximum development scenario impacts less existing maximum development scenario impacts). Trip Distribution is as shown in the Land Development Traffic Assessment conducted by GMB Engineers and Planners, Inc.

6 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

7 Existing PM Peak Hour Traffic for County Roads is currently unknown. However, as evidenced above, projected Peak Hour Trip Generation impacts along County Roads is negligible.

B. Sanitary Sewer Impact:

Table 12. Net Increase in Projected Sanitary Sewer Impact

Analysis of Current Conditions	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	937,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Current Available Capacity	**255,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Current Residual Capacity after Proposed Amendment[5]	**179,308**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Spring 2009)[1]	563,000
Anticipated Treatment Plant Permitted Capacity (Spring 2009)[1]	1,500,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Spring 2009)	**818,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Spring 2009)[5]	**742,308**
Analysis of Post Spring 2009 Conditions	**Gallons Per Day**
Anticipated Treatment Plant Added Capacity (Post Spring 2009)[3]	1,500,000
Anticipated Treatment Plant Capacity (Post Spring 2009)[3]	3,000,000
Less Actual Treatment Plant Flows[1]	454,000
Less Reserved Capacity (Demand from all Recent Development Orders)[2]	227,311
Anticipated Available Capacity (Post Spring 2009)	**2,318,689**
Projected Sanitary Sewer Demand from Project[4]	76,381
Residual Capacity after Proposed Amendment (Post Spring 2009)[5]	**2,242,308**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: July 11, 2007 Cumulative Impacts Analysis, Cycle 1-2007, LSCPA, CPG Consulting, Inc.; the post Spring 2009 planned expansion that increases treatment capacity from 1.5M GPD to 3M GPD will be constructed as warranted by the appropriate system capacity utilization percentage.

4 Source: Policy 4.1.e of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 250 gallons per day x 156 dwelling units = 39,000 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 76,381 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

C. Potable Water Impact:

Table 13. Net Increase in Projected Potable Water Impact

Analysis of Current Conditions	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Current Available Capacity	**529,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**448,768**
Analysis of Spring 2009 Conditions	**Gallons Per Day**
Added Capacity FY CIP Program (2009)	1,900,000
Capacity Post Expansion[1]	4,200,000
Less Actual Potable Water Flows[1]	1,519,000
Less Reserved Capacity[2]	251,951
Anticipated Available Capacity (Spring 2009)[3]	**2,429,049**
Projected Potable Water Demand from Project[4]	80,281
Residual Capacity after Proposed Amendment[5]	**2,348,768**

1 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director).

2 Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

3 Source: June 13, 2007 Water & Wastewater Capacity Memo (Public Services Director) with updates from approved development orders through November 5, 2008.

4 Source: Policy 1.1.d of the Community Facilities & Natural Groundwater Aquifer Recharge Element; City of Alachua Comprehensive Plan (Formula: 275 gallons per day x 156 dwelling units = 42,900 gpd; 15 gpd/100 square feet x 249,206 square feet = 37,381 gpd; Total = 80,281 gpd).

5 The application is for a Preliminary Development Order, and as such, concurrency will not be reserved at this time.

D. Solid Waste Impact:

Table 14. Net Increase in Projected Solid Waste Impact

System Capacity	
Projected Solid Waste Impact from Project[2]	841.9 tons/year
New River Solid Waste Facility Capacity[3]	50 years

1. Source: Policy 2.1.a of the Community Facilities & Natural Groundwater Aquifer Recharge Element, City of Alachua Comprehensive Plan (Formula: 0.73 tons per capita per year x 2.6 persons x 156 dwelling units = 296.1 tons per year; (12 pounds/1,000 square feet per day x 249,206 square feet) x 365 days per year / 2,000 pounds per ton = 545.8 tons/year).

2. Source: Darrell O'Neal, Executive Director, New River Regional Landfill, December 2005.

E. Recreational Impact:

Table 15. Net Increase in Projected Recreation Impact

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	123.00
Acreage Required to Serve Existing Population[1]	37.00
Projected Impacts from Recent Development Orders[1]	6.38
Current Available Recreational Capacity	72.62
Projected Recreational Impact from Amendment[2]	2.03
Residual Recreational Capacity After Amendment	72.52

1. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

2. Policy 1.2.b of the Recreation Element of the City of Alachua Comprehensive Plan identifies a Level of Service standard of 5 acres / 1,000 persons (Formula: (156 dwelling units x 2.6 persons per dwelling unit) x (5 acres per 1,000 persons)).

F. Public School Impact:

Table 16. Net Increase in Projected Public School Impact

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools					
Alachua	525	462	34	12	17
Irby	595	477	33	12	73
Middle School					
Mebane	778	463	65	20	230
High School					
Santa Fe[4]	1,001	1,230	64	22	-315
Student population from proposed Project[2]	-	-	-	**66**	-

1. *Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.*
2. *"Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes. **Permanent Program Capacity does not reflect an additional 200 seats at Alachua Elementary and an additional 250 seats at Santa Fe High School included in the SBAC Long Range Program (Five Year Planning Period).***
3. *Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.*
4. *Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).*

Table 17. Net Increase in Projected Public School Impact (District Wide)

Impacted School	Permanent Program Capacity 2007-2008[1,2]	Actual COFTE Enrollment 2007-2008[1]	Potential Enrollment from Recent Dev. Orders[3]	Potential Enrollment from Development[4]	Residual Capacity after Development
Elementary Schools	13,556	11,831	67	24	1,634
Middle Schools	7,644	5,676	65	20	1,883
High Schools	8,917	8,728	64	22	103
Student population from proposed Project[2]	-	-	-	66	-

1. Source: Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008.

2. "Permanent Program Capacity" means "permanent FISH capacity" as adjusted by the School Board for measurable programmatic changes.

3. Source: City of Alachua Concurrency Book Keeping Tables with revisions through November 5, 2008.

4. Potential enrollment is calculated based upon the composite multipliers defined in the Alachua County Public School Facilities Element Data & Analysis, Revised June 3, 2008 (Formulas: for elementary schools – 0.153 x 156 dwelling units; for middle schools – 0.130 x 156 dwelling units; for high schools – 0.142 x 156 dwelling units).

G. Analysis of Impacts Associated with the Proposed Comprehensive Plan Amendment

Traffic Impact

An analysis of the impacts on the transportation system resulting from the proposed Future Land Use Map Designation and the anticipated type of development has been presented by the applicant in a Land Development Traffic Assessment conducted by GMB Engineers & Planners, Inc. The Land Development Traffic Assessment as well as Staff's analysis have utilized trip generation land use codes identified in *Trip Generation, Seventh Edition*, for a "Residential Condominium/Townhouse" and "Shopping Center." These land use codes predict average daily trip count totals and AM and PM peak hour count totals that reflect potential uses of the subject property.

Currently, direct access to the subject property may be provided by a connection to US Highway 441 and/or NW 43rd Street. US Highway 441 is a roadway that is required to be monitored for concurrency by the City of Alachua Comprehensive Plan. Tables 11a and 11b above indicate that there would be roadway capacity remaining on ***all*** affected Comprehensive Plan roadway segments to accommodate the ***net increase*** in potential impact. Therefore, the potential impact resulting from any development of the subject property could exceed the figures identified in Tables 7a and 7b above and in the Land Development Traffic Assessment submitted by the applicant. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Based upon the analysis provided in the Land Development Traffic Assessment submitted by the applicant, Staff's review of this study, and Staff's analysis provided above, adequate information has been provided to determine that no adverse impacts to roadway Level of Service (LOS) would occur as a result of the proposed amendment.

Sanitary Sewer Impact

An analysis of the impacts on the sanitary sewer system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for sanitary sewer facilities should not be degraded to an unacceptable level by this amendment.

Potable Water Impact

An analysis of the impacts on the potable water system resulting from the proposed Future Land Use Map Amendment and the anticipated type of development has been presented by the applicant. Based on the data and analysis provided, Staff's review of such information, and the analysis provided by Staff above, the adopted Level of Service (LOS) Standard for potable water facilities should not be degraded to an unacceptable level by this amendment.

Solid Waste Impact

The applicant has provided an analysis of the impacts on solid waste resulting from the proposed Future Land Use Map Amendment and the anticipated type of anticipated development. The applicant has indicated that there is approximately 50 years of capacity at the New River Regional Landfill. Information previously obtained by City Staff confirms this capacity estimate, and as such, the adopted Level of Service (LOS) Standard for solid waste facilities should not be degraded to unacceptable level by this amendment.

Stormwater Impact

While a Future Land Use Map Amendment is conceptual in nature, the applicant has acknowledged the need for design considerations for stormwater management facilities as they relate to the subject property and the intended use. If development occurs on the subject property at a later time, an Environmental Resource Permit will be required by the Suwannee River Water Management District prior to any Site Plan and/or Final Plat approval by the City.

Recreational Impact

The applicant has provided an analysis of the impacts to recreation public facilities anticipated from the residential component of the proposed Future Land Use Map (FLUM) Amendment. This analysis has been based upon the maximum density permitted by the Moderate Density Residential FLUM Designation (0 – 4 dwelling units per acre). Based upon the data and analysis provided, Staff's review of such information, and Staff's analysis provided above, the adopted Level of Service (LOS) Standard should not be degraded to an unacceptable level by this amendment.

Public School Impact

The applicant has provided an analysis of the potential impacts to public schools facilities. This analysis is based upon the Alachua County Public Schools Facilities Element Data and Analysis, which is currently in the process of incorporation into the City of Alachua Comprehensive Plan through the adoption of a new element, the Public Schools Facilities Element. The analysis provided by the applicant and Staff's analysis provided above is consistent with the methodology established by the School Board of Alachua County and in the proposed City of Alachua Public Schools Facilities Element.

Upon review of a final development order, the School Board of Alachua County will provide a determination regarding the impact the development will have on public schools facilities and provide a determination regarding whether or not capacity is available to serve the development. In the event the development would adversely affect public school facilities, the School Board of Alachua County will identify methods by which such deficiencies may be addressed.

The analysis provided at this time is acceptable for a preliminary development order, such as a Future Land Use Map (FLUM) Amendment. If the applicant submits an application for a final development order, a formal determination of public school facilities capacity will be provided by the School Board of Alachua County.

V. COMPATIBLE GOALS, OBJECTIVES, & POLICIES FROM THE CITY OF ALACHUA 2015 COMPREHENSIVE PLAN

The applicant has prepared a report detailing the application's consistency with the Comprehensive Plan and outlining specific policies which support and are supported by the application. The applicant has addressed the proposed amendment's consistency with the Comprehensive Plan in the aforementioned report by reviewing the various elements of the Comprehensive Plan and providing an analysis of how the proposed application furthers the goals, objectives, and policies (GOPs) contained therein.

Below is a list of GOPs with which the application is found to be consistent. The GOPs below are provided as a basis for establishing consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not listed below.

Vision Element

Goal One Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The US 441 corridor is beginning to develop into a "corporate corridor" with businesses, such as Sabine and JA Webster, and corporate campuses such as the Progress Corporate Park and Alachua Professional

Center. Alachua desires to continue to be a home to innovative businesses that want to be partners with the community.

Future Land Use Element

Policy 1.2.a Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

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

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

Policy 1.3.d(11) Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

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Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

2. The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

Objective 1.7 Conservation: The City shall create a Conservation land use category for lands on which certain identifiable features, such as flowing surface water bodies, wetland systems, flood plains, wellfield protection areas, unique geologic characteristics, and listed plant and wildlife habitat require enhanced oversight and regulatory protection. Land use regulations for designated conservation areas will consider the vulnerability of susceptible features and vary accordingly. Conservation areas will allow a diverse range of activities and development opportunities, depending on the nature and degree of vulnerability of the susceptible features present.

Goal 5 Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

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

Policy 5.1.c Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established.

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The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. 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. The survey shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. A deminimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Traffic Element

GOAL 1 PROVIDE FOR A TRAFFIC CIRCULATION SYSTEM, WHICH SERVES EXISTING AND FUTURE LAND USES.

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

Objective 1.2 The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a The City shall control the number and frequency of connections and access points of driveways and roads to arterial and collector roads by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision.

Objective 1.5 The City shall require that all traffic circulation improvements be consistent with and complement the future land uses on the Future Land Use Map.

Policy 1.5.c To the extent feasible, the City shall require new developments to interconnect with one another through one of the following methods:

1. Through the extension of a public road from one project to another;
2. Through the extension of a sidewalk from one project to another;
3. Through the extension of a multi-purpose trail from one project to

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another.

Policy 1.5.d To the extent feasible, the City shall only require new developments to connect with existing developments if the existing neighborhood desires such interconnectivity.

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.

Policy 1.1.i The City shall establish land use designations and zoning districts that accommodate mixed-use development consisting of residential with commercial and/or retail.

Policy 1.1.j The City shall provide incentives for mixed-use development that includes housing for extremely low, very low and low-income residents within the Affordable Housing Incentive Program. The City recognizes that mixed-use development reduces transportation costs by placing necessary shopping within close proximity to housing.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

1. A gravity water system exists within 100 feet of the property line of any residential subdivision lot or a single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists within 500 feet of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

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3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.c The City shall prohibit the installation of in-ground septic tanks in locations with unsuitable soils within wetland areas, or where wastewater service is available within ¼-mile.

GOAL 3 Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1 Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Policy 3.1.a The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

LEVEL OF SERVICE STANDARD

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or

2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.

The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards

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shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

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

1. A water main exists within 100 feet of any residential subdivision lot or a single family residence and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 feet of any residential subdivision consisting of 5 units or less and the water service can be assessed through public utility easements or rights of way. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Objective 4.2 Prioritize and execute needed system improvements in a manner which protects existing investments, promotes orderly growth, and is consistent with the Capital Improvements Element and Capital Improvements Program of this Plan.

Policy 4.2.a New urban development will only occur within areas where potable water services are available concurrent with development. For purposes of this policy, new development does not include remodeling of existing developments or additions of less than 33% to existing developments.

Policy 4.2.b The City will continue to require necessary on-site water system improvements to be completed at the expense of the property owner.

Policy 4.2.c The City shall extend water service in a pattern consistent with the policies of the comprehensive plan, especially the Future Land Use Map and the Future Land Use Element, adhering to a compact urban growth area, promoting infill development and discouraging urban sprawl, as defined in Florida Administrative Code.

Conservation & Open Space Element

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

Objective 1.2 Native Communities and Ecosystems

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

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

Policy 1.2.j The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.l The City shall protect regulated, heritage, and champion trees. The City shall continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

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 1.5.b The City shall require land clearing for development to be phased with construction activity, and to adhere to techniques which minimize soil erosion, minimize removal of native and non-invasive trees and vegetation, and protect champion and designated heritage trees. After clearing, soils shall be stabilized in accordance with best management practices (BMPs) identified in "The Florida Stormwater, Erosion, and Sedimentation Control Inspector's Manual", Chapters 4, 5 and 6.'

Policy 1.5.c The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during

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

Objective 1.10 Wetlands

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

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

Policy 1.10.b The City shall conserve wetlands by prohibiting, where the alternative of clustering all structures in the non-wetland portion of the site exists, any development or dredging and filling which would alter their natural functions.

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

Resource Addressed	Required Buffer (feet)
Wetlands less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Wetlands greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a wetland.	100' average 75' minimum

Objective 1.11 Open and Green Space

The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.

Policy 1.12.d The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

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Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water.	100' average 75' minimum

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 strictly regulate development within the 100-year flood hazard zone established by the 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 lowest floor elevation of any structure to be at least one foot above the FIRM base flood elevation; and will prohibit the storage of hazardous materials or waste within the floodplain, and development activity that threatens to raise the 100-year base flood elevation.

Recreation Element

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

VI. DEVELOPMENT OF REGIONAL IMPACT (DRI) RELATED ISSUES

The applicant has indicated that the proposed development is intended to implement the mixed-use strategies encouraged within Chapter 380.0651(3)h., Florida Statutes (F.S.), and thresholds defined in Chapter 28-24, Florida Administrative Code (F.A.C.). Chapter 380.0651(3)h., F.S., allows multi-use development consisting of three or more uses, one of which is residential, to consist of 160% of the combined land use thresholds. The applicant has indicated an intent to develop the site at a maximum of 399,900 square feet of commercial retail, 44,000 square feet of office, and 174 dwelling units. As evidenced in

Table 18 below, this results in a total of 132% of the combined DRI thresholds. As discussed, Chapter 380.0651(3)h., F.S., permits multi-use development to consist of up to 160% of the combined land use thresholds before a DRI threshold is activated.

Table 18. Evaluation of Development of Regional Impact (DRI) Threshold

Land Use	Chapter 28-24, F.A.C, Threshold	Proposed Development Threshold	Percentage of Chapter 28-24, F.A.C., Threshold
Residential	1,000 dwelling units	174 dwelling units	17%
Commercial	400,000 square feet	399,900 square feet	99.9%
Office	300,000 square feet	44,000 square feet	14.7%
Total			**132%**

VII. CONCLUSION

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Causseaux, Hewett, & Walpole, Inc., to amend the City of Alachua Future Land Use Map from Agriculture (±92.23 acres) and Commercial (±39.37 acres) to Commercial (±50.81 acres), Conservation (±37.06 acres), and Moderate Density Residential (±43.73 acres) on an approximate 131.6 acre subject property.

The applicant has provided a Market Impact Study indicating that an increase in the proposed Future Land Use Map (FLUM) Designation is justifiable, considering the general growth of the City and estimated growth, in addition to usable, vacant commercial and residential designated land.

The applicant has also provided an Urban Sprawl Analysis, based on an the thirteen primary indicators identified in Rule 9J-5 of the Florida Administrative Code. Staff's review of the provided by the applicant as well as Staff's assessment provided above indicates that the proposed amendment does not constitute urban sprawl.

The applicant also provided an Environmental Resource Assessment which addresses environmental features located on the subject property. At this time, this assessment adequately addresses potential impacts to environmental features located on the subject property. In addition, the applicant has proposed to place approximately thirty-seven (37) acres of the subject property in the Conservation FLUM Designation, which further protects the most sensitive environmental features located on-site.

Upon review, the applicant has demonstrated that the public facilities impacts likely to be generated by the net increase resulting from the proposed Large Scale Comprehensive Plan Amendment (LSCPA) should not have any adverse impact to any public facilities. If development occurs at a later time, the applicant will be required to submit a detailed analysis of potential impacts based upon specific intensities and densities of the proposed development.

Because Future Land Use Map (FLUM) Amendments are predominantly conceptual, thus preventing an accurate projection of the true public facility impacts, these land actions are ineligible to receive concurrency reservations. As such, the issuance of a development order is necessary to reserve concurrency. For this project, this would not occur until site plan and/or final plat approval.

VIII. RECOMMENDATION

To transmit the proposed Large Scale Comprehensive Plan Amendment (LSCPA) to the City Commission with a recommendation of **APPROVAL**, with a requirement that a text amendment concurrent with the adoption of the proposed LSCPA limiting the development potential of the property to less than the current Development of Regional Impact (DRI) thresholds would be necessary.

ATTACHMENT 4: *Environmental Resource Assessment: Large-Scale Comprehensive Plan Amendment, The Market at Schmidt Farms, City of Alachua, Alachua County Florida (2008)*

Environmental Resource Assessment

Large-Scale Comprehensive Plan Amendment
City of Alachua, Alachua County, Florida

2008

The Market at Schmidt Farms



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7/7/2008

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Section 1. Environmental Resource Assessment Checklist-Signed

The purpose of this report is to provide an inventory of the natural resources that occur on the proposed **The Market at Schmidt Farms** project site and adjacent properties located within the limits of the City of Alachua, Florida. In this context, this report has been prepared with reference to the Environmental Resource Assessment Checklist required for development review by Alachua County. The City of Alachua, at this time, does not have a standard format for reporting requirements for Environmental Assessment for Development Review or Land Use Change Applications; therefore, the format for Alachua County Environmental Resource Assessment has been used for this report. The report contains a set of figures, tables, and photos that document the existing condition of the proposed project site and to assess, in general terms, the effects of the project on the existing resources. The report format consists of a section addressing each checklist item followed by the respective figures, tables, and photos for that section.

This document has been prepared by

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Natural Resources Checklist: The Environmental Resource Assessment checklist items addressed in this report are, as follows (items marked "yes" specifically apply to this project site; all items are addressed in this report):

Yes	X	N/A	□	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	X	N/A	□	Wetlands
Yes	X	N/A	□	Surface Water or Wetland Buffers
Yes	X	N/A	□	Floodplains (100-year)
Yes	□	N/A	X	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	□	N/A	X	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	X	N/A	□	Significant Habitat (biologically diverse natural areas)
Yes	X	N/A	□	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	□	N/A	X	Recreation/Conservation/Preservation Lands
Yes	X	N/A	□	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	X	N/A	□	High Aquifer Recharge Areas
Yes	□	N/A	X	Wellfield Protection Areas
Yes	X	N/A	□	Wells
Yes	X	N/A	□	Soils
Yes	□	N/A	X	Mineral Resource Areas
Yes	X	N/A	□	Topography/Steep Slopes
Yes	X	N/A	□	Historical and Paleontological Resources
Yes	X	N/A	□	Hazardous Materials Storage Facilities
Yes	X	N/A	□	Contamination (soil, surface water, ground water)

SIGNED: Peter M. Wallace **PROJECT #** _____ **DATE:** 1 July 2008

Section 2. Project Description/Assessment of Environmental Indicators

Project Description

Mesa-Sand Realty, LLC is making an application to the City of Alachua, Florida, for a large-scale comprehensive plan amendment for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is shown in **Figure 5**.

Figure 1. **Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.**

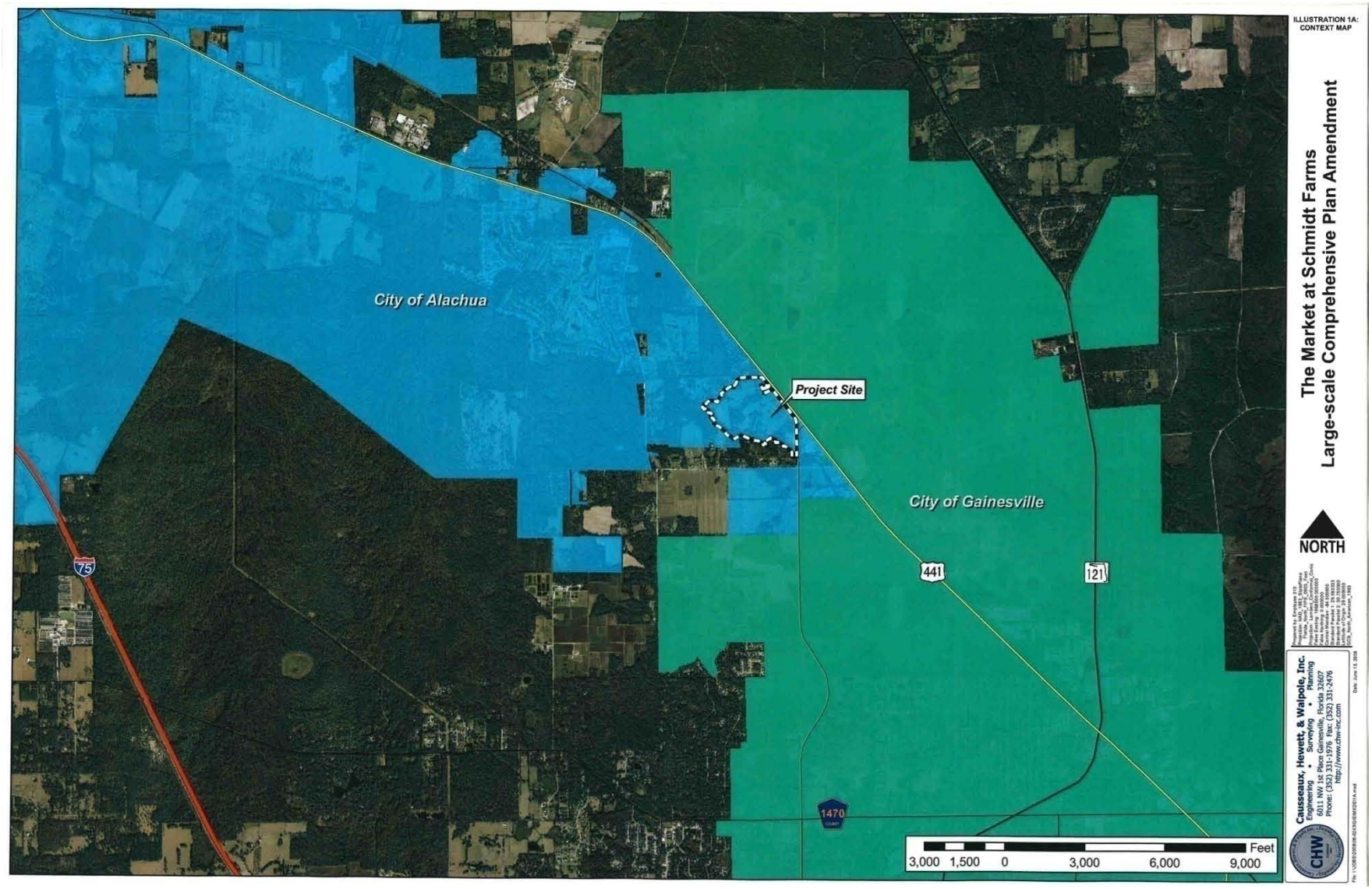


Figure 2. **Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.**

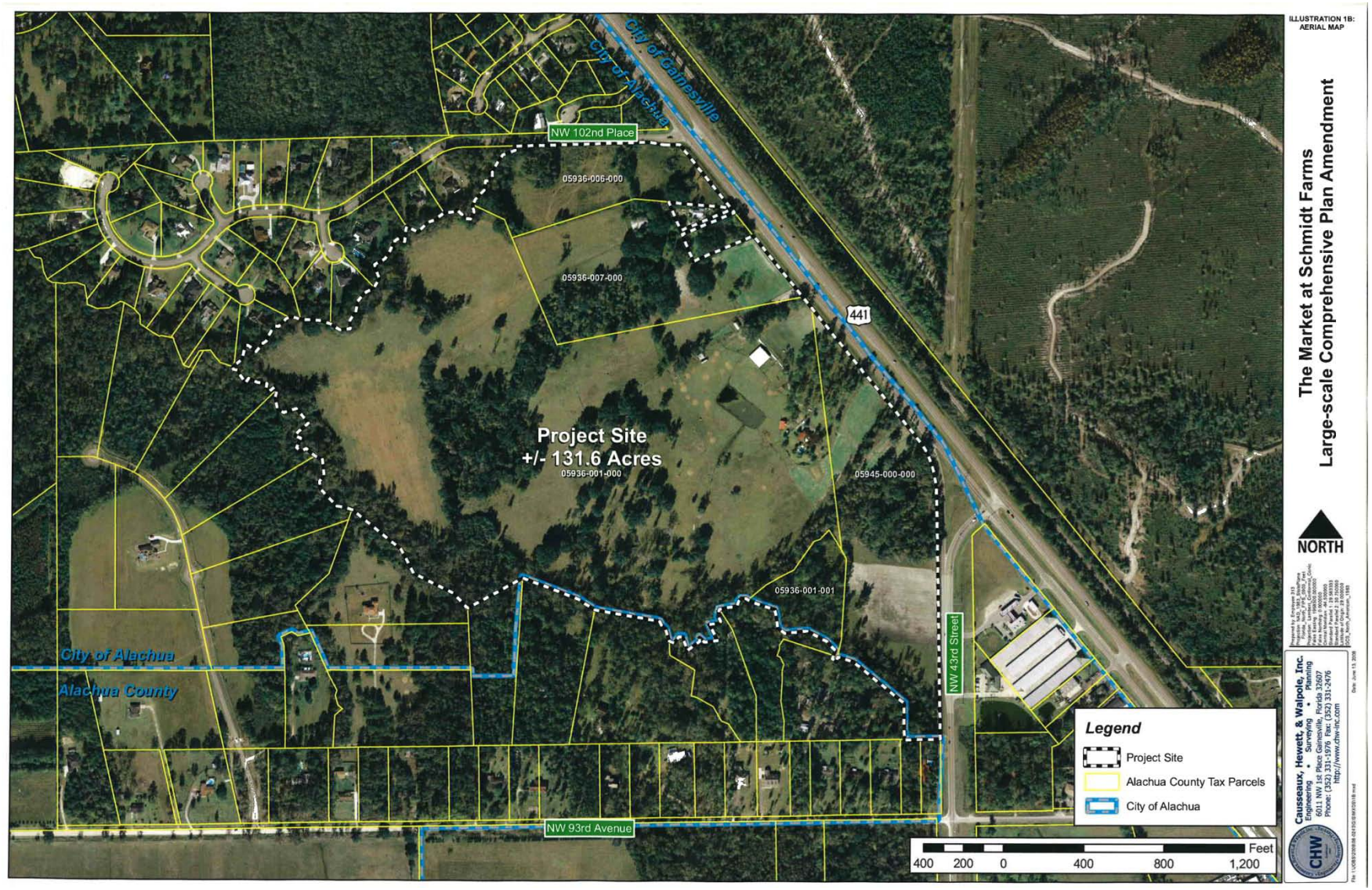


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

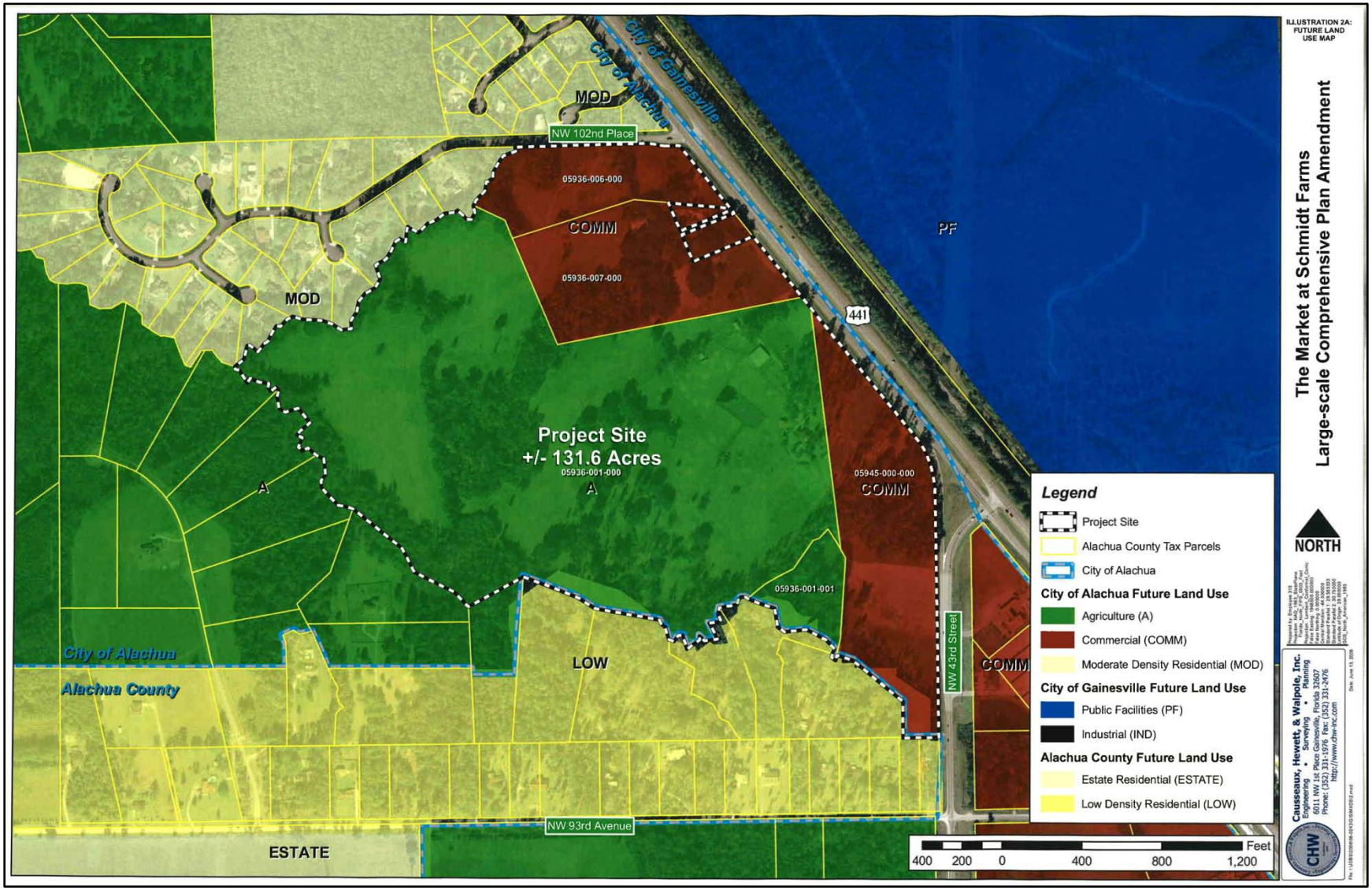


Figure 4. Proposed amendment to the Future Land Use map.

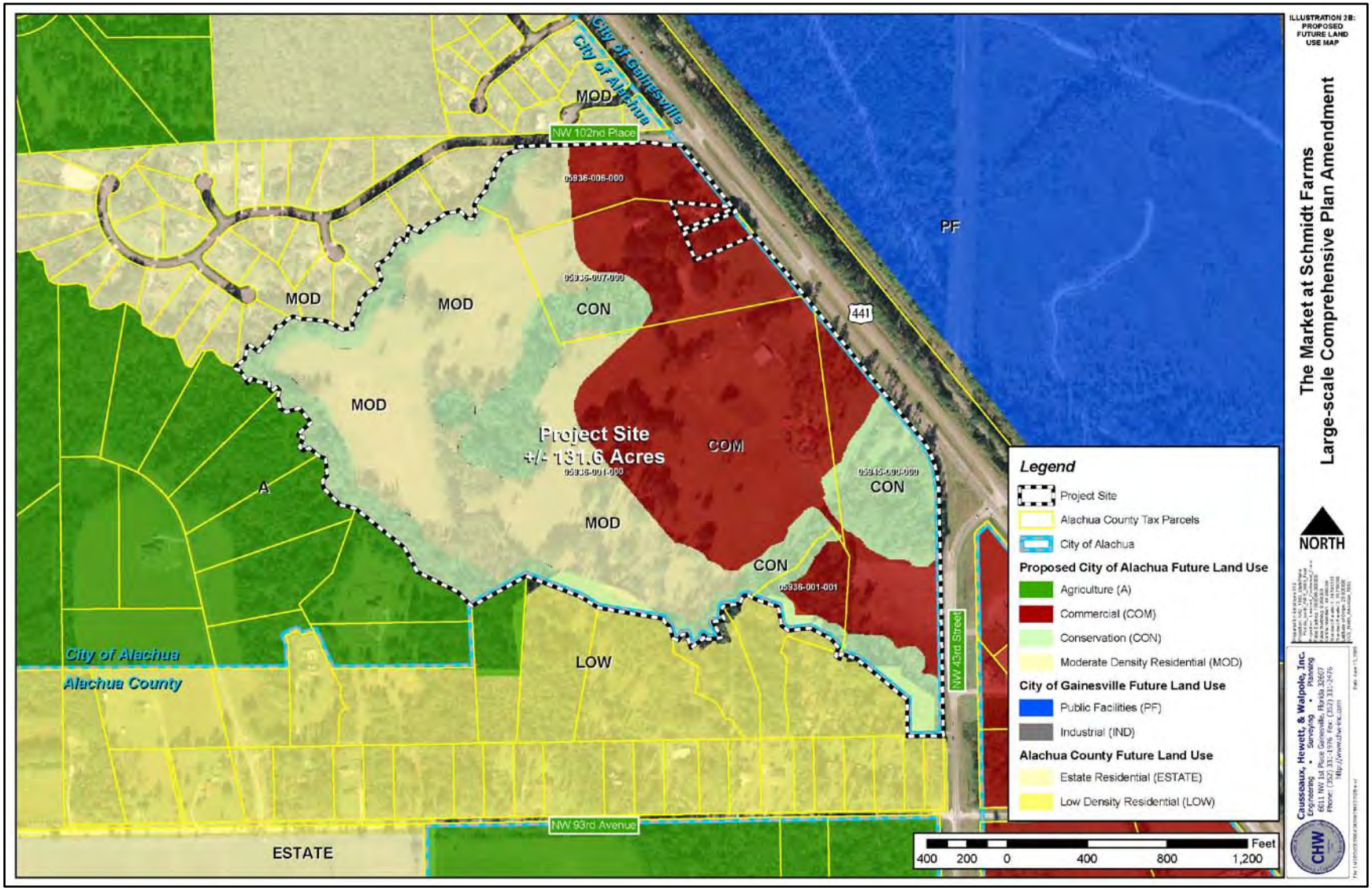
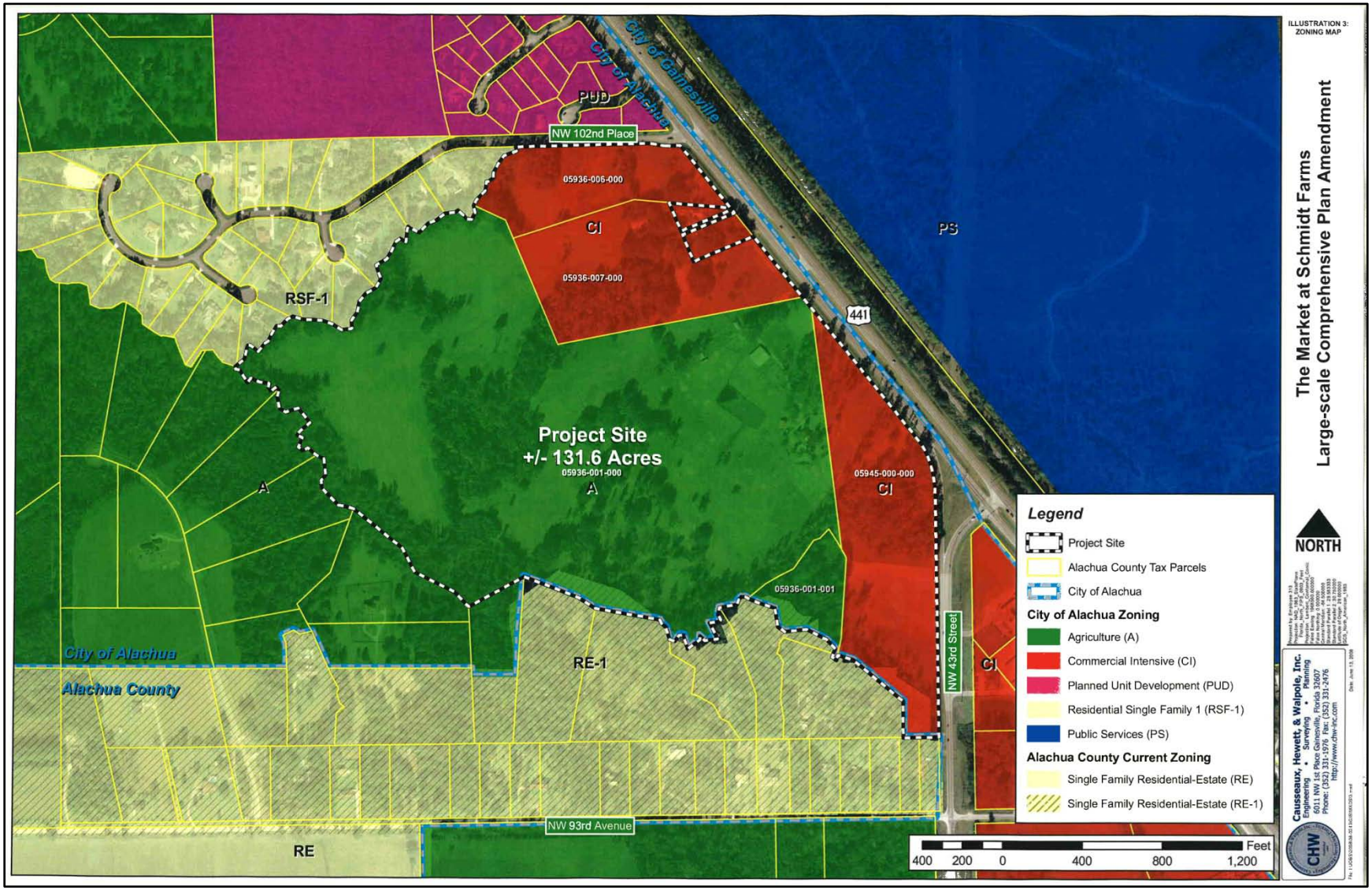


Table 2. **Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.**

	Land Use Area (Acres)			
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Moderate Density	0.00	43.73	43.73	100.00
Commercial	39.37	50.81	11.44	29.06
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	37.06	37.06	100.00
TOTAL	**131.60**	**131.60**		

Figure 5. **Existing zoning for The Market at Schmidt Farms project site and surrounding area.**



Assessment of Existing Environmental Conditions

To assess the general environmental integrity of the project site, extensive pedestrian surveys of the site were performed by Peter M. Wallace, MS, PWS, and Robert A. Garren, MS, PWS, of Ecosystem Research Corporation. Field surveys were performed in September 2006, November 2007, and May 2008. During the field surveys, site specific data were collected to document the plants and plant community types present. Data collection areas were marked with specific GPS points using a Garmin GPS Map 76CSx hand-held GPS to record position coordinates. GPS locations established during the survey are shown in **Figure 6**. At several locations, photographs were taken to document the existing conditions of the site. Photo stations are shown in **Figure 7** and **all photographs contained in this report are referred to the GPS locations shown in this figure**.

The project site is a rural residential farm site located in a relatively sparsely populated area along US Hwy 441. The site is located within the Turkey Creek drainage basin. The general extent of the Turkey Creek drainage on the project site and surrounding areas is shown on the USGS map in **Figure 8**. The headwaters of Turkey Creek originate on the City of Gainesville Deerhaven property. From the Deerhaven site, the creek is culverted under US Hwy 441 then traverses west across NW 43rd Street where two large circular culverts (**Photo 1**) route water along the southern boundary of the Schmidt Farms property. Turkey Creek forms the southern boundary of the property and extends from NW 43rd Street northwest to the intersection of a second creek that runs southwest along the east boundary of the Brooke Pointe Development. For the purposes of this report, this creek is named Brooke Pointe Creek (**Figure 9**). This creek drainage originates north of US Hwy 441 on the City of Gainesville Deerhaven property, crosses under NW 102nd Place (**Photo 2**), then runs southwest to the confluence with Turkey Creek at the southwest corner of the Schmidt Farms property. A third creek located on the property drains water also from the City of Gainesville Deerhaven property through a culvert located under US Hwy 441 just west of the terminus of NW 43rd Street (**Photo 3**) at US Hwy 441. For the purposes of this report, this creek is referred to as Schmidt Creek. The creek extends through a mixed hardwood swamp (**Photo 4**) that also receives substantial subsurface seepage from the adjacent uplands. The mixed hardwood swamp narrows abruptly where a small agricultural road crossing occurs (**Photos 5 and 6**), which was built prior to 1937. From this point, the creek width becomes substantially narrower (**Photo 7**) and slopes to the adjacent upland are abrupt. The drainage ultimately flows into Turkey Creek at the southwestern corner of Parcel 05936-001-001. A unique mosaic of intermittent seepage and depression wetlands forms a diffuse drainage system in the western third of the project site. This drainage system has the same general northeast to southwest orientation as both Schmidt Creek and Brooke Pointe Creek. Groundwater seeps to the surface at the north end of this system and flows southwest through a small, intermittent stream drainage (**Photo 8**) to a series of small

Figure 6. **GPS location map of site specific survey points established 10/02/06 and 11/15/07.**

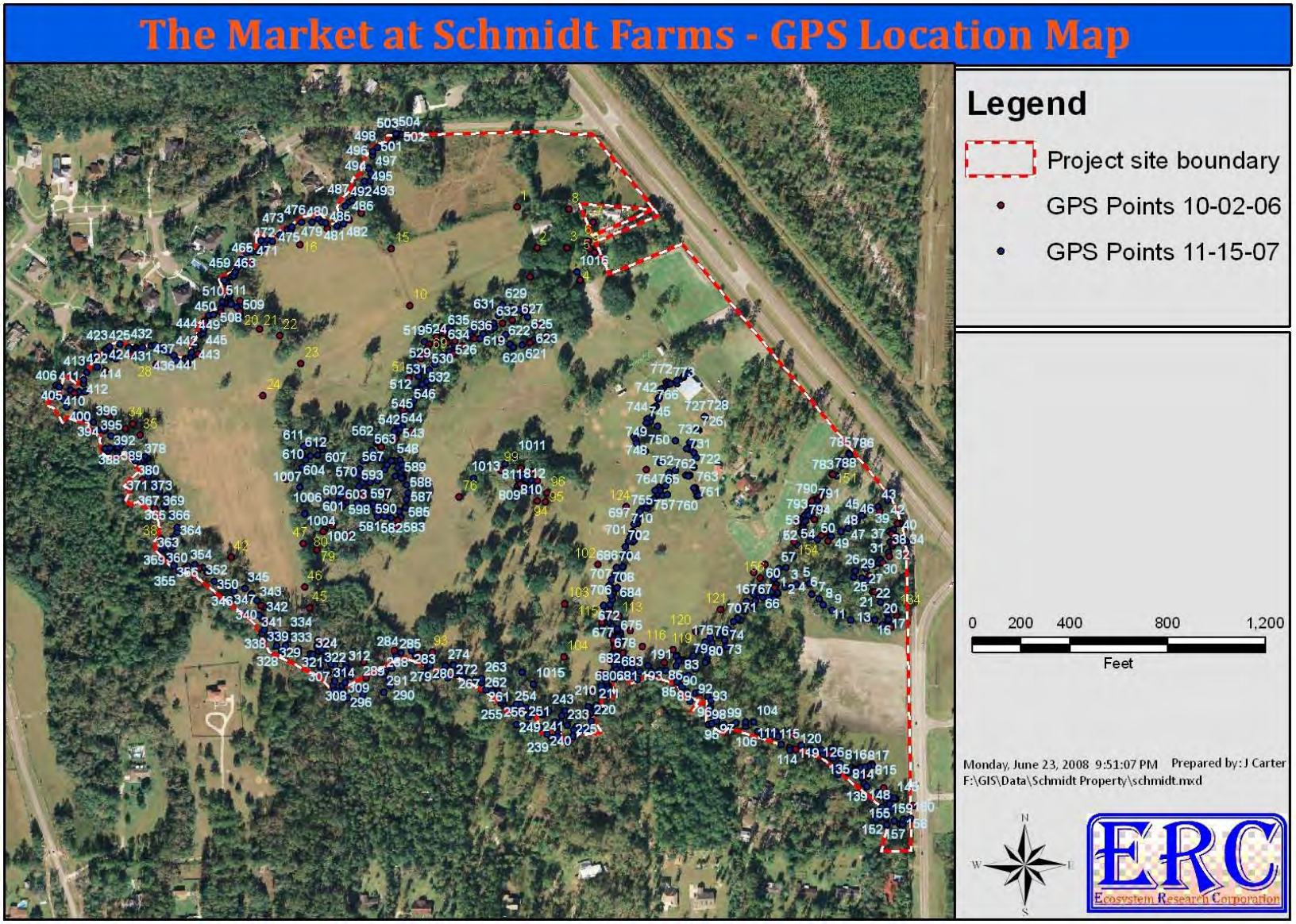


Figure 7. Photo station location map.

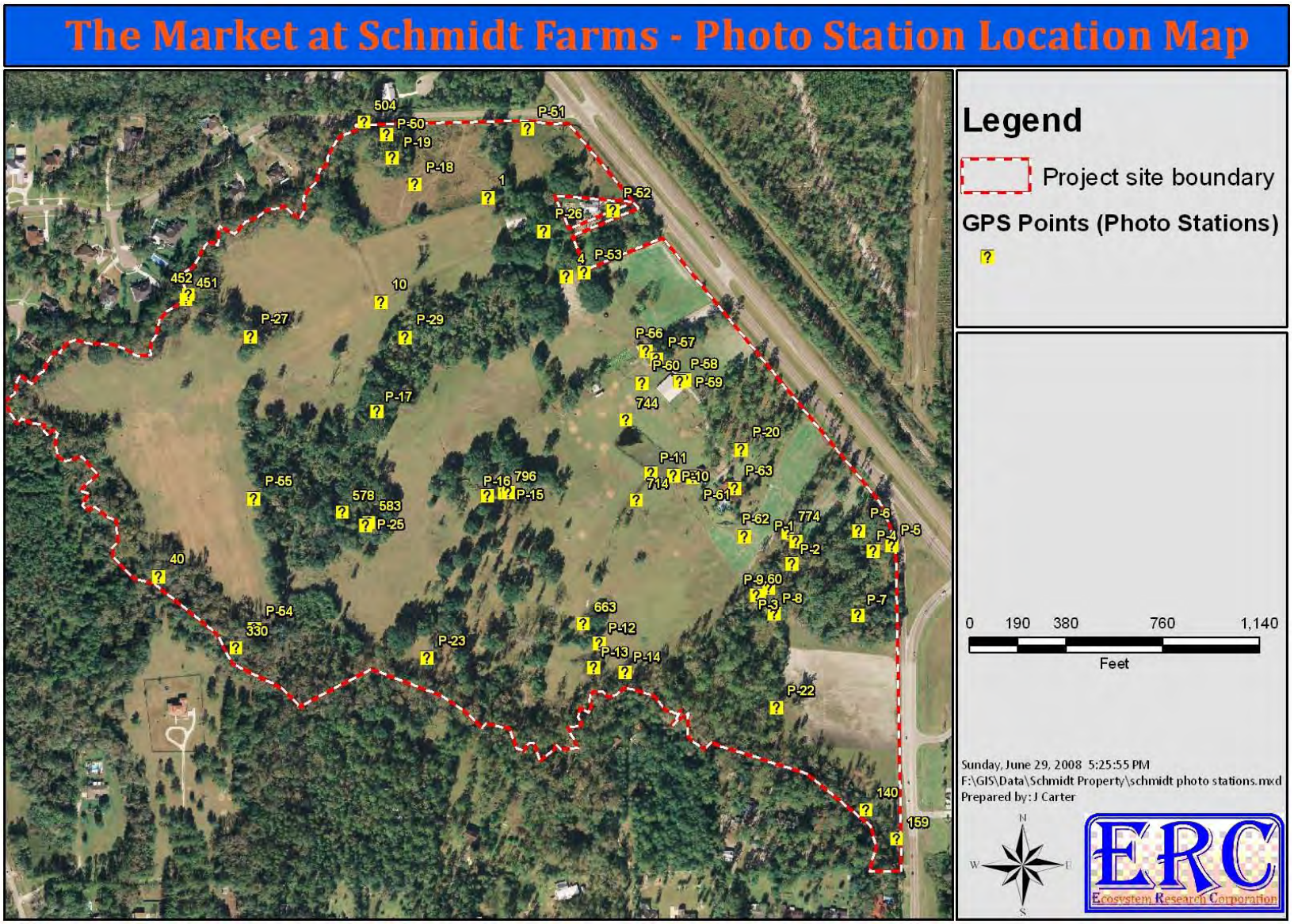


Figure 8. **USGS Quadrangle map showing the project site and surrounding area.**

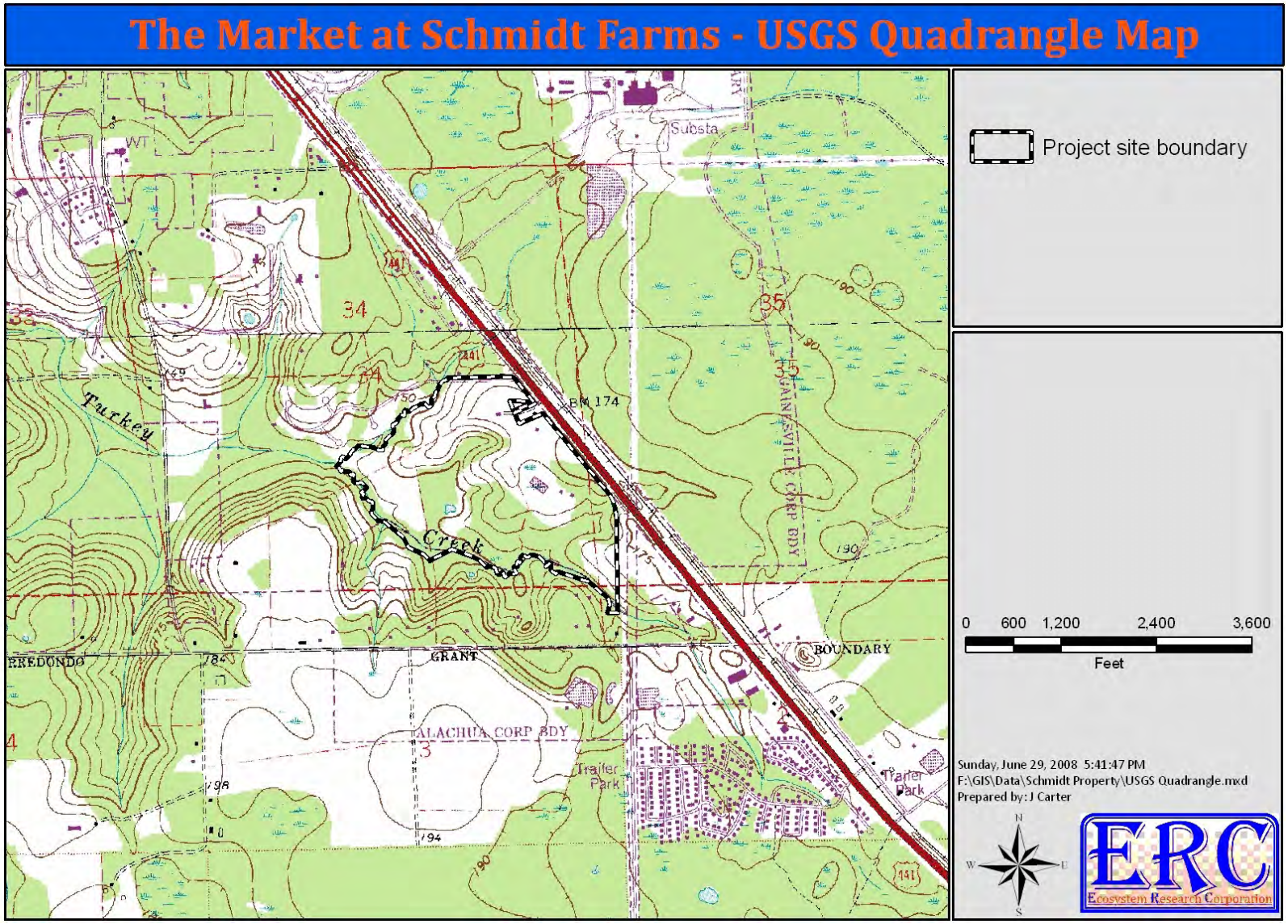


Photo 1. **View of the double culverts that route Turkey Creek under NW 43rd Street as seen looking southeast from GPS location 159.**



Figure 9. **General site drainage map showing locations of Turkey Creek, Brooke Pointe Creek, Schmidt Creek and the interior isolated seepage/drainage system located on The Market at Schmidt Farms project site.**

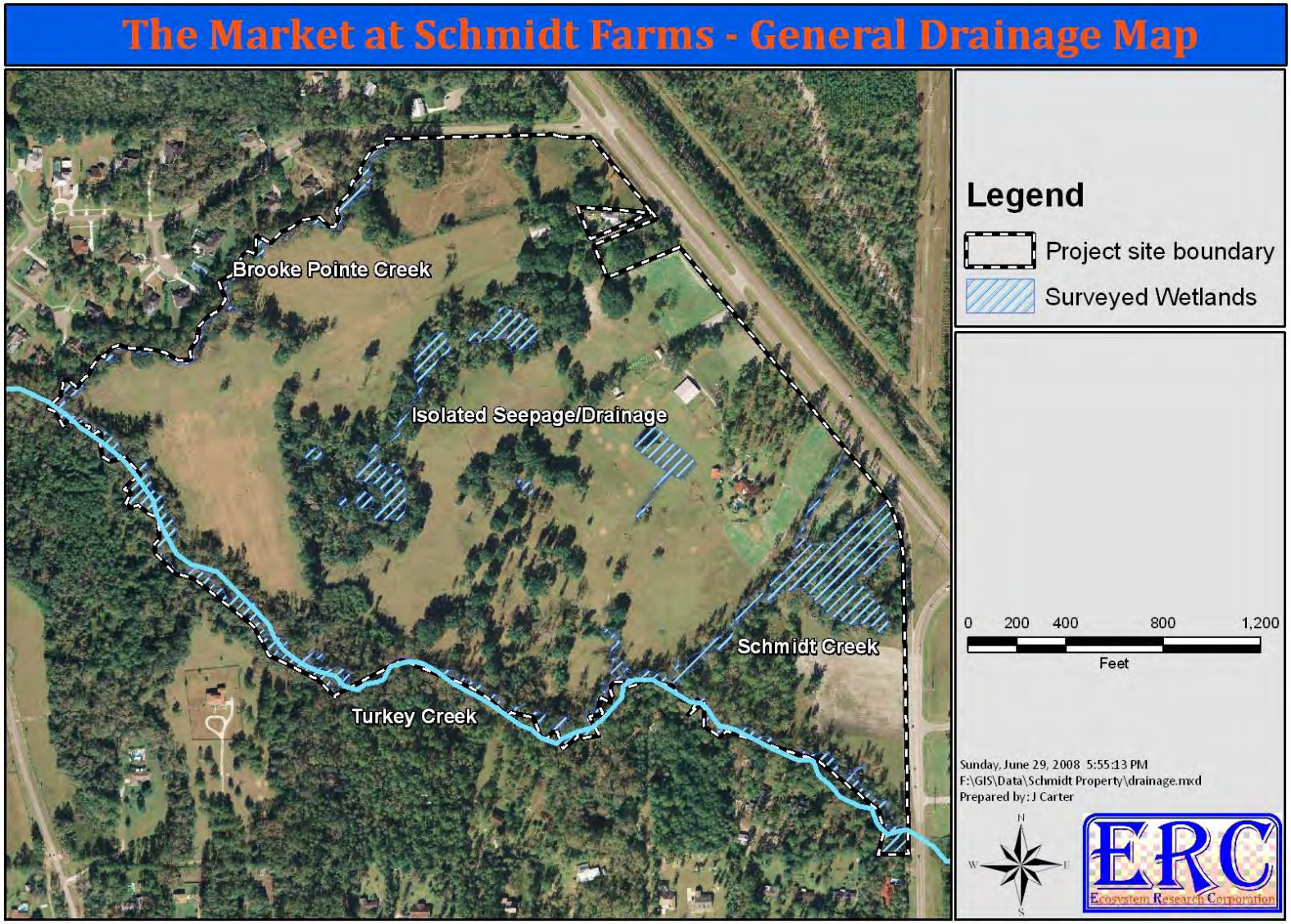


Photo 2. **Panoramic view of the double circular culverts location under NW 102nd Place located at Brooke Pointe Creek as seen looking north from GPS location 504.**



Photo 3. **View of the Culvert that routes water under US Hwy 441 to Schmidt Creek as seen looking north from GPS location P-5.**



Photo 4. **Panoramic view of the Schmidt Creek Stream Channel as seen looking north to northeast from GPS location P-3.**

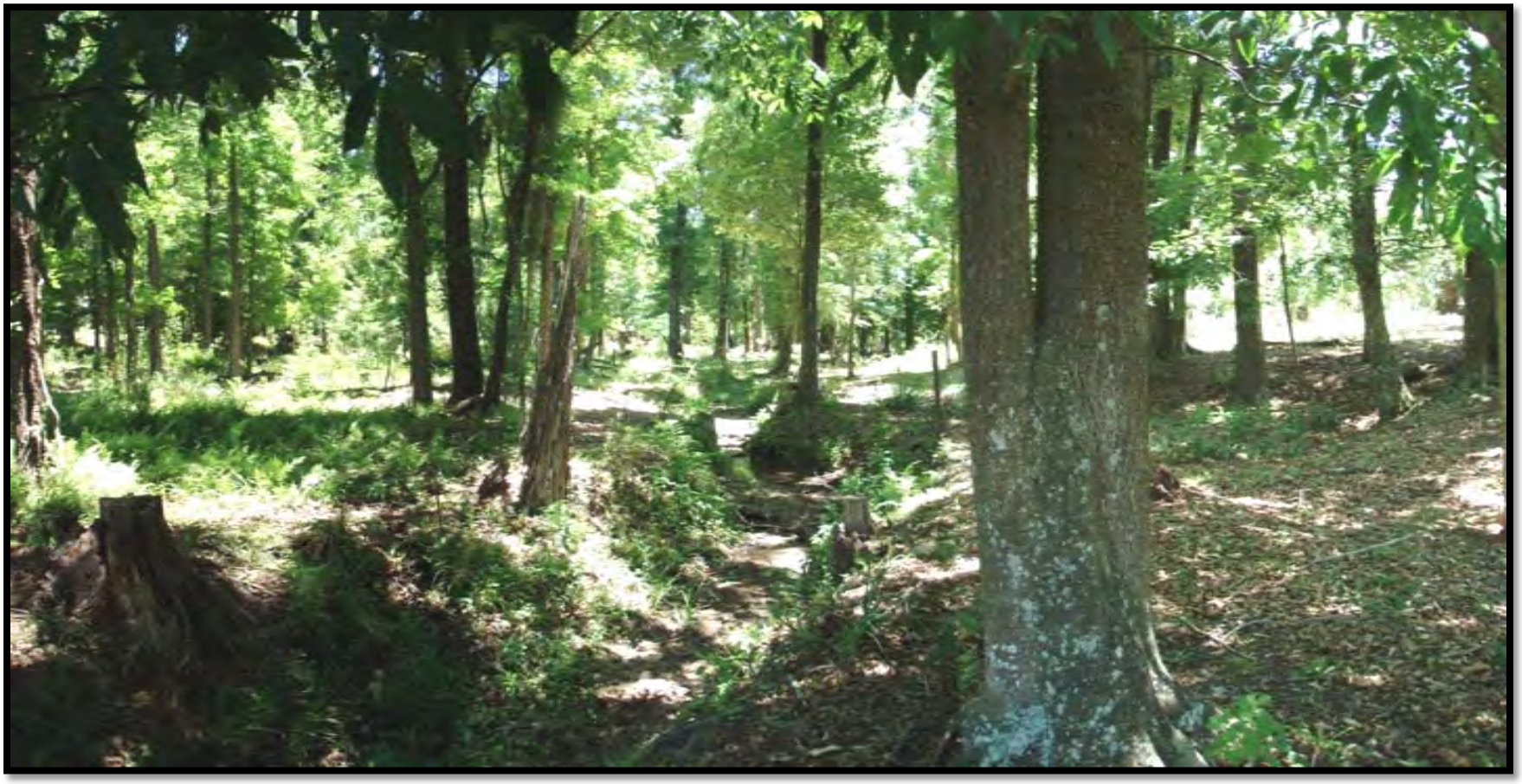


Photo 5. **Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south from GPS location P-3.**



Photo 6. **Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west from GPS location 60.**



Photo 7. **Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from GPS location P-9.**



Photo 8. **Panoramic view of the Seepage Stream Channel as seen looking northeast from GPS location P-17.**



depressional wetlands that are probably relic sinkholes where water flows back into the ground. Based on **Rule 62-345 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters,** some of the depressions are upland while others were determined to be wetlands. During periods of excessive rainfall, this system may provide surface water discharge directly to Turkey Creek. There is a small drainage that routes water to Turkey Creek from the excavated agricultural pond located west of the Schmidt residence. This drainage is excavated for most of the distance extending from the pond to Turkey Creek; however, the drainage is natural, extending south from GPS location 672, south to Turkey Creek (Figure 6). The general appearance of this drainage is shown in **Photo 9**.

Photo 9. **Panoramic view of the Disturbed Influent Drainage to Turkey Creek as seen looking southeast across GPS location 663.**



Plant Communities

The plant communities that presently occur on The Market at Schmidt Farms project site are shown in **Figure 10**. A total of seventeen (17) distinct plant community associations occur, all of which are disturbed or intensively managed community types. The total acreage associated with each community type is listed in **Table 3**. The common plant species found within the project site are summarized in **Table 4**. All plant communities occurring on the project site have been disturbed from many years of cattle foraging and related cattle ranching activities. A brief description of each community type is, as follows (all photos, tables and figures follow at the end of this section; all photos are referenced to photo stations shown in Figure 7.

Uplands & Agricultural Areas

Improved Pasture

Acreage: 67.965	**Polygons:** 1, 27	**FLUCCs Code:** 211

The Market at Schmidt Farms project site has been managed primarily as Improved Pasture since prior to 1937. Currently, this plant community is dominated by a host of well-maintained pasture grasses and herbs to include bahiagrass (*Paspalum notatum* Fluegge.), Bermudagrass (*Cynodon dactylon* [L.] Pers.), Asian coinleaf (*Centella asiatica* [L.] Urban.), marsh pennywort (*Hydrocotyle umbellata* L.), retrorse flatsedge (*Cyperus retrorsus* Chapm.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), Mexican tea (*Chenopodium ambrosioides* L.), Canada horseweed (*Conyza canadensis* [Torr. & Gray] Gray), and retrorse flatsedge (*Cyperus retror*sus Chapm.). In some areas, the invasive exotic tropical soda apple (*Solanum viarum* Dunal) is common and is generally distributed throughout the site. Representative views of the Improved Pasture communities found on the project site can be seen in **Photos 10 through 15**.

Oldfield – Mixed Shrub

Acreage: 5.441	**Polygons:** 29, 31	**FLUCCs Code:** 261

The Oldfield – Mixed Shrub area is an improved pasture community that is not currently used to graze cattle and has become invaded by a host of oldfield shrubs, herbs, and grasses to include broomsedge (*Andropogon virginicus* L.), eastern false-willow (*Baccharis halimifolia* L.), persimmon (*Diospryos virginiana* L.*),* sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Small oaks are in some areas; however, the groundcover is still dominated by bahiagrass (*Paspalum notatum* Fluegge.). The Oldfield – Mixed Shrub area can be seen in **Photos 16 and 17**.

Agricultural Pond & Drainage

Acreage: 0.777	**Polygons:** 17	**FLUCCs Code:** 535

There is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 18 through 22**.

Pine – Improved Pasture (Residential Yard)

Acreage: 4.659	**Polygons:** 34	**FLUCCs Code:** 265

The Pine – Improved Pasture community is the area that surrounds the Schmidt residence in which a canopy of large slash pine (*Pinus elliottii* Engelm.) and loblolly pine (*Pinus taeda* L.) exists and is underlain by a groundcover of yard and pasture grasses dominated by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). Part of this polygon is maintained as residential yard and part of this area is managed as improved pasture. The area is very well maintained and aesthetically pleasing (**Photo 23**).

Mixed Hardwood – Improved Pasture

Acreage: 9.925	**Polygons:** 37	**FLUCCs Code:** 266

The Mixed Hardwood – Improved Pasture community is a sparsely canopied pasture area with medium to large-size individuals of live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya* glabra [Mill.] Sweet), and sweetgum (*Liquidambar styraciflua* L.). The dominant groundcover is bahiagrass (*Paspalum notatum* Fluegge.) with Bermudagrass (*Cynodon dactylon* [L.] Pers.) being present. Shrub and ruderal herb species are scattered throughout the area and include common pokeweed (*Phytolacca americana* L.), smutgrass (*Sporobolus indicus* [L.] R. Br.), sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), tropical soda apple (*Solalum viarum* Dunal), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). This area is shown in **Photo 24**.

Mixed Pine – Mixed Hardwoods Successional Forest

Acreage: 4.982	**Polygons:** 38	**FLUCCs Code:** 414-1

This forested plant community borders the drainage referred to as Schmidt Creek as well as part of the Turkey Creek drainage. This is a mesic forest dominated by loblolly pine (*Pinus taeda* L.) with live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), laurel oak (*Quercus hemisphaerica* Bartr.), pignut hickory (*Carya glabra* [Mill.] Sweet), water oak (*Quercus nigra* L.), and slash pine (*Pinus elliottii* Engelm.) being present, but generally are much smaller in size. This pine-dominated community is a successional area where trees are becoming established due to the fencing out of cattle. The groundcover is dominated by bahiagrass (*Paspalum notatum* Fluegge.) but a host of ruderal species are present. The typical habitat of this community is shown in **Photo 25**.

Disturbed Mixed Hardwoods Slope Forest

Acreage: 1.615	**Polygons:** 28, 39	**FLUCCs Code:** 414-2

This community type surrounds the upper basin of the Schmidt Creek swamp area and occurs on the slopes that characterize this basin. The dominant trees are sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya* glabra [Mill.] Sweet), but many trees are diseased with branch death and significant fallen tree debris being present. Much of the area has been severely disturbed by cattle resulting in a damaged, trampled, highly fertilized understory. Common understory species include wax myrtle (*Myrica cerifera* L.), harsh vervain (*Verbena scabra* Vahl.), Florida elephant-foot (*Elephantopus elatus* Bertol.), muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), saw greenbrier (*Smilax bona-nox* L.), common pokeweed (*Phytolacca americana* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), American beautybush (*Callicarpa americana* L.), and bahiagrass (*Paspalum notatum* Fluegge.). Nuisance exotic species such as tropical soda apple (*Solanum viarum* Dunal) and popcorntree (*Sapium sebiferum* [L.] Roxb.) are locally abundant. Soils are disturbed in many areas and banks eroded due to cattle foraging. The habit of this community type is shown in **Photo 26**.

Disturbed Mixed Hardwoods – Riparian

Acreage: 7.910	**Polygons:** 36	**FLUCCs Code:** 438-1

This mesic community, which borders the Turkey Creek drainage, has been disturbed by past cattle and agricultural activities. Most of the area is covered by a dense tangle of small oak seedlings and saplings distributed throughout a dense tangle of saw greenbrier (*Smilax bona-nox* L.) and blackberry (*Rubus betulifolius* Small). There are areas where a remnant, mature creek bordering mesic community occurs composed of large sweetgum (*Liquidambar*

styraciflua L.), American basswood (*Tilia americana* L.), spruce pine (*Pinus glabra* Walt.), loblolly pine (*Pinus taeda* L.), live oak (*Quercus virginiana* Mill.), sugarberry (*Celtis laevigata* Willd.), black cherry (*Prunus serotina* Ehrh.), laurel oak (*Quercus hemisphaerica* Bartr.), and pignut hickory (*Carya glabra* [Mill.] Sweet). However, most of the area is a second growth, successional community composed of small individuals of these species that is slowly encroaching into the historically cleared pasture areas. This community type can be seen in **Photo 27**.

Disturbed Mixed Hardwoods – Seepage

Acreage: 9.445	**Polygons:** 32	**FLUCCs Code:** 438-2

The mesic hammock represented by polygon 32 is a very disturbed seepage community that surrounds a series of seepage wetlands and relic sinkhole depressions. The area has been significantly disturbed by cattle foraging and associated mechanical disturbance from agricultural equipment. Significant invasion by tropical soda apple (*Solanum viarum* Dunal), popcorntree (*Sapium sebiferum* [L.] Roxb.), tungoil tree (*Aleurites* fordii Hamsl.), Japanese honeysuckle (*Lonicera japonica* Thunb.), caesar weed (*Urena lobata* L.) as well as Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz) has occurred in the groundcover. The canopy is disturbed but has some large individuals of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), sugarberry (*Celtis laevigata* Willd.), sweetgum (*Liquidambar styraciflua* L.), persimmon (*Diospryos virginiana* L.), and American elm (*Ulmus americana* L.). Other common species include muscadine grape (*Vitis rotundifolia* Michx.), sand blackberry (*Rubus cuneifolius* Pursh), American beautybush (*Callicarpa americana* L.), saw palmetto (*Serenoa repens* [Bartr.] Small), elderberry (*Sambucus canadensis* L.), bastard indigobush (*Amorpha fruiticosa* L.), Virginia buttonweed (*Diodia virginiana* L.), beggarticks (*Bidens alba* [L.] DC.), and small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small). Mechanical disturbance of the soil is widespread and invasion of bahiagrass (*Paspalum notatum* Fluegge.) from the adjacent pasture is common along the fringes of the hammock. Although very disturbed, this is a very unique hydrologic system and is characteristic of only very unique areas in the Alachua County landscape. This area can be seen in **Photos 28 through 30**.

Disturbed Mixed Hardwoods – Drainage

Acreage: 1.566	**Polygons:** 35	**FLUCCs Code:** 438-3

This community is an upland drainage landscape feature that routes runoff from the adjacent pasture into the Brooke Pointe stream system. There is a well-defined drainage channel; however, this area was found not to be a jurisdictional surface water as determined by Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The drainage is intermittent and flows only in response to high rainfall events. The groundcover vegetation is

disturbed by cattle and consists of sand blackberry (*Rubus cuneifolius* Pursh), beggarticks (*Bidens alba* [L.] DC.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), rice button aster (*Aster dumosus* L.), tropical soda apple (*Solanum viarum* Dunal), and maidencane (*Panicum hemitomon* Schult.). Canopy species include sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), and swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.). This area is shown in **Photo 31**.

Disturbed Mixed Hardwoods

Acreage: 1.855	**Polygons:** 30	**FLUCCs Code:** 438-4

The community represented by polygon 30 is a disturbed successional mixed hardwood forested area with a mixed canopy of live oak (*Quercus virginiana* Mill.), pignut hickory (*Carya glabra* [Mill.] Sweet), swamp chestnut oak (*Quercus michauxii* Nutt.), sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), laurel oak (*Quercus hemisphaerica* Bartr.), red maple (*Acer rubrum* L.), American basswood (*Tilia americana* L.), and sweetgum (*Liquidambar styraciflua* L.). Many trees are quite large; however, the majority are subcanopy in size ranging from 2 inches to 6 inches diameter at breast height (dbh). The groundcover has a mix of shrub, grass, and herb species to include devil's walkingstick (*Aralia spinosa* L.), buttonweed (*Diodia virginiana* L.), eastern hop-hornbeam (*Ostrya virginiana* [Mill.] K. Koch), saw greenbrier (*Smilax bona-nox* L.), woodsgrass (*Oslismenus hirtellus* [L.] P. Beauv.), trumpet creeper (*Campsis radicans* [L.] Seemann ex Bureau), and tall nutgrass (*Scleria triglomerata* Michx.). Nuisance exotic species present include Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), Japanese honeysuckle (*Lonicera japonica* Thunb.), Chinese privet (*Ligustrum sinense* Lour.), Chinaberrytree (*Melia azedarach* L.), and tungoil tree (*Aleurites fordii* Hemsl.). This area is presently a successional mesic community that has historically been affected by past agricultural management activities. This community type is shown in **Photos 32 & 33.**

Disturbed Live Oak Hammock

Acreage: 4.834	**Polygons:** 33	**FLUCCs Code:** 427-1

The Disturbed Live Oak Hammock community is an area that is dominated by a shaded canopy of specimen live oak (*Quercus virginiana* Mill.) trees. This area was historically used primarily for a cattle management area in which a dilapidated pole barn still remains (**Photo 34**). The area lies adjacent to the historic Schmidt residence, which is now Harmony Gardens. Today, the area is not used for cattle and is a successional community primarily used for deposition of unwanted junk. Common species found within the live oak canopy include sugarberry (*Celtis laevigata* Willd.), water oak (*Quercus nigra* L.), sweetgum (*Liquidambar styraciflua* L.), slash pine (*Pinus elliottii* Engelm.), and loblolly pine (*Pinus taeda* L.). The groundcover is primarily a dense tangle of small saplings of the canopy species mixed with saw greenbrier (*Smilax bona-*

nox L.) and bahiagrass (*Paspalum notatum* Fluegge.). Exotic nuisance species such as Chinese privet (*Ligustrum sinense* Lour.) are present. The large live oak trees are the remarkable characteristic of this community type as shown in **Photo 35**.

Wetlands

Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp

Acreage: 3.689	**Polygons:** 18	**FLUCCs Code:** 617-1

Polygon 18 designated as Schmidt Creek is a Disturbed Mixed Hardwood Stream/Seepage Swamp with a canopy dominated by a mix of hardwood species to include live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), swamp laurel oak (*Quercus laurifolia* Michx.), water oak (*Quercus nigra* L.), American basswood (*Tilia americana* L.), sweetbay (*Magnolia virginiana* L.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), and slash pine (*Pinus elliottii* Engelm.). The wetland consists of several stream drainages consisting of clear, non-tannic water. The major flow originates from a drainage source located north of US Hwy 441 on the City of Gainesville Deerhaven properties. Seepage from adjacent uplands is also a significant hydrologic input. A surficial seepage spring originates along the southeast boundary of this polygon in an area represented by GPS location P-7 (Figure 7) and GPS location 21 (Figure 6). The seepage area, shown in **Photo 36** (Photo station P-7), is a wet, mucky herbaceous area dominated by lizard's tail (*Saururus cernuus* L.), golden canna (*Canna flaccida* Salisb.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Shrubs include dwarf palmetto (*Sabal minor* [Jacq.] Pers.), wax myrtle (*Myrica cerifera* L.), swamp red-bay (*Persea palustris* [Raf.] Sarg.), and Virginia willow (*Itea virginica* L.). The stream drainages are surrounded by a mosaic of higher elevation upland areas in which live oak (*Quercus virginiana* Mill.), loblolly pine (*Pinus taeda* L.), and pignut hickory (*Carya glabra* [Mill.] Sweet) are common. However, these fringing riparian upland areas all lie within the very well-defined basin in which this wetland occurs. The surrounding pasture and hammock communities are located along a very well-defined steep slope. Except for the stream drainage, the topography within the wetland is relatively flat. This entire system is very disturbed by cattle, resulting in an open, somewhat ruderal understory. Invasive exotic species such as wild taro (*Colocasia esculentum* [L.] Schott.), tropical soda apple (*Solanum viarum* Dunal), Japanese honeysuckle (*Lonicera japonica* Thunb.), Japanese climbing fern (*Lygodium japonicum* [Thunb.] Swartz), and Chinese privet (*Ligustrum sinense* Lour.) are present. These are mixed with a host of desirable wetland species to include royal fern (*Osmunda regalis** L.), Virginia chain fern (*Woodwardia virginica* [L.] Smith), and southern wood fern (*Dryopteris ludoviciana* [Kunze] Small). There is a listed plant species (member of the genus *Matelea*) located along the stream bank. The species is either angularfruit milkvine (*Matelea gonocarpos* [Walter] Shinners) or Florida milkweed (*Matelea floridana**‡ [Vail]

Woodson), but it is not possible to distinguish between these two species when not in flower. To date, no flowers have been seen. The typical habitat of this wetland system is shown in **Photos 36 through 43**.

Turkey Creek – Mixed Hardwood Riparian Wetland

Acreage: 3.884	**Polygons:** 7, 19, 20, 21, 22, 23, 24, 25, 26	**FLUCCs Code:** 615-1

The Turkey Creek system is a highly variable plant community that extends from southeast to northwest along the entire south perimeter of the property. The upland boundary of the Turkey Creek wetland is represented by a flagged wetlands jurisdiction line that was established in November 2007. There are apparent breaks in the wetland community as seen on Figure 10. However, this is the result of the historically surveyed property boundary not truly reflecting the center line of the creek. Presently, in several areas, the north boundary of the Turkey Creek wetland is located south of the property line. The creek is characterized by very steep slopes along the eastern reaches with much of the wetland being restricted to the well-defined surface water boundary of the creek. The topography of the creek flattens as the creek approaches the confluence with Brooke Pointe Creek. In this area, there is a broad floodplain wetland and a dominant canopy of bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), American elm (*Ulmus americana* L.), red maple (*Acer rubrum* L.), and sweetbay (*Magnolia virginiana* L.). In this area several smaller ox-bow drainages are present and much broader wetland areas are encountered. The riparian uplands that border the creek and form the well-defined buffering communities as evidenced on the aerial photographs have historically been disturbed by cattle foraging and clear-cutting. Residential areas located along the south side of the creek have resulted in clear-cutting of both canopy and groundcover in these buffer areas to enlarge yards, provide gardens, and miscellaneous recreational space. There are several historic crossings that allowed movement of agriculture related vehicles across the creek. An old wooden bridge is still present at GPS location 111 (Figure 6) while an intact (≈52”) culvert is found at GPS location 330 (Figure 7; **Photo 44**). The typical habit of the Turkey Creek drainage is shown in **Photos 44 through 46**.

Brooke Pointe Creek – Mixed Hardwood Riparian Wetland

Acreage: 1.051	**Polygons:** 5, 6	**FLUCCs Code:** 615-1

The Brooke Pointe Creek wetland is a narrow stream system with clear water. Common canopy species include swamp laurel oak (*Quercus laurifolia* Michx.), live oak (*Quercus virginiana* Mill.), bald cypress (*Taxodium distichum* [L.] L. Rich.), swamp black gum (*Nyssa sylvatica* Marsh. var. *biflora* [Walt.] Sarg.), red maple (*Acer rubrum* L.), swamp chestnut oak (*Quercus michauxii* Nutt.), American basswood (*Tilia americana* L.), American elm (*Ulmus americana* L.), and ironwood (*Carpinus caroliniana* Walt.). The stream channel is a meandering, well-defined, abrupt-sided channel bordered on the Schmidt property side by a disturbed, fringing mesic

hardwood community affected by cattle ranching activities. The residents of Brooke Pointe have severely altered the buffering hardwood community on the north side of the creek through a series of land clearing and dredge and fill activities primarily associated with yard expansion. Clearing of the buffer has occurred in many areas all the way to the edge of the stream channel. This results in substantial runoff of applied fertilizers directly into the surface water area. The typical habit of this community is shown in **Photos 47 through 49**.

Disturbed Depression Wetlands

Acreage: 0.945	**Polygons:** 8, 11, 12, 13, 14, 15, 16	**FLUCCs Code:** 615-1

There are several disturbed depression wetlands occurring within the southwest quadrant of the project site. These wetlands are apparently associated with relic sinkhole areas and definitely represent areas where surface water pools for only short periods then disappears into the ground. Onsite geotechnical studies[1] (**Attachment 1**) (specifically for polygons 15 and 16) indicate that these depressions typically have a thin organic surficial layer underlain by various layers of sand with clay and sand with silt with the Hawthorne Formation being encountered at various depths. Ardaman and Associates, Inc. (2008) noted no conditions in the tested depression locations that suggested active sinkhole activity; however, only two of the depressions within the pasture were evaluated. The depression areas either receive seepage as the primary input (polygons 15 and 16) or receive a combination of seepage and surface runoff as the primary hydrologic inflows (polygons 8, 11, 12, 13, and 14). The wetlands are only intermittently wet and all are severely disturbed by ongoing cattle activity. These wetlands are very small with the seven (7) indicated wetland polygons totaling only 0.945 acres.

The wetlands are typically represented by a disturbed groundcover consisting of lizard's tail (*Saururus cernuus* L.), dotted smartweed (*Polygonum punctatum* Ell.), leathery rush (*Juncus coriaceus* Mack.), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), fireweed (*Erechtites hieracifolia* [L.] Raf.), eastern false-willow (*Baccharis halimifolia* L.), wood sage (*Teucrium canadense* L.), and whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray). Because of the intermittent hydrologic regime, many upland species are scattered throughout the wetland areas to include woodsgrass (*Oplismenus hirtellus* [L.] P. Beauv.) and American beautybush (*Callicarpa americana* L.). Exotic species such as popcorntree (*Sapium sebiferum* [L.] Roxb.), tropical soda apple (*Solanum viarum* Dunal), and tungoil tree (*Aleurites fordii* Hemsl.) are common throughout. It should be noted that in the area where the depressional wetlands are found, there are also many adjacent depressional areas that are uplands that occur at similar

[1]Ardaman & Associates, Inc. 2008. Subsurface Soil Exploration and Geotechnical Engineering Evaluation, Proposed Retail Center Market at Schmidt Farm, US 441 and NW 43rd Street, Alachua County, Florida.

elevations as the wetland areas. Photos of these wetland types are shown in **Photos 50 through 55**.

Disturbed Mixed Hardwoods – Shrub Seepage Wetland

Acreage: 1.062	**Polygons:** 9, 10	**FLUCCs Code:** 632

Polygons 9 and 10 represent depressional wetland areas that receive precipitation and subsurface seepage as the primary hydrologic inflows. These two areas have ill-defined surface water features in which water flows on the surface but may disappear into the ground before flowing into adjacent wetlands in the downslope position. These areas are currently seriously affected by cattle and vegetation is disturbed. Canopy species are sparse, but consist of sweetgum (*Liquidambar styraciflua* L.), live oak (*Quercus virginiana* Mill.), slash pine (*Pinus elliottii* Engelm.), swamp laurel oak (*Quercus laurifolia* Michx.), red maple (*Acer rubrum* L.), and sugarberry (*Celtis laevigata* Willd.). Groundcover species consist of lizard's tail (*Saururus cernuus* L.), leathery rush (*Juncus coriaceus* Mack.), capitate beakrush (*Rhynchospora microcephala* Britt. ex Small), whorled beakrush (*Rhynchospora miliacea* [Lam.] Gray), maidencane (*Panicum hemitomon* Schult.), American cupscale (*Sacciolepis striata* [L.] Nash.), and dotted smartweed (*Polygonum punctatum* Ell.). There is a host of sapling size individuals representing the canopy species in addition to significant populations of elderberry (*Sambucus canadensis* L.), eastern false-willow (*Baccharis halimifolia* L.), wax myrtle (*Myrica cerifera* L.), and invasion of tungoil tree (*Aleurites fordii* Hemsl.) and popcorntree (*Sapium sebiferum* [L.] Roxb.) is extensive. The typical habit of this community type is shown in **Photos 56 and 57**.

Figure 10. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

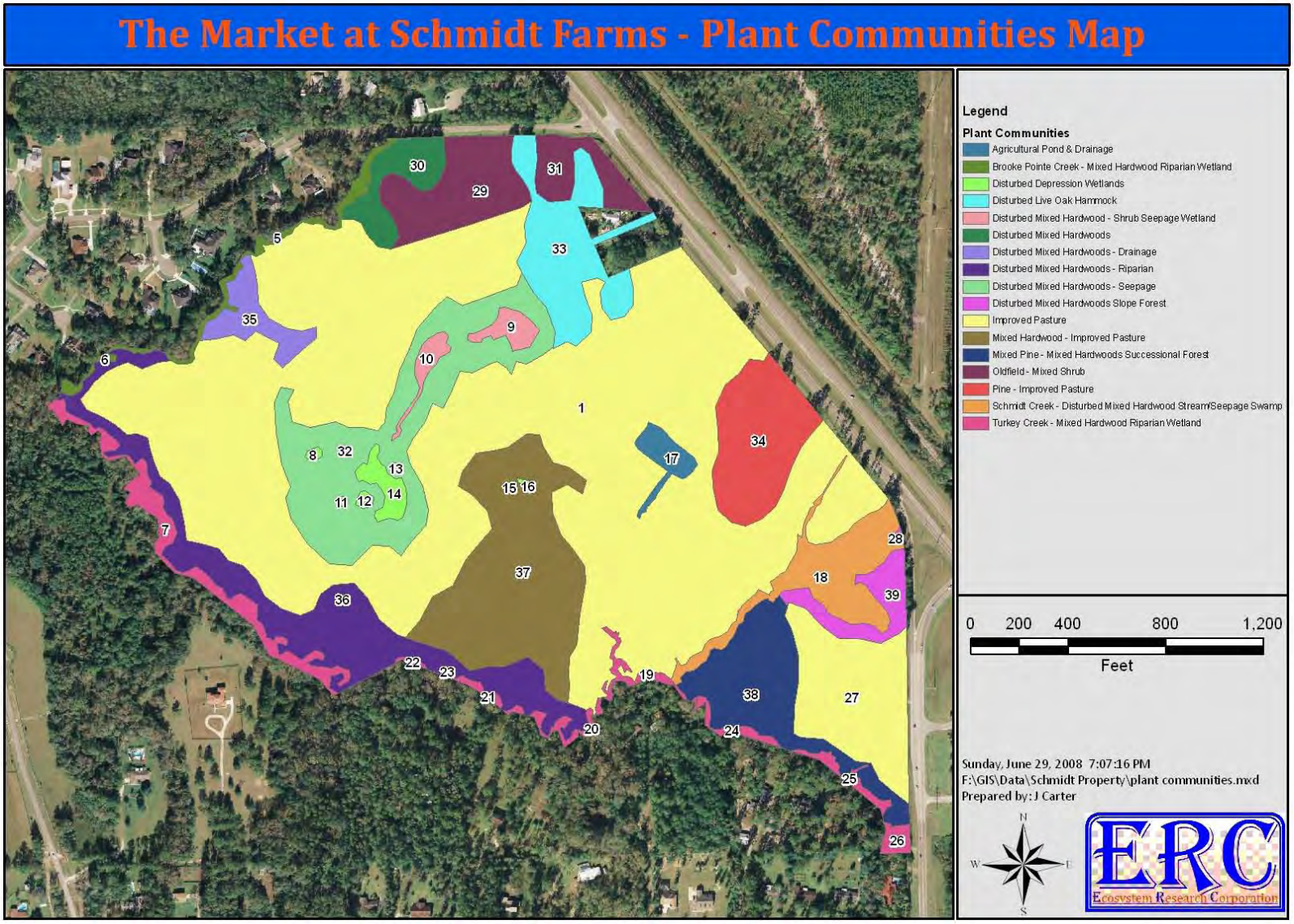


Table 3. **Nomenclature and acreages of plant communities occurring on The Market at Schmidt Farms project site.**

Plant Community Description	Acreage
Agricultural Pond & Drainage	0.777
Brooke Pointe Creek - Mixed Hardwood Riparian Wetland	1.051
Disturbed Depression Wetlands	0.945
Disturbed Live Oak Hammock	4.834
Disturbed Mixed Hardwoods	1.855
Disturbed Mixed Hardwoods - Drainage	1.566
Disturbed Mixed Hardwoods - Riparian	7.910
Disturbed Mixed Hardwoods - Seepage	9.445
Disturbed Mixed Hardwoods - Shrub Seepage Wetland	1.062
Disturbed Mixed Hardwoods Slope Forest	1.615
Improved Pasture	67.965
Mixed Hardwood - Improved Pasture	9.925
Mixed Pine - Mixed Hardwoods Successional Forest	4.982
Oldfield - Mixed Shrub	5.441
Pine - Improved Pasture	4.659
Schmidt Creek - Disturbed Mixed Hardwood Stream/Seepage Swamp	3.689
Turkey Creek - Mixed Hardwood Riparian Wetland	3.884
Grand Total	**131.606**

Table 4. Woody and herbaceous plants encountered at The Market at Schmidt Farms project site.

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ACA GRA	*Acalypha gracilens* A. Gray	Three-seeded mercury	NL	UPL	NP
ACE NEG	*Acer negundo* L.	Box elder	FACW	FACW	NC
ACE RUB	*Acer rubrum* L.	Red maple	FAC	FACW	NC
ACM REP	*Acmella oppositifolia* (Lam.) R.K. Jansen var. *repens* (Walter) R.K. Jansen	Oppositeleaf spotflower	FACW	FACW	NC
AGE ARO	*Ageratina aromatica* (L.) Spach	Lesser snakeroot	NL	FAC	NC
ALE FOR	*Aleurites fordii* Hemsl.	Tungoil tree	NL	UPL	EW
ALT PHI	*Alternanthera philoxeroides* (Mart.) Griseb	Alligatorweed	OBL	OBL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AMO FRU	*Amorpha fruticosa* L.	Bastard indigobush	FACW	FACW	NC
AMP ARB	*Ampelopsis arborea* (L.) Koehne	Peppervine	FAC+	---	NC
AND GCP	*Andropogon glomeratus* (Walt.) BSP var. *glaucopsis* (Ell.) Mohr	Purple bluestem	FACW+	FACW	NP
AND VIR	*Andropogon virginicus* L. var. *virginicus*	Broomsedge	FAC-	FAC	NP
ARA SPI	*Aralia spinosa* L.	Devil's walkingstick	FAC	UPL	NC
ARD CRE	*Ardisia crenata* Sims	Scratchthroat	NL	FAC	EA
ARI DRA	*Arisaema dracontium* (L.) Schott	Greendragon	FACW	FACW	NC
ARI TRI	*Arisaema triphyllum* (L.) Schott	Jack-in-the-pulpit	FACW-	FACW	NC
ARU GIG	*Arundinaria gigantea* (Walter) Walter ex Muhl.	Switchcane	FACW	FACW	NC
ASI ANG	*Asimina angustifolia* Raf.	Slimleaf pawpaw	NL	UPL	NC
ASI INC	*Asimina incana* (W. Bartram) Exell	Woolly pawpaw	NL	UPL	NC
ASI PAR	*Asimina parviflora* (Michx.) Dunal	Smallflower pawpaw	FACU	UPL	NC
AST CAR	*Aster carolinianus* Walter	Climbing aster	OBL	OBL	NC
AST DUM	*Aster dumosus* L.	Rice button aster	FAC	FAC	NC
AST SUB	*Aster subulatus* Michx.	Annual saltmarsh aster	OBL	OBL	NP
ATH FIL	*Athyrium filix-femina* (L.) Roth ex Mert.	Southern lady fern	FAC	FACW	NC
AXO FIS	*Axonopus fissifolius* (Raddi) Kuhlm.	Common carpetgrass	FACW-	FAC	NP
AXO FUR	*Axonopus furcatus* (Fluegge) Hitchc.	Big carpetgrass	OBL	FAC	NP
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BAC MON	*Bacopa monnieri* (L.) Pennell	Herb-of-grace	OBL	OBL	NC
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BID BIP	*Bidens bipinnata* L.	Spanish needles	NL	UPL	NC
BID LAE	*Bidens laevis* (L.) Britton et al.	Smooth beggarticks	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
BID MIT	*Bidens mitis* (Michx.) Sherff	Smallfruit beggarticks	OBL	OBL	NP
BIG CAP	*Bignonia capreolata* L.	Crossvine	FAC	---	NC
BOE CYL	*Boehmeria cylindrica* (L.) Sw.	False nettle	FACW+	OBL	NC
BOT VIR	*Botrychium virginianum* (L.) Sw.	Rattlesnake fern	FACU	UPL	NC
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN FLA	*Canna flaccida* Salisb.	Bandana-of-the-everglades	OBL	OBL	NC
CAR ALA	*Carex alata* Torr.	Broadwing sedge	NL	FACW	NC
CAR LON	*Carex longii* Mack.	Long's sedge	OBL	FACW	NP
CAR CAR	*Carpinus caroliniana* Walter	American hornbeam	FAC	FACW	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CEN ASI	*Centella asiatica* (L.) Urban	Coinwort	FACW	FACW	NP
CEP OCC	*Cephalanthus occidentalis* L.	Common buttonbush	OBL	OBL	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHA SES	*Chasmanthium laxum* var. *sessiliflorum* (Poir.) Wipff & S.D. Jones	Longleaf chasmanthium	FAC+	FAC	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CIR HOR	*Cirsium horridulum* Michx.	Yellow thistle	FAC+	UPL	NP
CIR NUT	*Cirsium nuttallii* DC	Nuttall's thistle	FAC	FACW	NP
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COL ESC	*Colocasia esculenta* (L.) Schott	Wild taro	FACW	OBL	EA
COM DIF	*Commelina diffusa* Burm. f.	Day-flower	FACW	FACW	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq. var. *pusilla* (Nutt.) Cronq.	Dwarf horseweed	FACU	UPL	NW
COR FLO	*Coreopsis floridana* E.B. Smith	Florida tickseed	OBL	FACW	NC
COR ASP	*Cornus asperifolia* Michx.	Roughleaf dogwood	FACW-	UPL	NC
CRA MAR	*Crataegus marshallii* Eggl.	Parsley hawthorn	FAC	FACW	NC
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW
CYP DIS	*Cyperus distinctus* Steud.	Swamp flatsedge	FACW	OBL	NP
CYP ODO	*Cyperus odoratus* L.	Rusty flatsedge	FACW	FACW	NC
CYP RET	*Cyperus retrorsus* Chapm.	Pinebarren flatsedge	FACU+	FAC	NP
CYP SUR	*Cyperus surinamensis* Rottb.	Tropical flatsedge	FACW	FACW	NP
CYP VIR	*Cyperus virens* Michx.	Green flatsedge	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
DEC BAR	*Decumaria barbara* L.	Climbing hydrangea	FACW	---	NC
DES PIN	*Descurainia pinnata* (Walter) Britton	Western tansymustard	NL	UPL	NW
DES TRI	*Desmodium triflorum* (L.) DC.	Sagotia beggarweed	FACU	UPL	EW
DIC ACI	*Dichanthelium aciculare* (Desvaux ex Poiret) Gould & Clark	Needle-leaf witchgrass	FACU	UPL	NP
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIC STR	*Dichanthelium strigosum* (Muhl. ex Ell.) Freckmann var. *strigosum*	Roughhair witchgrass	FAC	FAC	NC
DIG CIL	*Digitaria ciliaris* (Retz.) Koel	Southern crabgrass	NL	UPL	EW
DIO TER	*Diodia teres* Walt.	Poor joe	FACU-	UPL	NP
DIO VIR	*Diodia virginiana* L.	Virginia buttonweed	FACW	FACW	NC
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
DRY COR	*Drymaria cordata* (L.) Willd. ex Schult.	Drymary	FAC	FAC	NC
DRY LUD	*Dryopteris ludoviciana* (Kunze) Small	Southern wood fern	FACW	FACW	NC
ECL PRO	*Eclipta prostrata* (L.) L.	False daisy	FACW-	FACW	NW
ELE ELA	*Elephantopus elatus* Bertol.	Florida elephant's-foot	NL	UPL	NC
ELE IND	*Eleusine indica* (L.) Gaertn.	Goosegrass	FACU	UPL	EW
ELY CAR	*Elytraria caroliniensis* (J.F. Gmel.) Pers.	Carolina scalystem	FACW	FAC	NC
ERE HIE	*Erechtites hieracifolia* (L.) Raf.	Fireweed	FAC-	FAC	NW
ERI STR	*Erigeron strigosus* Muhl.	Daisy fleabane	FAC	UPL	NC
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP MOH	*Eupatorium mohrii* Greene	Mohr's eupatorium	FACW-	FAC	NC
FIM AUT	*Fimbristylis autumnalis* (L.) Roem. & Schult.	Slender fimbry	OBL	OBL	NP
FIM DIC	*Fimbristylis dichotoma* (L.) Vahl	Tall fimbry	OBL	OBL	NP
FRA AME	*Fraxinus americana* L.	White ash	FACU	UPL	NC
GAL ELL	*Galactia elliottii* Nutt.	Elliott's milkpea	FACU	---	NP
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HED COR	*Hedyotis corymbosa* (L.) Lam.	Old world diamond-flower	FAC+	FACW	EW
HEL COR	*Helianthemum corymbosum* Michx.	Clustered rock-rose	NL	UPL	NC
HYD RAN	*Hydrocotyle ranunculoides* L. f.	Floating marshpennywort	OBL	OBL	NC
HYD UMB	*Hydrocotyle umbellata* L.	Manyflower marshpennywort	OBL	FACW	NP
HYD VRT	*Hydroctyle verticillata* Thunb.	Whorled marshpennywort	OBL	FACW	NC
HYP HYP	*Hypericum hypericoides* (L.) Crantz	St. Andrew's-cross	FAC	FAC	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
ILE CAS	*Ilex cassine* L.	Dahoon holly	FACW	OBL	NC
ILE GLA	*Ilex glabra* (L.) A. Gray	Gallberry	FACW	UPL	NC
ILE OPA	*Ilex opaca* var. *opaca* Aiton	American holly	FAC-	FAC	NC
ILE VOM	*Ilex vomitoria* Aiton	Yaupon	FAC	FAC	NC
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IPO SP.	*Ipomoea* sp.	Morningglory	---	---	---
IRE DIF	*Iresine diffusa* Humb. & Bonpl. ex Willd.	Juba's bush	FAC-	UPL	NC
ITE VIR	*Itea virginica* L.	Virginia willow	FACW+	OBL	NC
JUN COR	*Juncus coriaceus* Mack.	Leathery rush	FACW	OBL	NC
JUN DIC	*Juncus dichotomus* Ell.	Forked rush	FACW	OBL	NP
JUN EFF	*Juncus effusus* L.	Soft rush	FACW+	OBL	NP
JUN ELL	*Juncus elliottii* Chapm.	Bog rush	OBL	OBL	NC
JUN MAR	*Juncus marginatus* Rostk.	Grassleaf rush	FACW	FACW	NP
JUN REP	*Juncus repens* Michx.	Lesser creeping rush	OBL	OBL	NC
KYL BRE	*Kyllinga brevifolia* Rottb.	Shortleaf spikesedge	FACW	FACW	EW
LAN CAM	*Lantana camara* L.	Lantana	FACU	UPL	NW
LEM SP.	*Lemna* sp.	Duckweed	OBL	Aquatic	NC
LIC MIC	*Licania michauxii* Prance	Gopher apple	NL	UPL	NC
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA
LIP NOD	*Lippia nodiflora* (L.) Michx.	Frog-fruit	FACW	FAC	NP
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LOB GLA	*Lobelia glandulosa* A. Gray	Coastal plain lobelia	OBL	FACW	NC
LON JAP	*Lonicera japonica* Thunb.	Japanese honeysuckle	FAC-	---	EA
LON SEM	*Lonicera sempervirens* L.	Coral honeysuckle	FAC	---	NC
LUD MAR	*Ludwigia maritima* Harper	Seaside seedbox	FACW	FACW	NP
LUD PAL	*Ludwigia palustris* (L.) Elliott	Marsh seedbox	OBL	OBL	NC
LYC RUB	*Lycopus rubellus* Moench	Water hoarhound	OBL	OBL	NC
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
LYO LUC	*Lyonia lucida* (Lam.) D. Don	Fetterbush	FACW	FACW	NC
MAC TOR	*Macrothelypteris torresiana* (Gaudich.) Ching	Mariana maiden fern	OBL	FACW	EW
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MAG VIR	*Magnolia virginiana* L.	Sweetbay	FACW+	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
MAT SP.	*Matelea* sp.	Milkvine	---	---	NC
MEL AZE	*Melia azedarach* L.	Chinaberrytree	NL	UPL	EW
MIK SCA	*Mikania scandens* (L. f.) Willd.	Climbing hempweed	FACW+	---	NP
MIT REP	*Mitchella repens* L.	Partridgeberry	FACU+	---	NC
MOR RUB	*Morus rubra* L.	Red mulberry	FAC	FAC	NC
NYS SYL	*Nyssa sylvatica* Marsh. var *sylvatica*	Blackgum	FAC	UPL	NC
NYS BIF	*Nyssa sylvatica* Marsh. var. *biflora* (Walt.) Sarg.	Swamp blackgum	OBL	OBL	NC
OPL HIR	*Oplismenus hirtellus* (L.) P.Beauv.	Woodsgrass	FACU+	FAC	NC
OPU HUM	*Opuntia humifusa* (Raf.) Raf.	Prickly-pear cactus	NL	UPL	NC
ORO AQU	*Orontium aquaticum* L.	Goldenclub	OBL	OBL	NC
OSM CIN	*Osmunda cinnamomea* L.	Cinnamon fern	FACW+	FACW	NC
OSM REG	*Osmunda regalis* L.	Royal fern	OBL	OBL	NC
OST VIR	*Ostrya virginiana* (Mill.) K. Koch	Eastern hophornbeam	FACU-	UPL	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
PAE FOE	*Paederia foetida* L.	Skunkvine	FACU	---	EA
PAN ANC	*Panicum anceps* Michx.	Beaked panicum	FAC-	FAC	NC
PAN HEM	*Panicum hemitomon* Schult.	Maidencane	OBL	OBL	NC
PAN RIG	*Panicum rigidulum* Nees	Redtop panicum	FACW	FACW	NC
PAN VER	*Panicum verrucosum* Muhl.	Warty panicum	FACW	FACW	NC
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NOT	*Paspalum notatum* Fluegge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PAS URV	*Paspalum urvillei* Steud.	Vaseygrass	FAC	FAC	EW
PEL VIR	*Peltandra virginica* (L.) Schott & Endl.	Green arrow arum	OBL	OBL	NC
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY URI	*Phyllanthus urinaria* L.	Chamber bitter	FAC	FAC	EW
PHY AME	*Phytolacca americana* L.	American pokeweed	FACU+	UPL	NW
PIN ELL	*Pinus elliottii* Engelm.	Slash pine	FACW	UPL	NC
PIN GLA	*Pinus glabra* Walter	Spruce pine	FACW	FACW	NC
PIN TAE	*Pinus taeda* L.	Loblolly pine	FAC	UPL	NC
PLE POL	*Pleopeltis polypodioides* (L.) E.G. Andrews & Windham	Resurrection fern	NL	UPL	NC
PLU ODO	*Pluchea odorata* (L.) Cass.	Saltmarsh fleabane	FACW	FACW	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
POA ANN	*Poa annua* L.	Annual bluegrass	FAC	UPL	EW
POL HYD	*Polygonum hydropiperoides* Michx.	Mild water-pepper	OBL	OBL	NP
POL PUN	*Polygonum punctatum* Ell.	Dotted smartweed	FACW+	OBL	NP
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRU ANG	*Prunus angustifolia* Marshall	Chickasaw plum	NL	UPL	NC
PRU SER	*Prunus serotina* var. *serotina* Ehrh.	Black cherry	FACU	UPL	NC
PRU UMB	*Prunus umbellata* Elliott	Flatwoods plum	NL	UPL	NC
PTI CAP	*Ptilimnium capillaceum* (Michx.) Raf.	Mock bishop's-weed	OBL	FACW	NP
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE MIC	*Quercus michauxii* Nutt.	Swamp chestnut oak	FACW-	FACW	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC
QUE VIR	*Quercus virginiana* Mill.	Virginia live oak	FACU+	UPL	NC
RHE MAR	*Rhexia mariana* L.	Pale meadowbeauty	FACW+	FACW	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	NC
RHY MCC	*Rhynchospora microcarpa* Baldwin ex A. Gray	Southern beaksedge	FACW+	OBL	NC
RHY MIC	*Rhynchospora microcephala* (Britton) Britton ex Small	Small bunched beaksedge	OBL	FACW	NC
RHY MIL	*Rhynchospora mileacea* (Lam.) A. Gray	Millet beaksedge	OBL	OBL	NC
RIC BRA	*Richardia brasiliensis* (Moq.) Gomez	Brazil pusley	NL	UPL	EW
RUB ARG	*Rubus argutus* Link	Sawtooth blackberry	FACU+	FAC	NP
RUB CUN	*Rubus cuneifolius* Pursh	Sand blackberry	FACU	FAC	NP
RUE CAR	*Ruellia caroliniensis* (J.F. Gmel.) Steud.	Carolina wild petunia	NL	FAC	NC
RUM HAS	*Rumex hastatulus* Baldw.	Hastate-leaved dock	FAC-	FACW	NW
RUM VER	*Rumex verticillatus* L.	Swamp dock	FACW+	FACW	NC
SAB MIN	*Sabal minor* (Jacq.) Pers.	Bluestem palm	FACW	FACW	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAC GIG	*Saccharum giganteum* (Walter) Pers.	Sugarcane plumegrass	FACW	OBL	NC
SAC STR	*Sacciolepis striata* (L.) Nash	American cupscale	OBL	OBL	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SAM CAN	*Sambucus canadensis* L.	Elderberry	FACW-	FAC	NC
SAN CAN	*Sanicula canadensis* L.	Canadian blacksnakeroot	FACU	UPL	NC
SAP SEB	*Sapium sebiferum* (L.) Roxb.	Popcorntree	FAC	FAC	EW
SAU CER	*Saururus cernuus* L.	Lizard's tail	OBL	OBL	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SEN OBT	*Senna obtusifolia* (L.) H.S. Irwin & Barneby	Sicklepod	NL	UPL	NW
SER REP	*Serenoa repens* (Bartr.) Small	Saw palmetto	FACU	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI PUM	*Smilax pumila* Walter	Sarsaparilla vine	NL	---	NC
SMI TAM	*Smilax tamnoides* L.	Bristly greenbrier	FAC+	---	NC
SOL VIA	*Solanum viarum* Dunal	Tropical soda apple	NL	UPL	EW
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL GIG	*Solidago gigantea* Aiton	Giant goldenrod	FAC+	FACW	NC
SOL ODO	*Solidago odora* var. *odora* Aiton	Sweet goldenrod	NL	UPL	NC
SPO IND	*Sporobolus indicus* (L.) R. Br.	Smutgrass	FACU+	UPL	EW
SYM TIN	*Symplocos tinctoria* (L.) L'Her.	Horse sugar	FAC	UPL	NC
TAX DIS	*Taxodium distichum* (L.) Rich.	Bald cypress	OBL	OBL	NC
TEU CAN	*Teucrium canadense* L.	Wood sage	FACW-	UPL	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE HIS	*Thelypteris hispidula* (Dcne.) Reed	Shield fern	FACU-	FACW	NC
THE PAL	*Thelypteris palustris* Schott var. *pubescens* (G. Lawson) Fern.	Marsh fern	NL	FACW	NC
TIL AME	*Tilea americana* L. var. *caroliniana* (Mill.) Castig.	Carolina basswood	FACU	FACW	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
TRI DAC	*Tripsacum dactyloides* (L.) L.	Eastern gamagrass	FAC+	FAC	NC
ULM ALA	*Ulmus alata* Michx.	Winged elm	FACU+	FACW	NC
ULM AME	*Ulmus americana* L.	American elm	FACW	FACW	NC
URE LOB	*Urena lobata* L.	Caesar-weed	FACU	UPL	EW
VAC MYR	*Vaccinium myrsinites* Lam.	Shiny blueberry	FACU	UPL	NC
VAC STA	*Vaccinium stamineum* L.	Deerberry	FACU	UPL	NC
VER SCA	*Verbena scabra* Vahl.	Harsh vervain	FACW+	FACW	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VIO SOR	*Viola sororia* Willd.	Common blue violet	FAC-	UPL	NC
VIO WAL	*Viola walteri* House	Prostrate blue violet	NL	UPL	NC
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC

Species Code	Scientific Name	Common Name	USFWS Classif.	FDEP Classif.	Floristic† Classif.
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
WAH MAR	*Wahlenbergia marginata* (Thunb.) DC.	Asiatic bellflower	NL	UPL	EW
WOO ARE	*Woodwardia areolata* (L.) Moore	Netted chain fern	OBL	OBL	NC
WOO VIR	*Woodwardia virginica* (L.) Smith	Virginia chain fern	OBL	FACW	NC
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
ZAN CLA	*Zanthoxylum clava-herculis* L.	Hercules'-club	FAC	UPL	NC

† NC = Native Characteristic; NP = Native Pioneer; NW = Native Weedy; EW = Exotic Weedy; EA = Exotic Aggressive

Photo 10. **Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast from GPS location P-1.**



Photo 11. **Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196 (P-14).**



Photo 12. **Panoramic view of the Improved Pasture, Agricultural Pond, and General Agricultural Operations as seen looking east to southeast from GPS location 744.**



Photo 13. **View of Improved Pasture as seen looking southwest from GPS location 010 (Sep 2006).**



Photo 14. **View of Improved Pasture as seen looking southwest from GPS location 001 (Sep 2006).**



Photo 15. **View of the Improved Pasture as seen looking north to northeast from GPS location P-59.**



Photo 16. **View of the Oldfield – Mixed Shrub Community as seen looking northeast from GPS location P-18.**



Photo 17. **View of the Oldfield – Mixed Shrub Community as seen looking south from GPS location P-51.**



Photo 18. **Panoramic view of the Agricultural Pond as seen looking northwest from GPS location P-10.**



Photo 19. **Panoramic view of the Excavated Ditch as seen looking southwest from GPS location P-11.**



Photo 20. **Panoramic view of the Disturbed Historic Drainage as seen looking south from GPS location P-12.**



Photo 21. **Panoramic view of the Disturbed Historic Drainage as seen looking south to southeast from GPS location P-13.**



Photo 22. **Panoramic view of the Excavated Agricultural Drainage Ditch as seen looking northeast from GPS location 663.**



Photo 23. **View of the Pine - Improved Pasture plant community as seen looking north from GPS location P-20.**



Photo 24. **View of the Mixed Hardwood - Improved Pasture plant community as seen looking north from GPS location P-23.**



Photo 25. **View of the Mixed Pine - Mixed Hardwoods Successional Forest plant community as seen looking southwest from GPS point P-22.**



Photo 26. **Panoramic view of the Disturbed Mixed Hardwoods Slope Forest plant community as seen looking north from GPS point P-21.**



Photo 27. **Panoramic view of the Disturbed Mixed Hardwoods - Riparian plant community as seen looking southeast from GPS location P-54.**



Photo 28. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-55.**



Photo 29. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking south from GPS location P-25.**



Photo 30. **Panoramic view of the Disturbed Mixed Hardwoods - Seepage plant community as seen looking southeast from GPS location P-30.**



Photo 31. **Panoramic view of the Disturbed Mixed Hardwoods - Drainage plant community as seen looking northwest from GPS location P-27.**



Photo 32. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northwest from GPS location P-19.**



Photo 33. **Panoramic view of the Disturbed Mixed Hardwoods plant community as seen looking northeast from GPS location P-50.**



Photo 34. **Panoramic view of the pole barn located in the Disturbed Live Oak Hammock as seen from Photo station P-26.**



Photo 35. **Panoramic view of the Disturbed Live Oak Hammock plant community as seen looking southwest from GPS location P-26.**



Photo 36. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east from GPS location P-7.**



Photo 37. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from GPS location P-2.**



Photo 38. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast from GPS location P-4.**



Photo 39. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp as seen looking west to northwest from GPS location P-6.**



Photo 40. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looling northeast from GPS location P-9.**



Photo 41. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northwest to north from GPS location 774.**



Photo 42. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking east to southeast from the wetland located southeast of GPS location 774.**



Photo 43. **Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp as seen looking northeast to east from the wetland located northeast of GPS location 774.**



Photo 44. **View of the Culvert located in Turkey Creek as seen looking northwest from GPS location 330.**



Photo 45. **Panoramic view of Turkey Creek as seen looking southeast from GPS location 140.**



Photo 46. **Panoramic view of Turkey Creek as seen looking southwest from GPS location 40.**



Photo 47. **Panoramic view of the Influent Stream to Brooke Pointe Creek as seen looking southeast from GPS location 451.**



Photo 48. View of Brooke Pointe Creek as seen looking southwest from GPS location 451.



Photo 49. View of Brooke Pointe Creek as seen looking northeast from GPS location 451.

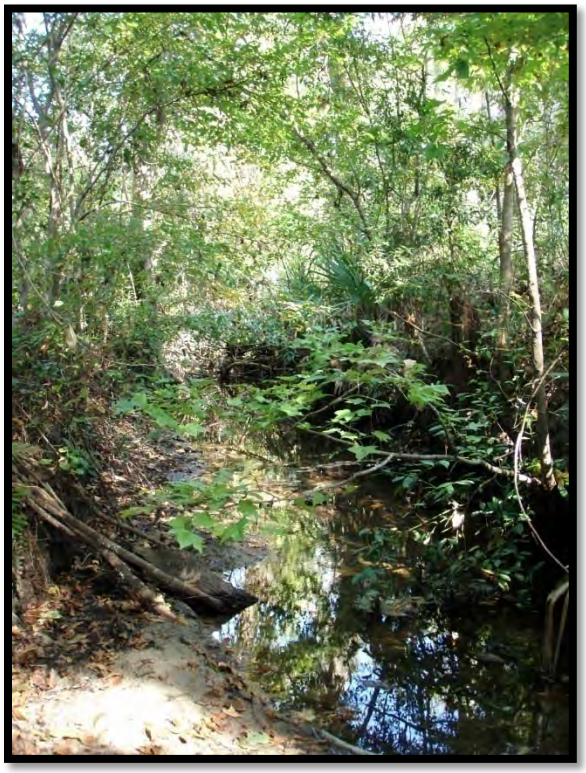


Photo 50. **Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from GPS location P-15.**



Photo 51. **Panoramic view of Small Depressional Wetland 15 as seen looking northeast from GPS location P-16.**



Photo 52. **Panoramic view of the Depressional Wetland Areas 15 & 16as seen looking west from GPS location 796.**



Photo 53. **Panoramic view of the Depressional Wetland Area as seen looking southeast from GPS location 578.**



Photo 54. **Panoramic view of the Depressional Wetland Area as seen looking northwest to northeast from GPS location 583.**



Photo 55. **Panoramic view of the depression H as seen from GPS location P-25.**



Photo 56. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking southwest from GPS location P-29.**



Photo 57. **Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community as seen looking northeast from GPS location P-30.**



Section 3. Surface Waters and Wetlands

Surface Water Delineation, Wetland Delineation, Surface Water & Wetland Buffer, 100-Year Floodplains Identification

The 2006 FEMA flood zone map for the project site is shown in **Figure 11** and the delineated wetlands boundary map is presented in **Figure 12**. The wetlands and associated 50-ft and 75-ft buffers distribution is shown in **Figure 13**. It should be stressed that the FEMA flood zone as depicted is grossly erroneous. This can be seen by overlaying the flood zone map on the 2001 Alachua County LiDAR map and wetlands map. There appears to be no correlation of the floodplain with the existing ground topography and the Turkey Creek system in the southeast of the property does not lie within the flood elevation. The FEMA coverage appears to be inaccurate and, in addition, shifted to the north within the GIS coverage provided by FEMA.

The wetlands map presented in Figure 12 represents the flagged and surveyed wetland boundary that was delineated in November 2007 by ERC.

For comparison purposes, the wetland areas on the project site as shown on the Alachua County composite wetlands map and the USFWS National Wetlands Inventory wetlands map are presented in **Figures 14 and 15**, respectively. Historically the project site has not changed to a great degree since 1937. Historic aerials photos showing the development of the site are, as follows:

Figure 16	1937	**Figure 19**	1961	**Figure 22**	1979
Figure 17	1949	**Figure 20**	1968	**Figure 23**	1984
Figure 18	1955	**Figure 21**	1974	**Figure 24**	1999

Prior to 1937, the site had already been cleared for pasture. The buffers that surround the three creek systems appear to be smaller in photos dated 1937 through 1979 than that which exists today. The major change that has occurred in the distribution of the wetland systems is seen on the 1979 aerial in which the rectangular farm pond is shown to have been excavated within the natural wetland area. This excavation occurred prior to the time when any permits would have been required for this activity.

Figure 11. **FEMA 100-yr floodplain map shown for The Market at Schmidt Farms project site and surround areas.**

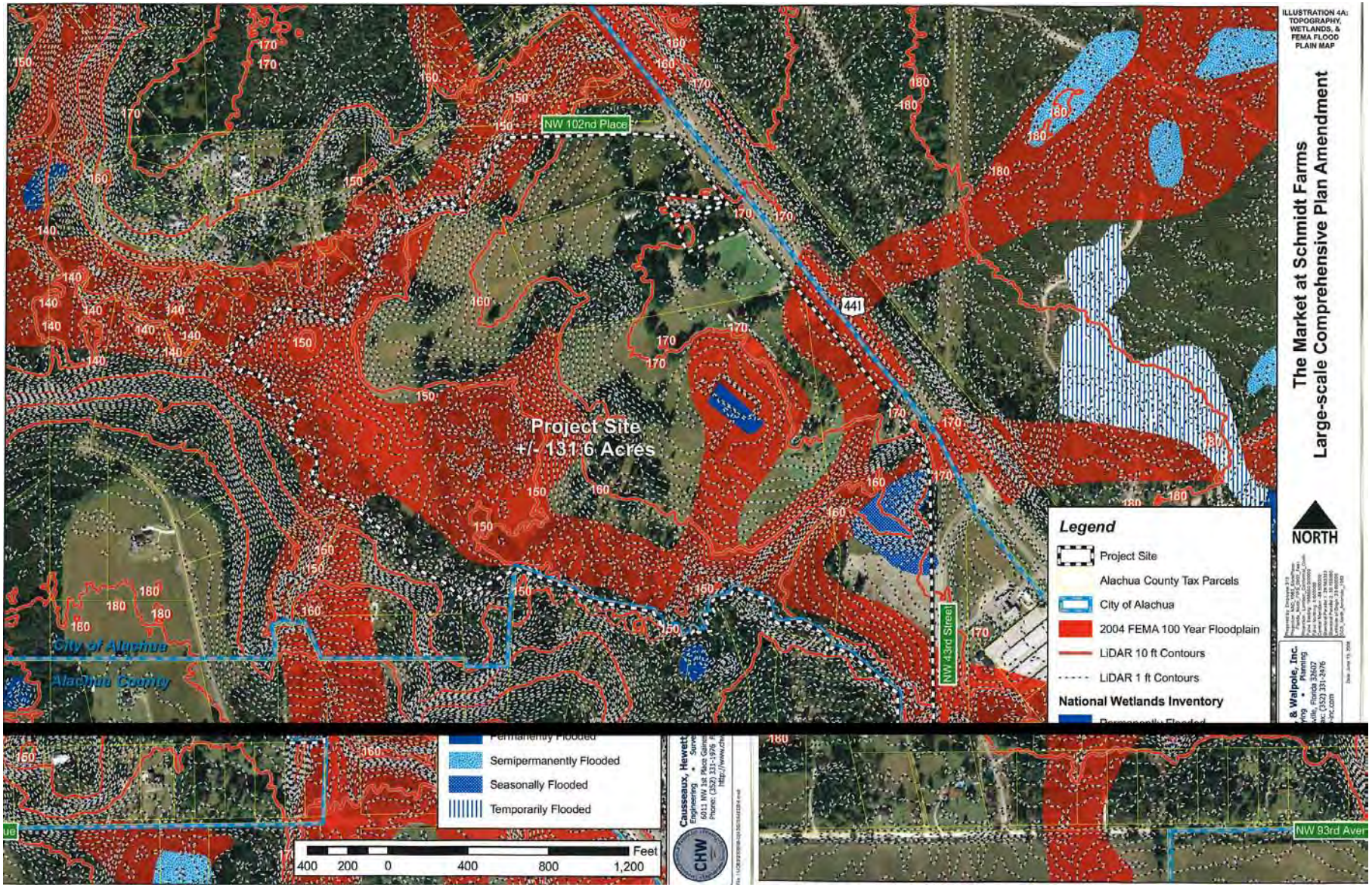


Figure 12. **The wetlands occurring on The Market at Schmidt Farms project site as determined by flagging and surveying of wetlands in accordance with methodologies outlined in Chapter 62-340 FAC (wetlands flagged by ERC November 2007)**

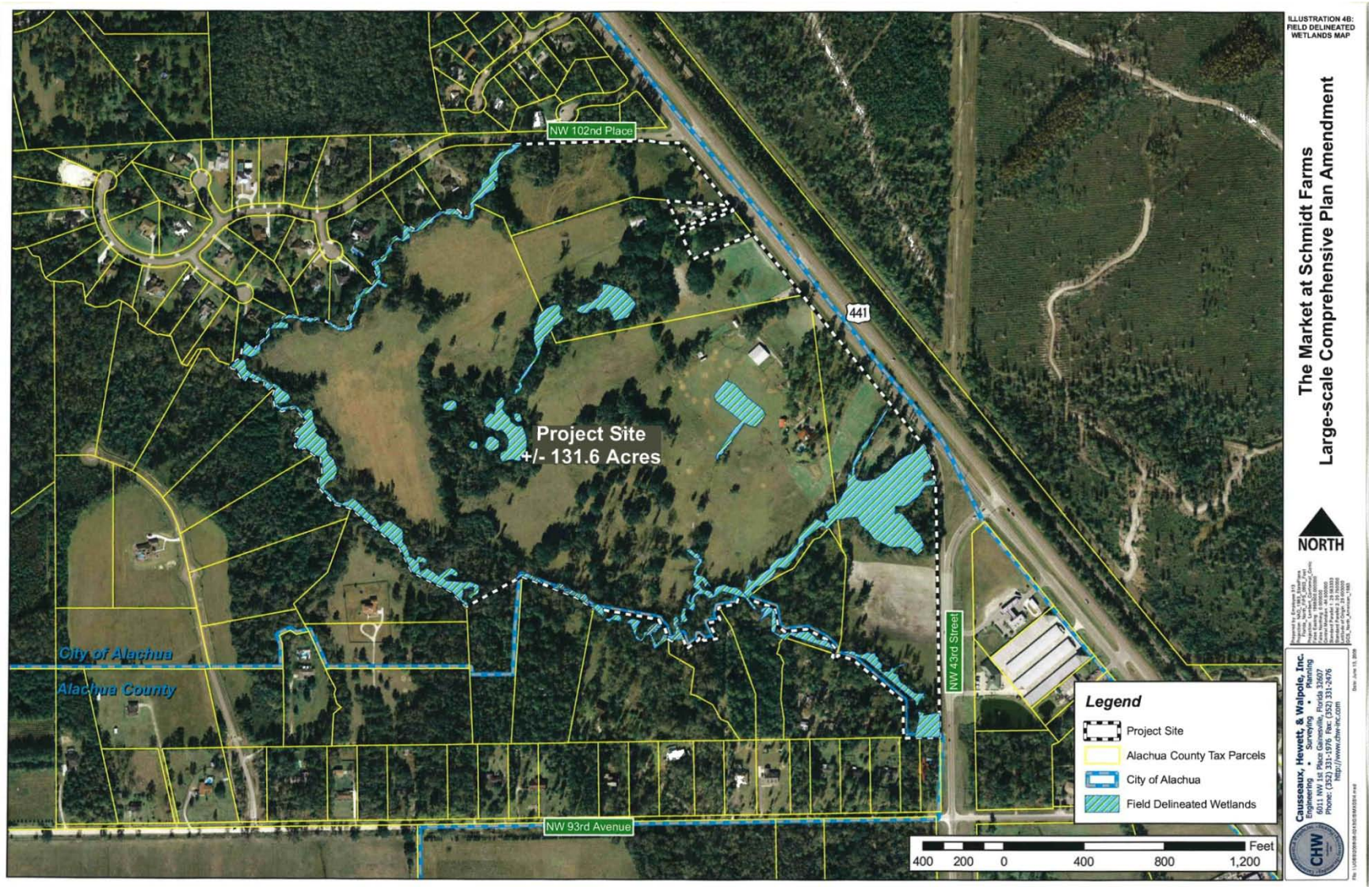


Figure 13. **Wetlands and 50-ft and 75-ft wetland buffers shown for The Market at Schmidt Farms project site.**

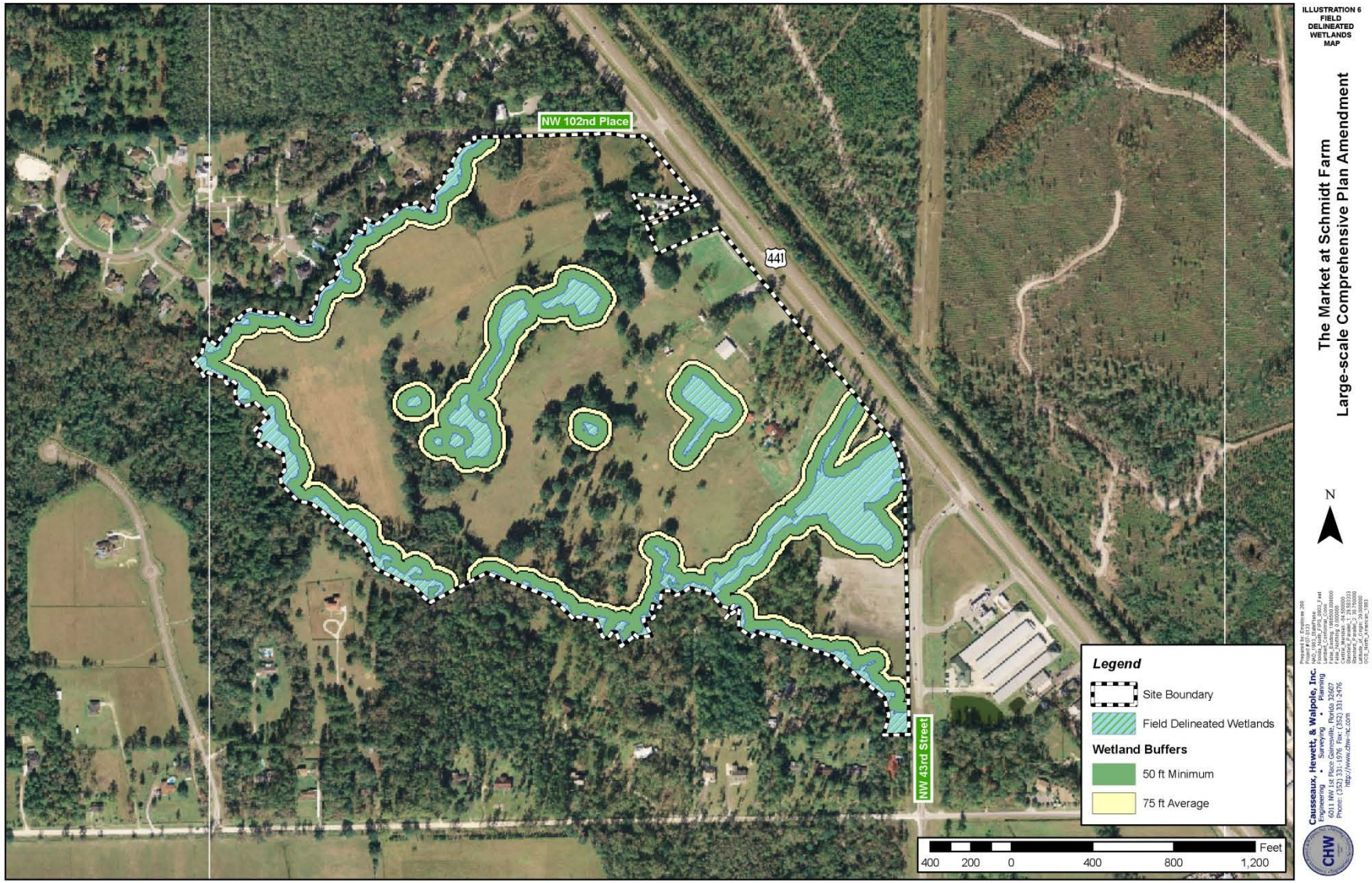


Figure 14. **Alachua County composite wetlands map as shown for The Market at Schmidt Farms project site.**

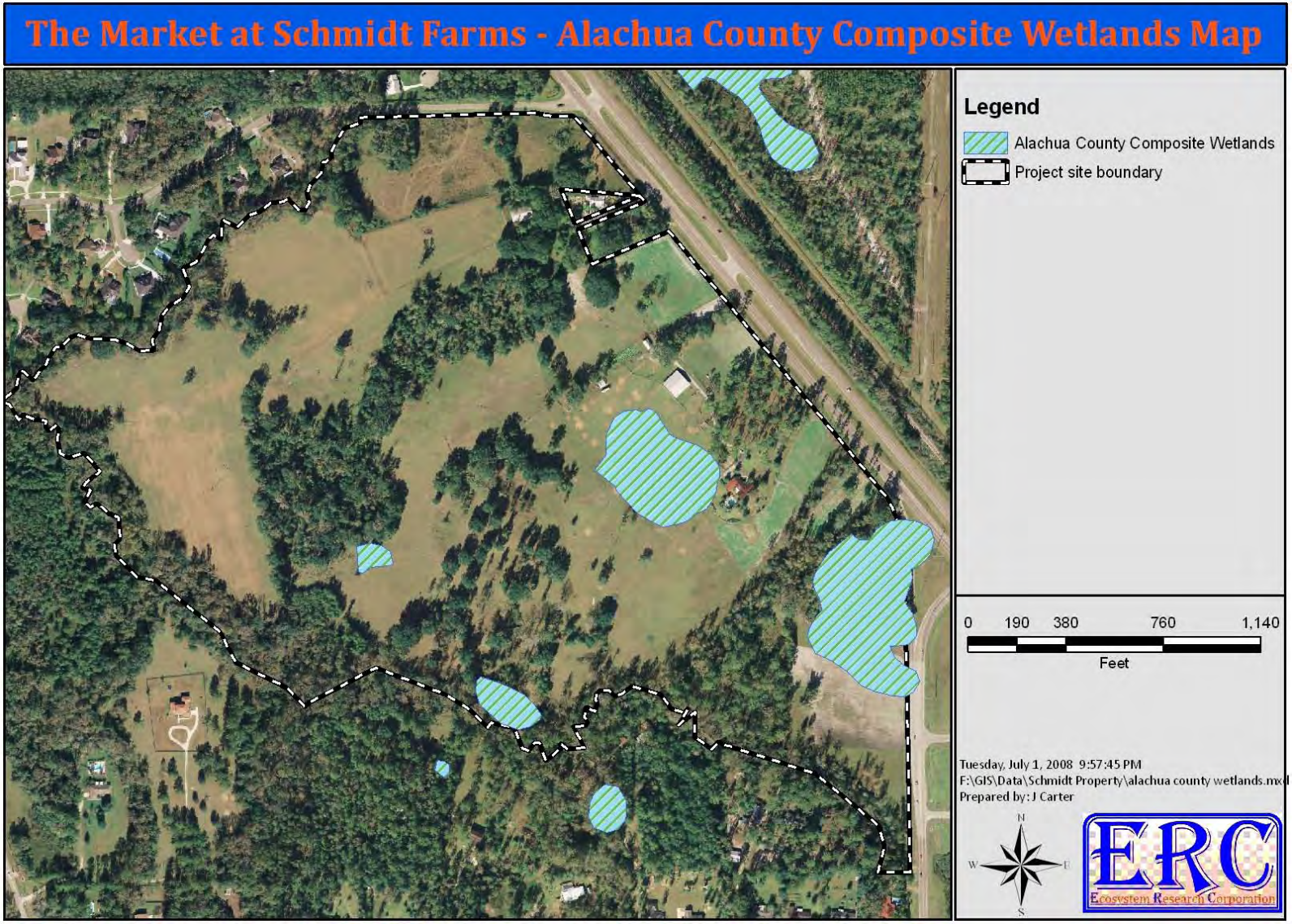


Figure 15. **National Wetlands Inventory (NWI) wetlands map as shown for The Market at Schmidt Farms project site.**

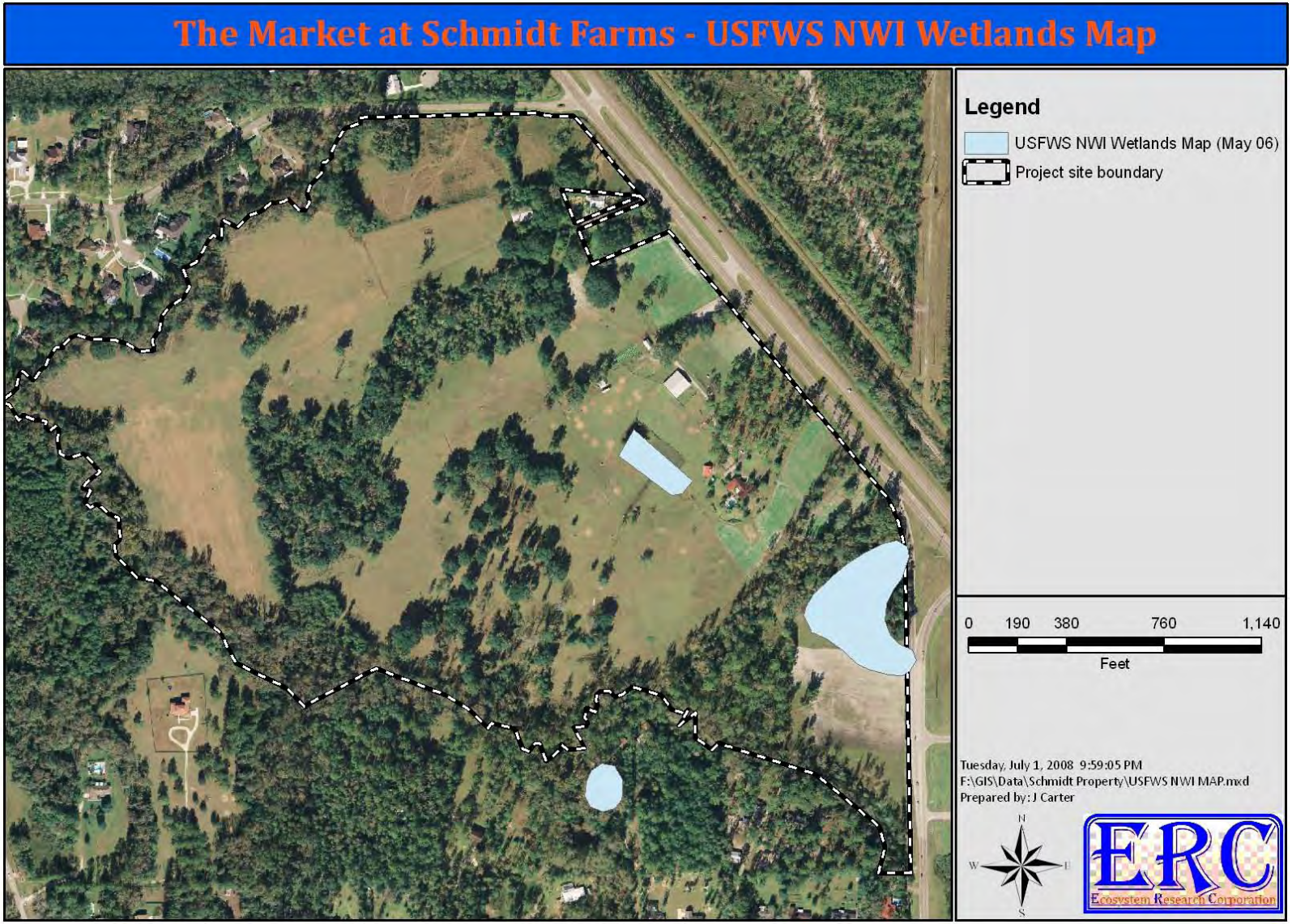


Figure 16. **The Market at Schmidt Farms project site as seen on a 1937 aerial.**

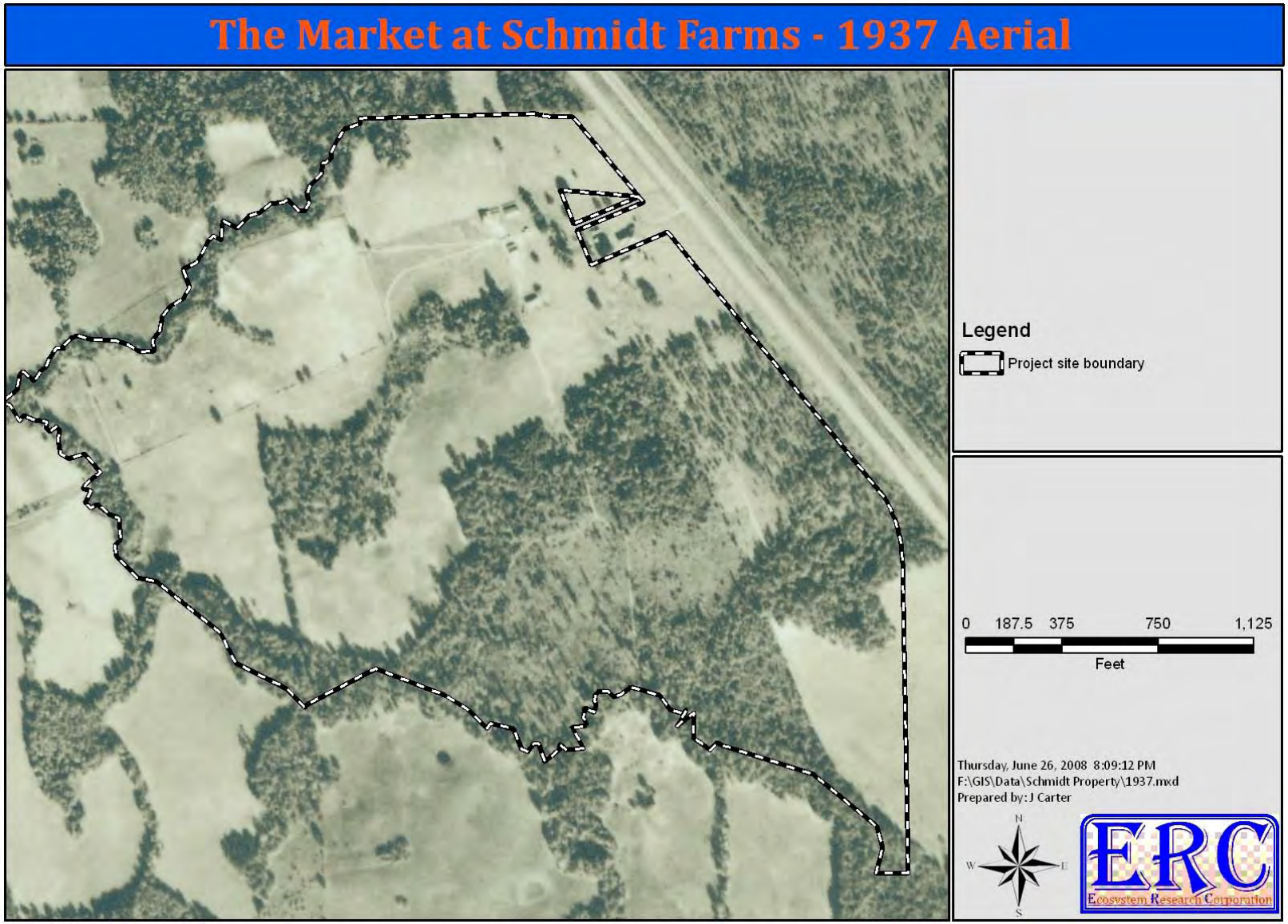


Figure 17. The Market at Schmidt Farms project site as seen on a 1949 aerial.

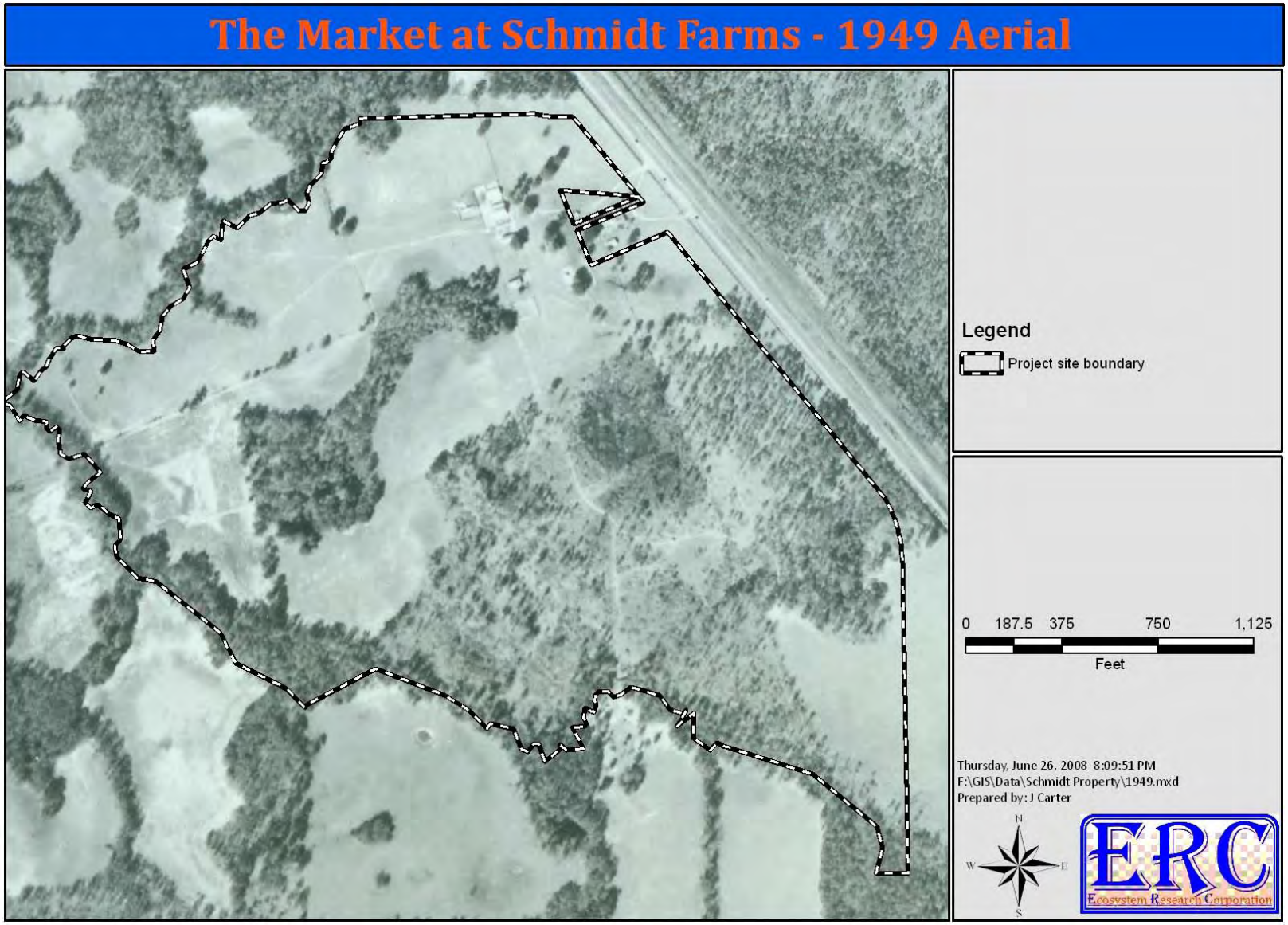


Figure 18. **The Market at Schmidt Farms project site as seen on a 1955 aerial.**

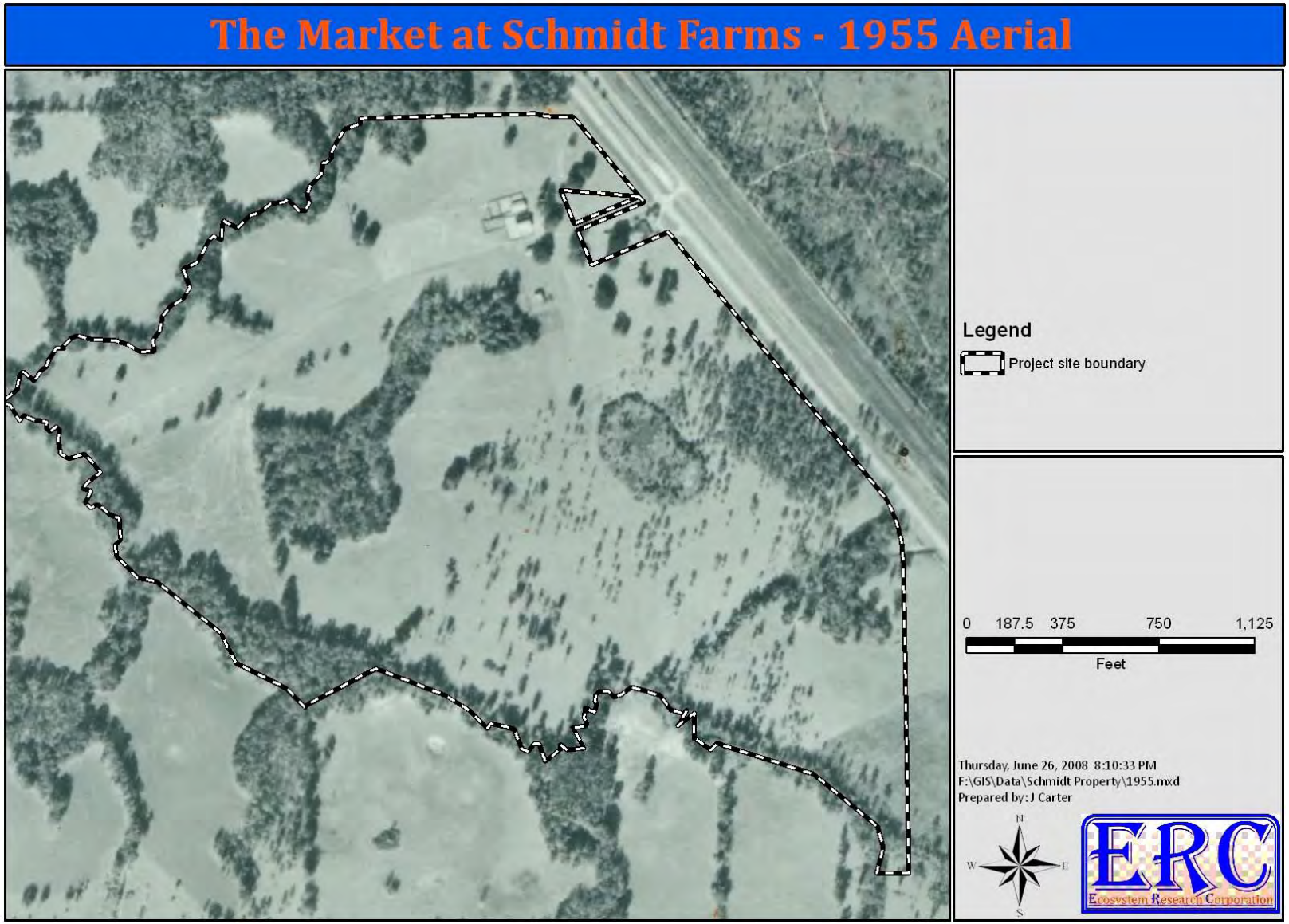


Figure 19. The Market at Schmidt Farms project site as seen on a 1961 aerial.

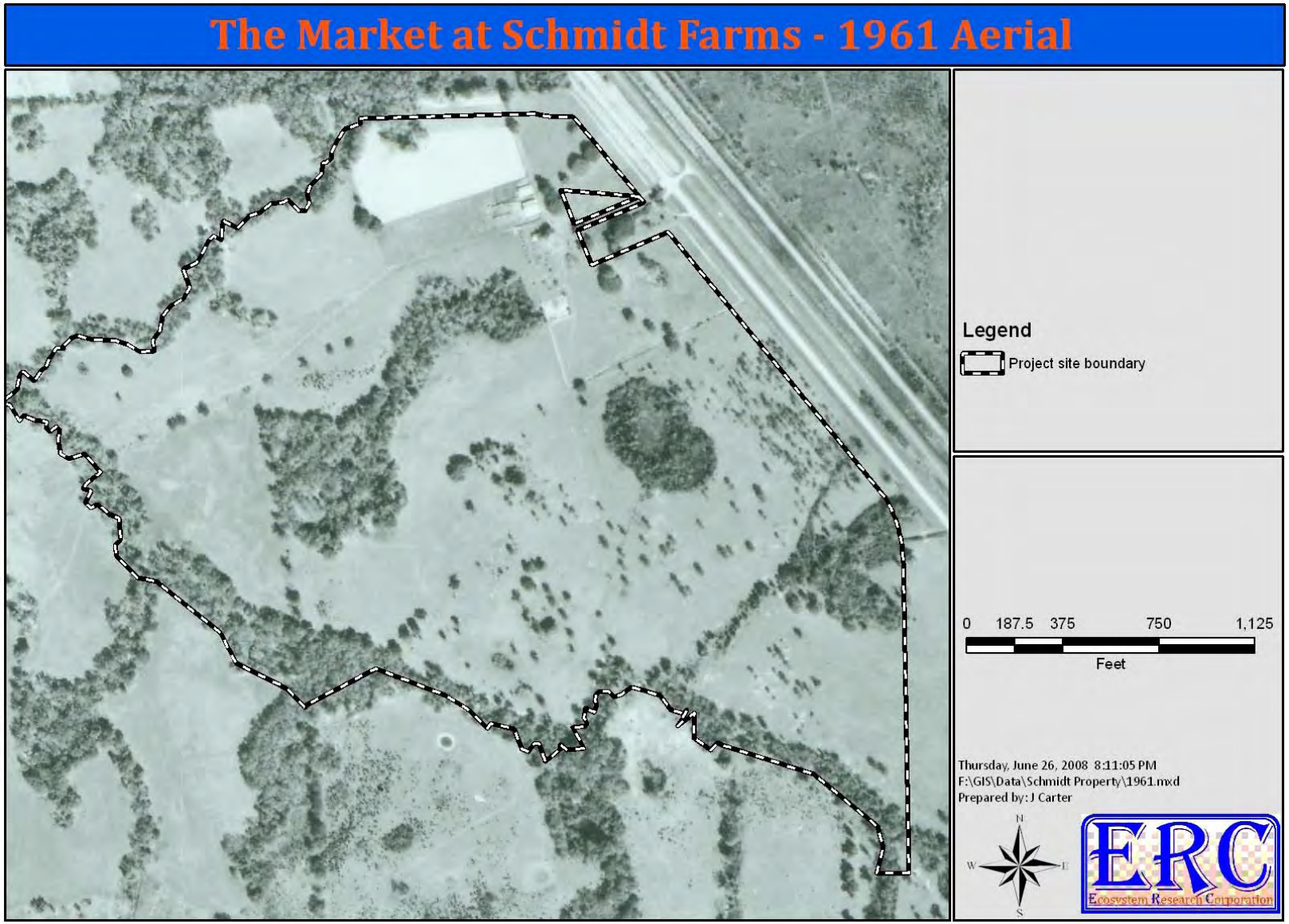


Figure 20. **The Market at Schmidt Farms project site as seen on a 1968 aerial.**

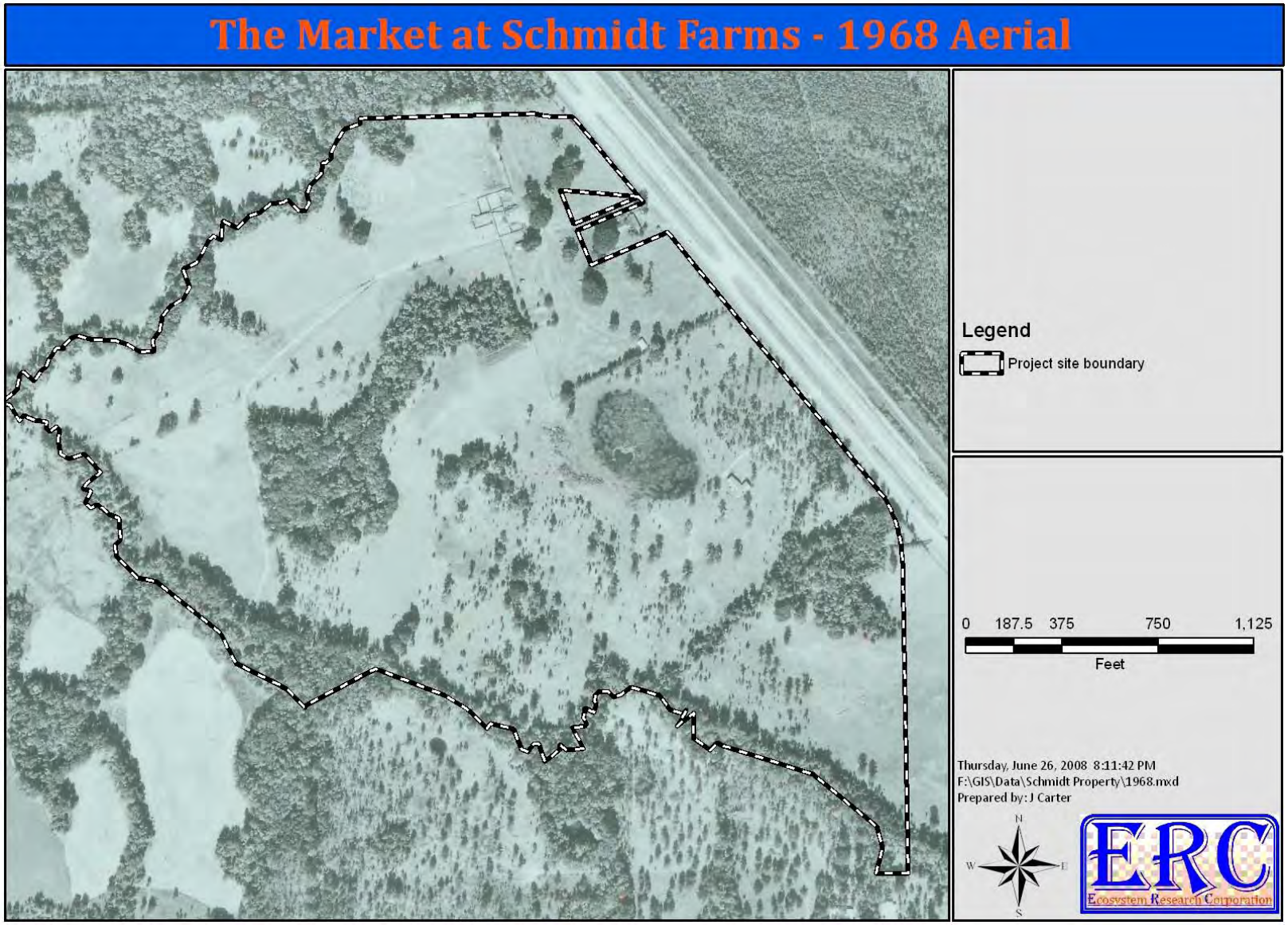


Figure 21. **The Market at Schmidt Farms project site as seen on a 1974 aerial.**

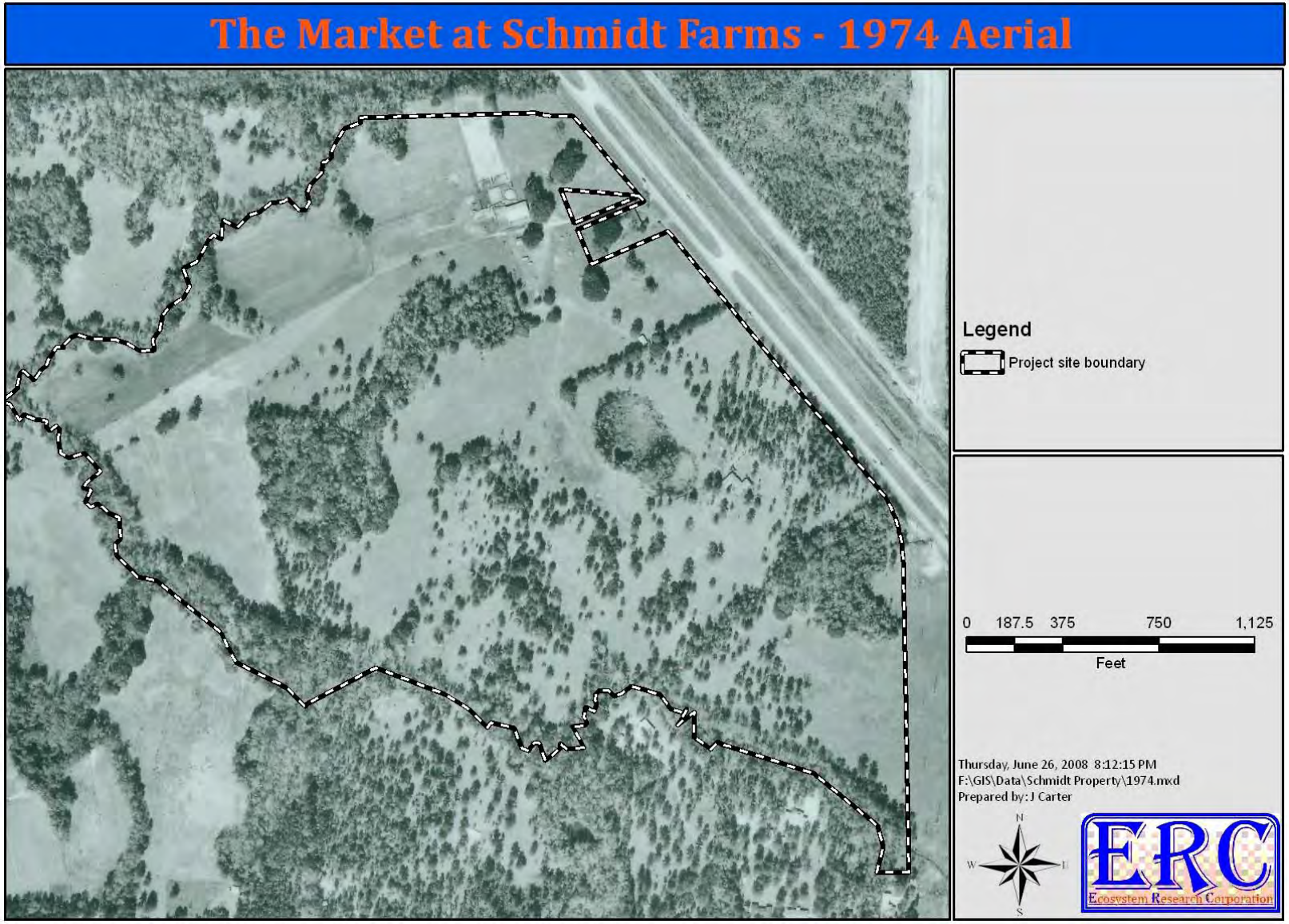


Figure 22. **The Market at Schmidt Farms project site as seen on a 1979 aerial.**

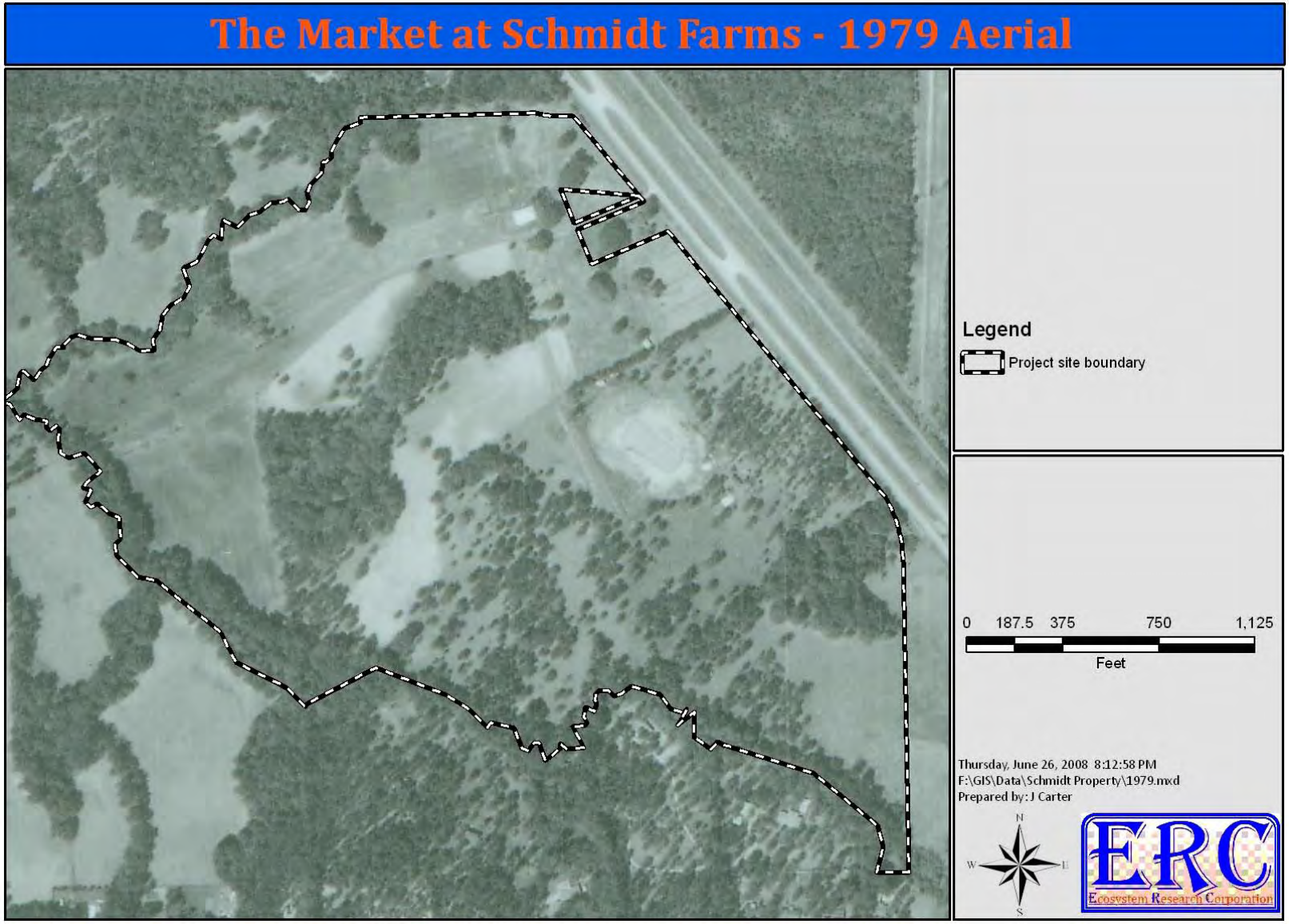


Figure 23. **The Market at Schmidt Farms project site as seen on a 1984 aerial.**

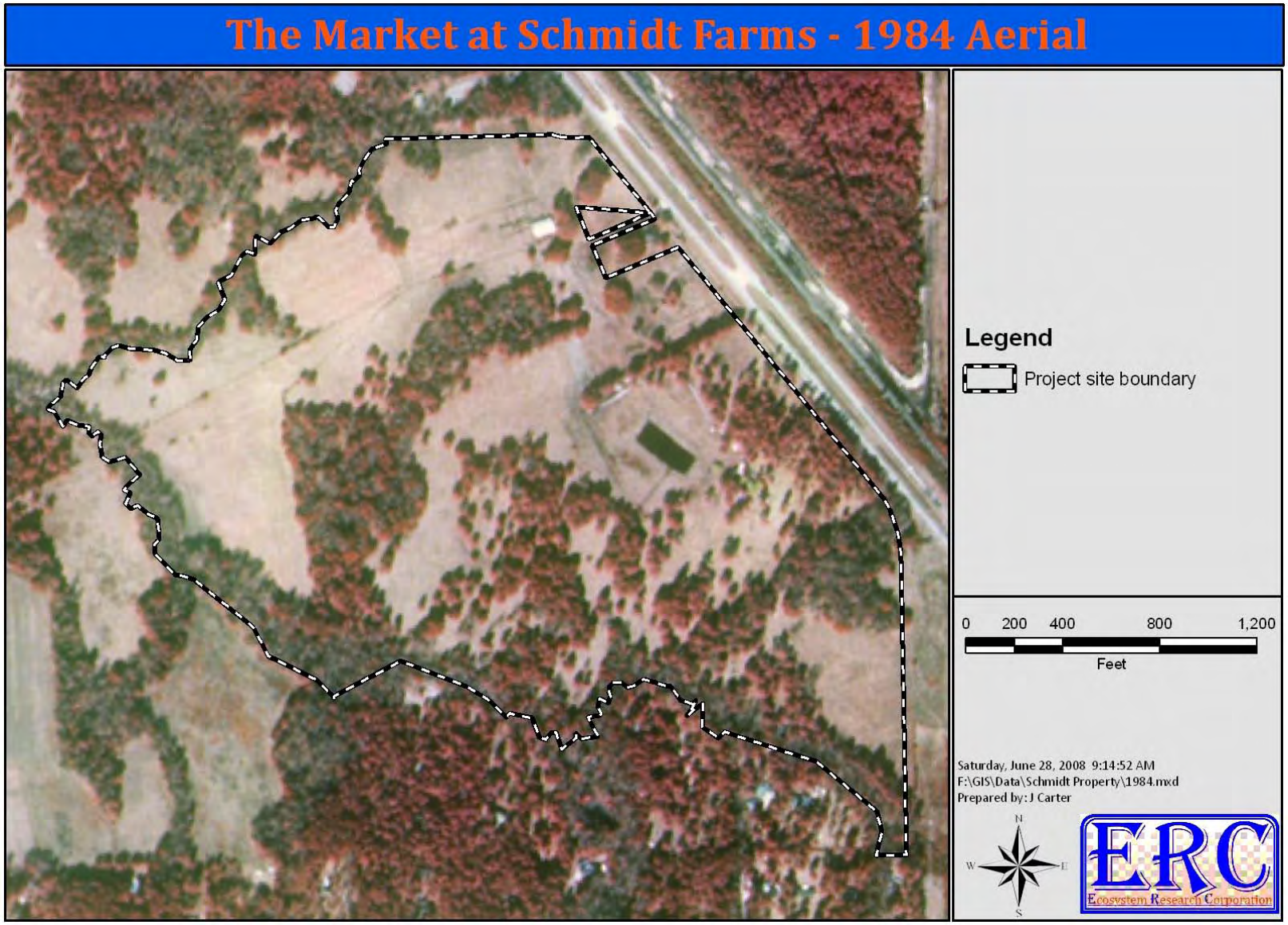
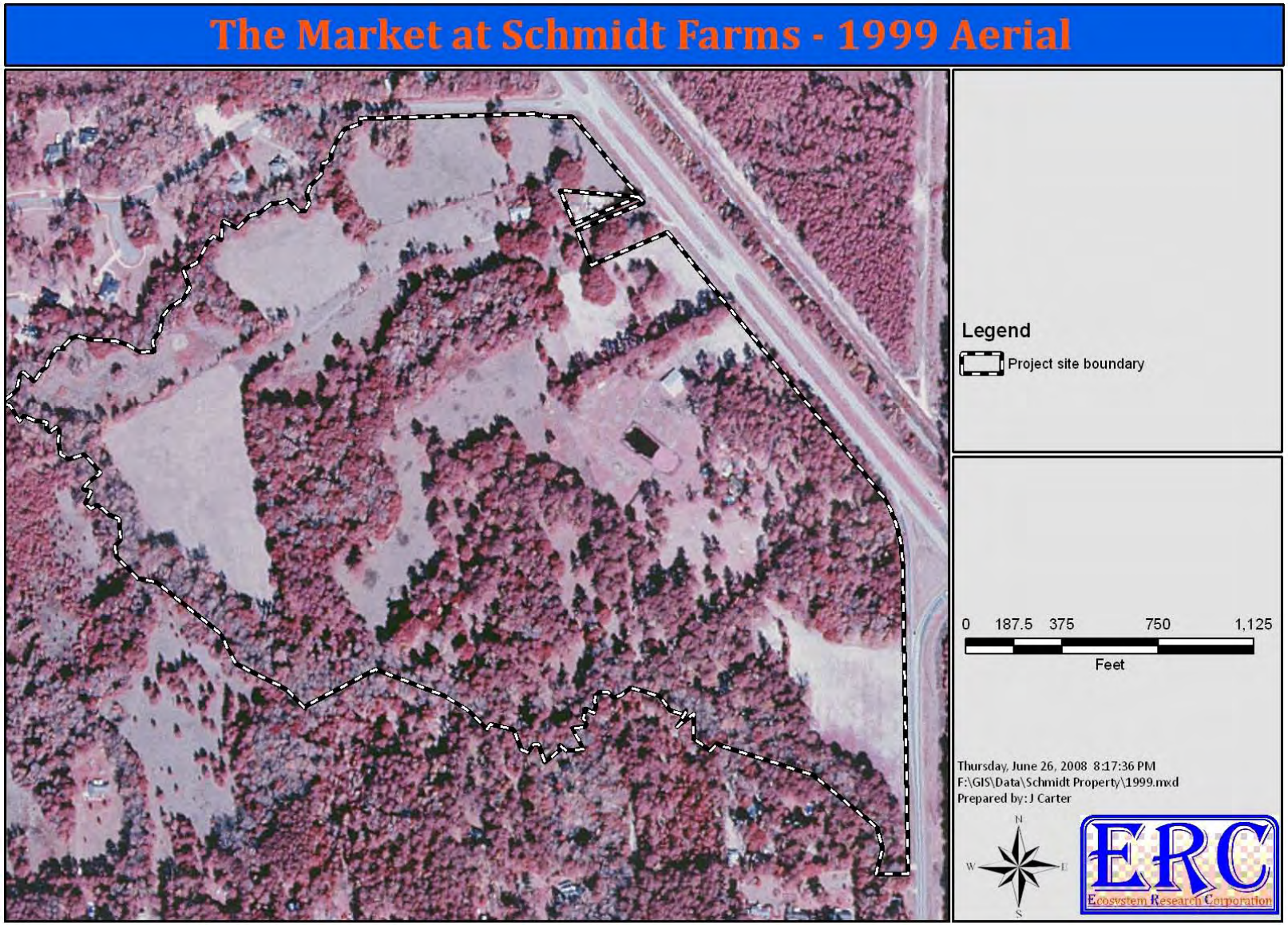


Figure 24. **The Market at Schmidt Farms project site as seen on a 1999 aerial.**



Section 4. Significant Plant and Wildlife Habitat & Listed Plant and Animal Species Habitat

Listed Plant & Animal Species

Summary Information Regarding Threatened & Endangered Species in Florida

There are several agencies that have been delegated the authority to protect and preserve the threatened and endangered flora and fauna that occur within the State of Florida. The United States Fish and Wildlife Service (USFWS) maintains a list of species afforded special protection by the Endangered Species Act of 1973 (16 U.S.C. 1531). The list is published in the List of Endangered and Threatened Wildlife and Plants, 50 CFR 17.11-12. The Florida Fish and Wildlife Conservation Commission maintains a list of the protected animals occurring within the state by authority of the Florida Endangered and Threatened Species Act of 1977 (Section 372.072, Florida Statutes) and the Wildlife Code of the State of Florida (Chapter 68A-27, Florida Administrative Code). The specific policy of the Florida Endangered and Threatened Species Act of 1977 is declared as follows:

> **Subsection 2: Declaration of Policy**-The Legislature recognizes that the State of Florida harbors a wide diversity of fish and wildlife and that it is the policy of this state to conserve and wisely manage these resources, with particular attention to those species defined by the Florida Fish and Wildlife Conservation Commission, the Department of Environmental Protection, or the U.S. Department of Interior, or successor agencies, as being endangered or threatened. As Florida has more endangered and threatened species than any other continental state, it is the intent of the Legislature to provide for research and management to conserve and protect these species as a natural resource.

The list of threatened and endangered animals protected by these laws is published in Section 68-27.003, .004, and .005, Florida Administrative Code. The regulation of listed marine animals was historically delegated to the Florida Department of Natural Resources (FDNR); however, has since been reorganized into the Florida Department of Environmental Protection. The Preservation of Native Flora of Florida Act (Sections 581.185, 581.186 [in part] and 581.201, Florida Statutes) passed in 1978 declares a public policy of the State of Florida with regard to native flora, as follows:

> **Subsection 1: Legislative Declaration**-The Legislature finds and declares that it shall be the public policy of this state to: provide recognition of those plant

> species native to the state that are endangered, threatened, or commercially exploited; protect the native flora from unlawful harvesting on both public and privately owned lands; provide an orderly and controlled procedure for restricted harvesting of native flora from the wild, thus preventing wanton exploitation or destruction of native plant populations; encourage the propagation of native species of flora; and provide the people of this state with the information necessary to legally harvest native plants so as to ultimately transplant those plants with the greatest possible chance of survival.

To this end, the Florida Department of Agriculture and Consumer Services (FDACS) regulates the threatened and endangered plant species occurring within the state. As specifically authorized by **Chapter 5B-40, Preservation of Native Flora of Florida, FAC, the Regulated Plant Index is published in Section 5B-40.0055**. The Game Commission periodically releases a publication that summarizes animal species that are regulated by the Florida Fish and Wildlife Conservation Commission, and the USFWS. The publication is entitled Florida's Endangered Species, Threatened Species, and Species of Special Concern. The federal lists of plants and animals is published in 50CFR 17.11-12 and the list of Florida's federally listed plant species is also published by the Florida Division of Forestry.

Alachua County, by authority of **Article 3 of Chapter 406, Significant Plant and Wildlife Habitat,** and **Article 4, Listed Plant and Animal Species Habitat**, of the Unified Land Development Code regulates the development in habitats where listed species occur or could potentially occur. Provisions within Articles 3 and 4 allow the County to require that up to 25% of the upland portion may be required to be protected and set aside as primary conservation areas. Areas protected under Articles 3 and 4 are designated as Conservation Management Areas and are further regulated via rules outlined in **Article 17, Conservation Management Areas** (ULDC) and potentially require that the property owner establish a conservation easement for the specific areas within the parcel. The owner is further responsible for development of a management plan and perpetual management of the area.

Several other lists of the endangered and threatened fauna and flora are maintained for the State of Florida. The Florida Natural Areas Inventory (FNAI) maintains a list that summarizes the status and distribution of both plant and animal species as well as natural communities occurring within the State of Florida. The FNAI is managed by The Nature Conservancy in cooperation with the Florida Department of Environmental Protection. The lists compiled by the FNAI contain many species that do not occur on the State or Federal lists. The FNAI list as compiled is not subjected to the time-consuming administrative process that is required for

listing for State and Federal protection. Therefore, these lists often reflect the up-to-date true status of species that may be in immediate peril. The FNAI species that are not State or Federally listed are not given legal protection.

An inventory of the statewide distribution of potentially threatened and endangered species was initiated in 1973 by the Florida Committee on Rare and Endangered Plants and Animals (FCREPA). The group published a several-volume series that contains detailed descriptions, distributions, and academic evaluations of species considered to be in peril. The FCREPA list contains many species in addition to the State and Federal lists; however, these additional species are afforded no legal protection. The FCREPA series offers the best compiled review of the biology of the imperiled biota of Florida to date. Beginning in 1986, revisions of the FCREPA volumes were initiated and continue to date.

To aid in review of the imperiled species that occur in Florida and the State and Federal Regulations that govern their management, the following publications are available:

- Endangered and Threatened Species Act of Florida, Chapter 372.072, Florida Statutes
- Rules Relating to Endangered and Threatened Species, Chapter 68A-27, FAC
- The Preservation of Native Flora of Florida, Chapter 581.185, Florida Statutes
- Preservation of Native Flora of Florida, Chapter 5B-40, FAC
- Florida Endangered Species, Threatened Species, and Species of Special Concern, June 2007

Threatened & Endangered Species Survey Methodology

Surveys for the occurrence of imperiled species were performed concurrent with plant community surveys from October 2006, November 2007, and April through May 2008. In addition to field surveys, searches of several existing databases were performed to investigate the documented and potentially occurring imperiled species located in and around the project site. The databases queried were

- Florida Natural Areas Inventory Biodiversity Data Matrix
- Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Location Database
- FWC Waterbird Colony Location Database
- FWC 2006 Eagle Nest Census Data

Results of Imperiled Species Literature Review & Field Surveys

Herpetofauna

Common herpetofauna species seen on The Market at Schmidt Farms project site are listed in **Table 5.**

Table 5. Common herpetofauna species seen on The Market at Schmidt Farms project site.

Common Name	Scientific Name
Water Moccasin	*Agkistrodon piscivorous conanti*
Green Anole	*Anolis carolinensis*
Six-Lined Racerunner	*Cnemidophorus sexlineatus sexlineatus*
Southern Black Racer	*Coluber constrictor priapus*
Corn Snake	*Elaphe guttata*
Yellow Rat Snake	*Elaphe obsoleta quadrivittata*
Broadhead Skink	*Eumeces laticpes*
Green Treefrog	*Hyla cinerea*
Southern Spring Peeper	*Hyla crucifer bartramiana*
Eastern Fence Lizard	*Sceloporus undulates*
Ground Skink	*Scincella lateralis*
Florida Box Turtle	*Terrapene carolina bau*

Mammals

Common mammals seen during the field survey of The Market at Schmidt Farms project site are listed in **Table 6.**

Table 6. Common mammals seen during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Nine-banded armadillo	*Dasypus novemcinctus*
Opossum	*Didelphis virginiana*
Southern flying squirrel	*Glaucomys volans*
Bobcat (scat)	*Lynx rufus floridanus*
White-tailed deer	*Odocoileus virginianus*
Raccoon	*Procyon lotor*
Gray squirrel	*Sciurus caroliniensis*
Feral hogs	*Sus scrofa*

Common Name	Scientific Name
Eastern cottontail	*Sylvilagus floridanus*
Gray fox	*Urocyon cinereoargenteus*

Birds

Common birds encountered during the field survey of The Market at Schmidt Farms project site are listed in **Table 7.**

Table 7. Common birds encountered during the field survey of The Market at Schmidt Farms project site.

Common Name	Scientific Name
Red-winged blackbird	*Agelaius phoeniceus*
Ruby-throated hummingbird	*Archilochus colubris*
Cedar waxwing	*Bombycilla cedrorum*
Red-tailed hawk	*Buteo jamaicensis*
Red-shouldered hawk	*Buteo lineatus*
Chuck-will's-widow	*Caprimulgus carolinensis*
Northern cardinal	*Cardinalis cardinalis*
American goldfinch	*Carduelis tristis*
Turkey vulture	*Cathartes aura*
Hermit thrush	*Catharus guttata*
Common nighthawk	*Chordeiles minor*
Northern harrier	*Circus cyaneus*
Northern flicker	*Colaptes auratus*
Black vulture	*Coragyps atratus*
American crow	*Corvus brachyrhynchos*
Blue jay	*Cyanocitta cristata*
Black-throated blue warbler	*Dendroica caerulescens*
Pileated woodpecker	*Dryocopus pileatus*
Swallow-tailed kite	*Elanoides forficatus*
White ibis	*Eudocimus albus*
American kestrel	*Falco sparverius*
Sandhill crane	*Grus canadensis*
Mississippi kite	*Ictinia mississippiensis*
Loggerhead shrike	*Lanius ludovicianus*
Red-bellied woodpecker	*Melanerpes carolinus*
Red-headed woodpecker	*Melanerpes erythrocephalus*

Common Name	Scientific Name
Wild turkey	*Meleagris gallopavo*
Northern mockingbird	*Mimus polyglottos*
Brown-headed cowbird	*Molothrus ater*
Great-crested flycatcher	*Myiarchus crinitus*
Northern parula	*Parula americana*
Tufted titmouse	*Parus bicolor*
Carolina chickadee	*Parus carolinensis*
Indigo bunting	*Passerina cyanea*
Downy woodpecker	*Picoides pubescens*
Summer tanager	*Piranga rubra*
Blue-gray gnatcatcher	*Polioptila caerulea*
Common grackle	*Quiscalus quiscula*
American redstart	*Setophaga ruticilla*
Yellow-bellied sapsucker (evidence)	*Sphyrapicus varius*
Chipping sparrow	*Spizella passerina*
Barred owl	*Strix varia*
Carolina wren	*Thryothorus ludovicianus*
American robin	*Turdus migratorius*
Yellow-throated vireo	*Vireo flavifrons*
White-eyed vireo	*Vireo griseus*
Red-eyed vireo	*Vireo olivaceus*
Mourning dove	*Zenaida macroura*

The results of the 2006 eagle nest census data search are shown in **Figure 25**. There is one eagle nest located in the vicinity of the project site. This nest is located 2.5 miles to the west of the site within the San Felasco Hammock Preserve State Park area. The nest nomenclature is AL056, which is listed as active in 2003, 2004, 2005, and 2006. The status for 2007 is unknown. Development of the project site should have no impact on the viability of this nest site.

The results of the water bird rookeries data base search are shown in **Figure 26.** There are three (3) documented water bird nesting sites located in the vicinity of The Market at Schmidt Farm parcels. The nomenclature and activity status of these rookery sites are, as follows:

Nest ID	1970's Survey	1980's Survey	1990's Survey	1999 Survey	Total Nests
605004	Active	Active	Inactive	Inactive	---
605012	Active	Active	Active	Active	50-250
605113	Unknown	Active	Inactive	Inactive	---

Colony 605012 is the only active colony based on recent surveys. The species composition of this colony is approximately 1% great egrets and 99% cattle egrets. Colony 605113 is located within the existing Deerhaven power generating station property. This site was originally used by little blue herons and cattle egrets; however, has shown no activity since the 1980's.

The FNAI element occurrence location map, which shows known listed species locations in the vicinity of the project site is shown in **Figure 27**. The results show that no species are known for this location. It is possible that the timber rattlesnake, eastern diamondback rattlesnake, and eastern indigo snake could be found on the site. The most likely habitat for these species on the project site occurs within the forested buffer areas to the creeks and in the seepage area designated by polygon 32. These areas are designated as conservation in the Future Land Use Amendment proposal; therefore, no direct adverse affects would occur to these priority habitats. There are several species shown on the FNAI element occurrence map that are listed as likely to occur or potentially could occur in areas in the vicinity of the project site. The likelihood of the occurrence of these species on the project site is discussed, as follows.

FNAI LIKELY SPECIES

Eastern Indigo Snake (Drymarchon couperi): the eastern indigo snake has been documented by ERC in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. The snake is found in a wide variety of habitats and could potentially occur within the creek and buffer areas, however, has not been documented.

Little Blue Heron (Egretta caerulea) and Woodstork (Mycteria americana): There is only one low-quality wading bird habitat on site and there is a low probability of widespread use of this site by these species.

Timber Rattlesnake (Crotalus horridus): ERC has documented the timber rattlesnake in the Rocky Creek drainage 0.6 miles east of SR 121 at NW 142nd Avenue. This species could potentially inhabit the wetland buffer areas on the project site, but has not been documented.

Short-tailed Snake (Stilosoma extenuatum): The short-tailed snake inhabits xeric habitats primarily longleaf pine-turkey oak sandhills. This project site does not have this habitat type or any type of xeric habitat. It is unlikely that this species occurs on site or that a population can be sustained on site given the present and past land management practices.

Eastern Diamondback Rattlesnake (Crotalus adamanteus): This species has historically been document for the site and habitat currently exists along the creek and within creek buffers. The primary habitat of this species on site is designated for conservation in the future land use amendment.

FNAI POTENTIAL SPECIES

Florida Sandhill Crane (Grus canadensis pratensis): Sandhill cranes were seen on the project site. There is no nesting habitat for this species occurring on site; however, the pastures provide foraging habitat.

Florida Pine Snake (Pituophis melanoleucus mugitus): The pine snake is a rare inhabitant of xeric communities. There are no preferred habitat types for this species on site. Pine snakes prefer pocket gopher burrows and, less frequently, gopher tortoise burrows, for refuge. There are no tortoises on site and no pocket gophers were seen.

Sherman's Fox Squirrels (Sciurus niger shermani): The fox squirrel typically occupies xeric areas that are frequently burned and have numerous mature oaks and pines distributed throughout the habitat. There are no known fox squirrels in this area and there is little suitable habitat present to support this species.

Florida Black Bear (Ursus americanus floridanus): There is a possibility that the Florida black bear is a transient inhabitant of this site. There were no signs of black bear present on the site during the field survey. No tracks were observed or any evidence of bear foraging.

Striped Newt (Notophthalmus perstriatus) and Gopher Frog (Rana capito): The striped newt and gopher frog are xeric-adapted species that typically inhabit scrubby flatwoods, sandhills, and scrub habitats. These species are commonly associated with gopher tortoise habitat and are frequently found within burrows. Both species depend on empheral, isolated wetlands for breeding and reproduction. These species are extremely sensitive to the impacts that are cosmopolitan on this site, which include extensive soil disturbance, fire suppression, and wetland disturbance. There is no habitat for these species on site. It is unlikely that these species occur on the site.

Flatwoods Salamander (Ambystoma cingulatum): The flatwoods salamander is an inhabitant of fire-maintained flatwoods with undisturbed cypress ponds. The flatwoods salamander once inhabited Bradford, Alachua, Marion, and Duval counties in north Florida; however, only one population has been recently verified in the north Florida area (Baker County)[2]. At present, it appears that this species has been extirpated from most of its North Florida range, but still maintains viable populations in several panhandle counties.[2]

[2] Management Plan: Flatwoods Salamander (*Ambystoma cingulatum*), February 21, 2001. Florida Fish and Wildlife Conservation Commission.

Southern Hognose Snake (Heterodon simus): the primary habitat for the southern hognose snake is sandhills and sandy soil, open hammocks and scrub. These habitat types do not occur on the project site. This species has not been reported for the immediate area of the site and it is unlikely that a breeding population is present.

Listed Plant Species

There was only one listed plant species found during the field survey. A plant belonging to the genus *Matelea* is found variously located in the hardwood areas adjacent to the creek systems. The plant is either *Matelea floridana*, which is listed as endangered (State of Florida) or *Matelea gonocarpus*, which is listed as threatened (State of Florida). The specific species cannot be identified without flowers, which have not yet been seen. Both these species are quite common in Alachua County mesic hammock areas. Their habitat on site is proposed for conservation in the Land Use amendment; therefore, the development on the site should have no adverse affects on the existing populations. It is likely that the population will benefit due to the removal of cattle from the proposed buffer areas, which is the primary habitat for this species on site. A photograph of this species is shown below.



Figure 25. **Locations of known eagle nests in the vicinity of the project site in Alachua County.**

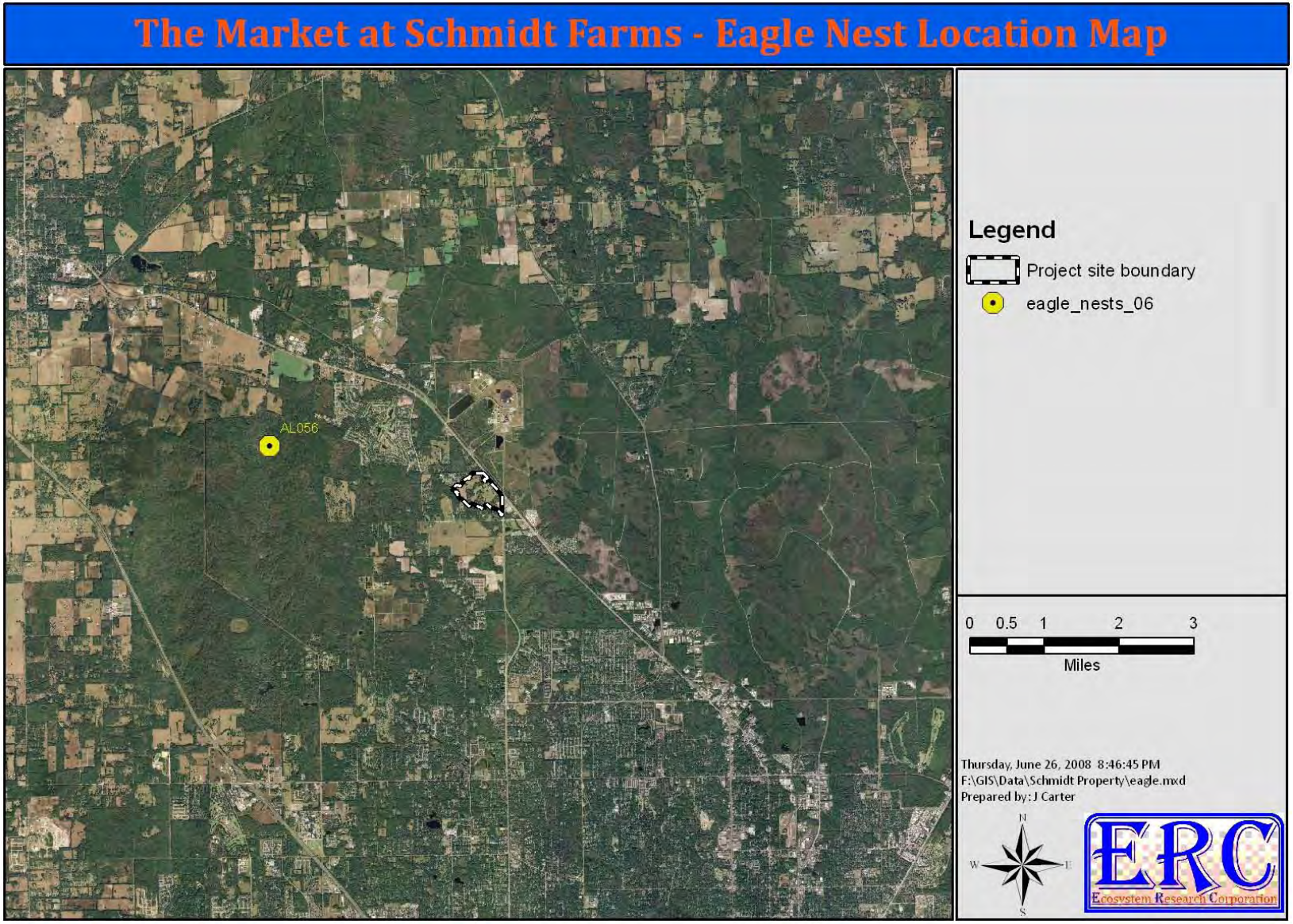


Figure 26. **Locations of water bird rookery sites in the vicinity of the project site in Alachua County.**

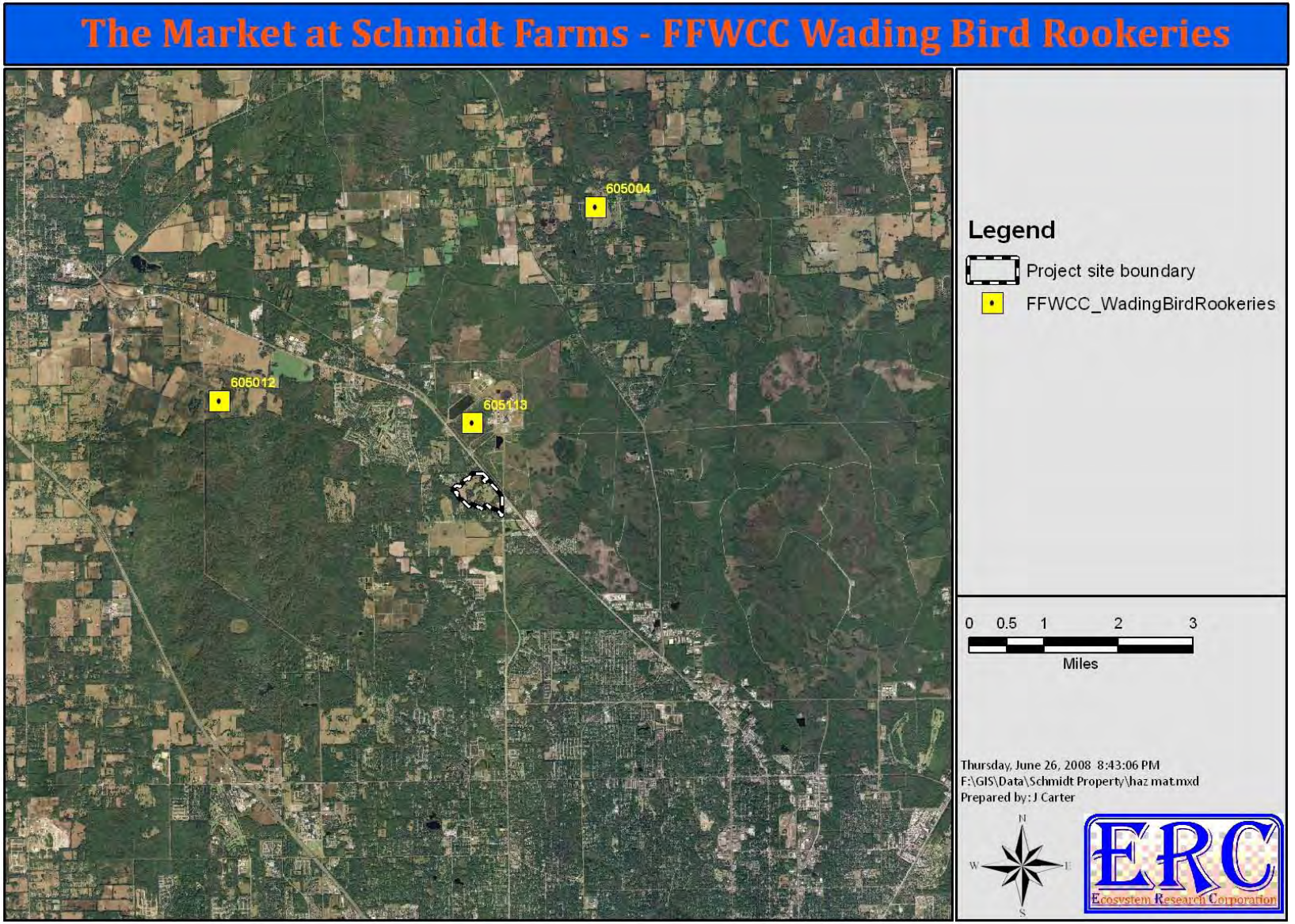
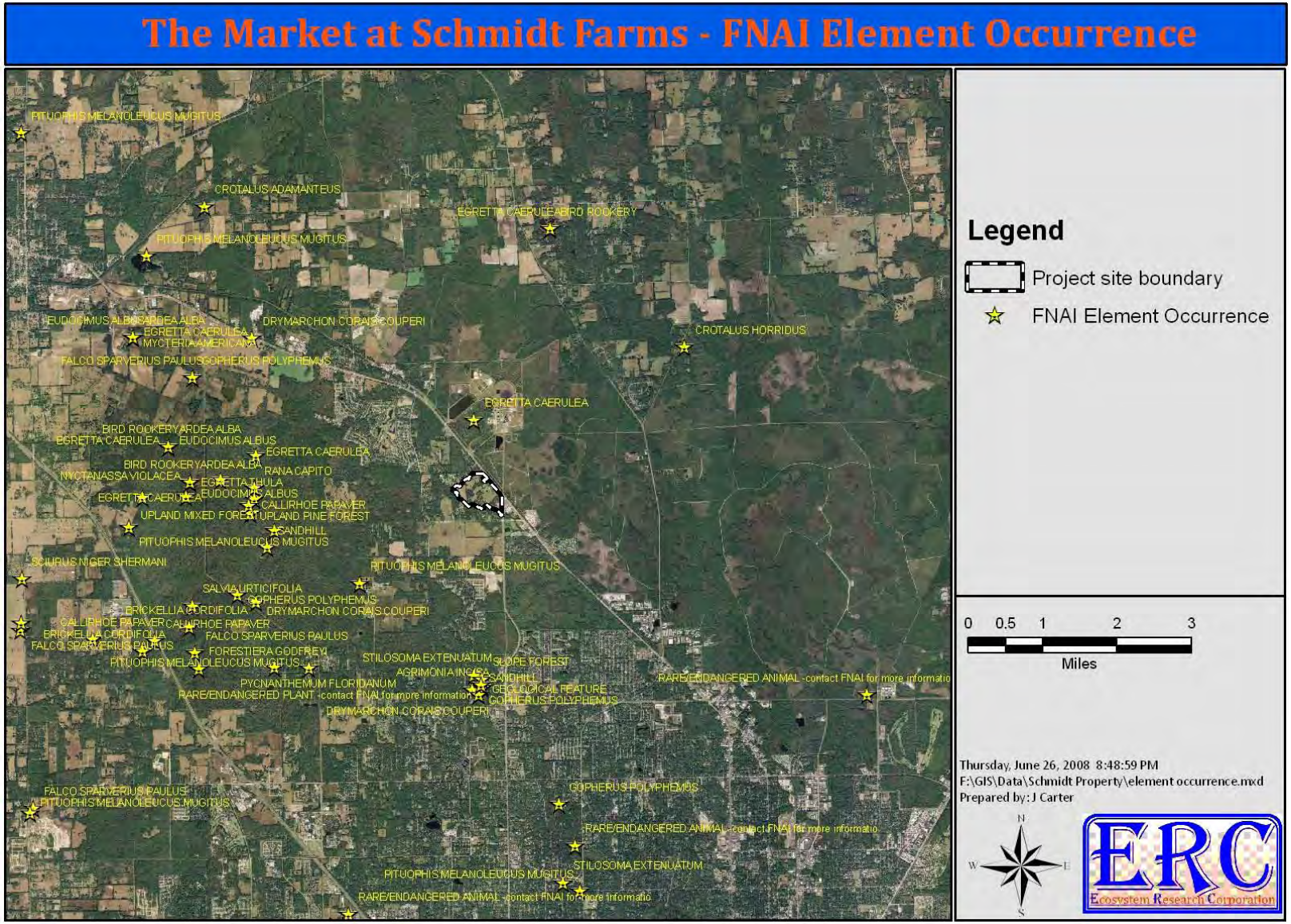


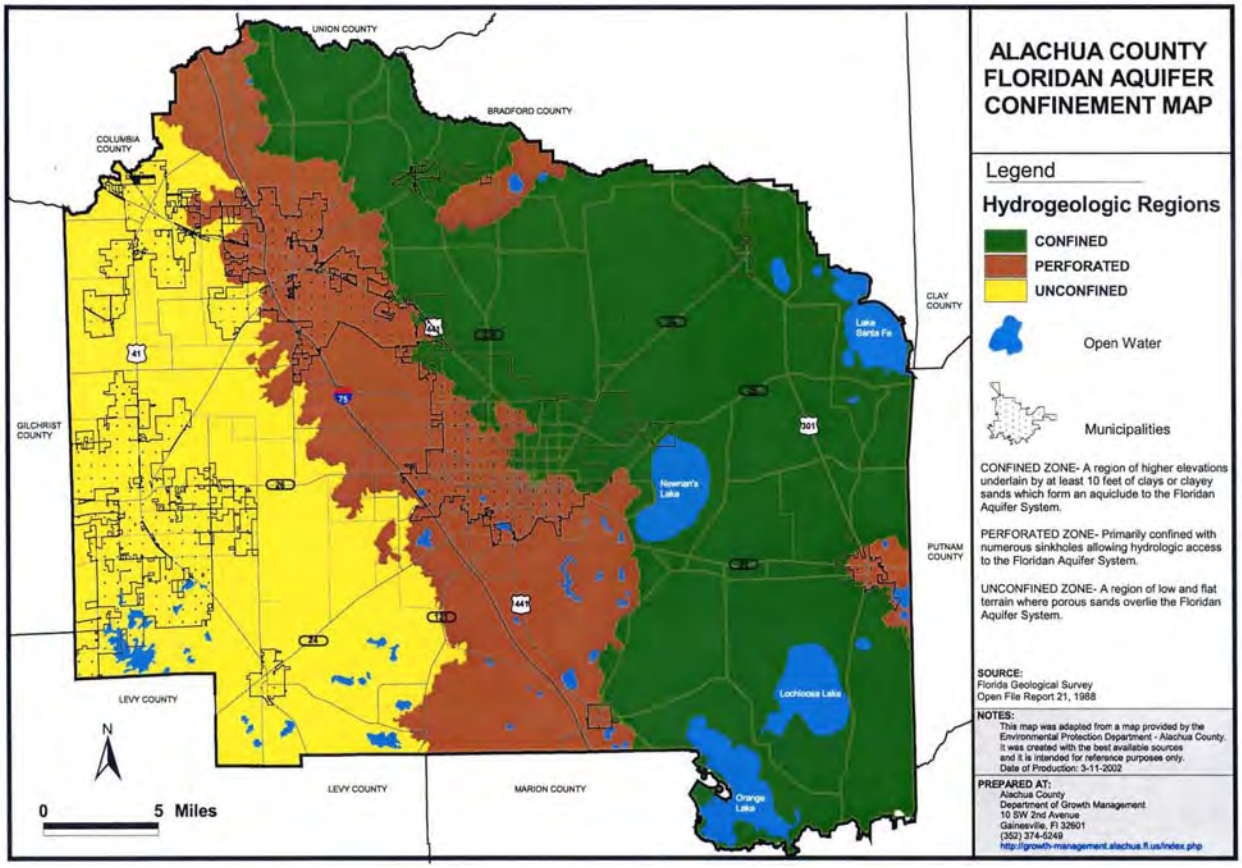
Figure 27. FNAI element occurrence map shown for the project site and surrounding area.



Section 5. High Aquifer Recharge Areas

The project site is located along the boundary of the confined and perforated hydrologic regions of the Floridan Aquifer (**Figure 28**). In this area, the aquifer is expected to be primarily confined by the Hawthorne Formation; however, perforations in the confining layer may be present in the form of sinkholes or relic sinkholes in which direct recharge to the Floridan can occur. A subsurface geotechnical report prepared by Ardaman & Associates is attached for review (Attachment 1).

Figure 28. Alachua County Floridan Aquifer Confinement Map.



Section 6. Soils

There are seven (7) soil mapping units shown to occur on the project site (**Figure 29; Table 8**). The Pomona sand (14), Pelham sand (13), and Mulat sand (23) are typical soils of the flatwoods with Pomona sand having a spodic horizon occurring between 16 inches and 24 inches below the soil surface. The Floridana sand (22) is a depressional mapping unit while Kanapaha (7) and Millhopper (8) sands are soils of gently rolling uplands that typically are colonized by a host of mesic to xeric hardwood species. All soils have a clay confining layer occurring within the top

58 inches of the soil profile. All soils have an expected seasonal high water table that is within 24 inches of the soil surface if only for a brief period of time. The Millhopper sand is the only moderately well-drained soil while the Floridana sand, depressional, is classified as very poorly drained. The remaining mapping units are considered as poorly drained. The Floridana sand, depressional, is the only mapped unit considered to be a hydric soil.

Figure 29. NRCS soils map for The Market at Schmidt Farms project site.

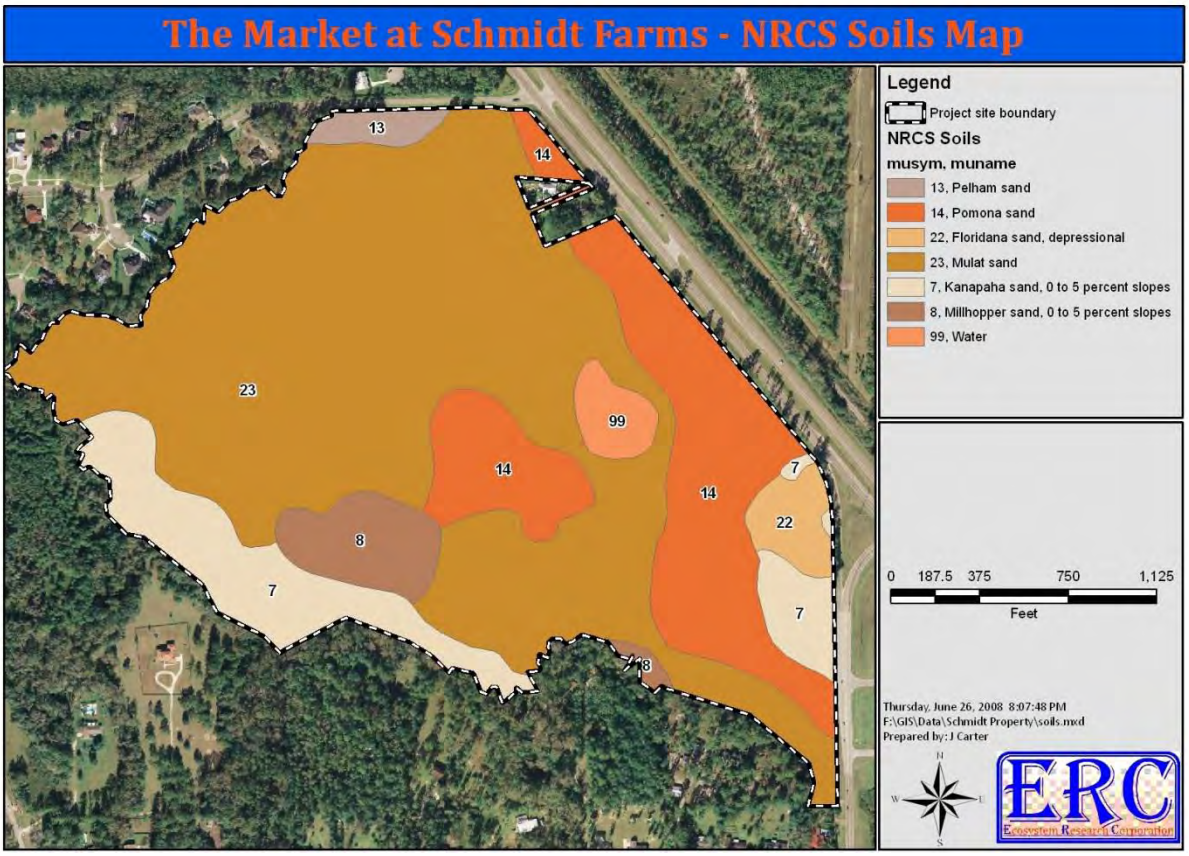


Table 8. Drainage characteristics of the soils mapped within and adjacent to The Market at Schmidt Farms project site.

Mapping Unit	Mapping Unit Name	Drainage Class	Hydric	Spodic Horizon	Clay Horizon	General Plant Community Type
7	Kanapaha sand, 0 to 5 percent slopes	Poorly drained	No	---	44 -> 80"	Gentle Upland Slopes
8	Millhopper sand, 0 to 5 percent slopes	Moderately well drained	No	---	58 -> 89"	Gently Rolling Uplands
13	Pelham sand	Poorly drained	No	---	29 -> 80"	Broad Flatwoods
14	Pomona sand	Poorly drained	No	16 - 24"	43 -> 84"	Broad Flatwoods
22	Floridana sand, depressional	Very poorly drained	Yes	---	30 -> 74"	Depressional Areas
23	Mulat sand	Poorly drained	No	---	26 -> 80"	Broad Flatwoods
99	Water	N/A	Unranked	---	---	N/A

Section 7. Hazardous Material Storage Facilities & Contamination (soil, surface water, groundwater)

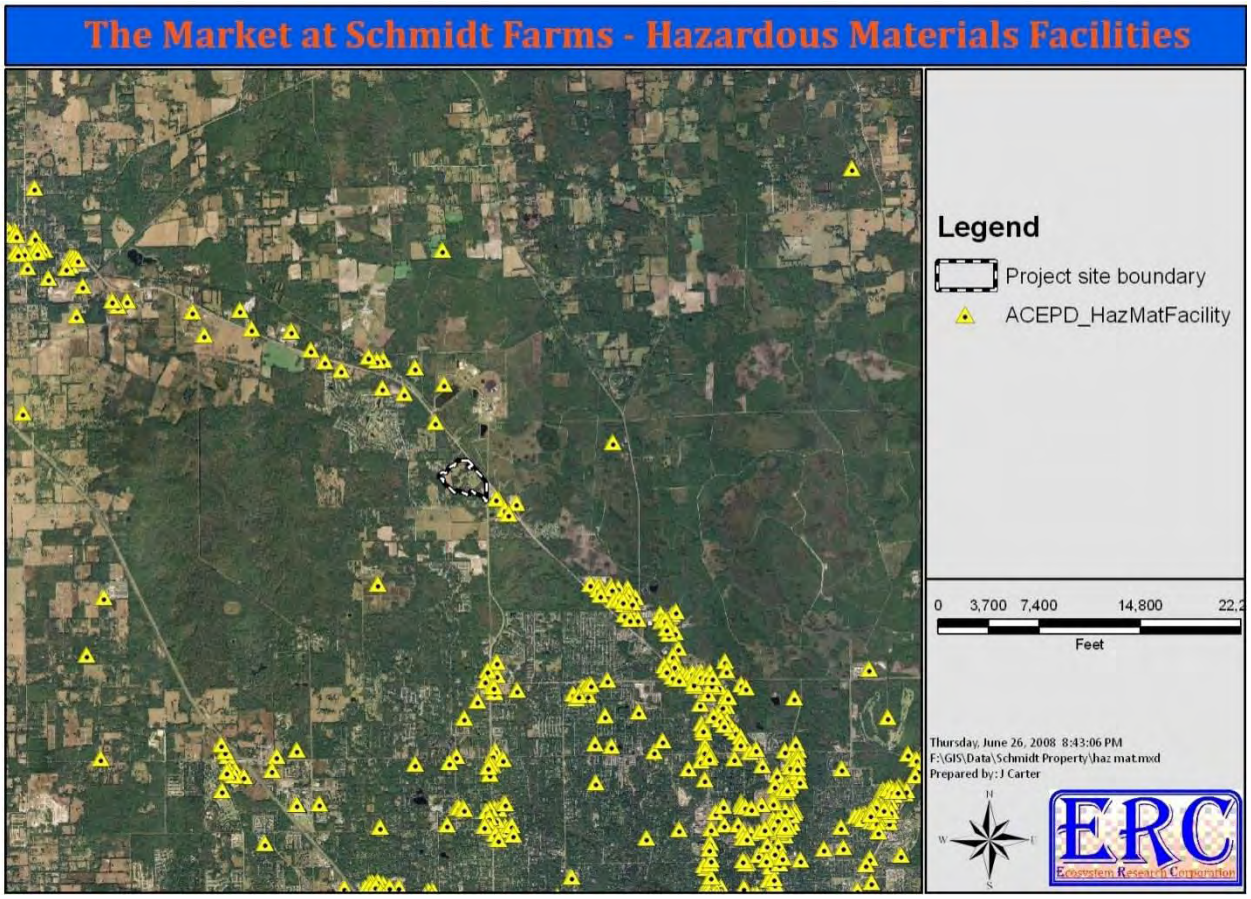
A Phase 1 Environmental Assessment report was performed for the project site but has not been reviewed by ERC. There were no obvious underground storage facilities located on the site that were observed by ERC. There is an approximately 250 gallon aboveground diesel fuel storage tank located at GPS location P-57 (**Photo 58**). The tank is used to supply fuel to onsite farm equipment. The tank did not appear to be leaking; however, small fuel stains on the ground indicate small spills have occurred. Historically (based on conversations with the property owner) there was a cattle dipping operation located around the pole barn (GPS location P-26). It is not known as to the materials used or the time duration of this operation; however, this may warrant future investigation. The hazardous material storage facilities that are currently monitored by Alachua County are shown in **Figure 30**. There is no indicated storage location for the project site.

Photo 58. Aboveground fuel storage tank located at GPS location P-57.





Figure 30. Hazardous Materials Facility Location Map.



Section 8. Wellfield Protection Areas

The project site is not located within a primary well field protection zone or secondary well field protection zone as defined by the City of Alachua Comprehensive Plan Future Land Use Element Policy 7.2.1 to 7.2.2. The project site is also not located within the City of Alachua or Alachua County Well Field protection zones (**Figure 31**). Therefore, changes in the intensity of the Future Land Use should not adversely affect any well field protection area.

Section 9. Significant Geologic Features & Topography/Steep Slopes

There are several significant geologic features within the boundaries of the proposed project site. These areas include a) Turkey Creek drainage; b) Brooke Pointe Creek drainage; c) Schmidt Creek drainage; and d) the system of seepage and depressional wetlands that are composed of several relic sinkholes and several additional relic sinkholes located in the southwest quadrant of the project site. These features are easily seen on the Alachua County 2001 LiDAR topo shown in **Figure 32**.

Figure 31. City of Alachua and Alachua County Well Field Protection Zones.

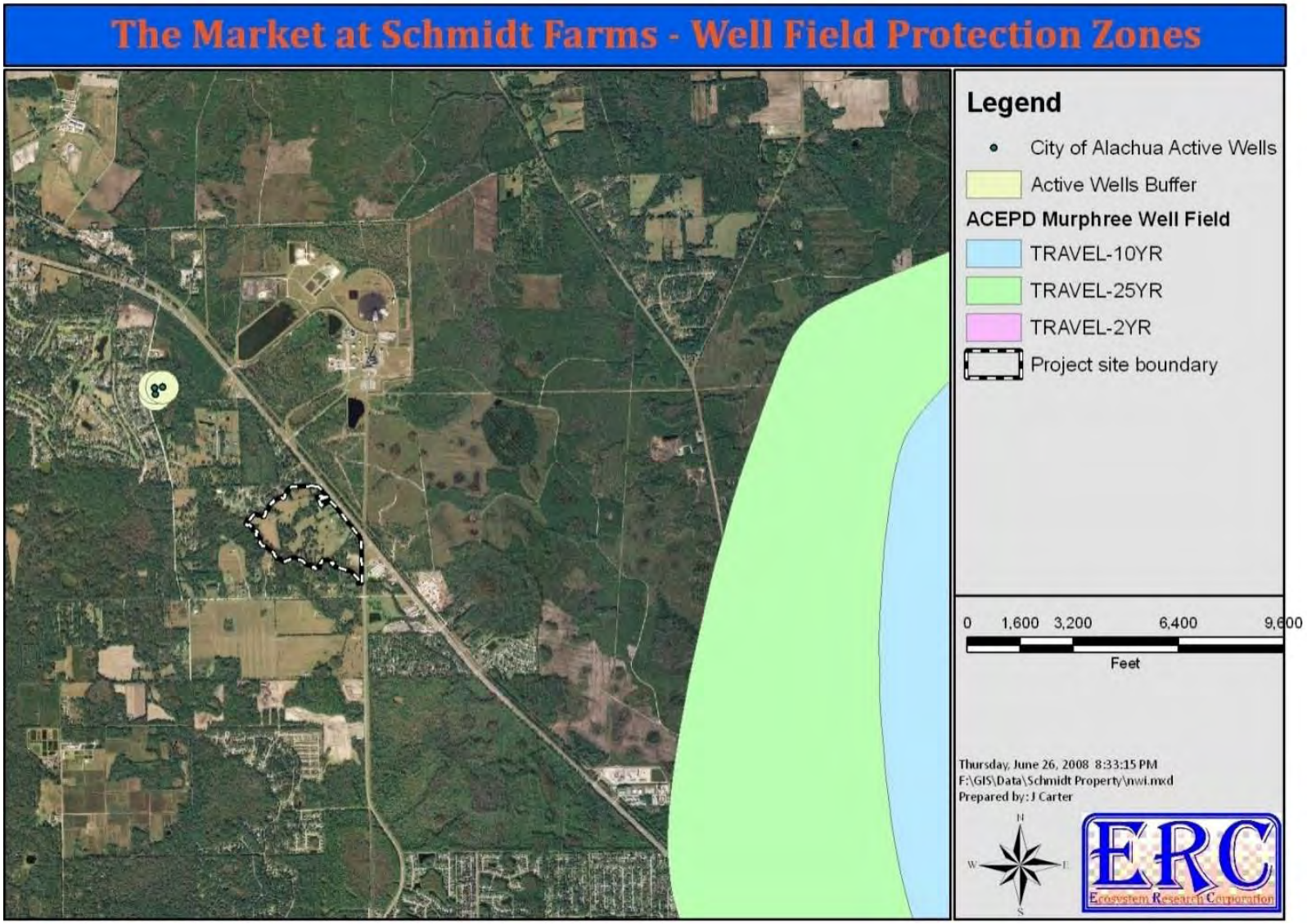
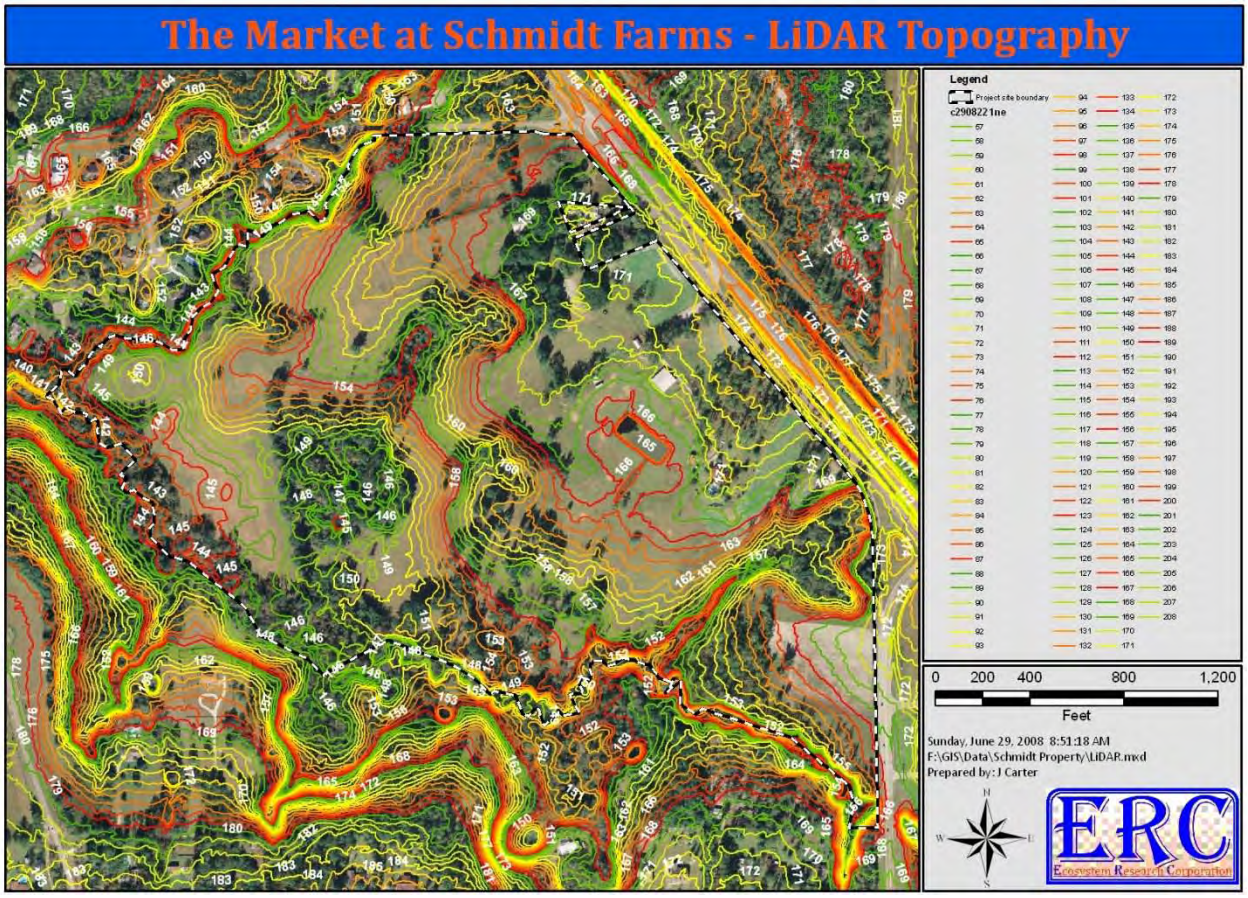


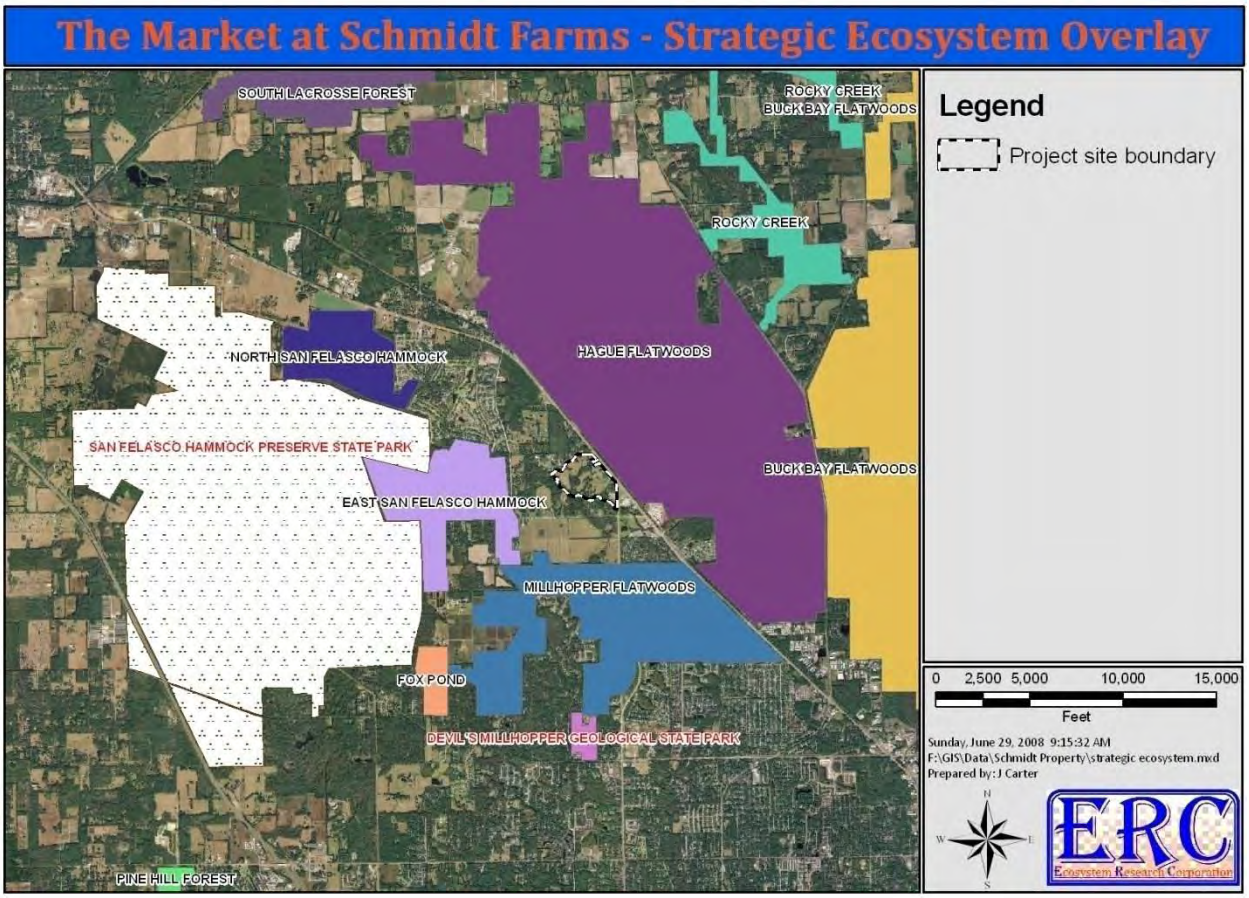
Figure 32. 2001 Alachua County LiDAR Topography Map of the Project Site.



Section 10. Strategic Ecosystems – Significant Ecological Communities District

The project site does not occur within an Alachua County Strategic Ecosystem Overlay to the County's Future Land Use Map. However, there are several mapped strategic ecosystems that totally surround the project site (**Figure 33**). The headwaters to Turkey Creek originate within the Hague Flatwoods Strategic Ecosystem and the creeks eventually flow through the North San Felasco Hammock Strategic Ecosystem and San Felasco Hammock Preserve State Park. Therefore, protection of this system and the other Turkey Creek tributaries located within the boundaries of the project site is critical. The applicant, in consideration of this importance, has designated all creeks and creek buffers as conservations areas. In addition, large open space areas are designated to establish connectivity with the large isolated systems on site and the 100-year floodplain area. This designation will protect the existing and future integrity of this very valuable ecosystem.

Figure 33. **Strategic Ecosystem Overlay and State park boundaries shown in relation to The Market at Schmidt Farms project site.**



Section 11. Wells & Septic

There are several wells in and adjacent to the project site. There are two (2) known 4-in wells located on the Schmidt property. An agricultural supply well is located at GPS location P-60 (Figure 7; **Photo 59**) and the Schmidt residence supply well is located at the southeast corner of the guest cottage at GPS location P-61 (**Photo 60**). On adjacent properties there is a 4-in well that supplies water to Harmony Gardens. This 4-in well is located at GPS location P-53 (**Photo 61**). The Bike Route located adjacent to Harmony Gardens is hooked to the City of Alachua water supply because the previous business was a restaurant in which treated water was needed. There is a residential septic tank located

Photo 59. **View of the agricultural supply well found at GPS**



adjacent to the Schmidt residence. The septic drainfield is located at GPS location P-62 (Figure 7). There are also septic tanks located on the Bike Route and Harmony Garden properties.



Photo 60. View of the Schmidt residence supply well located at GPS location P-61.



Photo 61. View of the 4-in supply well located on the Harmony Gardens property (GPS location P-53).

Section 12. Historic Structures

There are several structures located on the Schmidt property and adjacent properties that warrant some description. The buildings where the Bike Route and Harmony Gardens are presently located are listed as Alachua County Historic Structures AL04361 and AL 04360, respectively (**Figure 34**). The Harmony Gardens house is the original residence used by the Schmidts in the 1950's and was present when they bought the property from the Cellon's at that time. This house was built circa 1915. A photograph of the Harmony Gardens building (formerly Angel Gardens) is shown in **Photo 62**. The garage (also probably built circa 1915) is presently being used as a retail garden shop (**Photo 63**). **Photo 64** shows the Bike Route shop. This building was moved to the present site from Alachua in 1995. This house was built circa 1930. The buildings on the existing Schmidt parcel consist of a brick residence (**Photo 65;** GPS location P-63), a guest cottage (**Photo 66**; GPS location P-61), a concrete block stable (**Photo 67**; GPS location P-56), and a very large concrete block building used for agricultural storage (**Photo 68**; GPS location P-58).

Figure 34. Alachua County historic structures location map.

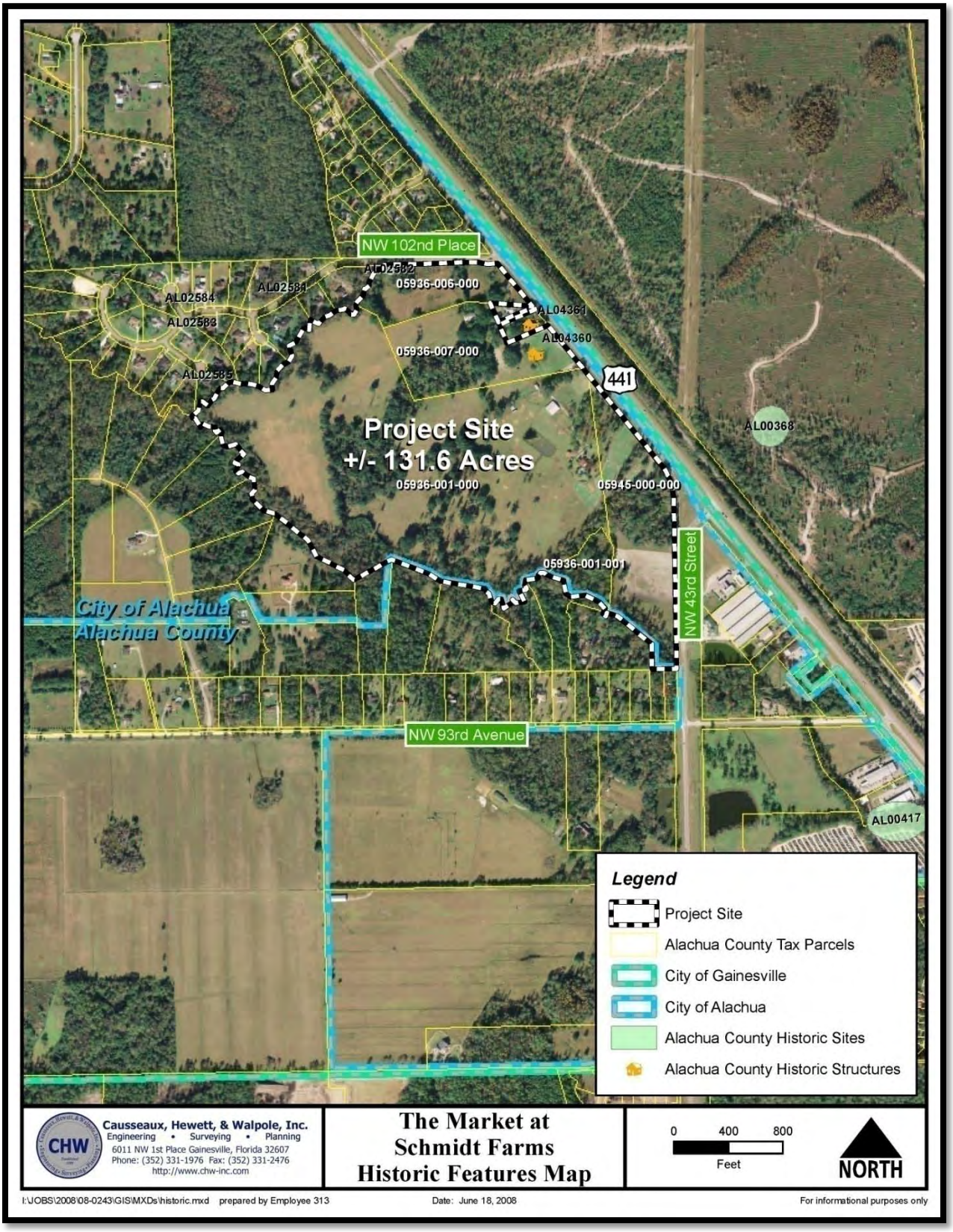


Photo 62. **Panoramic view of the Harmony Gardens building (Historic Structure AL04360) located at GPS location P-52.**



Photo 63. **View of the garage presently being used as a shop (GPS location P-52).**



Photo 64. **View of the Bike Route shop (Historic Structure AL04361) located at GPS location P-52.**



Photo 65. **Panoramic view of the brick residence located at GPS location P-63.**



Photo 66. **Panoramic view of the guest cottage located at GPS location P-61.**



Photo 67. **Panoramic view of the concrete block stable located at GPS location P-56.**



Photo 68. **Panoramic view of the large concrete block storage building that is used for agricultural storage (GPS location P-58).**



Final Statement

This report documents the existing conditions of the proposed project site referred to as The Market at Schmidt Farms. The most valuable natural communities existing on the project site have been included in the Conservation Future Land Use designation where no future development will occur. Therefore, no direct impacts to these systems should occur in the future as a result of the proposed change to the Future Land Use of this area.

The Market at Schmidt Farms

Attachment 1:

Geotechnical Report prepared by Ardaman & Associates, Inc.

Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida



Ardaman & Associates, Inc.

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MEMBERS:
A.S.F.E.
American Concrete Institute
American Society for Testing and Materials
Florida Institute of Consulting Engineers

Ardaman & Associates, Inc.

Geotechnical, Environmental and
Materials Consultants

June 16, 2008
File No. 07-6842

Sandor Development Company
5725 N. Scottsdale Road
Suite C-195
Scottsdale, Arizona 85250

Attention: Mr. Brad Combs

Subject: Preliminary Subsurface Soil Exploration and
Geotechnical Engineering Evaluation
Proposed Retail Center
Market at Schmidt Farm
US 441 and NW 43rd Street
Alachua County, Florida

Gentlemen:

As requested and authorized by you, we have completed a shallow subsurface soil exploration and geotechnical engineering evaluation for the subject project. The purposes of performing this exploration were to preliminarily evaluate the general subsurface conditions within the building and parking/drive areas and to provide recommendations for site preparation, foundation support, and pavement design. In addition, we have estimated the normal seasonal high groundwater level at the boring locations. This report documents our findings and presents our engineering recommendations.

We understand that the building locations are not yet finalized. Additional Borings may be required depending on the final building layout.

SITE LOCATION AND SITE DESCRIPTION

The site for the proposed retail center is located on the west side of US 441 between NW 43rd Street and NW 102nd Place in Alachua County, Florida (Section 34, Township 8 South, Range 19 East). The general site location is shown superimposed on the Pine Castle, Florida U.S.G.S. quadrangle map presented on Figure 1.

The site is approximately 132 acres in area. At the time of our exploration, the site was primarily grass covered and sparsely wooded. Based on review of the provided survey prepared by Lochrane Engineers, ground surface elevations on the site in the areas proposed to be developed range between approximately +160 and +174 feet.

PROPOSED CONSTRUCTION AND GRADING

It is our understanding that the proposed development includes a retail/office center which will be approximately 292,000 square feet in plan area and include retail stores, offices and restaurants. The center will also include a major retail store as an anchor which is discussed in a separate report. The proposed buildings will consist of load bearing masonry walls and interior columns with slab-on-grade floors.

For the purposes of our analysis, we have assumed the maximum loading for the structures to be on the order of 3 to 5 kips per linear foot for wall foundations, 100 kips for individual column foundations and 100 pounds per square foot for slab-on-grade floors. Grading plans are not complete at this time, therefore we have assumed that 2 to4 feet of fill is required to raise the building and parking/drive areas to final elevations. If actual building loads or fill height exceed our assumptions, then the recommendations in this report may not be valid.

We understand that the stormwater run-off is to be retained off-site by means of wet retention ponds.

REVIEW OF SOIL SURVEY MAPS

Based on the 1985 Soil Survey for Alachua County, Florida, as prepared by the U.S. Department of Agriculture Soil Conservation Service, the site is located in an area mapped as the following soil series - "Kanapaha sand", "Millhopper sand", "Pelham sand", "Pomona sand" and "Mulat sand" soil series. The type and locations of the individual soils are shown on the Soil Survey Map presented as Figure 2.

The "Kanapaha sand" soil series (Soil Type 7B) consists of nearly level to gently sloping, poorly drained soil on the uplands. The soil permeability of the "Kanapaha sand" soil series is moderately slow to moderately rapid. According to the Soil Survey, the seasonal high water table for the "Kanapaha sand" soil series is typically within 10 inches of the natural ground surface.

The "Millhopper sand" soil series (Soil Type 8B) consists of nearly level to gently sloping, moderately well drained soil on the uplands and broad flatwoods. The soil permeability of the "Millhopper sand" soil series is moderately rapid to rapid. According to the Soil Survey, the seasonal high water table for the "Millhopper sand" soil series is typically 40 to 60 inches below the natural ground surface.

The "Pelham sand" soil series (Soil Type 13) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pelham sand" soil series is moderate to rapid. According to the Soil Survey, the seasonal high water table for the "Pelham sand" soil series is typically within 10 inches of the natural ground surface.

The "Pomona sand" soil series (Soil Type 14) consists of nearly level, poorly drained soil in the flatwoods. The soil permeability of the "Pomona sand"soil series is moderate to very rapid. According to the Soil Survey, the seasonal high water table for the "Pomona sand"soil series is typically within 10 inches of the natural ground surface.

The "Mulat sand " soil series (Soil Type 23) consists of nearly level, poorly drained soil in broad areas on the flat woods. The soil permeability is moderately slow to rapid. According to the Soil survey, the seasonal high water table is typically within 10 inches of the natural ground surface.

FIELD EXPLORATION PROGRAM

SPT and Auger Borings

The field exploration program included performing 55 Standard Penetration Test (SPT) borings (TH-16 through TH-70) and 20 auger borings (AB-1 through AB-6 and AB-13 through AB-26). The SPT borings were performed within the proposed "footprint" of the buildings and borings were advanced to depths of 20 to 30 feet below the ground surface using the methodology outlined in ASTM D-1586. A summary of this field procedure is included in Appendix I. Split-spoon soil samples recovered during performance of the borings were visually classified in the field and representative portions of the samples were transported to our laboratory in sealed sample jars.

The auger borings were performed in the proposed parking/drive areas. They were drilled using a truck-mounted, 4-inch diameter, continuous flight auger to a depth of 10 feet below the ground surface. A summary of this field procedure is included in Appendix I. Representative soil samples were recovered from the auger borings and transported to our laboratory for further analysis.

The groundwater level at each of the boring locations was measured upon completion of drilling. The borings were then backfilled with soil cuttings.

Test Locations

The approximate locations of the borings are schematically illustrated on a site plan shown on Figure 3. These locations were determined in the field by tape measurements from existing site features and use of a handheld GPS unit, and should be considered accurate only to the degree implied by the method of measurement used. The ground surface elevations shown on the boring profiles were estimated based on a survey of the site provided by Lochrane Engineering.

LABORATORY PROGRAM

Representative soil samples obtained during our field sampling operation were packaged and transferred to our laboratory for further visual examination and classification. The soil samples were visually classified in general accordance with the Unified Soil Classification System (ASTM D-2488). The resulting soil descriptions are shown on the soil boring profiles presented on Figures 4 through 14.

In addition, we conducted natural moisture content tests (ASTM D2216), percent fines analyses (ASTM D1140), organic limit tests (ASTM D2974-87) and Atterberg limits tests (ASTM D4318) on selected soil samples obtained from the borings to aid in classification. The results of these tests are presented adjacent to the sample depth on the boring profiles on Figures 5 through 14.

GENERAL SUBSURFACE CONDITIONS

General Soil Profile

The results of the field exploration and laboratory programs are graphically summarized on the soil boring profiles presented on Figures 4 through 14. The stratification of the boring profiles represents our interpretation of the field boring logs and the results of laboratory examinations of the recovered samples. The stratification lines represent the approximate boundary between soil types. The actual transitions may be more gradual than implied.

The results of the borings indicate that very loose to loose fine sand containing varying amounts of silt and/or clay was typically encountered from the surface to depths ranging from 3 to 5 feet below the existing ground surface. The borings terminated in loose to medium dense silty clayey fine sand interspersed with layers of medium stiff to very stiff sandy clay.

We note that organic muck was encountered in Boring TH-21 from the ground surface to a depth of 1.5 feet. Organic muck may be present at other location and to deeper depths at unexplored locations within the site.

The above soil profile is outlined in general terms only. Please refer to Figures 4 through 14 for soil profile details and Figure 3 for hand probe details.

Groundwater Level

The groundwater level was measured in the boreholes on the day drilled after stabilization of the downhole water level. As shown on Figures 4 through 14, groundwater was encountered at depths that ranged from 2.6 to 6.5 below the existing ground surface on the dates indicated. Fluctuation in groundwater levels should be anticipated throughout the year primarily due to seasonal variations in rainfall and other factors that may vary from the time the borings were conducted.

NORMAL SEASONAL HIGH GROUNDWATER LEVEL

The normal seasonal high groundwater level each year is the level in the August-September period at the end of the rainy season during a year of normal (average) rainfall. The water table elevations associated with a higher than normal rainfall and in the extreme case, flood, would be higher to much higher than the normal seasonal high groundwater level. The normal high water levels would more approximate the normal seasonal high groundwater levels.

The seasonal high groundwater level is affected by a number of factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretation of the site conditions using our boring logs, we have estimated the normal seasonal high groundwater level at the boring locations. Estimated seasonal high water table elevations are presented on Table 1, as well as on the boring profiles on Figures 5 to 14.

PRELIMINARY ENGINEERING EVALUATION AND RECOMMENDATIONS

General

The results of our exploration indicate that, with proper site preparation as recommended in this report, the existing soils are suitable for supporting the proposed buildings on a conventional shallow foundation system. Spread footings should provide an adequate support system for the structures.

Because of the clayey soils near the ground surface and some potential for shrink/swell, we recommend hardscape around the perimeter of the building (i.e.; no landscaping adjacent to the buildings) to reduce moisture fluctuation in these soils.

The following are our preliminary recommendations for overall site preparation, foundation support, and pavement construction which we feel are best suited for the proposed facility and existing soil conditions. The recommendations are made as a guide for the design engineer and/or architect, parts of which should be incorporated into the project's specifications. Additional borings may be required depending on the final building layout.

Stripping and Grubbing

The "footprint" of the proposed building and the parking/drive areas, plus a minimum margin of five feet, should be stripped of all surface vegetation, stumps, debris, organic topsoil or other deleterious materials, as encountered.

After stripping, the site should be grubbed or root-raked such that roots with a diameter greater than ½ inch, stumps, or small roots in a dense state, are completely removed. The actual depth(s) of stripping and grubbing must be determined by visual observation and judgment during the earthwork operation.

Demucking

The organic muck encountered in Boring TH-21 should be removed (demucked) to its entire vertical limits and horizontal limits. We note that organic muck may be present in other unexplored areas of the site.

The excavated organic muck/soft sediment must not be used as structural fill material and should be disposed of as directed by the owner or his representative. Demucking and backfilling operations should be monitored continuously by a representative of Ardaman & Associates to verify that all unsuitable material is removed and that backfill soils are suitable and well compacted.

Excavation slopes and/or bracing are the responsibility of the contractor. However, at a minimum, all excavations should be sloped and/or braced to meet the requirements of the Occupational Health and Safety Administration (OSHA) latest Standards.

Excavation will extend below the groundwater table and the control of the groundwater will be required. De-mucking should be conducted "in-the-dry". Dewatering should be accomplished as discussed in the "Dewatering" section of this report.

Proof-rolling

We recommend proof-rolling the cleared surface to locate any unforeseen soft areas or unsuitable surface or near-surface soils, to increase the density of the upper soils, and to prepare the existing surface for the addition of the fill soils (as required). Proof-rolling of the building areas should consist of at least 10 passes of a compactor capable of achieving the density requirements described. Each pass should overlap the preceding pass by 30 percent to achieve complete coverage. If deemed necessary, in areas that continue to "yield", remove all deleterious material and replace with clean, compacted sand backfill. The proof-rolling should occur after cutting and before filling. The number of passes can be reduced to 3 within the proposed parking/drive areas.

A density equivalent to or greater than 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value for a depth of 2 feet in the building areas and 1 foot in the parking/drive areas must be achieved beneath the stripped and grubbed ground surface. Additional passes and/or overexcavation and recompaction may be required if these minimum density requirements are not achieved. The soil moisture should be adjusted as necessary during compaction.

Care should be exercised to avoid damaging any neighboring structures while the compaction operation is underway. Prior to commencing compaction, occupants of adjacent structures should be notified and the existing condition (i.e. cracks) of the structures documented with photographs and survey (if deemed necessary). Compaction should cease if deemed detrimental to adjacent structures, and Ardaman & Associates should be notified immediately.

Suitable Fill Material and the Compaction of Fill Soils

All fill materials should be free of organic materials, such as roots and vegetation. We recommend using fill with less than 12 percent by dry weight of material passing the U.S. Standard No. 200 sieve size. The fine sand and fine sand with silt (Strata No. 1 and 2 without roots, as shown on Figures 4 through 11) are suitable for use as fill materials and, with proper moisture control, should densify using conventional compaction methods. Soils with more than 12 percent passing the No. 200 sieve can be used in some applications, but will be more difficult to compact due to their inherent nature to retain soil moisture.

All structural fill should be placed in level lifts not to exceed 12 inches in uncompacted thickness. Each lift should be compacted to at least 95 percent of the modified Proctor (ASTM D-1557) maximum dry density value. The filling and compaction operations should continue in lifts until the desired elevation(s) is achieved. If hand-held compaction equipment is used, the lift thickness should be reduced to no more than 6 inches.

Foundation Support by Spread Footings and Foundation Compaction Criteria

Excavate the foundations to the proposed bottom of footing elevations and, thereafter, verify the in-place compaction for a depth of 2 feet below the footing bottoms. If necessary, compact the soils at the bottom of the excavations to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) for a depth of 2 feet below the footing bottoms. Based on the existing soil conditions and, assuming the above outlined proof-rolling and compaction criteria are implemented, an allowable soil bearing pressure of 2,500 pounds per square foot (psf) may be used in the

foundation design. This bearing pressure should result in foundation settlement within tolerable limits (i.e., 1 inch or less).

All bearing wall foundations should be a minimum of 18 inches wide and column foundations 24 inches wide. A minimum soil cover of 18 inches should be maintained from the bottom of the foundations to the adjacent finished grades.

Floor Slab Moisture Reducer and Slab Compaction Requirements

Compaction beneath all floor slabs should be verified for a depth of 12 inches and meet the 95 percent criteria (modified Proctor, ASTM D-1557).

Precautions should be taken during the slab construction to reduce moisture entry from the underlying subgrade soils. Moisture entry can be reduced by installing a membrane between the subgrade soils and floor slab. Care should be exercised when placing the reinforcing steel (or mesh) and slab concrete such that the membrane is not punctured. We note that the membrane alone does not prevent moisture from occurring beneath or on top of the slab.

If interior columns are isolated from the floor slab, an expansion joint should be provided around the columns and sealed with a water-proof sealant.

Dewatering

Based on the groundwater conditions encountered, the control of the groundwater will likely not be required to achieve the necessary stripping and subsequent construction, backfilling, and compaction requirements presented in the preceding sections. If, however, dewatering becomes necessary, the actual method(s) of dewatering should be determined by the contractor. However, regardless of the method(s) used, we suggest drawing down the water table sufficiently, say 2 to 3 feet, below the bottom of any excavation or compaction surface to preclude "pumping" and/or compaction-related problems with the foundation soils.

Dewatering should be accomplished with the knowledge that the permeability of soil tends to decrease with an increasing silt and clay content. Therefore, a silty fine sand is typically less permeable than a fine sand. The SP, SP-SM, and some SM type soils can usually be dewatered by well pointing or ditch/sump methods.

Typical Asphaltic Concrete Surface Pavement Section

Site Preparation

All areas to be paved should be prepared as previously outlined. Prior to pavement base installation, the subgrade soil compaction should be verified for a depth of 12 inches (i.e.; compacted to at least 95 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum dry density value).

Soil-Cement Base

Install a minimum 6-inch thick soil-cement base compacted to at least 95 percent of the standard Proctor maximum dry density (AASHTO T-134). The soil cement should have a minimum laboratory compressive strength of 300 pounds per square inch (psi) in 7 days. For truck parking and drive areas, increase the minimum thickness to 8 inches. A minimum clearance of 12 inches should be maintained between the bottom of the soil cement base and the normal seasonal high groundwater level.

The term soil-cement applies to a type of base material that utilizes cement mixed with a select soil to develop its strength. We recommend conducting a laboratory soil-cement design to determine the actual cement content necessary. Shrinkage cracking normally occurs during the hydration of a soil-cement base and is reflected through the asphaltic concrete surface. We strongly recommend a curing time period of at least 7 days before applying the overlying asphaltic concrete wearing surface. This waiting period will not eliminate the cracks in the pavement surface, but will help reduce the severity of the cracks. An approved tack coat should be applied on a clean (swept) soil-cement surface to develop a sufficient bond before the paving begins. The base should be inspected and sounded for hardness prior to paving operations. Any soft or otherwise unsuitable areas should be repaired as recommended by Ardaman and Associates.

Cracks in the pavement surface that occur when soil-cement base is used are sometimes unappealing to owners. We recommend that an owner unaccustomed to these cracks observe examples of pavement cracks in actual soil cement applications to verify that cracks are acceptable.

Free-draining subgrade soils (i.e; soils with less than 12 percent fines by dry weight) are recommended beneath soil-cement base to promote drainage of infiltrating water. If the contractor's means and methods include stabilizing soils beneath the soil-cement base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath soil cement base.

Limerock Base (Optional)

In lieu of soil cement, a limerock base course 6 inches thick overlying an 8-inch thick stabilized subbase can be used provided that grading and drainage plans preclude periodic saturation of the base material. The periodic saturation of a limerock base material could lead to premature pavement distress. A minimum clearance of 18 inches must be maintained between the bottom of the limerock base and the seasonal high groundwater table.

The limerock should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor (ASTM D-1557, AASHTO T-180) maximum density value. For truck parking and drive areas, the base thickness should be a minimum of 8 inches.

An 8-inch thick subbase having a minimum Limerock Bearing Ratio (LBR) value of 40 must be achieved beneath the limerock base. The natural soils may have to be stabilized with suitable clayey soil in order to achieve the required LBR value. The stabilized subbase must be compacted to at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

Crushed Concrete Base (Optional)

Crushed concrete base may be used. We recommend that the crushed concrete base course be supported by a free-draining subgrade. Six inches of base should be used in parking areas while 8 inches of crushed concrete base should be used in truck parking and drive areas. A minimum clearance of 12 inches should be maintained between the bottom of the crushed concrete base and the seasonal high groundwater table.

The crushed concrete base should have a minimum Limerock Bearing Ratio (LBR) value of 100 and should be compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180). The crushed concrete should meet Graded Aggregate Base gradation requirements according to Section 204, of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction, 2004 Edition. The subgrade beneath the crushed concrete base should consist of free draining sand compacted to at least 98 percent of the modified Proctor maximum dry density (ASTM D-1557, AASHTO T-180).

We note that if the contractor's means and methods include stabilizing soils beneath the crushed concrete base, then the stabilizing material should be coarse material (e.g; gravel). Low permeability soils (e.g; silt and/or clay) should not be used as stabilizing material beneath crushed concrete base.

Wearing Surface

A minimum 1½ inch layer of Type SP-9.5 or SP-12.5 asphaltic concrete should be used for a wearing surface in automobile parking areas. For truck parking and drive areas, 2 inches of Type SP-9.5 or SP-12.5 asphaltic concrete should be used. Specific requirements for the Type-SP asphaltic concrete wearing surface are outlined in Section 334 in the Florida Department of Transportation, Standard Specifications for Road and Bridge Construction, 2004 Edition. Equivalent Type S asphaltic concrete may be substituted for Type SP-9.5 or SP-12.5.

The latest specifications of Florida Department of Transportation shall govern the design and placement of the base and asphaltic concrete wearing surface. The above minimum requirements will satisfactorily support Traffic Level A*. If a heavier traffic pattern is anticipated, the design section should be increased accordingly.

QUALITY ASSURANCE

We recommend establishing a comprehensive quality assurance program to verify that all site preparation and foundation and pavement construction is conducted in accordance with the appropriate plans and specifications. Materials testing and inspection services should be provided by Ardaman & Associates.

As a minimum, an on-site engineering technician should monitor all stripping and grubbing to verify that all deleterious materials have been removed and should observe the proof-rolling operation to verify that the appropriate number of passes are applied to the subgrade. In-situ density tests should be conducted during filling activities and below all footings, floor slabs and pavement areas

---

* Reference: "Flexible Pavement Design Manual", Florida Department of Transportation. (2002)

to verify that the required densities have been achieved. In-situ density values should be compared to laboratory Proctor moisture-density results for each of the different natural and fill soils encountered.

Additionally for the pavements, Limerock Bearing Ratio tests should be performed. The base course(s) should be tested for density and thickness. Soil cement base should be inspected and sounded for hardness after a minimum 7-day wearing period. Areas determined during the 7-day inspection to be soft or otherwise insufficient should be removed and replaced or otherwise repaired according to the geotechnical engineer's recommendations. Samples of the asphaltic concrete should be obtained and tested in the laboratory for Marshall stability, flow, asphalt content, and aggregate gradation. Also, the asphaltic concrete thickness should be verified in the field.

Finally, we recommend inspecting and testing the construction materials for the foundations and other structural components.

IN-PLACE DENSITY TESTING FREQUENCY

In Central Florida, earthwork testing is typically performed on an on-call basis when the contractor has completed a portion of the work. The test result from a specific location is only representative of a larger area if the contractor has used consistent means and methods and the soils are practically uniform throughout. The frequency of testing can be increased and full-time construction inspection can be provided to account for variations. We recommend that the following minimum testing frequencies be utilized.

In proposed parking areas, a minimum frequency of one in-place density test for each 5,000 square feet of area should be used. The existing, natural ground should be tested to a depth of 12 inches at the prescribed frequency. Each 12-inch lift of fill, as well as the stabilized subgrade (where applicable) and base should be tested at this frequency. Utility backfill should be tested at a minimum frequency of one in-place density test for each 12-inch lift for each 200 lineal feet of pipe. Additional tests should be performed in backfill for manholes, inlets, etc.

In proposed structural areas, the minimum frequency of in-place density testing should be reduced to one test for each 2,500 square feet of structural area. In-place density testing should be performed at this minimum frequency for a depth of 2 feet below natural ground and for every 1-foot lift of fill placed in the structural area. In addition, density tests should be performed in each column footing for a depth of 2 feet below the bearing surface. For continuous or wall footings, density tests should be performed at a minimum frequency of one test for every 50 lineal feet of footing, and for a depth of 2 feet below the bearing surface.

Representative samples of the various natural ground and fill soils, as well as stabilized subgrade (where applicable) and base materials should be obtained and transported to our laboratory for Proctor compaction tests. These tests will determine the maximum dry density and optimum moisture content for the materials tested and will be used in conjunction with the results of the in-place density tests to determine the degree of compaction achieved.

CLOSURE

The analyses and recommendations submitted herein are based on the data obtained from the soil borings presented on Figures 4 through 14 and the stated loading conditions. This report does not reflect any variations which may occur adjacent to or between the borings. The nature and extent of the variations between the borings may not become evident until during construction. If variations then appear evident, it will be necessary to re-evaluate the recommendations presented in this report after performing on-site observations during the construction period and noting the characteristics of the variations.

This study is based on a relatively shallow exploration and is not intended to be an evaluation for sinkhole potential. Based on the results of all borings conducted for this exploration, no soil conditions resembling sinkhole activity were encountered. This study does not include an evaluation of the environmental (ecological or hazardous/toxic material related) condition of the site and subsurface.

This report has been prepared for the exclusive use of Sandor Development Company and Lochrane Engineering in accordance with generally accepted soil and foundation engineering practices. In the event any changes occur in the design, nature, or location of the proposed facility, we should review the applicability of conclusions and recommendations in this report. We recommend a general review of final design and specifications by our office to verify that earthwork and foundation recommendations are properly interpreted and implemented in the design specifications. Ardaman and Associates should attend the pre-bid and preconstruction meetings to verify that the bidders/contractor understand the recommendations contained in this report.

We are pleased to be of assistance to you on this phase of the project. When we may be of further service to you or should you have any questions, please contact us.

Very truly yours,
ARDAMAN & ASSOCIATES, INC.

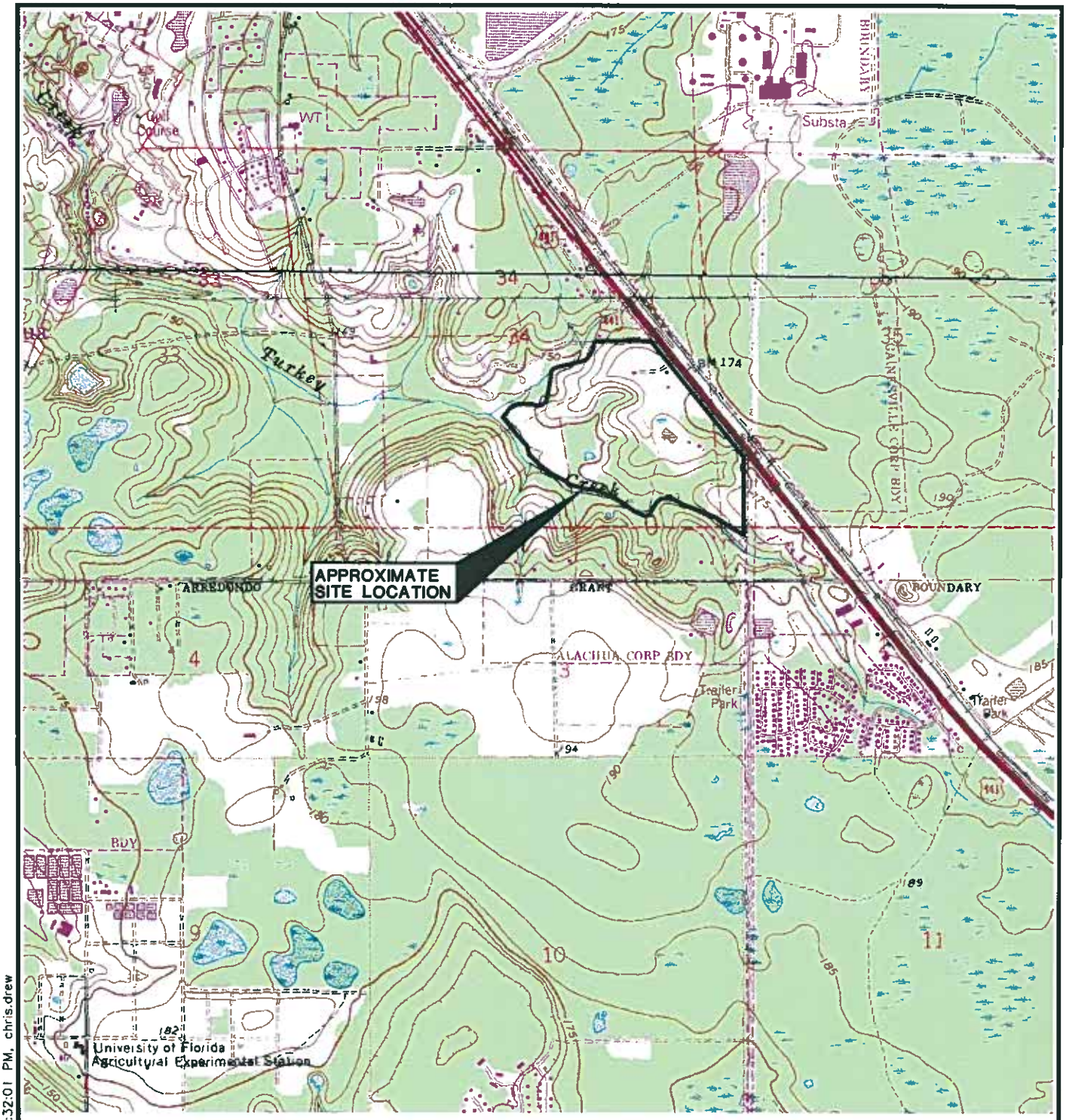
6/16/08

Zan C. Bates, P.E.
Senior Project Engineer
Florida Registration No. 49917

Charles H. Cunningham, P.E.
Division Manager
Florida Registration No. 38189

ZCB/CHC/ksb/nfm
07-6842 PSSE Retail Center at Market at Schmidt Farm zcb.wpd (2007 Geo)

cc: Mr. Tom Lochrane, P.E. - Lochrane Engineering



SECTION 34
TOWNSHIP 8 SOUTH
RANGE 19 EAST

OBTAINED FROM U.S.G.S. QUAD MAP: ALACHUA, FLORIDA

N

0 1000 2000

APPROXIMATE SCALE: 1"=2000'



QUADRANGLE LOCATION

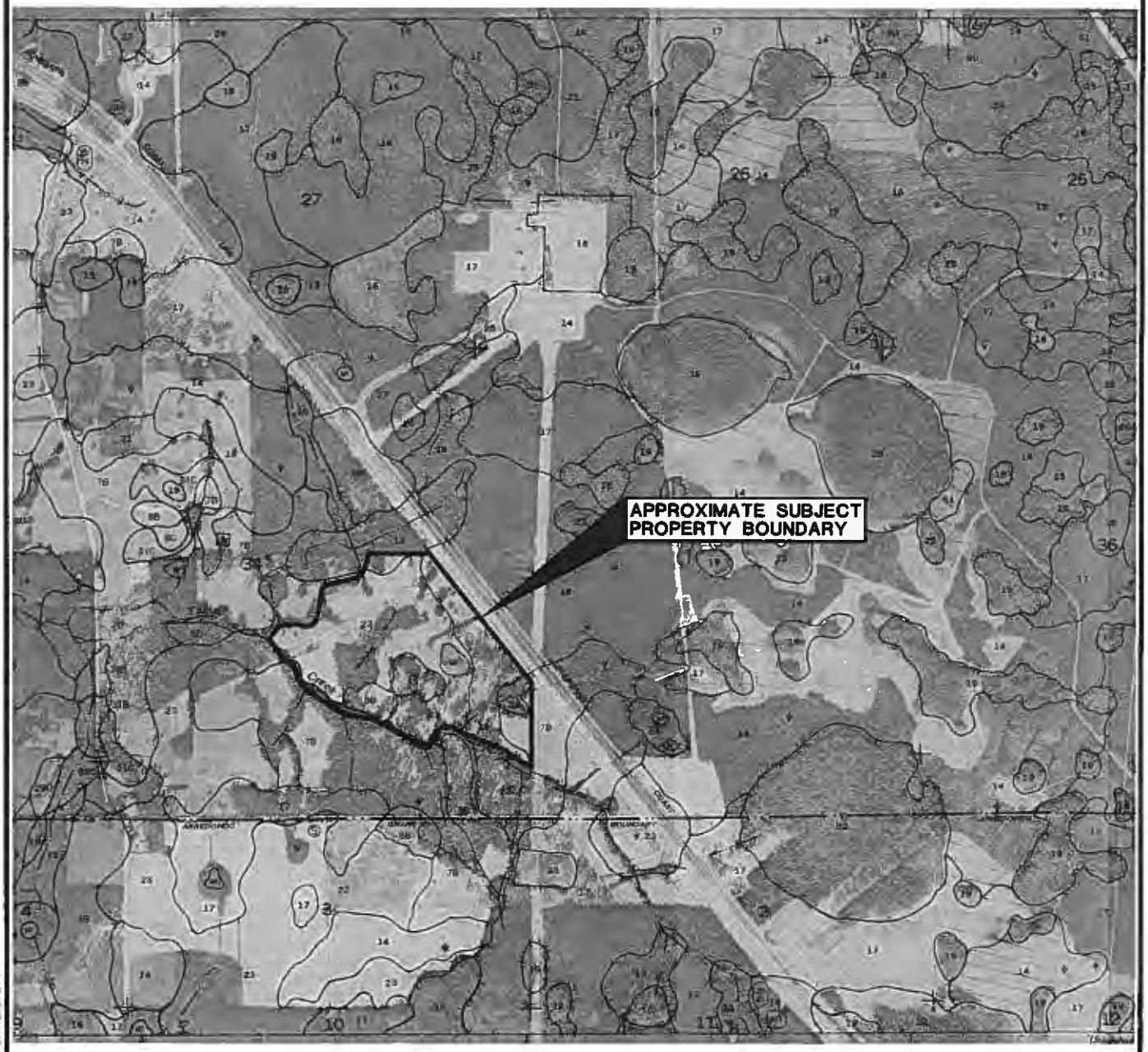
SITE LOCATION MAP

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Geotechnical, Environmental and Materials Consultants

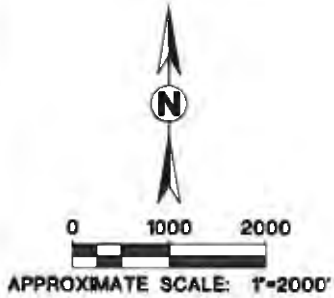
SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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FILE NO. 07-6842	APPROVED BY:	FIGURE: 1

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OBTAINED FROM: SOIL SURVEY OF ALACHUA COUNTY, FLORIDA
ISSUED DATE: AUGUST 1985



APPROXIMATE SCALE: 1"=2000'

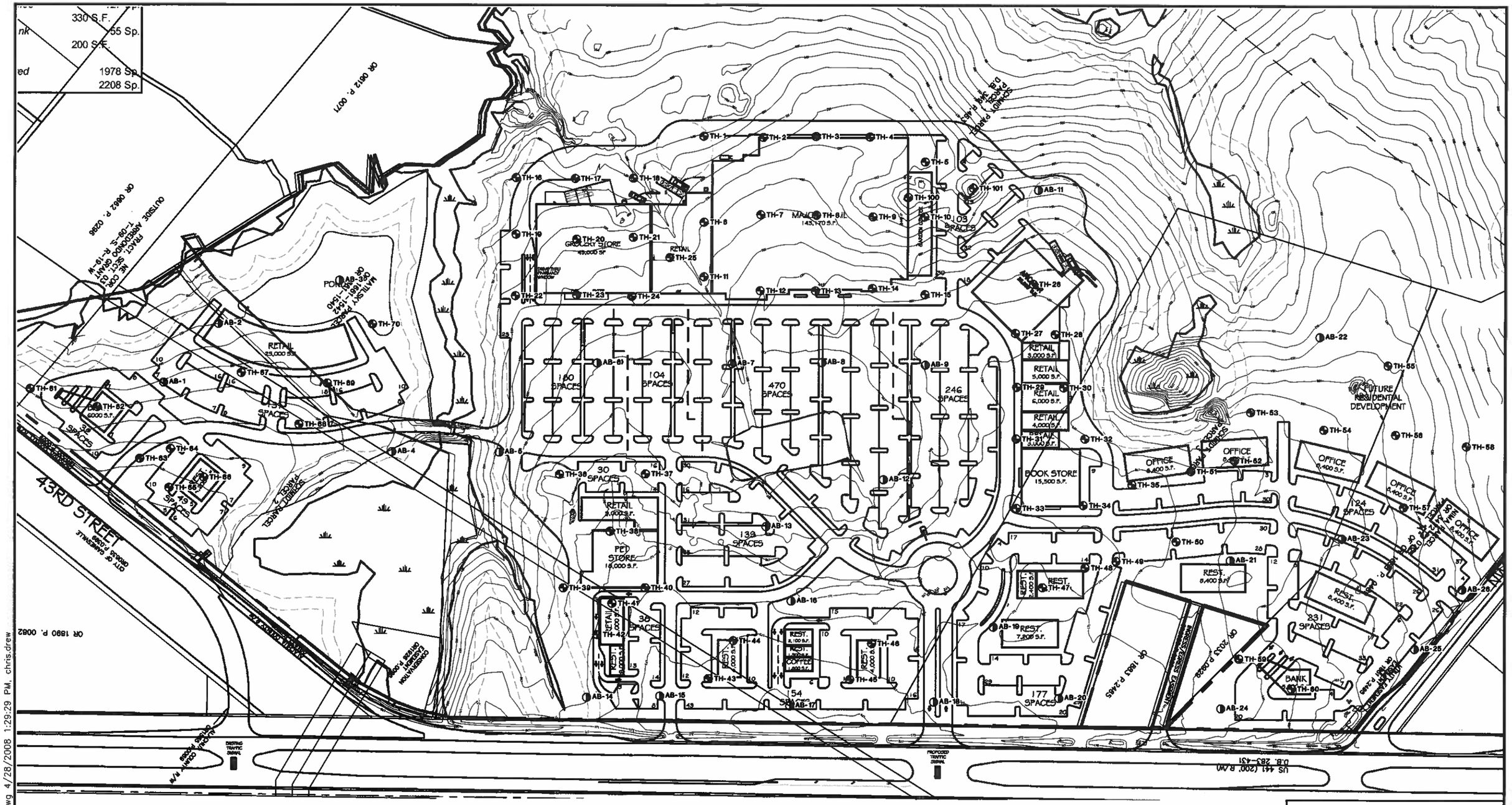
SOIL SURVEY MAP

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SUBSURFACE SOIL EXPLORATION
MARKET AT SCHMIDT FARM
U.S. 441
ALACHUA COUNTY, FLORIDA

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LEGEND

TH — STANDARD PENETRATION TEST (SPT) BORING LOCATION

AB — AUGER BORING LOCATION

BORING LOCATION PLAN

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SUBSURFACE SOIL EXPLORATION
PROPOSED RETAIL CENTER
MARKET AT SCHMIDT FARM
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ALACHUA COUNTY, FLORIDA

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SOIL DESCRIPTIONS

1. FINE SAND (SP)
2. FINE SAND WITH SILT (SP-SM)
3. FINE SAND WITH CLAY (SP-SC)
4. SILTY CLAYEY FINE SAND (SM/SC)
5. SANDY CLAY (CH)
6. MUCK/PEAT (PT)
7. LIMESTONE
8. ORGANIC TOPSOIL

COLORS

- A GRAYISH BROWN
- B LIGHT BROWN TO BROWN
- C YELLOWISH BROWN OR ORANGE-BROWN
- D GRAY TO GREENISH GRAY
- E REDDISH BROWN TO DARK REDDISH BROWN

TH	STANDARD PENETRATION TEST (SPT) BORING
AB	AUGER BORING
N	STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT
NM	NATURAL MOISTURE CONTENT IN PERCENT (ASTM D-2216)
-200	PERCENT PASSING NO. 200 SIEVE SIZE (PERCENT FINES)(ASTM D-1140)
OC	ORGANIC CONTENT IN PERCENT (ASTM D-2974)
LL	LIQUID LIMIT IN PERCENT (ASTM D-423)
PI	PLASTICITY INDEX IN PERCENT (ASTM D-424)
50/3	50 BLOWS FOR 3-INCHES PENETRATION INTO SOIL
▼	GROUNDWATER LEVEL MEASURED ON DATE DRILLED
▽	ESTIMATED NORMAL SEASONAL HIGH GROUNDWATER LEVEL
GSE	APPROXIMATE GROUND SURFACE ELEVATION
SP,SP-SM SM,SC,CH	UNIFIED SOIL CLASSIFICATION SYSTEM

ENGINEERING CLASSIFICATION

I COHESIONLESS SOILS

DESCRIPTION	BLOW COUNT "N"
VERY LOOSE	0 TO 4
LOOSE	4 TO 10
MEDIUM DENSE	10 TO 30
DENSE	30 TO 50
VERY DENSE	>50

II COHESIVE SOILS

DESCRIPTION	UNCONFINED COMPRESSIVE STRENGTH, QU, TSF	BLOW COUNT "N"
VERY SOFT	<1/4	0 TO 2
SOFT	1/4 TO 1/2	2 TO 4
MEDIUM STIFF	1/2 TO 1	4 TO 8
STIFF	1 TO 2	8 TO 15
VERY STIFF	2 TO 4	15 TO 30
HARD	>4	>30

WHILE THE BORINGS ARE REPRESENTATIVE OF SUBSURFACE CONDITIONS AT THEIR RESPECTIVE LOCATIONS AND FOR THEIR RESPECTIVE VERTICAL REACHES, LOCAL VARIATIONS CHARACTERISTIC OF THE SUBSURFACE MATERIALS OF THE REGION ARE ANTICIPATED AND MAY BE ENCOUNTERED. THE BORING LOGS AND RELATED INFORMATION ARE BASED ON THE DRILLER'S LOGS AND VISUAL EXAMINATION OF SELECTED SAMPLES IN THE LABORATORY. THE DELINEATION BETWEEN SOIL TYPES SHOWN ON THE LOGS IS APPROXIMATE AND THE DESCRIPTION REPRESENTS OUR INTERPRETATION OF SUBSURFACE CONDITIONS AT THE DESIGNATED BORING LOCATIONS ON THE PARTICULAR DATE DRILLED.

GROUNDWATER ELEVATIONS SHOWN ON THE BORING LOGS REPRESENT GROUNDWATER SURFACES ENCOUNTERED ON THE DATES SHOWN. FLUCTUATIONS IN WATER TABLE LEVELS SHOULD BE ANTICIPATED THROUGHOUT THE YEAR.

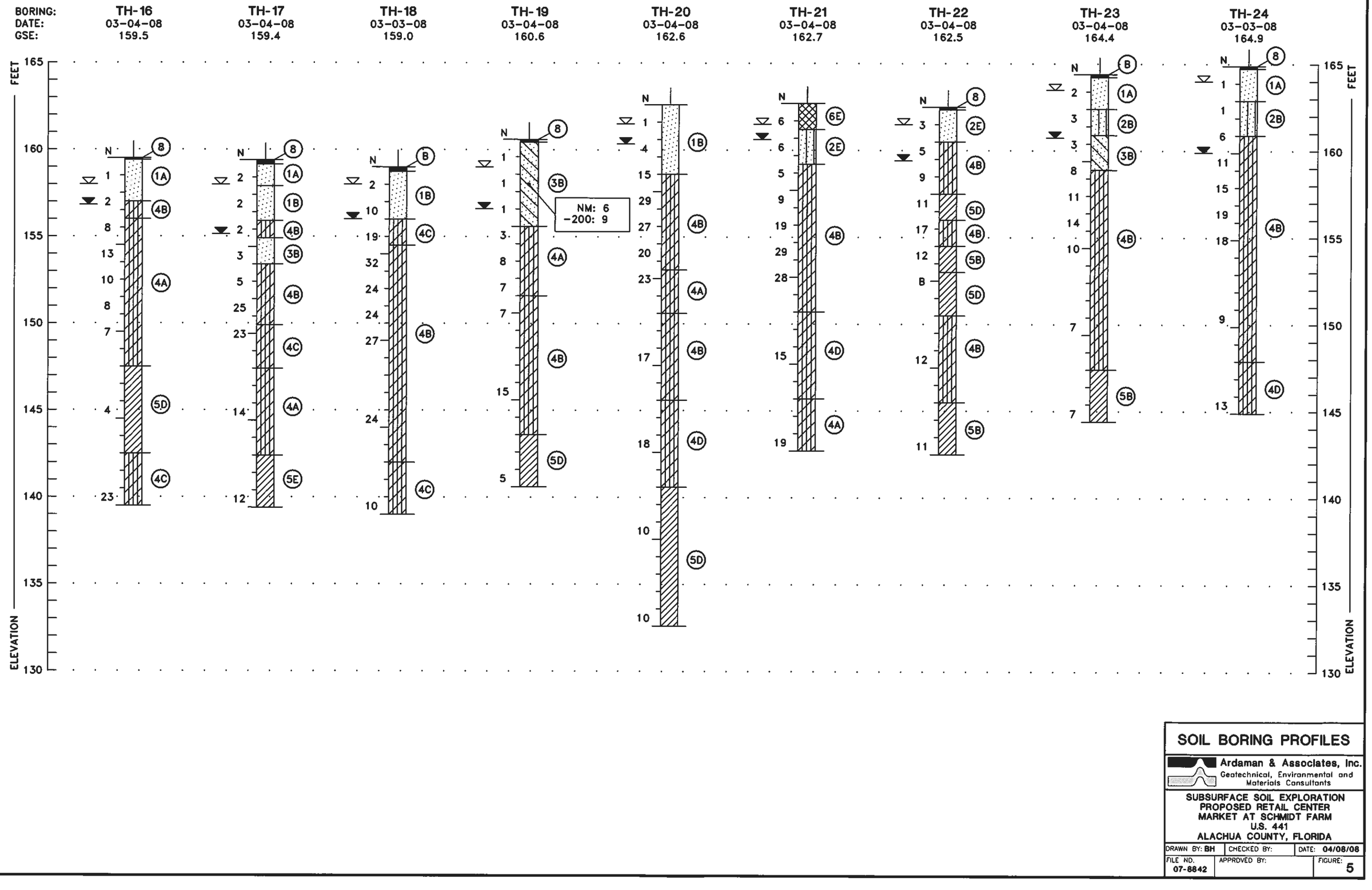
LEGEND FOR SOIL BORING PROFILES

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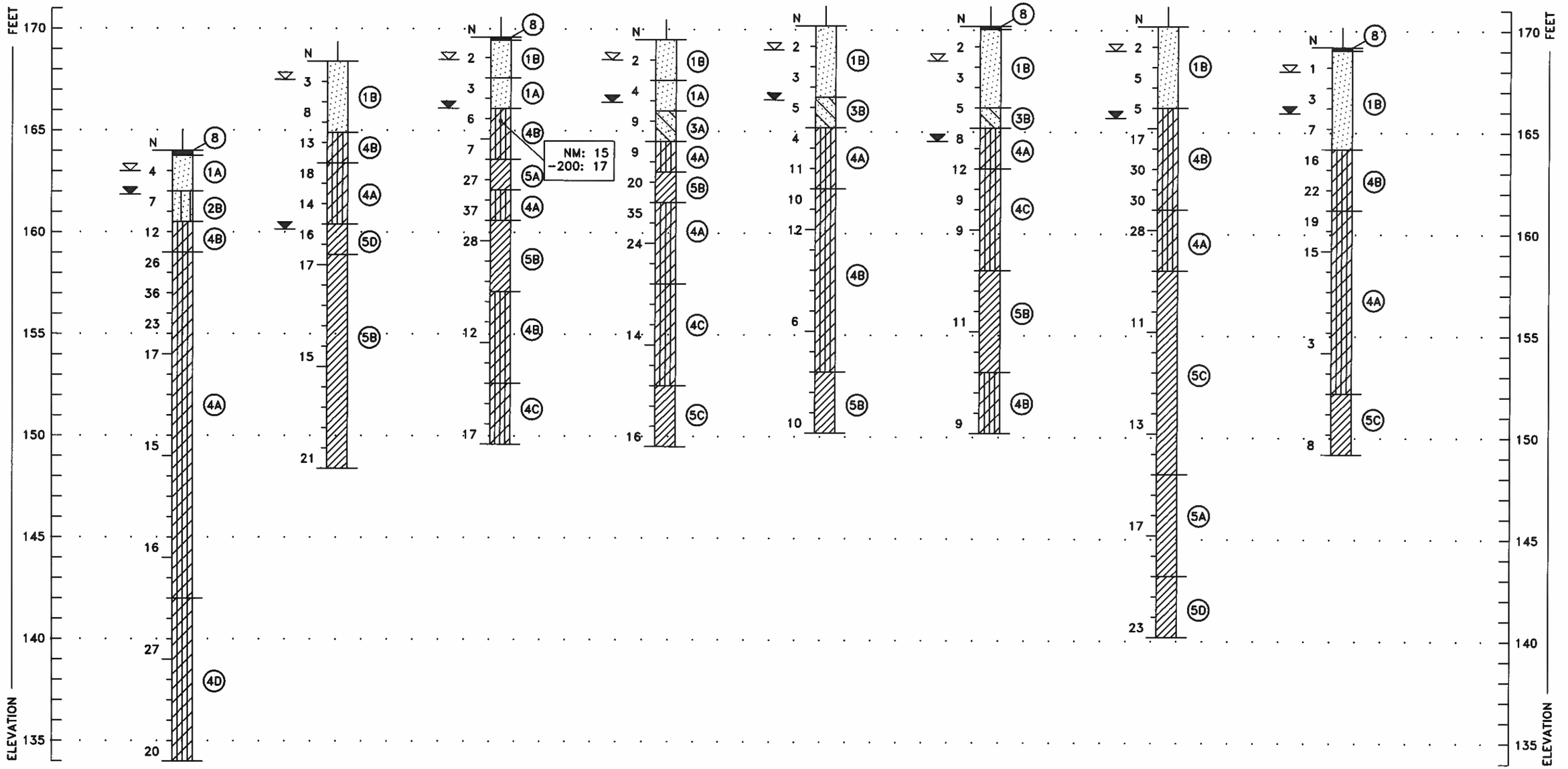
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SOIL BORING PROFILES

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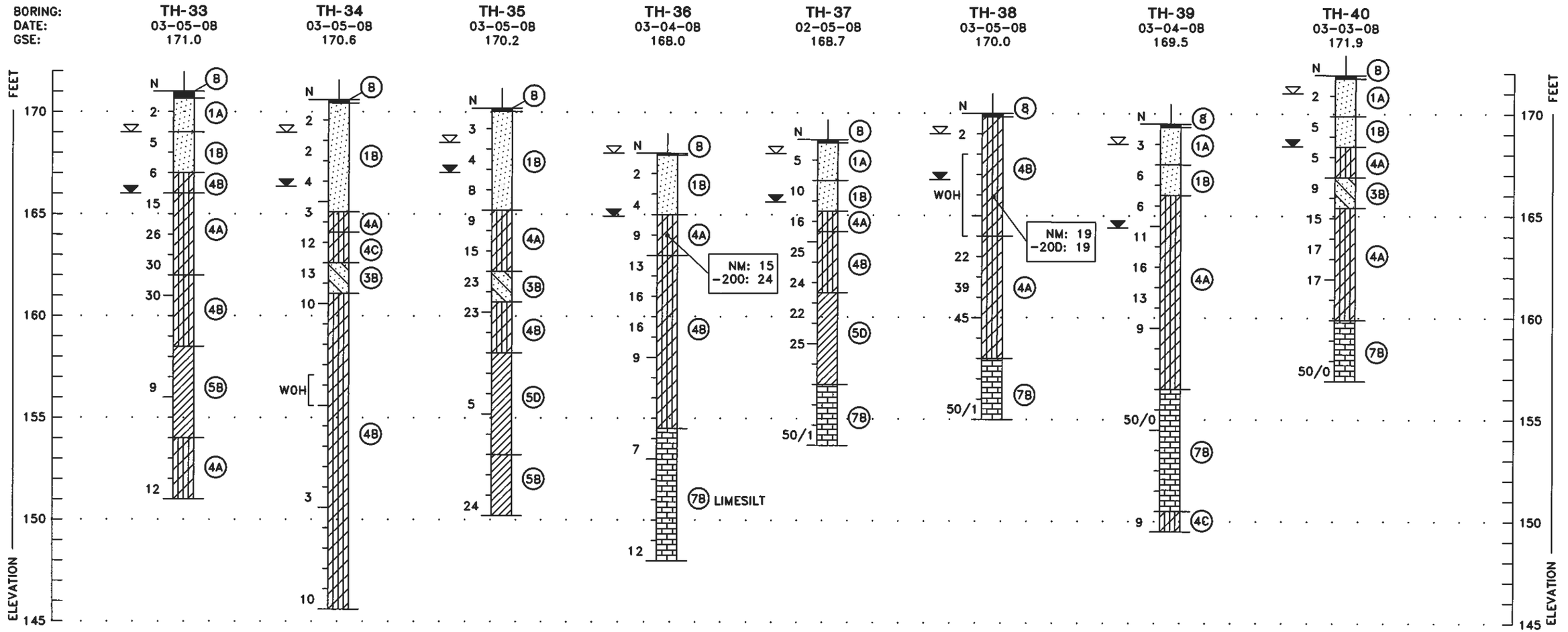
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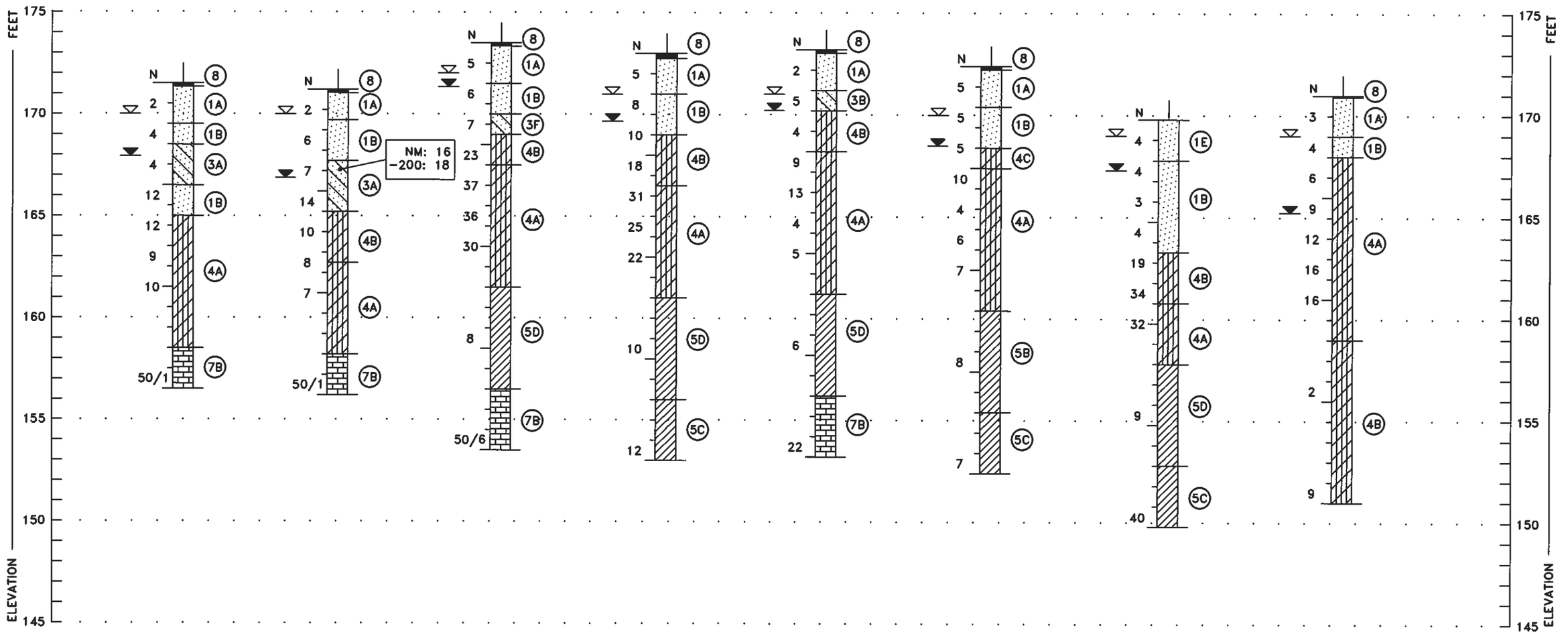
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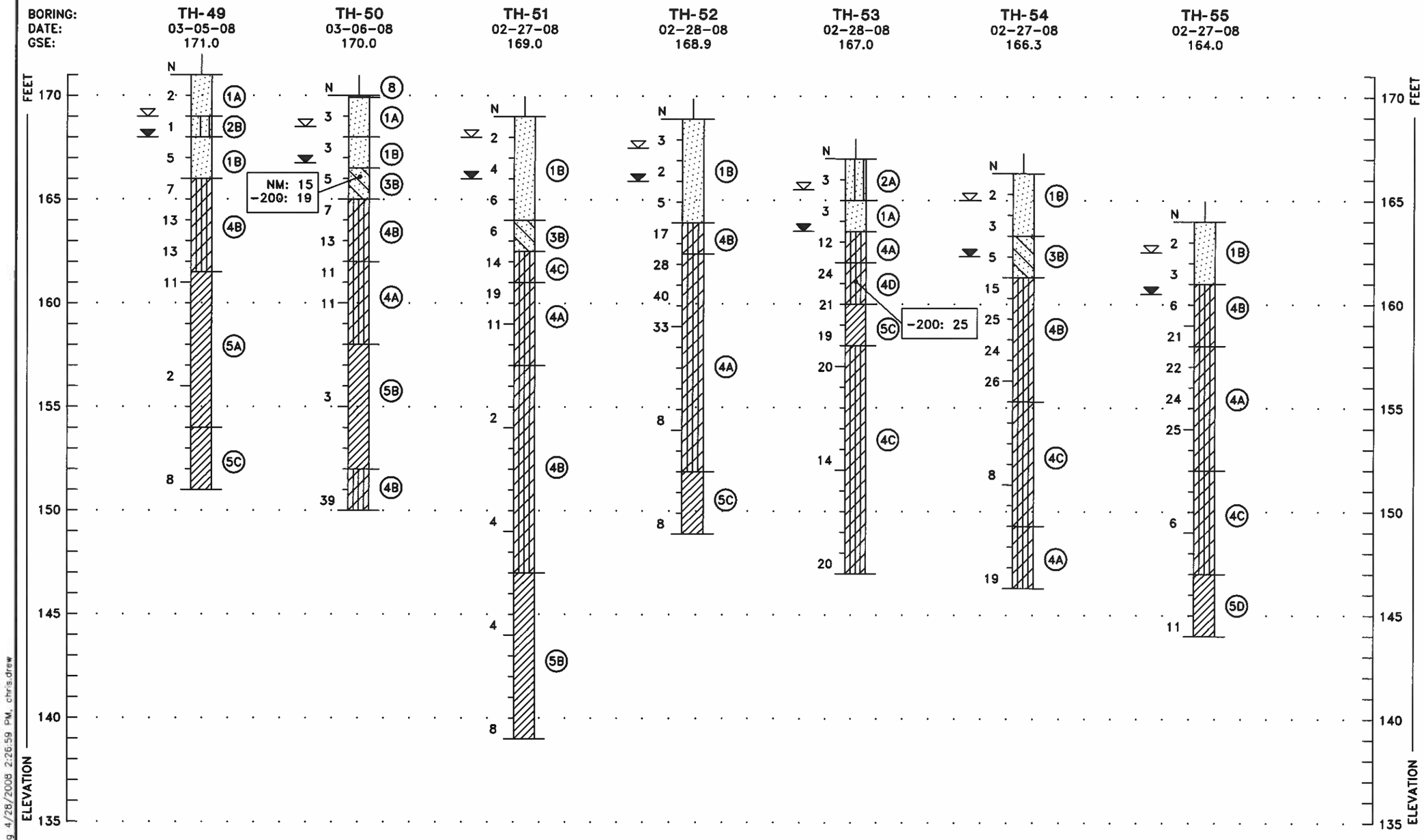
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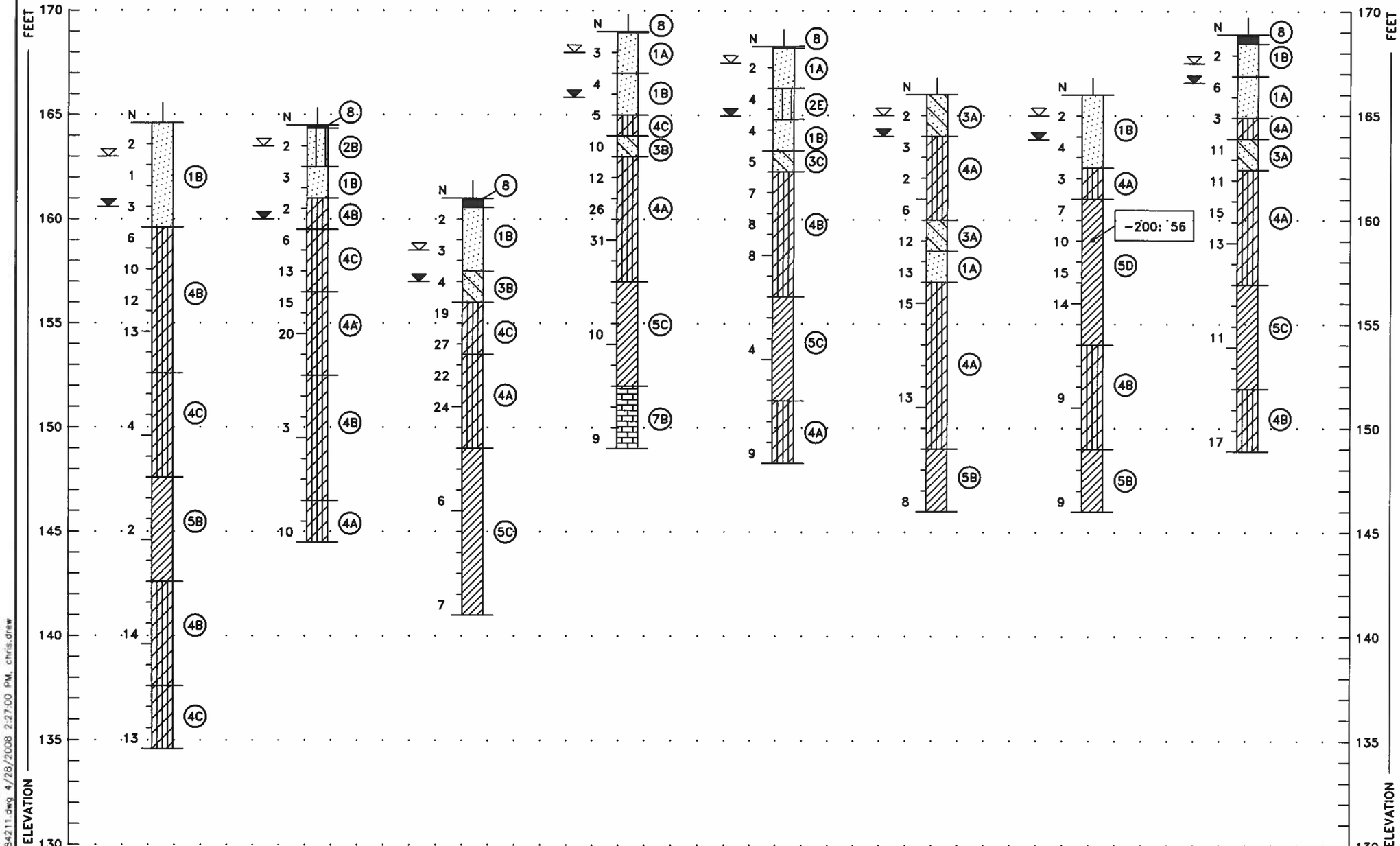
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BORING:	TH-56	TH-57	TH-58	TH-59	TH-60	TH-61	TH-62	TH-63
DATE:	02-27-08	02-27-08	02-27-08	03-06-08	02-27-08	03-13-08	03-13-08	03-06-08
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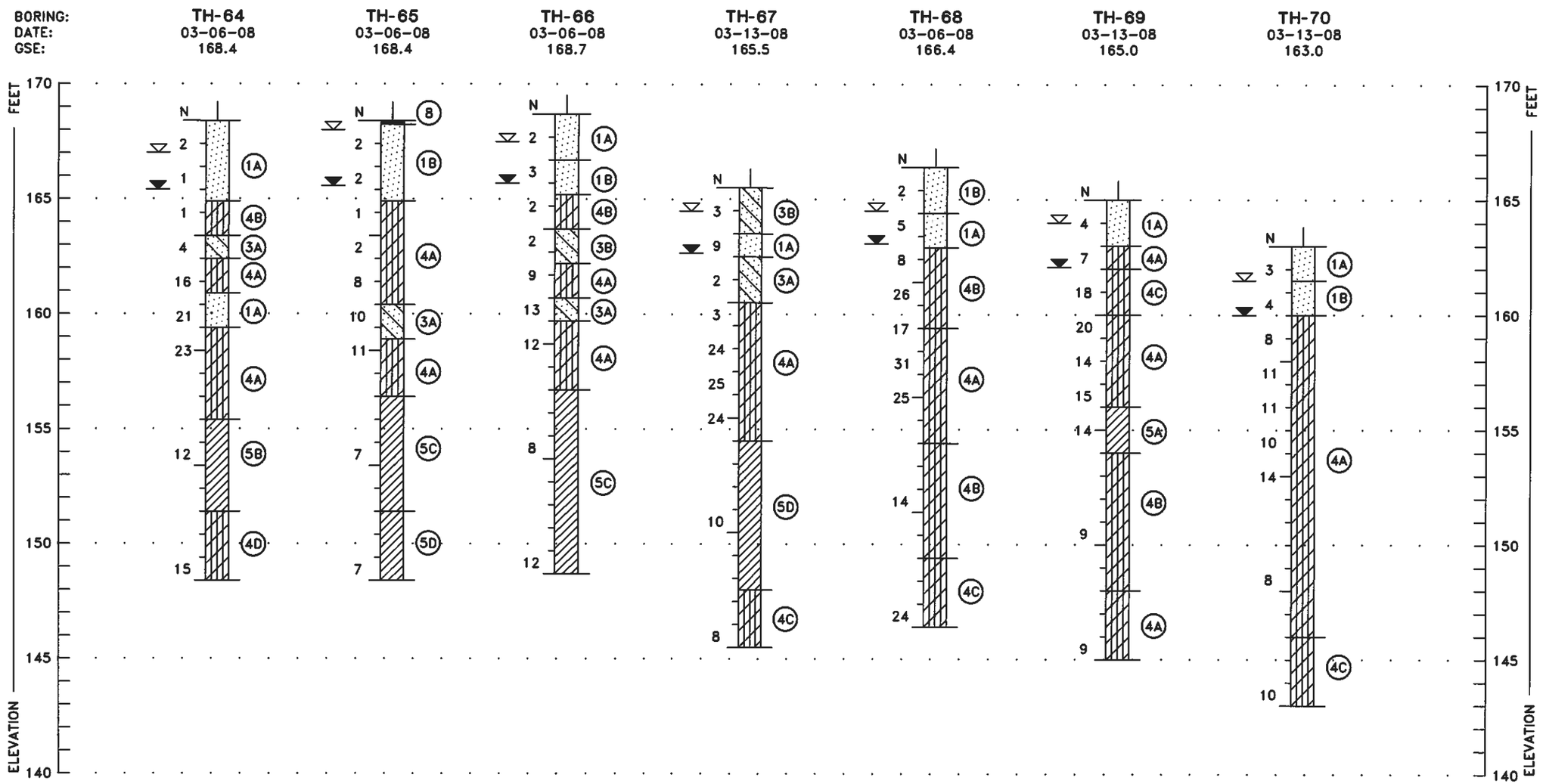
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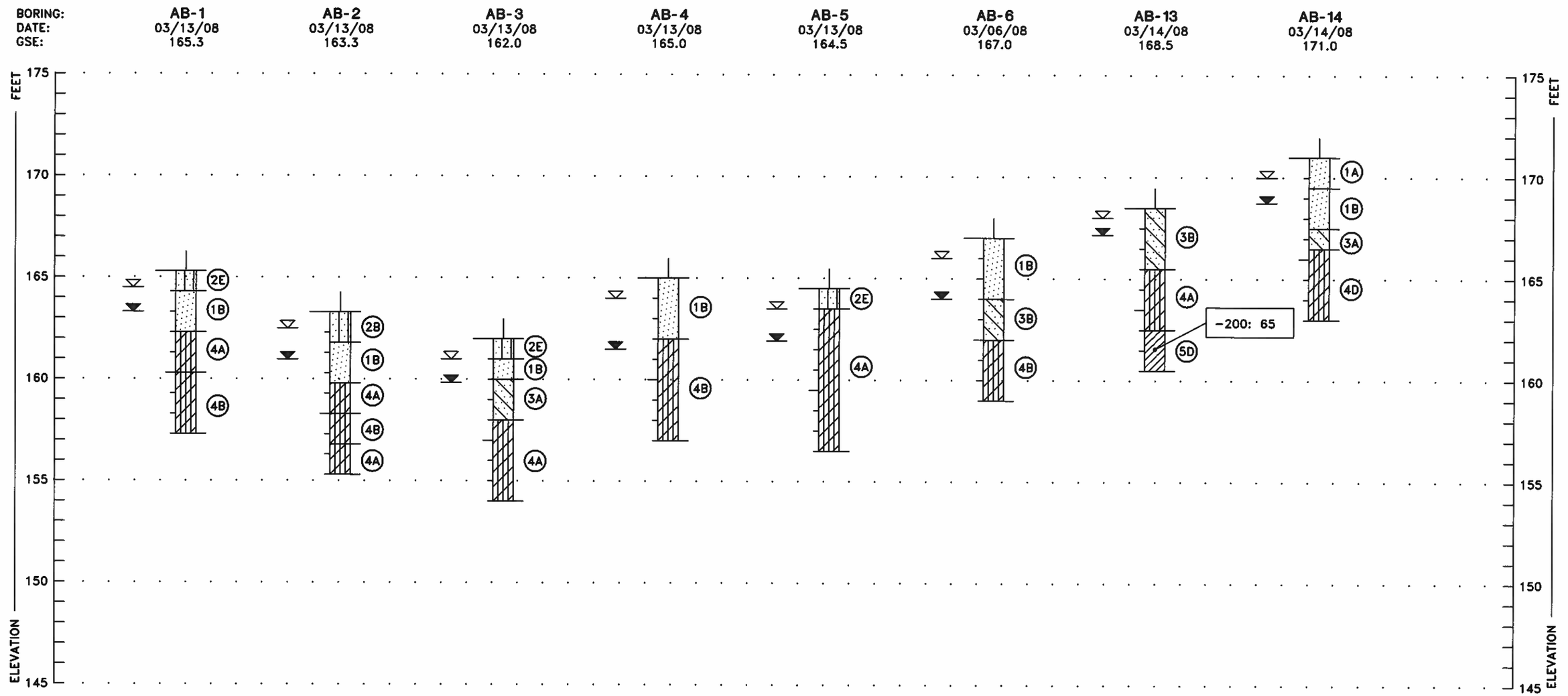
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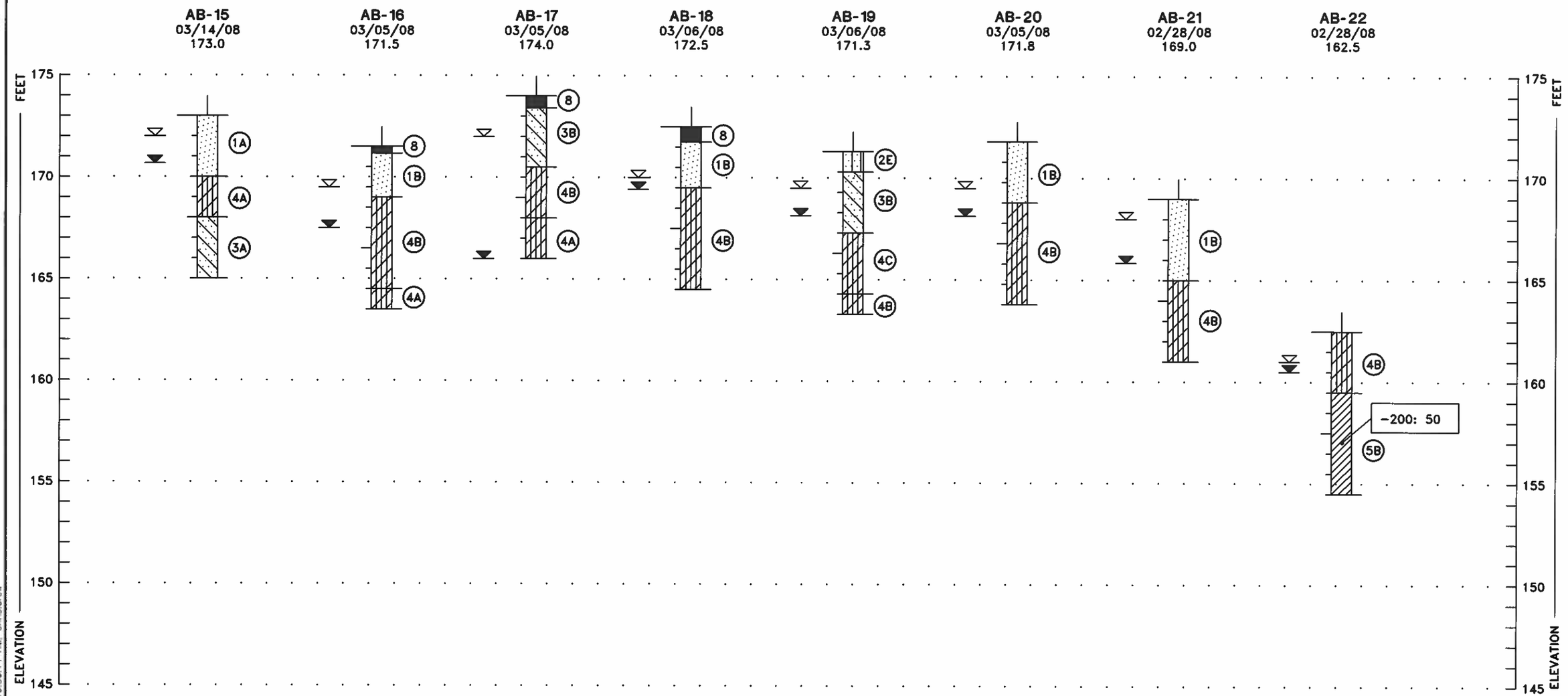
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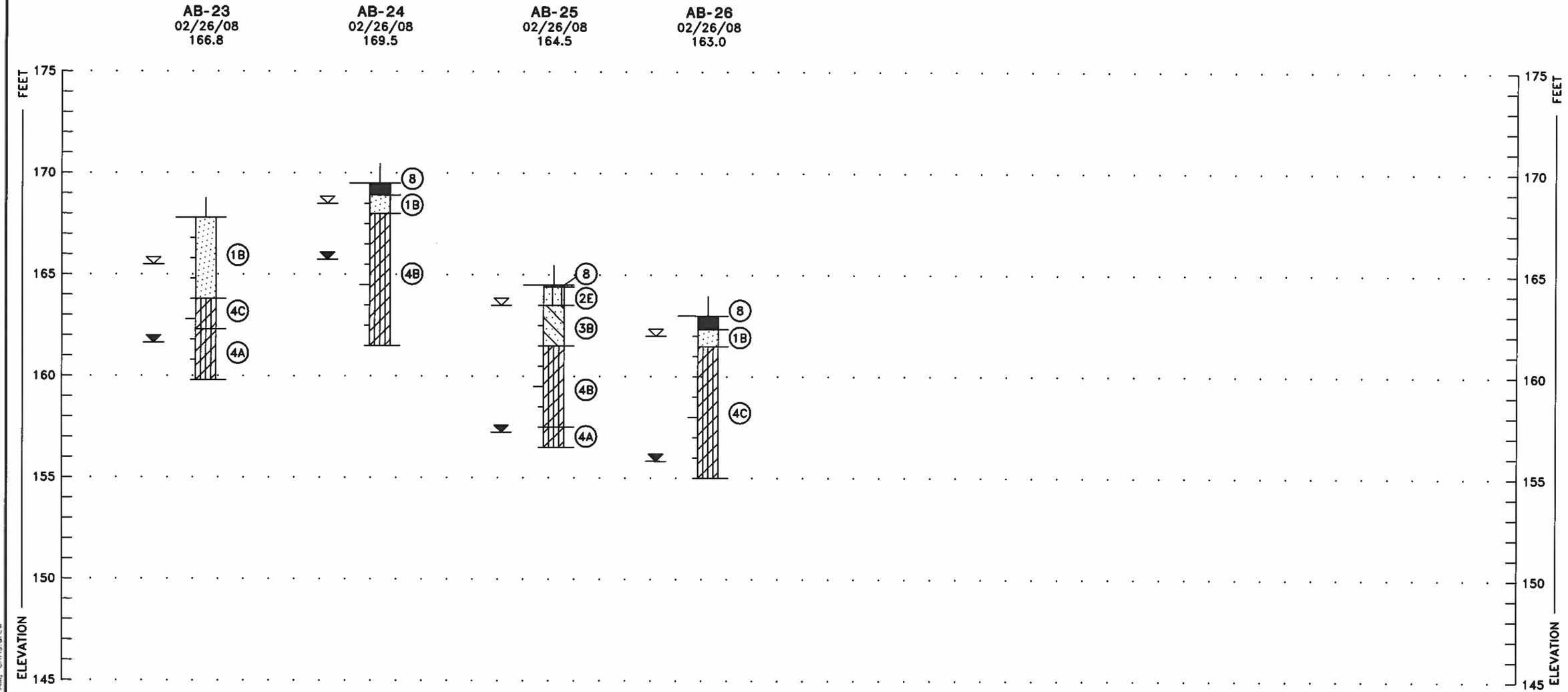
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SOIL BORING PROFILES

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SOIL BORING PROFILES

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APPENDIX I

Standard Penetration Test (SPT) Boring and
Auger Boring Procedures

STANDARD PENETRATION TEST

The standard penetration test is a widely accepted test method of *in situ* testing of foundation soils (ASTM D 1586). A 2-foot long, 2-inch O.D. split-barrel sampler attached to the end of a string of drilling rods is driven 18 inches into the ground by successive blows of a 140-pound hammer freely dropping 30 inches. The number of blows needed for each 6 inches of penetration is recorded. The sum of the blows required for penetration of the second and third 6-inch increments of penetration constitutes the test result or N-value. After the test, the sampler is extracted from the ground and opened to allow visual examination and classification of the retained soil sample. The N-value has been empirically correlated with various soil properties allowing a conservative estimate of the behavior of soils under load.

The tests are usually performed at 5-foot intervals. However, more frequent or continuous testing is done by our firm through depths where a more accurate definition of the soils is required. The test holes are advanced to the test elevations by rotary drilling with a cutting bit, using circulating fluid to remove the cuttings and hold the fine grains in suspension. The circulating fluid, which is a bentonitic drilling mud, is also used to keep the hole open below the water table by maintaining an excess hydrostatic pressure inside the hole. In some soil deposits, particularly highly pervious ones, NX-size flush-coupled casing must be driven to just above the testing depth to keep the hole open and/or prevent the loss of circulating fluid.

Representative split-spoon samples from the soils at every 5 feet of drilled depth and from every different stratum are brought to our laboratory in air-tight jars for further evaluation and testing, if necessary. Samples not used in testing are stored for 30 days prior to being discarded. After completion of a test boring, the hole is kept open until a steady state groundwater level is recorded. The hole is then sealed, if necessary, and backfilled.

AUGER BORINGS

Auger borings are used when a relatively large, continuous sampling of soil strata close to ground surface is desired. A 4-inch diameter, continuous flite, helical auger with a cutting head at its end is screwed into the ground in 5-foot sections. It is powered by the rotating action of the Kelly bar of a rotary drill rig. The sample is recovered by withdrawing the auger out of the ground without rotating it. The soil sample so obtained, is classified and representative samples put in bags or jars and brought back to the laboratory for classification testing.

ATTACHMENT 5: *Conceptual Environmental Resource Permit Application: Description of the Uniform Mitigation Assessment (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plan for the Market at Schmidt Farms, City of Alachua, Florida (2008)*

Conceptual Environmental Resource Permit Application

Description of the Unified Mitigation Assessment Method (UMAM) to Assess Wetland Impacts Associated with the Conceptual Development Plans for The Market at Schmidt Farms, City of Alachua, Florida

2008

The Market at Schmidt Farms



Applicant: Mesa-Sand Realty, LLC
2220 N. Meridian Street
Indianapolis, IN 46208

Engineer: Lochrane Engineering, Inc.
201 South Brumby Avenue
Orlando, FL 32803

Planner: Causseaux, Hewett & Walpole, Inc.
6011 NW 1st Place
Gainesville, FL 32607
352.331.1976

Peter M. Wallace, Robert A. Garren, and Jenny C. Carter

Ecosystem Research Corporation

2906 NW 142nd Ave

Gainesville, FL 32609

386.462.5005

8/3/2008

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Project Description/Assessment of Wetland Impacts

Project Description

Mesa-Sand Realty, LLC is making an application to the Suwannee River Water Management District (SRWMD) for a Conceptual Environmental Resource Permit. The project site is currently the subject of a large-scale land use amendment application submitted to the City of Alachua, Florida, for a parcel of land to be referred to as **The Market at Schmidt Farms**. The project site is located in northwest Alachua County in the southwest corner of the intersection of US Hwy 441 and NW 43rd Street (**Figure 1**). The project site consists of five (5) Alachua County tax parcels, which total 131.6 acres (**Figure 2**). The parcel numbers and acreages as found on the Alachua County Property Appraiser's website are shown in **Table 1**.

Table 1. Tax parcel numbers, owners, and associated acreages of the tax parcels that comprise The Market at Schmidt Farms project site.

Tax Parcel No.	Owner(s)	Acreage
05936-001-001	Herbert Matilski	3.458
05936-006-000	Nima, Inc.	8.509
05936-001-000	Ann Schmidt	94.165
05945-000-000	Ann Schmidt	11.281
05936-007-000	Jules E. Schmidt	14.193
TOTAL		**131.606**

The site is contained within Sections 2 and 3, Township 9 South, Range 19 East and Sections 34 and 35, Township 8 South, Range 19 East. A large-scale comprehensive plan amendment is presently submitted to propose a change in the Future Land Use for the property to be referred to as The Market at Schmidt Farms, City of Alachua, Florida. The large-scale comprehensive plan amendment (CPA) proposes creating a mixed-use development on a ±131.6-acre parcel located on the south side of US Hwy 441 and west of NW 43rd Street. The site currently carries a Future Land Use designation of Agriculture (Ag) and Commercial (COM) (**Figure 3**). These land use designations have historically resulted in agricultural uses such as cattle ranching. The proposed land use change will create a mixture of urban residential and non-residential uses on the ±131.6-acre site while protecting the significant natural areas in conservation and open space (**Figure 4**). This CPA will allow for a broad range of retail, office, and multi-family and/or single-family development in a manner consistent with the City of Alachua's Comprehensive Plan and Land Development Regulations (LDR). In addition and directly related to the land use change, this application proposes the creation of a new Future Land Use designation, Open Space. This category represents a hybrid of the existing conservation, recreation, and public, but it is designed for private lands. In addition, this category is appropriately located in areas adjacent to conservation where through best management practices limited development may occur. A summary of the comparative acreages contained in each existing and proposed future land use category is summarized in **Table 2**. The existing zoning occurring on the project site is

Figure 1. Project site location map showing location of proposed The Market at Schmidt Farms at the intersection of US Hwy 441 and NW 43rd Street.

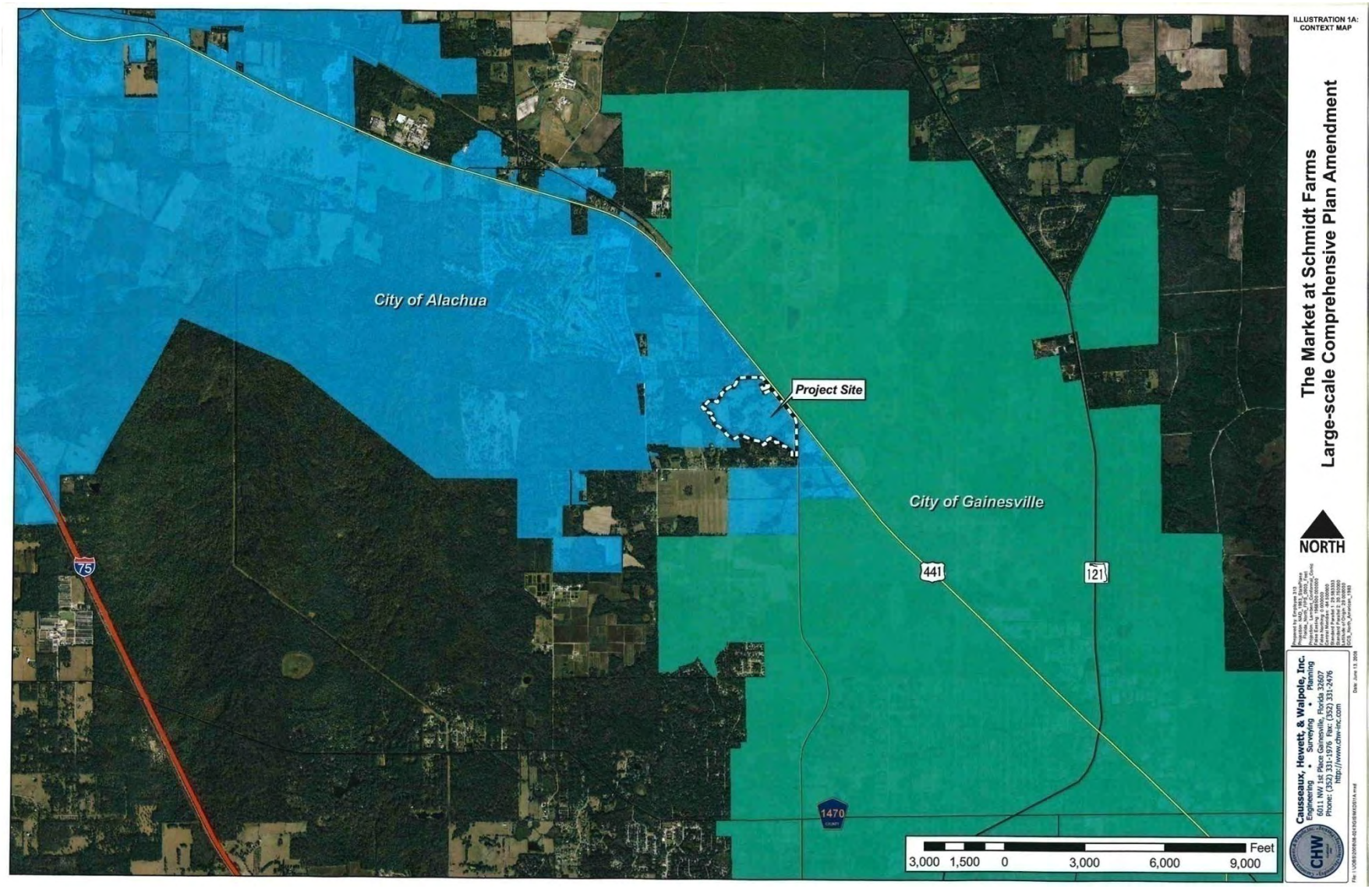


Figure 2. Parcel location map of The Market at Schmidt Farms project site showing surveyed property boundary and Alachua County Property Appraiser's parcel boundaries, and City of Gainesville and City of Alachua municipal boundaries.

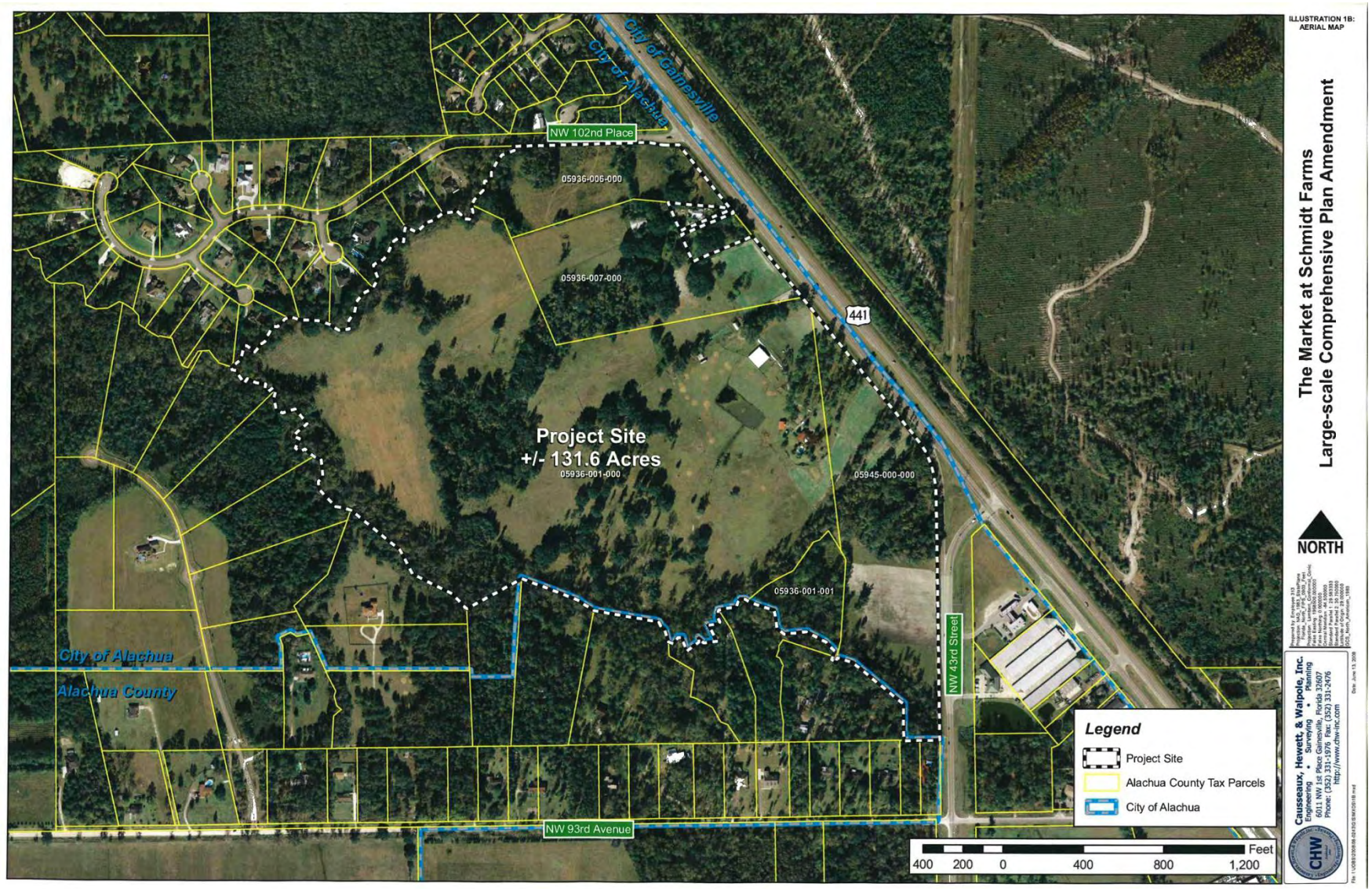


Figure 3. Existing Future Land Use map for The Market at Schmidt Farms.

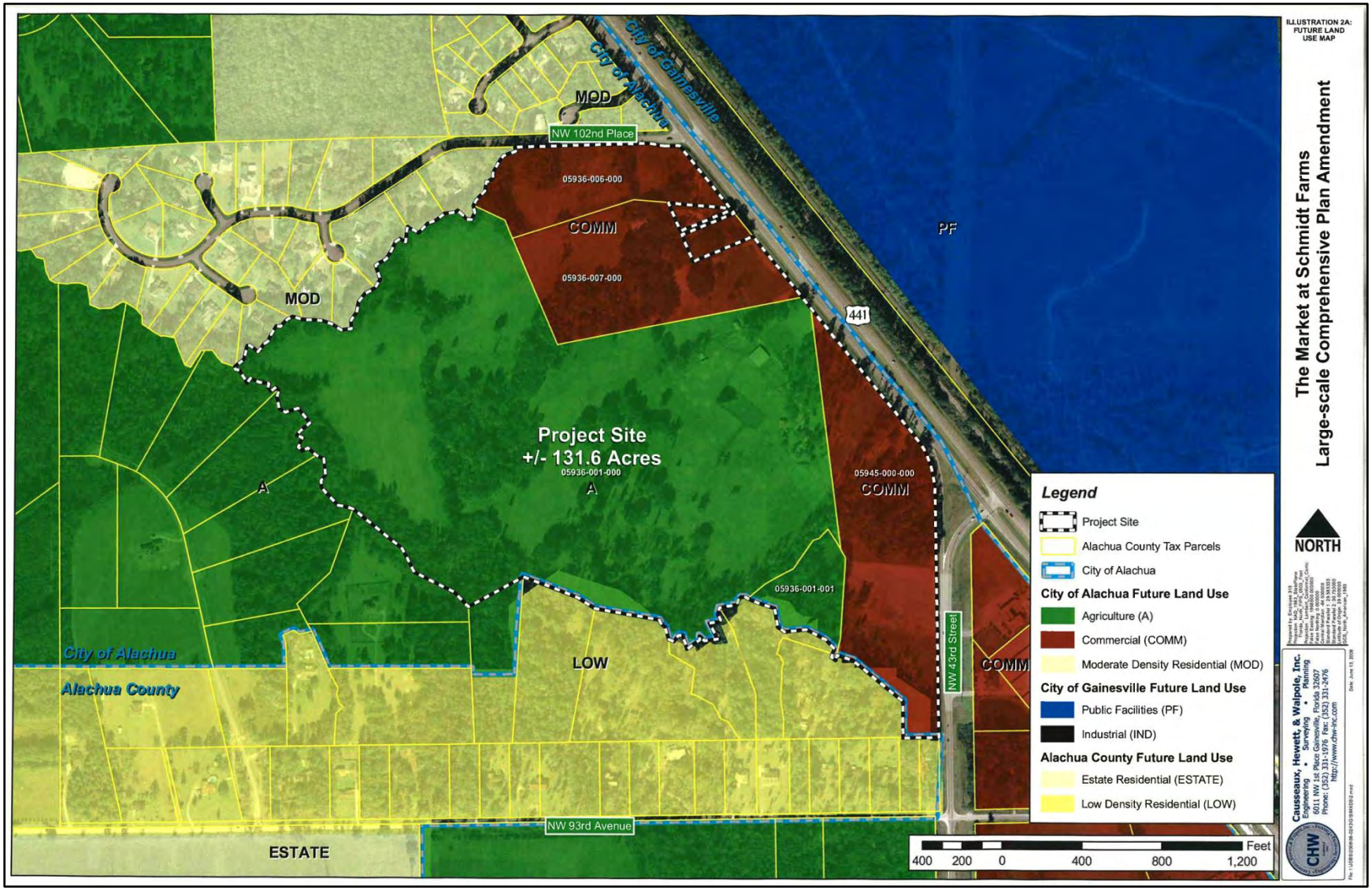


Figure 4. Proposed amendment to the Future Land Use map.

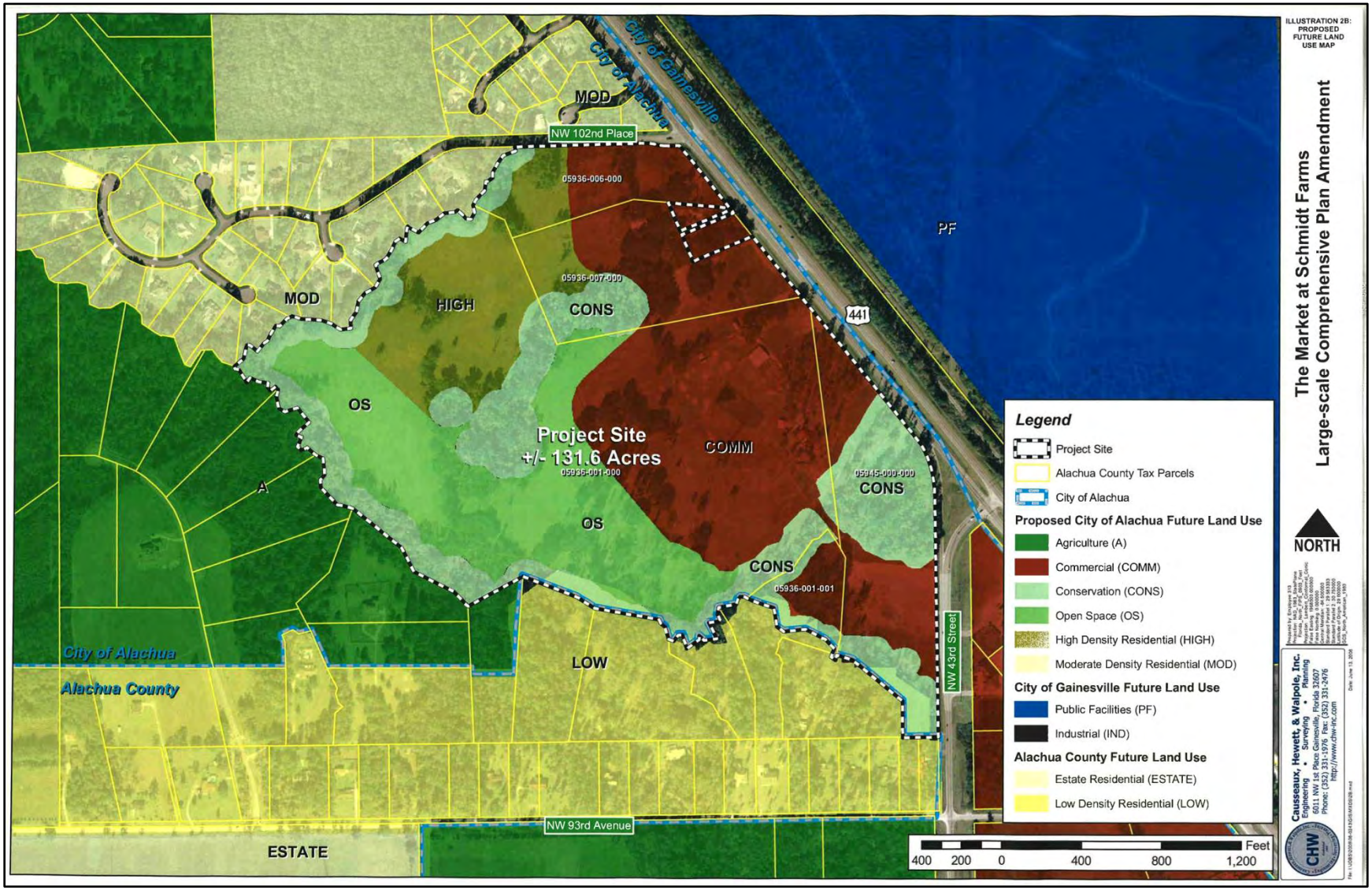


Table 2. Comparative acreages contained in the existing and proposed Future Land Use categories for The Market at Schmidt Farms project site.

Land Use Area (Acres)				
Land Use	**Existing**	**Proposed**	**Acreage Change**	**Percent Change**
Residential	0.00	17.00	17.00	100.00
Commercial	39.37	51.45	12.08	30.68
Agriculture	92.23	0.00	-92.23	-100.00
Conservation	0.00	36.38	36.38	100.00
Open Space	0.00	26.77	26.77	100.00
TOTAL	**131.60**	**131.60**		

shown in **Figure 5**. The conceptual ERP is presented to the District to conceptually address stormwater and wetland mitigation issues that will result during the construction phase of the project.

Assessment of Wetland Impacts

The Conceptual Development Plan for The Market at Schmidt Farms is presented in **Figures 6 and 7**. The proposed conceptual plan will result in 0.882 acres of direct wetland impacts, which will occur in four (4) areas of the project site (Figure 6). The impact areas nomenclature and association acreages are shown in **Table 3**. The plant community map for the project site is shown in **Figure 8.**

Table 3. Nomenclature and associated acreage of the impact areas in the proposed conceptual plan for The Market at Schmidt Farms.

Impact Area	Description	Polygon	FLUCCs Code	Impact Acreage
Area #1	Agricultural Pond & Drainage Ditch	17	535	0.777
Area #2	Existing Road Crossing	18	617.1	0.040
Area #3	Wetland “S”	16	660	0.064
Area #4	Wetland “T”	15	660	0.001
Total				**0.882**

To determine the amount of mitigation needed to offset the direct impacts proposed, the Unified Mitigation Assessment Method (UMAM) was used as described in Chapter 62-345 FAC. The Part II Quantification of Assessment (Impact or Mitigation) forms (Form 62.345.900[2] FAC) are included for each impact area in **Tables 4 through 7**, as follows:

Table 4 UMAM, Impact Area #1 (Agricultural Pond & Drainage Ditch)
Table 5 UMAM, Impact Area #2 (Road Crossing)
Table 6 UMAM, Impact Area #3 (Wetland “S”)
Table 7 UMAM, Impact Area #4 (Wetland “T”)

Figure 5. Existing zoning for The Market at Schmidt Farms project site and surrounding area.

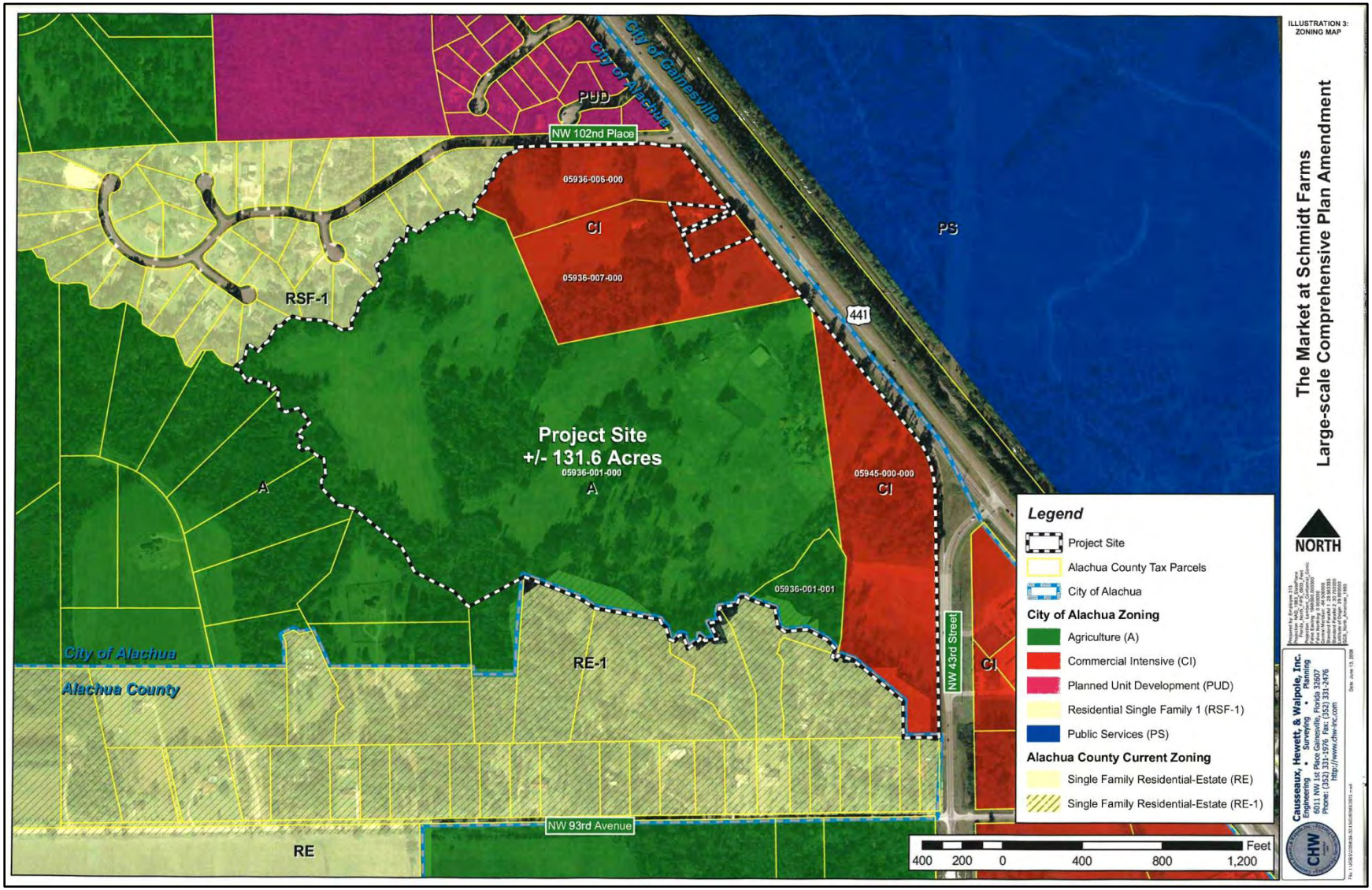


Figure 6. Conceptual Development Plan for The Market at Schmidt Farms (prepared by Lochrane Engineering, Inc.).

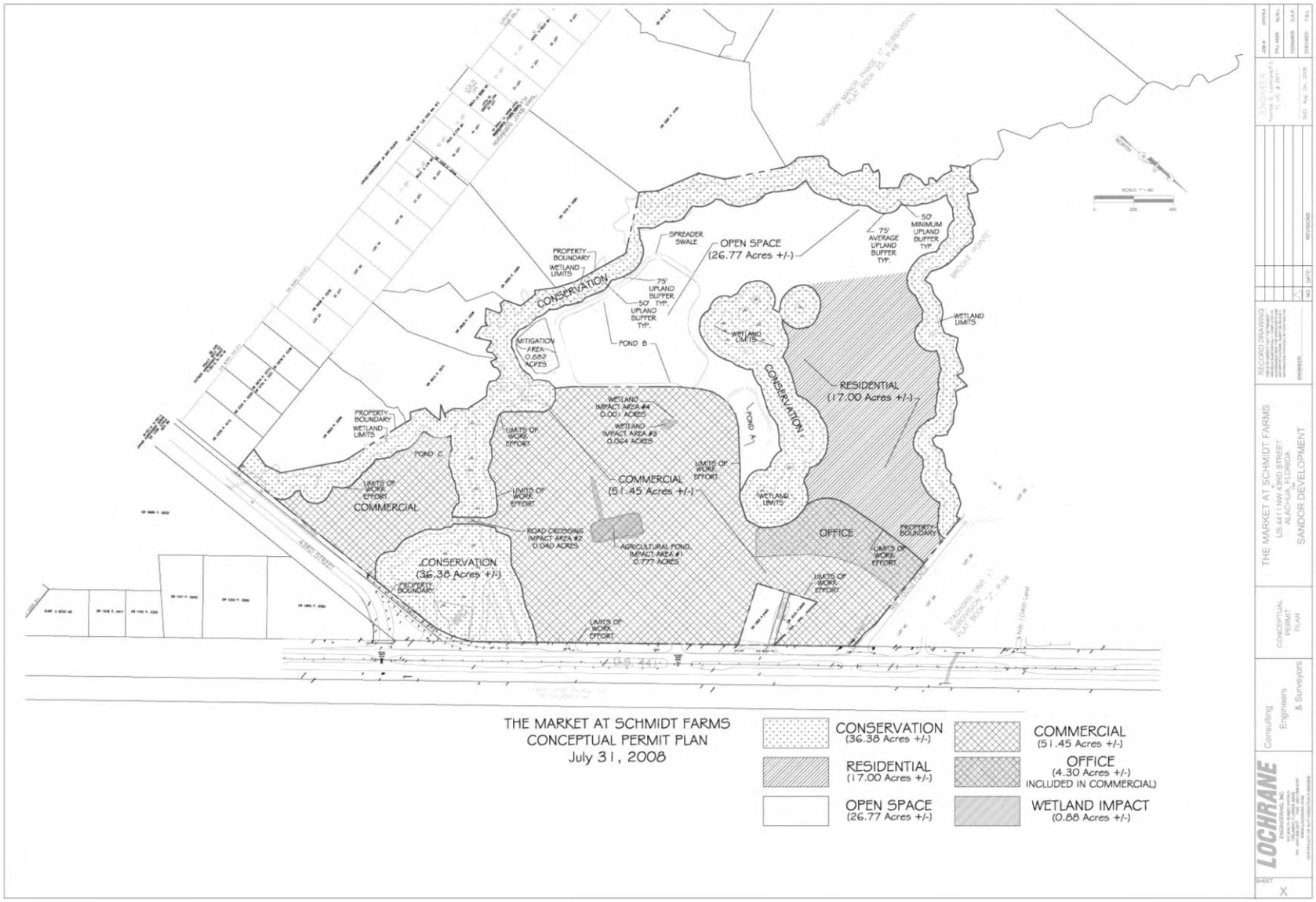


Figure 7. Conceptual Site Topographic Plan.

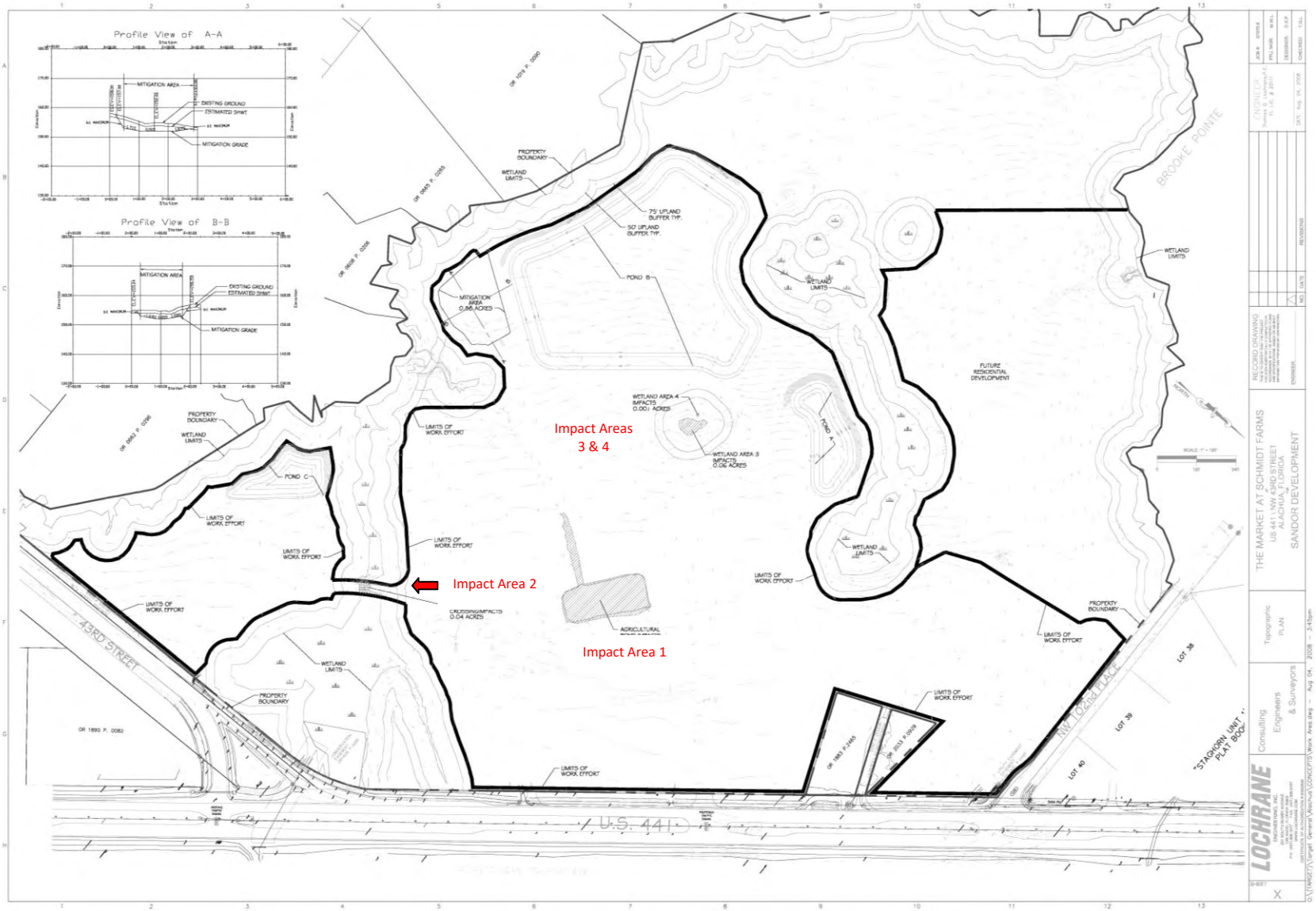


Figure 8. Distribution of the plant communities occurring on The Market at Schmidt Farms project site.

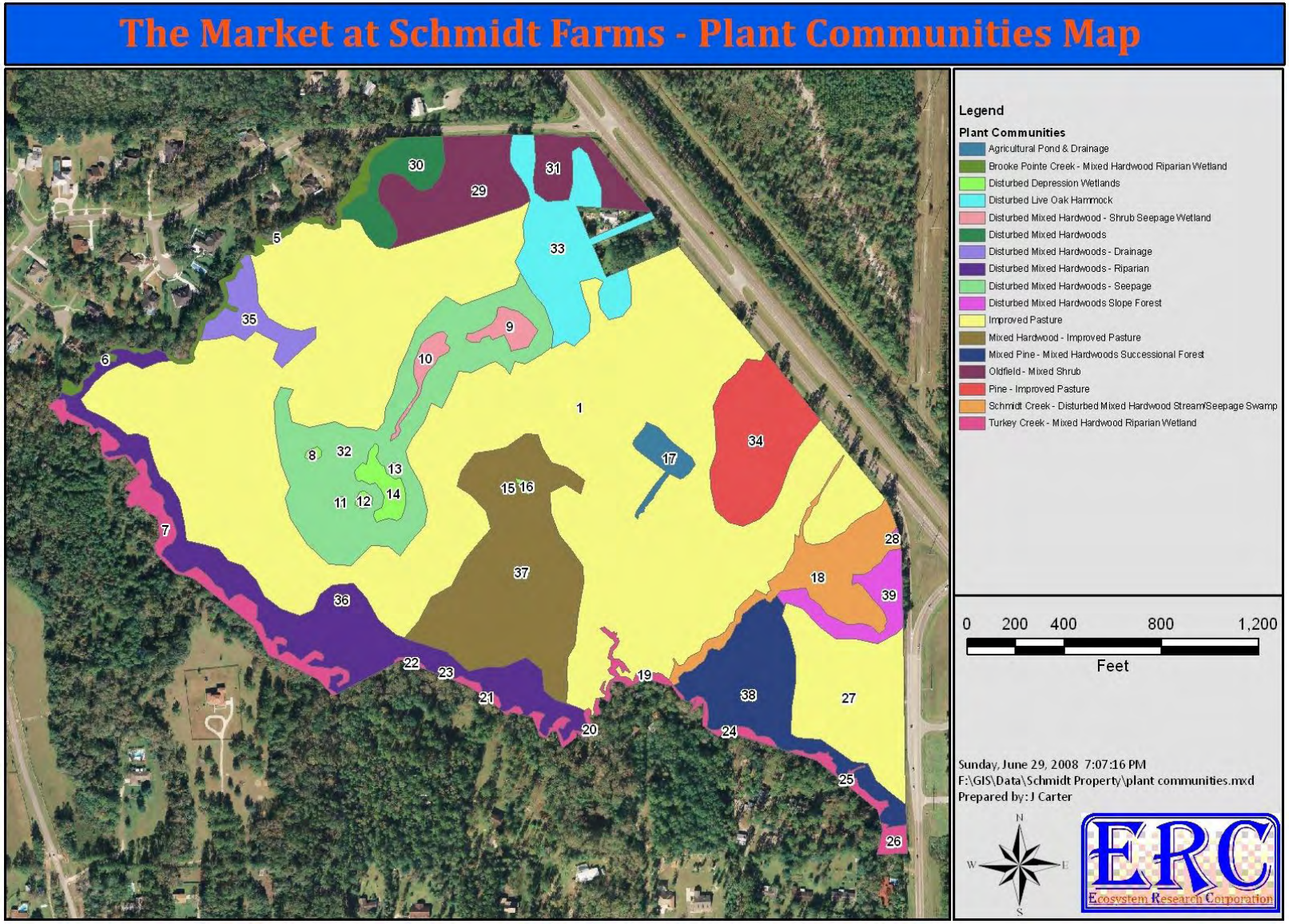


Table 4. Part II UMAM Assessment for Impact Area #1 - Agricultural Pond.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #1 - Agricultural Pond
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.777 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	The surrounding area is disturbed, extensively grazed bahiagrass (*Paspalum notatum*) pasture. Cattle use has occurred on the area since the 1940's. There is minimal landscape support for aquatic wildlife that use the pond.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 6	with: 0	This is a shallow pond excavated from a historic forested wetland. The area was excavated circa 1979. Fecal inputs to the pond are substantial, resulting in degraded water quality.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The water surface is covered with a variety of lemnids. The littoral zone is only sparsely colonized by the emergent species soft rush (*Juncus effusus*) and dotted smartweed (*Polygonum punctatum*).

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.533	with: 0	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = -0.414

Delta = [with-current]	If mitigation	For mitigation assessment areas
-0.533	Time lag (t-factor) = NA Risk factor = NA	RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 5. Part II UMAM Assessment for Impact Area #2 - Road Crossing.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #2 - Road Crossing
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.040 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 7	with: 0
This is a riparian mixed hardwood system that is heavily impacted by cattle use. The wetland area is surrounded by pasture. There is an existing road crossing at this location.		
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 7	with: 0
The wetland in this area is an intermittent clear water stream in a well defined stream channel. Water quality is adversely affected by cattle inputs.		
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 7	with: 0
The stream in the area has a canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus hemisphaerica*), sweetgum (*Liquidambar styraciflua*), southern magnolia (*Magnolia grandiflora*), pignut hickory (*Carya glabra*), and loblolly pine (*Pinus taeda*). Groundcover vegetation has been adversely affected by cattle grazing.		

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.7	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.028

Delta = [with-current]
-0.7

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 6. Part II UMAM Assessment for Impact Area #3 - Wetland "S."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #3 - Wetland "S"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.064 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 6	with: 0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging. The wetland provides no aquatic habitat. The surrounding landscape provides minimal habitat support for aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 4	with: 0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres: 0.467	with: 0	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.030

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

Table 7. Part II UMAM Assessment for Impact Area #4 - Wetland "T."

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Impact Area #4 - Wetland "T"
Impact or Mitigation	Assessment conducted by:	Assessment date:
Impact (0.001 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	6	0	This is a small isolated wetland surrounded by improved pasture. The area is severely disturbed by cattle grazing and foraging.
.500(6)(b)Water Environment (n/a for uplands)	4	0	This area is intermittent and only wet in response to high rainfall which seeps into the ground rapidly. Water quality is adversely affected by cow manure.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	4	0	The vegetation in the wetland is largely upland and tropical soda apple (*Solanum viarum*) is common. Sparse wetland vegetation includes soft rush (*Juncus effusus*), dotted smartweed (*Polygonum punctatum*), manyflower marshpennywort (*Hydrocotyle umbellata*), and Asian coinwort (*Centella asiatica*).

Score = sum of above scores/30 (if uplands, divide by 20)	current or w/o pres	with
	0.467	0

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = -0.0004

Delta = [with-current]
-0.467

If mitigation
Time lag (t-factor) = NA
Risk factor = NA

For mitigation assessment areas
RFG = delta/(t-factor x risk) = NA

Form 62-345.900(2), F.A.C. [effective date]

An extensive Environmental Resource Assessment report was prepared by ERC for this project site. The report details the existing conditions of the project site as related to plant communities, historical ecology, and threatened and endangered species. This report is provided as part of the conceptual ERP application under separate cover.

A brief description of each mitigation area is provided, as follows:

Impact Area #1 – Agricultural Pond & Drainage Area (0.777 Acres)

This is an excavated pond located within the site that was dug circa 1979 in an historic forested wetland area. The pond is severely affected by cattle use and water quality has suffered from this use. The surface is variously covered with Lemnoids (*Lemna* sp. and *Spirodella* sp.) and the littoral zone is severely trampled with sparse populations of soft rush (*Juncus effusus* L.), dotted smartweed (*Polygonum punctatum* Ell.), and maidencane (*Panicum hemitomon* Schult.) surviving the daily cattle use. This pond drains south to Turkey Creek through an excavated drainage ditch. This is an intermittent drainage of which only a small portion was considered to be a jurisdictional surface water as per criteria outlined in Chapter 62-340 FAC, *Delineation of the Landward Extent of Wetlands and Surface Waters*. The vegetation in the ditch is dominated primarily by bahiagrass (*Paspalum notatum* Fluegge.) and Bermudagrass (*Cynodon dactylon* [L.] Pers.). The drainage broadens into a natural drainage feature adjacent to Turkey Creek (Photo 9). The Agricultural Pond & Drainage community can be seen in **Photos 1 and 2**. Removal of this surface water results in a loss of 0.777 acres and functional loss of -0.414 credits (Table 4).

Photo 1. Panoramic view of the Agricultural Pond as seen looking northwest from the east side of the pond.



Photo 2. Panoramic view of the Excavated Ditch as seen looking southwest from the south perimeter of the pond.



Impact Area #2 – Road Crossing (0.040 Acres)

An access road is proposed that will provide access from NW 43rd Street (Figure 6) to the general development area. This access road will cross Schmidt Creek in an area where an existing crossing occurs. This crossing was constructed prior to 1937 and the general characteristics of the area are shown in **Photos 3 through 5.** The crossing occurs in an area where Schmidt Creek Swamp abruptly narrows into a well-defined riparian system (Figure 8). The groundcover vegetation in the area has been extensively disturbed by cattle foraging and water quality is continually affected by cattle waste inputs. The canopy is composed of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), sugarberry (*Celtis laevigata* Willd.), pignut hickory (*Carya glabra* [Mill.] Sweet), and southern magnolia (*Magnolia grandiflora* L.). The crossing will be a constructed bridge span to minimize impacts to the creek. Total direct impacts to occur equal 0.040 acres, but this includes all areas under the span, which overestimates the true fill area. The 0.040 presumed acreage loss results in a functional loss of -0.028 credits as calculated by UMAM (Table 5).

Photo 3. Panoramic view of the Agricultural Road Crossing located across Schmidt Creek as seen looking west.



Photo 4. Panoramic view of the Culvert in Schmidt Creek located at the agricultural road crossing as seen looking south.



Photo 5. Panoramic view of the Schmidt Creek Stream Channel south of the road crossing as seen looking southwest from the crossing.



Impact Area #3 – Wetland "S" (0.064 Acres)

This area is a small depressional wetland that is intermittently saturated during times of extensive rainfall. This wetland area occurs in a relic sinkhole area that appears as a small depression in the pasture characterized by gently rolling topography. The vegetation in the area has been adversely affected by more than 60 years of cattle activity. Currently, there is minimal wetland vegetation present that consists of dotted smartweed (*Polygonum punctatum* Ell.), soft rush (*Juncus effusus* L.), small dog-fennel thorough-wort (*Eupatorium capillifolium* [Lam.] Small), dwarf palmetto (*Sabal minor* [Jacq.] Pers.), elderberry (*Sambucus canadensis* L.), and common pokeweed (*Phytolacca americana* L.). There is extensive coverage of the exotic species tropical soda apple (*Solanum viarum* Dunal). The general habitat appearance of the wetland is shown in **Photos 6 to 7**. The project development will completely remove this wetland, resulting in 0.064 acres of direct impacts and functional loss of -0.030 credits (Table 6).

Photo 6. Panoramic view of the Depressional Wetland Areas 15 & 16 as seen looking west across the wetland (Photo taken November 2007).



Photo 7. Panoramic view of the Small Depressional Wetland 16 as seen looking northwest from the southwest boundary of the wetland (Photo taken June 2008).



Impact Area #4 – Wetland "T" (0.001 Acres)

This is a very small wetland area that lies adjacent to but is isolated from Impact Area #3 (wetlands). The description for Impact Area #3 is sufficient to describe this area but it should be stated that the location of this area is almost imperceptible on the ground, appearing much like the surrounding pasture. The general nature of this wetland is shown in **Photo 8**. The project will result in the removal of this wetland, which results in a wetland loss of 0.001 acres and functional loss of -0.0004 credits (Table 7).

Photo 8. Panoramic view of Small Depressional Wetland 15 as seen looking northeast.



It should be noted that both wetland impact areas #3 and #4 are isolated wetlands and are less than 0.5 acres; therefore, they should be exempt from District mitigation requirements. However, the applicant will mitigate for these areas by wetland creation to ensure that no net loss of wetland acreage occurs in the Turkey Creek drainage basin.

Proposed Mitigation Options

The functional loss for each impact area has been determined based on the methods described in Chapter 62-345 FAC (UMAM). The functional loss for the impact areas is summarized in **Table 8**.

Table 8. Functional loss calculations for the impact areas on The Market at Schmidt Farms.

Impact Area	Description	Wetland Loss	Functional Loss
Area 1	Agricultural Pond & Drainage	0.777	-0.414
Area 2	Road Crossing	0.040	-0.028
Area 3	Wetland "S"	0.064	-0.030
Area 4	Wetland "T"	0.001	-0.0004
Total		0.882	-0.4724

To mitigate for the functional loss of -0.4724, there are several active and passive mitigation components proposed by the applicant to be considered by the District. These components are described, as follows:

Mitigation Component #1: Mitigation for Direct Impacts by Wetland Creation

The applicant proposes to create a 0.882-acre wetland (Figures 6 and 7) to mitigate 1:1 for all direct wetland impacts that occur as a result of the project. The total impacts equal 0.882 acres (Table 8). This mitigation proposal ensures that **no net loss** of wetland acreage occurs as a result of this project. Creation of 0.882 acres of wetland results in a functional gain of 0.344 credits (**Table 9**; i.e., FG = 0.390 RFG x 0.882 acres = 0.344 FG credits). The conceptual plan view and generalized cross-sections of the mitigation area are shown in Figure 7. The wetland cross-sections are shown in close-up in **Figures 9 and 10**.

Table 9. Part II UMAM Assessment for the Wetland Creation Area.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Wetland Creation Area
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (0.882 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 0	with: 6	The wetland will be created in an area which is presently pasture with a sparse canopy in some portions. The wetland will provide habitat and habitat support for a host of aquatic species.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: 0	with: 7	The wetland will have a surface water table which ranges from saturated to greater than 2 feet in depth. The majority of the wetland will be less than 1 foot deep.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 0	with: 7	The wetland will be planted with a host of herbaceous species to provide for high quality emergent habitat. Trees will be planted around the perimeter to provide for roosting habitat.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.667	

If preservation as mitigation,	For impact assessment areas
Preservation adjustment factor = NA	FL = delta x acres = NA
Adjusted mitigation delta = NA	

Delta = [with-current]	If mitigation	For mitigation assessment areas
0.667	Time lag (t-factor) = 1.14	RFG = delta/(t-factor x risk) = 0.390
	Risk factor = 1.50	

Form 62-345.900(2), F.A.C. [effective date]

Figure 9. Close-up view of the wetland cross-section.

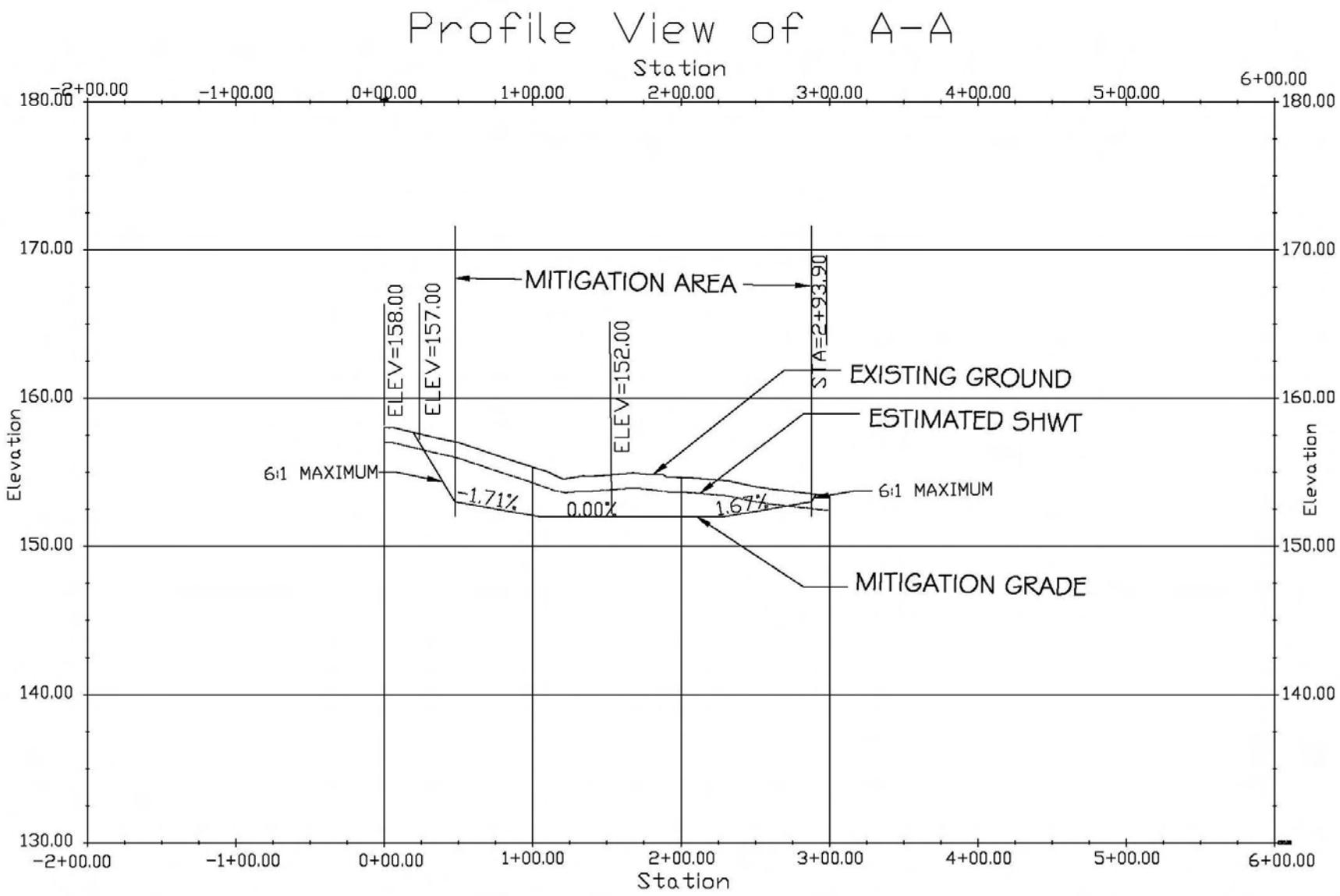
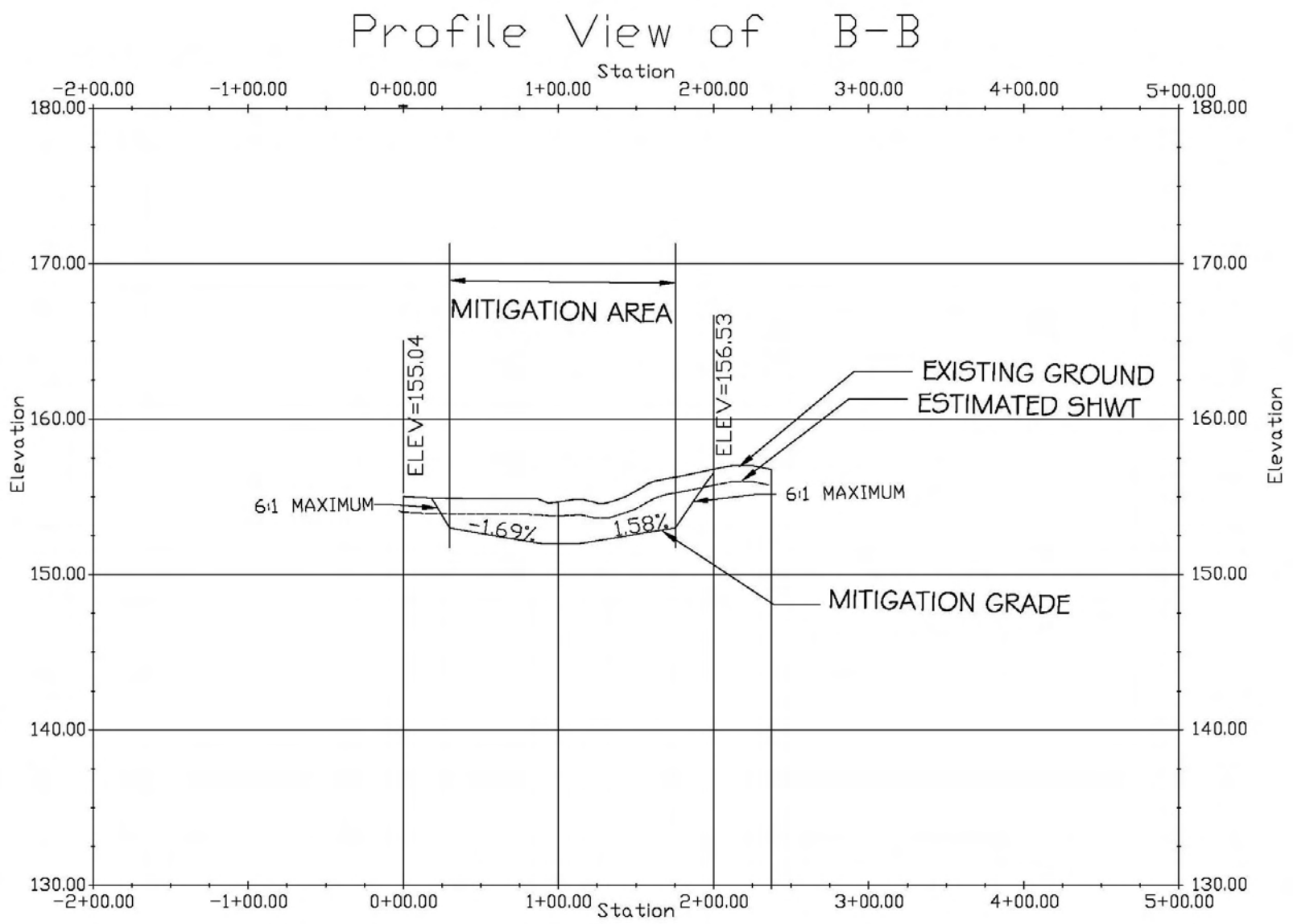


Figure 10. Close-up view of the wetland cross-section.



The mitigation area will be an herbaceous wetland that will be planted at a rate of 800 herbs/acre with a mix of the following species (**Table 10**):

Table 10. Species and planting zones for the mitigation area.

Species	Planting Zone*
Juncus effusus	-0.6 ft to + 1 ft
Spartina bakeri	0 ft to + 1 ft
Muhlenbergia capillaris	0 ft to + 1 ft
Panicum hemitomon	-1.0 ft to 0 ft
Saggitaria lancifolia	-1.5 ft to 0 ft
Pontederia cordata	-1.5 ft to 0 ft
Leersia hexandra	-1.0 ft to 0 ft
Nymphaea odorata	-3.0 ft to 0 ft

*Planting depths are relative to MHW elevations.

A total of 100 trees will be planted around the wetland perimeter to provide for water bird roosting habitat. Tree species will be bald cypress (*Taxodium distichum* [L.] L. Rich.), red maple (*Acer rubrum* L.), sweetgum (*Liquidambar styraciflua* L.) and Carolina ash (*Fraxinus caroliniana* Mill.). This mitigation plan will provide for higher quality and more expansive aquatic habitat than presently exists on site. The wetland will have at least 60% of the area with water depths ranging from 0 ft to -1 ft; 20% of the area will be between 1 and 2 ft deep with 20% being greater than 2 ft deep. This will ensure that both deep water and shallow, littoral zone habitat is provided in the creation area. The creation plan is designed to totally offset all direct impacts for wetland and surface water *acreage* that occurs on site. However, to totally offset all functional loss credits (-0.4724) would require a total of 1.211 acres of creation, calculated as follows:

$$Total\ Acres\ of\ Created\ Wetlands\ Needed = \frac{FL\ (Table\ 8)}{RFG\ (Table\ 9)}$$

$$= 0.4724 \div 0.390$$

$$= 1.211\ acres$$

The proposed creation provides for a total functional gain of *0.882 acres x 0.390 RFG = 0.344 credits*. This results in a deficit of *0.4724 – 0.3440 = 0.1284 credits*. The remaining 0.1284 functional loss credits will be offset passively and provided by the land use contained in the final design of the project. The functional loss will be provided, described as follows:

Mitigation Component #2: Conservation Land Use

The applicant has proposed a land use change to the City of Alachua for this project site. As part of this Land Use Application, all creeks and wetlands on site will be placed in a

conservation land use where no future development activity will be allowed. This conservation land use totals 36.38 acres (**Figure 11; Table 11**), which equals 27.6% of the project site. In addition, 26.77 acres will be placed in an Open Space Land Use where no development is allowed but stormwater management ponds will be placed in certain areas of this land use (Figure 11). The total conservation and open space equals 63.15 acres, or 47.9% of the project area. Examples of the habitat contained in this conservation area is shown in **Photos 9 through 12**. The conservation area includes buffers that extend 75 ft from the wetland line, which is far in excess of the district requirements. The extent of the conservation area is shown in Figure 11 with wetlands and buffers. There are also additional upland areas included in the conservation area that extend landward beyond the 75-ft buffer. These buffers (**Photos 13 and 14**) are now primarily pasture heavily affected by cattle. These buffers and wetlands will be allowed to succeed naturally to develop into native, forested systems. After removal of cattle, groundcover in these areas will recover quickly and forests will grow and water quality will be enhanced due to removal of significant cattle waste inputs.

Because the City of Alachua will not allow future activity in this area, a Conservation Easement should not be required. The enhancement of this area results in a total functional gain of 2.11 credits (0.058 RFG x 36.38 acres) (Table 11), which is scored very conservatively and significantly offsets the deficit of 0.1284 functional loss credits by a factor of 16.4 : 1 (2.110 ÷ 0.1284). This mitigation component also totally offsets the total functional loss for the entire project, which equals -0.4724 (Table 8).

Mitigation Component #3: Extended Wetland Buffers

As previously discussed, the conservation land use area includes all wetlands and buffers extending 75 ft from the wetland boundary. This is far in excess of the 25-ft buffer required by the District. If a UMAM is performed on just the buffer area extending from 25 to 75 ft (Figure 11) from the wetland area, the following functional gain (**Table 12**) is realized:

$$Total\ functional\ gain = 15.65\ acres\ x\ 0.117\ RFG = 1.831$$

Again, this placement of upland buffers (established beyond the District's regulatory boundary) results in a functional gain of 1.831 credits, which offsets the functional loss deficit of 0.1284 by a factor of 14.3 : 1. The functional gain of 1.831 also is sufficient to offset the total functional loss for the project of 0.4724 acres.

Figure 11. Proposed Conservation and Open Space Future Land Use Areas for The Market at Schmidt Farms project site.

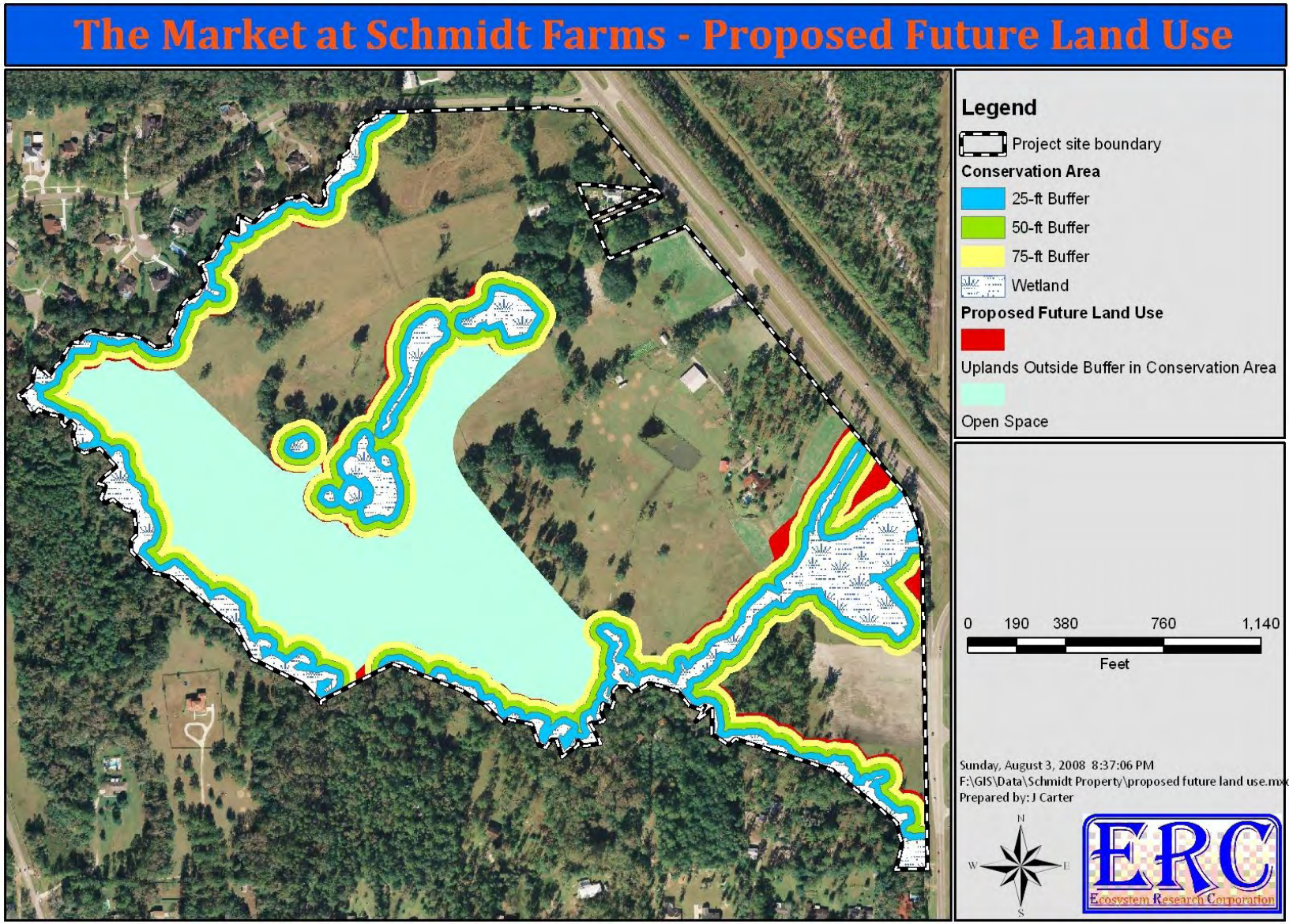


Table 11. Part II UMAM Assessment of Conservation Area #1.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Conservation Area #1
Impact or Mitigation: Mitigation (36.38 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		w/o pres or current	with
.500(6)(a) Location and Landscape Support	The conservation land use will be placed on 36.38 acres of upland and wetland areas where an agricultural land use currently exists. Cattle will be removed and the area, through natural succession, will be allowed to return to a more natural plant community assemblage.	0	1
.500(6)(b)Water Environment (n/a for uplands)	The surface and surficial groundwater quality will improve because direct effects of cattle grazing and foraging are removed.	0	1
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	Plant community structure will improve due to removal of cattle, thus allowing recolonization of native groundcover species in both the wetlands and associated upland buffers.	0	1

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	3	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres =NA

Delta = [with-current]
0.1

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.058

Form 62-345.900(2), F.A.C. [effective date]

Photo 9. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/Seepage Swamp (Polygon 18) as seen looking east to southeast across the wetland.



Photo 10. Panoramic view of the Schmidt Creek – Disturbed Mixed Hardwood Stream/ Seepage Swamp (Polygon 18) as seen looking west to northwest across the wetland.



Photo 11. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygon 9) as seen looking southwest across the wetland.



Photo 12. Panoramic view of the Disturbed Mixed Hardwoods - Shrub Seepage Wetland plant community (Polygons 9 and 32) as seen looking northeast across the wetland-upland boundary.



Photo 13. Panoramic view of Improved Pasture and Small Stream as seen looking north to northeast.



Photo 14. Panoramic view of the Improved Pasture and Existing Turkey Creek Buffer as seen looking northeast to east from the wetland jurisdiction line at Flag 196.



Table 12. Part II UMAM Assessment for the Buffer Areas.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Upland Buffer (25' to 75' in width)
Impact or Mitigation	Assessment conducted by:	Assessment date:
Mitigation (15.65 acres)	Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	July 7, 2008

Scoring Guidance	**Optimal (10)**	**Moderate(7)**	**Minimal (4)**	**Not Present (0)**
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

.500(6)(a) Location and Landscape Support	w/o pres or current: 4	with: 7	The buffer extending from 25 to 75 feet from the wetland is being placed in a conservation landuse for the City of Alachua. This is pasture and will be allowed to succeed naturally. This area is outside of the jurisdiction of the Suwannee River Water Management District.
.500(6)(b)Water Environment (n/a for uplands)	w/o pres or current: NA	with: NA	Water quality inflows to wetland creek areas will be improved by removal of cattle.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	w/o pres or current: 4	with: 7	Vegetation will succeed naturally from pasture or cattle affected disturbed forested areas to natural forested areas.

Score = sum of above scores/30 (if uplands, divide by 20)		If preservation as mitigation,	For impact assessment areas
current or w/o pres: 0.267	with: 0.467	Preservation adjustment factor = NA Adjusted mitigation delta = NA	FL = delta x acres = NA
Delta = [with-current]: 0.2		If mitigation Time lag (t-factor) = 1.14 Risk factor = 1.50	For mitigation assessment areas RFG = delta/(t-factor x risk) = 0.117

Form 62-345.900(2), F.A.C. [effective date]

Mitigation Component #4: Creation of Stormwater Basins

A fourth mitigation component to consider, which is a result of the project development and not an active mitigation plan, is the construction of stormwater basins on the site. The project will result in creation of three (3) storm basins that total 6.883 acres (Figures 6 and 7)

Pond A	0.4794 acres
Pond B	6.2080 acres
Pond C	0.1956 acres
Total	**6.883 acres**

These ponds, which provide for stormwater treatment, will also provide significant on-site aquatic habitat. The impacts that occur on site occur to a very disturbed agricultural pond, or surface water. This pond accounts for 88% (0.777 acres ÷ 0.882 acres = 88%) of the total impacts that occur on site; therefore, some consideration should be given for credit obtained by storm pond construction to mitigate for surface water habitat losses as a result of filling the pond. The UMAM (**Table 13**) calculated for the storm pond construction provides for 1.542 functional gain credits (0.224 RFG x 6.883 acres), which offsets the deficit functional loss credits of 0.1284 by a factor of 12.0 : 1 (1.542 ÷ 0.1284). These ponds will be constructed as wet ponds adjacent to conservation areas and contained in the open space land use. They will provide aquatic dependent animal habitat and provide for aquatic landscape support for the onsite creek systems that are much better than the existing landscape provides for today.

Summary

The proposed project will result in the loss of 0.882 acres of wetlands and surface waters. This acreage loss is equivalent to a functional loss of -0.4724 credits as calculated by UMAM. The loss, as compared to the functional gain described in this report, is summarized as follows:

Impacts	Acreage	Functional Loss
Wetland/Surface Water Impacts	0.882	-0.4724
Mitigation Components		
#1: Creation	0.882	+0.344
#2: Conservation Area	36.38	+2.110
#3: Extended Buffers	15.65	1.831
#4: Storm Pond Creation	6.883	1.542

As can be seen by this summary, Mitigation Components 2, 3, or 4 are individually sufficient to offset mitigation requirements as determined by UMAM. All components are being performed passively as a result of this project. The creation Component is being performed to ensure that ***no net loss of wetlands*** occurs in the drainage basin.

Table 13. Part II UMAM Assessment for the Stormwater Ponds.

PART II – Quantification of Assessment Area (impact or mitigation)
(See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
The Market at Schmidt Farms		Stormwater Ponds
Impact or Mitigation: Mitigation (6.883 acres)	Assessment conducted by: Peter M. Wallace, P.W.S. Robert A. Garren, P.W.S.	Assessment date: July 7, 2008

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface water functions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

	w/o pres or current	with	
.500(6)(a) Location and Landscape Support	0	4	The storm ponds will be wet systems constructed in uplands that are primarily designated as open space land use and will be adjacent to conservation areas. The ponds will provide much greater landscape support to the adjacent aquatic habitats than what exists in the present condition.
.500(6)(b)Water Environment (n/a for uplands)	0	4	The ponds will be permanently wet and provide for permanent on-site aquatic habitat.
.500(6)(c)Community structure 1. Vegetation and/or 2. Benthic Community	0	4	The ponds will provide foraging habitat for a host of listed bird species as well as permanent habitat for aquatic fish, turtles, reptiles and amphibians.

Score = sum of above scores/30 (if uplands, divide by 20)		
current or w/o pres	with	
0	0.4	

If preservation as mitigation,
Preservation adjustment factor = NA
Adjusted mitigation delta = NA

For impact assessment areas
FL = delta x acres = NA

Delta = [with-current]
0.4

If mitigation
Time lag (t-factor) = 1.14
Risk factor = 1.50

For mitigation assessment areas
RFG = delta/(t-factor x risk) = 0.224

Form 62-345.900(2), F.A.C. [effective date]

ATTACHMENT 6: Completeness Summary Issued 5 September 2019

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 5, 2019

Also sent by electronic mail to jmontalto@windstream.net

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

RE: Completeness Review for:
- 121 Acre Traditional Neighborhood Development (TND) Large Scale Comprehensive Plan Amendment (LSCPA)
- 121 Acre Traditional Neighborhood Development (TND) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Montalto:

On August 29, 2019 the City of Alachua received your application for a Comprehensive Plan Amendment to the Future Land Use Map for the 121 Acre Traditional Neighborhood Development (TND), which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Traditional Neighborhood Development (PD-TND) on a 121 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000).

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, conditional upon submission of certain information found below. Unless otherwise noted, this information must be submitted not later than 5 PM on September 12, 2019. If the requested information is not provided within the timeframe provided, the application shall be considered incomplete.

Please note, the comments below are based solely on a preliminary review of your application for completeness. The contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed subsequently and any further issues with content will be provided to you at

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6120
Fax: (386) 418-6130

the Development Review Team meeting, which will be scheduled separately from this letter.

Please address the following:

1. Comprehensive Plan Amendment Application
    a. Application was not signed or notarized. Please submit a signed and notarized application form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
2. Rezoning Application:
    a. It appears that only one property owner (David Meeks) signed the authorization form. Section 2.4.3 (C), City of Alachua Land Development Regulations requires all property owners to sign the application or authorization form.
    b. Mailing labels not provided for those organizations and individuals registered with the City to receive notice.
    c. One property owner was identified as being within the 400' notice area, but no mailing label was provided. Property owner: CSX Transportation, Inc. 500 Water Street Tax Department J-910, Jacksonville, FL 32202-4422.
    d. Environmental Reports are dated from 2008. Updated and revised reports are required as conditions have changed on the site. This comment will be included with the Development Review Team comments associated with this application. The updated reports may be submitted with future resubmittal.

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

Sincerely,

Adam Hall, AICP
Planner

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

ATTACHMENT 7: Completeness Summary Issued 30 September 2021

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 30, 2021

Also sent by electronic mail to chris.potts@jbpro.com

Christopher Potts, P.E., LEED GA
Director of Civil Engineering
JBPro
3530 NW 43rd Street
Gainesville, FL 32606

RE: -Schmidt Farms (2021) Large Scale Comprehensive Plan Amendment (LSCPA)
-Schmidt Farms (2021) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr Potts:

On August 25, 2021 the City of Alachua received your revised, completed application for a Comprehensive Plan Amendment to the Future Land Use Map for the Schmidt Farms project which proposes amending the City of Alachua Future Land Use Map designations from Agriculture and Commercial to Moderate Density Residential, Commercial, Community Commercial, and Conservation on a 121.56-acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The City also received your, revised completed Site Specific Amendment to the Official Zoning Atlas (Rezoning) application, which proposes rezoning the subject property from Agricultural (A) and Commercial Intensive (CI) to Planned Development – Residential (PD-R) and Planned Development – Commercial (PD-COMM) on a 121.56 acre subject property (Parcel Nos. 05936-001-000, 05936-007-000, 05936-007-002, and 05945-000-000). The proposed rezoning would permit a maximum of 489,400 square feet of non-residential uses and 515 dwelling units on the subject property. A Project Assistance Team meeting is scheduled to be held on October 4, 2021 to discuss this application.

The applications have been reviewed for compliance with the applicable review standards, including the City's Comprehensive Plan and Land Development Regulations (LDRs). Based upon Staff's review, revisions must be made to the applications before they may be scheduled for a public hearing before the City's Planning & Zoning Board (PZB). Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by 5:00 PM on **Monday, October 18, 2021.** A total of four (4) copies of the complete application package (i.e., all application materials and attachments) and a CD containing a PDF of all application materials must be provided by this date. Submission of an incomplete package may delay your tentative hearing at the Planning and Zoning Board. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the PZB.

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Alachua, Florida 32616-0009

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Phone: (386) 418-6120
Fax: (386) 418-6130

Please address the following insufficiencies :

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

LSCPA Review Comments

1. *General*
   a. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   b. Revise application signature to reflect actual applicant or agent signature. Currently, Section B of the Application lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   c. Identify small triangular shape area located near intersection of US 441 and NW 43rd Street that does not appear to be part of Conservation (D) area.
   d. Application provides legal description of overall property. Please provide legal description for each land use area (legal description for each area to be Moderate Density Residential, Commercial, Community Commercial, and Conservation).

2. *Urban Sprawl Analysis*
   a. Response II. a. located on Page 6 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(I), F.S, states the development abuts Turkey Creek. Please detail design considerations, including placement of lands within Conservation land use category that demonstrates compliance with this Section. Additionally, the response states that the buffer area will be undisturbed, but this area is identified on the related PD Master Plan application as being eligible for development including stormwater management facilities, roadways, utilities, etc.
   b. Response II. h. located on Page 7 of Justification Report which relates to the application's consistency with Section 163.3177 (6)(a)(1)9.b(VII), F.S., is unclear. Please reword to be clearer.

3. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

4. *Needs Analysis*
   a. Submitted needs analysis provides state level data and analysis showing need for proposed development. Analysis should be more refined and include local analysis

showing need for residential and non-residential uses that would be permitted under this land use action.

5. *Comprehensive Plan Consistency Analysis*
   a. Page 18 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 25 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential to achieve the 515 units on the subject property.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address.

6. *Outside Review Comments*
   a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.
7. *Completeness Review Comments*
   a. Updated environmental report(s) must be provided.

PD-COMM and PD-R Rezoning Review Comments

1. *Site Specific Amendments to the Official Zoning Atlas (Section 2.4.2) and Planned Development Standards (Section 2.4.3)*
   a. Per Section 2.4.2 (E)(1)(e), the proposed zoning amendment must demonstrate that the uses permitted under 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. Please provide further detailed analysis including:
      i. Zoning and land use designations of all surrounding lands, regardless of jurisdiction.
      ii. Location of proposed uses proposed in relation to surrounding uses.
      iii. Location of existing uses in vicinity including commercial, industrial, or residential.
      iv. Any other information that address compatibly between proposed uses and existing uses.

b. Per Section 2.4.3 (E)(1)(g), the proposed zoning amendment must demonstrate that 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. Please elaborate on development pattern in area. Are there existing commercial or business uses already in the vicinity? Is there substantial residential development in the area?
c. Per Section 2.4.3 (E)(1)(j), the proposed zoning amendment must demonstrate that 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 rezoning application includes an infrastructure area improvement report that appears to be related to the financing of the needed improvements to serve the development. Please note that this may be a separate matter for the City Administration and Commission to consider. It is ultimately the developer's responsibility to finance and install any required improvements needed to serve the development site. Staff recommends the applicant work with the Public Services Department and/or City Manager's office to obtain feedback on the submitted infrastructure area improvement report.
d. Per Section 2.4.3 (E)(1)(k), the proposed zoning amendment must demonstrate that 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. Please elaborate on protections to be included. Please note the Conservation land use and development area, and permitted uses within those categories.
e. Per Section 2.4.3 (D)(3)(d), an analysis of the site's environmental conditions must be submitted during the rezoning process, as 1) environmental conditions may warrant design considerations and 2) certain standards or conditions may be required based on results of the environmental analysis. Please provide updated environmental analysis.

2. *General Standards for all PD Districts (Section 3.6.2)*
   a. The information provided within the justification narrative for development standards must be incorporated into the PD Master Plan sheets. A PD Master Plan may be multiple sheets.
   b. Per Section 3.6.2 (A)(1), the Master Plan must show the following:
      i. Master Plan must identify location of land use development areas with maximum number, type, and mix of land uses including residential densities and non-residential intensities within each development area. Proposed master plan must address the following:
         1. Additional sub areas should be considered as all uses provided in application materials may not be appropriate when adjacent to single family residential uses or multifamily uses or may require special design considerations. For example, the development area located in the southeast area of the site should not include gasoline sales or restaurants with drive-through/drive-in service. An additional development area within the PD-R zoning district should be

considered to provide for larger lots along the south and west property boundaries adjacent to Turkey Creek.

2. The location of all public facility sites serving the subject property including transportation, potable water, wastewater, parks, fire, police, EMS, storm water, solid waste and schools. This may be in graphical form or through a table displayed on the PD-Master Plan. If in tabular form, the table must show the distance in driving miles from site to public facility.
3. Please address inclusion of agricultural uses in PD-COMM zoning district.
4. Please address inclusion of upper-story dwellings in PD-COMM zoning areas. These are already permitted uses within the PD-Comm district. Does the applicant intend to preclude all other residential development types?
5. As residential is permitted within Development Areas A and B, dimensional standards must be provided for that development type.
6. Dimensional standards for cottage style residential uses located within Development Area C must be adjusted to have minimum width of 25', minimum side setback of 2.5', minimum lot size of 2,250 square feet.
7. For new residential development area to be created within PD-R District, cottage style and single family attached, and townhouses may be not be acceptable. Single family detached and 2 to 4 family may be appropriate.
8. If multiple family is proposed to be permitted in Development Area C, then dimensional standards need to be included.
9. For single family attached uses in any Development Area, please add dimensional standard that the "end cap" units must have a minimum 4,000 square feet lot size. For townhouse uses, please clarify that minimum lot size is 2,000 square per unit plus 4,000 square feet for each end unit.
10. Please revise transportation development area (E), to show how Development Area C will be accessed. If roadways are to be public, please create note that such roadways will be dedicated to the Public via platting process or infrastructure plan process.
11. Please include environmentally sensitive area map with future submittals showing wetlands and water bodies, with appropriate buffers as well as any special flood hazard areas.
12. PD Master Plan should clearly delineate areas to be zoned PD-R and PD-COMM.
13. Pages 23- 25 of the justification report includes multiple notes that relate to or modify the PD Master Plan. These notes, as corrected considering other comments made within this latter, must be incorporated into the PD Master Plan.
14. Note 2, a. -g., of the development standards notes list uses that are already permitted within the PD-COMM. Please clarify why these uses are separated and listed separately.
15. Note E.2), regarding signage. If signage is to vary from requirements of Section 6.5, a master sign plan will be required. Please review signage standards found in Section 6.5, especially 6.5.4 (C)(2)(b)(iii) and Section 6.5.4 (F)(5), which specifically reference signage within PD Districts.

16. Note 3) located page 25 of the justification report references Development Area F, but this area is not located on the PD Master Plan. Please verify/ clarify throughout application.
17. For cottage style uses, include minimum unit size of 600 square feet in dimensional standards.

c. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. A new development area should be created along south and west area of the subject property to provide for larger lots (minimum 10,000 square feet for single family detached; 15,000 square feet for 2 family; 20,000 square feet for 3 family, 30,000 square feet for 4 family).
d. Per Section 3.6.2 (A)(3), development along the perimeter of a PD district must be compatible with adjacent existing or proposed future development. The portion of development area A located in the southeast quadrant of the site immediately adjacent to NW 43rd Street, is in proximity to single family residential uses. Please include a development or dimensional standard that would require a 25' Type C buffer from all internal and external roadways, and any development area boundary.
e. PD Master Plan does not include a conversion schedule. While not required, a conversion schedule may be useful to ensure maximum flexibility.
f. The PD Master Plan must include a transportation, potable water and wastewater, parks, solid waste and stormwater component demonstrating that concurrency requirements have been met. Generally, this is provided through inclusion of Table from concurrency report into PD Master Plan.

3. *Additional Standards for PD Districts (Section 3.6.3 (A)) – PD-R)*
   a. Per Section 3.6.3 (A)(4)(b), provide minimum setbacks/ separations of Development Areas from adjoining residential uses.
   b. Per Section 3.6.3 (A)(5)(iii), design standards may be reduced where it is found that:
      a. The reduction or modification is necessary as a traffic-calming measure;
      b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
      c. Access for emergency service vehicles is not substantially impaired;
      d. Adequate off-street parking is provided for the uses proposed; and
      e. Adequate space for public utilities is provided within the right-of-way.
   c. Please include note in PD Master Plan that the alleys permitted will be private/ common area not to be maintained by the City.

4. *Additional Standards for PD Districts (Section 3.6.3 (D)) – PD-COMM*
   a. Note 4) provided on Page 25 of justification report outlines rights-of-way/street standards. These are generally acceptable for the residential areas, but separate standards should be outlined or deferred to best engineering design as a maximum roadway width may not accommodate the retail/ commercial uses allowed in PD-COMM district.
   b. Note 4) i. provides for on street parallel parking to be permitted. This is acceptable, but please clarify if the parking is included in the pavement width or separate from. Will traffic lanes be obstructed?

c. Given the dimensional standards (no maximum lot coverage and reduced setbacks), an alternative landscape plan may be advisable to provide maximum flexibility in internal site design. While no final landscape plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.
d. Given the dimensional standards (no maximum lot coverage and reduced setbacks), a master parking plan may be advisable to provide maximum flexibility in internal site design. While no final detailed parking plan is required at this time, the alternative landscape plan may provide general parameters that future landscape plans for future development within the PD districts may use.

5. *Comprehensive Plan Analysis*
   a. Page 11 of justification report states that the application is requesting medium density residential, however, map submitted with application and application cover indicate the application requesting moderate density residential. Please verify and correct throughout application.
   b. Page 18 of justification report addressed Objective 5.2 of the Future Land Use Element. The analysis states that the application has "clouted" their concurrency requirements. Please clarify or elaborate.
   c. Please provide calculation for number of permitted residential units. Application request 53.4 acres of Moderate Density Residential, which results in a maximum residential development of 213 dwelling units. However, the application states that the maximum number of residential units is 515. Please address. It may be necessary to include a portion as medium density residential or high density residential.
   d. Application does not address consistency with Objective 1.3 and Policy 1.3.d of the Conservation and Open Space Element. Please address.
   e. Application does not address consistency with Policy 1.10.b of the Conservation and Open Space Element. Please address.
   f. Application does not address consistency with Policy 1.12.d of the Conservation and Open Space Element. Please address
   g. Provide analysis of Objective 3.4, Objective 3.5, and Policy 3.7.a, Future Land Use Element regarding preservation of existing structures located on property.

6. *Concurrency Impact Analysis*
   a. Submitted concurrency impact analysis for potable water, wastewater, traffic, solid waste only provides analysis for proposed residential dwelling units and not any of the proposed non-residential area. Please revise.
   b. Recreation impact analysis states that the proposed development will provide 1.29 acres in improved passive park space. Please clarify. Is this area intended to be dedicated to the City as a public park? If so, please provide location and call out in related PD Master Plan application.

7. *Development and Subdivision Standards*
   a. Section 6.9.4 of the City's LDRs creates the Floodprone Area Standards for the City. Portions of the site appear to be located within Flood Zone A, AE, and X. Please note applicable code subsections within Section 6.9.4 for reference.

b. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of any Final PD Plan (preliminary plat or site plan). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements or design requirements.

8. *Miscellaneous / General Comments*
   a. Certain uses, such as gasoline sales, for example, may be prohibited or conditioned based on environmental constraints of property.
   b. Provide legal descriptions for each area to be zoned PD-COMM and PD-R.
   c. Allowable uses column in Table on Master Plan sheet has typo in column title.
   d. Revise application cover and application to reflect change in agent for application. It is staff's understanding that Carter Thompson is no longer employed by JBPro.
   e. Revise application signature to reflect actual applicant or agent signature. Currently, the applicant lists the agent as the applicant, however, the owner/ title holder of the property has signed the application.
   f. In PD Master Plan Development Area Table, please bullet point or otherwise list the allowed uses for clarification purposes.

9. *Completeness Review Comments*
   a. Please submit updated environmental report(s).

10. *Outside Review*
    a. See attached comments in an email dated September 13, 2021 from Brian Kanely of Volkert, Inc regarding submitted traffic study. Please revise and resubmit traffic study with corrections.

11. Potential Development Conditions
    a. The following are preliminary potential conditions that are in the process of being developed and will be based on submitted data and information as well as consultation with outside experts and other agencies. Other conditions may be incorporated after review of subsequent approvals:
       i. Based on potential impacts to the surrounding roadway network and the recommendations by Brian Kanely, P.E., of Volkert Engineering, a condition may be considered that would require additional traffic studies at determined intervals in the future to ensure that the proposed development is not creating deficiencies, and if deficiencies are identified creating a method by which they will be addressed.
       ii. Because of the location in relation to surrounding wetlands, sustainable landscaping practices including limitations on use of pesticides and irrigation systems must be considered. These practices include:
          1. Requiring Compost fertilizing (as opposed to traditional/ synthetic fertilizers)
          2. Residential lots shall not be irrigated with potable water
          3. No new wells permitted on the property

4. All non-residential development shall be required to utilize Florida Friendly Landscaping practices

iii. Sidewalks will be provided along or within US Highway 441 right-of-way and NW 43rd Street right-of-way. Such sidewalks will be extended to NW 102nd Place and NW 93rd Ave.

iv. A limit of 12 gasoline pump stations located within Development Areas located within PD-COMM district.

v. A maximum 15,000 square feet of restaurant with drive-through use shall be permitted in PD-COMM development areas.

vi. No more than 225,000 square feet of non-residential shall be permitted through site plan until Certificates of Occupancy on 100 residential dwelling units have been issued within the PD-R or PD-COMM districts located on the subject property. A minimum of 40,000 square feet non-residential uses must be constructed with a Certificate of Occupancy prior to issuance of any development order for more than 100 dwelling units within the PD-COMM district.

vii. Prior to demolition of the existing structures on the property greater than 100 years old, the applicant must provide evidence from a licensed architect or structural engineer that rehabilitating the structures would not be cost feasible. Prior to demolition, the applicant shall supply a historic structure report that includes photos, architectural descriptions of the interior and exterior of the structure, known history of the structures and sites, and locations (longitude/latitude) of the structures.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Adam Hall, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

Zimbra **ad_hall@cityofalachua.org**

Updated US 441 Traditional Neighborhood Traffic Study

From : brian kanely <briank5030@outlook.com> Mon, Sep 13, 2021 02:31 PM
Subject : Updated US 441 Traditional Neighborhood Traffic Study
To : Adam Hall <ahall@cityofalachua.com>, Kathy Winburn <kwinburn@cityofalachua.org>

Adam:
I have reviewed the Traffic Study. There are some presentation errors that need to be cleaned up (listed below). The various calculations in the Study are correct and I agree with the conclusions. The errors that need to be cleaned up are as follows:

1. Study page 2 - the traffic volumes referenced should be 2031 volumes.
2. Figure 3 - this figure is 2019 data; it needs to be replaced with the 2021 data.
3. Figure 4 - this figure is 2019 data; it needs to be replaced with the 2021 data.
4. Figure 5 - this figure is 2019 data; it needs to be replaced with the 2021 data.
5. Figure 6 - this figure is 2019 data; it needs to be replaced with the 2021 data.
6. Figure 7 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
7. Figure 8 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
8. Figure 9 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
9. Figure 10 - this figure is 2019 data; it needs to be replaced with the 2021 data and retitled as 2031 Build Traffic.
10. Table 13 - the title of this table needs to be changed to SIGNALIZED INTERSECTION CAPACITY RESULTS - US 441/43RD STREET - MINOR MOVEMENTS.
11. Table 14 - the title of this table needs to be changed to UNSIGNALIZED INTESECTION CAPACITY RESULTS - NW 43RD STREET/ SOUTH SITE DRIVE/MARATHON DWY.

To be consistent with other traffic studies submitted to the City, copies of the appropriate pages from the ITE Trip Generation Manual should be included in the Study.

I will proceed to work up the draft Independent Review and submit it to you in the next several days. You can then submit it to Buckholz Traffic with the above minor corrections.

Another issue with this traffic study is has it been submitted to FDOT and Alachua County for review? There are modifications recommended on US 441 and NW 43rd Street that should require review and comment by FDOT and Alachua County. Has there been any coordination with FDOT and the County to date?

Have you received the proposal letter yet?

Call me if you have any questions on the above (352-262-3580).

Brian

CAUTION: This email originated from outside the City.

DO NOT respond, click, or open attachments unless you recognize the sender **(name AND email address)** and know the content is safe.

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

ATTACHMENT 8: Information for Planning and Consultation (IPaC) Online Consultation

United States Department of the Interior

FISH AND WILDLIFE SERVICE
North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
Phone: (904) 731-3336 Fax: (904) 731-3045

In Reply Refer To: August 29, 2021
Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan (http://www.fws.gov/windenergy/eagle_guidance.html). Additionally, wind energy projects should follow the wind energy guidelines (http://www.fws.gov/windenergy/) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm; http://www.towerkill.com; and http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- Migratory Birds

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

North Florida Ecological Services Field Office
7915 Baymeadows Way, Suite 200
Jacksonville, FL 32256-7517
(904) 731-3336

Project Summary

Consultation Code: 04EF1000-2021-SLI-1484
Event Code: 04EF1000-2021-E-02318
Project Name: 121 TND
Project Type: DEVELOPMENT
Project Description: 121-acre project site in consideration for a Traditional Neighborhood Development

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@29.7441333,-82.39379557863518,14z



Counties: Alachua County, Florida

Endangered Species Act Species

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Birds

NAME	STATUS
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477	Threatened

Reptiles

NAME	STATUS
Eastern Indigo Snake *Drymarchon corais couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Gopher Tortoise *Gopherus polyphemus* Population: eastern No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6994	Candidate

Amphibians

NAME	STATUS
Frosted Flatwoods Salamander *Ambystoma cingulatum*	Threatened

There is **final** critical habitat for this species. The location of the critical habitat is not available.
Species profile: https://ecos.fws.gov/ecp/species/4981

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Jul 31

NAME	BREEDING SEASON
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Henslow's Sparrow *Ammodramus henslowii* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds elsewhere
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 **4**-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see

below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

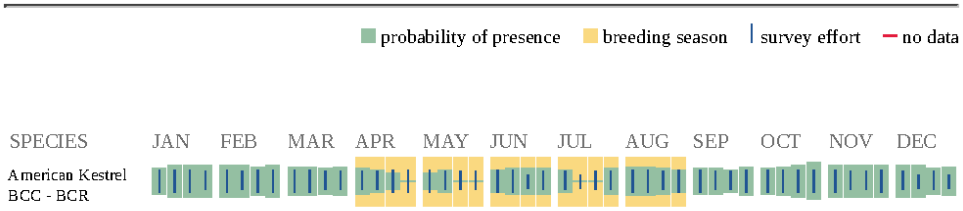
1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

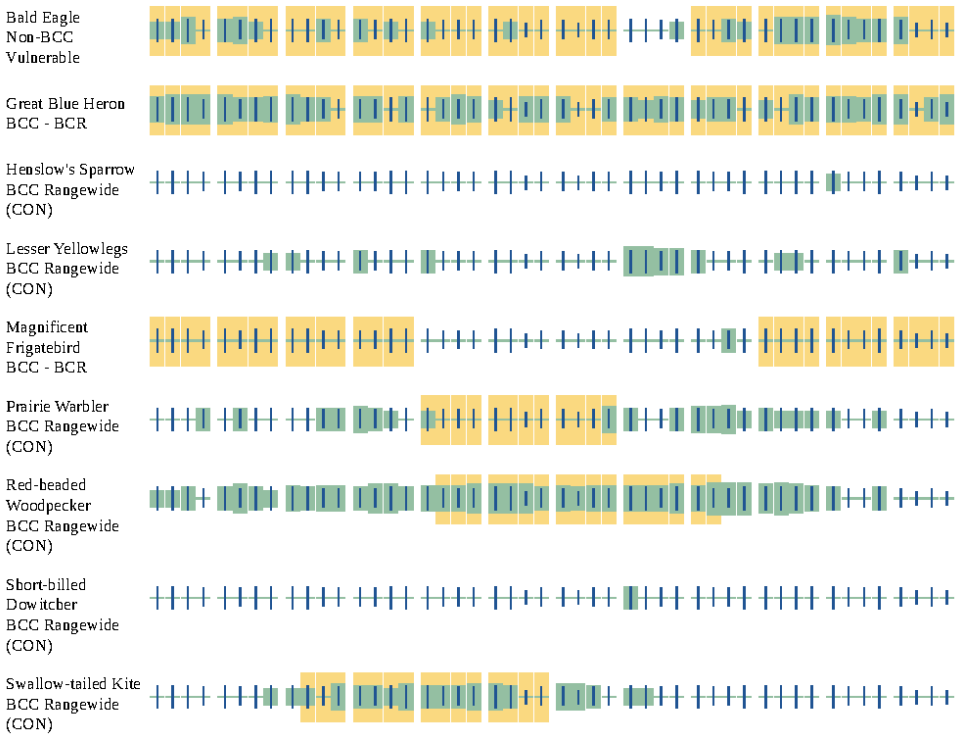
Breeding Season (■)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding

in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?
The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the AKN Phenology Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);

2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects
For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?
If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report
The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities,

should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

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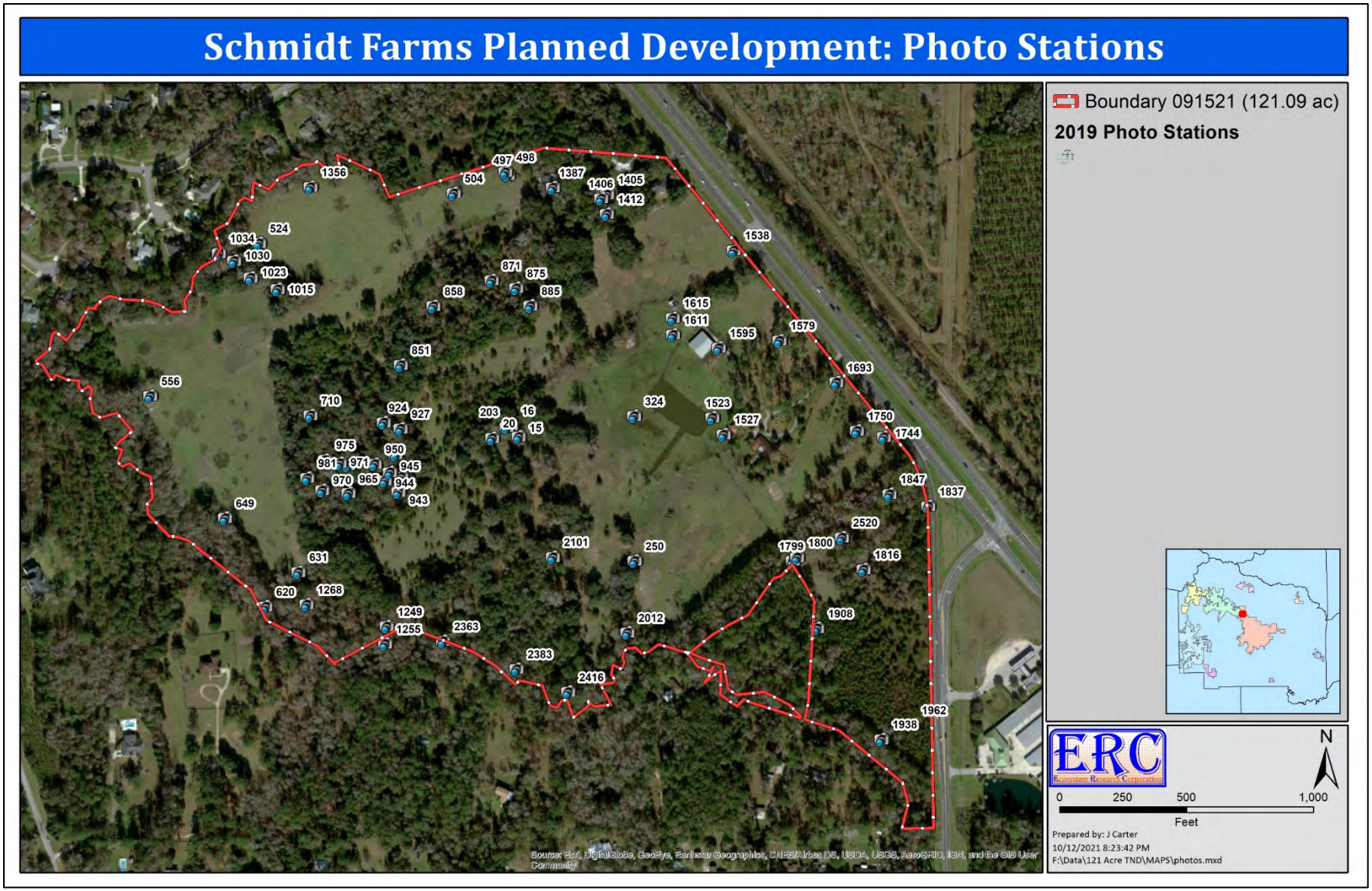


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Photo 1. **View of Man-made Intermittent Pond at GPS location 15 (polygon 29) as seen looking southeast on 4 November 2019.**



Photo 2. **View of Non-Wetland Surface Water 5 at GPS location 16 (polygon 11) as seen looking northwest on 4 November 2019.**



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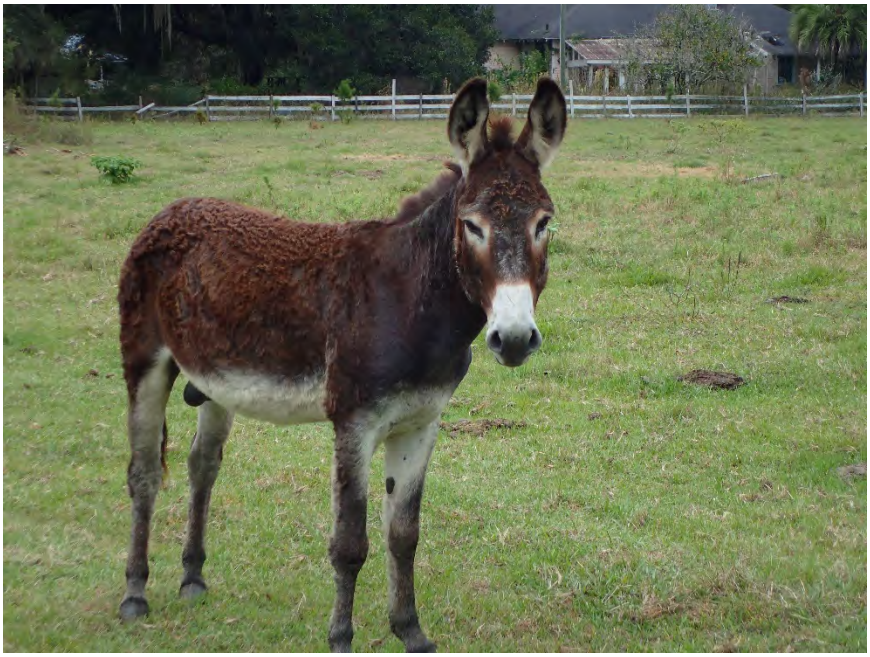


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Photo 23. **View of Disturbed Mixed Hardwoods-Riparian Habitat (polygon 44) located north of Turkey Creek 9 (polygon 28) as seen near GPS location 649 on 5 November 2019.**



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Photo 64. **View toward downstream area of Brooke Pointe Creek 1 (polygon 1) as seen looking south from GPS location 1034 on 6 November 2019. Between polygons 16 (GPS 1030) and polygon 1 (GPS 1024) there is a man-made, excavated channel that connects swale to creek.**



Photo 65. **View of Turkey Creek 8 (polygon 27) as seen looking upstream from GPS location 1249 on 6 November 2019.**



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Photo 67. **View of Disturbed Mixed Hardwoods-Riparian Floodplain Habitat (polygon 44) as seen looking northwest from GPS locations 1255 and 1268 on 23 November 2019.**



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Photo 75. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1406 on 23 November 2019.**



Photo 76. **View of created fishpond (Man-made Surface Water 2 [polygon 4]) as seen at GPS location 1412 on 23 November 2019.**



Photo 77. **Panoramic view of discharge pipe that historically routed laundry water and used greenhouse water from the greenhouse work area at the northeast corner of the pond (Man-made Surface Water 1 [polygon 3]) at GPS location 1527 as seen on 23 November 2019. The pipe discharges into the pond at GPS location 1523.**



Photo 78. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 79. **View of residential supply well found at small residence at GPS location 1527 as seen on 23 November 2019.**



Photo 80. **View of building used for greenhouse and past laundry activities at GPS location 1527 as seen looking east on 23 November 2019.**



Photo 81. **View of Man-made Surface Water 1 (pond; polygon 3) at GPS location 1523 as seen looking northwest on 23 November 2019.**



Photo 82. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southeast on 23 November 2019.**



Photo 83. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking southwest on 23 November 2019.**



Photo 84. **View of Improved Pasture Habitat at GPS location 1538 (polygon 33) as seen looking west on 23 November 2019.**



Photo 85. **Panoramic view of Pine-Improved Pasture Habitat at GPS location 1579 (polygon 42) as seen looking southeast on 23 November 2019.**



Photo 86. **View of access roadway at GPS location 1595 (polygon 33) as seen looking northwest on 23 November 2019.**



Photo 87. **View of agricultural building at GPS location 1595 as seen looking west on 23 November 2019.**



Photo 88. **View of access roadway at GPS location 1595 as seen looking southeast on 23 November 2019.**



Photo 89. **View of 4-in. agricultural supply well at GPS location 1611 as seen on 23 November 2019.**



Photo 90. **View of cinder block building at GPS location 1615 as seen on 23 November 2019.**



Photo 91. **View of Improved Pasture Habitat (polygon 33) with invasive loblolly pine (*Pinus taeda*), loblolly pine seedlings, and saplings at GPS location 1693 as seen looking southeast on 23 November 2019.**



Photo 92. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 93. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking southeast on 23 November 2019.**



Photo 94. **View of Improved Pasture Habitat (polygon 33) at GPS location 1744 as seen looking south on 23 November 2019.**



Photo 95. **View of Schmidt Creek Wetland (polygon 19) as seen looking upstream (north) from bridge at GPS location 1799 on 23 November 2019.**



Photo 96. **View of Schmidt Creek surface water (polygon 18) as seen looking southwest from GPS location 1799 on 23 November 2019.**



Photo 97. **View of roadway and culvert constructed across Schmidt Creek between polygons 18 and 19 at GPS location 1799 as seen on 23 November 2019.**



Photo 98. **Panoramic view of Schmidt Creek Wetland-Mixed Hardwood Wetland (polygons 19 and 47) as seen looking northwest–northeast from GPS location 1816 on 23 November 2019.**



Photo 99. **View of culvert under US 441 as seen looking northeast from GPS location 1837 (polygon 47) on 3 December 2019.**



Photo 100. **View of stream within Schmidt Creek Wetland (polygon 19) as seen looking southwest from GPS location 1837 on 3 December 2019.**



Photo 101. **View of Schmidt Creek Wetland (polygon 19) and Creek as seen looking southeast from GPS location 1847 on 3 December 2019.**



Photo 102. **View of Schmidt Creek Wetland (polygon 19) as seen looking west from GPS location 1847 on 3 December 2019.**



Photo 103. **View of Schmidt Creek Wetland (polygon 19) as seen looking north from GPS location 1847 on 3 December 2019.**



Photo 104. **View of Successional Loblolly Pine Forest Habitat (polygon 36) as seen looking east from GPS location 1908 on 3 December 2019.**



Photo 105. **View of Successional Hardwood Habitat as seen looking southeast from GPS location 1938 on 3 December 2019.**



Photo 106. **View of Successional Hardwood Habitat as seen looking south from GPS location 1938 on 3 December 2019.**



Photo 107. **View of dense Sweetgum Habitat as seen looking north from GPS location 1962 on 3 December 2019.**



Photo 108. **View of Non-Wetland Surface Water Habitat 1 (polygon 7) just north of Turkey Creek at GPS location 2012 as seen on 3 December 2019.**



Photo 109. Panoramic view of Non-Wetland Surface Water 4 (polygon 10) at GPS location 2101 as seen on 3 December 2019.

SCHMIDT FARMS
TRAFFIC CONCURRENCY STUDY

ALACHUA COUNTY, FLORIDA

October 2021



BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

October 19, 2021

Mr. Adam Hall
City Of Alachua
15100 NW 142nd Terrace
Alachua, Florida 32615

Re: **Schmidt Farms (Formerly US 441 Traditional Neighborhood)**
Updated Traffic Concurrency Study

Dear Mr. Hall:

Attached is the Traffic Concurrency Study. If you have any questions or comments regarding this study please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 10/19/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

Schmidt Farms will be located in the southwest quadrant of the US 441/NW 43rd Street intersection and will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units and 300,000 gsf of retail space.

Previously a traffic access study was completed and submitted for the development. The purpose of this report is to complete a traffic concurrency study in accordance with City of Alachua requirements. Appendix A contains the existing traffic concurrency tables for the City of Alachua while Figure 1 shows the site location and the various roadway segments located within the Cityôs regional road network. Both daily traffic and weekday PM peak hour traffic are analyzed in this study.

TRIP GENERATION

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center). Tables 8 through 10 of the previously completed traffic access study for this development summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results. These three tables are provided in Appendix B. During an average weekday the development is expected to generate 7444 **new external trips** (3722 entering and 3722 exiting) with 545 of these trips (282 entering and 263 exiting) occurring during the PM peak hour.

BASE TRIP DISTRIBUTION

The basic directional distribution, which was established using engineering judgement, is contained in Figure 2. A reasonable 10% trip attenuation for every 2 miles of distance is assumed along US 441.

During the previously completed traffic access study it was determined that, during the weekday PM peak hour, 21% of the site traffic is oriented towards the north along US 441. For the average weekday the percentage of traffic oriented to the north is estimated at 24% by taking the average of the AM (26%) and PM (21%) results from the previous study.

Applying the basic directional percentages contained in Figure 2 to the 24% produces the daily trip distribution percentages shown in Figure 3 and applying these basic directional percentages to the 21% produces the PM peak hour trip distribution percentages shown in Figure 4.

TRAFFIC ASSIGNMENT

Multiplying the Figure 3 directional percentages by the number of daily new external trips produces the daily traffic assignment shown in Figure 5. Multiplying the Figure 4 directional percentages by the number of PM peak hour new external trips produces the PM peak hour traffic assignment shown in Figure 6.

STUDY AREA

Since this development generates more than 1000 daily new external trips, the study area for the development includes all segments on the City of Alachua regional road network where site traffic compromises five percent or more of the roadway's Maximum Service Volume (MSV). Table 1 contains the study area calculations. No road segment meets this study area criterion.

The study area for the development also includes roadway links that are within one-half mile of the development's ingress/egress. The only road segment which meets this criterion is segment 3 (US 441 from the MPO Boundary to CR25A East). Therefore segment 3 is the only impacted link.

LINK SERVICE VOLUME

Table 2 is an updated version of the latest City Spreadsheet. The total project volumes in this spreadsheet are obtained from Table 3, which now includes the site traffic.

CONCURRENCY DETERMINATION

The percentage of the link service volume that will be consumed by future traffic is less than 100% for all impacted roadway links. Consequently, we can conclude that sufficient available capacity exists on the major roadway segments within the City to adequately handle the traffic that will be generated by the new development.

L:\2019\19-1554B\CAD2\FIG_01.dwg Date:10-19-21 T:16:05 By:AVDelacruz

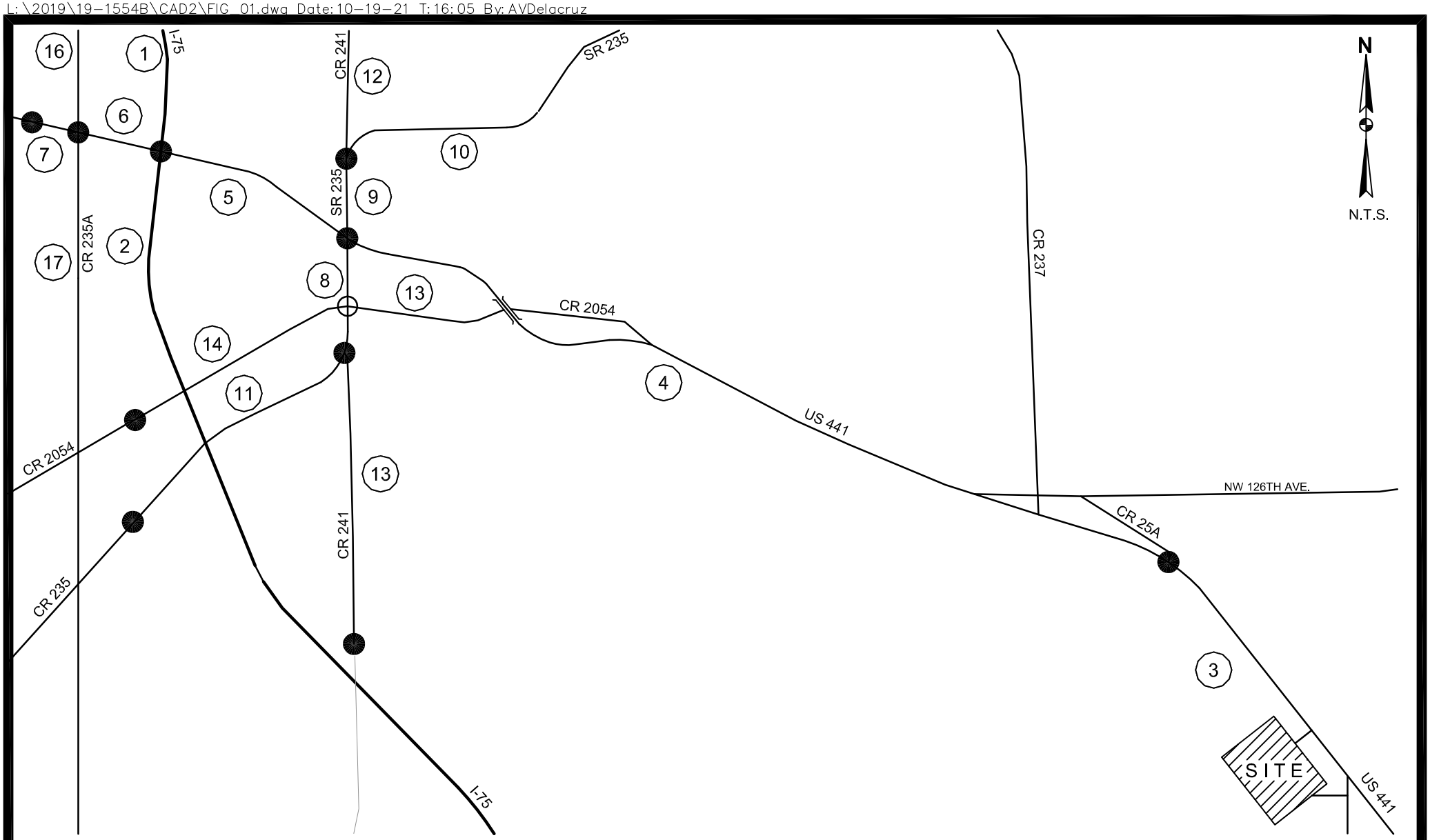


FIGURE 1

SITE LOCATION
AND ROADWAY SEGMENTS

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_02.dwg Date: 10-19-21 T: 17:40 By: AVDelacruz

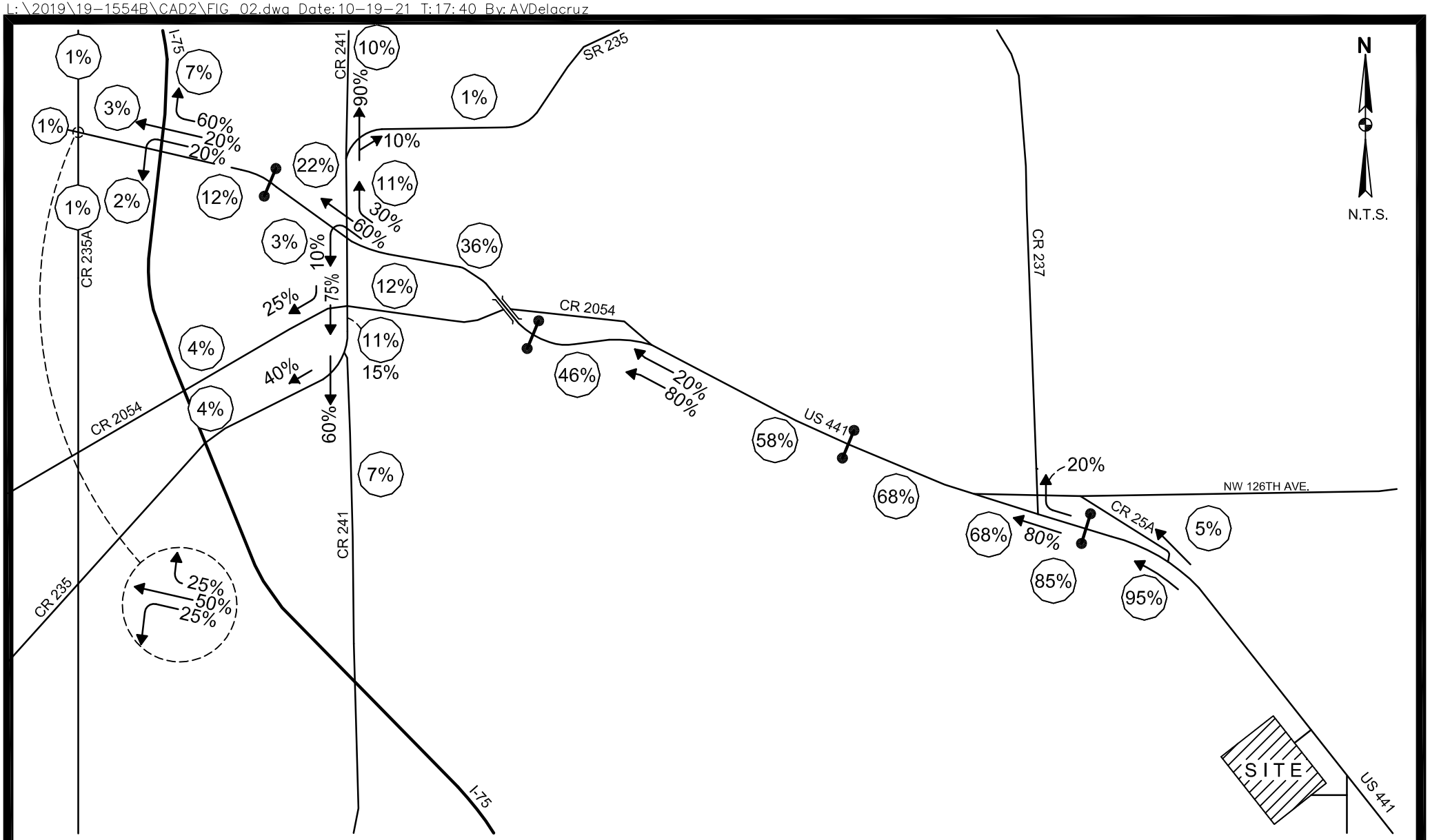
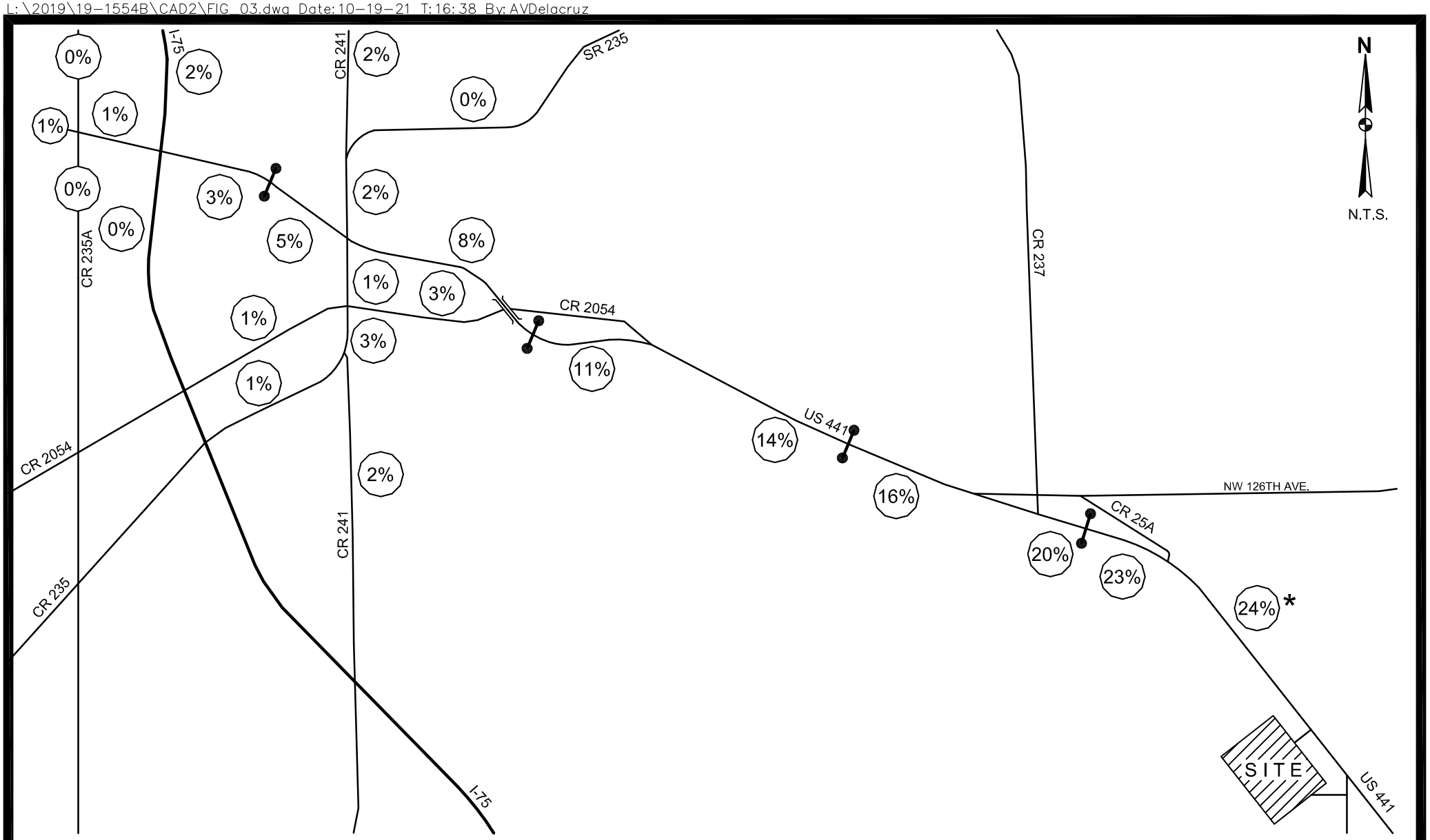


FIGURE 2

TRAFFIC ASSIGNMENT PERCENTAGES

Buckholz Traffic

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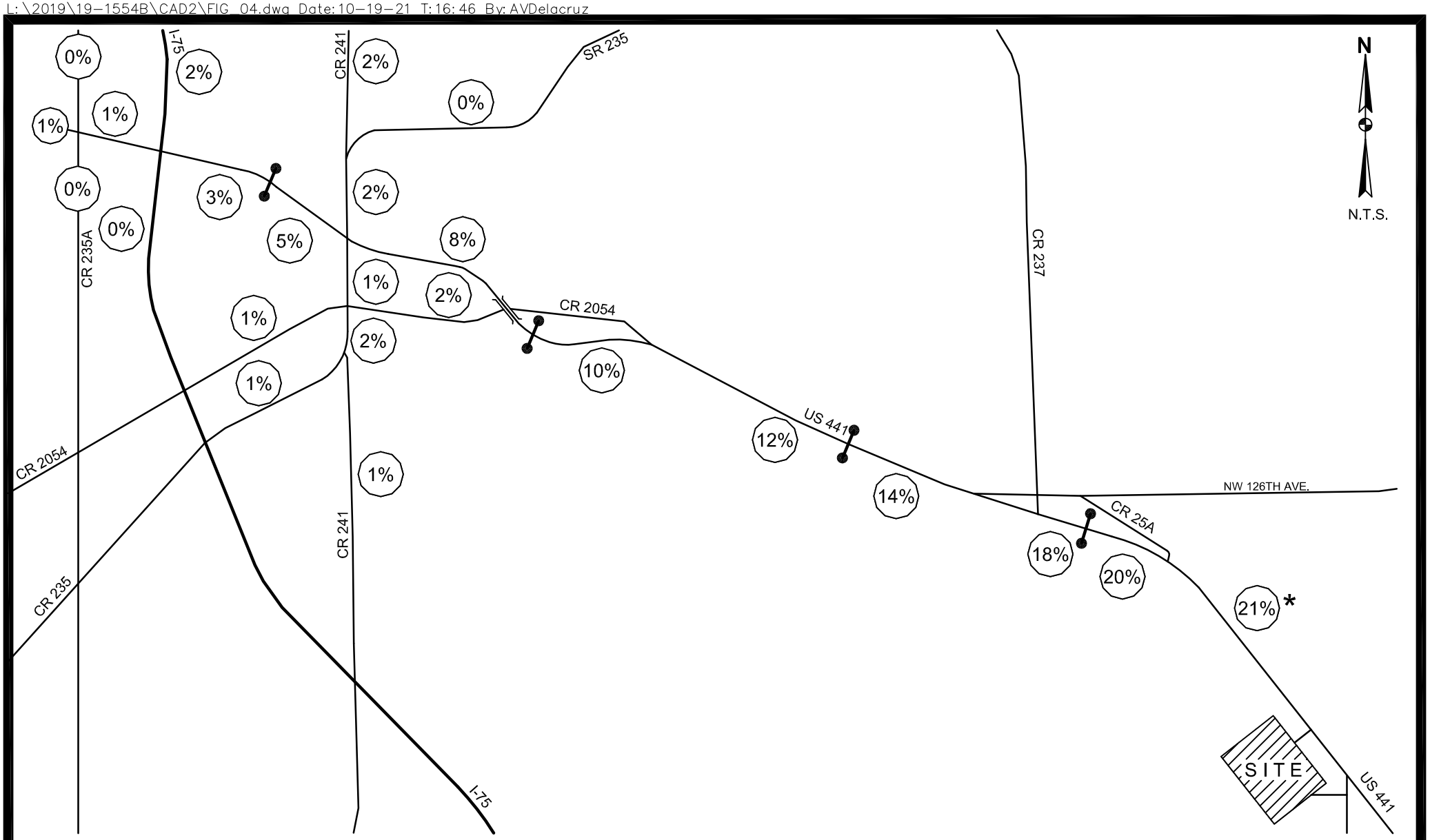
* = AVERAGE OF AM AND PM FROM TRAFFIC ACCESS STUDY

FIGURE 3

DAILY TRIP DISTRIBUTION

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_04.dwg Date: 10-19-21 T: 16:46 By: AVDelacruz



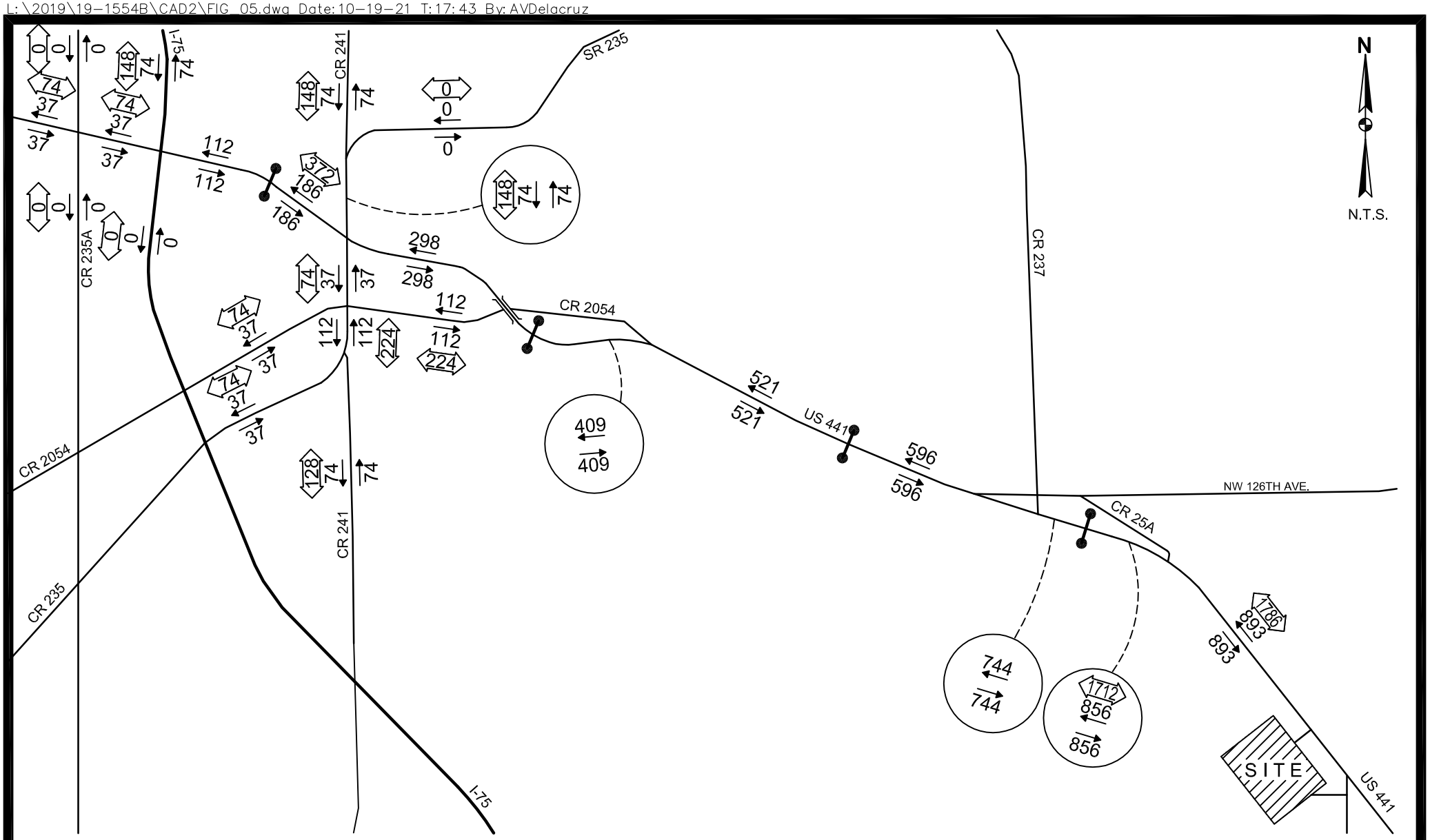
* = FROM TRAFFIC ACCESS STUDY

FIGURE 4

PM TRIP DISTRIBUTION

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_05.dwg Date: 10-19-21 T: 17: 43 By: AVDelacruz



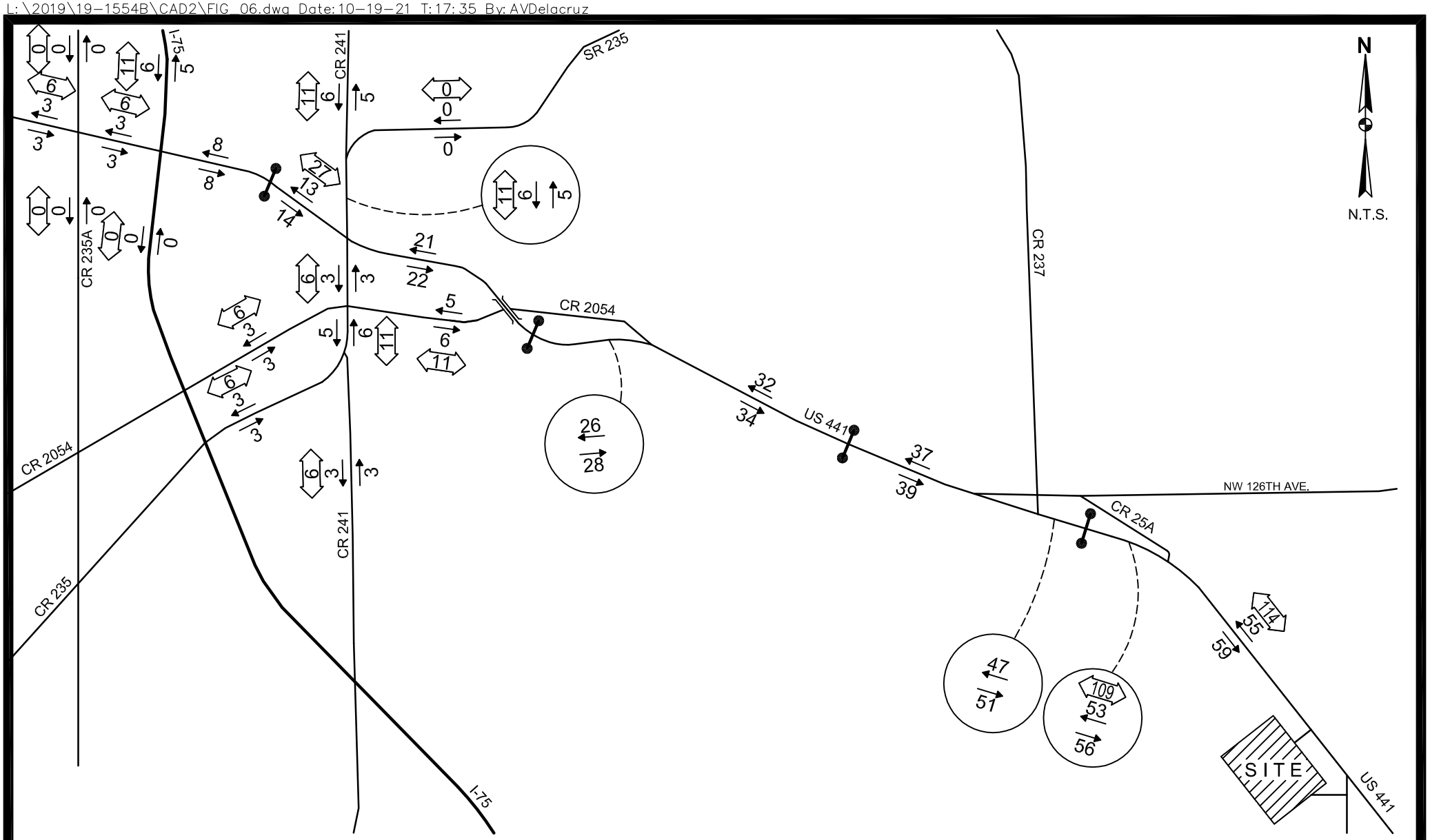
NEW EXTERNAL TRIPS	
ENTER	3722
EXIT	3722

FIGURE 5

DAILY TRAFFIC ASSIGNMENT

Buckholz Traffic

L:\2019\19-1554B\CAD2\FIG_06.dwg Date: 10-19-21 T: 17: 35 By: AVDelacruz



NEW EXTERNAL TRIPS	
ENTER	282
EXIT	263

FIGURE 6

PM TRAFFIC ASSIGNMENT

Buckholz Traffic

5.0%

Table 1 Traffic Impacts, Study Area Identification

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	5% of MSV	Site Traffic	In Study Area?	
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	4,580	148	NO	
		Peak Hour	8,250	413	11	NO	
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	4,580	0	NO	
		Peak Hour	8,250	413	0	NO	
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A	AADT	43,000	2,150	1,786	NO	
		Peak Hour	3,870	194	114	NO	
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	2,285	1,712	NO	
		Peak Hour	4,110	206	109	NO	
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	1,950	372	NO	
		Peak Hour	3,510	176	27	NO	
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	1,950	74	NO	
		Peak Hour	3,510	176	6	NO	
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	2,150	74	NO	
		Peak Hour	3,870	194	6	NO	
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	720	74	NO	
		Peak Hour	1,290	65	6	NO	
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	720	148	NO	
		Peak Hour	1,290	65	11	NO	
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	720	0	NO	
		Peak Hour	1,290	65	0	NO	
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	756	74	NO	
		Peak Hour	1,359	68	6	NO	
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	756	148	NO	
		Peak Hour	1,359	68	11	NO	
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	1,044	224	NO	
		Peak Hour	1,881	94	11	NO	
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	756	74	NO	
		Peak Hour	1,359	68	6	NO	
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	756	224	NO	
		Peak Hour	1,359	68	11	NO	
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	756	0	NO	
		Peak Hour	1,359	68	0	NO	
CR 235A (17)	From US 441 to CR 235	AADT	15,120	756	0	NO	
		Peak Hour	1,359	68	0	NO	

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.

Table 2 - Traffic Impacts, Preliminary & Final Development Orders (Including Site Traffic)

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	148	52,611	42.56%
		Peak Hour	8,250	4,078	11	4,161	49.56%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	0	25,973	71.65%
		Peak Hour	8,250	6,891	0	1,359	83.53%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	1,786	17,678	58.89%
		Peak Hour	3,870	2,118	114	1,638	57.67%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	1,712	23,553	48.46%
		Peak Hour	4,110	1,941	109	2,060	49.88%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	372	14,424	63.02%
		Peak Hour	3,510	2,299	27	1,184	66.27%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	74	8,815	77.40%
		Peak Hour	3,510	2,861	6	643	81.68%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	74	20,676	51.92%
		Peak Hour	3,870	2,114	6	1,750	54.78%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	74	4,146	71.21%
		Peak Hour	1,290	967	6	317	75.43%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	148	6,198	56.96%
		Peak Hour	1,290	765	11	514	60.16%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	0	8,645	39.97%
		Peak Hour	1,290	547	0	743	42.40%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	74	9,374	38.00%
		Peak Hour	1,359	539	6	814	40.09%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	148	13,491	10.77%
		Peak Hour	1,359	141	11	1,207	11.16%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	224	14,631	29.93%
		Peak Hour	1,881	572	11	1,298	31.01%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	74	12,116	19.87%
		Peak Hour	1,359	278	6	1,075	20.92%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	224	11,471	24.13%
		Peak Hour	1,359	325	11	1,023	24.75%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	0	13,740	9.13%
		Peak Hour	1,359	131	0	1,228	9.65%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	0	9,911	34.45%
		Peak Hour	1,359	495	0	864	36.41%

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

** *Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*

^ County Facility AADT counts provided by Alachua County Public Works, April 2021.

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

Reserved Trips are automatically updated from Table 3 data.

Table 3 - Traffic Impacts Segment by Segment

Segment Name/Number	Segment 1		Segment 2		Segment 3		Segment 4		Segment 5		Segment 6		Segment 7		Segment 8	
Roadway	I-75		I-75		US 441		US 441		US 441		US 441		US 441		SR 235	
Roadway Description	From North City Limit to US 441		From US 441 to South City Limit		From MPO Boundary to CR 25A East Intersection		From CR25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**173**	**17**	**1,381**	**139**	**0**	**0**	**160**	**17**	**4,489**	**453**	**4,489**	**453**	**0**	**0**	**0**	**0**
Total Impact (Final Development Orders)	**621**	**46**	**621**	**46**	**2,317**	**196**	**5,375**	**509**	**3,430**	**309**	**3,197**	**293**	**2,835**	**268**	**157**	**41**
Total Impact (All Development Orders)	**794**	**63**	**2,002**	**185**	**2,317**	**196**	**5,535**	**526**	**7,919**	**762**	**7,686**	**746**	**2,835**	**268**	**157**	**41**
Preliminary Development Orders - Certificates of LOS Standard																
Progress Village SSCPA & Rezoning	0	0	0	0	0	0	160	17	0	0	0	0	0	0	0	0
Tara April LSCPA & Rezoning	173	17	1,381	139	0	0	0	0	4,489	453	4,489	453	0	0	0	0
SITE - Schmidt Farms (TND)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Final Development Orders - Certificates of Concurrency Compliance																
Hampton Inn SP	413	31	413	31	0	0	0	0	825	62	825	62	825	62	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	0	18	18	3	73	11	73	11	73	11	3	18
Foundation Park Phase 2 SP	0	0	0	0	0	0	1,076	106	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	412	83	0	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	0	0	346	34	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	0	0	743	112	372	66	372	66	372	66	149	22
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	2,274	173	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	28	3	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	0	0	0	0	0	0	0	0	26	13	26	13	26	13	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	1,247	76	0	0	0	0	0	0	0	0
Burger King SP	95	7	95	7	0	0	0	0	947	65	947	65	947	65	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	0	0	0	0	0	0	0	0	501	45	501	45	501	45	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	46	8	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	15	2	15	2	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	57	1	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	0	0	0	0	0	0	0	0	459	31	0	0	0	0	0	0
KFC Alachua SP	113	8	113	8	0	0	0	0	227	16	453	31	91	6	0	0
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1
Polaris Building Addition SP	0	0	0	0	0	0	28	4	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed

Segment 9 SR 235 From US 441 to NW 140th Street		Segment 10 SR 235 From NW 140th Street to East City Limit		Segment 11 CR 235 From NW 143rd Place to South City Limit		Segment 12 CR 241 From NW SR 235 to North City Limit		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 15 CR 2054 From SR 235 to US 441		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**52**	**6**	**0**	**6**	**0**	**3**	**0**	**0**	**0**	**0**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**52**	**6**	**0**	**6**	**2,157**	**161**	**816**	**85**	**23**	**2**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	52	6	0	6	0	3	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	359	35	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	60	10	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	5	29	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	11	74	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	2	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	282	28	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	793	83	0	0
0	0	0	0	0	0	0	0	0	0	0	0	639	39	0	0	0	0
0	0	0	0	59	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	798	44	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	2	23	2
0	0	0	0	5	1	0	0	0	0	0	0	19	2	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX A

CITY OF ALACHUA
TRAFFIC CONCURRENCY TABLES



Table 2a. Traffic Impacts - Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Reserved Trips	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	621	52,138	43.08%
		Peak Hour	8,250	4,078	46	4,126	49.99%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	621	25,352	72.32%
		Peak Hour	8,250	6,891	46	1,313	84.08%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,375	19,890	56.48%
		Peak Hour	4,110	1,941	509	1,660	59.61%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	3,430	11,366	70.86%
		Peak Hour	3,510	2,299	309	902	74.30%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	3,197	5,692	85.41%
		Peak Hour	3,510	2,861	293	356	89.86%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	2,835	17,915	58.34%
		Peak Hour	3,870	2,114	268	1,488	61.55%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	79	9,369	38.04%
		Peak Hour	1,359	539	13	807	40.61%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	0	12,190	19.38%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	23	9,888	34.60%
		Peak Hour	1,359	495	2	862	36.56%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 2b. Traffic Impacts - Preliminary & Final Development Orders

Roadway Segment (FDOT Segment #, CoA Comp Plan #)	Segment Description	AADT/Peak Hour	Comp Plan MSV^^	Existing Traffic*^	Project Impact (Projected & Reserved)	Available Capacity**	Percentage of Capacity Utilized
Interstate		Min LOS Std: C					
I-75 (32, 1)	From North City Limit to US 441	AADT	91,600	38,841	794	51,965	43.27%
		Peak Hour	8,250	4,078	63	4,109	50.19%
I-75 (31, 2)	From US 441 to the South City Limit	AADT	91,600	65,627	2,002	23,971	73.83%
		Peak Hour	8,250	6,891	185	1,174	85.77%
State Roads		Min LOS Std: D					
U.S. Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT	43,000	23,536	2,317	17,147	60.12%
		Peak Hour	3,870	2,118	196	1,556	59.79%
U.S. Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT	45,700	20,435	5,535	19,730	56.83%
		Peak Hour	4,110	1,941	526	1,643	60.02%
U.S. Hwy 441 (107, 5)	From SR 235 to I-75	AADT	39,000	24,204	7,919	6,877	82.37%
		Peak Hour	3,510	2,299	762	449	87.21%
U.S. Hwy 441 (4107, 6)	From I-75 to CR 235A	AADT	39,000	30,111	7,686	1,203	96.92%
		Peak Hour	3,510	2,861	746	(97)	102.76%
U.S. Hwy 441 (14, 7)	From CR 235A to NW 188th Street	AADT	43,000	22,250	2,835	17,915	58.34%
		Peak Hour	3,870	2,114	268	1,488	61.55%
SR 235 (108, 8)	From NW 143rd Place to US 441	AADT	14,400	10,180	157	4,063	71.78%
		Peak Hour	1,290	967	41	282	78.14%
SR 235 (109, 9)	From US 441 to NW 140th Street	AADT	14,400	8,054	167	6,179	57.09%
		Peak Hour	1,290	765	21	504	60.93%
SR 235 (4109/1439, 10)	From NW 140th Street to East City Limit	AADT	14,400	5,755	121	8,524	40.81%
		Peak Hour	1,290	547	18	725	43.80%
County Facilities		Min LOS Std: D					
CR 235 (11)	From NW 143rd Place to South City Limit	AADT	15,120	5,672	79	9,369	38.04%
		Peak Hour	1,359	539	13	807	40.61%
CR 241 (12)	From NW SR 235 to North City Limit	AADT	15,120	1,481	0	13,639	9.79%
		Peak Hour	1,359	141	0	1,218	10.35%
CR 241 (13)	From CR 235 to South City Limit	AADT	20,880	6,025	0	14,855	28.86%
		Peak Hour	1,881	572	0	1,309	30.43%
CR 2054 (14)	From SR 235 to West City Limit	AADT	15,120	2,930	0	12,190	19.38%
		Peak Hour	1,359	278	0	1,081	20.48%
CR 2054 (15)	From SR 235 to US 441	AADT	15,120	3,425	2,157	9,538	36.92%
		Peak Hour	1,359	325	158	876	35.57%
CR 235A (16)	From US 441 to North City Limit	AADT	15,120	1,380	816	12,924	14.52%
		Peak Hour	1,359	131	85	1,143	15.90%
CR 235A (17)	From US 441 to CR 235	AADT	15,120	5,209	23	9,888	34.60%
		Peak Hour	1,359	495	2	862	36.56%

* Florida Department of Transportation, District Two, Level of Service Reporting Tool 2019, accessed April 7, 2021
** *Formula: Comp Plan MSV - (Existing Traffic + + Projected Trips from Preliminary Development Orders with NO Concurrency Reservation + Reserved*
^ County Facility AADT counts provided by Alachua County Public Works, April 2021.
^^AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook.
Reserved Trips are automatically updated from Table 8 data.

Table 8.Traffic Impacts Segment by Segment

Segment Name/Number	Segment 1		Segment 2		Segment 3		Segment 4		Segment 5		Segment 6		Segment 7		Segment 8	
Roadway	I-75		I-75		US 441		US 441		US 441		US 441		US 441		SR 235	
Roadway Description	From North City Limit to US 441		From US 441 to South City Limit		From MPO Boundary to CR 25A East Intersection		From CR25A East Intersection to SR 235		From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
Total Impact (Preliminary Development Orders)	**173**	**17**	**1,381**	**139**	**0**	**0**	**160**	**17**	**4,489**	**453**	**4,489**	**453**	**0**	**0**	**0**	**0**
Total Impact (Final Development Orders)	**621**	**46**	**621**	**46**	**2,317**	**196**	**5,375**	**509**	**3,430**	**309**	**3,197**	**293**	**2,835**	**268**	**157**	**41**
Total Impact (All Development Orders)	**794**	**63**	**2,002**	**185**	**2,317**	**196**	**5,535**	**526**	**7,919**	**762**	**7,686**	**746**	**2,835**	**268**	**157**	**41**
Preliminary Development Orders - Certificates of LOS Standard																
Progress Village SSCPA & Rezoning	0	0	0	0	0	0	160	17	0	0	0	0	0	0	0	0
Tara April LSCPA & Rezoning	173	17	1,381	139	0	0	0	0	4,489	453	4,489	453	0	0	0	0
Final Development Orders - Certificates of Concurrency Compliance																
Hampton Inn SP	413	31	413	31	0	0	0	0	825	62	825	62	825	62	0	0
San Felasco Hammock State Park Shop Building SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Towne Centre Parcel D-2 SP	0	0	0	0	0	18	18	3	73	11	73	11	73	11	3	18
Foundation Park Phase 2 SP	0	0	0	0	0	0	1,076	106	0	0	0	0	0	0	0	0
San Felasco Tech City Phase 2 SP	0	0	0	0	0	0	412	83	0	0	0	0	0	0	0	0
Hague Fire Station #25 SP	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Alchem Building 3 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Innovation One SP	0	0	0	0	0	0	346	34	0	0	0	0	0	0	0	0
Kolomyiko SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Alachua Retail Center SP	0	0	0	0	0	0	743	112	372	66	372	66	372	66	149	22
San Felasco Tech City Phase 3 Special Exception Permit & SP	0	0	0	0	0	0	1,386	80	0	0	0	0	0	0	0	0
Golf Plaza SP	0	0	0	0	2,274	173	0	0	0	0	0	0	0	0	0	0
Sheth SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dreyer's DKI SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Turkey Creek (3 Lots) Final Plat	0	0	0	0	28	3	0	0	0	0	0	0	0	0	0	0
Southern Wrecker & Recovery SP	0	0	0	0	0	0	0	0	26	13	26	13	26	13	0	0
Progress Park Parcels G & H SP	0	0	0	0	0	0	1,247	76	0	0	0	0	0	0	0	0
Burger King SP	95	7	95	7	0	0	0	0	947	65	947	65	947	65	0	0
Hal Brady Recreation Center SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Copeland Park (2020) SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Briarwood Phase 1 Final Plat	0	0	0	0	0	0	0	0	501	45	501	45	501	45	0	0
Copeland Park PDL SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Black Flag Metalsmith SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PTI SP	0	0	0	0	0	0	46	8	0	0	0	0	0	0	0	0
Ray's Metal Works SP	0	0	0	0	15	2	15	2	0	0	0	0	0	0	0	0
Sandvik Test Pad SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ology ADMF SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dogwood Acres Lot 12A Final Plat	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Arbours at Merrillwood SP	0	0	0	0	0	0	57	1	0	0	0	0	0	0	0	0
Baywood Center Lot 3 QSR SP	0	0	0	0	0	0	0	0	459	31	0	0	0	0	0	0
KFC Alachua SP	113	8	113	8	0	0	0	0	227	16	453	31	91	6	0	0
Alchem Building 4 SP	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	1
Polaris Building Addition SP	0	0	0	0	0	0	28	4	0	0	0	0	0	0	0	0

Notes: Peak Hour trip distribution was not provided for all projects prior to November 2008. Any project which provided peak hour trip distribution data prior to or following this date has been reflected above.

This table is not automatically updated; please add trips to the appropriate segments as needed

Segment 9 SR 235 From US 441 to NW 140th Street		Segment 10 SR 235 From NW 140th Street to East City Limit		Segment 11 CR 235 From NW 143rd Place to South City Limit		Segment 12 CR 241 From NW SR 235 to North City Limit		Segment 13 CR 241 From CR 235 to South City Limit		Segment 14 CR 2054 From SR 235 to West City Limit		Segment 15 CR 2054 From SR 235 to US 441		Segment 16 CR 235A From US 441 to North City Limit		Segment 17 CR 235A From US 441 to CR 235	
AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour	AADT	Peak Hour
0	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
167	**21**	**121**	**18**	**79**	**13**	**0**	**0**	**0**	**0**	**0**	**0**	**2,157**	**158**	**816**	**85**	**23**	**2**
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	359	35	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	60	10	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
29	5	29	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
74	11	74	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15	2	15	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	282	28	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	793	83	0	0
0	0	0	0	0	0	0	0	0	0	0	0	639	39	0	0	0	0
0	0	0	0	59	10	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	15	2	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	798	44	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
46	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	2	23	2
0	0	0	0	5	1	0	0	0	0	0	0	19	2	0	0	0	0
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

APPENDIX B

TRIP GENERATION TABLES



TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

BUCKHOLZ TRAFFIC

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

BUCKHOLZ TRAFFIC

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

BUCKHOLZ TRAFFIC



SCHMIDT FARMS
TRAFFIC STUDY

ALACHUA COUNTY, FLORIDA

October 2021

BUCKHOLZ TRAFFIC



BUCKHOLZ TRAFFIC
3585 KORI ROAD
JACKSONVILLE, FLORIDA 32257
(904) 886-2171 jwbuckholz@aol.com

October 28, 2021

Mr. Chris Potts, P.E.
Director of Engineering, JB Pro
3530 NW 43rd Street
Gainesville, Florida 32606

Re: **Schmidt Farms Traditional Neighborhood Development Traffic Study; Alachua County, Florida**

Dear Mr. Potts:

Attached is the requested traffic study. If you have any questions or comments regarding this study, please contact me.

Sincerely,

Jeffrey W. Buckholz, P.E., PTOE
Principal

This item has been digitally signed and sealed by Jeffrey W. Buckholz, P.E. on 10/28/21. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

INTRODUCTION

This Traditional Neighborhood Development (TND) will contain 214 single family homes, 130 apartment units, 171 ñresidential-over-commercialò residential units, and 300,000 gsf of retail space. The site plan is provided in Appendix A.

The development will be located in the southwest quadrant of the US 441/NW 43rd Street intersection in northern Alachua County, Florida and it is currently anticipated that there will be two site drives. The North Drive will be a full access driveway on US 441 located north of the US 441/NW 43rd Street intersection and the South Drive will form the fourth (west) leg of the NW 43rd Street/Marathon Gas Station West Driveway intersection. It is proposed that the currently unused median opening on US 441 be moved approximately 250 feet to the south to serve this new development.

US 441 is a four lane divided urban principal arterial with exclusive left turn lanes accommodated within a grass median. It has a posted speed limit of 60 mph in each direction in the vicinity of the site and an FDOT access management classification of 3. NW 43rd Street is a two lane undivided urban minor arterial with a posted speed limit of 50 mph near the site.

Figure 1 shows the site location and surrounding road network while Figure 2 provides the current intersection and mainline lane configuration near the site. The development is expected to be complete and fully occupied by the beginning of 2031, therefore 2031 was chosen as the design year for this study.

EXISTING TRAFFIC VOLUMES

Buckholz Traffic personnel conducted weekday AM peak period (6:45 am to 8:45 am) and PM peak period (3:30 pm to 6:00 pm) turning movement counts at the US 441/NW 43rd Street intersection and the NW 43rd Street/Marathon West Driveway intersection during late August of 2021 with all schools in session. These counts, which were collected at 15-minute intervals, are provided in Appendix B with the peak hour volumes summarized in Figures 3 and 4.

Buckholz Traffic personnel also conducted a set of morning and afternoon directional enter/exit counts at a series of roadways located just north of the US 441/NW 43rd Street intersection. These 2019 counts are included in Appendix B. Three of the roadways serve residential developments while the fourth roadway serves the Gainesville Regional Utilities complex.

TRIP GENERATION OF SITE TRAFFIC

Trip generation calculations were carried out using the 10th edition of ITE's Trip Generation Manual and referencing land use codes 210 (Single Family), 220 (Multi-Family Low Rise), 231 (Mid-Rise Residential with First Floor Commercial) and 820 (Shopping Center).. Tables 1 through 4 contain the daily, AM peak hour, and PM peak hour trip generation calculations while Tables 5 through 7 provide the calculations which estimate the peak hour internal trip-making between the residential, retail and office land uses. Tables 8 through 10 summarize the expected weekday, weekday AM peak hour, and weekday PM peak hour trip generation results.

During an average weekday the development is expected to generate 9918 **external** weekday trips (4959 entering and 4959 exiting) with 491 external trips (206 entering and 285 exiting) occurring during the weekday AM peak hour and 763 external trips (386 entering and 377 exiting) occurring during the weekday PM peak hour. Since the primary goal of this study is to analyze the access situation for the planned development, we are interested in total driveway volumes and thus no adjustment has been made for pass-by capture. This results in site traffic volumes at the US 441/NW 43rd Street intersection that are conservatively high.

DISTRIBUTION AND ASSIGNMENT OF SITE TRAFFIC

Site trips were directionally distributed based on the results of our traffic counts (see Table B2 in Appendix B). The directional enter/exit counts taken at nearby side roads along US 441 were used to determine that, in the morning, 26% of the site trips are expected to be oriented to the north with the remaining 74% oriented to the south. In the afternoon, 21% of site trips are expected to be oriented towards the north with 79% oriented towards the south.

These trip distribution percentages were multiplied by the weekday AM and PM peak hour trip generation results to produce the site traffic assignment for external trips shown in Figures 5 and 6.

FUTURE TRAFFIC VOLUMES

The expected weekday AM and PM peak hour background (No Build) traffic volumes and total (Build) traffic volumes near the site are graphically depicted in Figures 7 through 10. The 2029 background traffic volumes were obtained by multiplying the existing traffic volumes by the appropriate FDOT seasonal adjustment factor (0.97) and then by a corresponding average annual growth rate (2.2%) obtained from two nearby historical FDOT counts (see Appendix C). The 2029 total traffic volumes were obtained by adding the external traffic generated by the new development to the 2029 background traffic volumes.

TURN LANE ANALYSIS

Using the 2031 Build traffic volumes a formal analysis was be made to determine if a right turn lane is warranted on US 441 at the North Site Entrance or on NW 43rd Street at the South Site Entrance. The methodology contained in NCHRP Report 279 was used to conduct this analysis. As is indicated in Figure 11, right turn volumes into the site will be high enough to warrant a right turn lane on US 441 at the North Site Entrance. This result is supported by NCHRP Report 420 which requires 40 right turns per hour to warrant a right turn lane on a multi-lane roadway with a posted speed greater than 45 mph.

However, Figure 12 reveals that right turn volumes into the site will not be high enough to warrant a right turn lane on NW 43rd Street at the South Site Entrance. This result is also supported by NCHRP Report 420 which requires 30 right turns per hour to warrant a right turn lane on a 2-lane roadway with a posted speed greater than 45 mph.

Using the 2031 Build traffic volumes a formal analysis was also made to determine if a left turn lane is warranted on NW 43rd Street at the South Site Entrance. The methodology contained in a paper written by M.D. Harmelink entitled: "Volume Warrants for Left Turn Storage Lanes at Unsignalized Grade Intersections" was used to conduct this evaluation. The results, which are depicted in Figures 13 and 14, indicate that 2031 Build traffic volumes will be high enough to warrant a left turn lane at the site drive.

SIGNALIZED INTERSECTION CAPACITY ANALYSIS

2021 Existing, 2031 No Build, and 2031 Build weekday AM and PM peak hour signalized intersection capacity analyses were performed for the US 441/NW 43rd Street intersection using the methodology discussed in Chapter 19 of the Sixth Edition of the Highway Capacity Manual. The existing signal timings for this intersection are provided in Appendix D. The intersection capacity results are summarized in Table 11 while Appendix E provides the supporting capacity analysis calculations. The intersection currently operates at level of service B during both weekday peak hours and is expected to continue to operate at level of service B under both 2031 No Build and Build conditions.

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS

Using 2021 Existing, 2031 No Build, and 2031 Build traffic volumes, capacity analyses for the unsignalized NW 43rd Street/Marathon West Drive/South Site Drive intersection were conducted using the two-way stop control methodology contained in Chapter 20 of the Sixth Edition of the Highway Capacity Manual. 2031 Build analyses were also performed at the new US 441/North Site Drive intersection. Appendix F contains the capacity analysis calculations with the capacity results summarized in Tables 12 through 14.

A review of Table 12 indicates that level of service F operation with moderate queueing and delay will occur for the side street left turn movement during both weekday peak hours if a full median opening is provided at the North Site Entrance. Table 12 also provides capacity analysis results with the installation of a directional median opening. Redirection of the northbound site traffic through the signalized US 441/NW 43rd Street intersection should have minimal impact on this intersection since an exclusive U-turn lane already exists on the north approach.

A review of Table 13 indicates that all minor movements at the US 441/NW 43rd Street intersection currently operate at an acceptable level of service B or higher and, under 2031 No Build conditions, are expected to operate at an acceptable level of service C or higher with minimal queueing and delay. Table 14 shows that, under 2031 Build conditions, all minor movements at this intersection will operate at an acceptable level of service C or better during the weekday AM peak hour. However, during the weekday PM peak hour the westbound approach is expected to operate at level of service F with moderate queueing and delay.

ACCESS MANAGEMENT EVALUATION

Eliminating the unused full median opening located approximately 250 feet north of the proposed North Site Entrance and replacing it with a directional median opening located at this entrance will improve the access management situation along US 441. The existing median opening is only 850 feet from NW 102nd Place to the north and only 1450 feet from NW 43rd Street to the south, both of which are much less than the required 2640 feet for a full median opening. The new median opening will be 1100 feet from NW 102nd Place and 1200 feet from NW 43rd Street and, although it will still violate the 1320 foot required spacing for a directional median opening, it will just barely do so.

RECOMMENDATIONS

The existing full median opening on US 441 should be relocated to the south at the new site entrance and consideration should be given to converting it into a directional median opening. An exclusive southbound right turn lane should be added on US 441 at the new driveway. A northbound left turn lane should be added at the entrance on NW 43rd Street and two egress lanes should be provided at this entrance. Traffic operations at the NW 43rd Street entrance should be monitored and additional measures taken if unsuitable conditions arise. These measures could include the installation of a roundabout at this location.



FIGURE 1

SITE LOCATION

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG 01.dwg Date:08-31-21 T:18:13 By:AVDelacruz

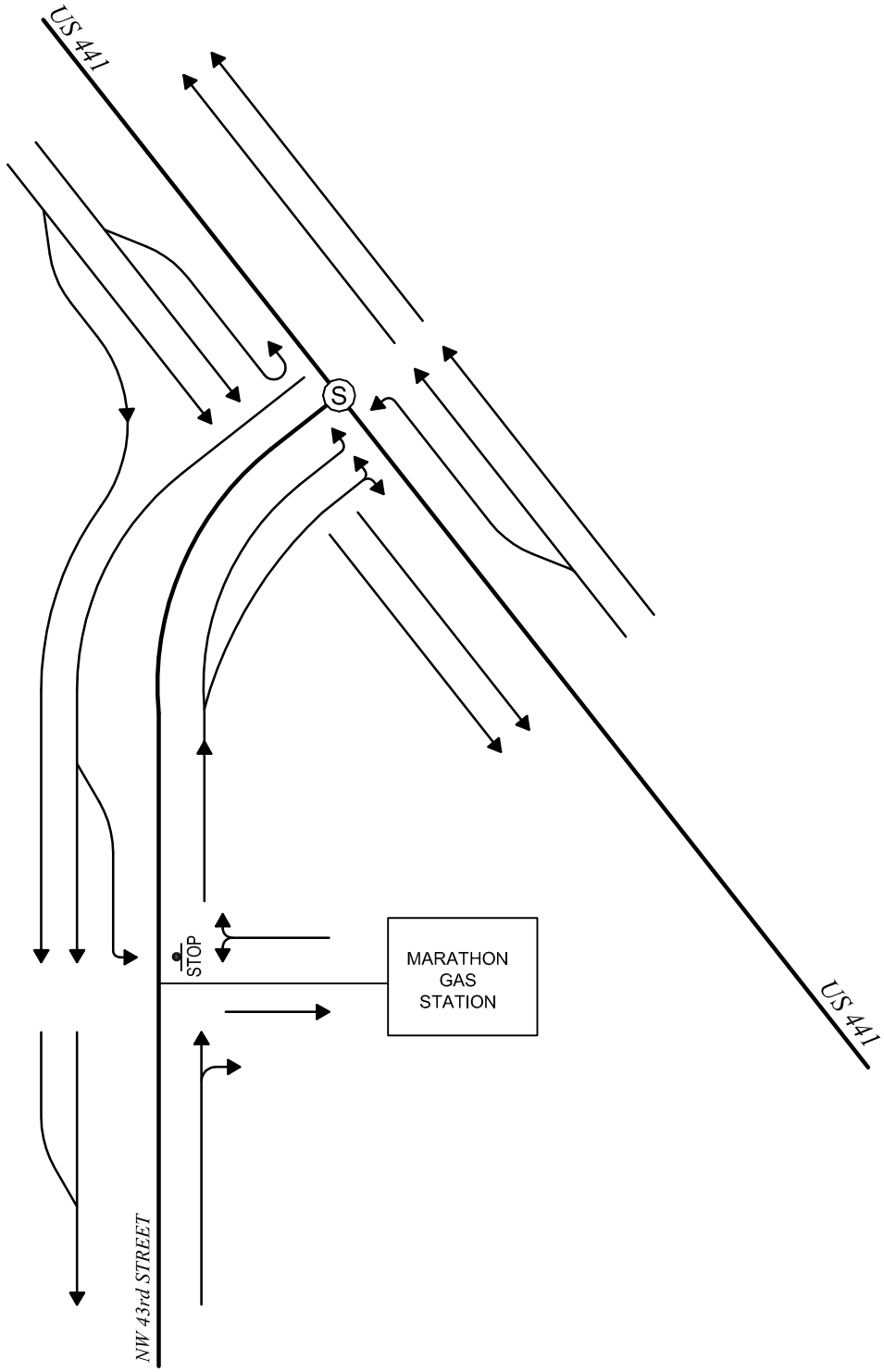
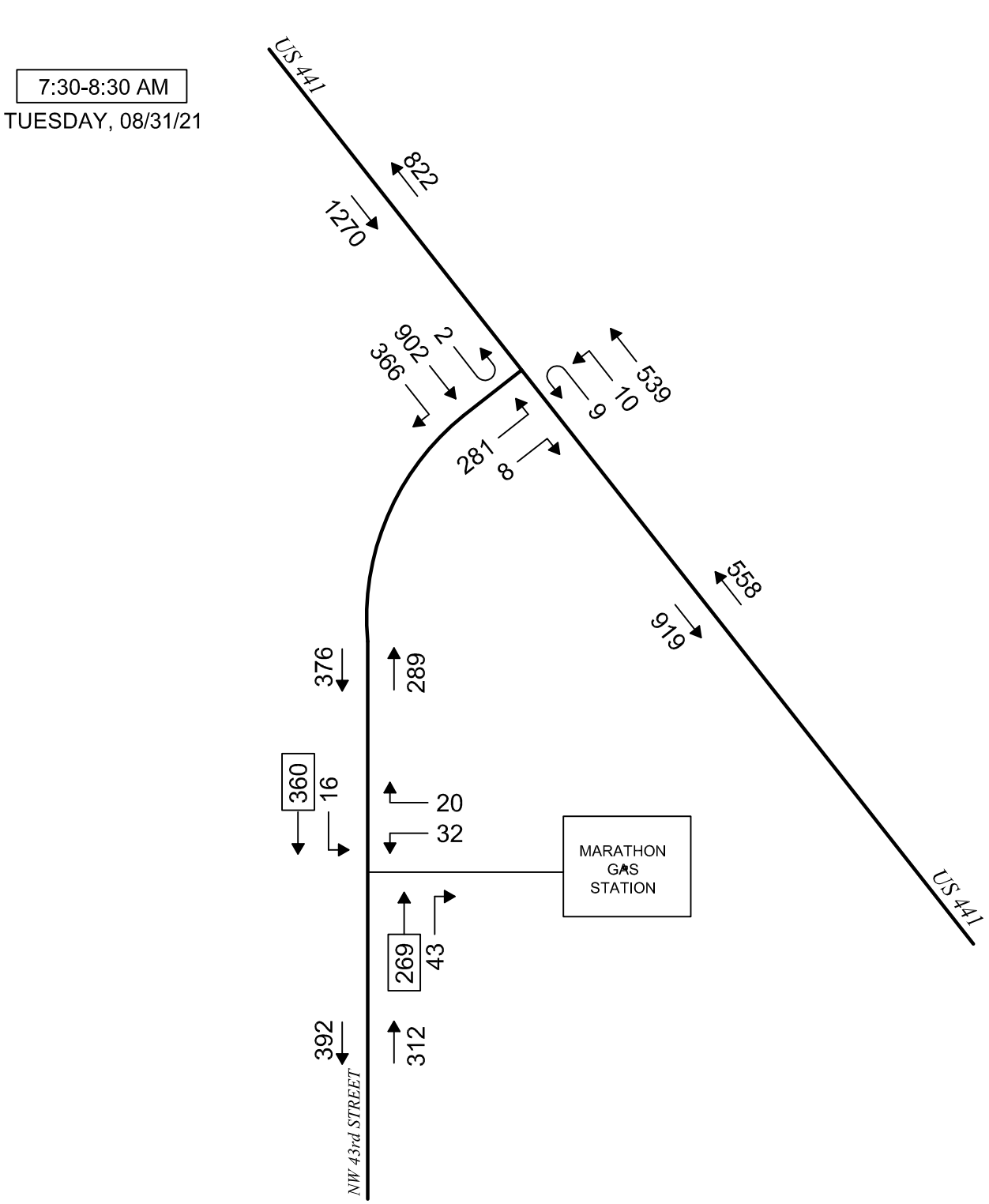


FIGURE 2

LANE CONFIGURATION

Buckholz Traffic

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XXX = CALCULATED VALUE

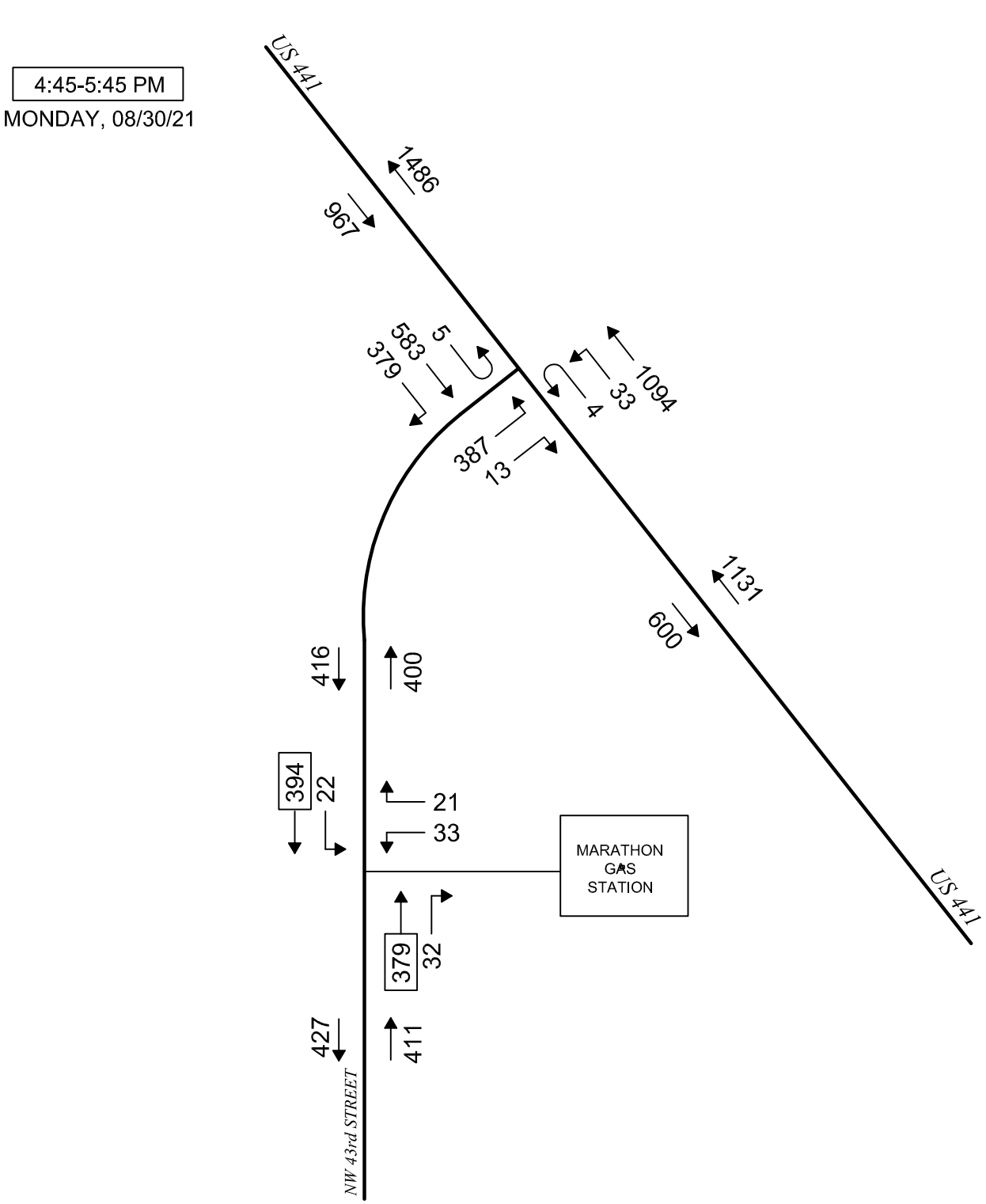
FIGURE 3

TRAFFIC COUNTS

WEEKDAY AM PEAK HOUR

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG 03.dwg Date:08-31-21 T:17:16 By:AVDelacruz



XXX = CALCULATED VALUE

FIGURE 4

TRAFFIC COUNTS

WEEKDAY PM PEAK HOUR

Buckholz Traffic

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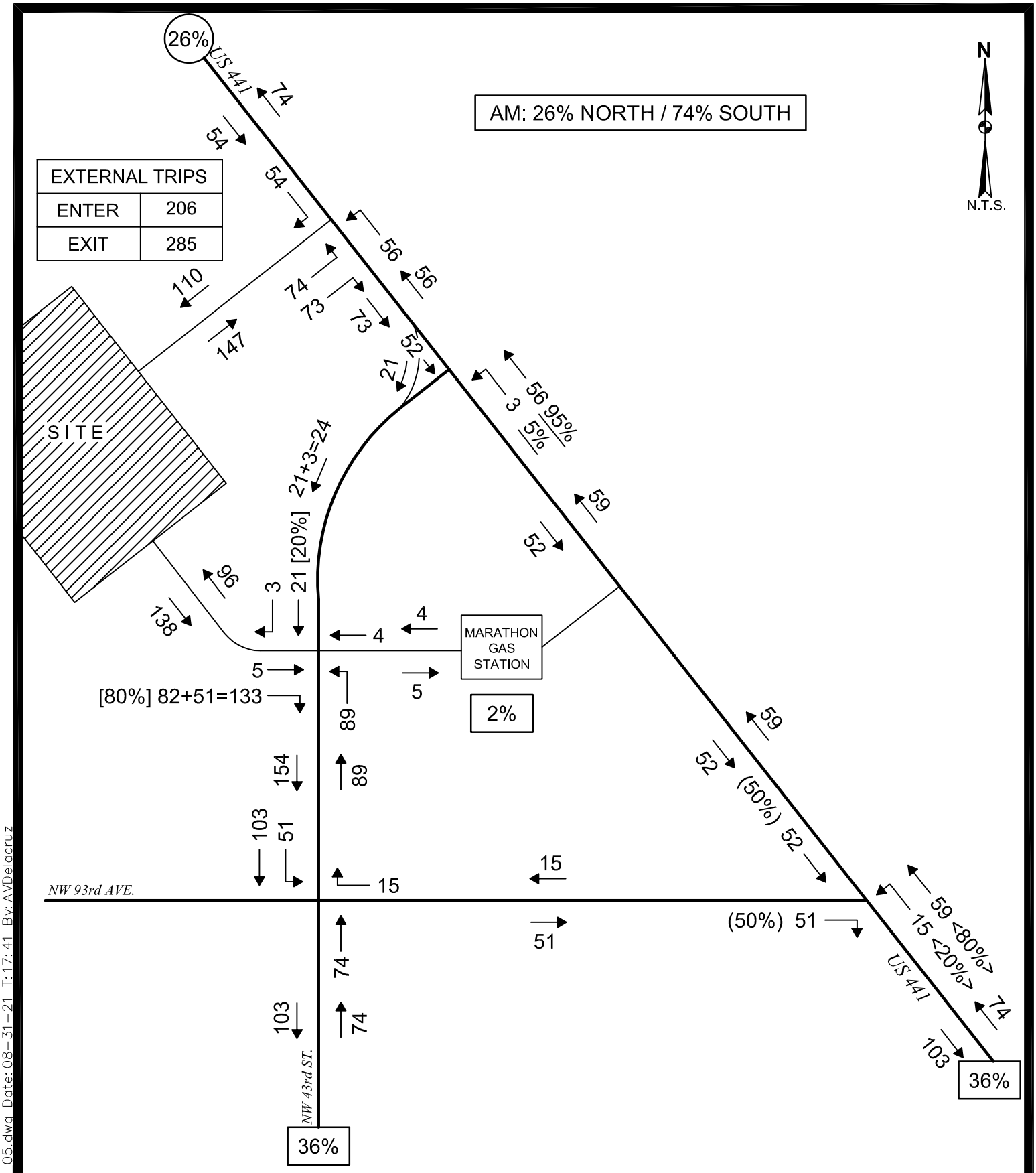


FIGURE 5

SITE TRAFFIC ASSIGNMENT

WEEKDAY AM PEAK HOUR

Buckholz Traffic

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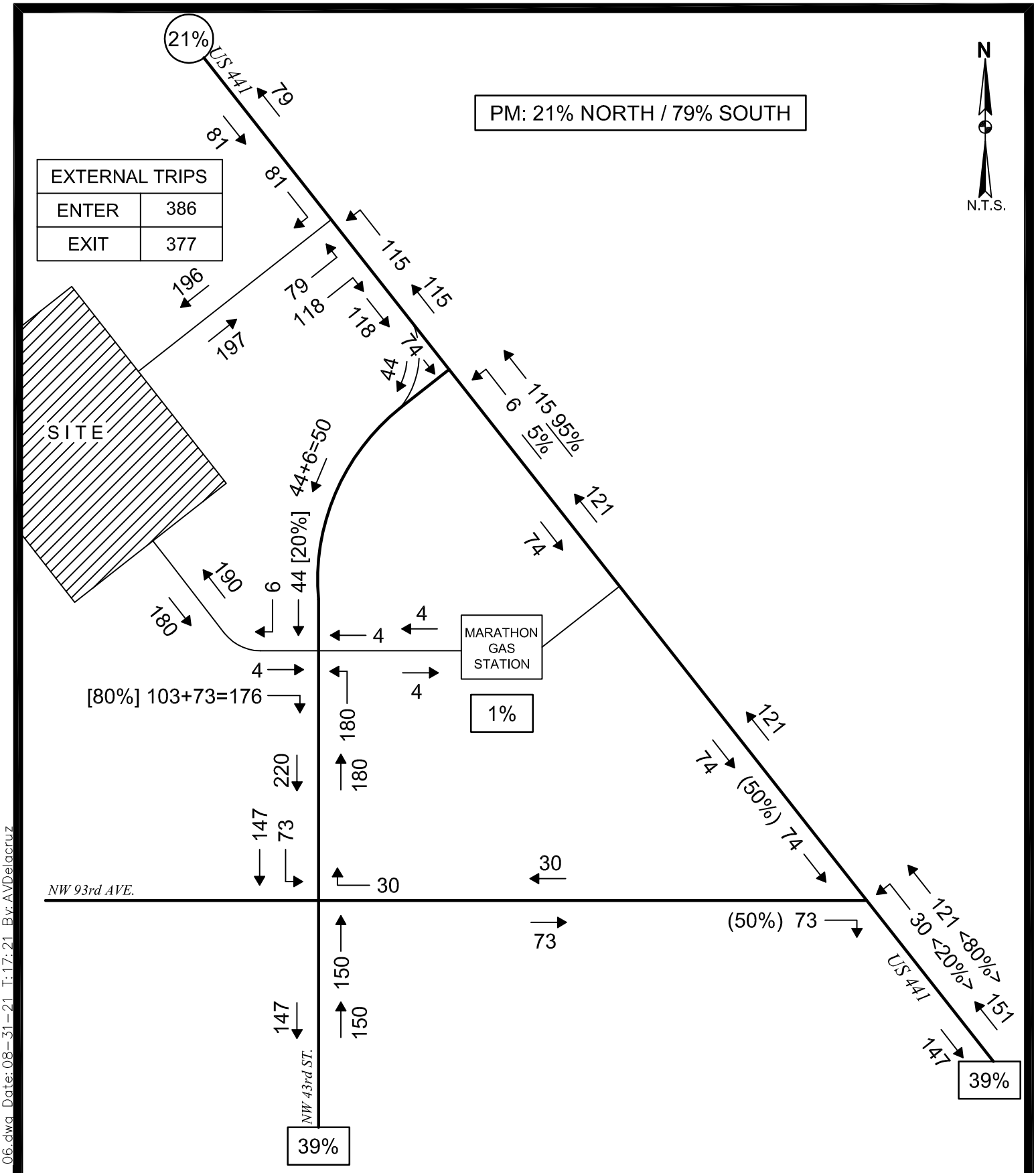


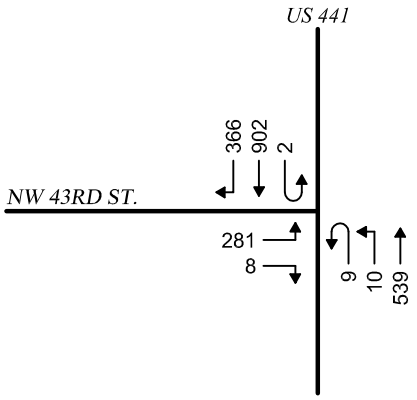
FIGURE 6

SITE TRAFFIC ASSIGNMENT

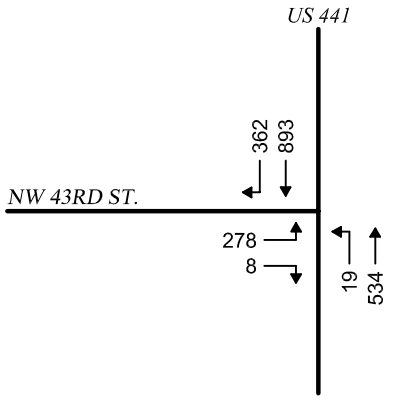
WEEKDAY PM PEAK HOUR

Buckholz Traffic

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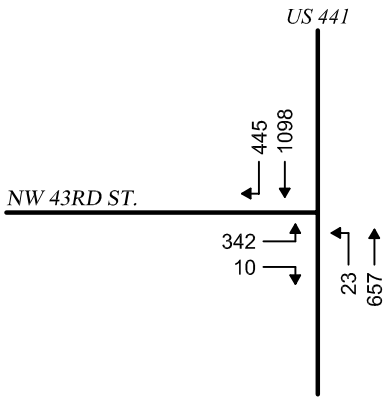


EXISTING TRAFFIC
08/31/21
7:30-8:30 AM

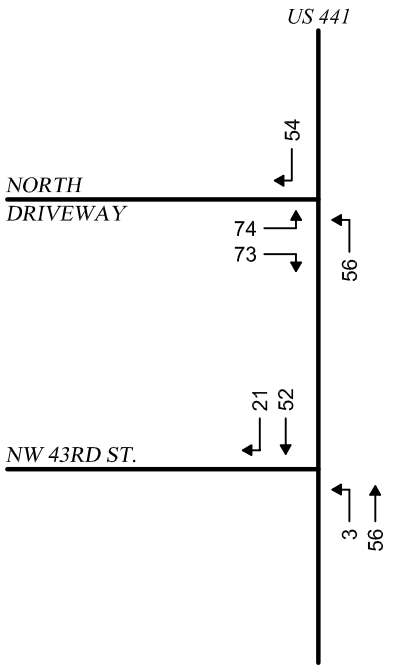


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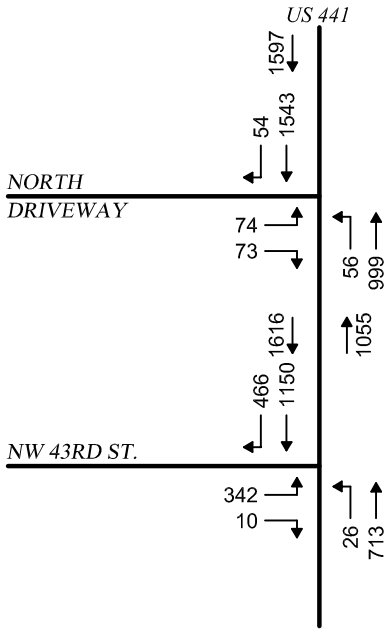
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

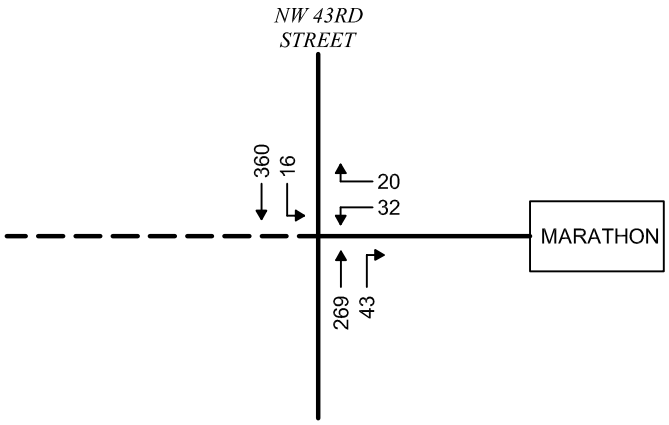
Buckholz Traffic

FIGURE 7

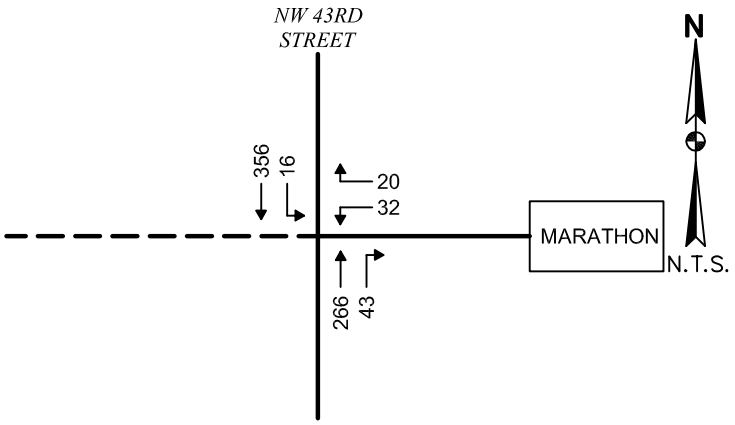
2031 BUILD TRAFFIC
US 441 /NW 43RD STREET

AM PEAK HOUR

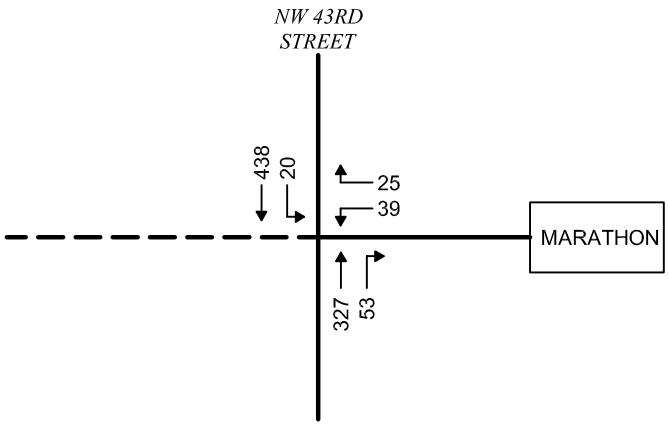
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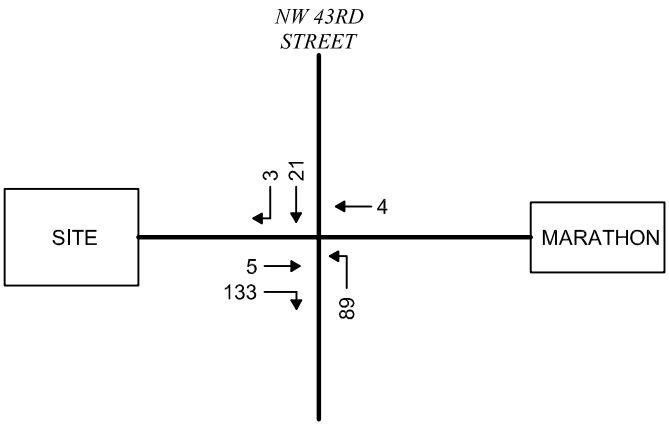
EXISTING TRAFFIC
08/31/21
7:30-8:30 AM



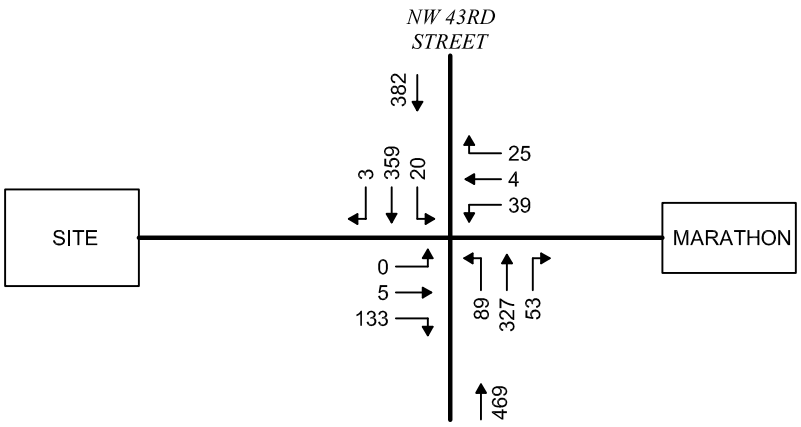
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

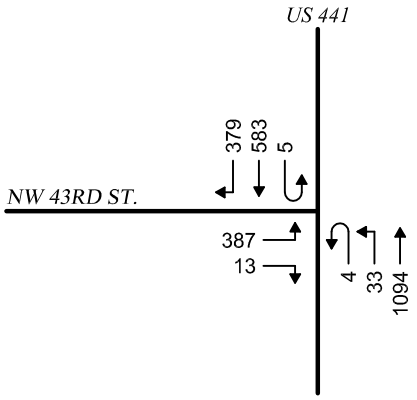
Buckholz Traffic

FIGURE 8

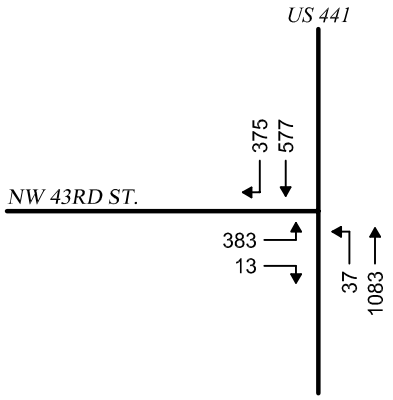
2031 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

AM PEAK HOUR

L:\2019\19-1554B\CAD\FIG_08.dwg Date:08-31-21 T:18:18 By:AVDelacruz

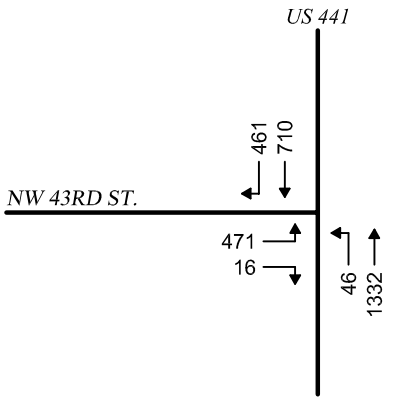


EXISTING TRAFFIC
03/30/21
4:45-5:45 PM

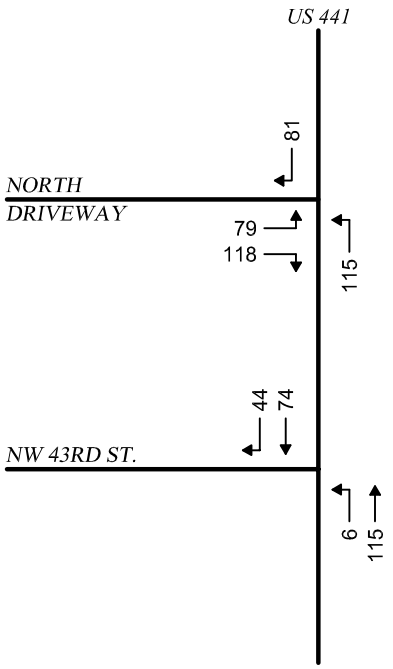


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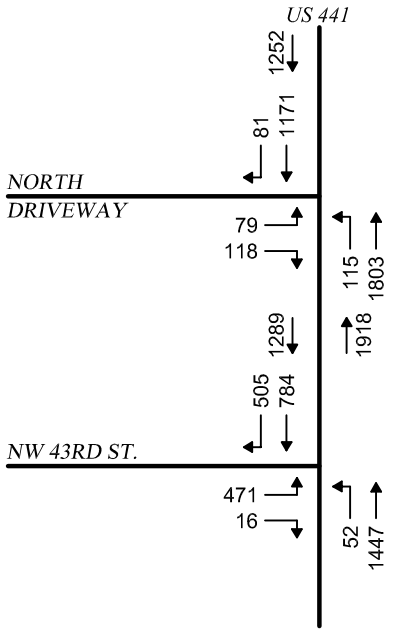
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

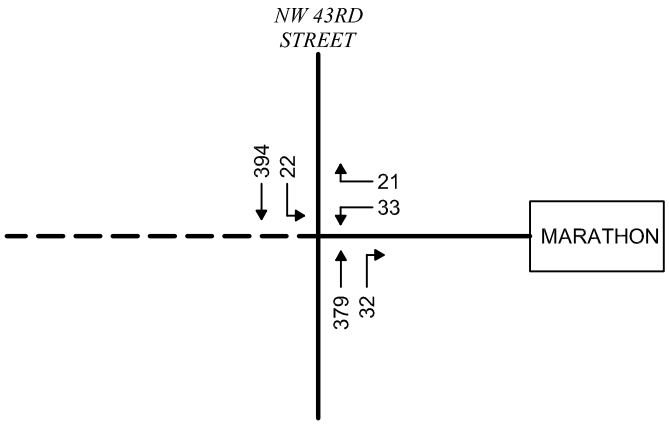
Buckholz Traffic

FIGURE 9

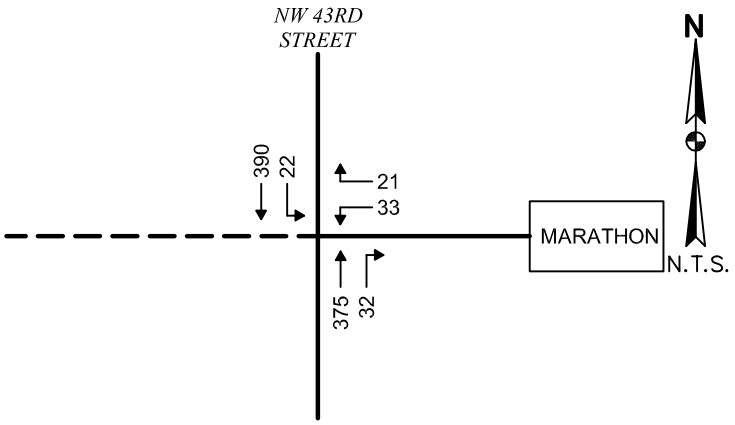
2031 BUILD TRAFFIC
US 441 /NW 43RD STREET

PM PEAK HOUR

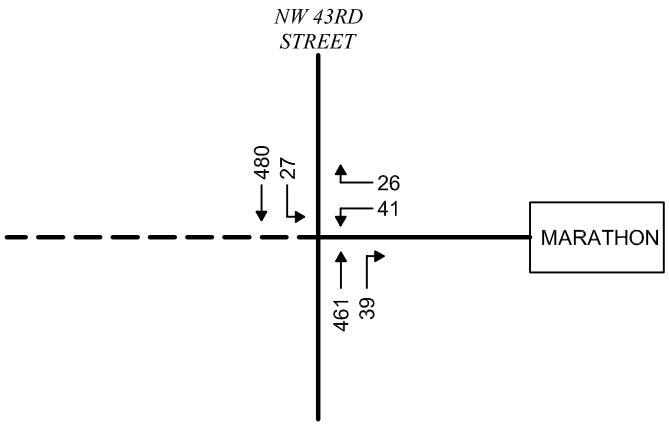
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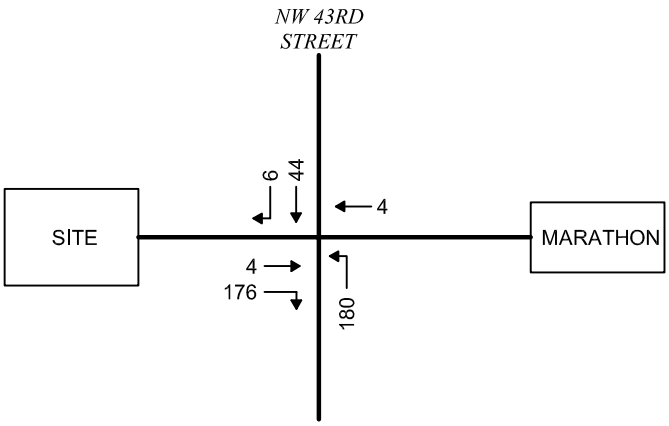
EXISTING TRAFFIC
08/30/21
4:45-5:45 PM



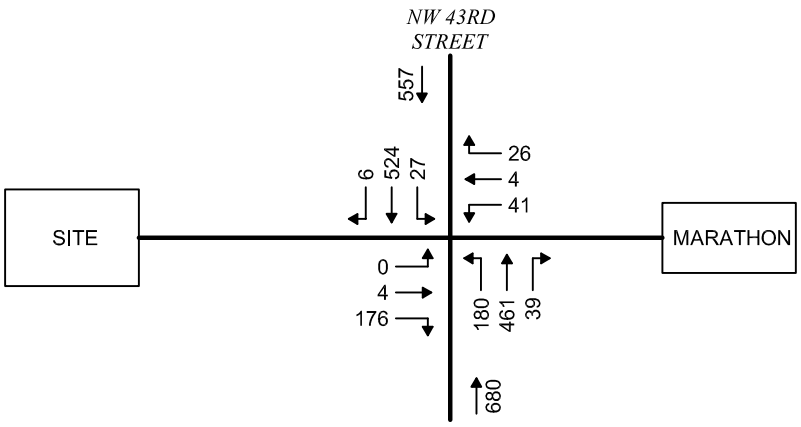
2021 SEASONALLY ADJUSTED TRAFFIC
FDOT SEASONAL CORRECTION FACTOR = 0.99



2031 NO BUILD TRAFFIC
AVERAGE ANNUAL GROWTH RATE = 2.1% (GF=1.23)



SITE TRAFFIC



2031 BUILD TRAFFIC

Buckholz Traffic

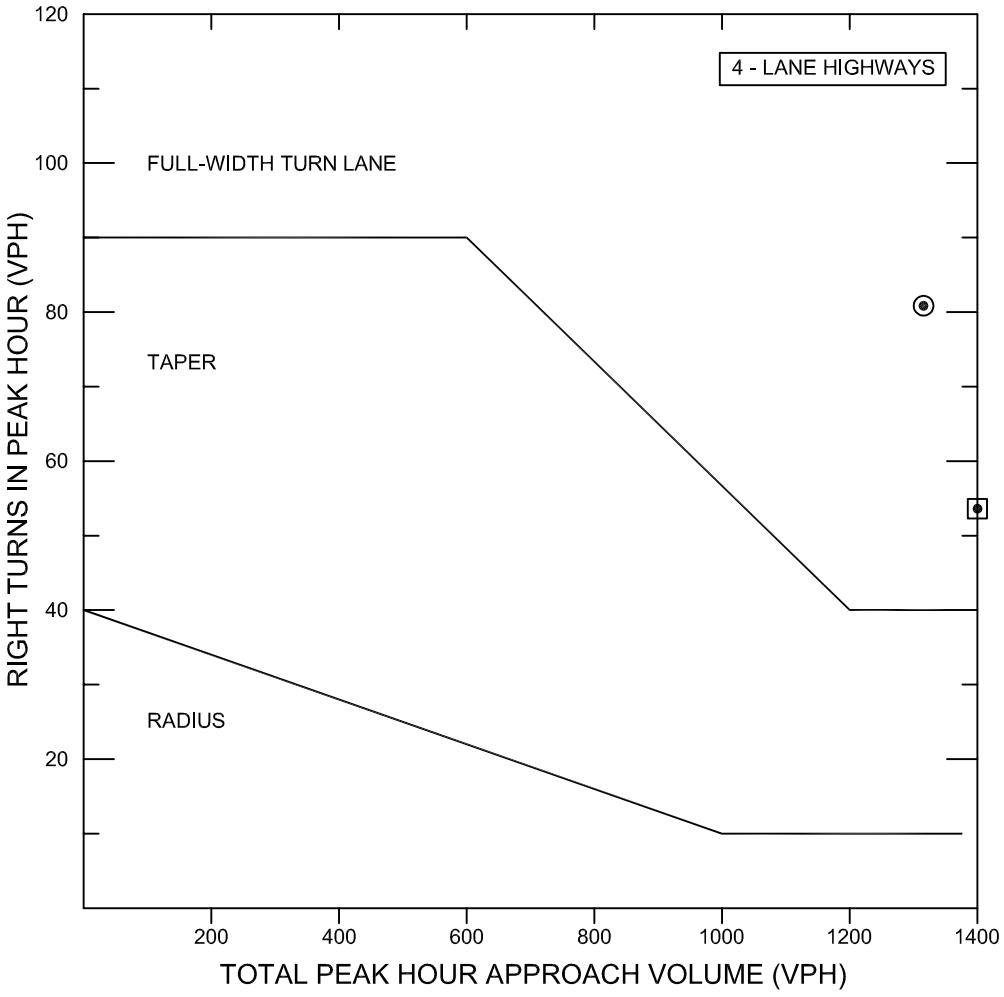
FIGURE 10

2031 BUILD TRAFFIC
NW 43RD STREET / MARATHON /
SOUTH DRIVEWAY

PM PEAK HOUR

L:\2019\19-1554B\CAD\FIG_10.dwg Date: 08-31-21 T:17:36 By: AVDelacruz

US 441 AT MAIN (NORTH) ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR	
V_A	1597
V_R	54

⊙ PM PEAK HOUR	
V_A	1252
V_R	81

NCHRP 420	
> 45 MPH	MULTI-LANE

54 & 81 > 40 REQUIRED

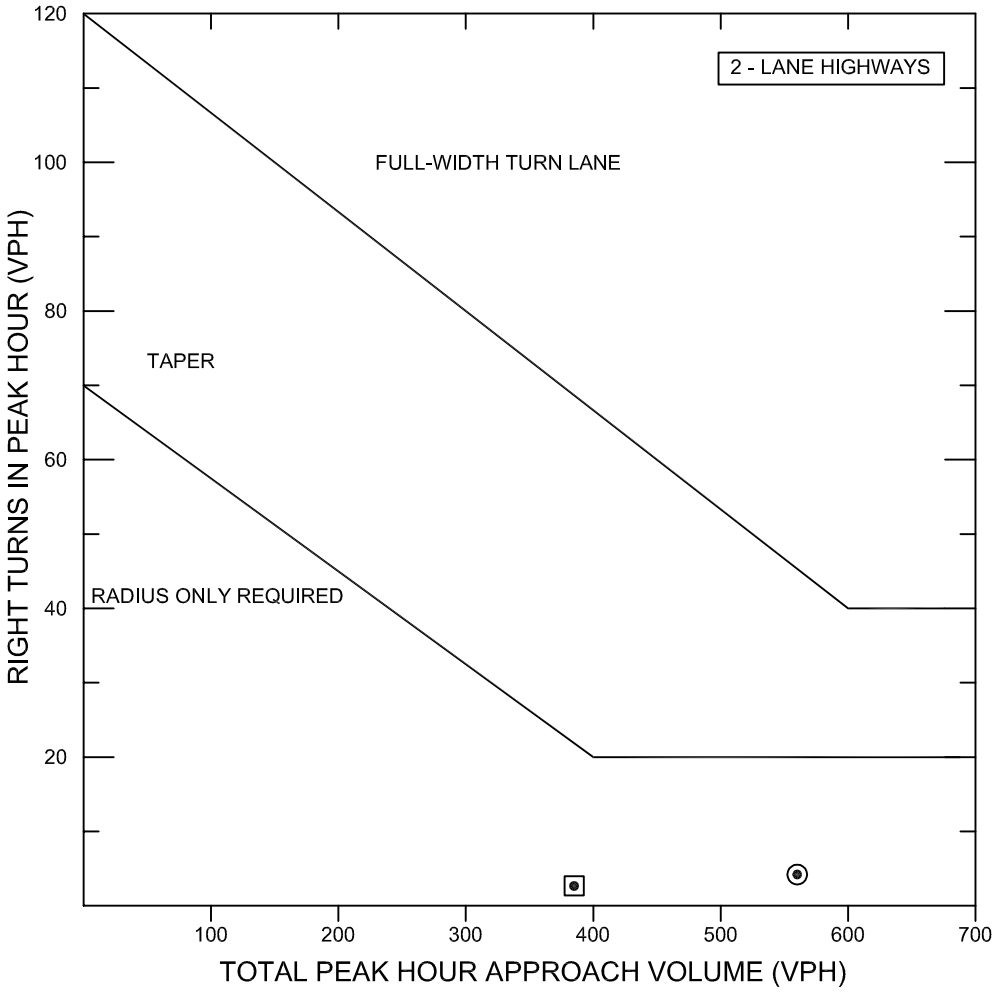
FIGURE 11

RIGHT TURN LANE EVALUATION

Buckholz Traffic

L:\2019\19-1554B\CAD\FIG_11.dwg Date:08-31-21 T:17:47 By:AVDelacruz

NW 43RD STREET AT SOUTH ENTRANCE



NOMOGRAPH FOR RIGHT TURN LANES

SOURCE: TRANSPORTATION RESEARCH BOARD NCHRP REPORT #279

⊡ AM PEAK HOUR

V_A	382
V_R	3

⊙ PM PEAK HOUR

V_A	557
V_R	6

NCHRP 420	
> 45 MPH	2-LANE

3 & 6 < 30 REQUIRED

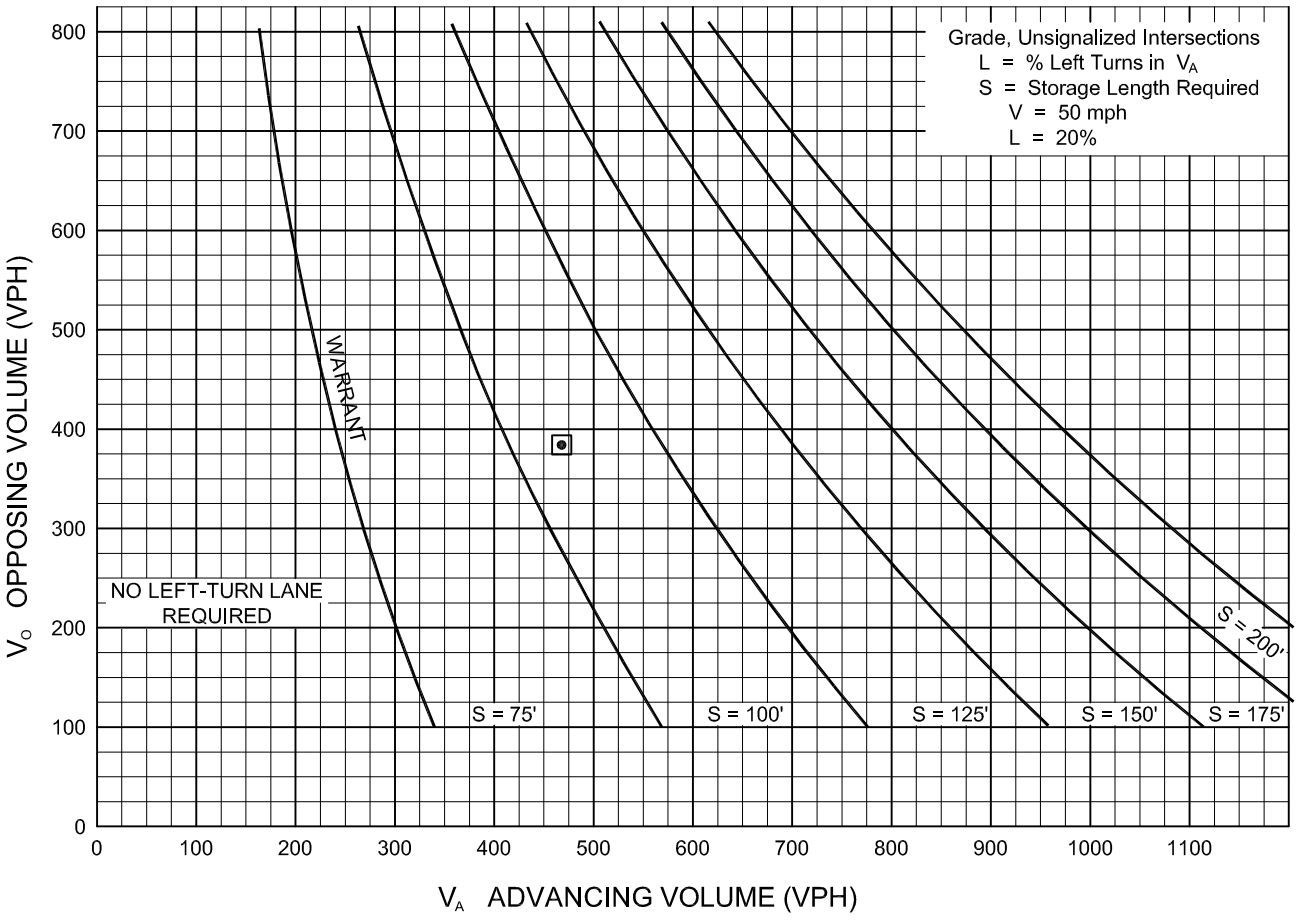
FIGURE 12

RIGHT TURN LANE EVALUATION

L:\2019\19-1554B\CAD\FIG_12.DWG Date: 08-31-21 T:17:50 By: AVDelacruz

Buckholz Traffic

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊙ AM PEAK HOUR

V_A = 469
V_O = 382
V_L = 89
%LT = $\frac{V_L}{V_A}$ = 19%

FIGURE 13

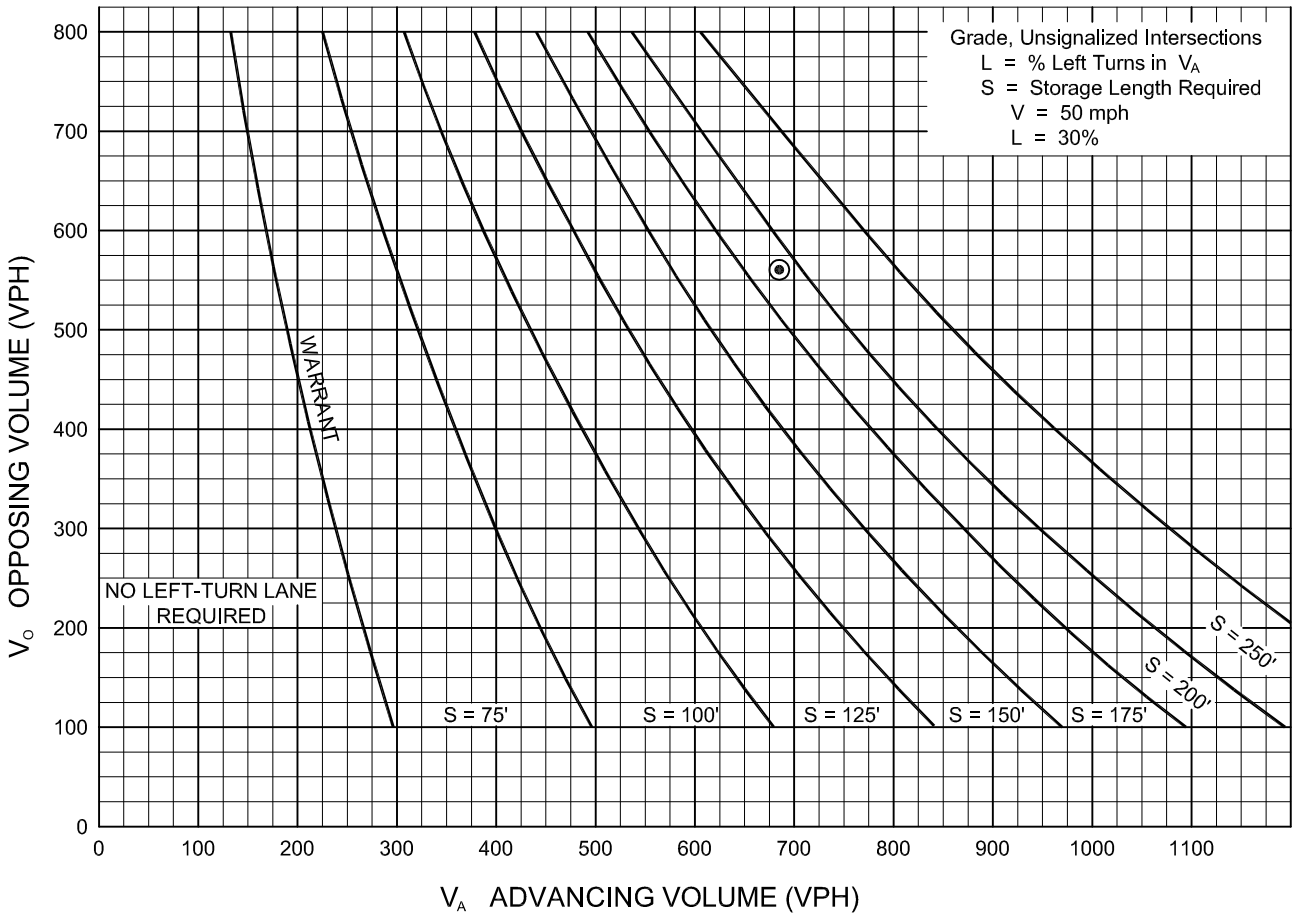
LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

L:\2019\19-1554B\CAD\FIG_13.dwg Date:08-31-21 T:18:06 By:AVDelacruz

Buckholz Traffic

NW 43RD STREET AT SOUTH ENTRANCE



WARRANT FOR LEFT-TURN LANES ON TWO-LANE HIGHWAYS

⊙PM PEAK HOUR

V_A = 680
V_O = 557
V_L = 180
%LT = $\frac{V_L}{V_A}$ = 26%

FIGURE 14

LEFT TURN LANE EVALUATION

SOURCE: HARMELINK

L:\2019\19-1554B\CAD\FIG_14.dwg Date:08-31-21 T:18:21 By:AVDelacruz

TABLE 1

TRIP GENERATION CALCULATIONS

SINGLE FAMILY DWELLING UNITS

Land Use Code 210

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 214

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	Ln(T)=0.92Ln(X)+2.71	2094	50%	50%	1047	1047
AM Peak Hour	T = 0.71 (X) + 4.80	157	25%	75%	39	118
PM Peak Hour	Ln(T)=0.96Ln(X)+0.20	211	63%	37%	133	78

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 2

TRIP GENERATION CALCULATIONS

MULTIFAMILY HOUSING (LOW-RISE)

Land Use Code 220

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 130

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 7.56 (X) - 40.86	942	50%	50%	471	471
AM Peak Hour	Ln(T) = 0.95Ln(X) - 0.51	61	23%	77%	14	47
PM Peak Hour	Ln(T) = 0.89Ln(X) - 0.02	75	63%	37%	47	28

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 3

TRIP GENERATION CALCULATIONS

MID-RISE RESIDENTIAL WITH FIRST FLOOR COMMERCIAL

Land Use Code 231

T = Number of Vehicle Trip Ends

X = Number of Dwelling Units = 171

TIME PERIOD	TRIP GENERATION EQUATION	TOTAL TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	TOTAL TRIP ENDS ENTERING	TOTAL TRIP ENDS EXITING
WEEKDAY						
Daily	T = 3.44 (X)	588	50%	50%	294	294
AM Peak Hour	T = 0.30 (X)	51	28%	72%	14	37
PM Peak Hour	T = 0.36 (X)	62	70%	30%	43	19

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

TABLE 4
TRIP GENERATION CALCULATIONS

SHOPPING CENTER
Land Use Code 820
T = Number of Vehicle Trip Ends
Size of Buildings = 150,000 gsf -----> 150.0

TIME PERIOD	TRIP GENERATION EQUATION	**TOTAL** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**TOTAL** TRIP ENDS ENTERING	**TOTAL** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	Ln(T) = 0.68Ln(X) + 5.57	7920	50%	50%	3960	3960
AM Peak Hour	T = 0.50(X) + 151.78	227	62%	38%	141	86
PM Peak Hour	Ln(T) = 0.74Ln(X) + 2.89	733	48%	52%	352	381

SOURCE: Institute of Transportation Engineers, "Trip Generation", 10th Edition (2017)

	PERCENT PASS-BY TRIPS
NEW TRIPS	Ln(T) = -0.29Ln(X)+5.00
	34.7%

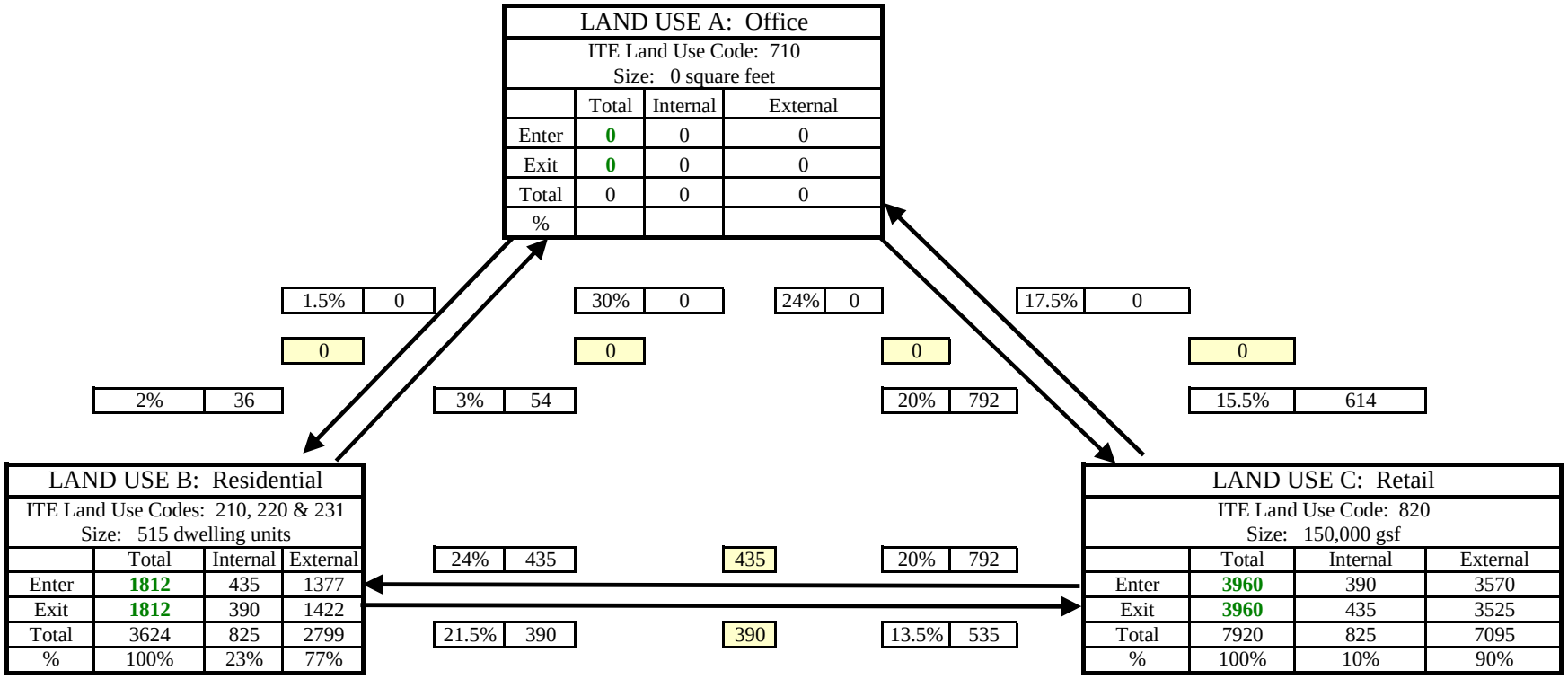
TIME PERIOD	PERCENT NEW TRIPS	**NEW** TRIP ENDS	PERCENT ENTERING	PERCENT EXITING	**NEW** TRIP ENDS ENTERING	**NEW** TRIP ENDS EXITING
AVERAGE WEEKDAY						
Daily	65.3%	5172	50%	50%	2586	2586
AM Peak Hour	65.3%	148	62%	38%	92	56
PM Peak Hour	65.3%	479	48%	52%	230	249

SOURCE: ITE "Trip Generation", 9th Edition, Volume 1, Figure 5.5

TABLE 5
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua County TND
Time Period: Daily



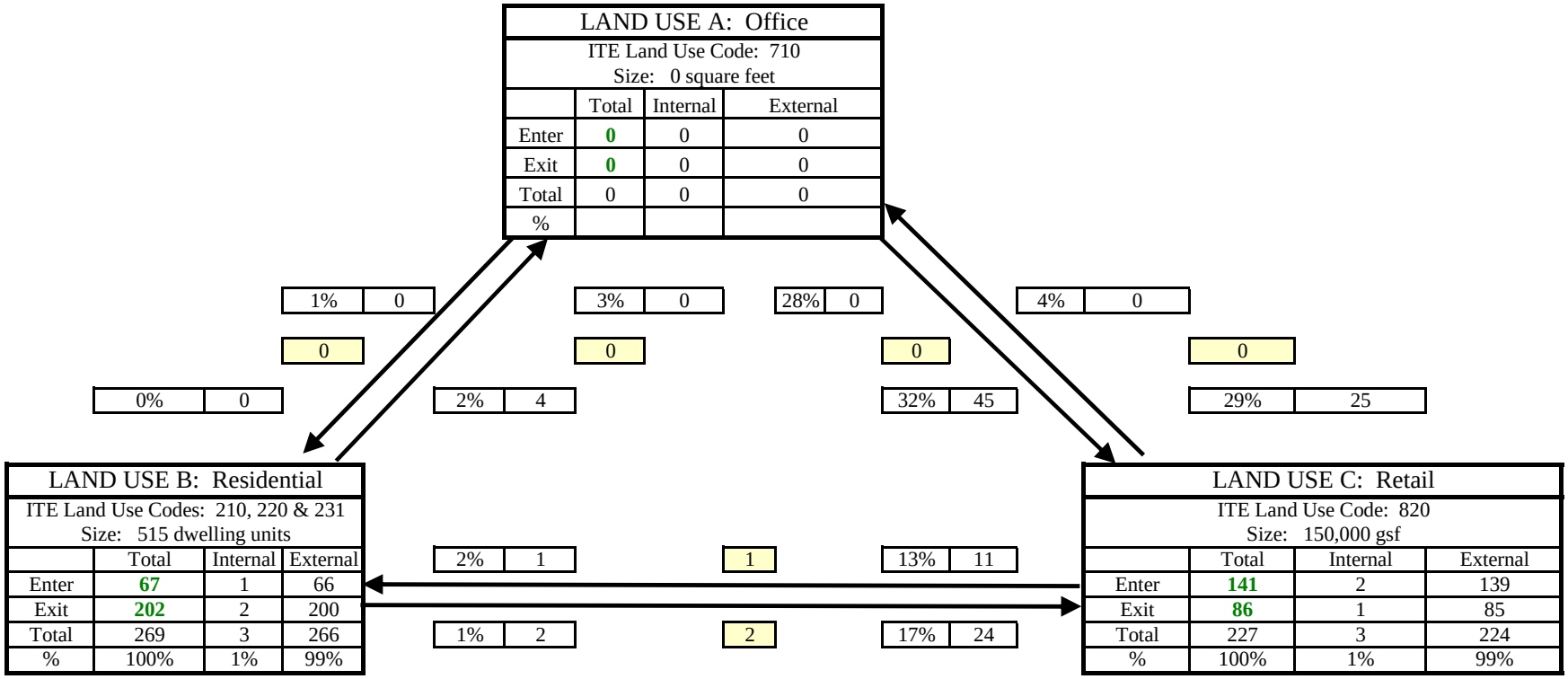
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	1377	3570	4947
Exit	0	1422	3525	4947
Total	0	2799	7095	9894
Single Use Total	0	3624	7920	11544
% Internal		**23%**	**10%**	**14%**

BUCKHOLZ TRAFFIC

TABLE 6
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: AM Peak Hour



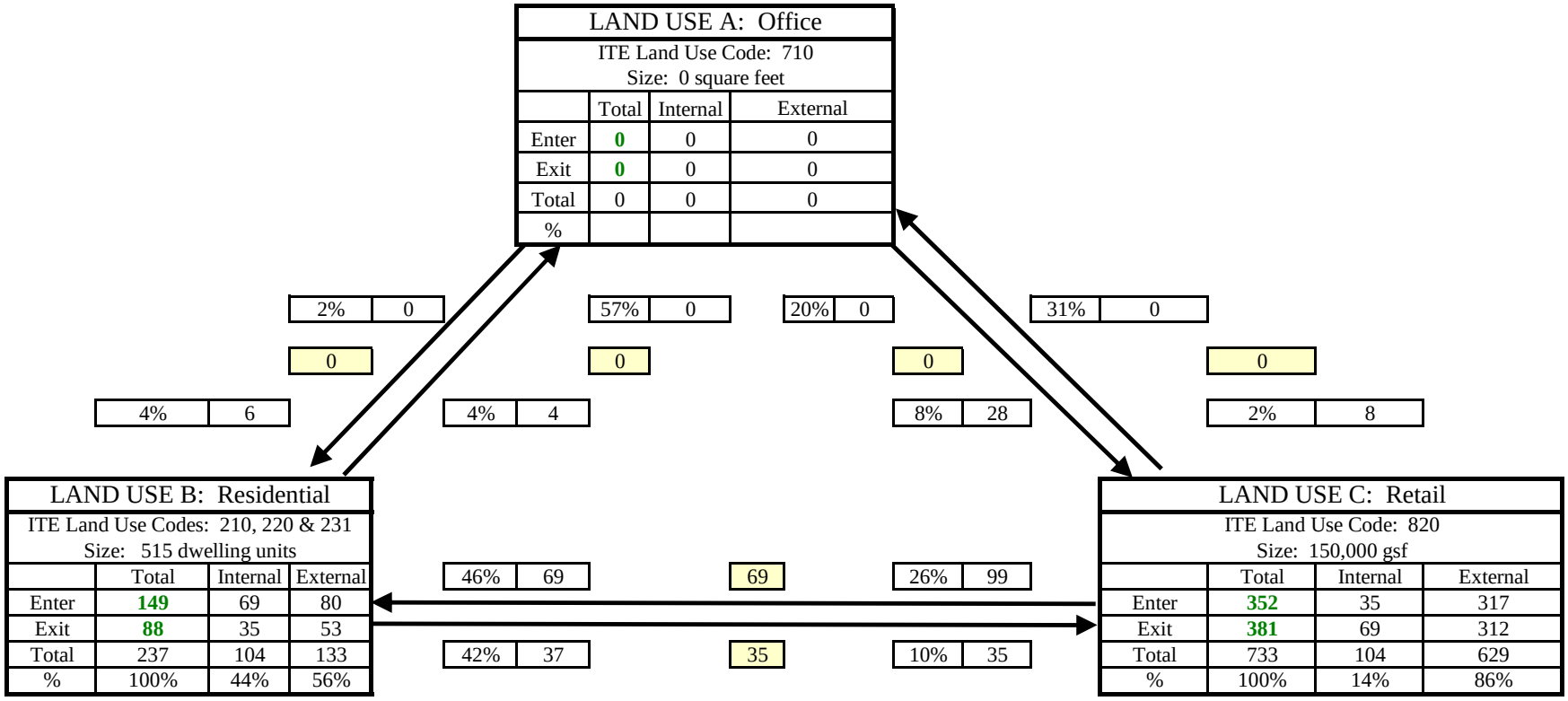
NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	66	139	205
Exit	0	200	85	285
Total	0	266	224	490
Single Use Total	0	269	227	496
% Internal		**1%**	**1%**	**1%**

BUCKHOLZ TRAFFIC

TABLE 7
MULTI-USE DEVELOPMENT TRIP GENERATION AND INTERNAL CAPTURE SUMMARY

Analyst: J. Buckholz
Date: 8/27/2021

Name of Development: Alachua Co. TND
Time Period: Weekday PM Peak Hour



NET EXTERNAL TRIPS FOR MULTI-USE DEVELOPMENT				
	Land Use A	Land Use B	Land Use C	**TOTAL**
Enter	0	80	317	397
Exit	0	53	312	365
Total	0	133	629	762
Single Use Total	0	237	733	970
% Internal		**44%**	**14%**	**21%**

BUCKHOLZ TRAFFIC

TABLE 8
TRIP GENERATION CALCULATIONS
AVERAGE WEEKDAY

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	1812	3960	5772
EXIT	1812	3960	5772
TOTAL	3624	7920	**11544**

EXTERNAL TRIPS

% External Trips:	**77%**	**90%**	
	Residential	Retail	**TOTAL**
ENTER	1395	3564	4959
EXIT	1395	3564	4959
TOTAL	2790	7128	**9918**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	1395	2327	3722
EXIT	1395	2327	3722
TOTAL	2790	4654	**7444**

JCKHOLZ TRAFFI(

TABLE 9
TRIP GENERATION CALCULATIONS
WEEKDAY AM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	67	141	208
EXIT	202	86	288
TOTAL	269	227	**496**

EXTERNAL TRIPS

% External Trips:	**99%**	**99%**	
	Residential	Retail	**TOTAL**
ENTER	66	140	206
EXIT	200	85	285
TOTAL	266	225	**491**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	66	91	157
EXIT	200	56	256
TOTAL	266	147	**413**

CKHOLZ TRAFFI

TABLE 10
TRIP GENERATION CALCULATIONS
WEEKDAY PM PEAK HOUR

TOTAL TRIPS

	Residential	Retail	**TOTAL**
ENTER	149	352	501
EXIT	88	381	469
TOTAL	237	733	**970**

EXTERNAL TRIPS

% External Trips:	**56%**	**86%**	
	Residential	Retail	**TOTAL**
ENTER	83	303	386
EXIT	49	328	377
TOTAL	132	631	**763**

NEW EXTERNAL TRIPS

% New Trips:	**100.0%**	**65.3%**	
	Residential	Retail	**TOTAL**
ENTER	84	198	282
EXIT	49	214	263
TOTAL	133	412	**545**

CKHOLZ TRAFFI

TABLE 11
SUMMARY OF SIGNALIZED INTERSECTION CAPACITY RESULTS
US 441/NW 43RD STREET

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.70 EBLT	0.41 EBLT	NBLT: 27.9 sec/veh LOS C	NB/SB: A/B EB: C	13.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2021 **EXISTING**	0.72 SBT	0.29 EBLT	NBLT: 35.4 sec/veh LOS D	NB/SB: A/B EB: B	13.0 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.87 SBT	0.39 EBLT	NBLT: 36.8 sec/veh LOS D	NB/SB: A/B EB: C	14.9 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **NO BUILD**	0.74 NBT	0.53 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.1 sec/veh LOS B

With Existing Timings	WEEKDAY AM PEAK HOUR				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movement with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.87 SBT	0.41 EBLT	NBLT: 37.6 sec/veh LOS D	NB/SB: A/B EB: C	15.1 sec/veh LOS B
With Existing Timings	**WEEKDAY PM PEAK HOUR**				
	Highest v/c Ratio	Highest 95th % Q Storage Ratio	Highest Delay Movements with LOS	Approach LOS	Intersection Delay & LOS
2031 **BUILD**	0.80 NBT	0.54 EBLT	NBLT: 29.0 sec/veh LOS C	NB/SB: B EB: C	15.5 sec/veh LOS B

TABLE 12

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

US 441/NORTH SITE DRIVE

FULL MEDIAN OPENING	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Left Turn	**F**	**71.0 sec/veh**	0.62	3.2
Eastbound Right Turn	C	20.0 sec/veh	0.24	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Left Turn	**F**	51.8 sec/veh	0.53	2.7
Eastbound Right Turn	C	16.6 sec/veh	0.29	1.2

DIRECTIONAL MEDIAN	**2031 BUILD WEEKDAY AM PEAK HOUR**			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	C	16.6 sec/veh	0.16	1
Eastbound Right Turn	D	26.8 sec/veh	0.49	2.6
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	B	14.0 sec/veh	0.23	1
Eastbound Right Turn	C	20.7 sec/veh	0.48	2.5

TABLE 13

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

NW 43RD STREET/MARATHON DRIVEWAY

	2021 EXISTING WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.0 sec/veh	0.01	1
Westbound Approach	B	12.5 sec/veh	0.10	1
	2021 EXISTING WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.3 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.13	1

	2031 NO BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	B	14.2 sec/veh	0.15	1
	2031 NO BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	C	17.3 sec/veh	0.19	1

TABLE 14

UNSIGNALIZED INTERSECTION CAPACITY RESULTS

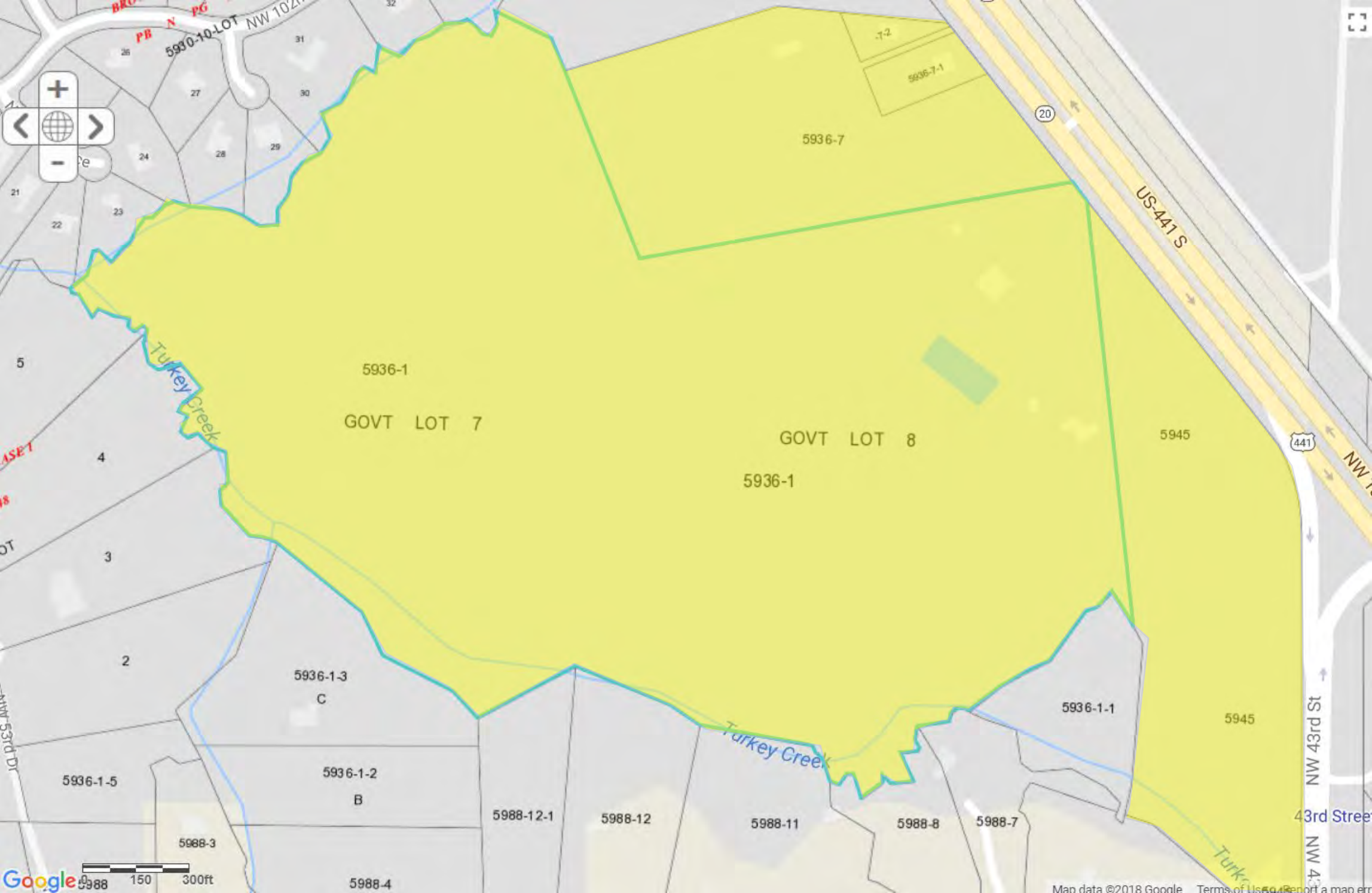
NW 43RD STREET/SOUTH SITE DRIVE/MARATHON DRIVEWAY

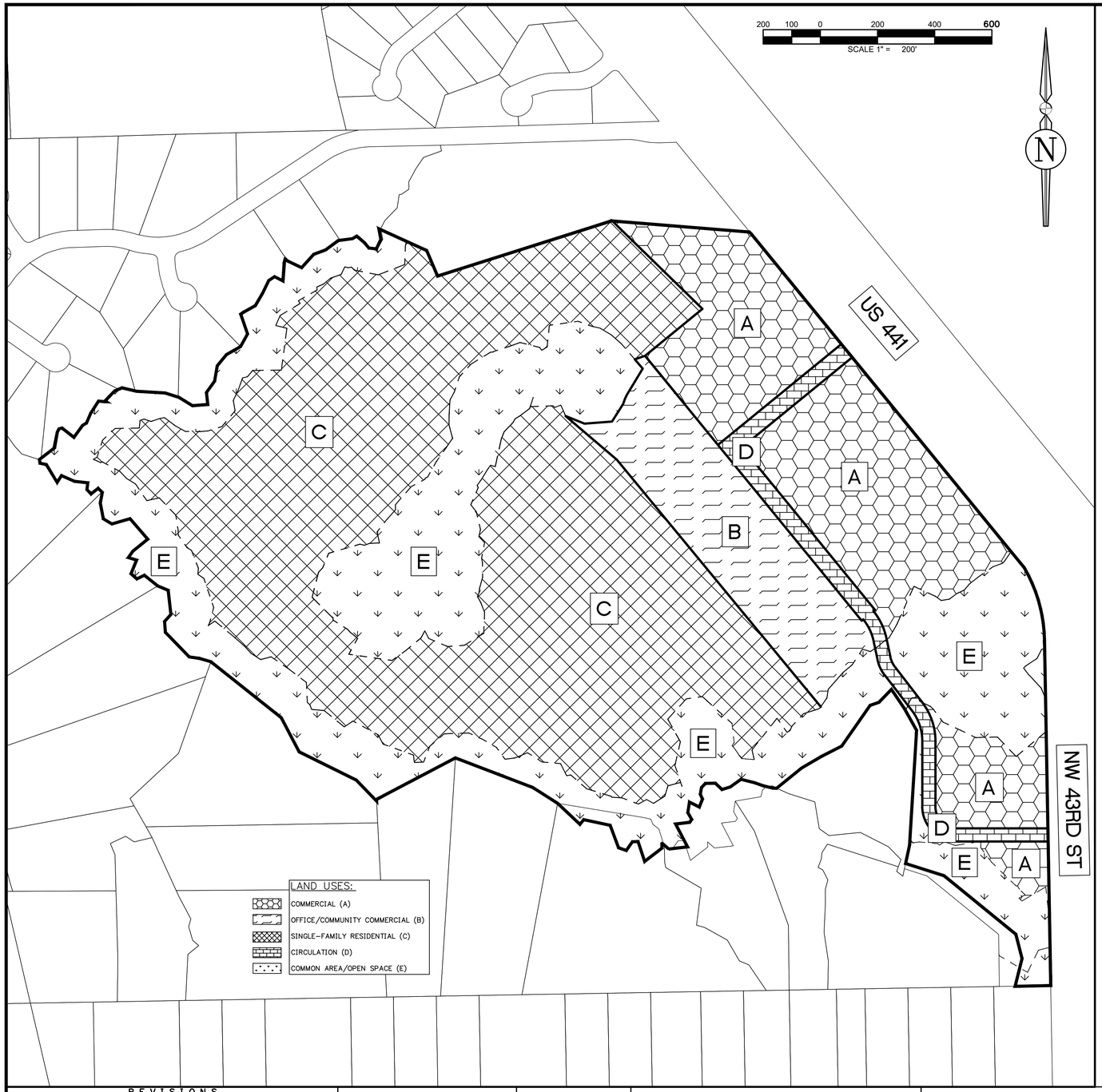
	2031 BUILD WEEKDAY AM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	8.3 sec/veh	0.08	1
Southbound Left Turn	A	8.2 sec/veh	0.02	1
Westbound Approach	C	22.7 sec/veh	0.26	1.0
Eastbound Left/Thru	C	22.4 sec/veh	0.03	1
Eastbound Right Turn	B	10.3 sec/veh	0.17	1
	2031 BUILD WEEKDAY PM PEAK HOUR			
Movement	LOS	Delay	v/c Ratio	95th % Queue (vehicles)
Northbound Left Turn	A	9.4 sec/veh	0.19	1
Southbound Left Turn	A	8.6 sec/veh	0.03	1
Westbound Approach	**F**	**75.5 sec/veh**	0.62	3.2
Eastbound Left/Thru	**E**	45.4 sec/veh	0.05	1
Eastbound Right Turn	B	11.7 sec/veh	0.26	1.0

APPENDIX A

SITE PLAN




5936-1
GOVT LOT 7
GOVT LOT 8
5936-1
5936-7
5936-7-1
5936-7-2
5945
5936-1-1
5936-1-3
C
5936-1-2
B
5936-1-5
5988-12-1
5988-12
5988-11
5988-8
5988-7
5988-3
5988-4
Turkey Creek
US-441 S
NW 43rd St
5930-10-LOT
NW 102
20
441
Google
150
300ft
Map data ©2018 Google



43RD STREET TND PLANNED DEVELOPMENT (PD) SPECIFICATIONS

1. LAND USES. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE MAXIMUM NUMBER OF DWELLING UNITS ALLOWED ON THE SITE SHALL BE 515 AND THE MAXIMUM NON-RESIDENTIAL AREA ALLOWED SHALL BE 489,400 SQ. FT. DWELLING UNITS MAY BE SINGLE-FAMILY DETACHED, ATTACHED, OR MULTI-FAMILY. LAND USES OTHER THAN RESIDENTIAL PERMITTED ON THE SITE ARE IDENTIFIED IN THE TABLE BELOW. THE FOLLOWING USES ARE ALLOWED IN DEVELOPMENT AREAS A, B, C, & D; COMMUNITY CENTER, POST OFFICE, PUBLIC SAFETY USES, RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. USES FOR AREA E ARE AS LISTED BELOW.
2. PHASING. THE DEVELOPMENT SHALL CONSIST OF ONE PHASE AND MAY BE DEVELOPED ACCORDING TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE FURTHER DIVIDED INTO SMALLER UNITS ACCORDING TO THE FINAL PD PLAN TO CREATE A LOGICAL AND/OR FUNCTIONAL DEVELOPMENT OR INFRASTRUCTURE PATTERNS.
3. ROADWAY BUFFERS. A TWENTY-FOOT (20') BUFFER SHALL BE PROVIDED ADJACENT TO ROADWAYS THAT EXIST ALONG EXTERNAL PROJECT BOUNDARIES. THE BUFFER MAY INCLUDE STORMWATER MANAGEMENT FACILITIES, PEDESTRIAN CIRCULATION, LANDSCAPING, AND SIGNAGE. ROADWAY BUFFERS MAY NOT BE PART OF PLATTED LOTS. LANDSCAPING SHALL BE CONSISTENT WITH APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS).
4. LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. NOTWITHSTANDING THE SETBACKS ESTABLISHED WITHIN EACH DEVELOPMENT AREA AND DEFINED ON THE PD MASTER PLAN, AN ACCESSORY STRUCTURE, SUCH AS A DETACHED GARAGE, MAY SHARE A COMMON WALL WITH ACCESSORY STRUCTURES ON ADJACENT LOTS.
5. COMMON AREA. COMMON AREA AND OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LDRS AND THE PD MASTER PLAN, SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT, INCLUSIVE OF THE DEPRESSIONAL AREA. OPEN SPACE AREAS MAY EXIST IN ANY LAND USE AREA AND MAY BE DEVELOPED AT ANY RATE. THESE AREAS MAY CONTAIN LOW-INTENSITY PASSIVE OR ACTIVE RECREATION OPPORTUNITIES SUCH AS NATURE TRAILS, WILDLIFE VIEWING AREAS, AND OTHER RECREATION ACTIVITIES.
6. CIRCULATION. THE CIRCULATION CONFIGURATION IS NOT INTENDED TO BE EXACT AND REPRESENTS ONLY A PORTION OF THE OVERALL ROADWAY NETWORK. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY CONSIST OF A MIXTURE OF ROADWAY TYPES AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDRS DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SECTION 3.6.3 (A)(5)(B)(III). THE INTERNAL ROADWAYS NOT SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND MAY NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
7. LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R AND PD-COMM DISTRICTS, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES. TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
8. ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.

MAXIMUM DEVELOPMENT AREA AND DENSITY/INTENSITY[1]	ALLOWABLE USES: COMMON AREA/OPEN SPACE (E), STORMWATER MANAGEMENT FACILITIES (SMF) AND OTHER INFRASTRUCTURE MAY EXIST IN ANY LAND USE DESIGNATION	MAXIMUM POTENTIAL DEVELOPMENT[1]	ACRES	DIMENSIONAL STANDARDS	SITE %
COMMERCIAL (A) 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC	UPPER STORY DWELLINGS, ALLOWED PUBLIC AND PRIVATE PARKS, PUBLIC AND INSTITUTIONAL, AGRICULTURE, AND BUSINESS USES WITHIN THE PD-COMMERCIAL (PD-COMM) ZONING DISTRICT PER LDR TABLE 4.1-1	300,000 SF 171 D.U.	±20.4	NON-RESIDENTIAL USES[2] AREA SPECIFICATIONS MIN. LOT AREA = NONE MIN. LOT WIDTH = NONE FRONT = 5' SIDE 0' REAR = 10' PERIMETER AREA SETBACKS FRONT = 5' SIDE = 5' REAR = 5' BUILDING SEPARATION AS PER FLORIDA BUILDING CODE MAX BUILDING HEIGHT= 65' NO MAX LOT COVERAGE	35% MAXIMUM
B 15 DU/AC 0.5 FAR FOR PARCELS ≥ 5 AC 0.75 FAR FOR PARCELS LESS THAN 5 AC BUT MORE THAN 1 AC 1.0 FAR FOR PARCELS < 1 AC		130 D.U.	±8.7		
SINGLE-FAMILY RESIDENTIAL (C) 4 DU/AC	ALLOWED RESIDENTIAL USES WITHIN PD-R ZONING DISTRICT PER LDR TABLE 4.1-1 INCLUDING DWELLING, LIVE/WORK; SINGLE-FAMILY DETACHED; SINGLE-FAMILY ATTACHED; TOWNHOUSE; TWO-TO-FOUR-FAMILY	214 D.U.	±53.4	SINGLE-FAMILY DETACHED MIN. LOT AREA = 5,000 SF MIN. LOT WIDTH = 50' FRONT = 20' SIDE = 5' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50% SINGLE-FAMILY DETACHED (COTTAGE STYLE) MIN. LOT AREA = 2,000 SF MIN. LOT WIDTH = 20' FRONT = 10' SIDE = 0' REAR = 10' MAX BUILDING HEIGHT = 45' MAX LOT COVERAGE = 50%	55% MAXIMUM
CIRCULATION (D) N/A	ROADWAYS, PARKING, DRIVEWAYS, BICYCLE AND PEDESTRIAN PATHWAYS, AND SUPPORTIVE INFRASTRUCTURE IMPROVEMENTS	N/A	±3.1	ROADWAY TYPE / ACCESS WIDTH / PAVED SURFACE PRIVATE: 15' (MIN) / 10' (MIN) PUBLIC: PER LDR ARTICLE 7	N/A
COMMON AREA/OPEN SPACE (E) N/A	PUBLIC OR PRIVATE PARKS, RECREATIONAL TRAIL, RESOURCE-BASED RECREATION, NON-INTENSIVE COMMUNICATION/PUBLIC INFRASTRUCTURE, AND PRESERVED ENVIRONMENTALLY SENSITIVE LANDS, POTENTIAL WILDLIFE HABITAT, STORMWATER MANAGEMENT FACILITIES, AND STREAM CORRIDORS	N/A	±35.1	N/A	10% MINIMUM

1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED WITHIN THE PD IS 515 UNITS. THE MAXIMUM AMOUNT OF NON-RESIDENTIAL DEVELOPMENT ALLOWED WITHIN THE PD IS 489,400 SF.

DEVELOPMENT SITE AREA

	AREA	PERCENTAGE
TOTAL PROJECT	5,253,131.3 SF (120.6 AC)	100%
COMMERCIAL (A)	886,812.0 SF (20.4 AC)	16.9%
OFFICE/CC (B)	380,609.1 SF (8.7 AC)	7.2%
SINGLE-FAMILY RESIDENTIAL (C)	2,325,873.9 SF (53.4 AC)	44.3%
CIRCULATION (D)	132,724.2 SF (3.1 AC)	2.5%
COMMON AREA/OPEN SPACE (E)	1,527,387.9 SF (35.1 AC)	29.1%

REVISIONS

NO.	DATE	DESCRIPTION	DRWN	APPR

ENGINEER OF RECORD: CHRISTOPHER A. POTTS, P.E. FLORIDA LICENSE NO. 73842

PRELIMINARY NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.

JBPro
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbpro.com

SHEET TITLE: PLANNED DEVELOPMENT PLAN

DATE: JULY 2021

PROJECT NO: 373-21-03

CLIENT: DM ALACHUA INVESTMENTS LLC

PROJECT: SCHMIDT FARMS

SHEET NO: PD-1

APPENDIX B

TURNING MOVEMENT COUNTS



JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	224	55	0	0	0	0	0	2	110	0	0	41	0	3	0	435
07:00	0	231	80	0	0	0	0	0	2	89	0	4	42	0	1	0	449
07:15	0	314	92	0	0	0	0	0	6	114	0	5	41	0	0	0	572
07:30	0	278	98	0	0	0	0	0	0	107	0	0	66	0	3	0	552
Hr Total	0	1047	325	0	0	0	0	0	10	420	0	9	190	0	7	0	2008
07:45	0	247	77	0	0	0	0	0	2	161	0	1	73	0	1	0	562
08:00	0	182	100	1	0	0	0	0	3	152	0	1	80	0	2	0	521
08:15	0	195	91	1	0	0	0	0	5	119	0	7	62	0	2	0	482
08:30	0	177	98	0	0	0	0	0	5	102	0	1	60	0	3	0	446
Hr Total	0	801	366	2	0	0	0	0	15	534	0	10	275	0	8	0	2011
TOTAL	0	1848	691	2	0	0	0	0	25	954	0	19	465	0	15	0	4019

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	902	366	2	0	0	0	0	10	539	0	9	281	0	8	0	
Percent	0%	71%	29%	0%	0%	0%	0%	0%	2%	97%	0%	2%	97%	0%	3%	0%	
Pk total	1270				0				558				289				
Highest	07:30				06:45				07:45				08:00				
Volume	0	278	98	0	0	0	0	0	2	161	0	1	80	0	2	0	
Hi total	376				0				164				82				
PHF	.84				.0				.85				.88				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	213	47	0	0	0	0	0	1	98	0	0	41	0	3	0	403
07:00	0	216	77	0	0	0	0	0	1	72	0	4	40	0	1	0	411
07:15	0	296	87	0	0	0	0	0	4	102	0	1	38	0	0	0	528
07:30	0	263	95	0	0	0	0	0	0	97	0	0	66	0	1	0	522
Hr Total	0	988	306	0	0	0	0	0	6	369	0	5	185	0	5	0	1864
07:45	0	228	72	0	0	0	0	0	2	142	0	1	70	0	1	0	516
08:00	0	156	98	1	0	0	0	0	0	129	0	1	75	0	2	0	462
08:15	0	178	83	1	0	0	0	0	3	97	0	3	57	0	2	0	424
08:30	0	157	93	0	0	0	0	0	4	85	0	0	53	0	3	0	395
Hr Total	0	719	346	2	0	0	0	0	9	453	0	5	255	0	8	0	1797
TOTAL	0	1707	652	2	0	0	0	0	15	822	0	10	440	0	13	0	3661

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	825	348	2	0	0	0	0	5	465	0	5	268	0	6	0	
Percent	0%	70%	30%	0%	0%	0%	0%	0%	1%	98%	0%	1%	98%	0%	2%	0%	
Pk total	1175				0				475				274				
Highest	07:30				06:45				07:45				08:00				
Volume	0	263	95	0	0	0	0	0	2	142	0	1	75	0	2	0	
Hi total	358				0				145				77				
PHF	.82				.0				.82				.89				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 77776666
Start Date: 08/31/21
File I.D. : 83121AM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				NW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	11	8	0	0	0	0	0	1	12	0	0	0	0	0	0	32
07:00	0	15	3	0	0	0	0	0	1	17	0	0	2	0	0	0	38
07:15	0	18	5	0	0	0	0	0	2	12	0	4	3	0	0	0	44
07:30	0	15	3	0	0	0	0	0	0	10	0	0	0	0	2	0	30
Hr Total	0	59	19	0	0	0	0	0	4	51	0	4	5	0	2	0	144
07:45	0	19	5	0	0	0	0	0	0	19	0	0	3	0	0	0	46
08:00	0	26	2	0	0	0	0	0	3	23	0	0	5	0	0	0	59
08:15	0	17	8	0	0	0	0	0	2	22	0	4	5	0	0	0	58
08:30	0	20	5	0	0	0	0	0	1	17	0	1	7	0	0	0	51
Hr Total	0	82	20	0	0	0	0	0	6	81	0	5	20	0	0	0	214
TOTAL	0	141	39	0	0	0	0	0	10	132	0	9	25	0	2	0	358

Peak Hour Analysis By Entire Intersection for the Period: 07:30 to 08:30 on 08/31/21

Peak start	07:30				07:30				07:30				07:30				
Volume	0	77	18	0	0	0	0	0	5	74	0	4	13	0	2	0	
Percent	0%	81%	19%	0%	0%	0%	0%	0%	6%	89%	0%	5%	87%	0%	13%	0%	
Pk total	95				0				83				15				
Highest	08:00				06:45				08:15				08:00				
Volume	0	26	2	0	0	0	0	0	2	22	0	4	5	0	0	0	
Hi total	28				0				28				5				
PHF	.85				.0				.74				.75				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 22223333

DATE: 08/31/21 | NW 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/31/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83121AM2

BEGIN TIME (MILITARY):06:45 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	6	0	0	0	0	0	11
07:00	3	0	0	0	2	0	2	0	0	0	2	0	0	0	0	0	9
07:15	4	0	0	0	6	0	3	0	0	0	12	0	0	0	0	0	25
07:30	2	0	0	0	10	0	4	0	0	0	11	0	0	0	0	0	27
Hr Total	11	0	0	0	20	0	10	0	0	0	31	0	0	0	0	0	72
07:45	4	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	21
08:00	2	0	0	0	6	0	2	0	0	0	10	0	0	0	0	0	20
08:15	6	0	0	0	10	0	8	0	0	0	13	0	0	0	0	0	37
08:30	4	0	0	0	11	0	6	0	0	0	12	0	1	0	0	0	34
Hr Total	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	112
TOTAL	27	0	0	0	52	0	30	0	0	0	74	0	1	0	0	0	184

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	16	0	0	0	32	0	20	0	0	0	43	0	1	0	0	0	
Percent	100%	0%	0%	0%	62%	0%	38%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	16				52				43				1				
Highest	08:15				08:15				08:15				08:30				
Volume	6	0	0	0	10	0	8	0	0	0	13	0	1	0	0	0	
Hi total	6				18				13				1				
PHF	.67				.72				.83				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

AUTOMOBILES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	2	0	0	0	2	0	1	0	0	0	5	0	0	0	0	0	10
07:00	3	0	0	0	2	0	1	0	0	0	2	0	0	0	0	0	8
07:15	1	0	0	0	5	0	2	0	0	0	9	0	0	0	0	0	17
07:30	2	0	0	0	4	0	2	0	0	0	8	0	0	0	0	0	16
Hr Total	8	0	0	0	13	0	6	0	0	0	24	0	0	0	0	0	51
07:45	3	0	0	0	5	0	4	0	0	0	8	0	0	0	0	0	20
08:00	2	0	0	0	3	0	1	0	0	0	9	0	0	0	0	0	15
08:15	3	0	0	0	8	0	7	0	0	0	12	0	0	0	0	0	30
08:30	4	0	0	0	6	0	4	0	0	0	9	0	1	0	0	0	24
Hr Total	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	89
TOTAL	20	0	0	0	35	0	22	0	0	0	62	0	1	0	0	0	140

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	12	0	0	0	22	0	16	0	0	0	38	0	1	0	0	0	
Percent	100%	0%	0%	0%	58%	0%	42%	0%	0%	0%	100%	0%	100%	0%	0%	0%	
Pk total	12				38				38				1				
Highest	08:30				08:15				08:15				08:30				
Volume	4	0	0	0	8	0	7	0	0	0	12	0	1	0	0	0	
Hi total	4				15				12				1				
PHF	.75				.63				.79				.25				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: TUESDAY
DATE: 08/31/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY): 06:45 Hrs

MANUAL TURNING MOVEMENT COUNTS
NW 43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 22223333
Start Date: 08/31/21
File I.D. : 83121AM2
Page : 1

COMMERCIAL VEHICLES

	NW 43RD STREET From North				MARATHON DRIVEWAY From East				NW 43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/31/21																	
06:45	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
07:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
07:15	3	0	0	0	1	0	1	0	0	0	3	0	0	0	0	0	8
07:30	0	0	0	0	6	0	2	0	0	0	3	0	0	0	0	0	11
Hr Total	3	0	0	0	7	0	4	0	0	0	7	0	0	0	0	0	21
07:45	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00	0	0	0	0	3	0	1	0	0	0	1	0	0	0	0	0	5
08:15	3	0	0	0	2	0	1	0	0	0	1	0	0	0	0	0	7
08:30	0	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	10
Hr Total	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	23
TOTAL	7	0	0	0	17	0	8	0	0	0	12	0	0	0	0	0	44

Peak Hour Analysis By Entire Intersection for the Period: 07:45 to 08:45 on 08/31/21

Peak start	07:45				07:45				07:45				07:45				
Volume	4	0	0	0	10	0	4	0	0	0	5	0	0	0	0	0	
Percent	100%	0%	0%	0%	71%	0%	29%	0%	0%	0%	100%	0%	0%	0%	0%	0%	
Pk total	4				14				5				0				
Highest	08:15				08:30				08:30				06:45				
Volume	3	0	0	0	5	0	2	0	0	0	3	0	0	0	0	0	
Hi total	3				7				3				0				
PHF	.33				.50				.42				.0				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	128	66	0	0	0	0	0	6	199	0	0	78	0	4	0	481
15:45	0	124	65	0	0	0	0	0	6	189	0	2	74	0	6	0	466
16:00	0	134	60	0	0	0	0	0	9	196	0	1	102	0	4	0	506
16:15	0	147	62	0	0	0	0	0	5	210	0	0	92	0	7	0	523
Hr Total	0	533	253	0	0	0	0	0	26	794	0	3	346	0	21	0	1976
16:30	0	148	79	0	0	0	0	0	5	248	0	0	85	0	4	0	569
16:45	0	147	66	0	0	0	0	0	7	271	0	2	96	0	3	0	592
17:00	0	144	125	2	0	0	0	0	11	254	0	1	85	0	6	0	628
17:15	0	151	97	3	0	0	0	0	8	280	0	0	117	0	4	0	660
Hr Total	0	590	367	5	0	0	0	0	31	1053	0	3	383	0	17	0	2449
17:30	0	141	91	0	0	0	0	0	7	289	0	1	89	0	0	0	618
17:45	0	122	81	1	0	0	0	0	3	220	0	1	93	0	6	0	527
Hr Total	0	263	172	1	0	0	0	0	10	509	0	2	182	0	6	0	1145
TOTAL	0	1386	792	6	0	0	0	0	67	2356	0	8	911	0	44	0	5570

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	583	379	5	0	0	0	0	33	1094	0	4	387	0	13	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	967				0				1131				400				
Highest	17:00				15:30				17:30				17:15				
Volume	0	144	125	2	0	0	0	0	7	289	0	1	117	0	4	0	
Hi total	271				0				297				121				
PHF	.89				.0				.95				.83				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 66667777

DATE: 08/30/21 | US 441 @ NW 43RD STREET | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM1

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Left	Thru	Right	U-TURN	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	116	63	0	0	0	0	0	4	185	0	0	75	0	4	0	447
15:45	0	110	62	0	0	0	0	0	5	177	0	2	66	0	3	0	425
16:00	0	126	59	0	0	0	0	0	8	177	0	1	98	0	4	0	473
16:15	0	134	55	0	0	0	0	0	4	196	0	0	89	0	7	0	485
Hr Total	0	486	239	0	0	0	0	0	21	735	0	3	328	0	18	0	1830
16:30	0	132	79	0	0	0	0	0	5	238	0	0	82	0	3	0	539
16:45	0	141	63	0	0	0	0	0	7	255	0	2	90	0	3	0	561
17:00	0	137	125	2	0	0	0	0	10	237	0	1	85	0	5	0	602
17:15	0	148	92	3	0	0	0	0	6	268	0	0	111	0	4	0	632
Hr Total	0	558	359	5	0	0	0	0	28	998	0	3	368	0	15	0	2334
17:30	0	137	90	0	0	0	0	0	6	283	0	1	87	0	0	0	604
17:45	0	116	81	1	0	0	0	0	3	208	0	1	92	0	5	0	507
Hr Total	0	253	171	1	0	0	0	0	9	491	0	2	179	0	5	0	1111
TOTAL	0	1297	769	6	0	0	0	0	58	2224	0	8	875	0	38	0	5275

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	563	370	5	0	0	0	0	29	1043	0	4	373	0	12	0	
Percent	0%	60%	39%	1%	0%	0%	0%	0%	3%	97%	0%	0%	97%	0%	3%	0%	
Pk total	938				0				1076				385				
Highest	17:00				15:30				17:30				17:15				
Volume	0	137	125	2	0	0	0	0	6	283	0	1	111	0	4	0	
Hi total	264				0				290				115				
PHF	.89				.0				.93				.84				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
US 441 @ NW 43RD STREET
ALACHUA COUNTY, FLORIDA

Site Code : 66667777
Start Date: 08/30/21
File I.D. : 83021PM1
Page : 1

COMMERCIAL VEHICLES

	US 441 From North				From East				US 441 From South				MW 43RD STREET From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	12	3	0	0	0	0	0	2	14	0	0	3	0	0	0	34
15:45	0	14	3	0	0	0	0	0	1	12	0	0	8	0	3	0	41
16:00	0	8	1	0	0	0	0	0	1	19	0	0	4	0	0	0	33
16:15	0	13	7	0	0	0	0	0	1	14	0	0	3	0	0	0	38
Hr Total	0	47	14	0	0	0	0	0	5	59	0	0	18	0	3	0	146
16:30	0	16	0	0	0	0	0	0	0	10	0	0	3	0	1	0	30
16:45	0	6	3	0	0	0	0	0	0	16	0	0	6	0	0	0	31
17:00	0	7	0	0	0	0	0	0	1	17	0	0	0	0	1	0	26
17:15	0	3	5	0	0	0	0	0	2	12	0	0	6	0	0	0	28
Hr Total	0	32	8	0	0	0	0	0	3	55	0	0	15	0	2	0	115
17:30	0	4	1	0	0	0	0	0	1	6	0	0	2	0	0	0	14
17:45	0	6	0	0	0	0	0	0	0	12	0	0	1	0	1	0	20
Hr Total	0	10	1	0	0	0	0	0	1	18	0	0	3	0	1	0	34
TOTAL	0	89	23	0	0	0	0	0	9	132	0	0	36	0	6	0	295

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	0	20	9	0	0	0	0	0	4	51	0	0	14	0	1	0	
Percent	0%	69%	31%	0%	0%	0%	0%	0%	7%	93%	0%	0%	93%	0%	7%	0%	
Pk total	29				0				55				15				
Highest	16:45				15:30				17:00				16:45				
Volume	0	6	3	0	0	0	0	0	1	17	0	0	6	0	0	0	
Hi total	9				0				18				6				
PHF	.81				.0				.76				.62				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY | MANUAL TURNING MOVEMENT COUNTS | Site Code : 33332222

DATE: 08/30/21 | 43RD STREET @ MARATHON DRIVEWAY | Start Date: 08/30/21

WEATHER: CLEAR & DRY | ALACHUA COUNTY, FLORIDA | File I.D. : 83021PM2

BEGIN TIME (MILITARY):15:30 Hrs | Page : 1

AUTOMOBILES, COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	6	0	0	0	11	0	0	0	0	0	19
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	26	0	0	0	43	0	0	0	0	0	92
16:30	3	0	0	0	5	0	1	0	0	0	10	0	0	0	0	0	19
16:45	4	0	0	0	8	0	7	0	0	0	9	0	0	0	0	0	28
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	6	0	0	0	6	0	4	0	0	0	8	0	0	0	0	3	27
Hr Total	17	0	0	0	27	0	19	0	0	0	39	0	0	0	0	5	107
17:30	8	0	0	0	11	0	3	0	0	0	3	0	0	0	0	0	25
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	20	0	6	0	0	0	9	0	0	0	0	0	46
TOTAL	34	0	0	0	64	0	51	0	0	0	91	0	0	0	0	5	245

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	22	0	0	0	33	0	21	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	22				54				32				5				
Highest	17:30				16:45				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.69				.90				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

AUTOMOBILES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	1	0	0	0	6	0	7	0	0	0	11	0	0	0	0	0	25
15:45	1	0	0	0	1	0	5	0	0	0	11	0	0	0	0	0	18
16:00	1	0	0	0	4	0	6	0	0	0	13	0	0	0	0	0	24
16:15	3	0	0	0	6	0	7	0	0	0	8	0	0	0	0	0	24
Hr Total	6	0	0	0	17	0	25	0	0	0	43	0	0	0	0	0	91
16:30	3	0	0	0	5	0	1	0	0	0	9	0	0	0	0	0	18
16:45	3	0	0	0	7	0	7	0	0	0	9	0	0	0	0	0	26
17:00	4	0	0	0	8	0	7	0	0	0	12	0	0	0	0	2	33
17:15	4	0	0	0	6	0	3	0	0	0	8	0	0	0	0	3	24
Hr Total	14	0	0	0	26	0	18	0	0	0	38	0	0	0	0	5	101
17:30	8	0	0	0	10	0	3	0	0	0	3	0	0	0	0	0	24
17:45	3	0	0	0	9	0	3	0	0	0	6	0	0	0	0	0	21
Hr Total	11	0	0	0	19	0	6	0	0	0	9	0	0	0	0	0	45
TOTAL	31	0	0	0	62	0	49	0	0	0	90	0	0	0	0	5	237

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	19	0	0	0	31	0	20	0	0	0	32	0	0	0	0	5	
Percent	100%	0%	0%	0%	61%	0%	39%	0%	0%	0%	100%	0%	0%	0%	0%	100%	
Pk total	19				51				32				5				
Highest	17:30				17:00				17:00				17:15				
Volume	8	0	0	0	8	0	7	0	0	0	12	0	0	0	0	3	
Hi total	8				15				12				3				
PHF	.59				.85				.67				.42				

JW BUCKHOLZ TRAFFIC ENGINEERING INC

DAY: MONDAY
DATE: 08/30/21
WEATHER: CLEAR & DRY
BEGIN TIME (MILITARY):15:30 Hrs

MANUAL TURNING MOVEMENT COUNTS
43RD STREET @ MARATHON DRIVEWAY
ALACHUA COUNTY, FLORIDA

Site Code : 33332222
Start Date: 08/30/21
File I.D. : 83021PM2
Page : 1

COMMERCIAL VEHICLES

	43RD STREET From North				MARATHON DRIVEWAY From East				43RD STREET From South				From West				
	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Left	Thru	Right	Other	Total
Date 08/30/21																	
15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
16:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
16:30	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
16:45	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	2
17:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:15	2	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	3
Hr Total	3	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	6
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hr Total	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
TOTAL	3	0	0	0	2	0	2	0	0	0	1	0	0	0	0	0	8

Peak Hour Analysis By Entire Intersection for the Period: 16:45 to 17:45 on 08/30/21

Peak start	16:45				16:45				16:45				16:45				
Volume	3	0	0	0	2	0	1	0	0	0	0	0	0	0	0	0	
Percent	100%	0%	0%	0%	67%	0%	33%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Pk total	3				3				0				0				
Highest	17:15				16:45				15:30				15:30				
Volume	2	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	
Hi total	2				1				0				0				
PHF	.38				.75				.0				.0				

TABLE B2

US 441, SIDE STREETS NORTH of NW 43RD STREET
MANUAL TURNING MOVEMENT COUNT

Tuesday, March 19, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
9:30-9:45 AM	0	2	1	0	1	0	0	0	2	1	1	0	2	1	1	0	5	4	3	0
9:45-10:00 AM	2	4	0	0	0	0	0	0	0	1	0	0	1	0	2	0	3	5	2	0
10:00-10:15 AM	2	2	1	0	0	0	0	0	1	1	0	1	0	0	1	1	3	3	2	2
10:15-10:30 AM	1	2	0	1	0	0	0	0	0	0	0	1	0	0	0	0	1	2	0	2
10:30-10:45 AM	1	2	1	0	0	0	0	0	1	0	0	0	0	1	1	1	2	3	2	1
10:45-11:00 AM	1	2	0	0	0	0	0	0	1	2	0	0	1	0	1	0	3	4	1	0
11:00-11:15 AM	1	1	0	1	0	0	0	0	1	1	0	0	0	1	0	0	2	3	0	1
11:15-11:30 AM	1	1	0	0	0	0	0	0	1	3	0	0	1	0	0	2	3	4	0	2
AM PERIOD:	**9**	**16**	**3**	**2**	**1**	**0**	**0**	**0**	**7**	**9**	**1**	**2**	**5**	**3**	**6**	**4**	**22**	**28**	**10**	**8**
																	73%	74%	26%	27%
																	74%		26%	

Thursday, January 24, 2019

	NW 102ND PLACE				NW 103RD LANE				NW 104TH LANE				GRU DRIVEWAY				TOTAL			
	To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH		To/From SOUTH		To/From NORTH	
	LT In	RT Out	LT Out	RT In	UT In	RT Out	UT Out	RT In	LT In	RT Out	LT Out	RT In	RT In	LT Out	RT Out	LT In	In	Out	Out	In
1:00-1:15 PM	1	0	0	0	1	0	1	0	2	1	0	0	0	0	1	0	4	1	2	0
1:15-1:30 PM	1	0	0	1	0	0	0	0	0	0	0	0	3	1	1	1	4	1	1	2
1:30-1:45 PM	1	2	1	0	0	0	0	0	3	2	1	0	0	1	0	1	4	5	2	1
1:45-2:00 PM	2	2	0	1	0	0	0	0	1	1	0	0	3	1	0	1	6	4	0	2
2:00-2:15 PM	4	3	0	0	0	0	0	0	0	2	0	1	2	1	1	1	6	6	1	2
2:15-2:30 PM	4	3	0	0	0	0	0	0	0	0	0	0	1	3	2	2	5	6	2	2
2:30-2:45 PM	3	1	0	0	0	0	0	0	4	0	0	0	2	1	1	0	9	2	1	0
2:45-3:00 PM	2	3	0	0	0	0	0	0	3	1	1	0	0	3	1	0	5	7	2	0
PM PERIOD:	**18**	**14**	**1**	**2**	**1**	**0**	**1**	**0**	**13**	**7**	**2**	**1**	**11**	**11**	**7**	**6**	**43**	**32**	**11**	**9**
																	83%	74%	26%	17%
																	79%		21%	

APPENDIX C

FDOT TRAFFIC DATA

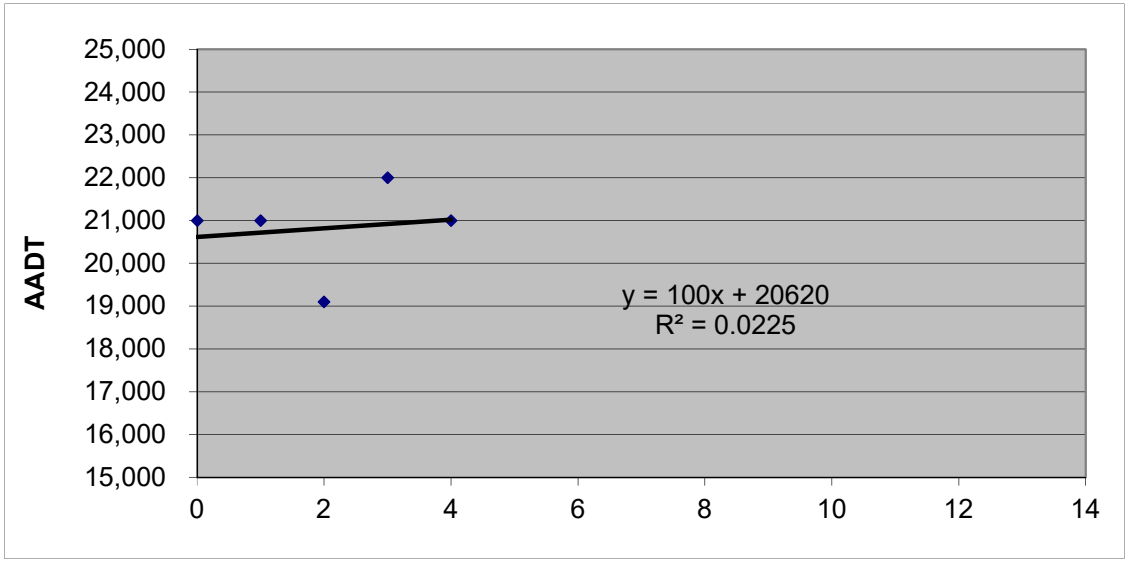


TABLE C1
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), North of SR 121

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	21,000	**20,620**
2016	1	21,000	20,720
2017	2	19,100	20,820
2018	3	22,000	20,920
2019	4	21,000	21,020
2020	5		21,120
2021	6		21,220
2022	7		21,320
2023	8		21,420
2024	9		21,520
2025	10		21,620
2026	11		21,720
2027	12		21,820
2028	13		21,920
2029	14		**22,020**

i = 0.5%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 3117 - SR 20 .3 MI. NW OF SR 121

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	20000 C	N 10000	S 10000	9.00	54.10	5.60
2019	21000 C	N 10000	S 11000	9.00	53.10	5.60
2018	22000 C	N 11000	S 11000	9.00	52.70	4.90
2017	19100 C	N 9500	S 9600	9.00	52.70	4.60
2016	21000 C	N 10500	S 10500	9.00	52.80	4.90
2015	21000 C	N 10500	S 10500	9.00	52.70	5.20
2014	19500 C	N 9700	S 9800	9.00	52.60	5.40
2013	19200 C	N 9500	S 9700	9.00	52.70	5.00
2012	18200 C	N 9000	S 9200	9.00	52.50	4.90
2011	18200 C	N 9100	S 9100	9.00	52.90	5.50
2010	17700 C	N 8800	S 8900	9.43	51.94	5.10
2009	18700 C	N 9300	S 9400	9.43	53.42	6.20
2008	19400 C	N 9700	S 9700	9.32	52.55	7.30
2007	18600 C	N 9300	S 9300	9.05	51.52	5.70
2006	19200 C	N 9400	S 9800	9.16	52.08	6.70
2005	19200 C	N 9600	S 9600	9.20	53.00	9.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 3117
Description: SR 20 .3 MI. NW OF SR 121
Start Date: 02/05/2020
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	24	20	12	8	64	7	7	10	8	32	96
0100	6	4	8	12	30	13	13	11	4	41	71
0200	8	12	4	7	31	3	7	10	5	25	56
0300	7	4	4	13	28	5	17	17	14	53	81
0400	22	21	24	21	88	14	18	27	47	106	194
0500	25	34	59	46	164	39	59	84	92	274	438
0600	38	70	109	133	350	136	212	278	297	923	1273
0700	96	107	163	170	536	318	402	351	340	1411	1947
0800	173	162	189	114	638	310	294	281	222	1107	1745
0900	150	124	149	126	549	184	174	196	175	729	1278
1000	159	122	136	122	539	162	163	150	169	644	1183
1100	164	140	142	165	611	150	161	163	184	658	1269
1200	174	171	170	160	675	193	178	177	169	717	1392
1300	195	161	187	182	725	178	162	187	171	698	1423
1400	190	185	212	175	762	154	166	196	168	684	1446
1500	221	233	263	273	990	163	194	202	170	729	1719
1600	269	278	307	315	1169	167	180	203	173	723	1892
1700	376	383	369	303	1431	227	220	231	202	880	2311
1800	261	194	188	158	801	185	167	134	118	604	1405
1900	151	148	136	104	539	86	89	66	74	315	854
2000	96	102	99	62	359	55	40	40	38	173	532
2100	77	81	79	69	306	51	41	47	53	192	498
2200	45	47	58	28	178	25	34	32	24	115	293
2300	28	26	18	20	92	25	11	24	15	75	167
24-Hour Totals:					11655					11908	23563

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	745	694	700	1411	715	2016
P.M.	1645	1443	1700	880	1700	2311
Daily	1645	1443	700	1411	1700	2311

Truck Percentage 5.33 5.86 5.60

Classification Summary Database

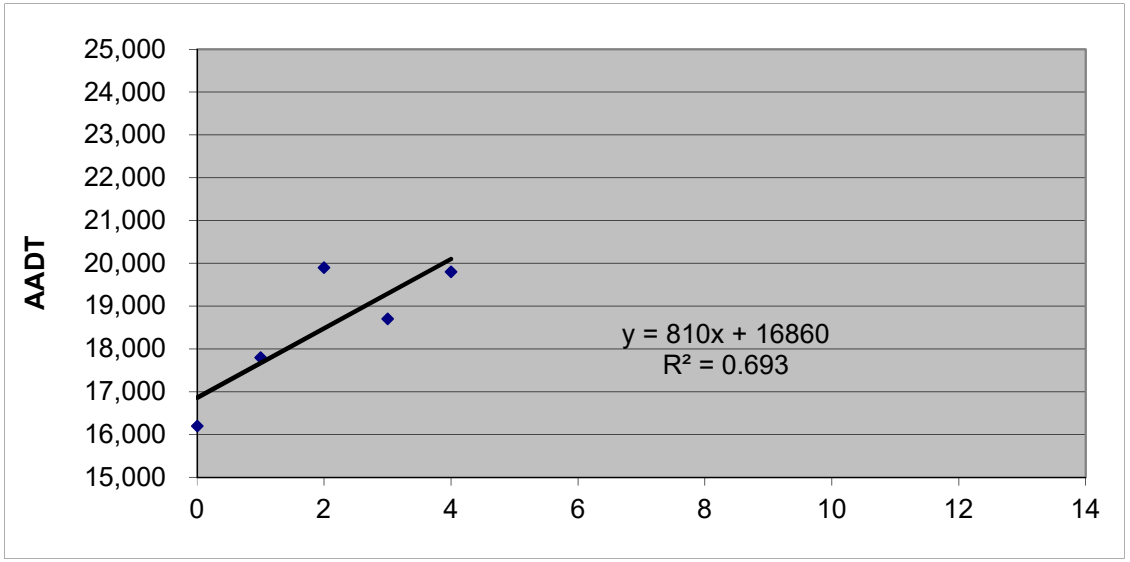
Dir	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TotTrk	TotVol
N	49	8187	2798	18	147	127	21	80	206	16	2	1	3	0	0	621	11655
S	69	8187	2954	62	165	142	6	93	183	27	0	11	9	0	0	698	11908

TABLE C2
LINEAR REGRESSION ANALYSIS

US 441 (SR 20), East of Alachua

Year	X	Actual AADT (Y)	**Predicted AADT**
2015	0	16,200	**16,860**
2016	1	17,800	17,670
2017	2	19,900	18,480
2018	3	18,700	19,290
2019	4	19,800	20,100
2020	5		20,910
2021	6		21,720
2022	7		22,530
2023	8		23,340
2024	9		24,150
2025	10		24,960
2026	11		25,770
2027	12		26,580
2028	13		27,390
2029	14		**28,200**

i = 3.7%



BUCKHOLZ TRAFFIC

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 26 - ALACHUA

SITE: 0229 - SR 20 AT RR OVERPASS E. OF ALACHUA

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	17700 C	N 8600	S 9100	9.50	58.00	5.60
2019	19800 C	N 10000	S 9800	9.50	58.00	5.60
2018	18700 C	N 9400	S 9300	9.50	57.90	4.90
2017	19900 C	N 9900	S 10000	9.50	53.80	4.60
2016	17800 C	N 9000	S 8800	9.50	53.60	4.90
2015	16200 C	N 8200	S 8000	9.50	57.00	5.20
2014	17600 C	N 8900	S 8700	9.50	57.40	5.40
2013	16000 C	N 8500	S 7500	9.50	57.80	5.00
2012	16200 C	N 8100	S 8100	9.50	58.40	4.90
2011	16000 C	N 8000	S 8000	9.50	58.80	5.50
2010	15800 C	N 8000	S 7800	10.13	59.87	5.10
2009	17400 C	N 8900	S 8500	10.04	57.81	6.20
2008	16900 C	N 8500	S 8400	10.17	57.73	7.30
2007	18400 C	N 9200	S 9200	10.22	58.44	5.70
2006	16800 C	N 8400	S 8400	9.98	59.05	6.70
2005	17500 C	N 8700	S 8800	10.10	58.20	19.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/18/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	10	4	10	7	31	15	11	11	8	45	76
0100	13	6	4	7	30	8	6	13	11	38	68
0200	6	10	8	7	31	16	7	9	16	48	79
0300	9	15	19	23	66	8	10	11	10	39	105
0400	19	19	21	39	98	14	9	9	19	51	149
0500	43	60	97	104	304	21	18	31	29	99	403
0600	114	173	215	226	728	36	39	39	84	198	926
0700	178	209	209	234	830	74	94	95	115	378	1208
0800	212	167	177	169	725	86	71	96	93	346	1071
0900	133	155	140	138	566	81	89	94	117	381	947
1000	133	128	126	129	516	123	133	135	122	513	1029
1100	137	145	148	134	564	146	152	157	174	629	1193
1200	161	174	191	172	698	206	174	164	143	687	1385
1300	154	151	146	141	592	140	146	147	161	594	1186
1400	130	130	147	135	542	170	179	166	169	684	1226
1500	106	144	141	122	513	161	189	204	223	777	1290
1600	140	104	95	141	480	207	237	231	310	985	1465
1700	132	138	112	119	501	285	306	344	263	1198	1699
1800	117	103	80	75	375	203	192	164	114	673	1048
1900	60	58	57	45	220	89	99	99	61	348	568
2000	52	44	52	37	185	74	69	59	47	249	434
2100	38	38	37	39	152	43	50	32	30	155	307
2200	20	22	32	14	88	28	26	32	19	105	193
2300	26	14	15	11	66	22	14	18	19	73	139
24-Hour Totals:					8901					9293	18194

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	864	715	390	715	1254
P.M.	1200	698	1645	1245	1645	1768
Daily	715	864	1645	1245	1645	1768

Generated by SPS 5.0.53P
County: 26
Station: 0229
Description: SR 20 AT RR OVERPASS E. OF ALACHUA
Start Date: 03/19/2020
Start Time: 1145

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	8	8	9	8	33	13	19	4	10	46	79
0100	3	14	10	9	36	6	9	14	6	35	71
0200	10	3	11	9	33	8	9	12	2	31	64
0300	9	4	16	32	61	8	7	10	10	35	96
0400	15	18	20	27	80	12	17	20	12	61	141
0500	33	61	82	94	270	8	26	22	19	75	345
0600	97	145	190	172	604	24	37	41	59	161	765
0700	183	211	215	189	798	71	72	106	119	368	1166
0800	222	194	175	147	738	85	101	93	96	375	1113
0900	140	143	121	141	545	97	98	105	113	413	958
1000	153	119	141	117	530	121	130	145	129	525	1055
1100	125	143	153	130	551	156	191	176	162	685	1236
1200	165	141	163	153	622	186	166	148	160	660	1282
1300	161	145	127	146	579	146	157	133	151	587	1166
1400	130	157	130	112	529	169	140	184	170	663	1192
1500	144	135	138	116	533	165	167	228	209	769	1302
1600	131	139	123	144	537	208	214	258	278	958	1495
1700	151	118	119	96	484	284	305	354	218	1161	1645
1800	126	82	71	85	364	199	199	138	124	660	1024
1900	75	52	48	53	228	106	94	106	68	374	602
2000	66	43	41	40	190	76	72	61	46	255	445
2100	33	40	38	25	136	45	39	34	25	143	279
2200	22	14	32	22	90	20	10	33	25	88	178
2300	19	21	17	12	69	21	20	21	16	78	147
24-Hour Totals:					8640					9206	17846

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	715	837	730	411	730	1231
P.M.	1200	622	1645	1221	1645	1753
Daily	715	837	1645	1221	1645	1753

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 2600 ALACHUA COUNTYWIDE

MOCF: 0.95

WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	1.00	1.05
* 2	01/05/2020 - 01/11/2020	0.96	1.01
* 3	01/12/2020 - 01/18/2020	0.92	0.97
* 4	01/19/2020 - 01/25/2020	0.91	0.96
* 5	01/26/2020 - 02/01/2020	0.90	0.95
* 6	02/02/2020 - 02/08/2020	0.88	0.93
* 7	02/09/2020 - 02/15/2020	0.87	0.92
* 8	02/16/2020 - 02/22/2020	0.90	0.95
* 9	02/23/2020 - 02/29/2020	0.93	0.98
*10	03/01/2020 - 03/07/2020	0.96	1.01
*11	03/08/2020 - 03/14/2020	0.99	1.04
*12	03/15/2020 - 03/21/2020	1.02	1.07
*13	03/22/2020 - 03/28/2020	1.08	1.14
14	03/29/2020 - 04/04/2020	1.15	1.21
15	04/05/2020 - 04/11/2020	1.22	1.28
16	04/12/2020 - 04/18/2020	1.29	1.36
17	04/19/2020 - 04/25/2020	1.24	1.31
18	04/26/2020 - 05/02/2020	1.19	1.25
19	05/03/2020 - 05/09/2020	1.14	1.20
20	05/10/2020 - 05/16/2020	1.09	1.15
21	05/17/2020 - 05/23/2020	1.07	1.13
22	05/24/2020 - 05/30/2020	1.06	1.12
23	05/31/2020 - 06/06/2020	1.04	1.09
24	06/07/2020 - 06/13/2020	1.02	1.07
25	06/14/2020 - 06/20/2020	1.00	1.05
26	06/21/2020 - 06/27/2020	1.01	1.06
27	06/28/2020 - 07/04/2020	1.02	1.07
28	07/05/2020 - 07/11/2020	1.03	1.08
29	07/12/2020 - 07/18/2020	1.04	1.09
30	07/19/2020 - 07/25/2020	1.03	1.08
31	07/26/2020 - 08/01/2020	1.02	1.07
32	08/02/2020 - 08/08/2020	1.02	1.07
33	08/09/2020 - 08/15/2020	1.01	1.06
34	08/16/2020 - 08/22/2020	1.00	1.05
35	08/23/2020 - 08/29/2020	1.00	1.05
36	08/30/2020 - 09/05/2020	0.99	1.04
37	09/06/2020 - 09/12/2020	0.98	1.03
38	09/13/2020 - 09/19/2020	0.98	1.03
39	09/20/2020 - 09/26/2020	0.97	1.02
40	09/27/2020 - 10/03/2020	0.96	1.01
41	10/04/2020 - 10/10/2020	0.96	1.01
42	10/11/2020 - 10/17/2020	0.95	1.00
43	10/18/2020 - 10/24/2020	0.95	1.00
44	10/25/2020 - 10/31/2020	0.96	1.01
45	11/01/2020 - 11/07/2020	0.97	1.02
46	11/08/2020 - 11/14/2020	0.98	1.03
47	11/15/2020 - 11/21/2020	0.98	1.03
48	11/22/2020 - 11/28/2020	0.99	1.04
49	11/29/2020 - 12/05/2020	0.99	1.04
50	12/06/2020 - 12/12/2020	1.00	1.05
51	12/13/2020 - 12/19/2020	1.00	1.05
52	12/20/2020 - 12/26/2020	0.96	1.01
53	12/27/2020 - 12/31/2020	0.92	0.97

* PEAK SEASON

APPENDIX D

SIGNAL TIMINGS



City of Gainesville Traffic Operations
Intersection Timing Sheet

Name	US 441 @ NW 43rd St (Alachua)		Mod. Date	9/12/2016	Initial Operation Date
Intersection ID		System ID 190	Mod. No.	0	___/___/_____

Part I — Actuated Timing Information

Non-coordinated Operation

Phase	1	2	3	4	5	6	7	8	Other(A)	Other(B)
Direction	NBL	SBT				NBT		EBT		
Initial	7	20				20		7		
Passage	3.0	5.0				5.0		3.0		
Max1	15.0	65.0				65.0		40.0		
Max2	15.0	65.0				65.0				
Yellow	5.9	5.9				5.9		4.0		
All Red	2.0	2.0				2.0		2.0		
Walk		MIN				MIN				
Ped Clear										
Recall										
Flash Pattern										
Left TurnType										
Detect Type										

Preemption

Fire Station	☐ Active	Emergency Opticom	☐ Active	Preemption Notes
Bridge	☐ Active	Emergency.now	☐ Active	
Rail Road	☐ Active	Other_____	☐ Active	

Part II — Coordinated Timing Information

Pattern Tables

PHASE	1	2	3	4	5	6	7	8	Cycle	Offset
Pattern 1										
Pattern 2										
Pattern 3										
Pattern 4										
Pattern 5										
Pattern 6										
Pattern 7										

Schedule Implementation

No day plan and patterns on controller

Day Plan 1 (Mon-Thurs)			Day Plan 2 (Fri)			Day Plan 3 (Sat)		
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Schedule Notes

Day Plan 4 (Sun)								
Start	End	Pattern	Start	End	Pattern	Start	End	Pattern

Part III — Equipment Information

Equipment (N)	Manufacturer	Equipment (C)	Manufacturer	Equipment (V)	Manufacturer
Switch	☐ ITS-Express	Controller	☐ Naztec	CCTV	☐ Bosch
Wireless	☐	CMU/MMU	☐	Video Detection	☐ Iteris
Other_____	☐	Other_____	☐	Other_____	☐

APPENDIX E

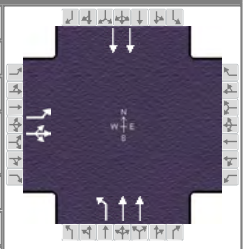
SIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Signalized Intersection Results Summary

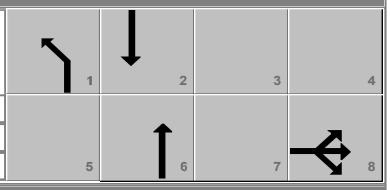
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2021_AM_US441_NW43.xus		
Project Description	2021 AM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	278	0	8				19	534			893	

Signal Information			
Cycle, s	51.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	1.7	20.0	7.5	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		13.5			9.6	37.5		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		6.5			2.9	6.6		14.2
Green Extension Time (g_e), s		1.1			0.0	1.1		1.9
Phase Call Probability		0.99			0.25	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

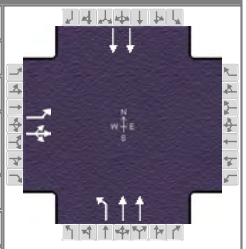
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	163	142					20	568			950	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	4.5	4.2					0.9	4.6			12.2	
Cycle Queue Clearance Time (g_c), s	4.5	4.2					0.9	4.6			12.2	
Green Ratio (*g/C*)	0.15	0.15					0.03	0.58			0.39	
Capacity (*c*), veh/h	255	251					38	1873			1319	
Volume-to-Capacity Ratio (*X*)	0.639	0.565					0.534	0.303			0.720	
Back of Queue (*Q*), ft/ln (95 th percentile)	86.2	98					20.2	37.2			156.5	
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	3.3					0.6	1.3			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.29	0.00					0.04	0.00			0.00	
Uniform Delay (d_1), s/veh	20.5	23.7					24.2	5.4			13.1	
Incremental Delay (d_2), s/veh	2.7	2.0					11.2	0.0			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.2	25.7					35.4	5.5			13.4	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	24.3	C		0.0			6.5	A		13.4	B	
Intersection Delay, s/veh / LOS	13.0						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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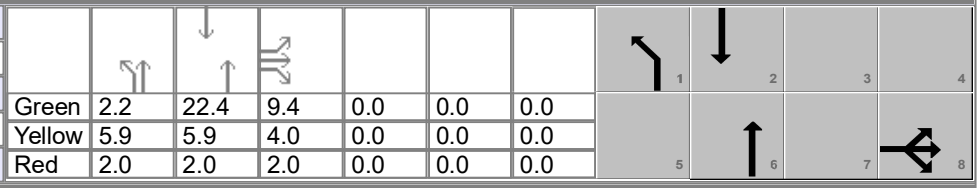
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_NB_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				23	657			1098	

Signal Information			
Cycle, s	55.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off



Green	2.2	22.4	9.4	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.4			10.1	40.4		30.3
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.0			3.2	8.5		19.8
Green Extension Time (g_e), s		1.3			0.0	1.3		2.5
Phase Call Probability		1.00			0.32	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

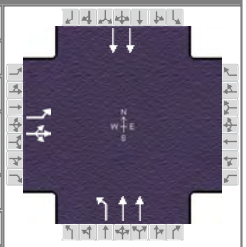
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					24	699			1168	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.0	5.7					1.2	6.5			17.8	
Cycle Queue Clearance Time (g_c), s	6.0	5.7					1.2	6.5			17.8	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.58			0.40	
Capacity (*c*), veh/h	293	288					44	1878			1351	
Volume-to-Capacity Ratio (*X*)	0.683	0.605					0.555	0.372			0.865	
Back of Queue (*Q*), ft/ln (95 th percentile)	116.6	136.4					25.6	61.2			234.3	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.5	4.5					0.7	2.2			8.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.39	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.8	25.8					26.3	6.2			15.3	
Incremental Delay (d_2), s/veh	2.8	2.0					10.4	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.6	27.8					36.8	6.3			16.0	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			7.3	A		16.0	B	
Intersection Delay, s/veh / LOS	14.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

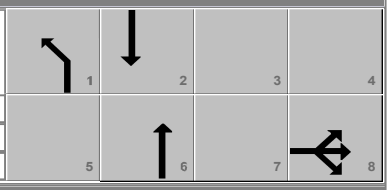
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday AM Peak Hour	PHF	0.94
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 7:15
Intersection	US 441/NW 43rd St.	File Name	2031_B_AM_US441_NW43.xus		
Project Description	2031 AM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	342	0	10				26	713			1150	

Signal Information			
Cycle, s	58.2	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	2.5	24.2	9.7	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		15.7			10.4	42.6		32.1
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.3			3.4	9.3		21.5
Green Extension Time (g_e), s		1.3			0.0	1.5		2.7
Phase Call Probability		1.00			0.36	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	200	174					28	759			1223	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1739	1712					1104	1611			1682	
Queue Service Time (g_s), s	6.3	5.9					1.4	7.3			19.5	
Cycle Queue Clearance Time (g_c), s	6.3	5.9					1.4	7.3			19.5	
Green Ratio (*g/C*)	0.17	0.17					0.04	0.60			0.42	
Capacity (*c*), veh/h	289	285					48	1919			1400	
Volume-to-Capacity Ratio (*X*)	0.692	0.613					0.573	0.395			0.874	
Back of Queue (*Q*), ft/ln (95 th percentile)	123.5	144.2					29.5	69.7			253.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	4.8					0.8	2.5			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	22.9	27.0					27.4	6.2			15.6	
Incremental Delay (d_2), s/veh	3.0	2.1					10.3	0.0			0.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	25.9	29.1					37.6	6.3			16.3	
Level of Service (LOS)	C	C					D	A			B	
Approach Delay, s/veh / LOS	27.4	C		0.0			7.4	A		16.3	B	
Intersection Delay, s/veh / LOS	15.1						B					

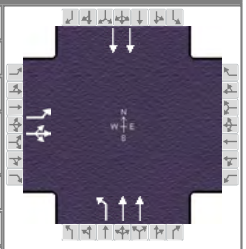
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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PM PEAK HOUR

HCS7 Signalized Intersection Results Summary

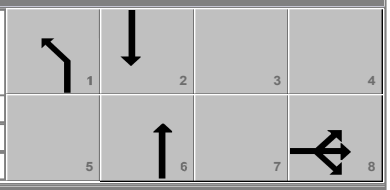
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2021	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2021_PM_US441_NW43.xus		
Project Description	2021 PM Peak Hour - Existing Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	383	0	13				37	1083			577	

Signal Information			
Cycle, s	54.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.1	20.0	10.0	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		16.0			11.0	38.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		8.5			3.3	13.7		9.3
Green Extension Time (g_e), s		1.5			0.0	2.4		1.1
Phase Call Probability		1.00			0.45	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

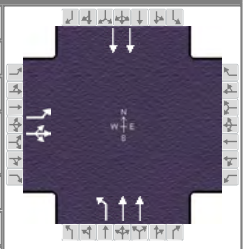
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	222	195					39	1140			607	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	6.5	6.1					1.3	11.7			7.3	
Cycle Queue Clearance Time (g_c), s	6.5	6.1					1.3	11.7			7.3	
Green Ratio (*g/C*)	0.18	0.18					0.06	0.57			0.36	
Capacity (*c*), veh/h	319	316					94	1964			1286	
Volume-to-Capacity Ratio (*X*)	0.695	0.617					0.415	0.580			0.472	
Back of Queue (*Q*), ft/ln (95 th percentile)	124.5	133.5					24.6	114.7			100.7	
Back of Queue (*Q*), veh/ln (95 th percentile)	4.8	5.0					0.9	4.4			3.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.41	0.00					0.05	0.00			0.00	
Uniform Delay (d_1), s/veh	21.0	25.2					25.0	7.7			13.4	
Incremental Delay (d_2), s/veh	2.7	2.0					2.9	0.1			0.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	23.8	27.2					27.9	7.8			13.5	
Level of Service (LOS)	C	C					C	A			B	
Approach Delay, s/veh / LOS	25.4	C		0.0			8.5	A		13.5	B	
Intersection Delay, s/veh / LOS	13.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

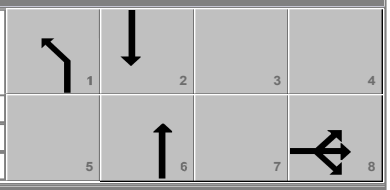
General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_NB_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - NO BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				46	1332			710	

Signal Information			
Cycle, s	57.9	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

Green	3.8	20.0	12.3	0.0	0.0	0.0
Yellow	5.9	5.9	4.0	0.0	0.0	0.0
Red	2.0	2.0	2.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.3			11.7	39.6		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.4			3.6	19.7		12.2
Green Extension Time (g_e), s		1.9			0.1	3.3		1.4
Phase Call Probability		1.00			0.54	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

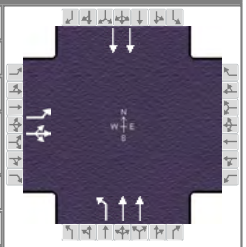
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					48	1402			747	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.4	8.0					1.6	17.7			10.2	
Cycle Queue Clearance Time (g_c), s	8.4	8.0					1.6	17.7			10.2	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.35	
Capacity (*c*), veh/h	373	369					108	1903			1221	
Volume-to-Capacity Ratio (*X*)	0.732	0.650					0.450	0.737			0.612	
Back of Queue (*Q*), ft/ln (95 th percentile)	160.4	179.5					32	194.9			148.8	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.2	6.7					1.2	7.5			5.8	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.53	0.00					0.06	0.00			0.00	
Uniform Delay (d_1), s/veh	21.3	26.4					26.1	9.9			15.7	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.2			0.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.1	28.3					29.0	10.1			15.9	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.1	C		0.0			10.8	B		15.9	B	
Intersection Delay, s/veh / LOS	15.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	BUCKHOLZ TRAFFIC			Duration, h	0.25
Analyst	J. Buckholz	Analysis Date	1/31/2019	Area Type	Other
Jurisdiction	Alachua County	Time Period	Weekday PM Peak Hour	PHF	0.95
Urban Street	US 441	Analysis Year	2031	Analysis Period	1> 17:00
Intersection	US 441/NW 43rd St.	File Name	2031_B_PM_US441_NW43.xus		
Project Description	2031 PM Peak Hour - BUILD Traffic				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	471	0	16				52	1447			784	

Signal Information			
Cycle, s	58.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	Off
Force Mode	Fixed	Simult. Gap N/S	Off

							1	2	3	4		
Green	4.1	20.0	12.4	0.0	0.0	0.0						
Yellow	5.9	5.9	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		8			1	6		2
Case Number		10.0			2.0	4.0		8.3
Phase Duration, s		18.4			12.0	39.9		27.9
Change Period, ($Y+R_c$), s		6.0			7.9	7.9		7.9
Max Allow Headway (*MAH*), s		4.1			3.8	2.7		2.7
Queue Clearance Time (g_s), s		10.5			3.9	22.5		13.7
Green Extension Time (g_e), s		1.9			0.1	3.7		1.6
Phase Call Probability		1.00			0.59	1.00		1.00
Max Out Probability		0.00			0.00	0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	3	8	18				1	6			2	
Adjusted Flow Rate (*v*), veh/h	273	240					55	1523			825	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1753	1736					1640	1738			1766	
Queue Service Time (g_s), s	8.5	8.0					1.9	20.5			11.7	
Cycle Queue Clearance Time (g_c), s	8.5	8.0					1.9	20.5			11.7	
Green Ratio (*g/C*)	0.21	0.21					0.07	0.55			0.34	
Capacity (*c*), veh/h	372	368					116	1910			1212	
Volume-to-Capacity Ratio (*X*)	0.733	0.651					0.471	0.797			0.681	
Back of Queue (*Q*), ft/ln (95 th percentile)	161.5	181.1					36.1	219.6			172	
Back of Queue (*Q*), veh/ln (95 th percentile)	6.3	6.8					1.3	8.4			6.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.54	0.00					0.07	0.00			0.00	
Uniform Delay (d_1), s/veh	21.4	26.6					26.0	10.5			16.4	
Incremental Delay (d_2), s/veh	2.8	1.9					2.9	0.3			0.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0					0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.2	28.5					29.0	10.8			16.7	
Level of Service (LOS)	C	C					C	B			B	
Approach Delay, s/veh / LOS	26.2	C		0.0			11.5	B		16.7	B	
Intersection Delay, s/veh / LOS	15.5						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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APPENDIX F

UNSIGNALIZED INTERSECTION CAPACITY ANALYSIS



AM PEAK HOUR

HCS7 Two-Way Stop-Control Report

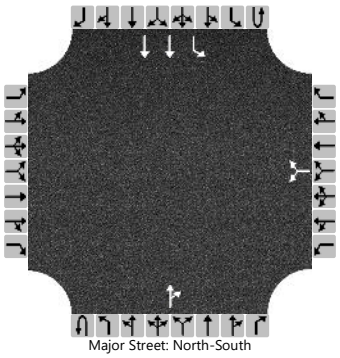
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	AM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						32		20			266	43		16	356	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							55							17		
Capacity, c (veh/h)							538							1228		
v/c Ratio							0.10							0.01		
95% Queue Length, Q_{95} (veh)							0.3							0.0		
Control Delay (s/veh)							12.5							8.0		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						12.5								0.3		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

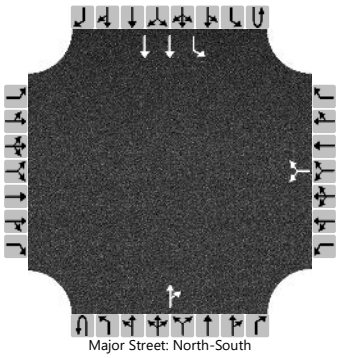
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						39		25			327	53		20	438	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							68							21		
Capacity, c (veh/h)							459							1151		
v/c Ratio							0.15							0.02		
95% Queue Length, Q_{95} (veh)							0.5							0.1		
Control Delay (s/veh)							14.2							8.2		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

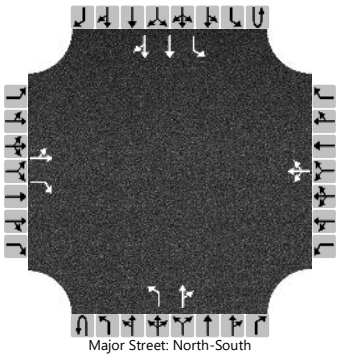
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	AM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.94
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	5	133		39	4	25	0	89	327	53		20	359	3
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5		141			72			95				21		
Capacity, c (veh/h)		212		816			275			1170				1151		
v/c Ratio		0.03		0.17			0.26			0.08				0.02		
95% Queue Length, Q_{95} (veh)		0.1		0.6			1.0			0.3				0.1		
Control Delay (s/veh)		22.4		10.3			22.7			8.3				8.2		
Level of Service (LOS)		C		B			C			A				A		
Approach Delay (s/veh)	10.8				22.7				1.6				0.4			
Approach LOS	B				C											

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PM PEAK HOUR

HCS7 Two-Way Stop-Control Report

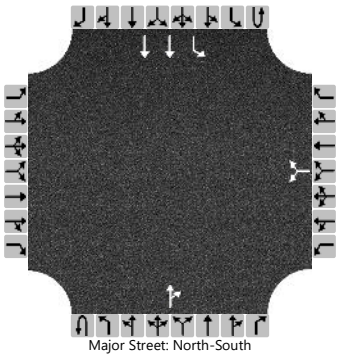
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2021
Time Analyzed	PM Peak- Existing Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						33		21			375	32		22	390	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							57							23		
Capacity, c (veh/h)							446							1127		
v/c Ratio							0.13							0.02		
95% Queue Length, Q_{95} (veh)							0.4							0.1		
Control Delay (s/veh)							14.2							8.3		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						14.2								0.4		
Approach LOS						B										

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HCS7 Two-Way Stop-Control Report

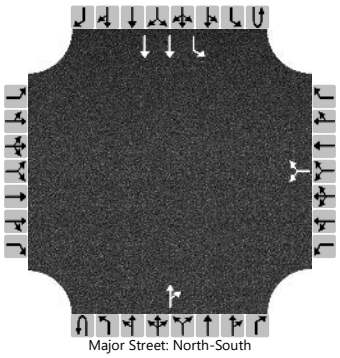
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak- NO BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St/Marathon Drive
Jurisdiction	Alachua County
East/West Street	Marathon Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	1	2	0
Configuration							LR					TR		L	T	
Volume (veh/h)						41		26			461	39		27	480	
Percent Heavy Vehicles (%)						2		2						2		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9						4.1		
Critical Headway (sec)						6.84		6.94						4.14		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.52		3.32						2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							71							28		
Capacity, c (veh/h)							363							1037		
v/c Ratio							0.19							0.03		
95% Queue Length, Q_{95} (veh)							0.7							0.1		
Control Delay (s/veh)							17.3							8.6		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.3								0.5		
Approach LOS						C										

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HCS7 Two-Way Stop-Control Report

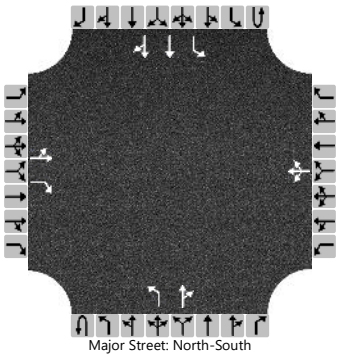
General Information

Analyst	J. Buckholz
Agency/Co.	BUCKHOLZ TRAFFIC
Date Performed	9/1/2021
Analysis Year	2031
Time Analyzed	PM Peak - BUILD Traffic
Intersection Orientation	North-South
Project Description	#19-1554B

Site Information

Intersection	NW 43rd St./S. Site Dr.
Jurisdiction	Alachua County
East/West Street	South Site Driveway
North/South Street	NW 43rd Street
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	1		0	1	0	0	1	1	0	0	1	2	0
Configuration		LT		R			LTR			L		TR		L	T	TR
Volume (veh/h)		0	4	176		41	4	26	0	180	461	39		27	524	6
Percent Heavy Vehicles (%)		2	2	2		2	2	2	0	2				2		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized	No															
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5	6.5	6.9		7.5	6.5	6.9		4.1				4.1		
Critical Headway (sec)		7.54	6.54	6.94		7.54	6.54	6.94		4.14				4.14		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.52	4.02	3.32		3.52	4.02	3.32		2.22				2.22		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4		185			75			189				28		
Capacity, c (veh/h)		93		718			120			1009				1037		
v/c Ratio		0.05		0.26			0.62			0.19				0.03		
95% Queue Length, Q_{95} (veh)		0.1		1.0			3.2			0.7				0.1		
Control Delay (s/veh)		45.4		11.7			75.5			9.4				8.6		
Level of Service (LOS)		E		B			F			A				A		
Approach Delay (s/veh)	12.5				75.5				2.5				0.4			
Approach LOS	B				F											

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List of Changes from PZB Draft Ordinance

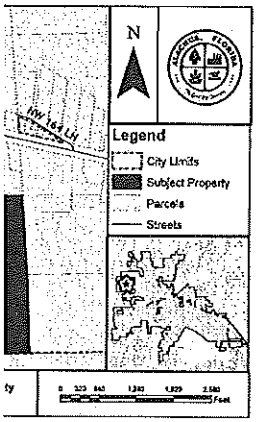
The table below shows the changes made to the Ordinance after Planning and Zoning Board hearing. These have been incorporated into the Staff Report as well.

Section/ Location	Change Description
Throughout	Added dates and ordinance number as applicable
Ordinance Title	Added end quote to “PD-COMM”
Recital 3	Clarified maximum floor area for non-residential
Section 3/ Line 2	Added “development” after non-residential
3- Condition 1 – Development Area A	Added stormwater management facility as allowed use
3- Condition 1 – Development Area A	Added “per City of Alachua LDRs”
3- Condition 1 – Development Area A	Added perimeter area setbacks
3- Condition 1 – Development Area A	Added minimum parking rate requirement for amenity center
3- Condition 1 – Development Area B	Added stormwater management facility as allowed use
3- Condition 1 – Development Area B	Added maximum FAR for non-residential development
3- Condition 1 – Development Area B	Added minimum lot size for non-residential
3- Condition 1 – Development Area B	Added minimum lot size for end cap units for single family attached
3- Condition 1 – Development Area B	Added setbacks for non-residential uses
3- Condition 1 – Development Area B	Added maximum building height for non-residential uses
3- Condition 1 – Development Area B	Added maximum building coverage for non-residential uses
3- Condition 1 – Development Area B	Amended minimum living area size for residential units
3- Condition 1 – Development Area C	Added stormwater management facility as allowed use , clarified allowed uses to be residential only
3- Condition 1 – Development Area C	Added maximum size for amenity center
3- Condition 1 – Development Area C	Added minimum lot size for end cap units for single family attached
3- Condition 1 – Development Area C	Added setbacks for cottage units
3- Condition 1 – Development Area C	Added minimum parking rate requirement for amenity center
3- Condition 1 – Development Area C	Added minimum size for cottage units
3- Condition 1 – Development Area D	Added stormwater management facility as allowed use
3- Condition 1 – Development Area F	Added stormwater management facility as allowed use
3- Condition 1 – Notes	Clarified interchangeability of uses within Development Areas A, B, and D
3 Condition 11 A	Clarified review process for non-residential applicable to development within PD areas (site plan and/or infrastructure plan)

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owners, for consideration
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acre subject property from
tural (Alachua County) to
ntial (PD-R) (±155.5 acres)
C) (±7 acres); located south
Street; Tax Parcel Numbers
2, 03046-003-003, 03046-
2-050-004, 03042-050-005.
1, 03875-010-002, and a
isting FLUM: Agriculture.
ity Residential, Moderate
unity Commercial. Existing



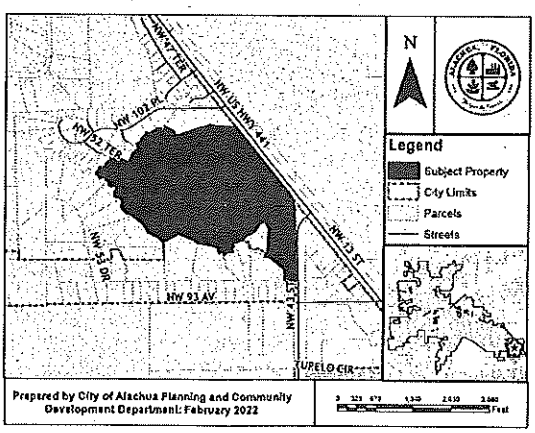
rested parties may appear
the application. Copies of
or public inspection at the
Development Department,
Alachua, Florida, on any
e hours of 7:30 a.m. to 6:00
e application may be sent
of Alachua, Planning and
Box 9, Alachua, FL 32616.
Section 286.0105, Florida
l any decision made at the
record of the proceedings,
may need to ensure that a
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Americans with Disabilities
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86) 418-6100 x 101 at least
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day - February 24, 2022)

City of
ALACHUA

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

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by David Meeks of DM Alachua Investments, LLC, property owner, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±121.1 acre subject property from Agriculture (±81.15 acres) and Commercial (±39.95 acres) to Conservation (±35.63 acres), Moderate Density Residential (±41.33 acres), High Density Residential (±17.8 acres), and Commercial (±14.33 acres); located west of the intersection of US 441 and NW 43rd Street, south of the Brooke Pointe subdivision; consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000. Existing FLUM: Agriculture and Commercial; Proposed FLUM: Conservation, Moderate Density Residential, High Density Residential and Commercial ; Existing Zoning: Agricultural (A), Commercial Intensive (CI).



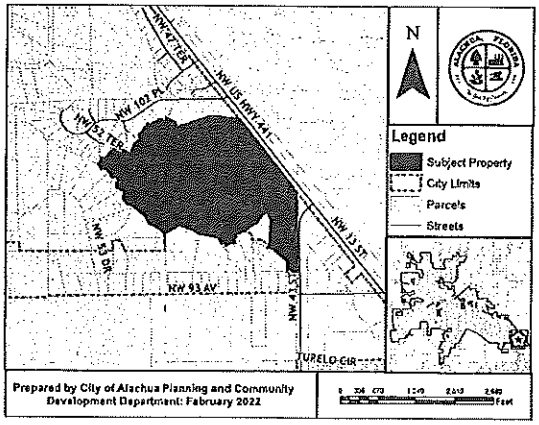
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

City of
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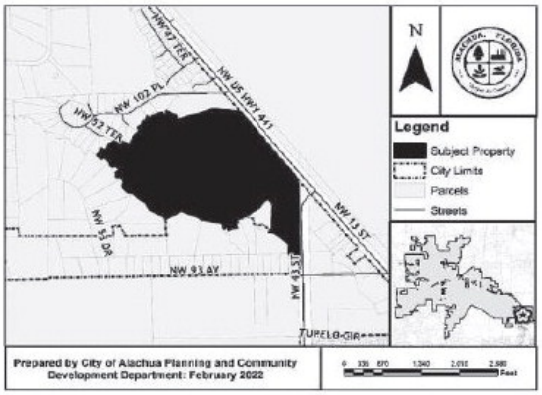


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(Published: Alachua County Today - February 24, 2022)

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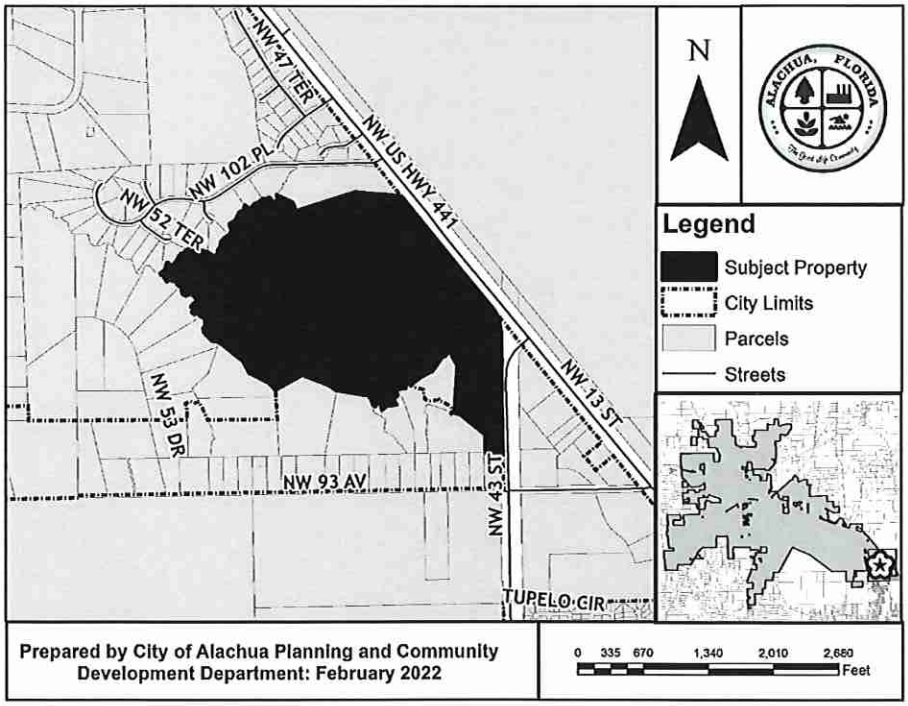
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City of Alachua
THE GOOD LIFE COMMUNITY

Mailed 2/17/22
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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 March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by David Meeks of DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) on a ±121.1 acre subject property from Agricultural (A) (±81.15 acres) and Commercial intensive (CI) (±39.95 acres) to Planned Development- Residential (PD-R) (±79.52 acres), and Planned Development – Commercial (PD-COMM) (±41.55 acres); located west of the intersection of US 441 and NW 43rd Street, south of the Brooke Pointe subdivision; consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, 05945-000-000. Existing FLUM: Agriculture and Commercial; Proposed FLUM: Conservation, Moderate Density Residential (±6.79 acres), High Density Residential and Commercial (±10.50 acres); Existing Zoning: Agricultural (A), Commercial Intensive (CI).



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

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DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T
4416 NW 93RD AVE
GAINESVILLE, FL 32653

POPE H D & TEIKO
4622 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

FISHER CRAIG H & ROBIN HOPKINS
5219 NW 102ND PL
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

CUMBAA DAVID L & VETA CLEMENTS
4916 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

FOX & GRIGGS W/H
10028 NW 52ND TER
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R
10008 NW 50TH TER
GAINESVILLE, FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

BROCK J OWEN JR & JANDA
10022 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

ROGALSKI ROY
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LACROSSE, FL 32658

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GAINESVILLE, FL 32653

FENNELL CHAKA A
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GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
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CITY OF GAINESVILLE
LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

G L D LLC
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914 SW 131 ST
NEWBERRY, FL 32669

TORO, JUAN & RITA
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GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA, FL 32615

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

JOHNSON, C L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

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GAINESVILLE, FL 32653

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PANAMA CITY BEACH, FL 32408

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Gainesville, FL 32653

DH Custom Cabinets
2302 NW 71st Pl
Gainesville FL 32653

McKinney Investments
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Gainesville, FL 32653

Deerhaven, LLC
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Gainesville, FL 32641

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Danny Rich & Ruth Rich
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9210 NW 59th Street
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Richard Gorman
5716 NW 93rd Avenue
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Peggy Arnold
410 Turkey Creek
Alachua FL 32615

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23 Turkey Creek
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President
TCMOA
1000 Turkey Creek
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Alachua FL 32616

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
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Alachua, FL 32615

Carrie Luke
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Gabriel Sanz, POSTED THE LAND USE
(Name)

SIGN ON 2/17/22 FOR THE Schmidt Farms LSCPA and RZ
(Date) (State type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)

8th Mexican journalist killed this year

Country deemed most dangerous place for press

Fabiola Sánchez
ASSOCIATED PRESS



Photos of slain journalists are posted on the gate of Mexico's Attorney General's office during a vigil on Feb. 14. EDUARDO VERDUGO/AP

MEXICO CITY – Another journalist was shot to death in Mexico on Tuesday, the eighth murdered this year in an unprecedented spate of killings that has made Mexico the most dangerous place in the world for the press.

Reporters and photographers have been murdered this year in Mexico at the rate of almost one a week, while the government claims the situation is under control.

Prosecutors in the western state of Michoacan said reporter Armando Linares was shot to death at a home in the town of Zitacuaro. His killing came six weeks after the slaying of a colleague, Roberto Toledo, from the same outlet Monitor Michoacan. It was Linares who announced Toledo's death Jan. 31 in a video posted to social media.

Zitacuaro is one of the closest towns to the monarch butterfly wintering grounds in the mountains west of Mexico City.

The area has been plagued by illegal logging and drug gangs, local governance disputes and deforestation linked to expanding avocado production. Logging has damaged the pine and fir forests where the butterflies spend the winter after migrating from the United States and Canada.

Linares served as director at the Monitor Michoacan website, which on Tuesday continued to show an article he had written about a cultural festival celebrating monarch butterflies.

There was no immediate information on a possible motive in the killing.

Toledo, a camera operator and video editor for Monitor Michoacan, was shot Jan. 31 as he prepared for an interview in Zitacuaro.

At the time of Toledo's death, Linares said he had received several death threats after enrolling in a government journalist protection program.

Asked who he thought was behind the threats, Linares said, "They pass themselves off as an armed group, they pass themselves off as a criminal gang. We can't verify whether it is true or not that they are this armed gang."

Criminals in Mexico often claim they are part of a drug cartel in order to instill fear in their victims, whether or not they really are.

"We have organized crime, just like in the rest of the country, and Monitor worked on a lot of issues like illegal logging, given that we are near the monarch reserve," Linares said in early February. "We wrote a lot about illegal logging and also a lot of issues like corruption in the municipal government."

Drug cartels in Mexico often make money by protecting illegal logging, or extorting protection payments from avocado growers.

"The nightmare continues for the press in Mexico," the press group Reporters Without Borders wrote in its social media accounts.

Mexican President Andrés Manuel López Obrador has reacted angrily to worldwide criticism of the killings.

In February, López Obrador said U.S. Secretary of State Antony Blinken was misinformed, after Blinken wrote "I join those calling for greater accountability and protections for Mexican journalists."

The Inter American Press Association called on Mexican President Andrés Manuel López Obrador to "immediately suspend the aggressions and insults, because such attacks from the top of power encourage violence against the press."

López Obrador claims the government is investigating all of the killings and suggested Blinken received bad information from other U.S. agencies, mentioning the CIA, FBI and Drug Enforcement Administration.

"They're [illegible]cking him," he said. "We don't tolerat[illegible]e impunity of anyone."

And la[illegible] López Obrador issued an irate resp[illegible]o European Parliament criticism [illegible]rnalist killings in Mexico, accusing the Europeans of having a "colonialist mentality."

The Mexican president criticized EU support for Ukraine, and called European Parliament members "sheep."

"It is unfortunate that you vote like sheep to join the reactionary and coup-mongering strategy of the corrupt group opposed to the Fourth Transformation," as López Obrador calls his administration, he wrote in an open letter to the parliament.

The EU Parliament approved a resolution last Thursday urging López Obrador to stop his harsh verbal attacks on reporters who criticize him, and ensure their safety.

Press groups say López Obrador's daily criticisms of journalists, whom he calls "conservatives" and "mercenaries," make them more vulnerable to violence.

In February, the Inter American Press Association called on the president to "immediately suspend the aggressions and insults, because such attacks from the top of power encourage violence against the press."

The EU resolution "calls on the authorities, and in particular the highest ones, to refrain from issuing any communication which could stigmatize human rights defenders, journalists and media workers, exacerbate the atmosphere against them or distort their lines of investigation."

Journalists are often the targets of Mexico's drug cartels, which seek to intimidate and manipulate coverage of their activities and their rivals. Local politicians and government officials are also frequently linked to murders, according to the government, which has acknowledged that impunity in those killings runs above 90%.

In early March, gunmen killed Juan Carlos Muñiz, who covered crime for the online news site Testigo Minero in the state of Zacatecas.

Jorge Camero, the director of an online news site who was until recently a municipal worker in the northern state of Sonora, was killed in late February.

In early February, Heber López, director of the online news site Noticias Web, was shot to death in the southern state of Oaxaca.

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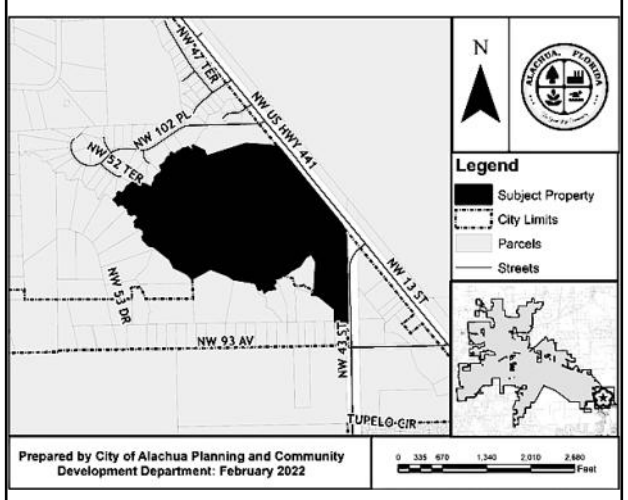
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The ordinance title is as follows:

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



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-29206520

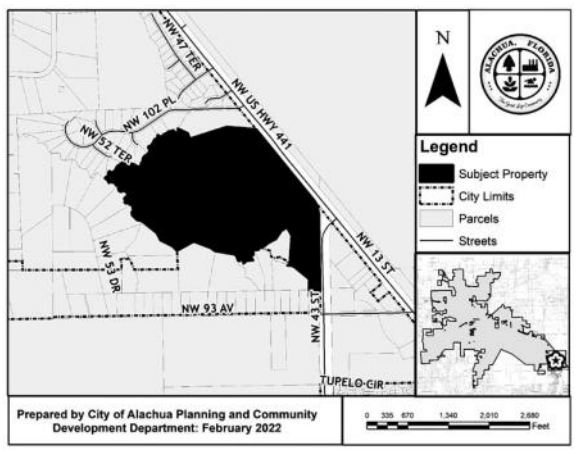
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GF-29206448

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The ordinance title is as follows:

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.

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GF-29206412

The Gainesville Sun
Thursday, March 17, 2022

the salaries of the cities used in the original study. The findings were that the majority were comparable with the other cities. On an overall average, there were no alternates that could fill her position and that meetings sometimes had to be cancelled due to lack of a quorum.

Stathatos asked for

City of ALACHUA

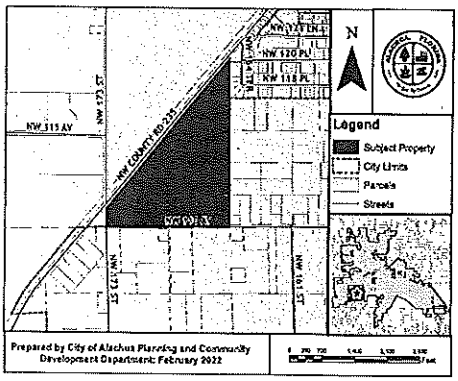
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City of ALACHUA

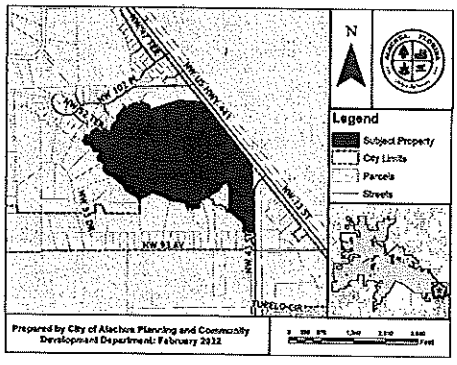
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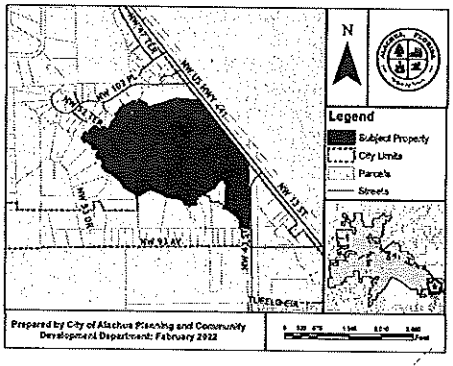
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City of ALACHUA
THE GOOD LIFE COMMUNITY

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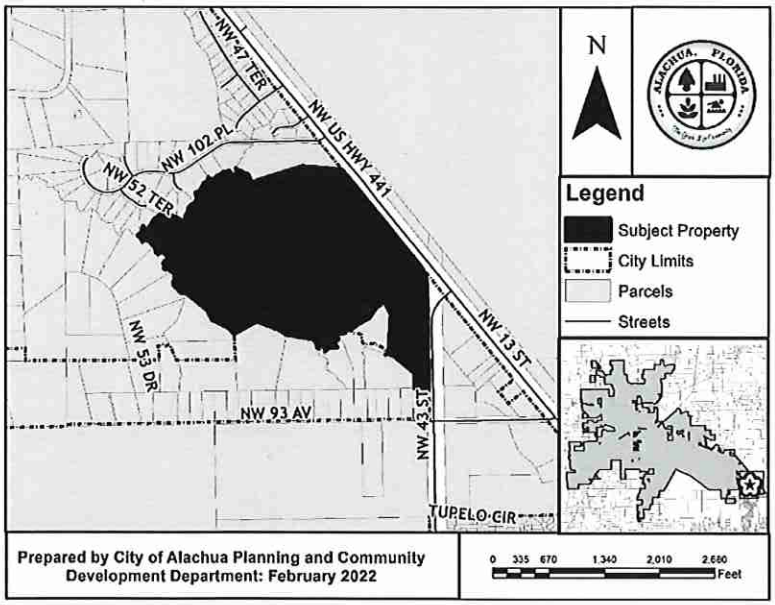
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The ordinance title is as follows:

ORDINANCE 22-09

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM COMMERCIAL INTENSIVE ("CI") AND AGRICULTURAL ("A") TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R") AND PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM) ON AN APPROXIMATELY 121.1 ACRE SUBJECT PROPERTY; LOCATED SOUTHWEST OF THE INTERSECTION OF NW 43RD STREET AND US HWY 441, EAST OF THE MORGAN MANOR SUBDIVISION, NORTH OF THE SANS SOUCI SUBDIVISION AND SOUTH OF THE BROOKE POINTE SUBDIVISION; TAX PARCEL NUMBERS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 1501 at least 48 hours prior to the public hearing.

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

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914 SW 131 ST
NEWBERRY, FL 32669

RASNICK KENNETH M JR & CLAUDIA E
10016 NW 52ND TER
GAINESVILLE, FL 32653

COBURN JIMMY A
5211 NW 102ND PL
GAINESVILLE, FL 32653

GASTON WILLIAM G & MARGARET F
9691 NW 53RD DR
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

BEARDSLEY RICHARD T
4416 NW 93RD AVE
GAINESVILLE, FL 32653

POPE H D & TEIKO
4622 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

MEYER CONSTANCE L LIFE ESTATE
4720 NW 104TH LN
GAINESVILLE, FL 32653

ANDRIETTA NATALIE
4609 NW 103RD LN
GAINESVILLE, FL 32653

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

REGAN MICHAEL
4820 NW 102ND PL
GAINESVILLE, FL 32653

FISHER CRAIG H & ROBIN HOPKINS
5219 NW 102ND PL
GAINESVILLE, FL 32653

HOUSTON MARK & LORNA M
5107 NW 102ND PL
GAINESVILLE, FL 32653

BURGER BRYCE A & TRACY A
5001 NW 102ND PL
GAINESVILLE, FL 32653

HOPKINS JOHN S TRUSTEE
10011 NW 50TH TER
GAINESVILLE, FL 32653

YESH JANET A LIFE ESTATE
4420 NW 93RD AVE
GAINESVILLE, FL 32653

WATSON NIGEL G & RUTH J
431 CHAPEL HILL RD
HANCOCK, NY 13783

CUMBAA DAVID L & VETA CLEMENTS
4916 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

TORO JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

KOCHERT DAVID W & MARGARET J
4928 NW 102ND PL
GAINESVILLE, FL 32653

FOX & GRIGGS W/H
10028 NW 52ND TER
GAINESVILLE, FL 32653

BURGER WILLIAM H & CELIA R
10008 NW 50TH TER
GAINESVILLE, FL 32653

EGGERKING LINDA D TRUSTEE
4713 NW 104TH LN
GAINESVILLE, FL 32653

JONES CASEY & NEKIA
5014 NW 102ND PL
GAINESVILLE, FL 32653

BROCK J OWEN JR & JANDA
10022 NW 52ND TER
GAINESVILLE, FL 32653

FRAZER THOMAS K & CHARLENE M
10009 NW 50TH TER
GAINESVILLE, FL 32653

ROGALSKI ROY
PO BOX 46
LACROSSE, FL 32658

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4721 NW 104TH LN
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FENNELL CHAKA A
10014 NW 52ND TER
GAINESVILLE, FL 32653

THOMAS JUSTIN & ADRIANA L
4813 NW 102ND PL
GAINESVILLE, FL 32653

CITY OF GAINESVILLE
LAND RIGHTS COORDINATOR
PO BOX 490 MS 58
GAINESVILLE, FL 32627

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

CURINGTON JAMES E JR & CHERYL W
10015 NW 52ND TER
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

G L D LLC
1901 NW 67TH PL STE E
GAINESVILLE, FL 32653

ADAM BOUKARI
PO BOX 9
ALACHUA, FL 32616

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C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

MATILSKY HERBERT TRUSTEE
15505 NW 202ND ST
ALACHUA, FL 32615

MESA-SAND REALTY LLC
10689 N PENNSYLVANIA ST STE 100
INDIANAPOLIS, IN 46280

JOHNSON, C L TRUSTEE
PO BOX 357133
GAINESVILLE, FL 32635

TORO, JUAN & RITA
5208 NW 93RD AVE
GAINESVILLE, FL 32653

HURST JASON W
6524 PINE DR
PANAMA CITY BEACH, FL 32408

DM ALACHUA INVESTMENTS LLC
C/O DAVID W MEEKS
914 SW 131 ST
NEWBERRY, FL 32669

Nora Merrill
7120 NW 92nd Place
Gainesville, FL 32653

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Gainesville FL 32653

Dan Rhine
288 Turkey Creek
Alachua FL 32615

Tom Gorman
9210 NW 59th Street
Alachua FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua FL 32653

Peggy Arnold
410 Turkey Creek
Alachua FL 32615

David Forest
23 Turkey Creek
Alachua FL 32615

President
TCMOA
1000 Turkey Creek
Alachua FL 32615

Linda Dixon, AICP
Assistant Director Planning
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Gainesville FL 32611

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Alachua FL 32615

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County Manager
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Gainesville FL 32601

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Alachua FL 32615

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Alachua FL 32616

Lisia Jenkins
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Alachua FL 32616

Shasta Schoellhorn
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Alachua, FL 32615

Carrie Luce
16611 NW 138th Ave
Alachua, FL 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

Tom & Vicki Coleridge
4322 NW 93rd Ave
Gainesville, FL 32653

Rupert Murphy II
4330 NW 93rd Ave
Gainesville, FL 32653

Richard Beardsley
4416 NW 93rd Ave
Gainesville, FL 32653

Tom & Shirly Tyree
5302 NW 102nd Place
Gainesville, FL 32653

Sandy Smal
9101 NW 64th Terrace
Gainesville FL 32653

Marjorie Lawson
5016 NW 102nd Ct
Gainesville, FL 32653

Bill Burger
10008 NW 50th Terr
Gainesville, FL 32653

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Gabriel Sanz, POSTED THE LAND USE
(Name)

SIGN ON 2/17/22 FOR THE Schmidt Farms LSCPA and RZ
(Date) (State type of action and project name)

LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

Four (4)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Burrows Minor Subdivision Final Plat: A request by Ronald Edwards, applicant and agent for Thomas and Phyllis Burrows, property owners, for a Final Plat, which proposes to replat Lots 15 and 16 of the Oak Ridge Crossing Subdivision, consisting of a ±5.0 acre subject property (Parcel 03925-010-015) (Quasi-Judicial Hearing).
PREPARED BY: Adam Hall, AICP, Principal Planner

RECOMMENDED ACTION:
Based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for the Final Plat to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and:

1. *Approves the Final Plat for Thomas and Phyllis Burrows ("Final Plat"); and,*
2. *Authorizes the Mayor and City Attorney to sign the Final Plat*

Summary

This application is a request by Ronald Edwards., applicant and agent for Thomas and Phyllis Burrows, property owners, for consideration of the final plat of Lots 15 and 16 of the Oak Ridge Crossings subdivision, which proposes the replat of a ±5.0 acre subject property into two lots. The purpose of the proposed replat is to modify an existing lot line to address an encroachment. As evidenced by the original plat, and surrounding adjacent parcels and lots, interior lots are permitted to be 2.0 acres in size.

The subject property consists of Tax Parcel Number 03925-010-015. The address of the property is 13018 NW 148th Terrace. There is an existing single-family residence on the subject property.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

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

ATTACHMENTS:

ATTACHMENTS:

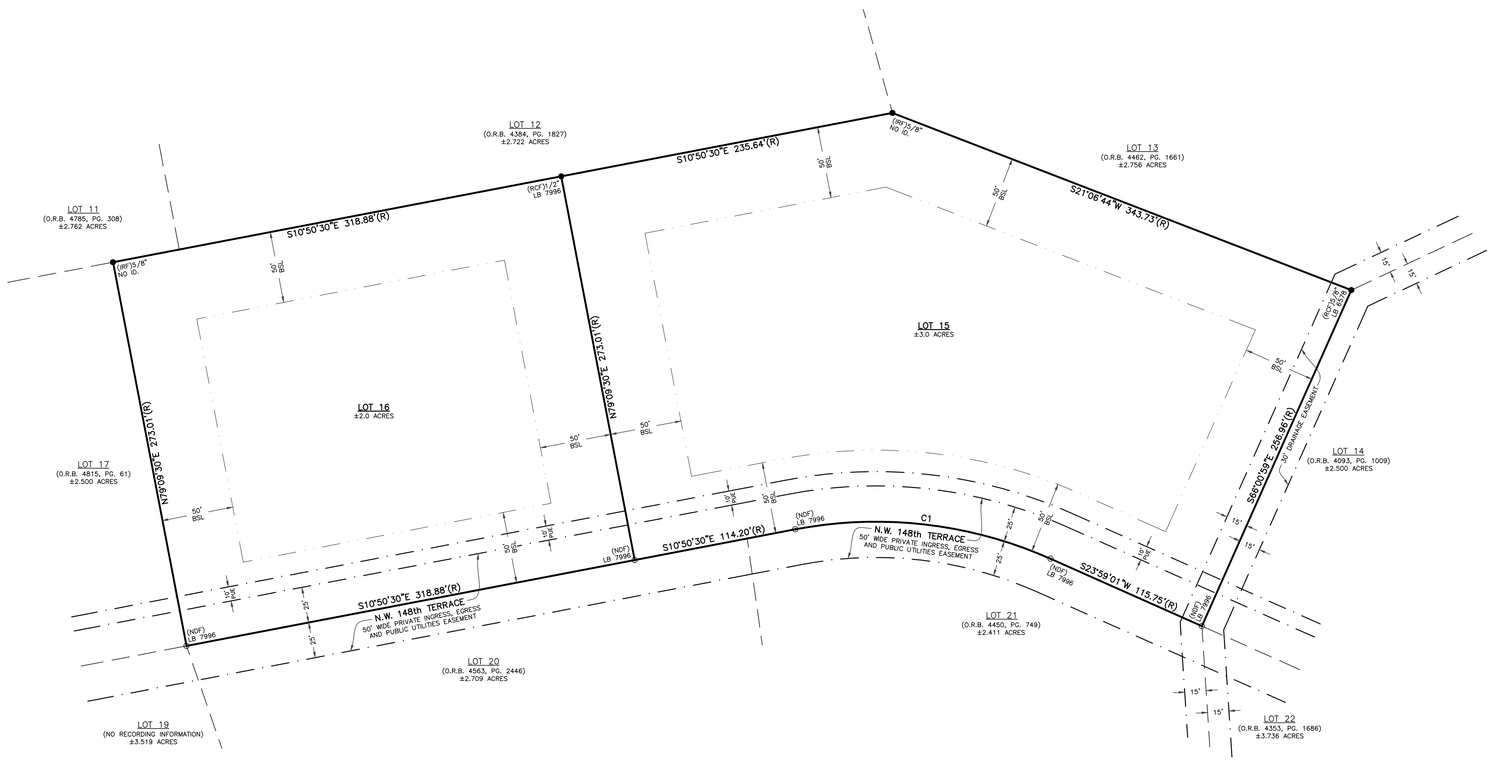
Description

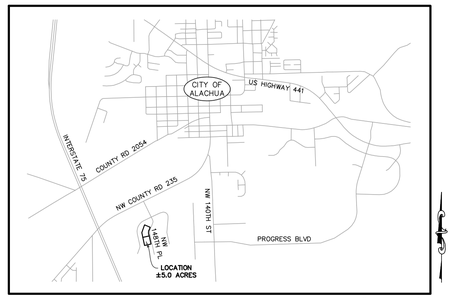
- Proposed Plat
- Staff Report and Staff Supporting Materials
- Application and Supporting Materials
- Public Notice Materials for the 03/08/22 PZB Meeting
- Public Notice Materials for the 03/28/22 City Commission Meeting

BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1





LOCATION MAP: 1" = 3000'

SUBDIVIDER:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

OWNERS CERTIFICATION AND DEDICATION
WE, THE UNDERSIGNED, THOMAS H. BURROWS AND PHYLLIS C. BURROWS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "BURROWS REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

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

EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

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

_____ _____
CLERK OF THE COURT DATE

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

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

LAND DESCRIPTION:
LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES
1. BEARINGS HEREON ARE BASED ON THE PLAT OF "OAK RIDGE CROSSING", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF NORTH 79°09'30" EAST FOR THE SOUTH LINE OF LOT 16.
3. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING BOUNDARY LINE BETWEEN LOT 15 AND LOT 16.
4. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
5. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
6. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
7. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

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

LEGEND:
(R) RECORD MEASUREMENT
BSL BUILDING SETBACK LINE
PUE PUBLIC UTILITIES EASEMENT
● (RCF) REBAR AND CAP FOUND
● (IRF) IRON ROD FOUND
⊙ (NDF) NAIL AND DISK FOUND

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.091 (28).

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	182.35'(R)	300.00'(R)	34°49'32"(R)	94.09'(R)	S06°34'15"W 179.55'(R)

SCALE: 1" = 50'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

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

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

DEREN
LAND SURVEYING

SCALE: 1" = 50'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

City of Alachua

Planning & Community Development Department

Staff Report

Planning & Zoning Board Hearing Date: March 8, 2022
Quasi-Judicial Hearing

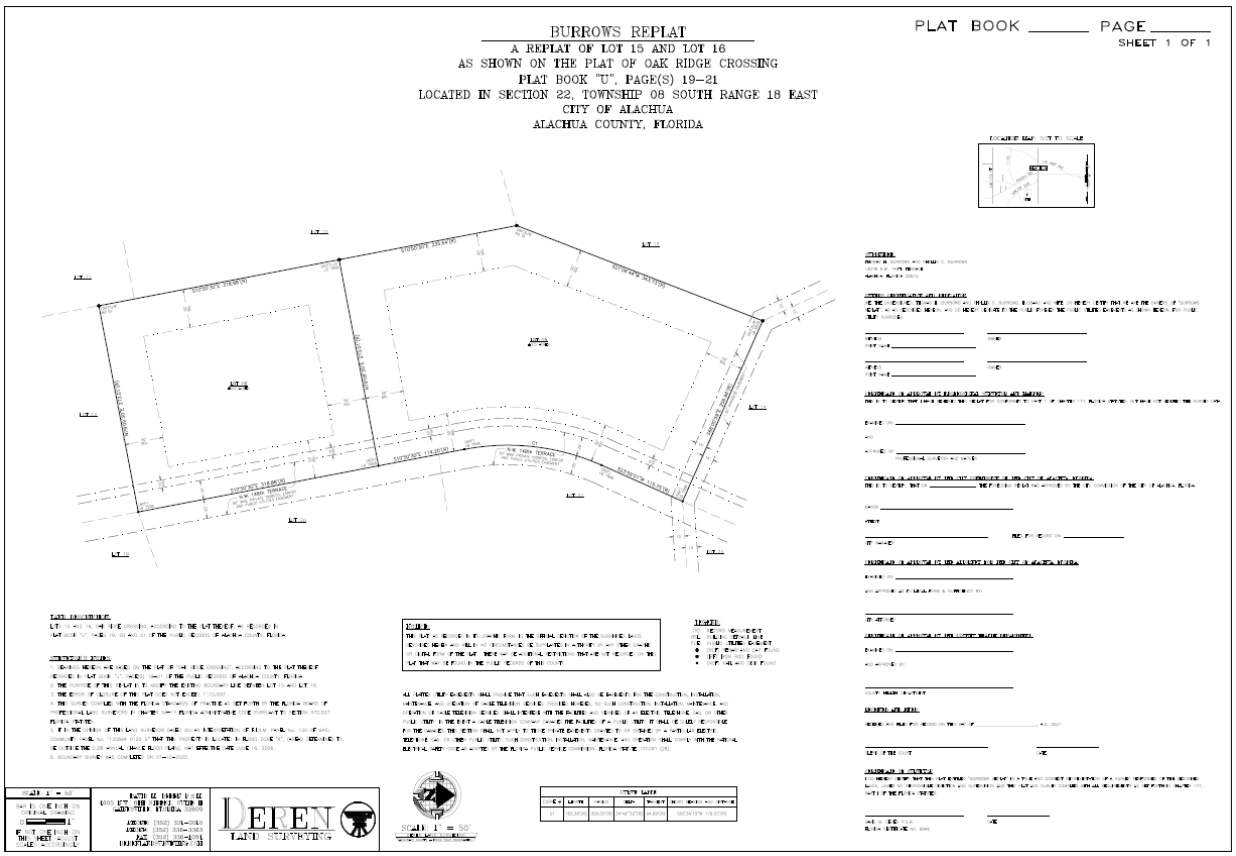
SUBJECT:	A request for a Final Plat for Alachua Crossings Minor Subdivision, which proposes the replat of Lots 15 and 16 of the Oak Ridge Crossing subdivision, along with common areas and an easement for ingress/egress
APPLICANT/AGENT:	Ronald Edwards
PROPERTY OWNER:	Thomas and Phyllis Burrows
LOCATION:	13018 NW 148th Terrace
PARCEL ID NUMBERS:	03925-010-015
FLUM DESIGNATION:	Agriculture
ZONING:	PUD
OVERLAY:	NA
ACREAGE:	±5.0 acres
PROJECT PLANNER:	Adam Hall, AICP, Principal Planner
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board forward the application to the City Commission with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and recommends that the Planning and Zoning Board forward the application to the City Commission of the City of Alachua with a recommendation to approve the Final Plat for Thomas and Phyllis Burrows, subject to the three (3) conditions provided in Exhibit "A" and located on page 13 of the March 8, 2022 Staff Report to the Planning & Zoning Board.*

SUMMARY

This application is a request by Ronald Edwards., applicant and agent for Thomas and Phyllis Burrows, property owners, for consideration of the final plat of Lots 15 and 16 of the Oak Ridge Crossings subdivision, which proposes the replat of a ±5.0 acre subject property into two lots. The purpose of the proposed replat is to modify an existing lot line to address an encroachment and permit construction of a single-family home on a vacant lot. As evidenced by the original plat, and surrounding adjacent parcels and lots, interior lots are permitted to be 2.0 acres in size.

The subject property consists of Tax Parcel Number 03925-010-015. The address of the property is 13018 NW 148th Terrace. There is an existing single family residence on the subject property.

Section 2.4.10(G)(5) of the City's Land Development Regulations (LDRs) establishes the requirements for a final plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.


BURROWS REPLAT
A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19–21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

DEREN
LAND SURVEYING

SURROUNDING USES

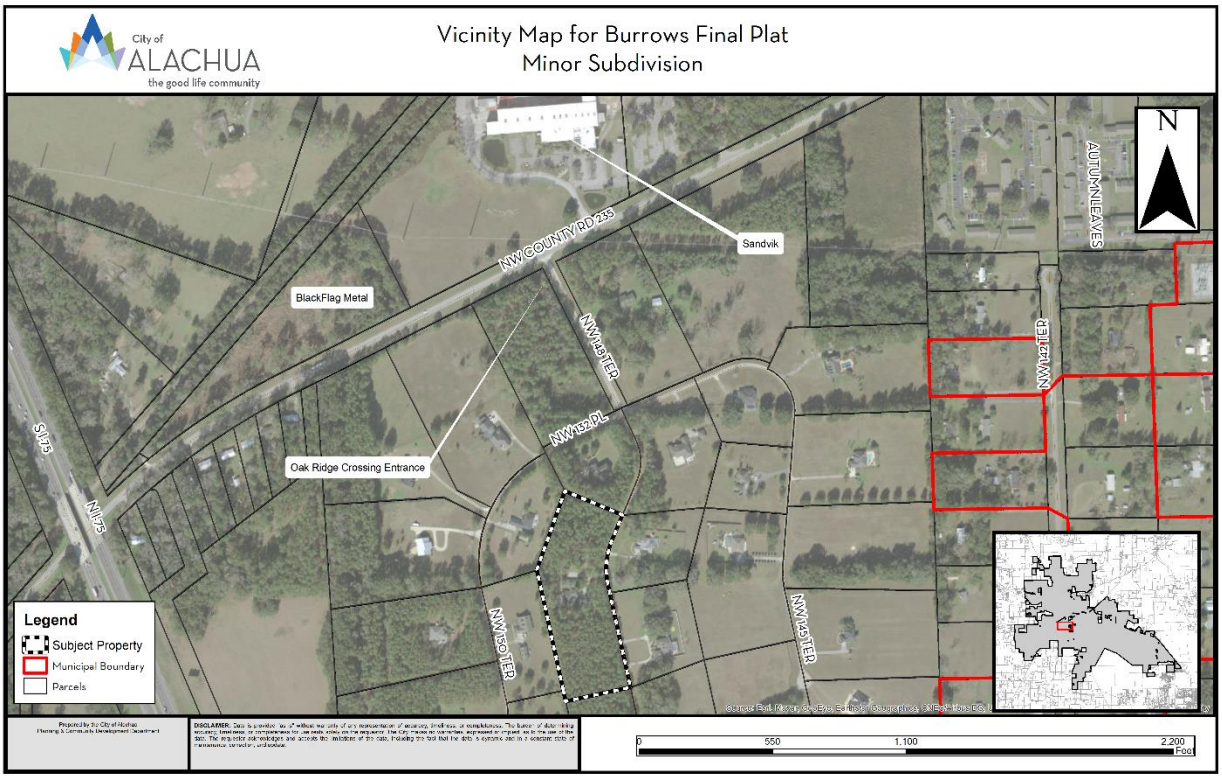
The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended

to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

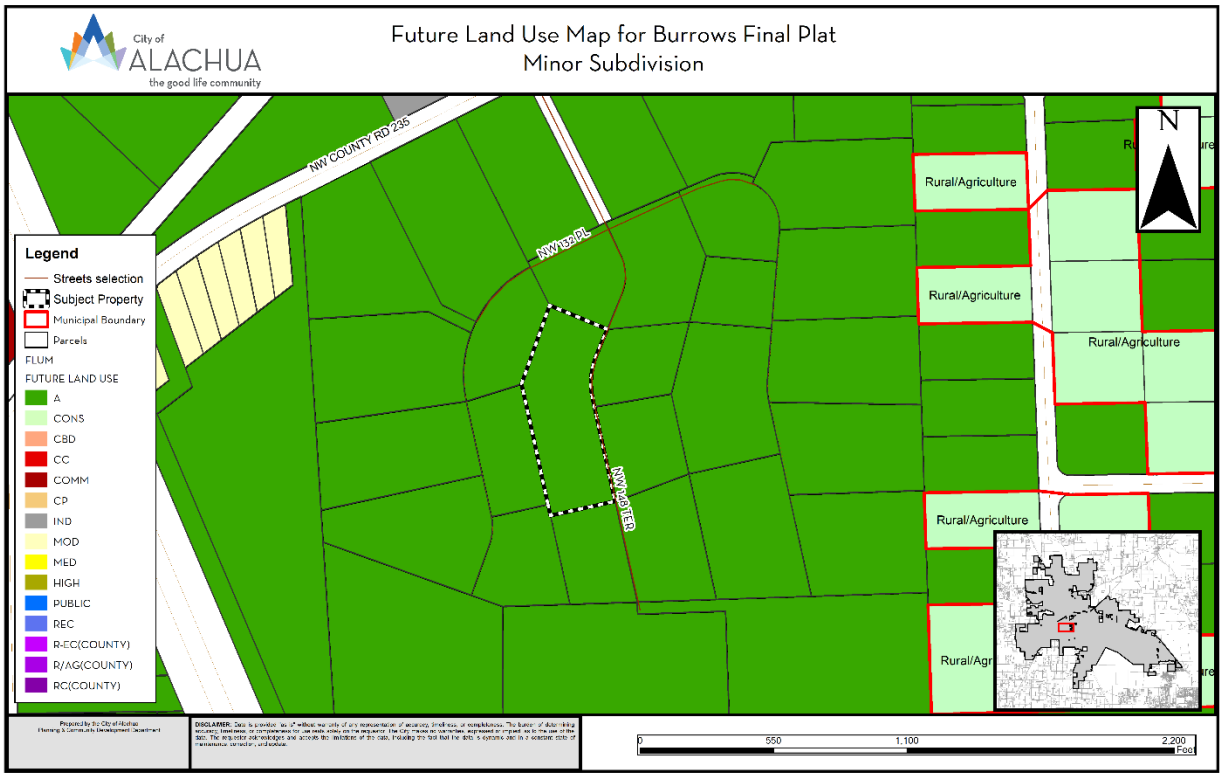
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Residential	Agriculture	PUD
South	Residential	Agriculture	PUD
West	Residential	Agriculture	PUD
East	Residential	Agriculture	PUD

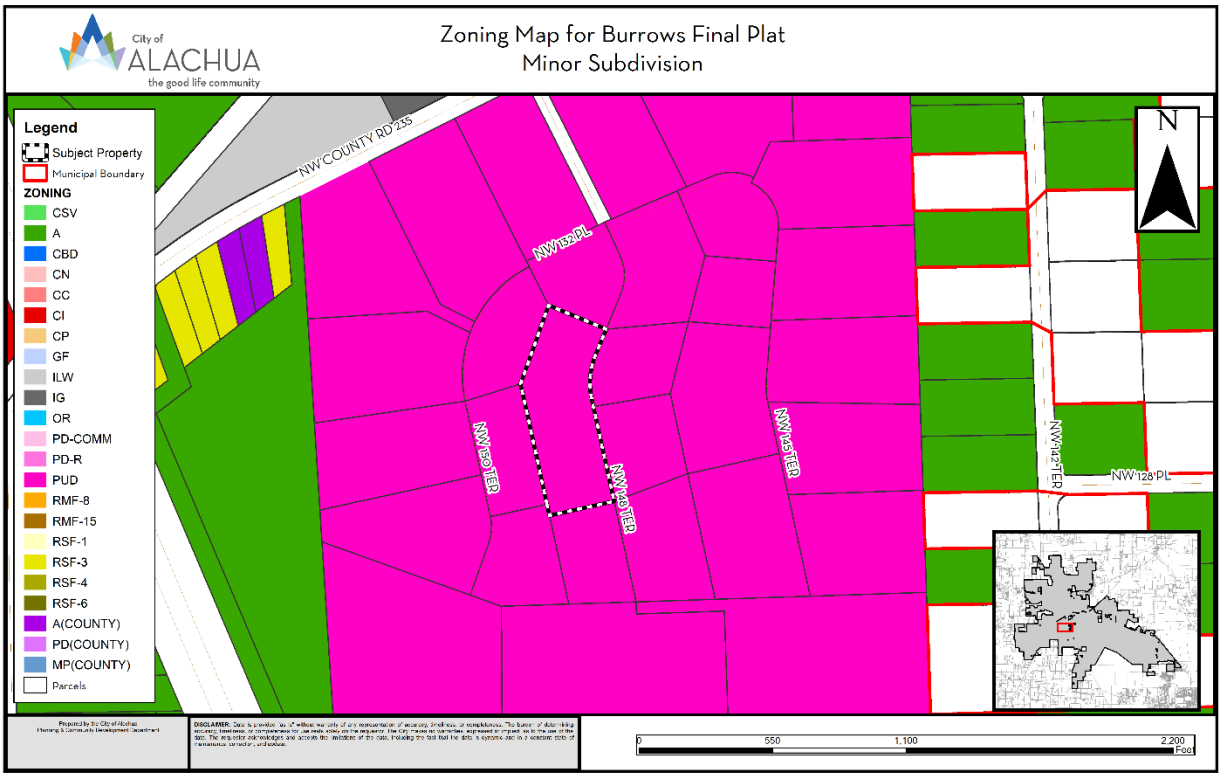
Map 1. Vicinity Map



Map 2. Future Land Use Map



Map 3. Zoning Map



NEIGHBORHOOD MEETING

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

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

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 1.1: *Agriculture*

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

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

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

Analysis of Consistency with Objective 1.1 and Policies 1.1.a: The existing use is single family residential. The applicant has stated that the purpose of the application is to allow development of single family residence, which is permitted by the Comprehensive Plan. While the lot sizes will be less than 5 acres, the subject property consists of two previously platted lots (Lots 15 and 16 of Oak Ridge Crossing). Only one single family residence was constructed on the property.

Objective 5.1: **Natural features**: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments

to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: Based on the best available data, there are no significant environmental resources that would limit or impact development.

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

Analysis of Consistency with Objective 5.2: The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

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.

Analysis of Consistency with Goal 9 and Policy 9.1: If the subject property is within the potable water and wastewater service area, a connection would be required.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of the impacts to transportation facilities has been provided within this report. The proposed development would not result in a decrease in the level of service for transportation facilities monitored for concurrency.

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

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

Analysis of Consistency with Policy 1.2.a: If the property is located within City's Community Wastewater Service Area, any future development would be required to connect to the system.

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

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

Analysis of Consistency with Objective 2.1.a: An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would not result in a decrease in the level of service for solid waste disposal facilities.

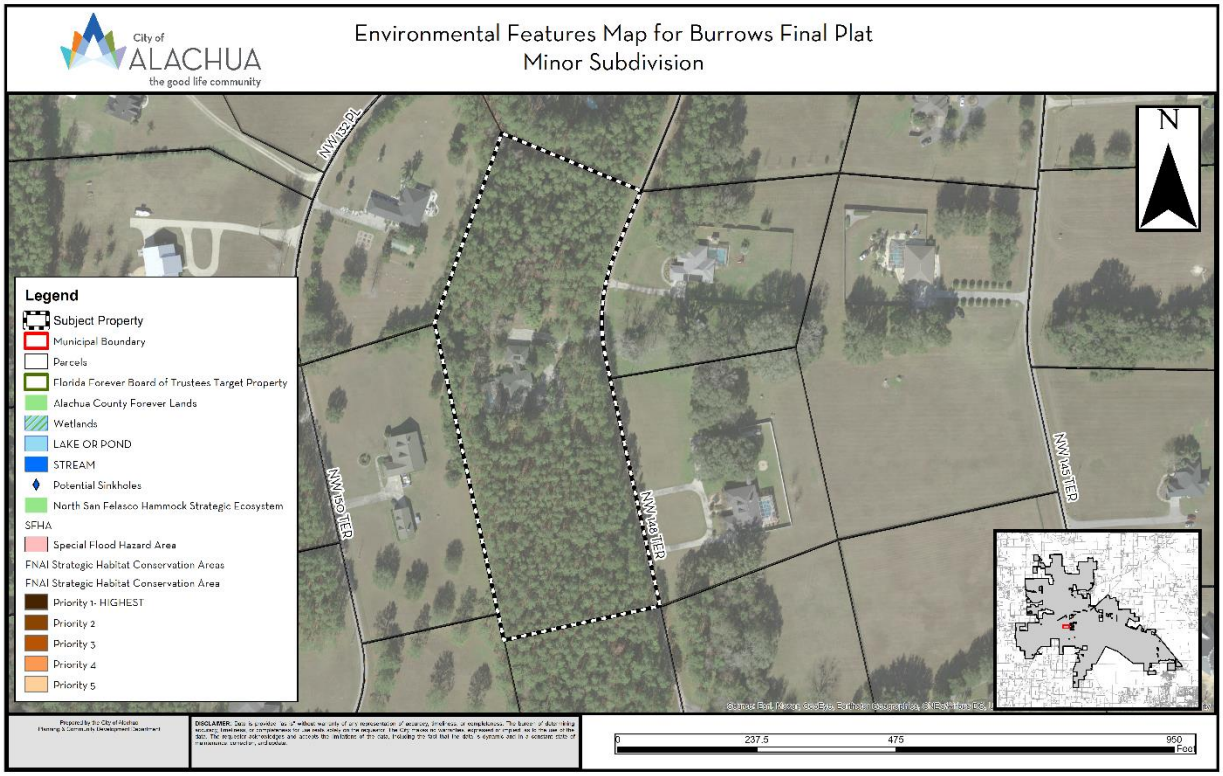
Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

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

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features



Wetlands

According to National Wetlands Inventory, there are no potential wetlands located on the subject property.

Evaluation: There are no potential wetlands identified on the subject property; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

Based on the best available data, there are no regulated plant or animal species that would limit or impact development.

Evaluation: Based on the best available data, there are no regulated plant or animal species that would limit or impact development. If, however, a regulated plant or animal species is encountered during development, the applicant would be responsible for meeting all applicable state, federal, and local laws regarding the regulated species.

Soil Survey

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

Table 2. Soil Analysis

Soil Type	Hydrologic Group	Drainage Class	Dwellings without basements	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	99.6
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not Limited	0.4

Evaluation: The soil type located within the subject property do not pose any limitations for dwellings without basements, therefore, no issues related to soils.

Flood Potential

Panel 120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property

contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain)

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

Karst-Sensitive Features

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

Evaluation: There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(5)(d) of the City's Land Development Regulations (LDRs) establishes the standards with which all final plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(5)(d). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(F)(3) is provided below.

2.4.10(F)(3) *Minor Subdivision standards.* The final plat for subdivision shall:

> Be approved on a finding that the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

Analysis of Consistency with 2.4.10(F)(3): The application has been reviewed for compliance with the standards in Article 7, and all other relevant provisions of the City of Alachua Land Development Regulations (LDRs) and is found to be in compliance with those standards and provisions.

PUBLIC FACILITIES IMPACT

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

EXHIBIT "A"
TO
THOMAS AND PHYLLIS BURROWS
FINAL PLAT
STAFF REPORT

CONDITIONS:

1. A revised Letter of Title Opinion shall be furnished to the City not more than 60 (sixty) days prior to the scheduled Public Hearing before the City Commission at the earliest, but not less than 10 (ten) days prior to the scheduled Public Hearing before the City Commission at the latest.
2. The applicant shall address all comments issued by Troy Wright, PSM, of JBPro, Inc, reviewing surveyor for the City of Alachua. The comments shall be fully addressed prior to the hearing before the City Commission for this application.
3. The applicant agrees that Condition 1-2 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 and 2 as stated herein.

EXHIBIT "B"

TO

THOMAS AND PHYLLIS BURROWS
FINAL PLAT
STAFF REPORT

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 17, 2022

Also sent by electronic mail to ronedwards48@yahoo.com

Ronald Edwards
11620 NW 120th Terrace
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Tobias Veterinary Services Site Plan

Dear Mr Edwards:

On January 31, 2022 the City of Alachua received your applications for the above referenced projects.

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

You must provide two (2) *double-sided, three-hole punched, color sets* of each **complete** application package, seven (7) full size sets of site plans, and a digital copy of all materials in PDF format on a CD *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **March 8, 2022** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Tuesday, February 22, 2022.*** Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. The sign was posted by City of Alachua staff on February 17, 2022.

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

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

Sincerely,

Adam Hall, AICP
Principal Planner

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

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

February 3, 2022

Ronald Edwards
11620 NW 120th Terrace
Alachua, FL 32615

Sent via email to ronedwards48@yahoo.com

RE: Completeness Review of Burrows Final Plat Minor Subdivision Application

Dear Mr. Edwards:

On January 31, 2022 the City of Alachua received your application for the minor subdivision of the Alachua Crossings property, which proposes to subdivide an ± 5 acre tract (Parcel 03925-010-015) into two lots. The tract is comprised of two previously platted lots, Lots 15 and 16 of the Oak Ridge Crossing subdivision.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the application is complete, *conditional upon receipt of the information* below by **Tuesday, February 8, 2022.**

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

Please address the following:

1. **General Application Submittal Requirement-** Please submit digital copy of application in PDF format. This may be done by emailing a cloud/ftp link to planning@cityofalachua.org or by submitting physical media (CD or thumbdrive) to City Hall.

If the above information is not received by Tuesday, February 8, 2022, the application shall be deemed to be incomplete.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1603 or via e-mail at ahall@cityofalachua.com.

Sincerely,



Adam Hall, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

MIKE DAROZA
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

January 25, 2022

Sent by electronic mail to ronedwards48@yahoo.com

Ron Edwards
11620 NW 120th Terrace
Alachua, FL 32615

RE: Informal Completeness Review: Burrows Minor Subdivision Application

Dear Mr. Edwards:

On January 24, 2022, the City of Alachua received your request for an informal completeness review of a Minor Subdivision application submitted for review on behalf of Thomas & Phyllis Burrows. The application proposes to reconfigure Lots 15 and 16 of Oak Ridge Crossing, a Planned Unit Development, as recorded in Plat Book U, Page 19, of the Official Records of Alachua County, Florida (Tax Parcel 03925-010-015).

The purpose of an informal completeness review is to allow Staff to provide feedback to the applicant about the content and form of the application materials before the applicant prints and submits all copies for review. A cursory review for completeness has been conducted. Without waiving or limiting the City's rights and responsibilities to review any subsequent application(s) submitted for review related to this project, the following comments are offered based upon the information submitted for review:

1. **Minor Subdivision Application, Section A.5., Parcel ID Number(s):** The application notes the parcel ID numbers as 03925-010-015 and 03925-010-016. The property is comprised of 03925-010-015 ***only***.
2. **Minor Subdivision Application, Section A.9., Acreage:** Please list the total acreage of the property (5.0 acres).
3. **Minor Subdivision Application, Signatory:** The application must be signed and notarized. A notary is available at Alachua City Hall.
4. **Authorized Agent Affidavit, Section A., Parcel ID Number(s):** The application notes the parcel ID numbers as 03925-010-015 and 03925-010-016. The property is comprised of 03925-010-015 ***only***.
5. **Authorized Agent Affidavit, Section A., Acreage:** Please list the total acreage of the property (5.0 acres).
6. **Authorized Agent Affidavit, Signatory:** The Authorized Agent Affidavit must be signed and notarized by one or both of the property owners. A notary is available at Alachua City Hall.

7. **Minor Subdivision Application, Attachment D.1., Plat:**
   a. **Attachment D.1.a:** The Plat must be printed on a 24"x36" sheet with a 3" left margin and 1/2" top, bottom, and right margins.
   b. **Attachment D.1.d.:** Delete "Preliminary" from the name of the Plat.
   c. **Attachment D.1.d.:** The name and address of the subdivider is not provided on the Plat.
8. **Minor Subdivision Application, Attachment 4, Concurrency Impact Analysis:** The project's impacts are de minimis as defined in Article 10 of the LDRs. A statement supporting the project's impacts are de minimis should be included with the application. A sample analysis considering a project with de minimis impacts is attached.
9. **Minor Subdivision Application, Attachment 7, Public School Student Generation Form:** The project is likely exempt from public school concurrency requirements. A Public School Student Generation Form must be completed, and the applicable exemption identified (existing legal lots eligible for a building permit) must be selected. A copy of the Public School Student Generation Form is attached.
10. **Minor Subdivision Application, Attachment 8, Mailing Labels:** A draft set of mailing labels has been included with the application package. With the formal application submittal, please include two (2) sets of mailing labels with the following comments addressed.
    a. **Properties within 400 Feet:**
       i. "Walker Joshua A & Brittney" were stricken, but are owners located within 400 feet of the subject property.
       ii. Property ownership records for Tax Parcels 03925-010-006 and 03925-010-019 appear to be restricted due to public records exemptions.
    b. **Persons/Organizations on File with the City:** Notice is required to all persons/organizations registered with the City to receive notice of development applications. The current list may be obtained here: https://www.cityofalachua.com/home/showpublisheddocument/535/637746538372430000. A copy of the list is also attached.

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

Attachments

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

BLACKWATER
CONSTRUCTION SERVICES

Concurrency Impact Analysis

Thermo Fisher Scientific- Covered picnic area/ Pavilion

The permit application and site plan propose to construct a new concrete slab picnic area with a roof overhead. This is located within the Progress Park at 13706 Innovation Drive Alachua FL 32615 on Parcel 03956-010-003 at the existing Thermo Fisher Scientific Laboratory / R&D facility. This project proposes to construct a new covered picnic area at the existing thermo Fisher Scientific (Formerly Brammer Bio) facility,1136 SF (1056 SF unenclosed building, 80 SF sidewalk).

- No increase in climate controlled/ enclosed building square footage is proposed.
- There is no proposed change in primary or area use for the parcel or facility.
- No new traffic shall be generated as part of this project or site plan application.

Article 10 of the City of Alachua LDR's defines 'de minimis' development activity as the following:

"De minimis impact means an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route."

As such, the project is exempt from the requirement to receive a certificate of concurrency compliance. The City of Alachua LDR, Sec. 2.4.14 states:

2.4.14 Certificate of concurrency compliance

(B) Applicability. Unless exempted by Subsection 2.4.14(C) of this section, Exemptions, the provisions of this section shall apply to all development orders specified in Subsection 2.4.14(D) of this section, Overview of certificates. A separate certificate of concurrency compliance shall not be required for each permit approval associated with an individual development order.

(C) Exemptions. The following forms of development shall be exempt from the requirements of this section:

(3) Development with a de minimis, or no impact on public facility levels of service as determined by the LDR Administrator;

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   □ Owner (title holder) □ Agent

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

   Company (if applicable):_____

   Mailing address:_____

   City: _____ State: _____ ZIP:_____

   Telephone:_____ FAX:_____ e-mail:_____

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

   Name of Owner (title holder): _____

   Mailing Address:_____

   City: _____ State: _____ ZIP:_____

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

B. PROJECT

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

   □ Single Family Residential Number of Units _____

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

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

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

    Elementary:_____

Middle:_____

High:_____

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

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

Student Generation Calculations: Single Family Residential Development

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

Student Generation Calculations: Multi-Family Residential Development

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

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

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

State of _____ County of _____

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

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

as identification.

NOTARY SEAL _____

Signature of Notary Public, State of _____

Certification

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

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

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

□ **Denied** for reasons stated:_____

□ Local Government Certification

Approved by:_____

Date:_____

□ School Board Staff Certification

_____

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

Date:_____

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616
Shasta Schoellhorn		15907 NW 188th St.	Alachua	FL	32615
Carrie Luke		16611 NW 138th Ave.	Alachua	FL	32615

CITY OF ALACHUA

Receipt: 208068 01/31/2022 11:01 AM

P. O. BOX 9
ALACHUA, FL 32616-0009

Cashier: ta_clarke
Received Of: RONALD EDWARDS

(386) 418-6110
UTILITIES@CITYOFALACHUA.ORG
WWW.CITYOFALACHUA.COM

The sum of: 1,500.00

BDINV	00004977		1,500.00
		Balance Due: 0.00	
		Total	1,500.00

TENDERED: CHECKS 1642 1,500.00

MICHELLE
KATHERINE-BURROWS EDWARDS
RONALD W. EDWARDS
5089 CRYSTAL DR.
BEULAH, MI 49617-9617

1642
94-221/1212
3500

1/31/22
Date

Pay to the Order of City of Alachua $ 1500.00

Fifteen Hundred Dollars

Photo Safe Deposit® Details on back

Charles Schwab Bank
Henderson, NV

High Yield Investor Checking

For 13018

Ronald W Edwards

⑈121202212⑈ 4400024220820⑈ 1642

Harland Clarke

Text Label

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR OFFICE USE ONLY
Case #:
Application Fee: $
Filing Date:
Completeness Date:
Review Type: P&Z; CC

Minor Subdivision Application

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

A. PROJECT

1. Project Name: BURROWS BOUNDARY ADJUSTMENT - OAK RIDGE CROSSING
2. Pre-Application Conference Date: DEC. 06, 2021
3. Phase/Unit Number (if applicable):
4. Address of Subject Property: 13018 NW 148th TER, ALACHUA
5. Parcel ID Number(s): 03925-010-015
6. Existing Use of Property: RESIDENTIAL
7. Future Land Use Map Designation: A
8. Zoning Designation: PUD
9. Acreage: 5.0

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): RONALD EDWARDS Title: OWNERS AGENT
   Company (if applicable):
   Mailing address: 11620 NW 120th TER
   City: ALACHUA State: FL ZIP: 32615
   Telephone: 248-758-8958 FAX: - e-mail: RONEDWARDS48@yahoo.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): THOMAS & PHYLLIS BURROWS
   Mailing Address: 13018 NW 148th TER
   City: ALACHUA State: FL ZIP: 32615

** Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes the agent to act on behalf of the property owner.*

C. ADDITIONAL INFORMATION

1. Is there any additional contact for sale of, or options to purchase, the subject property? ☐ Yes ☒ No
   If yes, list names of all parties involved:

D. ATTACHMENTS

1. Plat, to include the following information and be prepared in accordance with the following criteria:
   a. Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins.
   b. Graphic scale, not to exceed one (1) inch equal to 50 feet.

c. Name of subdivision shall be shown in bold legible letters, as required by Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
d. Name and address of subdivider.
e. North arrow, graphic scale, and date of plat drawing.
f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
g. Exact boundary line of the property, determined by a boundary survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
h. Legal description of the property to be subdivided.
i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
r. Lots must be numbered in numerical order.
s. Location and description of required permanent reference monuments and markers.
t. Building setback lines.
u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
v. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.

2. Title certification as required by Chapter 177.041, Florida Statutes.

3. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.

4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.

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

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

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

8. Two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits (obtain from the Alachua County Property Appraiser's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).

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

10. Proof of payment of taxes.

11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.

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

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

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

All 14 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Ronald Edwards

Signature of Applicant

Signature of Co-applicant

RONALD EDWARDS - OWNERS AGENT

Typed or printed name *and title* of applicant

Typed or printed name *and title* of co-applicant

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of January 31st, 2022, by Ronald Wallace Edwards who executed the same and has ✓ produced DL as identification or ☐ is personally known to me.

Signature of Notary

Print Name: Kenyata Curtis

Notary Public, State of Florida

My Commission Expires: 9/18/2025

NOTARY PUBLIC STATE OF FLORIDA

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 13018 NW 148th TER, ALACHUA

Parcel ID Number(s): 03925-010-015

Acreage: 5.0 ACRE

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: BURROWS, THOMAS & PHYLLIS Title: OWNERS

Company (if applicable): _____

Mailing Address: 13018 NW 148th TER

City: ALACHUA State: FL ZIP: 32615

Telephone: 920-810-3100 FAX: — e-mail: thbpcb@gmail.com

C. AUTHORIZED AGENT

Name: RONALD EDWARDS Title: OWNERS AGENT

Company (if applicable): _____

Mailing address: 11620 NW 120th TER

City: ALACHUA State: FL ZIP: 32615

Telephone: 248-758-8958 FAX: — e-mail: Ronedwards48@yahoo.com

D. REQUESTED ACTION:

REPRESENT US IN ALL HEARINGS, MEETINGS AND SUBMISSIONS PERTAINING TO THE MINOR SUBDIVISION APPLICATION FOR BOUNDARY ADJUSTMENT.

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.

Thomas C H Burrows

Signature of Applicant

Phyllis C. Burrows

Signature of Co-applicant

THOMAS BURROWS-OWNER

Typed or printed name and title of applicant

PHYLLIS BURROWS - OWNER

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 31st day of January, 2022 by Thomas Howard Burrows Phyllis Cossbrom Burrows

_____, who is/are personally known to me, or who has/have produced DL as identification.

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

Kenyata Curtis

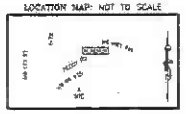
Signature of Notary Public, State of Florida

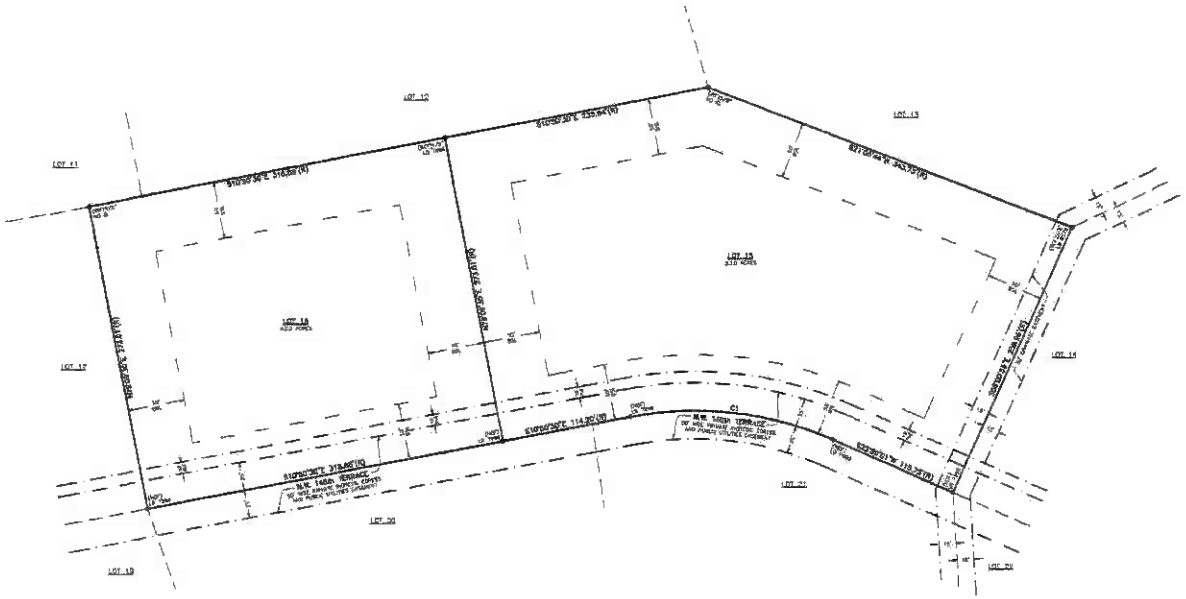
BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

LOCATION MAP: NOT TO SCALE





LAND DESCRIPTION:
LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. BEARINGS HEREON ARE BASED ON THE PLAT OF "OAK RIDGE CROSSING", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U", PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING BOUNDARY LINE BETWEEN LOT 15 AND LOT 16.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. 120064 0120 D THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND:
(R) RECORD MEASUREMENT
BSL BUILDING SETBACK LINE
PUE PUBLIC UTILITIES EASEMENT
● (IRON) REBAR AND CAP FOUND
● (RBF) IRON ROD FOUND
● (NOF) NAIL AND DISK FOUND

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.091 (28)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA		CHORD BEARING AND DISTANCE
C1	100.00'(M)	200.00'(M)	28°39'10"	99.00'(M)	S04°34'15"W 98.93'(M)

SCALE: 1" = 50'

SCALE: 1" = 50'
BAR IS ONE INCH ON ORIGINAL DRAWING
0 ——— 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 338-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN LAND SURVEYING

OWNERS:
THOMAS M. BURROWS AND PHYLLIS C. BURROWS
13018 N.W. 18TH TERRACE
ALACHUA, FLORIDA 32615

OWNERS IDENTIFICATION AND DEDICATION:
WE, THE UNDERSIGNED, THOMAS M. BURROWS AND PHYLLIS C. BURROWS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "BURROWS REPLAT", AS AS DESCRIBED HEREON, AND DO HEREBY REMISE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

WITNESS _____ OWNER _____
PRINT NAME _____

WITNESS _____ OWNER _____
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART I OF CHAPTER 177, FLORIDA STATUTES. BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED BY: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:
THIS IS TO CERTIFY, THAT ON _____ THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA:

EXAMINED ON _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECORDED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____ A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR:
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BURROWS REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

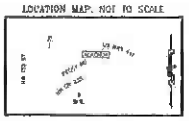
_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6846

BOUNDARY SURVEY

PARCEL 03925-010-015
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

LOCATION MAP: NOT TO SCALE



LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S16°00'30"E 34.95'(M) S16°49'18"E 34.78'(C)
L2	S41°50'30"E 50.00'(M) S42°39'48"E 49.84'(C)
L3	S66°50'30"E 23.00'(M) S67°39'18"E 25.03'(C)
L4	N89°35'45"E(M) N89°08'28"E 16.81'(C)
L5	N89°09'30"E 25.00'(M) N89°08'28"E 24.98'(C)
L6	N22°09'30"E 15.00'(M) N22°52'04"E 24.81'(C)

CURVE TABLE					
CURVE #	LENGTH	TANGENT	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	187.39'(M) 187.37'(C)	240.00'(M) 305.00'(C)	34°48'10"(C)	94.09'(M) 94.62'(C)	S09°34'15"W 178.03'(M) S09°43'53"W 178.41'(C)
C2	199.28'(M)	325.00'(M) 325.00'(C)	35°08'49"(M)	103.78'(M)	S08°08'34"E 196.25'(C)

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 3128, PAGE 538)

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGES 18, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "OAK RIDGE CROSSING" AS RECORDED IN PLAT BOOK "J", PAGE(S) 18-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF NORTH 89°09'30" EAST FOR THE SOUTH LINE OF LOT 15.
3. LAND DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 3128, PAGE 538.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PROVISION OF TITLE OR OWNERSHIP DETERMINATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY EACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF FLOOD PANEL No. 150 OF 640, COMMUNITY PANEL No. "12001C 0150 E" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

WELL TIES:

WELL TO NEAREST LOT LINE IS 94.5 FEET.
WELL TO NEAREST HOUSE CORNER IS 94.6 FEET.
WELL TO SEPTIC TANK IS 4128.8 FEET.

LEGEND:

(M) RECORD MEASUREMENT
(F) FIELD MEASUREMENT
(C) COMPUTED MEASUREMENT
ID. IDENTIFICATION
R/W RIGHT-OF-WAY
PLB. PLAT BOOK
PG. PAGE
BSL. BUILDING SETBACK LINE
P.U.E. PUBLIC UTILITIES EASEMENT
△ (CALC) CALCULATED CORNER
⊕ (NDF) NAIL AND DISK FOUND
△ (NF) NAIL FOUND
● (RCF) REBAR AND CAP FOUND
● (IRF) IRON ROD FOUND
⊙ (NDS) NAIL AND DISK SET
AC AIR CONDITIONER
EM ELECTRIC METER
GEN GENERATOR
PE POOL EQUIPMENT
WPP WOOD POWER POLE
TP TELEPHONE PEDESTAL
WELL
SEPTIC TANK
BURIED CED SERVICE
OVERHEAD ELECTRIC LINE

SCALE: 1" = 30'

DATE OF FIELD WORK: 01-30-2022

CERTIFY SURVEY TO:
THOMAS M. BURROWS AND PHYLLIS C. BURROWS

SCALE 1" = 30'	PAGE 1 OF 1
BAR IS ONE INCH ON ORIGINAL DRAWING	DATE: 01-31-2022
0 1"	DRAWN BY: JAT
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	FIELD BOOK: 434/36-38
	COPYRIGHT © DEREN LAND SURVEYING, LLC. LB No. 7936

David Deren
Digitally signed by David Deren
Date: 2022.02.21 11:29:44 -05'00'
PROFESSIONAL SURVEYOR & MAPPER FLORIDA #6161

JOB No. 22005 | ACAD FILE 22005

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 335-3363
FAX: (352) 331-1061
DEREN@LANDSURVEYING.COM

DEREN LAND SURVEYING

D.Z.

BINGHAM & MIKOLAITIS, P.A.

Attorneys at Law

386-462-5120

Marvin W. Bingham, Jr.
Attorney
MWB@BinghamPA.com

Susan L. Mikolaitis
Attorney
Mikolaitis@BinghamPA.com

January 18, 2022

Mike DaRoza, City Manager
Kathy Winburn, Planning and Community Development Dept.
City of Alachua
Post Office Box 9
Alachua, FL 32616

RE: Title Certification
Minor Subdivision Application, Tax Parcel 03925-010-015
Lots 15 and 16 Oak Ridge Crossing, Plat Book U, pages 19, 20-21
Alachua County, Florida.
Our Client: Ronald Edwards
Our File: 05-145A

Dear Mr. DaRoza:

In connection with my clients' request for a boundary adjustment, I have caused the Official Records of Alachua County, Florida, to be examined concerning the properties affected thereby, and report as follows:

The record title to Tax Parcel 03925-010-015 (Lots 15 & 16) is held by Thomas H. Burrows and Phyllis C. Burrows, husband and wife, by Warranty Deed recorded May 20,2005 in Official Records Book 3128, Page 538, a copy of which is enclosed. There are no mortgages on this property.

These are the only lots affected by this request.

Sincerely,

BINGHAM & MIKOLAITIS, P.A.

By: _____
Marvin W. Bingham, Jr., Esq.

MWB:mlm
encl: Warranty Deed O>R> 3128/538

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2135946 1 PG
2005 MAY 20 04:30 PM BK 3128 PG 538
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#236631
Doc Stamp-Deed: 2,100.00

2135946

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

Tax Parcel : 03925-010-015

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of May, 2005 between **Edmund Johnston and Jennifer Haggard, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantors, and **Thomas H. Burrows and Phyllis C. Burrows, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 15 and 16, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Pages 19, 20 and 21 of the Public Records of Alachua County, Florida.

Grantors hereby warrant and represent that they were continuously married from a date prior to acquisition of the subject property and the marriage has continued uninterrupted to the date hereof.

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2005 and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness
Print Name: MARVIN W. BINGHAM JR.

Edmund Johnston

Witness
Print Name: WAYNE P. CASTELLO

Jennifer Haggard

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18th day of May, 2005 by **Edmund Johnston and Jennifer Haggard**, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Marvin W. Bingham, Jr.
Commission # DD311284
Expires May 22, 2008
Bonded Troy Fain - Insurance, Inc. 800-865-7019

Notary Public
Printed Name: MARVIN W BINGHAM JR.
My Commission Expires: 5.22.08

05-145a

DoubleTime®

Description: Alachua,FL Document - Book.Page 3128.538 Page: 1 of 1
Order: 5830471 Comment:

D.1

Select Year: 2021 Go

The 2021 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 177
LAND BOUNDARIES

View Entire Chapter

177.041 Boundary survey and title opinion or property information report required.—Every plat or replat of a subdivision submitted to the approving agency of the local governing body must be accompanied by:

(1) A boundary survey of the platted lands. However, a new boundary survey for a replat is required only when the replat affects any boundary of the previously platted property or when improvements which may affect the boundary of the previously platted property have been made on the lands to be replatted. The boundary survey must be performed and prepared under the responsible direction and supervision of a professional surveyor and mapper preceding the initial submittal of the plat to the local governing body. This subsection does not restrict a legal entity from employing one professional surveyor and mapper to perform and prepare the boundary survey and another professional surveyor and mapper to prepare the plat.

(2) A title opinion of an attorney at law licensed in Florida or a property information report showing that record title to the land as described and shown on the plat is in the name of the person, persons, corporation, or entity executing the dedication. The title opinion or property information report must also show all mortgages not satisfied or released of record nor otherwise terminated by law.

History.—s. 1, ch. 71-339; s. 1, ch. 72-77; s. 1, ch. 88-48; s. 3, ch. 98-20; s. 1, ch. 99-288; s. 1, ch. 2017-132.

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Burrows Boundary Adjustment

Minor Subdivision Application

Section D.3

This requested boundary adjustment does not conflict with any of the Oak Ridge Crossing Covenants or Restrictions as per the attached recorded documents. Document attached.

Do3.

2259433

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2259433 32 PGS
2006 JUL 20 04:25 PM BK 3422 PG 859
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#292882

This instrument prepared by:
Shirley Gonzalez
12766 NW 145 Terrace
Alachua FL 32615-6440

AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR OAK RIDGE CROSSING

THIS INSTRUMENT was made on JUNE 25, 2006. the undersigned President and Secretary of Oak Ridge Crossing Homeowners Association, Incorporated a Florida not for profit corporation ("Association").

WITNESSETH:

WHEREAS, the plat for the subdivision of OAK RIDGE CROSSING, a Planned Unit Development, as per **Plat Book "U," Page 19,** in the Public Records for Alachua County, Florida; and

WHEREAS, the original *Covenants, Conditions, and Restrictions For Oak Ridge Crossing, A Planned Unity Development* were recorded December 18, 1998 in Book 227, Page 2111, Public Records of Alachua County, Florida ("Original Restrictions") and encumbered the platted lands.

WHEREAS, the Original Restrictions state that the record owners of two-thirds (2/3) majority vote of the Directors or members of the Association may at any time amend any or all of the Original Restrictions by written agreement. The Original Restrictions further provide that such amendment will not become effective until the instrument evidencing the amendment is recorded.

WHEREAS, the undersigned President and Secretary of the Association certify that more than two-thirds (2/3) of the Directors or members of the Association ("Owners") amended all the Original Restrictions and the undersigned further certify that the Association has the recorded minutes of the Association meeting when this instrument was adopted in its possession.

NOW THEREFORE, the President and Secretary state that the above recitals are true and correct, and they record this instrument evidencing said amendment to the Original Restrictions as follows:

ARTICLE I

DEFINITIONS

The following words when used in this Declaration (unless the context shall prohibit), shall have the following meanings.

(a) Association: "Association" shall mean and refer to OAK RIDGE CROSSING HOMEOWNERS ASSOCIATION, a Florida corporation, not for profit. This is the Declaration of Covenants, Conditions and Restrictions for OAK RIDGE CROSSING to which the Articles of Incorporation and Bylaws of the Association make reference.

(b) "OAK RIDGE CROSSING" or "Subdivision," shall refer to OAK RIDGE CROSSING, a Planned Unit Development, as per Plat Book U, Page 19, the Public Records of Alachua County, Florida.

(c) Developer: "Developer" shall mean and refer to GARLAND OF ALACHUA, INC., its successors and assigns.

(d) Lot: "Lot" shall mean and refer to any and all of the platted lots in OAK RIDGE CROSSING.

(e) Owner or Member: "Owner" or "Member" shall mean and refer to the record fee

simple title holder, whether one or more persons or entities, of a lot, including the Developer.

(f) Board: "The Board" shall mean and refer to the Board of Directors for OAK RIDGE CROSSING HOMEOWNERS ASSOCIATION, INCORPORATED.

(g) Drainage Easements: As located and identified on the Plat of OAK RIDGE CROSSING.

(h) Roadway Easements: "Roadway Easements" shall mean and refer to the 50 foot private easements for ingress, egress, and public utilities as shown on the Plat for OAK RIDGE CROSSING.

(i) 200 Foot Buffer: "200 foot Buffer or Buffers" shall mean and refer to the 200 foot buffer identified on the Plat for OAK RIDGE CROSSING.

ARTICLE II

COMMON AREAS

Section 1. Owners' Ownership Subject to Easements of Use and Enjoyment: Title to the land burdened by 50 foot private roadway easements shall remain in the ownership of the individual lots in the Subdivision. However, every owner shall have a right of use and enjoyment in and to all of the easements, These easements shall be appurtenant and shall pass with the title to every lot, subject to the following:

(a) The right of the Association (in accordance with its Articles and Bylaws), to borrow money for the purpose of maintaining the easements;

(b) The Association hereby reserves the right to dedicate to the public any portion of the easement areas, should same be deemed necessary or desirable by the Association. Should such dedication occur, and it become necessary that a public agency maintain said easements, or any portion thereof, or otherwise expend public funds, such costs shall be due and payable by the individual lot owners, and, if unpaid, shall become liens on individual lots;

(c) All provisions of this Declaration, the plat of the property of OAK RIDGE CROSSING, and the Articles and Bylaws of the Association;

(d) Rules and Regulations governing use and enjoyment of the easements adopted by the Association; and

(e) Easements and restrictions contained on any and all plats of all or any part of the easements or filed separately but in conjunction with such platting.

Section 3. Liability for Damages: Each owner shall be liable for any and all damages to the 'property which constitutes the, drainage facilities, and easements, which shall be caused by the negligence of said owner, his lessees, guests or invitees, and to the extent that such damage is not covered by insurance proceeds, such owner shall be assessed for the cost of repairs, which shall be collectable and enforceable as in the case of other assessments levied by the Association. Each owner shall promptly pay when due all repair bills and/or utility bills that may be a separate lien or charge against his lot.

Section 4. Maintenance: Easements shall not be obstructed, littered, defaced or misused in any manner.

ARTICLE
III
EASEMENTS

Section 1. Reservation of Easement: The Association, for itself, its successor, grantees, and assigns specifically reserves and retains an express easement for ingress and egress over and upon all roadway easements as shown on the record Plat of the Subdivision.

Section 2. Management Easement: The Association shall have an easement for access to all lots for ingress and egress as required by their respective officers, directors, employees and/or agents in order to perform their respective obligations and duties as set forth herein under this Declaration.

Section 3. Utility Easements: Easements are reserved through the property as may be required for utility service in order to serve OAK RIDGE CROSSING adequately. However, this section shall be limited to the easements shown on the Plat of the property duly platted of record and accepted by proper governmental authorities.

Section 4. Property Owners' Use Easements: Each lot owner is hereby granted a non-exclusive perpetual easement and right of way to use all of the easements existing within the Subdivision as more particularly described upon the recorded Plat.

Section 5. Easements to City of Alachua: Drainage easements, as more particularly set forth on the recorded Plat, have been conveyed to and are reserved for the City of Alachua, in connection with the dedication to the public of the 60 foot Right of Way as shown on the recorded Plat. Primary property management, such as mowing and tree removal is the responsibility of the Homeowner's Association.

Section 6. 200 Foot Buffer: The 200 foot buffer as shown on the Plat, has been created to protect the natural amenities of OAK RIDGE CROSSING, and no buildings shall be erected or placed within said buffer except as may be specifically allowed by the Association and the City of Alachua. Fences may be constructed within the buffers, and all maintenance, mowing, landscaping and upkeep shall be the responsibility of the individual lot owners for any portion of the buffer buying within that lot.

Section 7. 50 Foot Private Road Easements: Use of the roadway easements is limited to vehicular and pedestrian and equestrian traffic, and for ingress and egress, utilities and drainage purposes.

Section 8. Drainage Easements: Easements for drainage purposes are reserved for the benefit of all of the lots in the Subdivision, as shown on the Plat and on the Plans filed in conjunction with the platting of this Subdivision (herein referred to as "drainage easements" or "drainage facilities"). Drainage Easements must not be obstructed.

Section 9. Signage Easements: The Association hereby reserves an easement across Lots 3 and 4 as shown on the Plat, for the sole purpose of maintaining the signage and fencing constructed upon said lots as part of the entranceway to the Subdivision along County Road 235.

Section 10. Fence Maintenance: The Association hereby reserves an easement across Lots 1,2,3,4,5 and 6 for the sole purposes of maintaining the fencing constructed upon said lots along County Road 235 and NW 148th Terrace up to the intersection with NW 132nd Place.

ARTICLE IV
OWNERSHIP
ASSOCIATION

Section 1. Creation: Developer shall cause to be incorporated, pursuant to Florida Statutes, a corporation not for profit to be known as OAK RIDGE CROSSING HOMEOWNERS ASSOCIATION, INCORPORATED, in accordance with the Articles of Incorporation, a copy of which is annexed hereto as Exhibit "A", and made a part hereof by reference. The Articles of Incorporation of said Association, and its Bylaws, a copy of which is annexed hereto as Exhibit "B", are hereby made a part hereof by reference.

Section 2. Rules and Regulations: The Association shall have the right from time to time to adopt and promulgate rules and regulations pertaining to the use of the easements, buffers and of the individual lots. Such rules and regulations of the Association when so adopted shall be incorporated in and form a part of this Declaration to the same extent as if originally contained herein, and may include fines or other penalties for violation of the Declarations or of these rules and regulations.

Section 3. Board of Directors: Membership on the Board of Directors shall be open to the owners of all lots within the Subdivision.

Section 4. Duties: The Association shall have, in addition to its regular duties, the following special duties: maintenance of all roadways and maintenance of entranceway fencing and signage.

ARTICLE V

COVENANTS FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligations of the Assessments: Each Owner of any lot (by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance), including any purchaser at a judicial sale, shall hereafter comply with all covenants and agree to pay to the Association:

(a) Any annual assessment or charges;

(b) Any special assessments for capital improvements or major repair; and

(c) General maintenance assessment (as set forth hereafter); such assessments to be fixed,
established and collected from time to time as hereinafter provided. All such assessments, together with interest thereon from due date at the highest legal rate of interest thereon and costs of collection thereof, including attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. No owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the easements or abandonment.

Section 2. Purpose of Assessments: The assessments levied by the Association shall be used exclusively for the purpose of promoting the health, safety, and welfare of the residents of OAK RIDGE CROSSING and in particular, for the improvement and maintenance of the easements assigned to the Association, including but not limited to, the costs of taxes, insurance, labor, equipment, materials, management, maintenance and supervision thereof as well as for such other purposes as are permissible activities of the Association, and undertaken by it.

Section 3. Annual Assessments: The annual assessments, including funds for special improvement projects and for capital improvements, shall be determined by the Board of Directors of the Association who shall adopt an operating budget for the property in advance of

each fiscal year July 1 through June 30, which shall include the estimated funds required to defray the current expenses and shall provide funds for the reserves. The initial amount of the annual assessment shall be Two Hundred Dollars and 00/100 ($200.00) per year. Future annual assessments will be determined by the Board and will not exceed 115% of the previous year's assessment. The annual assessments shall be paid in equal semi-annual increments in advance on the first day of January and July of each year, a pro-rata portion of each annual assessment payable in each semi-annual period to commence on the first day of the first month following transfer of ownership from the seller to the buyer. The Association may amend the payment schedule of assessments at its discretion to a shorter or longer period, but no more often than monthly and no less than annually.

Section 4. Special Assessments: In addition to the regular assessments, the Board may levy in any assessment year a special assessment, applicable to that fiscal year only, for the defraying, in whole or in part, the costs of any construction, reconstruction, unexpected repair or replacement of a described capital improvement and other related fees and costs. Provided, however, no such special assessment shall be levied when the amount thereof shall exceed one-half (1/2) of the current regular assessment except upon a majority vote of all interests voting at a meeting duly called of members of the Association who are subject to such special assessment.

Section 5. Duties of the Board of Directors: The Board of Directors of the Association shall fix the date of commencement and the amount of the assessment against each lot for each assessment period at least forty-five (45) days in advance of such date or period and shall, at that time prepare a roster of the properties and assessment applicable thereto, which shall be kept in the office of the Association and shall be open to inspection by any owner. Written notice of the assessment shall be sent to every owner subject thereto not later than fifteen (15) days after fixing the date of commencement thereof.

The Association shall, upon demand at any time, furnish to any owner liable for said assessment, a certificate in writing signed by an officer of the Association, preferably the Treasurer, setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

Section 6. Effect of Non-Payment of Assessment-Lien; Remedies for the Association: If the assessments are not paid on the date when due, such assessment shall then become delinquent and shall, together with such interest thereon and cost of collection thereof, thereupon become a continuing lien on the property which shall bind such property in the hands of the then owner, his heirs, devisees, personal representatives and assigns.

If the assessment is not paid within thirty (30) days after the delinquency date, a late fee of $25 will be assessed and the assessment shall bear interest from the date of delinquency at the highest legal rate of interest. The Association may bring an action to foreclose the lien against the property, in like manner as a foreclosure of a mortgage on real property, and there shall be added to the amount of such assessment the costs of preparing and filing the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the assessment as above provided, a reasonable attorney's fee to be fixed by the Court, together with costs of the action. Although no public authority is called upon to maintain the streets or roads lying within OAK RIDGE CROSSING, except as shown on the Plat, if a public authority is so called upon, such funds shall constitute a lien and shall be due and payable from the Association and the individual property owners to the same extent as an assessment for such purposes made by the Association.

Section 7. Subordination of the Lien to Mortgages: The lien of the assessment provided for herein shall be subordinate to the lien of any bona fide mortgage or mortgages (except from buyer to seller of a lot) now or hereafter placed upon the lot subject to assessment; provided,

however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale or transfer of such lot pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure. No sale or transfer shall relieve any lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessment.

Section 8. The Association shall obtain through a reputable insurance agency authorized to conduct business within the State of Florida, hazard, public liability and worker's compensation insurance (if required), and such additional coverage as may be required by law or as it deems advisable. This insurance shall cover the easements, roadways and, improvements in said areas and any and all employees of the Association. The premiums for such insurance shall be paid by the Association and charged to the owners as a part of the total annual assessment as hereinbefore provided.

ARTICLE VI

MAINTENANCE

Section 1. Roadway Easements, and Drainage Easements: The Association shall be responsible for maintenance of the roadways. Each individual lot owner shall be responsible for clearing, mowing, tree trimming (or removal), of all the roadway easements and buffers within the perimeters of the individual lots. Each owner and future owners, shall agree to construct, maintain, repair, replace, operate, and care for real and personal property, including but without limitation, all lakes, ditches, canals, buffers, retention or detention areas, drainage, other surfacewater management works and preservation or conservation areas, wetlands, wetland mitigation areas, which are owned or controlled by them in a manner consistent with the ordinances of the City of Alachua and the permit issued by the Suwannee River Water Management District and the operation and maintenance plans. Additionally, the operation and maintenance of the surfacewater management system shall be the undivided responsibility of all owners and future owners of said lots.

Prior to the termination or release of any owner of the above described lots, all property, interest in property, whether real, personal or mixed which is directly or indirectly related to the surfacewater management system, including but without limitation, all lakes, ditches, canals, buffers, retention or detention areas, drainage, other surfacewater management works, and preservation and conservation areas, wetland and wetland mitigation areas which are owned or controlled by the owners of the above described lots, will be dedicated to and accepted for maintenance by the appropriate unit of government or otherwise transferred to and accepted for maintenance by an approved entity. Dedication or approval must be authorized by the Suwannee River Water Management District through modification of any or all permits or authorization issued by the District. Such modification shall be made under the lawfully adopted rules of the District in effect at the time of application for such modification.

These special limiting conditions shall be binding on all parties hereto, their heirs, personal representatives, successors, grantees, and assigns and shall run with the land.

Section 2. General Maintenance: The Association may provide general maintenance upon any lot which is deemed by the Association to be in need of clearing, mowing, tree trimming or removal, fence painting or other general maintenance or landscaping. The Association may take action if the height of the grass is over twelve (12) inches tall on any portion of the lot. Prior to the Association taking such action as hereinabove set forth, the Association shall notify the owner in writing at his last known address, stating what action needs to be taken by the owner and if after seven (7) days upon receipt of notice such action is not taken by the owner, the Association shall provide the necessary maintenance. The Association shall

assess the owner for any general maintenance work done by the Association, and the owner shall pay same in a timely fashion. If said charges are not paid within 30 days of billing, the Association shall proceed to collect same using all remedies allowed by law.

Section 3. Assessment of Costs: The cost of maintenance of the easements and general maintenance shall be assessed as follows:

(a) The cost of general maintenance shall be assessed upon the lot upon which said maintenance is performed, but shall not be considered to be a part of the maintenance assessment or charge for road, rights of way, easements or drainage facilities.

(b) Assessments for maintenance to easements shall be as set forth hereinabove in Article V. Each lot in the Subdivision shall bear 1/32 of the assessments for maintenance of the roadways and easements in the Subdivision including but not limited to the entryway, lighting and fencing fronting County Road 235.

Section 4. Access at Reasonable Hours: For the purpose of performing the general maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the owner, to enter upon any lot or exterior of any unit or other structures located in OAK RIDGE CROSSING at reasonable hours on any day except Saturday or Sunday.

ARTICLE
VII
LAND USE

Section 1. Purposes: No parcel, part, portion or Subdivision lot of this property shall be used except for residential purposes, and as otherwise permitted by this Declaration and applicable zoning laws and regulations. No building shall be erected, altered, placed or permitted to remain on any portion of the herein described property other than a single family dwelling not to exceed two stories in height, and a private garage or carport. There may be incorporated in, or attached to, any such dwelling a garage or carport and storage, laundry or servants' quarters (for use in connection with and to serve the single family unit). Appropriate barns and other accessory structures may be built as detached buildings, provided they meet all setback requirements. No commercial activity shall be allowed except for those home occupations as may be properly licensed by the City of Alachua and involving no on-site advertising, signage or substantial additional traffic within the subdivision. Any out building will have the same color scheme as the residence, will not be located closer than 25 feet from the front lateral line of the residence, and will be maintained.

Section 2. Residence Construction: No residence shall be constructed upon any Homesite except one single family residence, which shall contain not less than eighteen hundred (1800) square feet, heated and cooled, including all stories, but exclusive of any porches or garage, the plans, specifications and color schemes for which must be first approved by the Architectural Control Committee as hereinafter set forth. Said Committee shall have the right to approve colors, materials and methods of construction to insure the type, grade and standard of materials and standard of quality as described hereafter. Neither mobile homes, manufactured homes, nor modular homes may be placed upon any building lot in the Subdivision. No garage or carport shall open toward any street or roadway abutting any lot without the approval of the Architectural Control Committee. Trash and garbage containers as well as air conditioning equipment and all other accessories shall be either fenced or screened with shrubbery so as not to be visible from abutting streets or adjoining lots. All construction must be completed within twelve (12) months from date of commencement of construction, unless an extension is granted by the Architectural

Control Committee.

Section 3. Fences: Fencing of the individual lots must conform to the fencing standards developed by the Architectural Control Committee. Fences are generally permitted, and required with horses. All fences along road fronts and fronting any portion of a roadway shall be four (4) board wooden fences of treated or comparable wood within 4x4 square posts, calculated to have a life expectancy of a minimum of ten (10) years. All four-board fencing will be constructed with all boards mounted facing the road, and shall be painted black.

Section 4. Setbacks: No building shall be placed on any lot or parcel unless it is totally within the building setback lines for that lot or parcel as shown on the Plat. For the purpose of construing the covenant and restriction contained in this paragraph, eaves and steps shall not be considered as a part of the building or dwelling.

Section 5. Temporary Structures: No structure of a temporary character, mobile home, trailer, tent, shack, garage or other outbuilding or recreational vehicle shall be used on any parcel or lot at any time as a residence either temporarily or permanently. No servants' quarters, or other building, including temporary structures, may be erected prior to the commencement of construction of the main residence, except for garages, barns, and building material and tool sheds. All temporary material and tool sheds must be removed promptly after the dwelling is completed.

Section 6. Commercial Vehicles: Commercial vehicles, boats and/or trailers or travel homes shall not be allowed to remain on the streets of this subdivided property except when conducting business. If an owner has a commercial vehicle, boat and/or trailer or travel home, it must be hidden from the street and neighboring lots by walls or shrubbery, and located at least fifty (50) feet from the street, but in no event less than the set-back set for any building, as not to be an unsightly nuisance to the neighborhood.

Section 7. Culverts: All culverts located under driveways or walkways shall have concrete end walls or head walls which shall be constructed in conformity with designs and standards as established by the Architectural Control Committee.

Section 8. Animals: No animals, livestock, horses, or poultry of any kind may be kept within any dwelling or upon the Subdivision property except for dogs, cats, and other household pets which may be kept on individual lots subject to rules and regulations from time to time adopted by the Association, and allowed by applicable City of Alachua ordinances and regulations. Notwithstanding the foregoing, each lot may maintain one horse per acre, subject to rules and regulations established by the Association. No horses without a current negative test (Coggins) for equine infectious anemia will be permitted at any time. In no event may any homeowner maintain a commercial venture in respect to the breeding and marketing of animals, except for horses within the above limits, without prior written approval of the Association.

Section 9. Nuisance: No activity shall be carried on upon any lot within the Subdivision property, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No hunting or discharging of firearms for target practice, etc. is permitted. All lots, setback areas, yards, walkways, driveways, and parking areas shall be maintained and kept in a neat and clean condition, free of refuse and debris. No signs of a commercial nature may be kept or maintained on any property within the Subdivision at any time, without prior written approval of the Association.

Section 10. Vehicle Repairs: At no time shall there be any repairing, dismantling, or other mechanical work done on any automobiles, or other vehicles, except in an enclosed carport or garage, unless same is completed within 24 hours of commencement.

Section 11. Antennas: No towers, poles, or antennas, may be erected more than ten (10) feet above the roof ridge. No satellite dish larger than thirty-six (36) inches in diameter may be erected. The aforementioned items may not be attached to the street side of the residence.

Section 12. Waste and Sewage: Wells and septic tanks shall not be placed closer than fifty (50) feet to any lot line, or to the boundary of any easement shown on the Plat, nor closer than one hundred (100) feet to each other. No individual water supply system shall be permitted on any lot unless the system is located, constructed, and equipped in accordance with the requirements, standards, and recommendations of the Alachua County Health Department. No individual sewage disposal system shall be permitted on any lot unless the system is designed, located, and constructed in accordance with the requirements, standards and recommendations of the Alachua County Health Department.

ARTICLE VIII

ARCHITECTURAL CONTROL COMLMITTEE

Section 1. Appointment: The Architectural Control Committee shall consist of at least three (3) and not more than five (5) members of the Association in good standing who may employ architects and other professional consultants to assist the Committee. The Architectural Control Committee shall serve at the pleasure of the Board of Directors.

Section 2. Plan Approval: Every person desiring to construct, alter or repaint a different color, any residence, fence, mailbox, clothesline or other structure shall make a request in writing to the Architectural Control Committee for approval. The Committee shall, within thirty (30) days from the date it shall receive the last item required to be submitted, either approve or disapprove such request. Notification of such approval or disapproval shall be made in writing. In the event that any approved construction shall not be commenced within six (6) calendar months or completed within eighteen (18) months from the date of such approval, the proposed construction shall be deemed to have been abandoned and prior to the commencement of any such construction, a new request will be made to the Architectural Control Committee without regard to any prior request. In the event the Committee shall fail to act upon any request for approval within thirty (30) days, such request shall be deemed approved by the Committee.

Section 3. Waiver of Restrictions: The Architectural Control Committee shall have the power of affirmative vote to waive any provisions of this Article VIII or any other Article for any residence, fence or other structure, if by majority vote they determine that the enforcement of such provision would constitute a hardship.

ARTICLE IX

MAINTENANCE OF LOTS BY LOT OWNERS

Section 1. Parking Areas, Etc.: All setback areas, walkways, yards and driveways shall be maintained and kept in a neat and clean condition, free of refuse and debris.

Section 2. Landscaped Areas: All landscaped areas shall be maintained in a live, healthy and growing condition, properly watered and trimmed. Any planting of grass, shrubs or trees which become dead or badly damaged shall be replaced with similar sound, healthy plant materials. Except for trees removed at time of approved construction, trees over ten (10) inches in diameter may not be removed unless they pose a hazard, in which case removal must be approved by the Association. Each residence shall have at least minimum landscaping in accordance with city and county ordinances and state statutes. All residences not in compliance have eighteen (18) months from the date of ratification to bring their landscaping up to minimum standards.

Section 3. Covenant to Maintain: No dwellings or improvements located in the Subdivision property shall be permitted to fall into disrepair. All persons, firms, and corporations who may hereafter succeed to title or acquire any lien or interest against or in the above described real property and improvements situated thereon, do jointly and severally agree to keep and maintain the said improvements in a good state of repair and to properly care for and maintain all lawns and shrubbery in a neat and attractive condition.

ARTICLE

X

MISCELLANEOUS

Section 1. Duration: These covenants shall run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty (20) years at which time said covenants shall be automatically extended for successive periods often (10) years, unless a majority of the then current owners of the lots sign and record an instrument revoking, or altering these covenants in whole or in part.

Section 2. Notices: Any notice to be sent to any member or owner shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as owner in the records of the Association.

Section 3. Enforcement: If the owners of any lot, or their successors, heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, and to prevent him or them from so doing, and to recover damages for such violations. The Association may also compel performance by the use of fines, as authorized by law.

Section 4. Severability: Failure to enforce any violation of these restrictions shall not in any manner be construed as a waiver of such provisions.

Section 5. Amendment: These restrictions, both affirmative covenants and restrictive covenants, may be amended by 2/3 vote of all interests voting at a meeting duly called of members of the Association.

Section 6. Notice of Non-Dedication: This Subdivision contains private roadways which have not been dedicated to, nor accepted by, the City of Alachua and the maintenance of such streets shall not be the responsibility of the City of Alachua.

Section 7. 100 Year Flood Prone Areas: Properties which have natural ground elevations below the 100 year flood plain as shown on the Plat of OAK RIDGE CROSSING are prone to severe flooding. Development on such properties may be subject to special regulation (based on the minimum standards of the Federal Emergency Management Agency, National Flood Insurance Program) by Alachua County, Florida, which requires that structures be elevated at least one foot above the 100 year flood levels. Such development may require special surveying, engineering, or architectural design to insure that flood hazard is not increased by the development.

INSTRUMENT # 2259433
32 PGS

ARTICLE

XI

PARTIAL INVALIDATION

Invalidation of any one of these covenants by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Signed, sealed and delivered by the members of the Oak Ridge Crossing Homeowners Association. In our presence as witnesses:

Judith E. Crown
Witness

by: Duane Phillips
Duane Phillips, its president

Kristo Beers
Witness

attest:
Timothy D. Blenco, its secretary

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of June, 2006 by Duane Phillips as president and by Timothy D. Blenco as secretary of Oak Ridge Crossing Homeowners Association, Incorporated who are ✓ personally known or who____ or produced Florida driver's licenses as identification.

Jo M. Hughes
Notary Public, State of Florida at Large

JO M. HUGHES
MY COMMISSION # DD 281881
EXPIRES: January 19, 2008
Bonded Thru Notary Public Underwriters

Attachment: Consent of ¾ majority of members of Oak Ridge Crossing Homeowners Association, Incorporated.

Burrows Boundary Adjustment

Minor Subdivision Application

D4. Concurrency Impact Analysis

The Minor Subdivision Application and site plan proposes to adjust the boundary between lots #15 and #16 as described on Parcel 03925-010-015 to increase lot # 15 to 3.0 acres and reduce lot # 16 to 2.0 acres. This is located within Oak Ridge Crossing at 13018 NW 148th Ter, Alachua, Fl 32615. This project proposes to move the dividing lot line between the 2 plated lots by approximately 75 feet.

-No increase in climate controlled/enclosed building square footage is proposed

-There is no proposed change in the primary or area use for the parcel.

-No new traffic shall be generated as part of this project or plan application

-No new lots are proposed

Article 10 of the city of Alachua LDR's defines 'de minimis' development activity as follows;

"De minimis impact means an impact of not more than ten average daily trips on the affected road from an existing parcel of record, contiguous commonly-held parcels, or a development proposal unless the impact exceeds the adopted level of service of a designated hurricane evacuation route."

As such, the project is exempt from the requirement to receive a certificate of concurrency compliance. The City of Alachua LDR , Sec. 2.4.14 States:

2.4.14 Certificate of concurrency compliance

(B) Applicability. Unless exempted by Subsection 2.4.14(C) of this section, Exemptions, the provisions of this section shall apply to all development orders specified in Subsection 2.4.14(D) of this section, Overview of certificates. A separate certificate of concurrency compliance shall not be required for each permit, approval associated with an individual development order.

(C) Exemptions. The following forms of development shall be exempt from the requirements of this section:

(3) Development with a de minimis, or no impact on public facility levels of service as determined by the LDR Administrator:

Burrows Boundary Adjustment

Minor Subdivision Application

Section D.5 Analysis of Consistency with City of Alachua Comprehensive Plan.

COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

MINOR SUBDIVISION BOUNDARY REVISION REPLAT OF LOT 15,16 OAK RIDGE CROSSING

Goal 1 of the Future Land Usage Element sets forth a Future Land Use Map in order to effectively guide development in a sustainable manor and to ensure economic prosperity and stability while maintaining ahigh quality life for all of its present and future citizens, businesses and visitors. The PUD of Oak Ridge Crossing is located within the area designated as Agricultural.

Objective 1.1 of the Future Land Use Element establishes an Agriculture land use category in order to maintain agriculture operations within the city limits as well as preserve the rural character and small-town charm of Alachua.

Policy 1.1a sets forth Residential Uses within the Agriculture land use category at a minimum density of 1 dwelling per 5 acres (except that homesteaded lots may be developed at one unit per two acres Sec. 3.3.2)

This request revises the dividing boundary between 2 existing lots in the Oak Ridge Crossing PUD. The existing lots are each 2.5 Acre. The resultant lots will be 3.0 Acre and a minimum of 2.0 Acre. No change to usage as intended in the original PUD approval.

This requested boundary adjustment does not change any of the Goals, Policies or Objectives of the plan and does not change existing usage designation.

D4

Burrows Boundary Adjustment

Minor Subdivision Application

Section D.6 Legal description for tax parcels

Parcel ID 03925 010 015 Lot #15, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Page 19, 20 and 21 of the Public Records of Alachua County, Florida

Parcel ID 03925 010 016 Lot #16, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Page 19, 20 and 21 of the Public Records of Alachua County, Florida

D.7.

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: _____
Acceptance Date: _____
Review Type: Admin

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

1. Applicant's Status (check one):

   ☐ Owner (title holder) ☒ Agent

2. Name of Applicant(s) or Contact Person(s): RONALD EDWARDS Title: OWNERS AGENT

   Company (if applicable): _____

   Mailing address: 11620 NW 120th TER

   City: ALACHUA State: FL ZIP: 32615

   Telephone: 248-758-8958 FAX: — e-mail: Ronedwards48@yahoo.com

3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): THOMAS & PHYLLIS BURROWS

   Mailing Address: 13018 NW 148th TER

   City: ALACHUA State: FL ZIP: 32615

   * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

1. Project Name: BURROWS BOUNDARY Adjustment - OAK Ridge Crossing
2. Address of Subject Property: 13018 NW 148th TER, ALACHUA
3. Parcel ID Number(s): 03925-010-015
4. Section 22 Township 08 S Range 18 E Grant _____ Acreage: 5.0
5. Existing Use of Property: RESIDENTIAL
6. Future Land Use Map Designation: A
7. Zoning Designation: PUD
8. Development Data (check all that apply):

   ☐ Single Family Residential Number of Units _____

   ☐ Multi-Family Residential Number of Units _____

   ☒ Exempt (*see exempt developments on page 2*)

9. Review Type:

Preliminary Development Order	***Final Development Order***
☐ Comprehensive Plan Amendment	☐ Preliminary Plat
☐ Large Scale	☐ Final Plat
☐ Small Scale	☐ Site Plan
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ *Revised*	

10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department's Map Genius web page: https://mapgenius.alachuacounty.us/ Select the Layers tab under the Tools Tab located at the top left of the page. After expanding the Public School Layers tab, the elementary, middle, and high school concurrency service areas will be shown as options.

    Elementary: _____

Middle:_____

High:_____

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

# of Elementary School Student Stations	=	# of housing units	x	Elementary school student generation multiplier
# of Middle School Student Stations	=	# of housing units	x	Middle school student generation multiplier
# of High School Student Stations	=	# of housing units	x	High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* ***Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsA-F/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** ***Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

- ☒ Existing legal lots eligible for a building permit.
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired.
- ☐ Amendments to final development orders for residential development approved prior to the effective date of public school concurrency, and which do not increase the number of students generated by the development.
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public Schools Facilities Element or the ILA.
- ☐ Group quarters that do not generate public school students, as described in the ILA.

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

I/We certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.

Signature of Applicant

Signature of Co-applicant

RONALD EDWARDS

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 31st day of January, 2022, by Ronald Edwards, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

KENYATA CURTIS
Commission # HH 131166
Expires September 18, 2025
Bonded Thru Budget Notary Services

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

□ **Approved** based upon the following findings:

Elementary SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
Middle SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____
High SCSA:_____	Capacity Required:_____
□ Capacity Available	Available Capacity:_____
□ Capacity Available in 3 years	Available Capacity:_____
□ Capacity Available in Adjacent SCSA	Available Capacity:_____

□ **Denied** for reasons stated:_____

□ **Local Government Certification**

Approved by:_____

Date:_____

□ **School Board Staff Certification**

_____

Suzanne M. Wynn, Director, Community Planning
School Board of Alachua County
352-955-7400 ex 1445

Date:_____

D.B.a

03925-010-001
SVOBODA KIRK & JESSICA A
18305 NW 149TH PL
ALACHUA, FL 32615

03925-010-002
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

03925-010-003
SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

03925-010-004
FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

03925-010-005
LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

03925-010-007
LANGFORD SCOTT & TARA
13028 NW 150TH TER
ALACHUA, FL 32615

03925-010-008
WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

03925-010-009
ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

03925-010-010
MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

03925-010-011
RIVERA RAMIRO VELAZQUEZ & SANDRA
12751 NW 150TH TER
ALACHUA, FL 32615

03925-010-012
COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

03925-010-013
BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

03925-010-014
SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

03925-010-015
BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

03925-010-017
HILL DEVAPRASTHA
12748 NW 148TH TER
ALACHUA, FL 32615

03925-010-018
BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

03925-010-020
FRIAL JAMES MARVIC
12889 NW 148TH TER
ALACHUA, FL 32615

03925-010-021
PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
ALACHUA, FL 32615

03925-010-022
JARMON RANDALL L
14715 NW 132ND PL
ALACHUA, FL 32615

03925-010-023
BROOM JAMES V & ALLYSSA B
14533 NW 132ND PL
ALACHUA, FL 32615

03925-010-024
DEVAULT WILLIAM LLOYD & LISA S
13094 NW 145TH TER
ALACHUA, FL 32615

03925-010-025
RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

03925-010-026
GUIDA WALTER
12766 NW 145TH TER
ALACHUA, FL 32615

03925-010-027
PALMER ROBERT Z & JAMIE D
2800 DOE DR
CLARKSVILLE, TN 37043

03925-010-028
KARAVOLIAS & MILLS W/H
12759 NW 145TH TER
ALACHUA, FL 32615

03925-010-029
DAVIS GUY R & RUTH A
12873 NW 145TH TER
ALACHUA, FL 32615

03925-010-030
WILLIAMS KYLE & CARRIE
13009 NW 145TH TERRACE
ALACHUA, FL 32615

03925-010-031
SCHOLLENBERGER WILLIAM R & DEBRA
13113 NW 145TH TER
ALACHUA, FL 32615

03925-010-032
SAUNDERS DAVID S
13229 NW 145TH TER
ALACHUA, FL 32615

6, 19

DSB

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, Fl. 32653

Dan Rhine
288 Turkey Creek
Alachua, Fl. 32615

Tom Gorman
9210 NW 59th Street
Alachua, Fl. 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL. 32653

Peggy Arnold
410 Turkey Creek
Alachua, Fl. 32615

David Forest
23 Turkey Creek
Alachua, Fl. 32615

President TCMOA
1000 Turkey Creek
Alachua, Fl. 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

Name	Company	Street Address	City	State	Zip
Antoinette Endelicato		5562 NW 93rd Avenue	Gainesville	FL	32653
Dan Rhine		288 Turkey Creek	Alachua	FL	32615
Tom Gorman		9210 NW 59th Street	Alachua	FL	32653
Richard Gorman		5716 NW 93rd Avenue	Alachua	FL	32653
Peggy Arnold		410 Turkey Creek	Alachua	FL	32615
David Forest		23 Turkey Creek	Alachua	FL	32615
President	TCMOA	1000 Turkey Creek	Alachua	FL	32615
Linda Dixon, AICP	Assistant Director Planning	PO Box 115050	Gainesville	FL	32611
Craig Parenteau	FL Deptarment of Environmental Protection	4801 Camp Ranch Road	Gainesville	FL	32641
Jeannette Hinsdale		P.O. Box 1156	Alachua	FL	32616
Lynn Coullias		7406 NW 126th Ave	Alachua	FL	32615
Lynda Coon		7216 NW 126 Avenue	Alachua	FL	32615
Tamara Robbins		PO Box 2317	Alachua	FL	32616
Michele L. Lieberman	County Manager	12 SE 1st Street	Gainesville	FL	32601
Bonnie Flynn		16801 NW 166th Drive	Alachua	FL	32615
Hugh & Jean Calderwood		P.O. Box 2307	Alachua	FL	32616
Lisia Jenkins		P.O. Box 1071	Alachua	FL	32616
Shasta Schoellhorn		15907 NW 188th St.	Alachua	FL	32615
Carrie Luke		16611 NW 138th Ave.	Alachua	FL	32615

D9

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2135946 1 PG
2005 MAY 20 04:30 PM BK 3128 PG 538
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#236631
Doc Stamp-Deed: 2,100.00

Prepared by and return to:
Sharron D. Rutherford

Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, FL 32616

2135946

Tax Parcel : 03925-010-015

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 18th day of May, 2005 between **Edmund Johnston and Jennifer Haggard, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantors, and **Thomas H. Burrows and Phyllis C. Burrows, husband and wife** whose post office address is 13018 NW 148th Terrace, Alachua, FL 32615, Grantees:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida to-wit:

Lots 15 and 16, Oak Ridge Crossing, according to the plat thereof, as recorded in Plat Book "U", Pages 19, 20 and 21 of the Public Records of Alachua County, Florida.

Grantors hereby warrant and represent that they were continuously married from a date prior to acquisition of the subject property and the marriage has continued uninterrupted to the date hereof.

Subject to and together with covenants, easements, reservations and restrictions of record and taxes for the year 2005 and all subsequent years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Witness
Print Name: MARVIN W. BINGHAM JR.

Edmund Johnston

Witness
Print Name: WAYNE P. CASTELLO

Jennifer Haggard

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 18th day of May, 2005 by **Edmund Johnston and Jennifer Haggard**, who [ ] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Marvin W. Bingham, Jr.
Commission # DD311284
Expires May 22, 2008
Bonded Troy Fain - Insurance, Inc. 800-385-7019

Notary Public

Printed Name: MARVIN W. BINGHAM JR.

My Commission Expires: 5-22-08

05-145a

DoubleTime®

D10

ALATB1508

John Power | TAX COLLECTOR
Serving Alachua County

2021 PAID REAL ESTATE 15446
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03925 010 015	13018 NW 148TH TER	1700

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

EXEMPTIONS:
HOMESTEAD,
HOMESTEAD ADD'L 25K

SCAN TO PAY ONLINE

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	268,306	50,000	218,306	1,717.24
LIBRARY GENERAL	1.0856	268,306	50,000	218,306	236.99
SCHOOL CAP36 PROJECT	1.5000	268,306	25,000	243,306	364.96
SCHOOL DISCRNRY & CN	0.7480	268,306	25,000	243,306	181.99
SCHOOL GENERAL	3.5950	268,306	25,000	243,306	874.69
SCHOOL VOTED	1.0000	268,306	25,000	243,306	243.31
CHILDREN'S TRUST	0.5000	268,306	50,000	218,306	109.15
SUWANNEE RIVER WATER MGT DIST	0.3615	268,306	50,000	218,306	78.92
CITY OF ALACHUA	5.3900	268,306	50,000	218,306	1,176.67
TOTAL MILLAGE	22.0463			AD VALOREM TAXES	$4,983.92

LEGAL DESCRIPTION

OAK RIDGE CROSSING PB U-19 LOT 15 & 16 OR 3128/0538

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	497.88
NON-AD VALOREM ASSESSMENTS			$518.66

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	$5,502.58

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 $0.00				

Please Retain this Portion for your Records. Receipt Available Online.

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE 15446
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03925 010 015	13018 NW 148TH TER

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

PAY ONLY ONE AMOUNT

IF PAID/POSTMARKED BY	PLEASE PAY
☐ Nov 30, 2021	$0.00
☐	
☐	
☐	
☐	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

Receipt # 21-0026701 $5,282.48 Paid 11/17/2021

D.11

EFFECTIVE FLOOD INFORMATION REPORT



Location Information

County:	**ALACHUA**
Parcel:	**03925-010-015**
Flood Zone:	**X**
Flood Risk:	**LOW**

1% Annual Chance Base Flood Elev*	**Not Applicable**
10% Annual Chance Flood Elev*	**Not Applicable**
50% Annual Chance Flood Elev*	**Not Applicable**

* Flood Elevations shown on this report are in NAVD 88 and are derived from FEMA flood mapping products, rounded to the nearest tenth of a foot. For more information, please see the note below

Legend with Flood Zone Designations

- 1% Flood -Floodway (High Risk)
- 1% Flood - Zone AE (High Risk)
- 1% Flood - Zone A (HighRisk)
- 1% Flood - Zone VE (HighRisk)
- 0.2% Flood-Shaded Zone X (Moderate Risk)
- Area Not Included
- SFHA Decrease
- SFHA Increase
- Depressions
- BaseFlood Elevations (BFE)
- CrossSections
- County Boundaries
- FIRM Panel Index
- Parcels
- River Marks
- Wetlands

Anywhere it can rain, it can flood
Know your risk.

www.srwmdfloodreport.com

Supplemental Information

Watershed	Santa Fe	Map Effective Date	6/16/2006	Special Flood Hazard Area	No
FIRM Panel(s)	12001C0120D				

The information herein represents the best available data as of the effective map date shown. The Federal Emergency Management Agency (FEMA) Flood Map Service Center (https://msc.fema.gov) maintains the database of Flood Insurance Studies and Digital Flood Insurance Rate Maps, as well as additional information such as how the Base Flood Elevations (BFEs) and/or floodways have been determined and previously issued Letters of Map Change. Requests to revise flood information may be provided to the District during the community review period on preliminary maps, or through the appropriate process with FEMA Change Your Flood Zone Designation | FEMA.gov. Information about flood insurance may be obtained at (https://www.floodsmart.com)

Dill,

SRWMD ePermitting Payment

Your Order

Print This Page

Total Amount: USD **100.00**

This order is now complete. Transaction approved!

Here is your receipt:

```
========== TRANSACTION RECORD ==========
SRWMD PERMITS
9225 CR 49
LIVE OAK, FL 32060
United States
HTTPS://PERMITTING.SJRWMD.COM/SREPERMITTING

TYPE: Purchase

ACCT: Visa                    $ 100.00 USD

CARDHOLDER NAME : Ronald Edwards
CARD NUMBER     : ############6327
DATE/TIME       : 21 Jan 22 13:41:30
REFERENCE #     : 001 0197893 T
AUTHOR. #       : 06813C
TRANS. REF.     : ERP 284951

    Approved - Thank You 100


Please retain this copy for your records.

Cardholder will pay above amount to
card issuer pursuant to cardholder
agreement.
=======================================
```

Continue

Secure Payment provided by First Data Corp.

D.12. County Road Access

N/A NW 148th TER IS

PRIVATE

D.13. STATE ROAD ACCESS

N/A

NW 148th TER is PRIVATE

D.14.

Check For $1500.00

D.8.A

ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

[redacted]

BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

[redacted]

DEVAULT WILLIAM LLOYD & LISA S
13094 NW 145TH TER
ALACHUA, FL 32615

FAGAN THEODORE JR & LA SHAN
789 N COUNTY RD 33 PO BOX 587
ASHFORD, AL 36312

FRIAL JAMES MARVIC
12889 NW 148TH TER
ALACHUA, FL 32615

GUIDA WALTER
12766 NW 145TH TER
ALACHUA, FL 32615

HILL DEVAPRASTHA
12748 NW 148TH TER
ALACHUA, FL 32615

JARMON RANDALL L
14715 NW 132ND PL
ALACHUA, FL 32615

[redacted]

LANGFORD SCOTT & TARA
13028 NW 150TH TER
ALACHUA, FL 32615

LARSEN ERIC & CHRISTINA M
15000 NW 132ND PL
ALACHUA, FL 32615

MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

[redacted]

PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
ALACHUA, FL 32615

RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

[redacted]

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

[redacted]

[redacted]

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

[redacted]

ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

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14943 NW 132ND PL
ALACHUA, FL 32615

[redacted]
14533 NW 132ND PL
ALACHUA, FL 32615

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ALACHUA, FL 32615

MODRISKEY PATRICK S & CONNIE L
12689 NW 150TH TER
ALACHUA, FL 32615

[redacted]
2800 POE DR
CLARKSVILLE, TN 37043

PETROSSIAN MICHAEL J & LINDA M
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ALACHUA, FL 32615

RENAUD CALVIN J & GAIL GREEN
12970 NW 145TH TER
ALACHUA, FL 32615

RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

[redacted]
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

[redacted]
13229 NW 145TH TER
ALACHUA, FL 32615

[redacted]
13112 NW 145TH TER
ALACHUA, FL 32615

[redacted]
18305 NW 146TH PL
ALACHUA, FL 32615

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

[redacted]
13009 NW 145TH TERRACE
ALACHUA, FL 32615

D.8.B

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, Fl. 32653

Dan Rhine
288 Turkey Creek
Alachua, Fl. 32615

Tom Gorman
9210 NW 59th Street
Alachua, Fl. 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL. 32653

Peggy Arnold
410 Turkey Creek
Alachua, Fl. 32615

David Forest
23 Turkey Creek
Alachua, Fl. 32615

President TCMOA
1000 Turkey Creek
Alachua, Fl. 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

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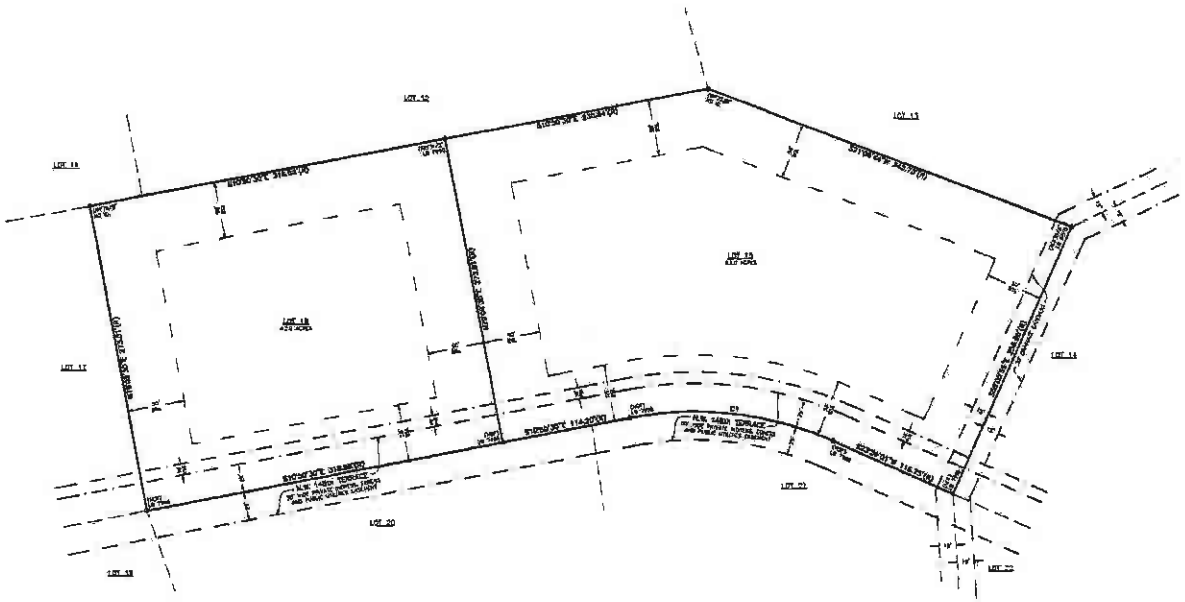
Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

PLAT BOOK _____ PAGE _____
SHEET 1 OF 1

BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA

LOCATION MAP: NOT TO SCALE



LAND DESCRIPTION:

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE BASED ON THE PLAT OF "OAK RIDGE CROSSING" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "U" PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. THE PURPOSE OF THIS REPLAT IS TO MODIFY THE EXISTING BOUNDARY LINE BETWEEN LOT 15 AND LOT 16.
3. THE ERROR OF CLOSURE OF THIS PLAT DOES NOT EXCEED 1':10,000'.
4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 840, COMMUNITY PANEL No. "12001C 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. FLORIDA STATUTE 177.091 (28)

LEGEND:

- (R) RECORD MEASUREMENT
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITIES EASEMENT
- ⊙ (PCP) PERMANENT CONTROL POINT
- ⊙ (IRF) IRON ROD FOUND
- ⊙ (NDF) NAIL AND DISK FOUND

CURVE TABLE					
C1	160.26'(M)	200.00'(M)	45°55'32"(M)	84.00'(M)	S00°04'47"W 156.02'(M)

SCALE: 1" = 50'

SCALE: 1" = 50'
BAR IS ONE INCH ON ORIGINAL DRAWING 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609
PHONE: (352) 331-0010
PHONE: (352) 336-3383
FAX: (352) 338-1284
DEREN@LANDSURVEYING.COM

DEREN LAND SURVEYING

SCALE: 1" = 50'

SURVEYOR:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS
13216 N.W. 146th TERRACE
ALACHUA, FLORIDA 32615

OWNERS CERTIFICATION AND DEDICATION
WE, THE UNDERSIGNED, THOMAS H. BURROWS AND PHYLLIS C. BURROWS, HUSBAND AND WIFE, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF "BURROWS REPLAT", AS IS DESCRIBED HEREIN, AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON, FOR PUBLIC UTILITY PURPOSES.

WITNESS _____ OWNER _____
PRINT NAME _____

WITNESS _____ OWNER _____
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:
THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED BY: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

CERTIFICATE OF APPROVAL BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA:
THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST

_____ FILED FOR RECORD ON: _____
CITY MANAGER

CERTIFICATE OF APPROVAL BY THE ATTORNEY FOR THE CITY OF ALACHUA, FLORIDA:

EXAMINED BY: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED BY: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECORDED AND FILED:

RECORDED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR
I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "BURROWS REPLAT" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I OF THE FLORIDA STATUTES.

_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6543

UPDATED FILE SIZE WILL BE DECREASED
1/31/22 AFTERNOON
RWE

Re: Burrows Minor Subdivision Application

From: Justin Tabor (jtabor@cityofalachua.org)

To: ronedwards48@yahoo.com

Date: Wednesday, January 26, 2022, 06:23 PM EST

See attached

Mr. Edwards,

The margin requirement actually come from Chapter 177.091, Florida Statutes. The copies you have will be acceptable for review purposes, but please have the surveyor correct it for subsequent submittals.

The name of the subdivider should be the current property owners with contact information.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 1602 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: "ron edwards" <ronedwards48@yahoo.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Wednesday, January 26, 2022 2:06:24 PM
Subject: Burrows Minor Subdivision Application

I have a couple more questions on this application. I have the full sized Plat but it has 3 in border on left and 1 inch border top, right and bottom. Is this acceptable?

Would the name and address of subdivider be as follows:

Ronald Edwards - Owners Agent
11620 NW 120th Ter
Alachua, Fl. 32615

thanks for all the help. I think I have everything else in the works.

Ron
cell 248-758-8958

Select Year: 2021 Go

The 2021 Florida Statutes

Title XII
MUNICIPALITIES

Chapter 177
LAND BOUNDARIES

View Entire Chapter

177.091 Plats made for recording.—Every plat of a subdivision offered for recording shall conform to the following:

(1) It must be:

(a) An original drawing made with black permanent drawing ink; or

(b) A nonadhered scaled print on a stable base film made by photographic processes from a film scribing tested for residual hypo testing solution to assure permanency.

Marginal lines, standard certificates and approval forms shall be printed on the plat with a permanent black drawing ink. A print or photographic copy of the original drawing must be submitted with the original drawing.

(2) The size of each sheet shall be determined by the local governing body and shall be drawn with a marginal line, or printed when permitted by local ordinance, completely around each sheet and placed so as to leave at least a ½-inch margin on each of three sides and a 3-inch margin on the left side of the plat for binding purposes.

(3) When more than one sheet must be used to accurately portray the lands subdivided, an index or key map must be included and each sheet must show the particular number of that sheet and the total number of sheets included, as well as clearly labeled matchlines to show where other sheets match or adjoin.

(4) In all cases, the letter size and scale used shall be of sufficient size to show all detail. The scale shall be both stated and graphically illustrated by a graphic scale drawn on every sheet showing any portion of the lands subdivided.

(5) The name of the plat shall be shown in bold legible letters, as stated in s. 177.051. The name of the subdivision shall be shown on each sheet included. The name of the professional surveyor and mapper or legal entity, along with the street and mailing address, must be shown on each sheet included.

(6) A prominent "north arrow" shall be drawn on every sheet included showing any portion of the lands subdivided. The bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend, and, in all cases, the bearings used shall be referenced to some well established and monumented line.

(7) Permanent reference monuments must be placed at each corner or change in direction on the boundary of the lands being platted and may not be more than 1,400 feet apart. Where such corners are in an inaccessible place, "P.R.M.s" shall be set on a nearby offset within the boundary of the plat and such offset shall be so noted on the plat. Where corners are found to coincide with a previously set "P.R.M.," the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity on the previously set "P.R.M." shall be shown on the new plat or, if unnumbered, shall so state. Permanent reference monuments shall be set before the recording of the plat. The "P.R.M.s" shall be shown on the plat by an appropriate symbol or designation.

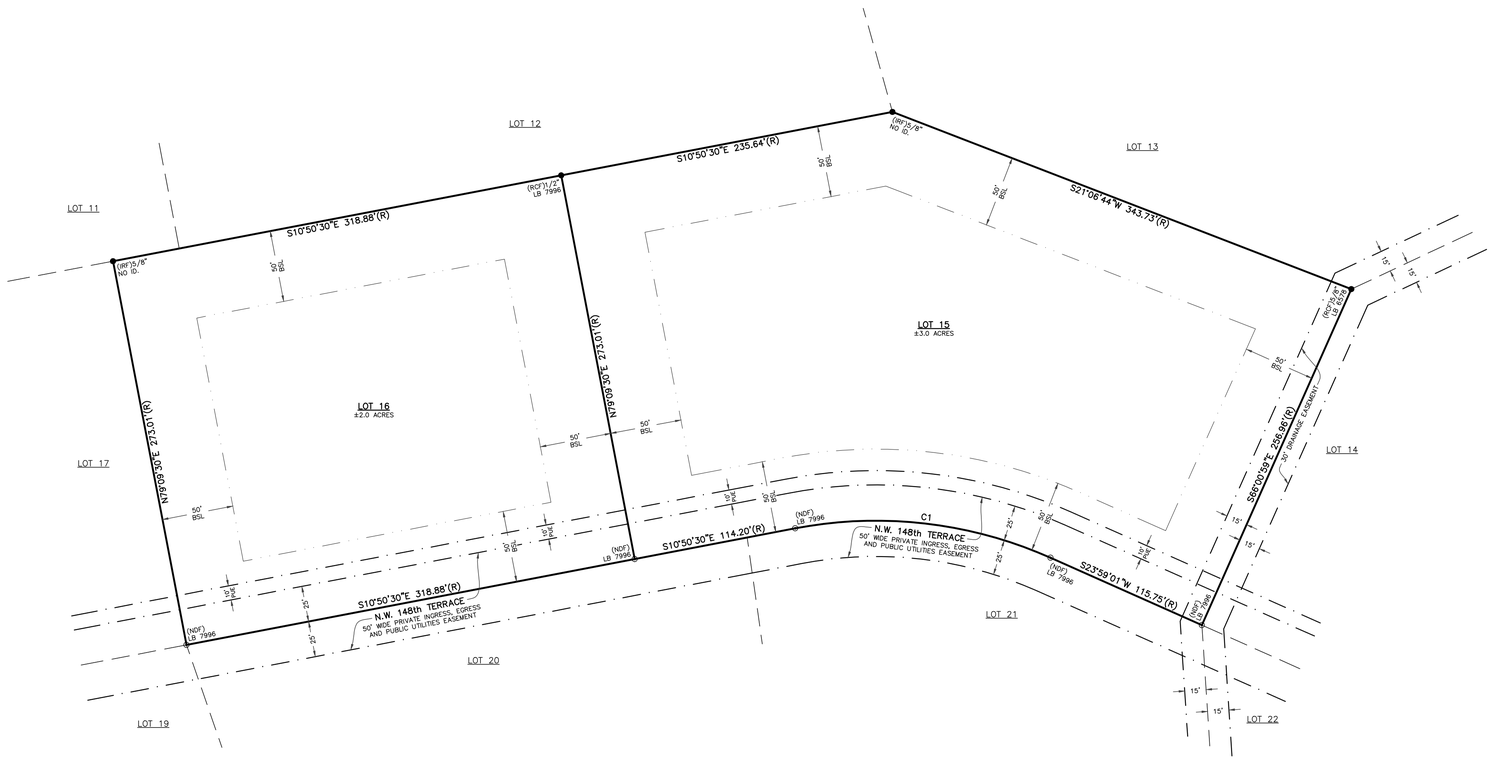
(8) Permanent control points shall be set on the centerline of the right-of-way at the intersection and terminus of all streets, at each change of direction, and no more than 1,000 feet apart. Such "P.C.P.s" shall be shown on the plat by an appropriate symbol or designation. In those counties or municipalities that do not require subdivision improvements and do not accept bonds or escrow accounts to construct improvements,

PLAT BOOK _____ PAGE _____

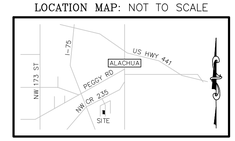
SHEET 1 OF 1

BURROWS REPLAT

A REPLAT OF LOT 15 AND LOT 16
AS SHOWN ON THE PLAT OF OAK RIDGE CROSSING
PLAT BOOK "U", PAGE(S) 19-21
LOCATED IN SECTION 22, TOWNSHIP 08 SOUTH RANGE 18 EAST
CITY OF ALACHUA
ALACHUA COUNTY, FLORIDA



LOCATION MAP: NOT TO SCALE



SUBDIVIDER:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

OWNERS CERTIFICATION AND DEDICATION

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_____ _____
WITNESS OWNER
PRINT NAME _____

_____ _____
WITNESS OWNER
PRINT NAME _____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER:

THIS IS TO CERTIFY THAT I HAVE REVIEWED THIS REPLAT FOR CONFORMITY TO PART 1 OF CHAPTER 177, FLORIDA STATUTES, BUT HAVE NOT VERIFIED THE SURVEY DATA.

EXAMINED ON: _____

AND

APPROVED BY: _____
PROFESSIONAL SURVEYOR AND MAPPER

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THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING REPLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR _____

ATTEST:

_____ FILED FOR RECORD ON: _____
CITY MANAGER

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EXAMINED ON: _____

AND APPROVED AS TO LEGAL FORM & SUFFICIENCY BY:

_____
CITY ATTORNEY

CERTIFICATE OF APPROVAL BY THE COUNTY HEALTH DEPARTMENT:

EXAMINED ON: _____

AND APPROVED BY:

_____
COUNTY HEALTH DEPARTMENT

RECEIVED AND FILED:

RECEIVED AND FILED FOR RECORD ON THIS DAY OF _____, A.D. 2021

_____ _____
CLERK OF THE COURT DATE

CERTIFICATE OF SURVEYOR

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_____ _____
DAVID M. DEREN P.S.M. DATE
FLORIDA CERTIFICATE NO. 6946

LAND DESCRIPTION:

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4. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
5. IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.
6. BOUNDARY SURVEY WAS COMPLETED ON 01-10-2022.

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LEGEND:

(R)	RECORD MEASUREMENT
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITIES EASEMENT
●	(RCF) REBAR AND CAP FOUND
●	(IRF) IRON ROD FOUND
⊙	(NDF) NAIL AND DISK FOUND

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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	182.35'(R)	300.00'(R)	34°49'32"(R)	94.09'(R)	S06°34'15"W 179.55'(R)

SCALE: 1" = 50'

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

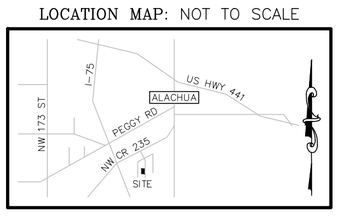
DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

PHONE: (352) 331-0010
PHONE: (352) 336-3363
FAX: (352) 336-1084
DERENLANDSURVEYING.COM

DEREN
LAND SURVEYING

SCALE: 1" = 50'
DEREN LAND SURVEYING
"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

LOCATION MAP: NOT TO SCALE



BOUNDARY SURVEY

PARCEL 03925-010-015
13018 N.W. 148th TERRACE
ALACHUA, FLORIDA 32615

SECTION 22, TOWNSHIP 08 SOUTH, RANGE 18 EAST
ALACHUA COUNTY, FLORIDA

LINE TABLE	
LINE #	LINE BEARING AND DISTANCE
L1	S10°50'30"E 34.20'(R) S10°49'48"E 34.20'(C)
L2	S10°50'30"E(R) S10°36'43"E 34.18'(F)
L3	S66°00'59"E 25'(R) S65°59'51"E 25.03'(C)
L4	N86°15'45"E(R) N85°09'20"E 28.88'(C)
L5	N79°09'30"E 25'(R) N79°09'30"E 24.90'(C)
L6	N79°09'30"E 25'(R) N79°09'24"E 24.81'(C)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	182.35'(R) 182.23'(F)	300.00'(R) 300.00'(F)	34°48'10"(F)	94.09'(R) 94.02'(F)	S06°34'15"W 179.55'(R) S06°43'53"W 179.44'(F)
C2	197.28'(F)	325.00'(R) 325.00'(F)	34°46'45"(F)	101.78'(F)	S06°36'34"W 194.26'(F)

LAND DESCRIPTION: (OFFICIAL RECORDS BOOK 3128, PAGE 538)

LOTS 15 AND 16, OAK RIDGE CROSSING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "U", PAGES 19, 20 AND 21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. SURVEY BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON "OAK RIDGE CROSSING" AS RECORDED IN PLAT BOOK "U", PAGE(S) 19-21 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.
2. BEARINGS ARE BASED ON A RECORDED CALL OF NORTH 79°09'30" EAST FOR THE SOUTH LINE OF LOT 16.
3. LAND DESCRIPTION OF RECORD AS PER OFFICIAL RECORDS BOOK 3128, PAGE 538.
4. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SURVEY ARE ONLY VALID FOR THIS ELECTRONIC PDF SURVEY FILE.
5. THE PRINTED SURVEY AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SURVEY.
7. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
8. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SURVEY.
9. NORTH ARROW IS BASED ON BEARING STRUCTURE.
10. CERTIFICATION IS NOT TRANSFERABLE.
11. THE PURPOSE OF THIS SURVEY IS TO SHOW BOUNDARY INFORMATION AND IMPROVEMENTS. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
12. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
13. COPIES AND ELECTRONIC FILES OF THIS SURVEY ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
14. THIS SURVEY COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
15. THIS SURVEY WAS PREPARED WITHOUT THE PRIVILEGE OF TITLE OR OWNERSHIP INFORMATION, AND AS SUCH IS SUBJECT TO ANY AND ALL LAND RIGHTS THAT AN ACCURATE TITLE SEARCH WILL REVEAL. THIS SURVEYOR IS NOT LIABLE FOR ANY ERRORS CAUSED BY LACK OF THIS INFORMATION OR OMISSIONS FROM THIS SURVEY THAT SAID TITLE RESEARCH WOULD REVEAL.

FLOOD ZONE:

IT IS THE OPINION OF THIS LAND SURVEYOR BASED ON AN INTERPRETATION OF F.I.R.M. PANEL No. 120 OF 640, COMMUNITY PANEL No. "120664 0120 D" THAT THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE JUNE 16, 2006.

WELL TIES:

WELL TO NEAREST LOT LINE IS 94.5 FEET.
WELL TO NEAREST HOUSE CORNER IS 54.6 FEET.
WELL TO SEPTIC TANK IS ±128.8 FEET.

LEGEND:

(R)	RECORD MEASUREMENT
(F)	FIELD MEASUREMENT
(C)	COMPUTED MEASUREMENT
ID.	IDENTIFICATION
R/W	RIGHT-OF-WAY
P.B.	PLAT BOOK
PG.	PAGE
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITIES EASEMENT
△	(CALC) CALCULATED CORNER
⊙	(NDF) NAIL AND DISK FOUND
▲	(NF) NAIL FOUND
●	(RCF) REBAR AND CAP FOUND
●	(IRF) IRON ROD FOUND
◎	(NDS) NAIL AND DISK SET
AC	AIR CONDITIONER
EM	ELECTRIC METER
G	GENERATOR
PE	POOL EQUIPMENT
	WOOD POWER POLE
	TELEPHONE PEDESTAL
W	WELL
	SEPTIC TANK
	MITERED END SECTION
OE	OVERHEAD ELECTRIC LINE

SCALE: 1" = 30'

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"ACCURACY COUNTS - KNOW YOUR BOUNDARIES"

DATE OF FIELD WORK: 01-10-2022

CERTIFY SURVEY TO:
THOMAS H. BURROWS AND PHYLLIS C. BURROWS

SCALE: 1" = 30'

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PAGE 1 OF 1

DATE: 01-11-2022
DRAWN BY: JAT
FIELD BOOK: 434/36-38

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DAVID M. DEREN LICENSE NO. 6946 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

PROFESSIONAL SURVEYOR & MAPPER FLA.CERT. 6946

JOB NO. 22005
ACAD FILE: 22005

DAVID M. DEREN P.S.M.
4605 N.W. 6TH STREET, SUITE H
GAINESVILLE, FLORIDA 32609

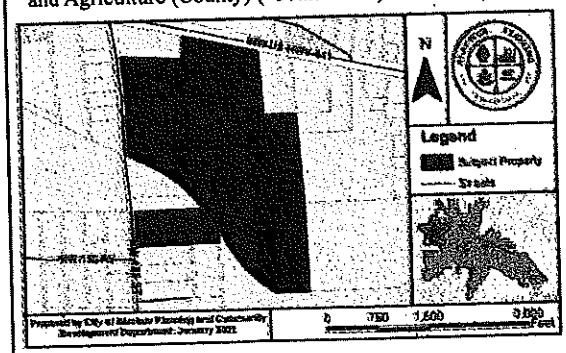
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DEREN LAND SURVEYING

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on March 8, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); located southeast of the intersection of US Highway 441 and NW 188th Street; consisting of Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003. 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000. Existing FLUM: Agriculture; Proposed FLUM: Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Existing Zoning: Agricultural (A) (±125.27 acres) and Agriculture (County) (±37.23 acres).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

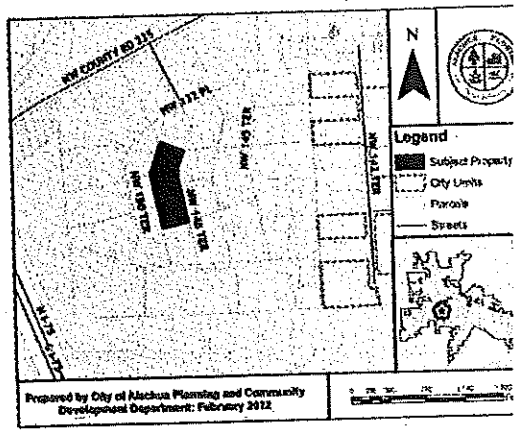
(Published: Alachua County Today - February 24, 2022)

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City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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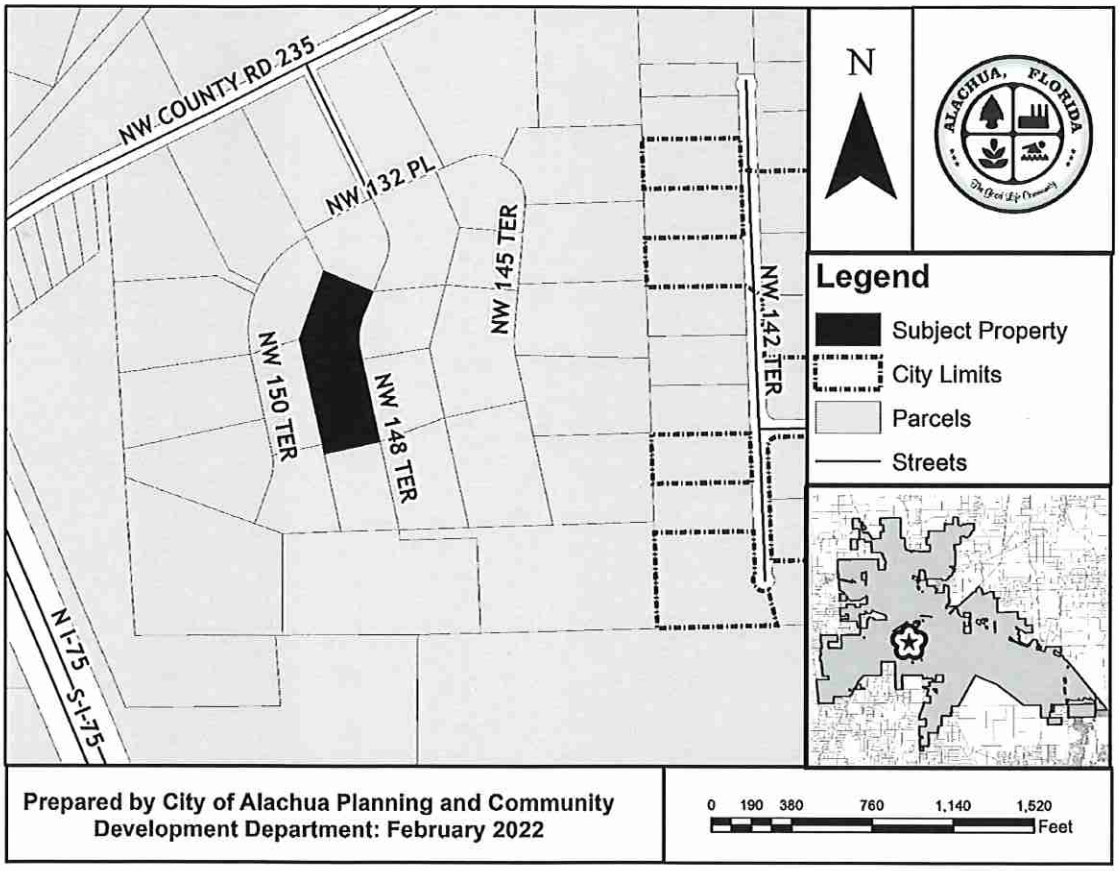
(Published: Alachua County Today - February 24, 2022

City of ALACHUA
THE GOOD LIFE COMMUNITY

Mailed 2/17/22 KC

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

ANDREWS DAVID W & MARY L
12776 NW 150TH TER
ALACHUA, FL 32615

BAULER NOEL F & VALERIE
14943 NW 132ND PL
ALACHUA, FL 32615

[redacted]

BURNEY NAZARINE R JR & MARNES
1725 NE 4TH AVE
GAINESVILLE, FL 32641

BURROWS THOMAS H & PHYLLIS C
13018 NW 148TH TER
ALACHUA, FL 32615

COLLINS HUBERT WILMOTT III
12883 NW 150TH TER
ALACHUA, FL 32615

[redacted]

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[redacted]

PETROSSIAN MICHAEL J & LINDA M
13019 NW 148TH TER
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ALACHUA, FL 32615

RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

[redacted]

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

[redacted]

[redacted]

[redacted]

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

[redacted]

D.8.B

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, Fl. 32653

Dan Rhine
288 Turkey Creek
Alachua, Fl. 32615

Tom Gorman
9210 NW 59th Street
Alachua, Fl. 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL. 32653

Peggy Arnold
410 Turkey Creek
Alachua, Fl. 32615

David Forest
23 Turkey Creek
Alachua, Fl. 32615

President TCMOA
1000 Turkey Creek
Alachua, Fl. 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

AFFIDAVIT FOR POSTED LAND USE SIGN

I Ronald W Edwards, POSTED THE LAND USE
(Name)
SIGN ON 2/17/22 FOR THE Burrows Final Plat/ Minor Subdivision
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

One (1)
(Number of signs)



navigator@srahec.org

as Distributive Education Clubs of America, is a non-profit career and technical student organization with more than 225,000 members. The organization

NOTICE OF ELECTION CITY OF ARCHER

Notice is hereby given that a regular Election for the City of Archer, Alachua County, Florida will be held Tuesday, April 12th, 2022. The purpose of the election will be to fill City Commission seats;

To elect a Commissioner for seat #4, for a term of four years
To elect a Commissioner for seat #5, for a term of four years

Qualifying for these seats will occur from noon (12pm), February 15th, 2022, through noon (12pm), March 2nd, 2022.

If no candidate receives a majority of the votes cast for the Seat in the regular election, a run-off election shall be held April 26th, 2022, between the two (2) candidates for that seat who receive the highest number of votes cast in the regular election.

Polling site will be the Archer Community Center located at 16671 SW 137th Ave, Archer, Florida. Polls will be open from 7:00a.m. to 7:00p.m.

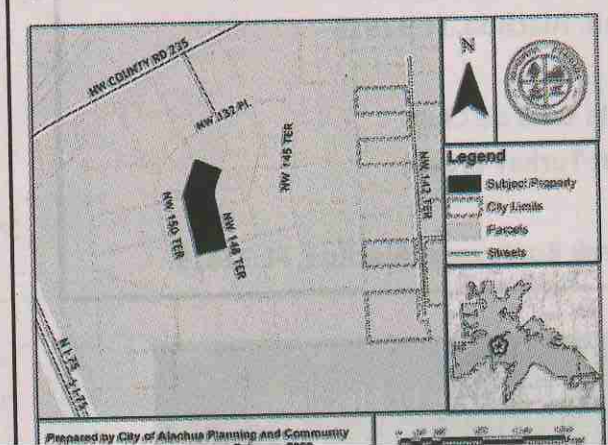
For more information call Archer City Hall at 352-495-2880.

Deanna Alltop, Deputy City Clerk
or Charles Hammond, City Manager

(Published: Alachua County Today - February 24, March 03, 10 & 17, 2022)

NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on March 28, 2022 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Ronald Edwards, agent for Thomas and Phyllis Burrows, property owners, for consideration of a Final Plat. The final plat proposes a minor subdivision to replat Lots 15 and 16 of the existing Oak Ridge Crossing subdivision. The subject property is located at 13018 NW 148th Terrace. Tax Parcel Number 03925-010-015; Future Land Use Map (FLUM) Designation: Agriculture; Zoning: Planned Unit Development.(PUD).



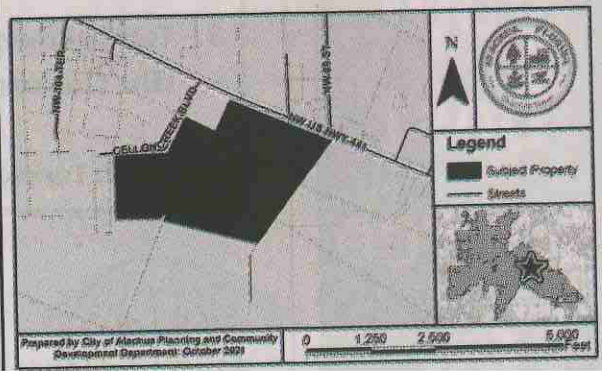
PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on March 28, 2022 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 22-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS ON ±160.2 ACRES FROM AGRICULTURAL (A) TO CORPORATE PARK (CP) ON A PARCEL OF LAND GENERALLY LOCATED SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND SOUTHERN PRECAST DRIVE AND EAST OF CELLON CREEK BOULEVARD; CONSISTING OF TAX PARCEL NUMBER 05949-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

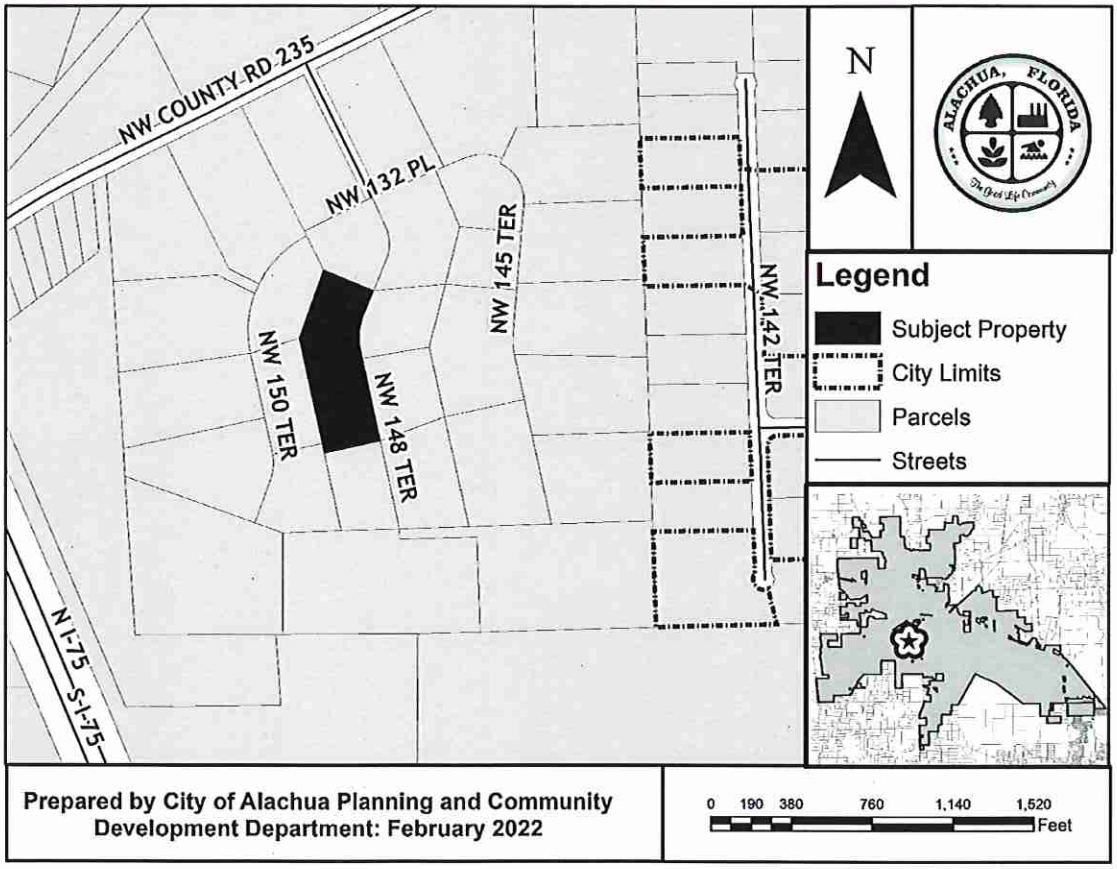


Mailed 3/14/22 KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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KARAVOLIAS & MILLS W/H
12760 NW 145TH TER
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LANGFORD SCOTT & TARA
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PALMER ROBERT Z & JAMIE D
2800 DOE DR
CLARKSVILLE, TN 37043

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RENAUD CALVIN J & GAIL GREEN
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RIVERA RAMIRO VELAZQUEZ & SANDI
12751 NW 150TH TER
ALACHUA, FL 32615

SABA REALITY LLC
683 MANATEE BAY DR
BOYNTON BEACH, FL 33435

SANDERS TREVOR K
14857 NW 132ND PL
ALACHUA, FL 32615

SAUNDERS DAVID S
13220 NW 145TH TER
ALACHUA, FL 32615

SCHOLLENBERGER WILLIAM R & DEBRA
13113 NW 145TH TER
ALACHUA, FL 32615

SVOBODA KIRK & JESSICA A
18205 NW 149TH PL
ALACHUA, FL 32615

WALKER JOSHUA A & BRITTNEY
12896 150TH TER
ALACHUA, FL 32615

WILLIAMS KYLE & CARRIE
13009 NW 145TH TERRACE
ALACHUA, FL 32615

Antoinette Endelicato
5562 NW 93rd Ave
Gainesville, Fl. 32653

Dan Rhine
288 Turkey Creek
Alachua, Fl. 32615

Tom Gorman
9210 NW 59th Street
Alachua, Fl. 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL. 32653

Peggy Arnold
410 Turkey Creek
Alachua, Fl. 32615

David Forest
23 Turkey Creek
Alachua, Fl. 32615

President TCMOA
1000 Turkey Creek
Alachua, Fl. 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, Fl 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, Fl. 32641

Jannette Hinsdale
PO Box 1156
Alachua, Fl. 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, Fl. 32615

Lynda Coon
7216 NW 126th Ave
Alachua, Fl. 32615

Tamara Robbins
PO Box 2317
Alachua, Fl 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, Fl. 32601

Bonnie Flynn
16801 NW 166th Drive
Alachua, Fl. 32615

Hugh & Jean Calderwood
PO Box 2307
Alachua, Fl 32616

Lisia Jenkins
PO Box 1071
Alachua, Fl. 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua, Fl. 32615

Carrie Luke
16611 NW 138th Ave
Alachua, Fl 32615

Dena Courtney
PO Box 1215
High Springs, FL 32655

AFFIDAVIT FOR POSTED LAND USE SIGN

I Ronald W Edwards, POSTED THE LAND USE
(Name)
SIGN ON 2/17/22 FOR THE Burrows Final Plat/ Minor Subdivision
(Date) (State type of action and project name)
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

One (1)
(Number of signs)

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: Children's Trust of Alachua County Contract
PREPARED BY: Elliot Harris, Director of Parks and Recreation

RECOMMENDED ACTION:
Approve the City Manager to enter into negotiations with CTAC and to sign all appropriate documents to secure the grant.

Summary

On January 14, 2022, The Children's Trust of Alachua County released a RFP for summer enrichment programming. The past two years CTAC has awarded The City of Alachua funds to support the Legacy Park Summer Adventure Camp. City staff submitted a proposal to CTAC for summer funding, and on March 18, 2022, staff was informed that the proposal of $66,665 was granted to the City of Alachua Recreation and Culture Department.

FINANCIAL IMPACT: No

BUDGETED: No

AMOUNT:$66,665

ADDITIONAL FINANCIAL INFORMATION: This is the fourth consecutive year that the Recreation and Culture Department has held a summer camp at Legacy. Recreational activities not only enhances the quality of life for families, it also provides for children to grow physically, mentally, socially and emotionally.

COMMISSION GOALS:
Quality of Life, Community Enhancement

ATTACHMENTS:

Description

- CTAC Award Notification

CONDITIONAL CONTRACT AWARD NOTIFICATION

Children's Trust of Alachua County
P.O. Box 5669
Gainesville, FL 32627
Phone: 352-374-1830, Fax: 352-374-1831

RFP/BID NO:	
BID OPENING DATE:	
CONTRACT AWARD DATE:	

DESCRIPTION:

FOR:	**TERM OF CONTRACT:**

Contract Value (Year1)	Contract Value (Year2)	Contract Value (Year3)	Contract Value (Year4)
$	$	$	$

TERMS AND CONDITIONS:

The contract for the above RFP/BID is conditionally awarded to you, subject to a successful contract negotiation with the Children's Trust of Alachua County, and the satisfactory compliance with, and adherence to, all of the terms, conditions and specifications contained in the RFP. You are obliged to immediately furnish CTAC with the following documents:

A. **Insurance certificates in the amounts required in our RFP specifications. Please be sure to include the Children's Trust of Alachua County, as an additional insured on each policy.**

B. **Corporate resolution authorizing a representative of the corporation to execute the agreement.**

C. **A completed New Vendor Form and W-9 Form.**

D. **A company logo in JPEG form.**

ADDITIONAL CONDITIONS: This notice of award is not an order to ship. Purchase orders will be issued to furnish the contractual supplies, equipment, materials, and/or services. All invoices and packing slip must reference the purchase order number.

CONTRACTOR INFORMATION:

Company Name: _____

Address: _____ **City:** _____ **State:** _____ **Zip Code:** _____

Phone: _____ **Fax:** _____

Contact Person: _____

Company email: _____ **Company website:** _____

_____ **Project Manager**

_____ **Executive Director**

Commission Agenda Item

MEETING DATE: 3/28/2022
SUBJECT: February 28, 2022, City Commission Meeting Minutes
PREPARED BY: Diane Amendola, Staff Assistant

RECOMMENDED ACTION:
Approve the minutes.

Summary

February 28, 2022, City Commission Meeting Minutes.

ATTACHMENTS:

Description

- Minutes

Regular City Commission Meeting
Minutes
February 28, 2022

Mayor Gib Coerper	**City Manager Mike DaRoza**
Vice Mayor Shirley Green Brown	City Attorney Marian Rush
Commissioner Jennifer Blalock	
Commissioner Dayna Miller	
Commissioner Robert Wilford	

The City Commission will conduct a

Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: February 28, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Cheryl Curington, James Curington, Art Forgey, Lt. Rene Guyan & Family, Ken Armstrong, Anisa Dorlouis, Rylie Tam, Alyssa Moneypenny, Jalyn Stout, Ro'miya Thomas, Faith Marquis, Gracie Hardacre, Justice Marquis, Kimberly Daniels, Olivia Beaveis, Joselynn Sanjurso, Cameron Bendel, Sarah Falck, Riley Steen, Melissa Bendel, Nichole Stout, Eric Marshall, Alshenethe Jamerson, Thad Beavers, James Bandol, Carrie Tam, Ryan Tam, Mae Stokes, Cassidy Dl Greco, Monica Moore, Brandon Labonte, Chad Marquis, Kreshelle Marquis, Karon Graben, Jani Martin, Sandy Martin, Paul Reuk, Andrew Payne, Robert Jernigan, Christopher Potts. STAFF ATTENDING: Diane Amendola, Robert Bonetti, Vicki Floyd, Adam Hall, Elliot Harris, Donna Myers, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, Kim Vermillion, Lisa Freeman, Connie Sandusky, Wesley Barrett, Charles Nahrwold, Joshua Lamar, Joel Coppock.

CITY COMMISSION MEETING

Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Robin Roberts from Christian Life World United Pentecostal Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper with Commissioner Robert Wilford absent.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza requested Item C, under I. Special Presentations be moved to Item B.

Commissioner Dayna Miller requested Item B under III. Committee Reports move to Consent Agenda.

Vice Mayor Shirley Green Brown moved to approve the amended agenda; seconded by Commissioner Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Miller moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Santa Fe High School Lady Raider Volleyball Recognition

Deputy City Clerk LeAnne Williams introduced the proclamation.

Mayor Coerper read the proclamation.

Head Coach Eric Marshall expressed his thanks to the community, parents and school administration for supporting the coaches and the Santa Fe High School Lady Raider Volleyball Team.

Mayor Coerper stated he was proud of the Santa Fe High School Lady Raider Volleyball Team.

Vice Mayor Brown congratulated the Santa Fe High School Lady Raider Volleyball Team on their outstanding accomplishment.

B. Chief Jesse Sandusky - Oath of Office Ceremony

Administrative Services Manager Vicki Floyd introduced the item and made recommendations.

Chief Sandusky requested his mother Connie Sandusky pin his badge.

Judge Susanne Wilson-Bullard administered the Oath of Office.

Chief Sandusky thanked the Commission for allowing him to serve The City of Alachua, The Good Life Community. He also thanked his friends, family and pastor for attending the swearing in ceremony.

C. Fiscal Analysis Report for FY 2021-2022 through January 31, 2022

Senior Accountant Tyler Williams introduced the item and provided the staff report.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mitch Glaeser with San Felasco Tech City announced several new tenants coming into San Felasco Tech City. He stated San Felasco Tech City applied for an additional 87,000 square feet addition, putting the commercial space at a total of 213,000 square foot. He stated he had a great time at the Relay for Life fundraiser event at Mi Apa. He stated that on March 1, 2022, at 12:00 pm, Alachua County Property Appraiser Ayesha Solomon would be the speaking at the Chamber of Commerce lunch. He stated it would be located at the Woman's Club on Main Street.

Mayor Coerper expressed his gratitude to Mi Apa for working in conjunction with the City to raise money for Relay for Life.

(Please Limit to 3 Minutes. Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. Parks & Recreation Advisory Board Appointment

Deputy City Clerk Williams presented the item.

Deputy City Clerk Williams called forward the applicants to speak on their own behalf. Each applicant in attendance came to speak individually. The applicants who came forward were James Curington, Malcolm Dixon, Carol Richardson and Travis White.

Deputy City Clerk Williams conducted the ballot process.

Vice Mayor Brown moved to appoint Carol Richardson and Travis White to serve the three year term; as Javonte Hayes and Malcolm Dixon to serve a one year term; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 3-0 by roll call, with Mayor Coerper abstaining.

IV. PUBLIC HEARINGS AND ORDINANCES

(Presentations, other than the applicant, please limit to **3 Minutes**)

A. Tara Baywood Phase 1 Final Plat: A request by Logan Peters, P.E., of JBPro, Inc., applicant and agent for Tara Baywood LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±20.25 acre subject property into a total of 61 lots, with associated common areas and right-of-way, consisting of Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

Planning & Community Development Director Kathy Winburn requested to have Item A deferred to the next meeting, March 14, 2022 at 6:00 pm.

Vice Mayor Brown moved to defer item A. Tara Baywood Phase 1 Final Plat: to the City Commission meeting March 14, 2022 at 6:00pm; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

B. Tara Forest East Phase 1 Final Plat: A request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent for Tara Forest LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±10.86 acre subject property into a total of 32 lots, with associated common areas and right-of-way, consisting of Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).

Planning & Community Development Director Kathy Winburn requested to have Item B deferred to the next meeting, March 14, 2022 at 6:00 pm.

Vice Mayor Brown moved to defer item B. Tara Forest East Phase 1 Final Plat: to the City Commission meeting March 14, 2022 at 6:00pm; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Extension of Alachua West PD-R Preliminary Plat

Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Brown moved to approve the extension request for the Alachua West Preliminary Plat; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

B. Purchase of Transformers

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper thanked the Public Services Department and City Staff for their forward thinking and keeping the City prepared.

Vice Mayor Brown moved to Waive the bidding requirements set forth in the PSPR Manual; Accept the quote from Emerald Transformer and authorize the purchase of twenty-nine (29) remanufactured/reconditioned transformers; Authorize the City Manager to issue a Purchase Order to Emerald Transformer in the amount of $259,703.00; Accept the quote from Stuart C. Irby Co. and authorize the purchase of ten (10) new transformers; and Authorize the City Manager to issue a Purchase Order to Stuart C. Irby Co. in the amount of $357,531.77; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

C. Arbours at Merrillwood Phase I-Support Loan

Compliance and Risk Management Director Wilson introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved to approve, commit and verify that the City would, fund and provide a $200,000, twenty (20) year balloon payment, 2% simple interest paid annually, no prepayment penalty, unsecured loan, with an origination date of May 1, 2022 to the Alachua County Housing Authority (Borrower) and that all borrower attorney fees and costs be paid by borrower and with the special condition that the loan proceeds be applied to the construction of the 40 unit, multi-story affordable housing facility on Merrillwood Drive and N.W. 33 Terrace in Alachua, Florida. Further, that the borrower agrees to sign and execute, on the terms conditions set forth in this Agenda Item as well as all others deemed appropriate by the City Attorney, an appropriate note and other documents necessary to perfect the described debt and obligations; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

D. GRU Transmission Services Agreement - COA Alachua Substation

Compliance and Risk Management Director Cap Wilson introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Blalock moved to Approve the agreement between the City of Gainesville d/b/a Gainesville Regional Utilities and the City of Alachua for Alachua Delivery Point and Transmission Services Agreement, authorize the Mayor to execute two copies of the Agreement and for the City Manager to coordinate full execution and exchange originals with Gainesville Regional Utilities; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

(**Please Limit to 3 Minutes.**Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza congratulated The Lady Raider Volleyball Team and Chief Sandusky. He thanked Public Services Director Rodolfo Valladares, Compliance and Risk Management Director Wilson and his team, City Attorney Marian Rush, and the team at GRU.

City Attorney Rush remarked it was a pleasure working with Milvia at GRU, as well as Compliance and Risk Management Director Wilson and his team. She congratulated The Lady Raider Volleyball Team and Chief Sandusky.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock stated she was very excited to see all the staff and children at W.W. Irby Elementary. She stated she enjoyed the Relay for Life Fundraiser event held at Mi Apa.

Commissioner Miller gave an update to the Commission about Josh's Place. She stated update's would be found on Josh's Place Facebook page. She announced the Alachua Lions Club Cattlemen banquet would be on Tuesday, March 22, 2022, at Valley View. She commented on the San Felasco Parkway clean up by the Youth Advisory Council (YAC).

Mayor Coerper stated he enjoyed the art murals at W.W. Irby Elementary School. He thanked the UF students that did the artwork for the school. He attended a Black History Month event in High Springs

and another event at the American Legion and stated it was very eye-opening. He reminded the public there would be a concert at Legacy Park on Saturday, March 5, 2022, from 4:00-7:00pm.

Vice Mayor Brown thanked Pastor Robin Roberts for his prayers. She stated she was happy that Judge Wilson-Bullard was able to attend and swear in Chief Sandusky. She also thanked Britany Clark from Gainesville High School, who sponsored a Black History program, and Vice Mayor Brown was one of the featured guest speakers. She announced Santa Fe High School held a parent night for parents of middle and high school students regarding mental health. She reminded the commission of the Youth Advisory Council's High Tea and Bingo event on Saturday, March 12, 2022 from 2:00- 4:00pm at the Cleather Hathcock Center, and the event would be free to the public. She stated she was proud of the YAC for being invited to speak at an Alachua County Commission Meeting about their goals, activities and objectives.

ADJOURN

Vice Mayor Brown moved to adjourn; seconded by Commissioner Blalock.

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. January 24, 2022 City Commission Meeting Minutes

B. February 14, 2022 City Commission Meeting Minutes

C. Suwannee River Water Management District (SRWMD) Meeting Report

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Mike DaRoza, City Manager/Clerk

_____
Gib Coerper, Mayor

City Commission Meeting Sign In
March 28, 2022

	Name *(Please Print)*
(Please Print) Tom & Vickie Coleridge	*(Please Print)*
(Please Print) KEN SULAK	*(Please Print)*
(Please Print) Gary Wilson Cox	*(Please Print)*
(Please Print) Janet Yesh	*(Please Print)*
(Please Print) Kam Army	*(Please Print)*
(Please Print) Don Yesh	*(Please Print)*
(Please Print) Ben Boukari	*(Please Print)*
(Please Print) Jermila Harris	*(Please Print)*
(Please Print) David G. Smith	*(Please Print)*
(Please Print)	*(Please Print)*

City Commission Meeting Sign In
March 28, 2022

	Name (Please Print)
(Please Print) Lynn Hayes	(Please Print) Christopher Potts
(Please Print) Tom Hubbard	(Please Print) Shirley Tyree Thomas Tyree
(Please Print) Sean Brewer	(Please Print)
(Please Print) Ron Edwards	(Please Print)
(Please Print) Thelma Burrows	(Please Print)
(Please Print) Lamy & Veta Cumbaa	(Please Print)
(Please Print) Becky Cumbaa	(Please Print)
(Please Print) James Curington	(Please Print)
(Please Print) Rupert L. Murphy II 4330 NW 93rd Ave. G'ville	(Please Print)
(Please Print) Nigel Watson	(Please Print)