Planning and Zoning Board
Agenda
January 8, 2019

Chair Gary Thomas | **City Manager Adam Boukari**

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

Planning and Zoning Board
At 6:00 PM

Meeting Date: January 8, 2019

Meeting Location: James A. Lewis Commission Chambers

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

PLANNING AND ZONING BOARD MEETING AGENDA

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

I. OLD BUSINESS

II. NEW BUSINESS

A. Approval of the Minutes of the December 11, 2018 PZB Meeting

B. Alachua West PD-R Preliminary Plat & Final PD Plan: A request by Eric Warren, P.E., of Poulos

& Bennett, LLC, agent for M3 Alachua, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for the Alachua West PD-R, which proposes the subdivision of a ±35.82 acre subject property into a total of 126 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, & 03042-052-006 (Quasi-Judicial Hearing).

C. Savannah Station Phase 2 Preliminary Plat & Final PD Plan: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated common areas and right-of-way. Portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

D. Copeland Park Site Plan: A request by Daniel Young, P.E., LEED AP, applicant and agent for ADC Development & Investment Group, LLC and Alachua Copeland Park Investments, LLC, property owners, for consideration of a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements, on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court; A portion of Tax Parcel Nos. 03230-002-000, 03230-002-003, and 03927-000-000 (Quasi-Judicial Hearing).

E. Upland Industrial Park Replat of Lots 2 - 5: A request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of the Replat of Lots 2 through 5 of Upland Industrial Park. Tax Parcel Numbers 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005 (Quasi-Judicial Hearing).

F. Large Scale Comprehensive Plan Amendment: A request by PJDJ, Inc., DMR 239 Estates, LLC. and Eric Fields, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property. Consisting of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Legislative Hearing).

G. Site-Specific Amendment to the Official Zoning Atlas: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural(A) on a ±191.68 acre subject property. Consisting of Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Quasi-Judicial Hearing).

H. Large Scale Comprehensive Plan Amendment: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property. Consisting of Tax Parcel Numbers Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. (Legislative Hearing)

I. Site-Specific Amendment to the Official Zoning Atlas: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±354.07 acre subject property. Consisting of Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 (Quasi-Judicial Hearing)

J. Large Scale Comprehensive Plan Amendment: A request by John May and John Williams, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture

(Alachua County) to Agriculture on a ±11.20 acre subject property. Consisting of Tax Parcel Numbers 04119-016-000 and 04119-016-003. (Legislative Hearing)

K. Site-Specific Amendment to the Official Zoning Atlas: A request by John May and John Williams, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±11.20 acre subject property. Consisting of Parcel Numbers 04119-016-000 and 04119-016-003 (Quasi-Judicial Hearing).

L. Large Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Legislative Hearing).

M. Site-Specific Amendment to the Official Zoning Atlas: A request by Phoenix Commercial Park, LLP, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP) (Alachua County) to Industrial General (IG) on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

III. BOARD COMMENTS/DISCUSSION

IV. CITIZENS COMMENTS

ADJOURN

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Approval of the Minutes of the December 11, 2018 PZB Meeting

PREPARED BY: Kenyata Curtis, Planning Assistant

RECOMMENDED ACTION:
Approve the Minutes of the December 11, 2018 PZB Meeting

Summary

Approval of the Minutes of the December 11, 2018 PZB Meeting

ATTACHMENTS:

Description

- Minutes of the December 11, 2018 PZB Meeting

Planning and Zoning Board
Minutes
December 11, 2018

Chair Gary Thomas | **City Manager Adam Boukari**

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

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

Meeting Date: December 11, 2018

Meeting Location: James A. Lewis Commission Chambers, City Hall

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 Gary Thomas called the meeting to order. School Board Member Tina Certain was absent.

INVOCATION

Vice Chair Anthony Wright led the invocation.

PLEDGE TO THE FLAG

Led by the Board.

APPROVAL OF THE AGENDA

Vice Chair Wright moved to approve the agenda; seconded by Member Sandy Burgess.

Pass by unanimous consent.

I. OLD BUSINESS

None.

II. NEW BUSINESS

A. Approval of the Minutes of the November 13, 2018 PZB Meeting

Vice Chair Wright moved to approve the minutes; seconded by Member Virginia Johns.

Passed by unanimous consent.

Member Johns recused herself from items D,E,H, and I.

B. Small Scale Comprehensive Plan Amendment: A request by James and Wetona Johnson, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ±0.36 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

City Attorney Marian Rush introduced the item.

Planner Adam Hall, AICP, presented the Staff Report.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application fro a Small 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, seconded by Member James Sajczuk.

Motion Passed 5-0 in a roll call vote.

C. Site-Specific Amendment to the Official Zoning Atlas: A request by James and Wetona Johnson, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Residential Single Family -3 (RSF-3) on a ±0.36 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing).

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Sandy Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve, seconded by Member Virginia Johns.

Motion Passed 5-0 in a roll call vote.

D. Small Scale Comprehensive Plan Amendment: A request by Hipp Rental Properties, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Industrial on a ±5.91 acre subject property. Consisting of Tax Parcel Number 03213-000-000. (Legislative Hearing)

City Attorney Rush introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Burgess moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application fro a Small 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, seconded by Vice Chair Wright.

Motion Passed 4-0 in a roll call vote.

E. Site-Specific Amendment to the Official Zoning Atlas: A request by Hipp Rental Properties, LLC, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Industrial General (IG) on a ±5.91 acre subject property. Consisting of Parcel Number 03213-000-000 (Quasi-Judicial Hearing).

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve, seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

F. Small Scale Comprehensive Plan Amendment: A request by North Florida Water Systems, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±1.30 acre subject property. Consisting of Tax Parcel Number 03068-000-000. (Legislative Hearing)

City Attorney Rush introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Burgess inquired about the usage of the parcel.

Planner Hall, AICP, and City Attorney Rush responded.

Member Burgess moved that based upon the presentation before this Board and Staff's

recommendation, this Board finds the application fro a Small 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, seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

G. Site-Specific Amendment to the Official Zoning Atlas: A request by North Florida Water Systems, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural-Rural Business (A-RB)(Alachua County) to Agricultural (A) on a ±1.30 acre portion of the subject property. Consisting of Parcel Number 03068-000-000 (Quasi-Judicial Hearing

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Sajczuk moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve, seconded by Member Johns.

Motion Passed 5-0 in a roll call vote.

H. Small Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owners, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center to Industrial on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000. (Legislative Hearing)

City Attorney Rush introduced the item.

Planner Hall, AICP, presented the Staff Report.

Member Sajczuk moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application fro a Small 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, seconded by Member Burgess.

Motion Passed 4-0 in a roll call vote.

I. Site-Specific Amendment to the Official Zoning Atlas (Small Scale): A request by Phoenix Commercial Park, LLP, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Light and Warehouse Industrial ("ILW") on a ±1.03 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing)

City Attorney Rush introduced the item.

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

Planner Hall, AICP, presented the Staff Report.

Member Burgess moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve, seconded by Member Sajczuk.

Motion Passed 4-0 in a roll call vote.

III. BOARD COMMENTS/DISCUSSION

Member Johns expressed her holiday wishes.

Department Director Kathy Winburn stated the next meeting will be January 8, 2019, at 6:00 p.m.

IV. CITIZENS COMMENTS

None.

ADJOURN

Member Burgess moved to adjourn, seconded by Member Johns.

Passed by unanimous consent.

ATTEST:

PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

_____
Presiding Officer

_____
Staff Liaison

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Alachua West PD-R Preliminary Plat & Final PD Plan: A request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for the Alachua West PD-R, which proposes the subdivision of a ±35.82 acre subject property into a total of 126 lots, with associated common areas and right-of-way. Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, & 03042-052-006 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" an located on page 21 of the January 8, 2019 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" an located on page 21 of the January 8, 2019 Staff Report to the Planning & Zoning Board.

Summary

This application is a request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant and property owner, for consideration of a Preliminary Plat and Final PD Plan for the Alachua West PD-R. The Alachua West project subdivision proposes to subdivide the subject property into a total of 126 lots, with associated common areas and right-of-way.

The Alachua West PD-R is located west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

In 2017, the applicant and property owner submitted applications to amend the Future Land Use Map (FLUM) Designation from Medium Density Residential (4 – 8 dwelling units per acre) to Moderate Density Residential (0 – 4 dwelling units per acre), and to amend the zoning of the property from Residential Multiple Family – 8 (RMF-8) (a maximum of 8 dwelling units per acre) to Planned Development – Residential (PD-R). The former FLUM Designation and zoning would have permitted a maximum of 286 dwelling units on the property; the current FLUM Designation and zoning permit a maximum of 143 dwelling units.

The PD Master Plan, approved as part of the PD-R zoning in 2017, establishes the framework for the site. Residential areas will be primarily located in the central, western, and northern portions of the site, with common area, open space, and

stormwater management facilities located in the central/southeastern portion of the site. Access to the proposed development would be provided by a single ingress/egress connection to NW 173rd Street in the central portion of the site. An emergency ingress/egress connection to NW 173rd Street would be provided in the northeastern portion of the site for Phase 1, which would be replaced by an emergency ingress/egress in the southeastern portion of the site upon construction of Phase 2. The proposed development would provide for a future connection to vacant lands to the west of the subject property.

The development is comprised of three (3) phases: Phase 1 (50 units); Phase 2 (50 units); and Phase 3 (26 units). Phase 1 will include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and will be required to commence construction within one (1) year of the approval of Construction Plans. Phase 2 will be required to commence construction within three (3) years of the approval of Construction Plans, and Phase 3 will be required to commence construction within five (5) years of the approval of Construction Plans.

Development within the Alachua West PD-R will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to a stormwater management facility constructed in the southeastern portion of the subject property. An analysis of the development's impact on public facilities is provided within the Staff Report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within the Staff Report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Alachua West PD-R Preliminary Plat & Final PD Plan
- Application & Supporting Materials
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of a Preliminary Plat and Final PD Plan, which proposes the subdivision of the subject property into a total of 126 lots, with associated common areas and right-of-way
AGENT:	Eric Warren, P.E., Poulos & Bennett, LLC
APPLICANT/ PROPERTY OWNER:	M3 Alachua, LLC
PARCEL ID NUMBER(S):	03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±35.82 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" an located on page 21 of the January 8, 2019 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 transmits the Alachua West PD-R Preliminary Plat and Final PD Plan to the City Commission, with a recommendation to approve, subject to the three (3) conditions provided in Exhibit "A" an located on page 21 of the January 8, 2019 Staff Report to the Planning & Zoning Board.*

SUMMARY & BACKGROUND

This application is a request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant and property owner, for consideration of a Preliminary Plat and Final PD Plan for the Alachua West PD-R. The Alachua West project subdivision proposes to subdivide the subject property into a total of 126 lots, with associated common areas and right-of-way.

The Alachua West PD-R is located west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

In 2017, the applicant and property owner submitted applications to amend the Future Land Use Map (FLUM) Designation from Medium Density Residential (4 – 8 dwelling units per acre) to Moderate Density Residential (0 – 4 dwelling units per acre), and to amend the zoning of the property from Residential Multiple Family – 8 (RMF-8) (a maximum of 8 dwelling units per acre) to Planned Development – Residential (PD-R). The former FLUM Designation and zoning would have permitted a maximum of 286 dwelling units on the property; the current FLUM Designation and zoning permit a maximum of 143 dwelling units.

The PD Master Plan, approved as part of the PD-R zoning in 2017, establishes the framework for the site. Residential areas will be primarily located in the central, western, and northern portions of the site, with common area, open space, and stormwater management facilities located in the central/southeastern portion of the site. Access to the proposed development would be provided by a single ingress/egress connection to NW 173rd Street in the central portion of the site. An emergency ingress/egress connection to NW 173rd Street would be provided in the northeastern portion of the site for Phase 1, which would be replaced by an emergency ingress/egress in the southeastern portion of the site upon construction of Phase 2. The proposed development would provide for a future connection to vacant lands to the west of the subject property. See Figures 1 and 2 below.

The development is comprised of three (3) phases: Phase 1 (50 units); Phase 2 (50 units); and Phase 3 (26 units). Phase 1 will include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and will be required to commence construction within one (1) year of the approval of Construction Plans. Phase 2 will be required to commence construction within three (3) years of the approval of Construction Plans, and Phase 3 will be required to commence construction within five (5) years of the approval of Construction Plans.

Development within the Alachua West PD-R will connect to potable water and wastewater facilities. Stormwater for the proposed development will be conveyed to a stormwater management facility constructed in the southeastern portion of the subject property. An analysis of the development's impact on public facilities is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

Figure 1. Alachua West PD-R PD Master Plan (Sheet 2.00)

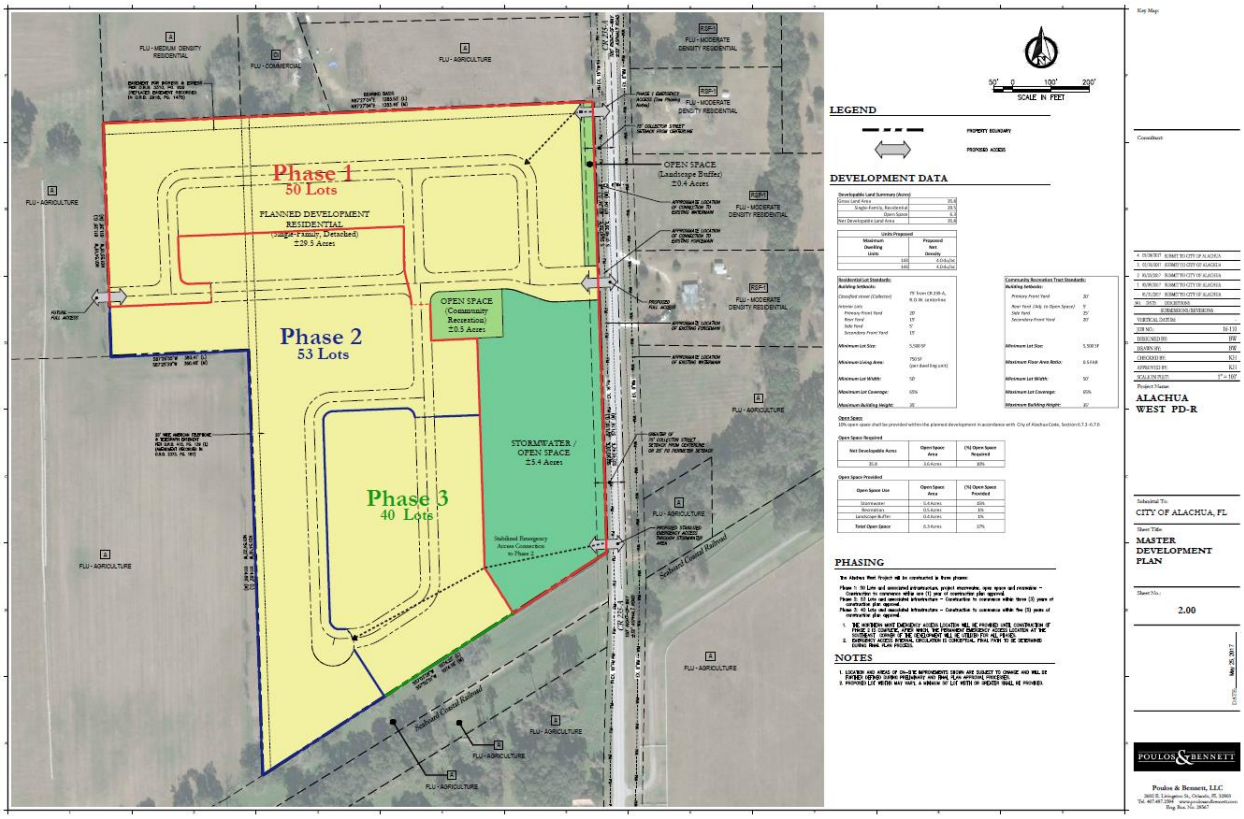
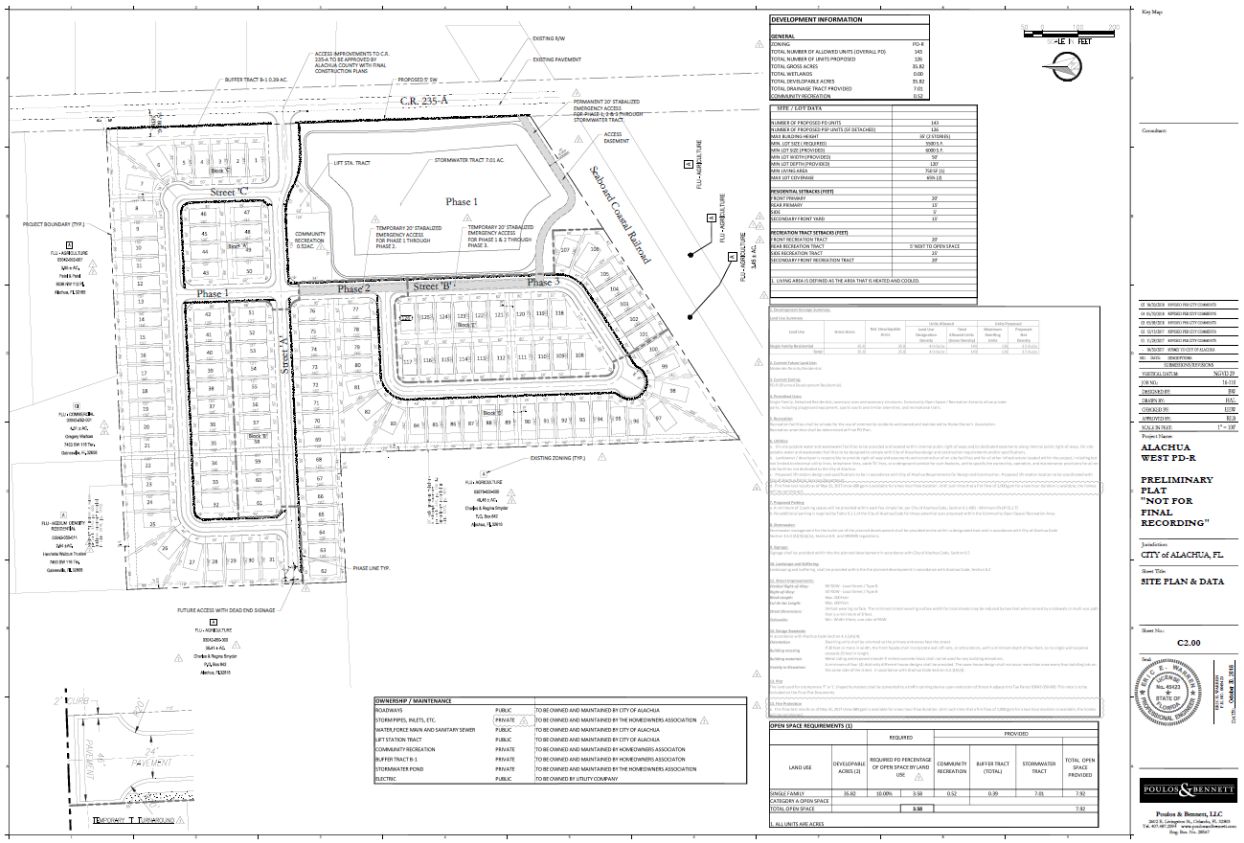


Figure 2. Alachua West PD-R Preliminary Plat & Final PD Plan (Sheet 2.00)



SURROUNDING USES

The subject property is located west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd 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.

Map 1. Vicinity Map

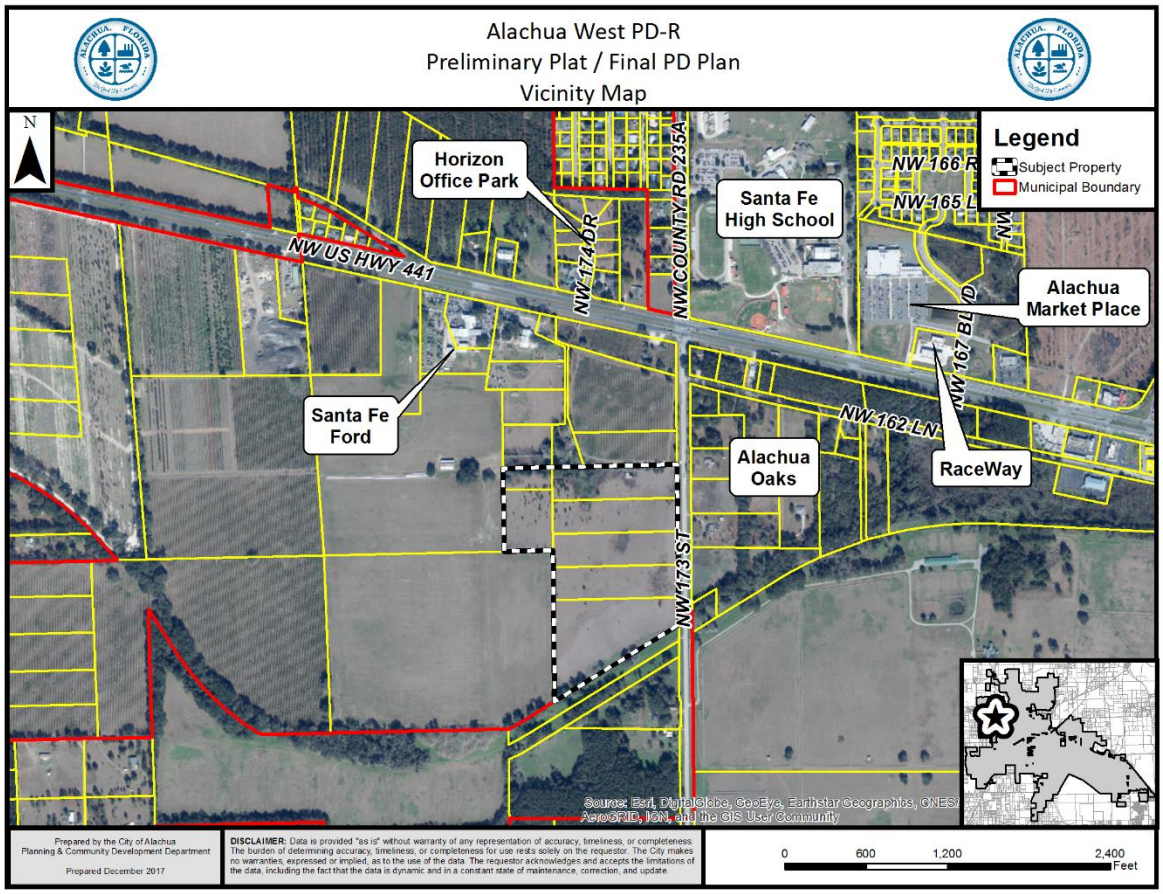


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Agriculture; Commercial; Medium Density Residential	Agriculture (A); Commercial Intensive (CI)
South	Vacant Lands; Single Family Residence	Rural/Agriculture (County)	Agricultural (County)
West	Vacant Lands	Agriculture	Agriculture (A)
East	Vacant Lands; Single Family Residences	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 1 (RSF-1)

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 were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on November 28, 2017, at the Alachua County Library District – Alachua Branch. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, there were no members of the public who attended the meeting.

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 2025:
The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The

following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The Alachua West PD-R property has a FLUM Designation of Moderate Density Residential, which permits single family detached units at a density of 0 – 4 units per acre. The Preliminary Plat and Final PD Plan proposes 126 lots for the project, which represents a density of 3.52 dwellings per acre, within the range permitted by the Moderate Density Residential FLUM Designation.

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

Objective 2.1: Planned Development (PD) Standards
In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: This property is zoned PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element.

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize 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: As a part of the application materials for the Alachua West PD-R rezoning application, which was approved in 2017, the applicant has provided an environmental assessment of the site,

entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. This report has also been included in the application materials for the Preliminary Plat / Final PD Plan.

The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus)* is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. The PD requires that, prior to any construction activity occurring on site, the applicant confirm if any protected species exist on site and, if a protected species is found on site, to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis is 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 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.

GOAL 9: Water and Wastewater Service:

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

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

Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. The development will be required to connect to the potable water and wastewater systems.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support additional housing within the City, thereby furthering Policy 1.1.a.

Recreation Element

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

Analysis of Consistency with Policy 1.2.b: An analysis of the impacts to recreation facilities is provided within this report.

Transportation Element

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

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

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial

development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and the development will be required to connect to the wastewater system.

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

FACILITY TYPE	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 potential 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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is located within the potable water service area, and the development will be required to connect to the 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: As a part of the application materials for the Alachua West PD-R rezoning application, which was approved in 2017, the applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. This report has also been included in the application materials for the Preliminary Plat / Final PD Plan.

The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus)* is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

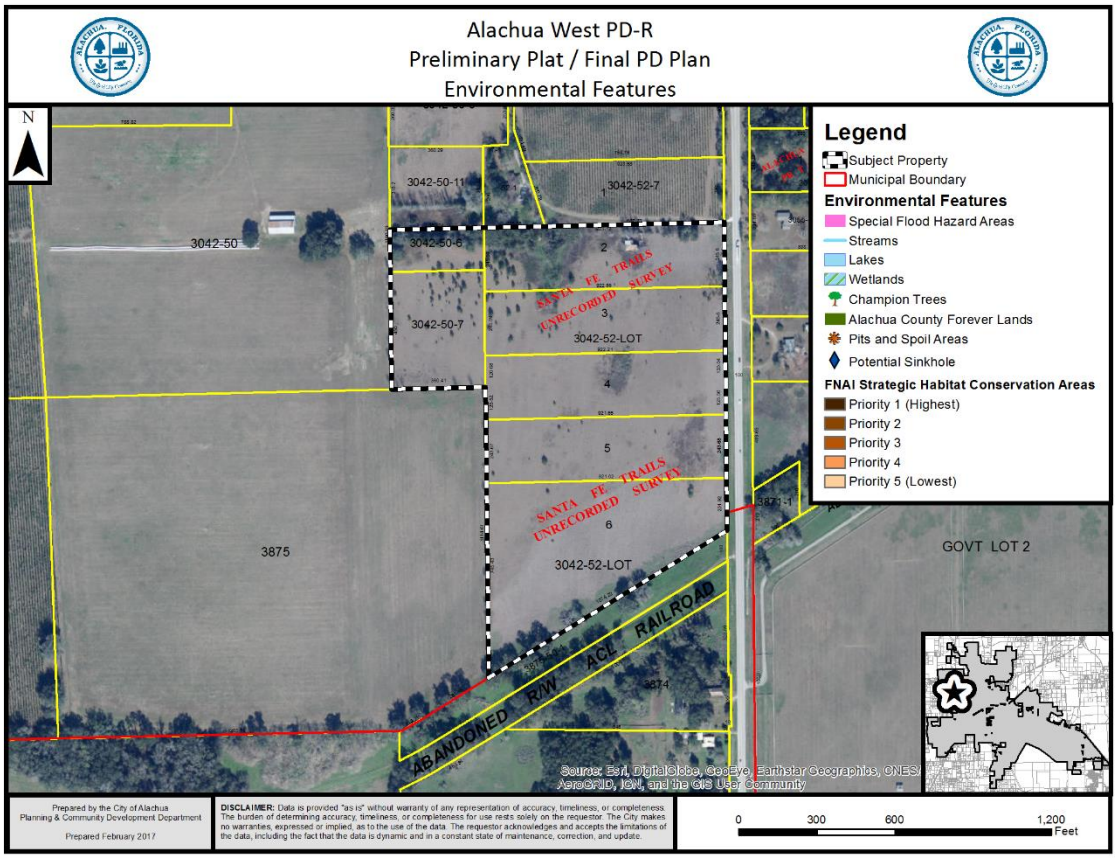
With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

With the exception of the preceding, there are no other concerns pertaining to natural resources. The PD requires that, prior to any construction activity occurring on site, the applicant confirm if any protected species exist on site and, if a protected species is found on site, to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

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

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

Strategic Ecosystems

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

Evaluation: The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will not adversely impact any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

As a part of the application materials for the Alachua West PD-R rezoning application, which was approved in 2017, the applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. This report has also been included in the application materials for the Preliminary Plat / Final PD Plan.

The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus)* is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

Evaluation: With the exception of the preceding, there are no other concerns pertaining to natural resources. The PD requires that, prior to any construction activity occurring on site, the applicant confirm if any protected species exist on site and, if a protected species is found on site, to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

Soil Survey

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

A, B, C, and D. "Group A" soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. "Group D" soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

Arredondo Fine Sand (0-5% slopes)
Hydrologic Group: A
This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Fort Meade Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

Norfolk Loamy Fine Sand (5-8% slopes)
Hydrologic Soil Group: B
This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

Evaluation: The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panels 0120D 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.

Evaluation: The subject property is designated as within a Medium-High Aquifer Recharge Area as identified on the Suwannee River Water Management District (SRWMD) High Aquifer Recharge (HARC) Map. Best available data indicates that no sinkholes or known indicators of sinkhole activity are known to exist 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.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(2)(e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

> *2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding 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.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

Additionally, the subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate. In this instance, the proposed development requires preliminary plat review/approval. The application has been reviewed for compliance with the standards of Section 2.4.3(E)(1.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved by the City Commission on 2017. The applicant has submitted the appropriate application type within the specified time frame in order to meet the requirement of this section.

(2) *Standards.* In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the new impacts generated by the development. Proposed impacts are based upon the proposed development, consisting of 126 single-family residential units.

At present, 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. Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Transportation 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 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 3. Potential Trip Generation

Land Use[1]	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Single-Family Detached Housing (ITE Code 210)	1,189 (594 / 595)	96 (25 / 71)	126 (81 / 45)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – 9.44 trips per dwelling x 126 dwellings (50% entering/50% exiting); AM Peak Hour – 0.76 trips per dwelling x 126 dwellings (26% entering/74% exiting); PM Peak Hour – 1.00 trips per dwelling x 126 dwellings (64% entering/36% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 235A South (CR 235A South of US 441)[1]	Segment 5 US Highway 441 (from SR 235 to North City Limits))[1]
Average Annual Daily Trips		
Maximum Service Volume[2]	15,120	39,000
Existing Traffic[3]	3,780	25,926
Reserved Trips[4]	233	3,192
Available Capacity[4]	11,107	9,882
Increase in Daily Trips Generated by Development[5]	126	951
Residual Capacity[6]	**10,981**	**8,931**

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 State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua October 2018 Development Monitoring Report.
5 Trip Distribution: CR 235A S: 100%; Segment 5: 80%.
6 The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	CR 235A South (CR 235A South of US 441)[1]	Segment 5 US Highway 441 (from SR 235 to North City Limits))[1]
PM Peak Trips		
Maximum Service Volume[2]	1,359	3,510
Existing Traffic[3]	359	2,463
Reserved Trips[4]	31	306
Available Capacity[4]	969	741
Increase in PM Peak Hour Trips Generated by Development	126	101
Residual Capacity[5]	**843**	**640**

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 State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua October 2018 Development Monitoring Report.
5 Trip Distribution: CR 235A S: 100%; Segment 5: 80%.
6 The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of the roadway segments identified above. Concurrency and impacts to the transportation network will be revaluated during Final Plat review.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,236,000
Reserved Capacity[2]	47,917
Available Capacity	1,016,083
Potential Demand Generated by Development[3]	34,650
Residual Capacity	**981,433**
Percentage of Permitted Design Capacity Utilized	**57.33%**

Sources:
1 City of Alachua Public Services Department, March 2018
2 City of Alachua October 2018 Development Monitoring Report
3 City of Alachua Comprehensive Plan; (Formula: [275 gallons per day per dwelling unit x 126 dwelling units]).

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of potable water facilities. Concurrency and impacts to the potable water system will be revaluated during Final Plat review.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[2]	43,889
Available Capacity	769,111
Potential Demand Generated by Development[3]	31,500
Residual Capacity	**737,611**
Percentage of Permitted Design Capacity Utilized	**50.83%**

Sources:
1 *City of Alachua Public Services Department, March 2018*
2 *City of Alachua October 2018 Development Monitoring Report*
3 *City of Alachua Comprehensive Plan; (Formula: [250 gallons per day per dwelling unit x 126 dwelling units]).*

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of wastewater facilities. Concurrency and impacts to the wastewater system will be revaluated during Site Plan review.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Potential Demand Generated by Development[3]	1,193.67	217.99
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 *Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year.)*
2 *City of Alachua October 2018 Development Monitoring Report.*
3 *Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 126 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.*
4 *New River Solid Waste Facility, April 2018.*

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities. Concurrency and impacts to the solid waste system will be revaluated during Final Plat review.

Recreation Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	1.49
Residual Recreational Capacity After Impacts	**37.74**

Sources:
1 City of Alachua October 2018 Development Monitoring Report.
2 University of Florida, Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element (Formula: 9,936 persons / [5 acres/1,000 persons])
3 US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 126 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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	0.30 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.36 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]	**29.75%**

1 Source: City of Alachua October 2018 Development Monitoring Report.
2 Formula: Recreation Demand Generated by Development (1.49 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 impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of recreation facilities. Concurrency and impacts to the recreation system will be revaluated during Final Plat review.

Public School Facilities Impacts

On December 11, 2017, the School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed preliminary plat. This determination was issued in accordance with the City's Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that capacity is available within elementary, middle and high school facility to accommodate the development.

Upon submittal of a Final Plat, the development will be subject to a concurrency review of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

ALACHUA WEST PD-R
PRELIMINARY PLAT & FINAL PD PLAN
STAFF REPORT

CONDITIONS:

1. The applicant acknowledges and agrees that the project shall comply with the minimum fire flow requirements, as set forth in Chapter 633, Florida Statutes, the Florida Building Code, and as required by Section 3., #12., of Ordinance 17-10 of the City of Alachua.

2. The applicant agrees it shall provide an updated listed species and habitat survey to the City no less than 60 days prior to the commencement of construction on the property. The updated 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 shall identify any permitting requirements of any local, State, or Federal governmental agencies.

3. The that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

ALACHUA WEST PD-R
PRELIMINARY PLAT & FINAL PD PLAN
STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 12, 2018

Also sent electronically to ewarren@poulosandbennett.com

Eric Warren, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Planning & Zoning Board (PZB) Public Hearing: Alachua West PD-R Preliminary Plat (Final PD Plan)

Dear Mr. Warren:

The City of Alachua has reviewed the revised application materials for the above referenced application, submitted on November 14, 2018, and finds that the materials address the Staff's review comments. As such, the application may now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and plans and a digital copy of all materials in PDF format on a CD *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **January 8, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, December 19, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

RE: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations

From : Brian Green <bgreen@AlachuaCounty.US> Mon, Dec 10, 2018 03:03 PM
Subject : RE: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations
To : Justin Tabor <jtabor@cityofalachua.org>

Justin,

The attached letter is sufficient for approval of the plan with the homes having fire sprinklers.

Brian Green
Alachua County Fire Rescue
Life Safety / Investigative Branch
Cell 352-494-3140
Office 352-384-3103
Fax 352-384-3157

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, December 10, 2018 8:33 AM
To: Rodolfo Valladares <ro_valladares@cityofalachua.org>; Brian Green <bgreen@AlachuaCounty.US>
Cc: Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Fwd: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations

Good Morning, Rodolfo & Brian,

Could you please respond to the request below at your earliest convenience?

Thanks in advance.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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: "Justin Tabor" <jtabor@cityofalachua.com>
To: "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "bgreen" <bgreen@alachuacounty.us>
Cc: "kwinburn" <kwinburn@cityofalachua.com>
Sent: Wednesday, November 28, 2018 1:23:36 PM
Subject: Alachua West PD-R Preliminary Plat - Revised Fire Flow Calculations

Rodolfo, Brian,

The engineer for the Alachua West PD-R Preliminary Plat project (Poulos & Bennett) has resubmitted the application with a revised proposal to address needed fire flow. In May 2017, a fire flow assessment was performed near the project site

and showed 680 gpm to be available for a 2 hour duration (see attached memo).

The engineer proposes to utilize sprinkler systems in homes until such time that that flow exists to meet NFPA requirements without a sprinkler system. I have attached a letter, signed and sealed by the engineer, which provides the revised calculations. A note has also been added to Sheets C2.00 and C4.00 of the plans addressing the matter.

Please review and advise if you find the attached to be acceptable and to address fire flow requirements for the project. This is the only remaining issue to be addressed before the item can be scheduled for a public hearing. In order to meet notice requirements and deadlines for the next hearing date, **please respond no later than Thursday, December 6, at 5 PM**.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

October 30, 2018

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

RECEIVED
NOV 1 4 2018
BY:

Subject: Revised Preliminary Plat & Application and Materials
Alachua West PD-R (Final PD Plan)
Poulos & Bennett Job No. 16-110

Dear Justin:

It is our understanding that the one outstanding comment for the Preliminary Plat was to address the fire flow requirements. We have discussed this issue with your Fire Marshal and Public Services Director and it is our understanding that they are in agreement that if the residential units are provided with sprinkler systems that the required fire flow will be 500 gpm and that this would be an acceptable solution at this time and until such time as an available fire flow of 1000 gpm is provided to the project. The preliminary Plat has been updated to include notes for this requirement on sheets C2.00 and C3.00.

Please find enclosed the following documents for your review:

Attachments:

- **Application Package**
- **Plans**
- **CD of items**

We trust this information is sufficient for approval. Please do not hesitate to contact me at ewarren@poulosandbennett.com or 407-487-2594 should you have any questions regarding this information.

Best regards,

Eric Warren, P.E.
Poulos & Bennett, LLC

Re: [FWD: RE: [FWD: Alachua West]]

From : Justin Tabor <jtabor@cityofalachua.com> Tue, Sep 11, 2018 04:27 PM
Subject : Re: [FWD: RE: [FWD: Alachua West]] 5 attachments
To : dave <dave@m3development.com>
Cc : Adam Boukari <aboukari@cityofalachua.org>, Rodolfo Valladares <ro_valladares@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>, Eric Warren <ewarren@poulosandbennett.com>, Marian Rush <marian@robertarushpa.com>

Mr. McDaniel,

Thank you for your email. For numerous reasons, the hold harmless suggestion is not feasible in this situation. However, Staff wishes to find an amicable solution that addresses your desire to begin construction activity as soon as possible, while also ensuring the concerns of the City regarding acceptable water pressure for the development to meet fire flow requirements are met. To accomplish this, Staff proposes the following:

- The recommended condition as sent on July 30 remains as previously presented;
- To meet the requirements of this condition, the project's Construction Plans would depict and demonstrate how the minimum fire flow requirements would be met **without** the planned City infrastructure [i.e., on-site water storage or tanks, increasing the minimum separation between structures, etc. (note this is not meant to be an exhaustive list of possible options, simply potential options your engineer could further explore)];
- Upon completion of the City's planned infrastructure project (which, as discussed at our recent meeting, is planned but could be delayed for reasons beyond the control of City Staff), you could request the Construction Plans be amended to remove the design features that were shown on the Construction Plans and that would no longer be required in order to connect to the new City infrastructure.

This scenario would allow the Alachua West project to potentially begin development, while ensuring that the requirements of the PD Ordinance, City LDRs, and Florida Fire Prevention Code are met. Please also keep in mind that any changes to Staff's recommended proposed by the Planning & Zoning Board and / or the City Commission at a public hearing may impact this matter.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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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: "dave" <dave@m3development.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "Adam Boukari" <aboukari@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>, "kwinburn" <kwinburn@cityofalachua.org>, "Eric Warren" <ewarren@poulosandbennett.com>, "Scott Baker" <sbaker@zkslawfirm.com>, "Peter McDaniel" <peter@m3development.com>, "Marian Rush"

<marian@robertarushpa.com>
Sent: Tuesday, August 28, 2018 12:58:10 PM
Subject: [FWD: RE: [FWD: Alachua West]]

Justin,

First I'd like to thank you all for taking time yesterday to meet with us on this matter.

Attached is a Hold Harmless agreement my attorney used with the City of Orlando. He's suggesting that your attorney review and determine if this form will work. It obviously needs to be modified to suit our specific situation, but it is a document that a major Florida city used to protect its interests in the past. Please feel free to contact us if you have any questions or comments.

Thanks for your consideration.

Dave

> -------- Original Message --------
> Subject: RE: [FWD: Alachua West]
> From: "D. Scott Baker" <sbaker@zkslawfirm.com>
> Date: Tue, August 28, 2018 11:21 am
> To: "'David S. McDaniel'" <dave@m3development.com>
> Cc: "peter@m3development.com" <peter@m3development.com>, Eric Warren <ewarren@poulosandbennett.com>
>
> Dave –
>
> Attached is a hold harmless agreement form I have used in the City of Orlando to allow a building permit to be issued prior to approval of a final plat. I think we can use this as a base for an agreement with Alachua for our issue. Do you want to run this by the City and see if it will ease their concerns? If it does we can revise this document to reflect the water main completion, rather than plat approval.
>
> Scott
>
> **D. Scott Baker**
> Board Certified in Real Estate
>
> 407.425.7010
> Email | vCard
>
> ZIMMERMAN KISER SUTCLIFFE
> Extraordinary Service, Client Driven Results
>
> 315 East Robinson Street • Suite 600 • Orlando, FL 32801
> www.zkslawfirm.com
>
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M3 Development LLC

RECEIVED
AUG 0 9 2018
BY: .....

Justin,

Thank you for helping to move our project forward while the City works to improve the City infrastructure. We agree to the recommended condition as amended below. Once the offsite watermain has begun construction, we would like to be under construction concurrently.

Recommended Condition: "*The applicant acknowledges and agrees that it shall demonstrate that the project complies with the minimum fire flow requirements, as set forth in Chapter 633, Florida Statutes, the Florida Building Code, and as required by Section 3., #12., of Ordinance 17-10 of the City of Alachua, prior to the approval of Construction Plans for any portion of the development, however, if the City has begun construction on the proposed water main improvements (name project?), the construction plans can be approved and the applicant can start construction with the acknowledgement that a Certificate of Completion will not be issued until the "name project?' water main has been cleared for use. The applicant further acknowledges and agrees that, as set forth in Section 2.4.10(G)(2)(g) of the City's Land Development Regulations, the approval of this Preliminary Plat shall expire at the end of 12 months from the date that the approval of the Preliminary Plat was granted by the City Commission, unless extended pursuant to Section 2.4.10(G)(2)(i) of the City's Land Development Regulations. The applicant further acknowledges that the City makes no representations that any infrastructure projects necessary to provide the minimum flow needed for the project to meet its minimum fire flow requirement will be constructed by the City prior to the expiration of the preliminary plat or any extension thereof.*"

We sincerely appreciate your allowing us to proceed.

David S. McDaniel
M3 Alachua, LLC

770 Dommerich Drive • Maitland, FL 32751

Recommended Condition - Alachua West Preliminary Plat

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Jul 30, 2018 12:15 PM
Subject : Recommended Condition - Alachua West Preliminary Plat 4 attachments
To : Eric Warren <ewarren@poulosandbennett.com>
Cc : Adam Boukari <aboukari@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>, Marian Rush <marian@robertarushpa.com>, Rodolfo Valladares <ro_valladares@cityofalachua.org>

Eric,

As you're aware, in order for the minimum required fire flow to be available to the Alachua West project site, water system upgrades are needed. I have attached a copy of a memorandum from the Public Services Department, dated May 31, 2017, which responds to this issue and which has been provided in previous review correspondence. This memorandum notes that the fire flow assessment performed for the project area showed an available flow of 680 gpm, while the submitted minimum fire flow requirement is 1,000 gpm. As such, the available flow to the project area currently does not meet the minimum requirements of the Florida Fire Prevention Code.

It has been noted within several reviews of the preliminary plat application (see attached letters dated May 30, 2018, April 30, 2018, and December 14, 2017) that the PD Ordinance (Ordinance 17-10) requires, "[t]he Owner, or its successors and/or assigns, [to be] responsible to connect to the City's potable water system as necessary to serve the project." Additionally, the PD Ordinance states, "[w]ater 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".

Through the discussions we have had about this issue, it is my understanding that your client wishes to proceed to public hearings for the preliminary plat. In an effort to respond to your client's request, and also ensure that the requirements of the PD Ordinance are met and the requirements of the Florida Fire Prevention Code will be addressed, a recommended condition (see below) has been drafted. ***Please note that this condition is in draft form, and may be revised prior to the completion of a Staff Report.*** The condition does, however, serve as the framework for how and when the issue must be addressed. Please also note there may be additional conditions recommended by Staff; this recommended condition is being provided to address the fire flow issue only.

As we have also discussed, the City's LDRs establish the terms for the expiration of preliminary plats. ***Staff makes no representations that the required infrastructure improvements will be under construction or in place prior to the expiration of the preliminary plat. As such, your client would assume this risk associated with a potential expiration of the preliminary plat approval, should the preliminary plat be approved before any required infrastructure upgrades are under construction and in place.***

Please review the language below and let me know if you have any questions. In order to be scheduled for the next PZB Meeting (September 11), the Planning Department would need your client's written agreement to this condition **by 5 PM on Thursday, August 9**.

Recommended Condition: "*The applicant acknowledges and agrees that it shall demonstrate that the project complies with the minimum fire flow requirements, as set forth in Chapter 633, Florida Statutes, the Florida Building Code, and as required by Section 3., #12., of Ordinance 17-10 of the City of Alachua, prior to the approval of Construction Plans for any portion of the development. The applicant further acknowledges and agrees that, as set forth in Section 2.4.10(G)(2)(g) of the City's Land Development Regulations, the approval of this Preliminary Plat shall expire at the end of 12 months from the date that the approval of the Preliminary Plat was granted by the City Commission, unless extended pursuant to Section 2.4.10(G)(2)(i) of the City's Land Development Regulations. The applicant further acknowledges that the City makes no representations that any infrastructure projects necessary to provide the minimum flow needed for the project to meet its minimum fire flow requirement will be constructed by the City prior to the expiration of the preliminary plat or any extension thereof.*"

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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- **Alachua_West_PD-R_Prelim_Plat_Review_#1_Letter_2017_12_14.pdf**
  331 KB
- **Alachua_West_PD-R_Prelim_Plat_Review_#2_Letter_2018_04_30.pdf**
  1 MB
- **Alachua_West_PD-R_Prelim_Plat_Review_#3_Letter_2018_05_30.pdf**
  663 KB
- **Alachua_West_2017_PD-R_RZ_PS_Comments_2017_05_31.pdf**
  60 KB

POULOS & BENNETT

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June 12, 2018

RECEIVED
JUN 1 4 2018
BY: .....

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

Subject: Revised Preliminary Plat & Application and Materials, Dated May 16, 2018
Alachua West PD-R (Final PD Plan)
Poulos & Bennett Job No. 16-110

Dear Justin:

We received comments dated May 30, 2018 regarding the subject project. Please find responses to comments listed below and the following documents are enclosed for your review:

Attachments:

- **Application Package**
- **Plans**
- **CD of items**

Comments:

1. Fire Flow Requirements
   a. Compliance with Ordinance 17-10 (PD Ordinance): Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration." The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.

   b. Alachua County Fire Rescue Comments, dated 12/13/2017: Fire flow with water main layout shall prove a minimum of 1000 gpm. Current fire flow test shows 680 gpm.

   c. Outside Engineering Review Comments, CHW, dated 12/19/2017: No fire flow calculations were included… Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required.

   Section 3., #12.a. of Ordinance 17-10 states, "[t]he Owner, or its successors and/or assigns, shall be responsible to connect to the City's potable water [system] as necessary to serve the Project." This requirement also includes meeting minimum required fire flow standards, as further stipulated in Section 3., #12.b.

   As noted in previous review comments, Section 3., #12.b. of Ordinance 17-10, requires the project's water systems to be designed to provide fire flow rates that conform to the current standards of Florida

Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code. The fire flow assessment performed in spring 2017 showed 680 gpm is available at the location for a 2-hour fire flow duration. As such, the minimum required 1,000 gpm is presently not met.

The applicant's response to the previous review comments, as stated in the applicant's letter dated May 16, 2018, references an infrastructure project proposed by the City which could increase pressure within the general vicinity of the project. This project, however, is still in the design phase. The applicant should coordinate with the Public Services Department to obtain up-to-date information regarding the timeline of the City infrastructure project. In addition, the applicant must provide documentation demonstrating the distribution system will meet the minimum fire flow requirement of 1,000 gpm for a 2-hr duration.

Response: As stated previously and conversations with Public Works, the City has stated that water flow and pressure will be available after the proposed water main improvements are complete. It is our understanding that the project is out to bid and is moving forward. We request that a condition of approval for the preliminary plat be issued with plan approval and the understanding that any building CO's will be dependent on the completion of the City water main improvements and therefore allow us to submit construction plans for review.

2. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L- shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

   a. Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).

   b. Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

Response: The provided temporary T-shaped turnaround has been shown to allow for a 32' garbage truck to perform a turnaround within the proposed limits of the roadway.

3. The applicant must address ownership and maintenance of "storm pipes, inlets, etc." Sheet C2.00 indicates City maintenance. As noted in the comments provided by the Public Services Department (in a memorandum from Rodolfo Valladares, P.E., Public Services Director) dated December 13, 2017, storm water piping and all associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by the homeowner's association.

Response: The Ownership / Maintenance Table has been updated to reflect "Private" ownership.

10. Revise Concurrency Impact Analysis to reflect the change in the number of proposed lots (126 single family dwellings).

    Response: The Concurrency Impact Analysis has been updated to reflect 126 lots proposed.

12. Landscape Plans (Sheets L101 and L102) were not included within the plan sets received on May 17, 2018. Please ensure future submittals include all plan sheets.

    Response: Landscape Plans have been included with this submittal.

We trust this information is sufficient for approval. Please do not hesitate to contact me at ewarren@poulosandbennett.com or 407-487-2594 should you have any questions regarding this information.

Best regards,

6·13·18

Eric Warren, P.E.
Poulos & Bennett, LLC

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

June 12, 2018

RECEIVED
JUN 1 4 2018
BY: .....

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

RE: Alachua West RD-R Preliminary Plat Application
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Please find four copies of the application package for the Preliminary Plat response from comments dated May 30, 2018.

Please let me know if you have any questions regarding our application package or require additional information. We can be reached at the number above, or at ewarren@poulosandbennett.com

Best Regards,

Tim VanWormer

Tim VanWormer
Poulos & Bennett, LLC
:

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

May 30, 2018

Also sent electronically to ewarren@poulosandbennett.com

Eric Warren, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Review of Revised Preliminary Plat & Application Materials, Dated May 16, 2018: Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On May 17, 2018, the City of Alachua received your revised application and materials for the Alachua West PD-R Preliminary Plat (Final PD Plan). The revised application and materials were submitted to address the comments issued in a letter dated April 30, 2018.

The revised application and materials 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 application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM** on **Thursday, June 11, 2018**. Digital submission of the materials to the project planner is acceptable.

Please address the following:

Previous Comments

1. *Fire Flow Requirements*
   a. Compliance with Ordinance 17-10 (PD Ordinance): Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.

b. Alachua County Fire Rescue Comments, dated 12/13/2017: Fire flow with water main layout shall prove a minimum of 1000 gpm. Current fire flow test shows 680 gpm.
c. Outside Engineering Review Comments, CHW, dated 12/19/2017: No fire flow calculations were included... Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required...

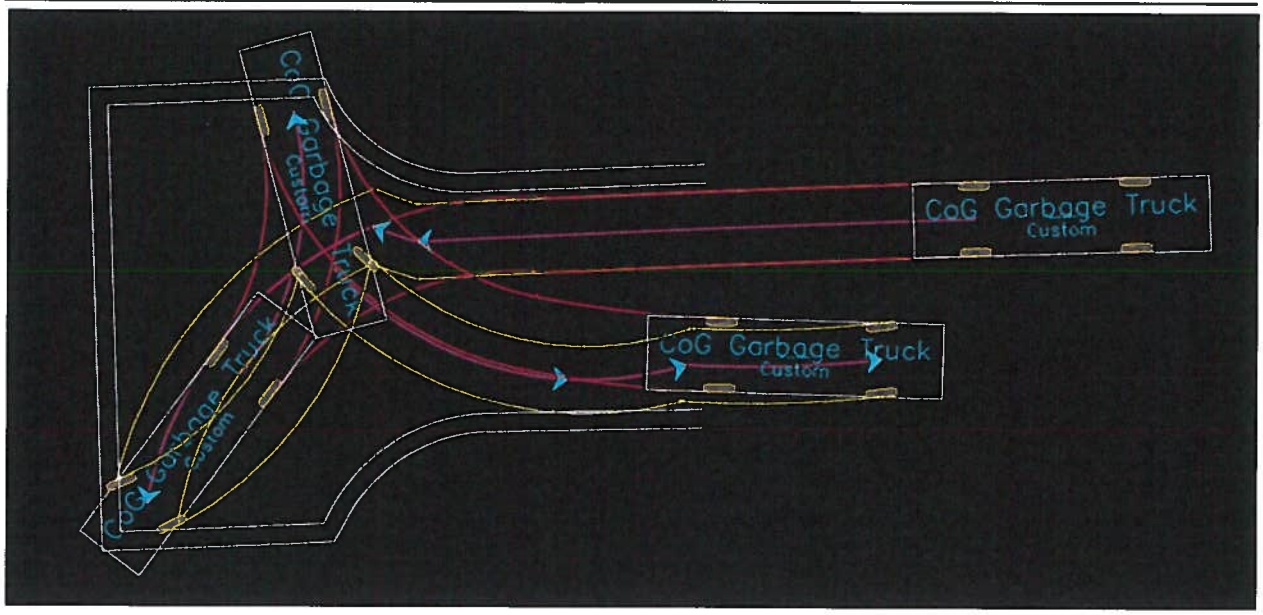
Remaining Issues: Section 3., #12.a. of Ordinance 17-10 states, "[t]he Owner, or its successors and/or assigns, shall be responsible to connect to the City's potable water [system] as necessary to serve the Project." This requirement also includes meeting minimum required fire flow standards, as further stipulated in Section 3., #12.b.

As noted in previous review comments, Section 3., #12.b. of Ordinance 17-10, requires the project's water systems to be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code. The fire flow assessment performed in spring 2017 showed 680 gpm is available at the location for a 2 hour fire flow duration. As such, the minimum required 1,000 gpm is presently not met.

The applicant's response to the previous review comments, as stated in the applicant's letter dated May 16, 2018, references an infrastructure project proposed by the City which could increase pressure within the general vicinity of the project. This project, however, is still in the design phase. The applicant should coordinate with the Public Services Department to obtain up-to-date information regarding the timeline of the City infrastructure project. In addition, the applicant must provide documentation demonstrating the distribution system will meet the minimum fire flow requirement of 1,000 gpm for a 2-hr duration.

2. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L-shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
   a. Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
   b. Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

Action Needed to Correct Deficiency: The dimensions of the proposed T-shaped turnabout may not permit for the proper reversal of direction for larger vehicles. See image below (on next page) depicting an AutoTurn simulation for a typical garbage truck. Please address.



3. The applicant must address ownership and maintenance of "stormpipes, inlets, etc." Sheet C2.00 indicates City maintenance. As noted in the comments provided by the Public Services Department (in a memorandum from Rodolfo Valladares, P.E., Public Services Director) dated December 13, 2017, storm water piping and all associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by the homeowners association.

   Action Needed to Correct Deficiency: Maintenance updated to HOA but ownership remains stated as "Public".

4. Revise Concurrency Impact Analysis to reflect the change in the number of proposed lots (126 single family dwellings).

   Action Needed to Correct Deficiency: Concurrency Impact Analysis was revised, however, the available ADT for US 441 is 4,682 trips (analysis states 9,682 trips).

Review Comments: 5/17/2018 Revised Application & Plans

5. Landscape Plans (Sheets L101 and L102) were not included within the plan sets received on May 17, 2018. Please ensure future submittals include all plan sheets.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Rodolfo Valladares, P.E., Public Services Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

May 16, 2018

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

RECEIVED
MAY 17 2018
BY: .....

RE: Alachua West RD-R Preliminary Plat Application
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Please find four copies of the application package for the Preliminary Plat response from comments dated April 30, 2018.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at ewarren@poulosandbennett.com

Best Regards,

Tim VanWormer

Tim VanWormer
Poulos & Bennett, LLC
:

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 30, 2018

Also sent electronically to ewarren@poulosandbennett.com

Eric Warren, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Review of Revised Preliminary Plat & Application Materials, Dated March 29, 2018: Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On April 2, 2018, the City of Alachua received your revised application and materials for the Alachua West PD-R Preliminary Plat (Final PD Plan). The revised application and materials were submitted to address the comments issued in a letter dated December 14, 2017.

The revised application and materials 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 application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM** on **Thursday, May 17, 2018**. 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.

Please address the following:

Previous Comments

1. *Fire Flow Requirements*
   a. Compliance with Ordinance 17-10 (PD Ordinance): Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.

b. Alachua County Fire Rescue Comments, dated 12/13/2017: Fire flow with water main layout shall prove a minimum of 1000 gpm. Current fire flow test shows 680 gpm.
c. Outside Engineering Review Comments, CHW, dated 12/19/2017: No fire flow calculations were included... Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required...

Action Needed to Correct Deficiency: The applicant must address the preceding.

2. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L-shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.
   a. Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).
   b. Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

   Action Needed to Correct Deficiency: The applicant's response is noted, however, the regulations provided in NFPA are a separate matter from the City's LDRs. Compliance with the regulations established within both documents is required. Further, as set forth in Section 3.6.2(A)(1), a PD Master Plan identifies the ***general*** location of development areas, roadways, utilities, etc. The PD Master Plan ***is not required*** by Section 2.4.3(D)(2) to demonstrate compliance with all requirements as set forth in Article 7. The Preliminary Plat, however, ***is required*** by Section 2.4.10(G)(2)(e) to demonstrate compliance with the requirements of Article 7. The comments issued in the December 14, 2017 have not been sufficiently addressed. In order for the preliminary plat to comply with the requirements of Article 7 of the City's LDRs, as required by Section 2.4.10(G)(2)(e), the preliminary plat must be revised to provide a temporary T- or L-shaped turnabout and note as set forth in Section 7.2.5(D)(1).

3. The applicant must address ownership and maintenance of "stormpipes, inlets, etc." Sheet C2.00 indicates City maintenance. As noted in the comments provided by the Public Services Department (in a memorandum from Rodolfo Valladares, P.E., Public Services Director) dated December 13, 2017, storm water piping and all associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by the homeowners association.

4. Typographical errors throughout preliminary plat drawings when referencing "Gain***e***sville".

Review Comments for Revised Application & Plans, Dated 3/29/2018

Concurrency Impact Analysis

5. Revise Concurrency Impact Analysis to reflect the change in the number of proposed lots (126 single family dwellings).
6. Revise Concurrency Impact Analysis to reflect the current City of Alachua Development Monitoring Report, dated March 2018 (attached).

Miscellaneous/General Issues

7. Sheet C2.00 notes the location of a 20' stabilized emergency access. The note states the emergency access is for Phase 1 and Phase 2, however, the emergency access connecting from CR 235-A to Street "B" in Phase 3 will be required to remain and to serve as secondary access for the development. Revise note on C2.00 accordingly.

8. A "side street" setback is not established for residential lots by Ordinance 17-10, rather, such area is referenced as the Front (secondary). Delete "side street" setback from the notes on Sheet C2.00 as it duplicates the setback for "secondary front yard".

9. The reference in the Open Space Requirements table, Sheet C2.00 to "(38-1234)" does not appear to be applicable to the project. Please delete.

10. Delete reference to "Median Tract" on Sheet C2.00.

11. Typical entrance road section on Sheet C5.00 depicts median dividing ingress/egress, which is no longer proposed. Revise accordingly.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

Table 1. Final Development Orders with Valid Concurrency Reservations

Current Through: March 13, 2018 Planning & Zoning Board Meeting

Project	Final Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GDP)	Traffic (AADT)*	Solid Waste (lbs/day)	Drainage	Parks (acres)
All Projects						61,382	57,094		5287.39		0.6
Alachua Research Park SP	December 9, 2014	*Certificate of Occupancy Issued*	*5/18/2015*	*Yes*	*12/17/2015*	6,375	6,375	259 (3/4); 86 (CR 2054 E)	510	OK	*No impact*
PePeDogs SP	July 14, 2015	*Certificate of Occupancy Issued*	*6/6/2016*	*Yes*	*6/14/2017*	990	0	41 (3/4); 13 (CR 2054 E)	79.2	OK	*No impact*
Public Services Operations Center SP	December 8, 2015	*Certificate of Occupancy Issued*	*8/16/2016*	*Yes*	*12/7/2017*	2,685	2,685	586 (3/4)	214.85	OK	*No impact*
Legacy Park, Phase 1 SP	March 7, 2016	*Certificate of Occupancy Issued*	*5/17/2016*	*Yes*	*8/26/2017*	520	520	1,338 (CR 2054 W)	474.68	OK	*No impact*
Heritage Oaks Phase II Final Plat	June 13, 2016	*Final Plat Recorded, Infrastructure Completed*	*N/A*	*N/A*	*N/A*	12,100	11,000	109 (1); 133 (2); 419 (5); 102 (CR 235A S); 75 (CR235A N)	417	OK	0.52
Sanctuary Oaks Minor S/D (Final Plat)	September 26, 2016	*Final Plat Recorded*	*N/A*	*N/A*	*N/A*	0	0	23 (6); 5 (7)	62.4	OK	0.08
Foundation Park Phase 2 SP	December 13, 2016	*6 Month Extension Granted by PZB on 12/12/2017*	*N/A*	*N/A*	*N/A*	19,110	19,110	775 (3/4); 258 (CR 2054 E)	1,528.80	OK	*No impact*
Holiday Inn Express SP	January 10, 2017	*Building Permit Issued*	*2/10/2017*	*N/A*	*N/A*	9,200	9,200	752 (5)	706	OK	*No impact*
Copeland Park, Phase 1 SP	February 14, 2017	*No Action*	*N/A*	*N/A*	*N/A*	3,758	3,758	203 (CR 2054 E)	300.6	OK	*No impact*
Farm Bureau Insurance SP	March 14, 2017	*Building Permit Issued*	*2/13/2018*	*N/A*	*N/A*	834	834	61 (5); 19 (2); 26 (CR 235A S); 16 (CR 235A N)	33.3	OK	*No impact*
Wal-Mart #3873 SP	May 2, 2017	*No Action*	*N/A*	*N/A*	*N/A*	3,347	3,012	5,898 (5)	789.04	OK	*No impact*
San Felasco State Park Shop Bldg. SP	May 9, 2017	*No Action*	*N/A*	*N/A*	*N/A*	0	0	9 (CR 241)	24	OK	*No impact*
Transmission Doctor & Auto Care SP	July 11, 2017	*No Action*	*N/A*	*N/A*	*N/A*	75	0	107 (3/4)	38.4	OK	*No impact*
VyStar Credit Union SP	August 8, 2017	*No Action*	*N/A*	*N/A*	*N/A*	660	600	237 (1); 593 (5); 89 (CR 235A S); 89 CR 235A N)	40	OK	*No impact*
Vemo Auto Auctions SP	March 13, 2018	*No Action*	*N/A*	*N/A*	*N/A*	1,728	0	80 (3/4)	69.12	OK	*No impact*

Source: City of Alachua Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

This table does not automatically update all other tables - figures for traffic must be updated manually on separate sheets as new DOs are granted

Table 2. Traffic 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 Std: C				
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	85,600	36,000	346	49,254	42.46%
		Peak Hour	7,710	3,780	55	3,875	49.74%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	85,600	59,457	152	25,991	69.64%
		Peak Hour	7,710	6,243	17	1,450	81.19%
State Roads			Min LOS Std: D				
U.S. Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	35,500	18,579	1,848	15,073	57.54%
		Peak Hour	3,200	1,765	264	1,171	63.41%
U.S. Hwy 441 (107/1407, 5)	From SR 235 to NCL of Alachua	AADT	35,500	25,926	4,892	4,682	86.81%
		Peak Hour	3,200	2,463	479	258	91.94%
U.S. Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	35,500	18,579	23	16,898	52.40%
		Peak Hour	3,200	1,765	2	1,433	55.22%
U.S. Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	35,500	21,000	5	14,495	59.17%
		Peak Hour	3,200	1,890	1	1,309	59.09%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	13,300	10,305	0	2,995	77.48%
		Peak Hour	1,200	979	0	221	81.58%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	13,300	7,537	0	5,763	56.67%
		Peak Hour	1,200	716	0	484	59.67%
County Facilities			Min LOS Std: D				
CR 2054 West	West of SR 235	AADT	14,580	1,686	1,338	11,556	20.74%
		Peak Hour	1,314	160	133	1,021	22.31%
CR 2054 East	East of SR 235	AADT	14,580	2,161	560	11,859	18.66%
		Peak Hour	1,314	205	75	1,034	21.33%
CR 235A South	South of US 441	AADT	14,580	3,780	217	10,583	27.41%
		Peak Hour	1,314	359	30	925	29.61%
CR 235A North	North of US 441	AADT	14,580	1,436	180	12,964	11.08%
		Peak Hour	1,314	136	26	1,152	12.36%
CR 235	SCL to CR 241	AADT	14,580	5,165	0	9,415	35.43%
		Peak Hour	1,314	491	0	823	37.34%
CR 241	SCL to CR 235	AADT	14,580	8,710	9	5,861	59.80%
		Peak Hour	1,314	827	1	486	63.05%

* Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016.)

** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations.)*

^ County Facility AADT counts provided by Alachua County Public Works, May 2017. Existing Peak Hour has been calculated using a Standard K value of 0.095.

^^AADT: 2013 Q/LOS Handbook, Table 2, Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas); *Peak Hour: 2013 Q/LOS Handbook, Table 5, Generalized Peak Hour Two-Way Volumes for Florida's Transitioning and Areas Over 5,000 Not in Urbanized Areas.)*

Reserved Trips are automatically updated from Table 7 data.

Table 3. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,301,000
Reserved Capacity[2]	61,382
Residual Capacity	937,618
Percentage of Permitted Design Capacity Utilized	59.23%

Sources:

1. City of Alachua Public Services Department, May 2017

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 4. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	654,000
Reserved Capacity[2]	57,094
Residual Capacity	**788,906**
Percentage of Permitted Design Capacity Utilized	**47.41%**

Sources:
1. City of Alachua Public Services Department, April 2017
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts	
System Category	**Acreage**
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[3]	0.60
Available Recreation Acreage	**67.37**

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 1.2.b, Recreation Element

Formula: 9,936 persons / (5 acres / 1,000 persons)

3. Table 1

Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis	
System Category	**Acreage**
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.06
Existing Improved Passive Park Space Provided[2]	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	28.88%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

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

Table 5c. Recreational Facilities	
Facility Name	**Acreage**
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Alan Hitchcock Park (Theatre Park)	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Hitchcock Baseball Park at Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
San Felasco Conservation Corridor	31.23
Legacy Park (developed area only)	29.70
Total	**117.65**

Table 6. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[2]	5,287.39	964.95
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 (2017); Policy 2.1.a, CFNGAR Element

Formula: 9,936 persons x 0.73 tons per year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, May 2017

Tan cell is automatically updated from Table 1 data

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.15	0.07	0.09
Multi Family	0.08	0.03	0.03

Source: Alachua County Public Schools

Table 7a. Projects with Valid Public School Capacity Reservations			
Project Name	**Elementary Student Stations**	**Middle Student Stations**	**High Student Stations**
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
Syer Minor Subdivision Final Plat	1	1	1
Total	**9**	**5**	**6**

Tables 7b. - 7d. Projected Available Capacity by School SCSAs

Alachua Elementary Concurrency Service Area				
Alachua Elementary, Irby Elementary Lanier prorated, A.Q. Jones prorated				
Jurisdictions City of Alachua, Town of LaCrosse, Alachua County				
ALACHUA ELEMENTARY CSA	SGM	2015-2016	2017-2018	2019-2020
AVAILABLE CAPACITY		261	249	259
EQUIVALENT SINGLE FAMILY	0.15	1,740	1,660	1,727
EQUIVALENT MULTI FAMILY	0.08	3,263	3,113	3,238
TOTAL ADJACENCY		791	717	851
EQUIVALENT SINGLE FAMILY	0.15	5,273	4,780	5,673
EQUIVALENT MULTI FAMILY	0.08	9,888	8,963	10,638

Mebane Middle Concurrency Service Area				
Mebane Middle School AQ Jones & Lanier prorated				
Jurisdictions City of Alachua, Alachua County				
MEBANE MIDDLE CSA	SGM	2015-16	2017-2018	2019-2020
AVAILABLE CAPACITY		406	397	365
EQUIVALENT SINGLE FAMILY	0.07	5,800	5,671	5,214
EQUIVALENT MULTI FAMILY	0.03	13,533	13,233	12,167
TOTAL ADJACENCY		498	440	335
EQUIVALENT SINGLE FAMILY	0.07	7,114	6,286	4,786
EQUIVALENT MULTI FAMILY	0.03	16,600	14,667	11,167

Santa Fe High Concurrency Service Area				
Santa Fe High AQ Jones, Lanier, & Loften High prorated				
Jurisdictions City of Alachua, City of High Springs, Town of LaCrosse, Alachua County				
SANTA FE HIGH CSA	SGM	2015-2016	2017-2018	2019-2020
AVAILABLE CAPACITY		322	357	352
EQUIVALENT SINGLE FAMILY	0.09	3,578	3,967	3,911
EQUIVALENT MULTI FAMILY	0.03	10,733	11,900	11,733
TOTAL ADJACENCY		1,133	1,326	1,294
EQUIVALENT SINGLE FAMILY	0.09	12,589	14,733	14,378
EQUIVALENT MULTI FAMILY	0.03	37,767	44,200	43,133

Re: Review of Revised Application / Plans: Alachua West PD-R Preliminary Plat

From : Rodolfo Valladares <ro_valladares@cityofalachua.org> Tue, Apr 17, 2018 04:13 PM
Subject : Re: Review of Revised Application / Plans: Alachua West PD-R Preliminary Plat 1 attachment
To : walpole <walpole@chw-inc.com>
Cc : Justin Tabor <jtabor@cityofalachua.org>, kwinburn <kwinburn@cityofalachua.org>

Mr. Tabor,

Sharing Mr. Walpole concerns, approvals should not be subject to improvements projects that are not funded nor awarded.

Applicant has paid the costs associated for Jacobs Engineering to model the requested fire flow requirements. Results illustrate that the currently distribution network is not sufficient to meet the 1,000 gpm demand. Accordingly, Jacobs Engineering efforts do show that the Alachua West Utilities Improvement Projects will result with the requested fire flow requirements.

Regards,

Rodolfo Valladares, P.E.
Public Service Director
City of Alachua
386.418.6140

From: "walpole" <walpole@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Cc: "kwinburn" <kwinburn@cityofalachua.org>, "Rodolfo Valladares" <ro_valladares@cityofalachua.org>
Sent: Thursday, April 12, 2018 11:18:32 AM
Subject: RE: Review of Revised Application / Plans: Alachua West PD-R Preliminary Plat

Justin

CHW has completed the review of the resubmitted documents. We find them acceptable with the exception of the fire flow issue. The City and particularly Public Services needs to advise if they are comfortable approving this project subject to improvements that are designed and not necessarily funded nor installed.

In addition at a minimum the applicant should be paying a modeling fee to the City for the City to have Jacobs Engineering update the model with their required fire flow and illustrate that post water upgrade improvements that the minimum 1000 gallon demand can be met at the most remote portion of the subdivision. That modeling should be completed prior to a hearing and results provided as part of the backup for approval. Merely stating the City is doing upgrades doesn't guarantee fire flows will be met internally to the subdivision as required.

Thanks for the opportunity to complete this review. Call me with any questions.

ROBERT J. WALPOLE, PE | President
t: (386) 518-5164 | c: (352) 339-2859
e: walpole@chw-inc.com
w: www.chw-inc.com

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Wednesday, April 11, 2018 9:55 AM
To: Robert Walpole <walpole@chw-inc.com>

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

April 5, 2018

Mr. Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, FL 32616

RECEIVED
APR 1 0 2018
BY: .....

Subject: Alachua West PD-R
Poulos & Bennett Job No. 16-110

Dear Mr. Tabor:

We received comments from CHW Professional Consultants dated December 19, 2017 regarding the subject project. Please find responses to the comments listed below.

Comments:

A. Stormwater

Preliminary plat level design appears adequate and piping systems seem to be reasonable. The 20 ft. DE may not be adequate depending on the final depth of the pipes and the applicant should ensure adequate easements for maintenance during the construction document preparation.

Response: Adequate drainage easements and supporting width calculations will be provided to ensure proper maintenance at the time of final engineering design.

B. Fire Flow/Potable Water

No fire flow calculations were included with the package received by this office. Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required. The typical requirements for 10 ft. spacing is likely 1000- 1500 GPM based on home size. The existing 8-inch line likely does not meet this requirement based on our knowledge.

The applicant should coordinate with City Public Services to have a third party do a fire flow test of the available fire flow and provide project required fire flow calculations that illustrate the needed fire flow. If the available meets the needed, then no further review is required. If required exceeds available, we recommend a meeting with the PS Director to discuss system improvements to meet the required fire flow. Any offsite extensions required to meet fire flow and serve this project must be shown on the construction plans meeting FDEP, FDOT and County standards for placement in their respective ROW.

Response: It is our understanding that the City is performing upgrades to the water distribution system to provide sufficient fire flow. It is our understanding from correspondence with the City Engineer that these improvements are to be completed this fiscal year.

C. Utilities

Illustrate all utilities in the cross sections pursuant to the Cities 2017 Requirements for design and construction located on the City website. This includes a detail for meter and SS lateral placement and coordination with transformer locations.

Electrical coordination should occur and be shown in proper easements per the standards on the website noted above.

Response: A final cross section and service details will be provided at the time of final engineering pursuant to City design requirements.

D. Access

Illustrate CR 235 widening improvements as required by Alachua County and add a note that these improvements are subject to Alachua County Driveway Permit approval.

Response: As approved by the City, a note has been added to the plans on Sheet C2.00 stating that access improvements to CR235A will be provided at the time of final engineering design. We have been in contact with the County and they are aware of our proposed project.

We trust this information is sufficient for the continuation of your review. Please do not hesitate to contact me at ewarren@poulosandbennett.com or 407-487-2594 should you have any questions regarding this information.

Best regards,

Eric Warren, P.E.
Poulos & Bennett, LLC

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

April 9, 2018

RECEIVED
APR 1 0 2018
BY: .....

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

RE: Alachua West RD-R Preliminary Plat Application
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Please find three additional copies of the application package for the Preliminary Plat response. Included with the package is a response to CHW's comments as well.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at ewarren@poulosandbennett.com

Best Regards,

Tim VanWormer
Poulos & Bennett, LLC
:

Resubmittal of Alachua West PD-R Preliminary Plat / Final PD Plan

From : Justin Tabor <jtabor@cityofalachua.com> Thu, Jan 04, 2018 08:37 AM
Subject : Resubmittal of Alachua West PD-R Preliminary Plat / Final PD Plan
To : Eric Warren <ewarren@poulosandbennett.com>
Cc : Kathy Winburn <kwinburn@cityofalachua.com>

Eric,

I received the voicemail you left yesterday in reference to the resubmittal of the Alachua West PD-R Preliminary Plat / Final PD Plan. I understand you are working on resolving some matters related to the drainage design and will not be resubmitting to meet the deadline for the February PZB Meeting.

Once you have further resolved the drainage design matters, please contact me to further discuss any changes to the layout, as this could affect the PD / PD Master Plan.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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.

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

MEMORANDUM

TO: Justin Tabor

FROM: Robert J. Walpole, PE

DATE: December 19, 2017

RE: Alachua West PD-R
Engineering and Utility Review

CHW is in receipt of applications and plans associated with a Preliminary plat for Alachua West PD-R. CHW's review was limited to engineering and utility review while City Planning Staff reviews issues related to Planning and Concurrency.

We offer the following comments making the project insufficient to review:

A. Stormwater

Preliminary plat level design appears adequate and piping systems seem to be reasonable. The 20 ft. DE may not be adequate depending on the final depth of the pipes and the applicant should ensure adequate easements for maintenance during the construction document preparation.

B. Fire Flow/Potable Water

No fire flow calculations were included with the package received by this office. Fire flow calculations illustrating that the required fire flow demand can be met with houses spaced at 10 ft. is required. The typical requirements for 10 ft. spacing is likely 1000- 1500 GPM based on home size. The existing 8-inch line likely does not meet this requirement based on our knowledge.

The applicant should coordinate with City Public Services to have a third party do a fire flow test of the available fire flow and provide project required fire flow calculations that illustrate the needed fire flow. If the available meets the needed, then no further review is required. If required exceeds available, we recommend a meeting with the PS Director to discuss system improvements to meet the required fire flow. Any offsite extensions required to meet fire flow and serve this project must be shown on the construction plans meeting FDEP, FDOT and County standards for placement in their respective ROW.

C. Utilities

Illustrate all utilities in the cross sections pursuant to the Cities 2017 Requirements for design and construction located on the City website. This includes a detail for meter and SS lateral placement and coordination with transformer locations.

Electrical coordination should occur and be shown in proper easements per the standards on the website noted above.

D. Access

Illustrate CR 235 widening improvements as required by Alachua County and add a note that these improvements are subject to Alachua County Driveway Permit approval.

L:\2017\17-0501\Engineering\City County\MEMO Prelim Plat Subdivision Review.docx

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 14, 2017

Also sent electronically to ewarren@poulosandbennett.com

Eric Warren, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Review by Development Review Team (DRT) of:
Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, January 3, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. 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. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for February 13, 2018.

Please address the following:

1. *Compliance with Ordinance 17-10 (PD Ordinance), PD Agreement, & PD Master Plan*
   a. *Compliance with Ordinance 17-10*
      i. Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.
      ii. Section 3., #14, of Ordinance 17-10 requires a landscaping and buffering plan as part of each new Final PD Plan (i.e., preliminary plat). Further, the landscaping and buffering plan must meet the requirements of Section 6.2, *Landscaping Standards*, of the City's LDRs.

Section 6.2.1(D)(1) requires tree replacement when an a healthy regulated tree is removed. Section 6.2.1(D)(4) further defines requirements for tree replacement. Section 6.2.1(G)(2) states, *"[s]ite plans and preliminary plans shall include consideration of tree preservation and approval shall constitute the issuance of a tree removal permit consistent with the approved plan."*

(a) Required tree mitigation must be demonstrated on the preliminary plat. Revise plans to provide tree replacement in accordance with the requirements of Section 6.2.1 and the Ordinance 17-10.

(b) Note requirements in Section 6.2.2(C)(4) for the identification of new plant materials, and ensure all information for required mitigation as specified therein is provided on plans.

(c) Revise notes on Sheet 1.10 accordingly.

b. *Compliance with PD Master Plan*

i. PD Master Plan depicts location of emergency access points (one emergency access point for Phase 1, and second emergency access point to be provided for Phases 2 and 3). Preliminary Plat does not take into account the location of required emergency access points. Revise preliminary plat to provide emergency access points as shown on the PD Master Plan.

ii. Clarify the applicability of setback notes on Sheet 2.00 (which setbacks are applicable to residential lots and which are applicable to recreation tract).

iii. A "side street" setback is not established for residential lots by Ordinance 17-10, rather, such area is referenced as the Front (secondary). Revise notes on Sheet 2.00 accordingly.

2. <u>*Compliance with Land Development Regulations (LDRs)*</u>

a. *Article 2, Administration*

i. Section 2.4.10(C) states, *"[e]very subdivision shall be given a name by which is shall be legally known. Such name shall not be the same or similar to a subdivision name appearing on another recorded plat within the County so as to confuse the records or mislead the public as to the identity of the subdivision..."* To date, the project has been referred to as "Alachua West". Please confirm if this is the intended subdivision name, to be reflected on the final plat (which will be recorded in the public record). If not, update project name on preliminary plat.

b. *Article 5, Density, Intensity, and Dimensional Standards*

i. Footnote 2, Site / Lot Data, Sheet 2.00, conflicts with the definition of 'lot coverage' [reference Section 5.2.4(A)(3)]. Remove footnote.

ii. Section 7.2.5(D)(1) requires a temporary street stub to be provided if the land adjacent to the subdivision is undeveloped. Street stubs 250 or less in length shall have a temporary T- or L- shaped turnabout. Further, Section 7.2.5(D)(2)(a) requires a notation on the final plat that the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

(a) Revise the street stub at the west property line, contiguous to Tax Parcel 03042-050-000, to provide a temporary T- or L-shaped street stub in accordance with the requirements of Section 7.2.5(D)(1).

(b) Provide a note on the preliminary plat, to also be placed on the final plat, requiring the land used for a temporary T- or L-shaped turnabout shall be converted to a traffic calming device upon extension of the street to adjacent lands.

iii. In accordance with Section 7.3.2(A) a sidewalk shall be provided along CR 235-A frontage.

3. <u>*Concurrency Impact Analysis*</u>

a. Subsection 1., Impacts to Transportation Network: minimum LOS of Segment 5 is LOS E (LOS stated as LOS C). Revise accordingly.

b. Correct references to City of Alachua Development Monitoring Report to "City of Alachua Development Monitoring Report, August 2017".

4. *Comprehensive Plan Consistency Analysis*
   a. Revise response to Policy 2.4.e of the Future Land Use Element, relating to tree survey, to indicate a tree location survey is part of the preliminary plat and mitigation shall be provided in accordance with the City's LDRs.
   b. Revise response to Policy 1.2.b of the Transportation Element, relating to the location of an emergency access point, to indicate the location of both emergency access points.

5. *Miscellaneous/General Issues*
   a. Lot numbers must run sequentially through each phase (i.e., Phase 1 – lots 1 – 50; Phase 2 – lots 51 – 105; Phase 3 – lots 106 – 138). Renumber lots accordingly.
   b. Remove references to 'existing' and 'proposed' FLUM and zoning in the notes on Sheet 2.00; revise to provide the current FLUM and zoning.
   c. Verify parcel numbers of lands and revise on preliminary plat accordingly:
      i. To the north of lots 7 – 17;
      ii. To the north of lots 22 – 26; and,
      iii. To the west of lots 26 – 32.
   d. Owners of Tax Parcels 03042-050-000 and 03875-000-000, located west of the subject property, are Charles *and Regina* Smyder. Revise the preliminary plat accordingly.
   e. Correct the reference to zoning in Development Information, Sheet 2.00, to "PD-R".
   f. Reference to 'required public park' in Development Information, Sheet 2.00, conflicts with PD Master Plan and notes elsewhere within the preliminary plat. Revise accordingly.
   g. Confirm all footnotes are provided and reference to required open space (in parenthesis) are correct in the Open Space Requirements table on Sheet 2.00.
   h. Existing force main along CR 235A shown on Sheet 4.00 as proposed (in bold).
   i. Typographical errors throughout preliminary plat drawings when referencing "Gainesville".

6. *Public Services/ Fire Marshal/Outside Engineering Review Comments*
   a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated December 13, 2017.
   b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in a memorandum dated December 13, 2017.
   c. Comments from outside engineering review to be provided under separate cover.

7. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

      1. **Authorized Agent Affidavit / Agent Authorization**
         Action Needed to Address Deficiency: Applicant's response in letter dated November 29, 2017 is that the owner will be the applicant, however, authorization from the property owner/applicant must be provided for Poulos and Bennett, LLC to serve as agent and to act on behalf of the property owner. Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner.

      2. **Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.

Action Needed to Address Deficiency: Public utilities, including but not limited to fire hydrants, appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Provide public utility easements with dimensions in all locations where public utilities, including but not limited to fire hydrants, are proposed.

3. **Preliminary Plat Required Attachment D.1.l:** Proposed method of water supply, sewage disposal, and drainage, and electric service.
   Action Needed to Address Deficiency: (1) There is a typographical error in the title of the electric utility provider. (2) Electric provider is Duke Energy. Revise accordingly.

4. **Preliminary Plat Required Attachment D.1.q:** Tree location survey in conformance with LDR Article 6.2.1(G).
   Action Needed to Address Deficiency: Tree mitigation calculations and notes pertaining to required tree mitigation have been added to the preliminary plat, however, tree mitigation is not demonstrated within the plans.

5. **Preliminary Plat Required Attachment D.5.:** Two (2) 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).
   Action Needed to Address Deficiency: Only one (1) set of mailing labels were provided with the application materials received on November 30, 2017. Further, the mailing labels provided included outdated property owner information. Mailing labels must use the latest ad valorem tax records to ensure notice is provided the property owners as of the date the application is determined to be complete.

   Provide two (2) sets of mailing labels for all current property owners within 400 feet of the subject property boundaries, as reflected within the latest ad valorem tax records, and for all persons and organizations registered to receive notice of public hearings. The current registered persons / organizations list is accessible at: http://www.cityofalachua.com/index.php/planning-and-zoning/53-citydepartments/planning-a-community-development/503-applications-attachments-a-agreements.

6. **Preliminary Plat Required Attachment D.6.:** 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.

   Action Needed to Address Deficiency:
   a. Provide a copy of the required published notice for the December 5, 2017 Neighborhood Meeting.
   b. Provide a copy of the written notice and the list of all property owners and persons / organizations who received a copy of the written notice of the December 5, 2017 Neighborhood Meeting.
   c. Provide a written summary of the December 5, 2017 Neighborhood Meeting, including a list of those in attendance; a summary of the issues related to the

development proposal discussed; comments by those in attendance about the development proposal; and any other information deemed appropriate.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Memorandum from Rodolfo Valladares, P.E., Public Services Director, dated December 13, 2017
Memorandum from Brian Green, Fire Inspector, Alachua County Fire Rescue, dated December 13, 2017

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

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **December 13th, 2017**

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

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Alachua West PD-R (Preliminary Plat/Final PD Plan)**

Public Services have reviewed the Alachua West PD-R (Preliminary Plat/Final PD Plans) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Entrance Median** Entrance median shall be owned and maintained by homeowners association.
2.	**Storm Water Piping** Storm water piping and associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by homeowners associations.
3.	**Potable Water Piping** **C: 4.00** – maintain piping within easily maintained space. Do not place piping under roadway, valley curb, or sidewalks.
4.	**City Standards** Design shall be in accordance with City Standards.
5.	**Electric Utilities** FYI; not City of Alachua Electric Utilities. Revise annotation on drawing C4.00 to reflect correct provider.
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

Alachua County Fire Rescue

Life Safety and Internal Affairs Branch

William K. Northcutt, Chief

Plan Review Comments

Alachua County Fire Rescue, Life Safety and Internal Affairs Branch has reviewed the following submittal for compliance with applicable codes and standards. The plans are:

Site Plan Review

Project Name:	Alachua West PD-R	Permit#:	COA Alachua West
Address:	US 441 & CR235A	Date Reviewed:	12/13/2017
Applicant Name:		Occupancy:	One and Two-Family Dwellings
Company Name:		Project Type:	Other
Address:			
Phone:			

Plan Review Comments:

1. Secondary access for all phases is required. Preliminary plat does not show proper secondary emergency access.
2. Fire flow with water main layout shall prove a minimum of 1000 gpm.
   Current fire flow test shows 680 gpm.

Review and approval of these construction documents by this department does not relieve the architect, engineer, contractor, and/or subcontractors from the responsibility of complying with all applicable codes, standards, ordinances, and state statutes as adopted by Alachua County.

Notice: Alachua County Fire Rescue charges a fee for new construction plan reviews and inspections persuant to the BoCC direction. If you require more inspections than the minimum for the type of permit your applied for, you will be billed additional plan review or inspection fees.

Do not use the County automated inspection scheduling system to schedule a fire department inspection, please call (352)384-3103 or schedule it via the internet at http://www.alachuacounty.us/Depts/PublicSafety/Pages/Inspection-Request.aspx.

Reviewed by: _____ 12/13/2017
Date

P.O. Box 5038 ■ Gainesville, Florida 32627 ■ Tel. (352) 384-3103 ■ Fax (352) 384-3157
Home Page: www.alachuacounty.us

City of Alachua
Development Review Team (DRT) Meeting

Project Name: Syer Minor Subdivision - Final Plat

Meeting Date: December 14, 2017 (Staff DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Rodolfo Valladares			CoA
Adam Hall	~~[illegible]~~ ahall@cityofalachua.com	Po Box 9 Alachua FL 32615	~~[illegible]~~ 4100 x 108
Kathy Winburn	kwinburne cox.com	COA	418-6100 x107
Justin Tabor	jtabor@cox.com	CoA	418-6100 x107

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Alachua West

APPLICATION TYPE: Preliminary Plat / Final PD Plan

APPLICANT/PROPERTY OWNER: M3 Alachua, LLC

AGENT: Eric Warren, P.E., Poulos & Bennett, LLC

DRT MEETING DATE: December 13, 2017

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: Planned Development – Residential (PD-R)

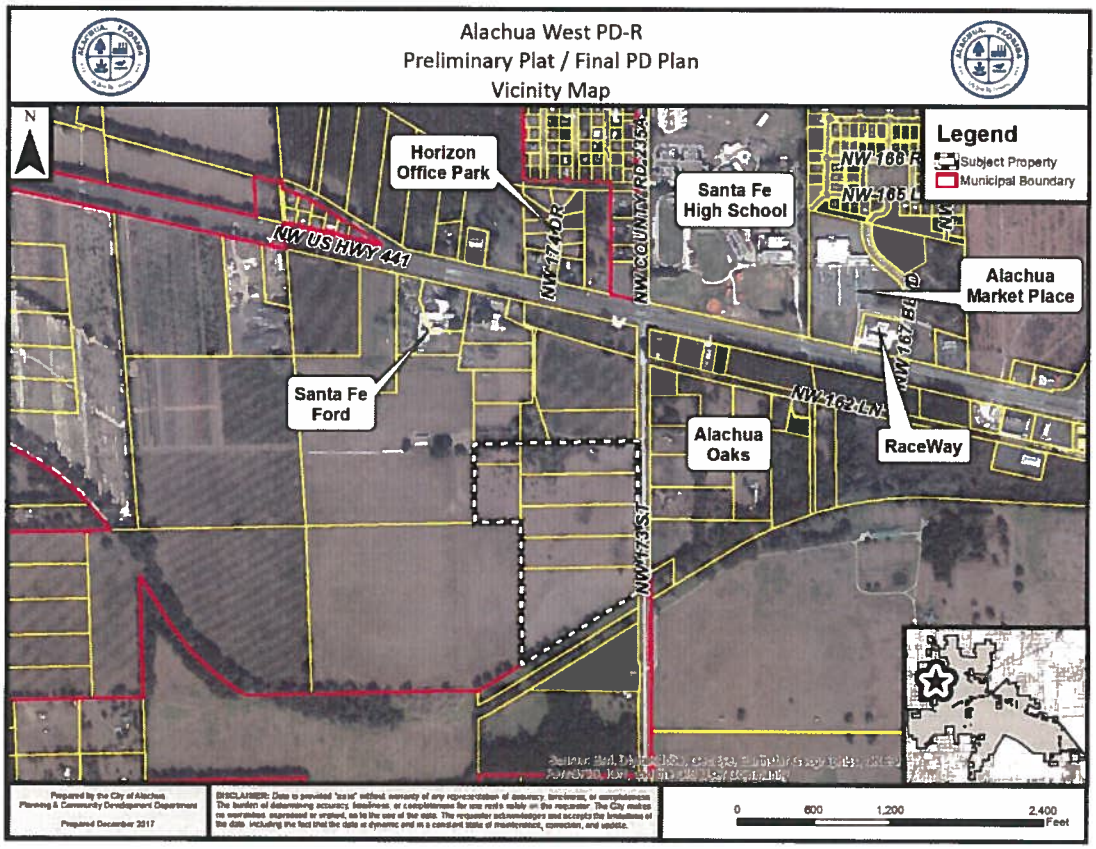
OVERLAY: N/A

ACREAGE: ±35.82 acres

PARCELS: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

PROJECT SUMMARY: A request to subdivide a ±35.82 acre tract into a total of 138 lots, with associated common areas and right-of-way

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Wednesday, January 3, 2018.**



Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Compliance with Ordinance 17-10 (PD Ordinance), PD Agreement, & PD Master Plan*
   a. *Compliance with Ordinance 17-10*
      i. Section 3., #12.b., of Ordinance 17-10 states, "[w]ater systems (in the project) shall be designed to provide fire flow rates that conform to the current standards of Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code". Further, the following information was provided in a memorandum from Rodolfo Valladares, P.E., Public Services Director, dated May 31, 2017 (comment #2): "*Per David S. McDaniel's request, fire flow assessment was performed for Alachua West at ½-mile south of the intersection of US 441 and CR235A. Results show 680 gpm is available for a 2-hour fire flow duration. Current distribution network capacity does NOT meet the submitted minimum fire flow requirement of 1,000 gpm for 2-hour duration.*" The applicant must submit documentation demonstrating how fire flow rates for the proposed design will be achieved.
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         (b) Note requirements in Section 6.2.2(C)(4) for the identification of new plant materials, and ensure all information for required mitigation as specified therein is provided on plans.
         (c) Revise notes on Sheet 1.10 accordingly.
   b. *Compliance with PD Master Plan*
      i. PD Master Plan depicts location of emergency access points (one emergency access point for Phase 1, and second emergency access point to be provided for Phases 2 and 3). Preliminary Plat does not take into account the location of required emergency access points. Revise preliminary plat to provide emergency access points as shown on the PD Master Plan.
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   i. Footnote 2, Site / Lot Data, Sheet 2.00, conflicts with the definition of 'lot coverage' [reference Section 5.2.4(A)(3)]. Remove footnote.
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   iii. In accordance with Section 7.3.2(A) a sidewalk shall be provided along CR 235-A frontage.

3. *Concurrency Impact Analysis*
   a. Subsection 1., Impacts to Transportation Network: minimum LOS of Segment 5 is LOS E (LOS stated as LOS C). Revise accordingly
   b. Correct references to City of Alachua Development Monitoring Report to "City of Alachua Development Monitoring Report, August 2017".

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   a. Revise response to Policy 2.4.e of the Future Land Use Element, relating to tree survey, to indicate a tree location survey is part of the preliminary plat and mitigation shall be provided in accordance with the City's LDRs.
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   b. Remove references to 'existing' and 'proposed' FLUM and zoning in the notes on Sheet 2.00; revise to provide the current FLUM and zoning.
   c. Verify parcel numbers of lands and revise on preliminary plat accordingly:
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      ii. To the north of lots 22 – 26; and,
      iii. To the west of lots 26 – 32.
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   h. Existing force main along CR 235A shown on Sheet 4.00 as proposed (in bold).
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b. Comments from Brian Green, Fire Inspector, Alachua County Fire Rescue, to be provided under separate cover.
c. Comments from outside engineering review to be provided under separate cover.

7. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

      1. **Authorized Agent Affidavit / Agent Authorization**
         Action Needed to Address Deficiency: Applicant's response in letter dated November 29, 2017 is that the owner will be the applicant, however, authorization from the property owner/applicant must be provided for Poulos and Bennett, LLC to serve as agent and to act on behalf of the property owner. Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner.

      2. **Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
         Action Needed to Address Deficiency: Public utilities, including but not limited to fire hydrants, appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Provide public utility easements with dimensions in all locations where public utilities, including but not limited to fire hydrants, are proposed.

      3. **Preliminary Plat Required Attachment D.1.l:** Proposed method of water supply, sewage disposal, and drainage, and electric service.
         Action Needed to Address Deficiency: (1) There is a typographical error in the title of the electric utility provider. (2) Electric provider is Duke Energy. Revise accordingly.

      4. **Preliminary Plat Required Attachment D.1.q:** Tree location survey in conformance with LDR Article 6.2.1(G).
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         Action Needed to Address Deficiency: Only one (1) set of mailing labels were provided with the application materials received on November 30, 2017. Further, the mailing labels provided included outdated property owner information. Mailing labels must use the latest ad valorem tax records to ensure notice is provided the property owners as of the date the application is determined to be complete.

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6. **Preliminary Plat Required Attachment D.6.:** 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.

   Action Needed to Address Deficiency:

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   b. Provide a copy of the written notice and the list of all property owners and persons / organizations who received a copy of the written notice of the December 5, 2017 Neighborhood Meeting.
   c. Provide a written summary of the December 5, 2017 Neighborhood Meeting, including a list of those in attendance; a summary of the issues related to the development proposal discussed; comments by those in attendance about the development proposal; and any other information deemed appropriate.

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **December 13th, 2017**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director RJV

RE: **Alachua West PD-R (Preliminary Plat/Final PD Plan)**

Public Services have reviewed the Alachua West PD-R (Preliminary Plat/Final PD Plans) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**Entrance Median** Entrance median shall be owned and maintained by homeowners association.
2.	**Storm Water Piping** Storm water piping and associated items (inlets, all storm water facilities, etc.) shall be owned and maintained by homeowners associations.
3.	**Potable Water Piping** **C: 4.00** – maintain piping within easily maintained space. Do not place piping under roadway, valley curb, or sidewalks.
4.	**City Standards** Design shall be in accordance with City Standards.
5.	**Electric Utilities** FYI; not City of Alachua Electric Utilities. Revise annotation on drawing C4.00 to reflect correct provider.
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

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	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Principal Planner
Harry Dillard – Lead Engineering Technician

Re: Tentative Application Acceptance: Alachua West PD-R Preliminary Plat / Final PD Plan

From : Justin Tabor <jtabor@cityofalachua.com> Wed, Dec 13, 2017 08:40 AM
Subject : Re: Tentative Application Acceptance: Alachua West PD-R Preliminary Plat / Final PD Plan 1 attachment
To : Eric Warren <ewarren@poulosandbennett.com>
Cc : Allison Brunetto <ABrunetto@poulosandbennett.com>

Eric,

Sending a reminder that the materials to address our letter of December 5 were due yesterday. I have not received a delivery as of yet. Please let me know if it is in transit.

Thank you.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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: "Justin Tabor" <jtabor@cityofalachua.com>
To: "Eric Warren" <ewarren@poulosandbennett.com>
Cc: "kwinburn" <kwinburn@cityofalachua.com>, "Adam Hall" <ad_hall@cityofalachua.org>
Sent: Tuesday, December 5, 2017 9:49:34 AM
Subject: Tentative Application Acceptance: Alachua West PD-R Preliminary Plat / Final PD Plan

Mr. Warren,

Please see the attached letter in reference to the revised application materials, submitted on November 30, 2017, for the Alachua West PD-R Preliminary Plat / Final PD Plan.

Please feel free to contact me if you have any questions.

Sincerely,

Justin Tabor, AICP

Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
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Alachua_West_Prelim_Plat_Completeness_Resubmittal_#1_2017_12_05.pdf
195 KB

City of Alachua

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT # | **APPLICATION DATE** 10/30/2017

NAME & DESCRIPTION OF PROJECT Alachua West PD - 138 Single Family Residences

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers 03042-050-06, 03042-050-07, 03042-052-02, 03042-052-003, 03042-052-004, 03

03042-052-006

Acreage 35.82 acres

DEVELOPMENT DATA (check all that apply)

☑ Single Family — Number of Units 138

☐ Multi Family — Number of Units

☐ Exempt (See exemptions on page 2)

Level of Review

☐ Pre-Application Conference ☑ Preliminary ☐ Final ☐ Revised ☐ Staff Administrative Review

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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 to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

http://growth-management.alachuacounty.us/gis_services/map_gallery/

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary Northwest Alachua **Middle** Mebane **High** Santa Fe

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	138	**units X 0.15 Elementary School Multiplier**	21	**Student Stations**
MIDDLE	138	**units X 0.07 Middle School Multiplier**	10	**Student Stations**
HIGH	138	**units X 0.09 High School Multiplier**	13	**Student Stations**

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY		**units X 0.08 Elementary School Multiplier**		**Student Stations**
MIDDLE		**units X 0.03 Middle School Multiplier**		**Student Stations**
HIGH		**units X 0.03 High School Multiplier**		**Student Stations**

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

☐ *Group quarters that do not generate public school students, as described in the ILA*

AUTHORIZED AGENT

Name: David S. McDaniel

Mailing Address:

Phone:

Email:

PROPERTY OWNER

Name: M3 Alachua LLC

Mailing Address 250 Killarney Dr

Winter Park, FL 32789

Phone: 407 487 2594

Email david@m3development.com

CERTIFICATION

PROJECT NAME : Alachua West PD **PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject 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 (see 2017-2018 Capacity Tables)

Elementary SCSA Northwest Alachua — Capacity Required 21

- ☑ Capacity Available — Available Capacity 284
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

Middle SCSA Mebane — Capacity Required 10

- ☑ Capacity Available — Available Capacity 405
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

High SCSA Santa Fe — 13

- ☑ Capacity Available — Available Capacity 383
- ☐ Capacity Available in 3 yrs — Available Capacity
- ☐ Capacity Available in Adjacent SCSA — Available Capacity

☐ **Denial** for reasons stated

Approved by

School Board Staff Certification

Suzanne Wynn

Digitally signed by Suzanne Wynn
DN: cn=Suzanne Wynn, o=SBAC, ou, email=wynnsm@gm.sbac.edu, c=US
Date: 2017.12.11 13:47:47 -05'00'

Suzanne M. Wynn
Community Planning Director
Alachua County Public Schools
352.955.7400 x 1445

Date: 12.11.2017

City of Alachua

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:

Plan / Concurrency Reviews - City of Alachua Projects

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Dec 11, 2017 11:14 AM
Subject : Plan / Concurrency Reviews - City of Alachua Projects 3 attachments
To : Debbie J Matchett <matchedj@gm.sbac.edu>
Cc : gboles <gboles@ufl.edu>, Adam Hall <ad_hall@cityofalachua.org>

Debbie,

The City of Alachua has received applications for the following projects:

1. Alachua West PD-R - Preliminary Plat - a proposed 138 lot single-family residential subdivision, consisting of a ±35.82 acre tract (Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006);
2. Syer Final Plat / Minor Subdivision - Final Plat - a proposed replat of 2 historic lots, into a total of 4 lots (2 additional lots), consisting of a ±1.33 acre tract (a portion of Tax Parcel 03095-000-000 and Tax Parcel 03095-001-000); and,
3. March Acres, First Addition - Final Plat - a proposed 4 lot subdivision, consisting of a ±20.387 acre parcel (Tax Parcel No. 03014-005-000).

The City requests a capacity review be performed for the Alachua West PD-R Preliminary Plat. It is my understanding that school concurrency for the Syer Final Plat and March Acres First Addition Final Plat projects may be certified by the City; the forms for these projects are therefore being provided for informational purposes only.

Should you have any questions, 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 107 | fax: 386.418.6130
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Alachua West PD-R Prelim Plat PS Gen Form.pdf
1 MB

07 Syer Final Plat School Student Generation Form.pdf

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 6, 2017

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.
President
3530 NW 43rd Street
Gainesville, FL 32606

RE: Review of Alachua West PD-R – Preliminary Plat / Final PD Plan

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the referenced Preliminary Plat. This application proposes the subdivision of a ±35.82 acre tract (consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006) into a total of 138 lots, with associated common areas and right-of-way.

Please provide comments by **5:00 PM on Tuesday, December 12, 2017**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project File

Review of: Alachua West PD-R Preliminary Plat / Final PD Plan

From : Justin Tabor <jtabor@cityofalachua.com> Tue, Dec 05, 2017 02:10 PM
Subject : Review of: Alachua West PD-R Preliminary Plat / Final PD Plan
To : bgreen <bgreen@alachuacounty.us>
Cc : Keith Bennett <ke_bennett@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.com>

Brian,

The City has received an application for a Preliminary Plat / Final PD Plan for the Alachua West PD-R. This development proposes to subdivide a +/- 35.82 acre tract into a total of 138 lots, across 3 phases. Phase 1 would consist of of 50 lots; Phase 2, 54 lots; and Phase 3, 34 lots.

As this is a Planned Development (PD), the PD Master Plan, which was approved earlier this year, proposed temporary secondary emergency access for Phase 1 near the northeast corner of the site, and the permanent secondary emergency access to be constructed with Phase 2 near the southeast corner of the site. A sheet of which is included within the materials accessible via link below. The Preliminary Plat does not appear to provide an easement for these emergency accesses; further information would be provided during construction plan review (the next phase of review), but access easements should be noted on the plat. Also, proposed lot size (50' x 110') may warrant discussion from a fire protection standpoint.

Please review and provide any comments by 5 PM on Tuesday, December 12, 2017.

Materials are accessible here: http://cloud.cityofalachua.org/index.php/s/uShji1Q7kbbQNml

If you would like to discuss further, please feel free to give me a call.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 5, 2017

Also sent electronically to ewarren@poulosandbennet..com

Eric Warren, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Tentative Application Acceptance:
Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On November 30, 2017, the City of Alachua received your revised application for the Preliminary Plat and Final PD Plan for the Alachua West Planned Development – Residential (PD-R) development, which proposes the subdivision of a ±35.82 acre tract (consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006) into a total of 138 lots, with associated common areas and right-of-way.

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 materials by **Tuesday, December 12, 2017**. Failure to address comments by this date may result in the postponement of the issuance of Development Review Team (DRT) review comments and/or the DRT meeting, and could delay the anticipated hearing date before the Planning and Zoning Board (PZB).

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a by separate cover or at a DRT Meeting.

Please address the following by **Tuesday, December 12, 2017**:

1. **Authorized Agent Affidavit / Agent Authorization**
   Action Needed to Address Deficiency: Applicant's response in letter dated November 29, 2017 is that the owner will be the applicant, however, authorization from the property owner/applicant must be provided for Poulos and Bennett, LLC to serve as agent and to act on behalf of the property owner. Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner.

2. **Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or

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Action Needed to Address Deficiency: Public utilities, including but not limited to fire hydrants, appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Provide public utility easements with dimensions in all locations where public utilities, including but not limited to fire hydrants, are proposed.

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Action Needed to Address Deficiency: (1) There is a typographical error in the title of the electric utility provider. (2) Electric provider is Duke Energy. Revise accordingly.

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   c. Provide a written summary of the December 5, 2017 Neighborhood Meeting, including a list of those in attendance; a summary of the issues related to the development proposal

discussed; comments by those in attendance about the development proposal; and any other information deemed appropriate.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

RECEIVED
NOV 3 ' 2017
BY: .....

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

November 29, 2017

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

RE: Alachua West RD-R Preliminary Plat Application
Poulos & Bennett Project Number – 16-110

Dear Mr. Tabor:

Enclosed, please find 9 copies of the Preliminary Plat set of plans and the application package for the Alachua West project and a PDF copy of the complete package on a CD-ROM. As discussed earlier we are requesting to defer the covenants and restrictions to the Final Plat application. The Suwannee River Water Management Environmental Permit application and the review and approval of improvements to CR 235A by Alachua County will be submitted with the Final Construction Plans for the project.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at ewarren@poulosandbennett.com

Best Regards,

Eric Warren
Poulos & Bennett, LLC
:

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

November 29, 2017

Mr. Justin Tabor, AICP
City of Alachua
P.O. Box 9
Alachua, FL 32616

Subject: Alachua West PD-R
Poulos & Bennett Job No. 16-110

Dear Mr. Tabor:

We received comments dated November 6, 2017 regarding the subject project. Please find responses to the comments listed below.

Comments:

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

1. Submittal Requirements: Number of Copies, Initial Application Submittal
   Action Needed to Address Deficiency: Provide nine (9) copies of all application materials, plants, etc., and a copy of all materials on a compact disc in PDF format. All print copies (except for plans) must be bound only with a binder clip (i.e., no staples or binders). All copies, digital and print, must include revised materials as necessary to address the comments herein. Application submittal requirements may be referenced at: http://www.cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860- application-submittal-presentation-requirements.

   Response: 9 copies and a compact disc with PDF of the updated application documents are provided.

2. Authorized Agent Affidavit / Agent Authorization
   Action Needed to Address Deficiency: Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner. A copy of the Authorized Agent Affidavit is enclosed for use.

   Response: The owner will be the Applicant consistent with the submitted application. The references to Poulos & Bennett as the applicant have been removed from the Preliminary Plat.

3. Preliminary Plat Required Attachment D.1.c: Name, address, and telephone number of subdivider and agent of subdivider.
   Action Needed to Address Deficiency:
   a. Poulos & Bennett, LLC is identified on the cover sheet as the applicant / agent. The property owner has signed the application and is therefore the applicant. Revise accordingly.

   Response: The owner will be the Applicant consistent with the submitted application. The references to Poulos & Bennett as the applicant have been removed from the Preliminary Plat.

b. Property owner name, address, and telephone number not provided on the cover sheet. Revise accordingly.

Response: The property owner information has been added as requested.

4. Preliminary Plat Required Attachment D.1.f: Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
Action Needed to Address Deficiency:
a. Relocate label of CR 235-A to actual road location.

Response: The label has been corrected.

b. Provide section lines and quarter section lines on vicinity map.

Response: The section lines and quarter lines have been added.

c. Depict property lines of abutting properties.

Response: The property lines have been added. See also Sheet C2.00

5. Preliminary Plat Required Attachment D.1.h: Names of owners of adjoining land with their approximate acreage, or, if developed, names of abutting subdivisions.
Action Needed to Address Deficiency: Provide approximate acreage of adjoining land (acreage of adjoining parcels) on the Preliminary Plat.

Response: The acreages have been added as requested.

6. Preliminary Plat Required Attachment D.1.i: Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single- family dwellings.

Response: Please refer to sheet C2.00.

7. Action Needed to Address Deficiency: Public utilities appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Depict easements with dimensions in all locations where public utility easements shall be required for public utilities.

Response: The lift station tract has been adjusted to include all utilities. We did not find any other utilities shown that are proposed to be outside public right of way or dedicated utility tracts.

8. Preliminary Plat Required Attachment D.1.k: Zoning district boundaries on abutting properties.
Action Needed to Address Deficiency: State the zoning of all abutting properties on the Preliminary Plat.

Response: The adjacent zonings have been added.

9. Preliminary Plat Required Attachment D.1.l: Proposed method of water supply, sewage disposal, and drainage, and electric service.
   Action Needed to Address Deficiency: Identify the electric service provider on Utilities Plan (Sheet C4.00).

   Response: The electric service provider has been listed on sheet C4.00.

10. Preliminary Plat Required Attachment D.1.q: Tree location survey in conformance with LDR Article 6.2.1(G).
    Action Needed to Address Deficiency: Tree mitigation is required for any regulated, heritage, and champion trees to be removed; however, no mitigation calculations or tree mitigation shown in Preliminary Plat.

    Response: The requested mitigation calculations have been added.

11. Preliminary Plat Required Attachment D.2.: 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.
    Action Needed to Address Deficiency:
    a. Concurrency Impact Analysis uses data from the May 2017 Development Monitoring Report. The current Development Monitoring Report is dated August 2017. The Concurrency Impact Analysis must be updated to use current data, including existing demand and reserved capacities for water, wastewater, solid waste, and transportation facilities. A copy of the August 2017 Development Monitoring Report is enclosed for reference.

       Response: The concurrency impact analysis has been updated.

    b. Calculations of the maximum impact potential of previous zoning designation (RMF-8) are provided within Concurrency Impact Analysis for impacts to transportation, potable water, wastewater, solid waste, recreation, and public schools. Information is not applicable or required for this application. Please remove.

       Response: The RMF-8 data has been removed.

    c. Public facility impacts are calculated for the maximum development potential of the property (143 single-family residential dwellings). The preliminary plat proposes 138 lots. Revise Concurrency Impact Analysis to consider the impacts which would be created by the proposed development of 138 lots (single-family residential dwellings).

       Response: The concurrency impact analysis has been revised for 138 lots.

12. Preliminary Plat Required Attachment D.5.: Two (2) 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).
    Action Needed to Address Deficiency: Mailing labels were not provided with the application materials. Provide two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries. Also note the City's LDRs require mailed notices be sent to persons and organizations registered to receive notice of public hearings. The applicant must provide two (2) sets of mailing labels for this list of persons / organizations. The public notification mailing list is

accessible at: http://www.cityofalachua.com/index.php/planning- and-zoning/53-city-departments/planning-a-community-development/503-applications- attachments-a-agreements.

Response: The mailing labels are enclosed.

13. Preliminary Plat Required Attachment D.6.: 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.

    Response: The requested meeting materials are enclosed.

    Action Needed to Address Deficiency:

    a. The Neighborhood Meeting materials submitted with this application were the materials from the January 25, 2017 Neighborhood Meeting, at which the PD-R Rezoning Application that was proposed at that time was discussed. The City's LDRs require a separate Neighborhood Meeting for this Preliminary Plat application.

    Response: Noted. Meetings scheduled for November 28, 2017 and a follow up meeting on December 5, 2017.

    b. The meeting must be held and materials submitted to the City demonstrating the requirements of Section 2.2.4 are met before application review can commence.

    Response: The requested materials for the November 28, 2017 meeting are enclosed.

    c. Please ensure the persons / organizations registered to receive notices are also provided a mailed notice, as required by Section 2.2.4(D)(2) of the LDRs.

    Response: The notices were mailed.

    d. Please ensure current property owner records are used (records may have changed since January 2017).

    Response: The records were reviewed for current information.

14. Preliminary Plat Required Attachment D.10.: Proof of payment of taxes.
    Action Needed to Address Deficiency: Tax records submitted with application materials do not show 2017 taxes, which, while not delinquent, are presently due. Submit current tax records.

    Response: The current tax records are enclosed.

15. Preliminary Plat Required Attachment D.12.: If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

Response: We have been coordinating with Alachua County regarding the access. Please see attached email correspondence with Mr. Lalit L. Lalwani with the Alachua County Public Works Department. We have also been discussing by phone. The driveway permit will be submitted with the final engineering construction plans once the preliminary plat has been approved. This was also discussed with Mr. Rodolfo Valladares and he said a note to that effect on the preliminary plat would be sufficient.

16. Action Needed to Address Deficiency: Provide documentation to support that Alachua County Public Works has reviewed and approved, or has received and is reviewing, the proposed ingress/egress point to development.

    Response: We have been coordinating with Alachua County regarding the access. Please see attached email correspondence with Mr. Lalit L. Lalwani with the Alachua County Public Works Department. We have also been discussing by phone. The driveway permit will be submitted with the final engineering construction plans once the preliminary plat has been approved. This was also discussed with Mr. Rodolfo Valladares and he said a note to that effect on the preliminary plat would be sufficient.

Additional Comments

17. Please ensure materials to address Section 3., #3, of the PD Ordinance (Ordinance 17-10) are submitted with revised application / materials.

    Response: Please see enclose Listed Species Study Letter Report Update.

18. Plans are not signed and sealed by design professionals (professional engineers, surveyors, etc.) All plans submitted to the City must be signed and sealed.

    Response: The plans have been signed and sealed.

19. Application package section numbers are not chronological, and are numbered differently in the table of contents / section titles within the application package

    Response: The section numbers have been corrected.

We trust this information is sufficient for the continuation of your review. Please do not hesitate to contact me at ewarren@poulosandbennett.com or 407-487-2594 should you have any questions regarding this information.

Best regards,

Eric Warren, P.E.
Poulos & Bennett, LLC

Eric Warren

From: Eric Warren
Sent: Monday, April 10, 2017 11:54 AM
To: llalwani@alachuacounty.us
Subject: Alachua West Project
Attachments: 2.00 Master Development Plan - 2.00.pdf

Good morning Lalit, we are working with the City of Alachua for a rezoning of the property attached. We would like to discuss and coordinate our proposed access to CR 235A. If you could please give me a call on my cell phone, I would greatly appreciated it, Thank you,

Eric Warren
POULOS & BENNETT
2602 E. Livingston St.
Orlando, FL 32803
Office: 407.487.2594
Cell: 321.231.4474
Fax: 407.289.5280
www.poulosandbennett.com

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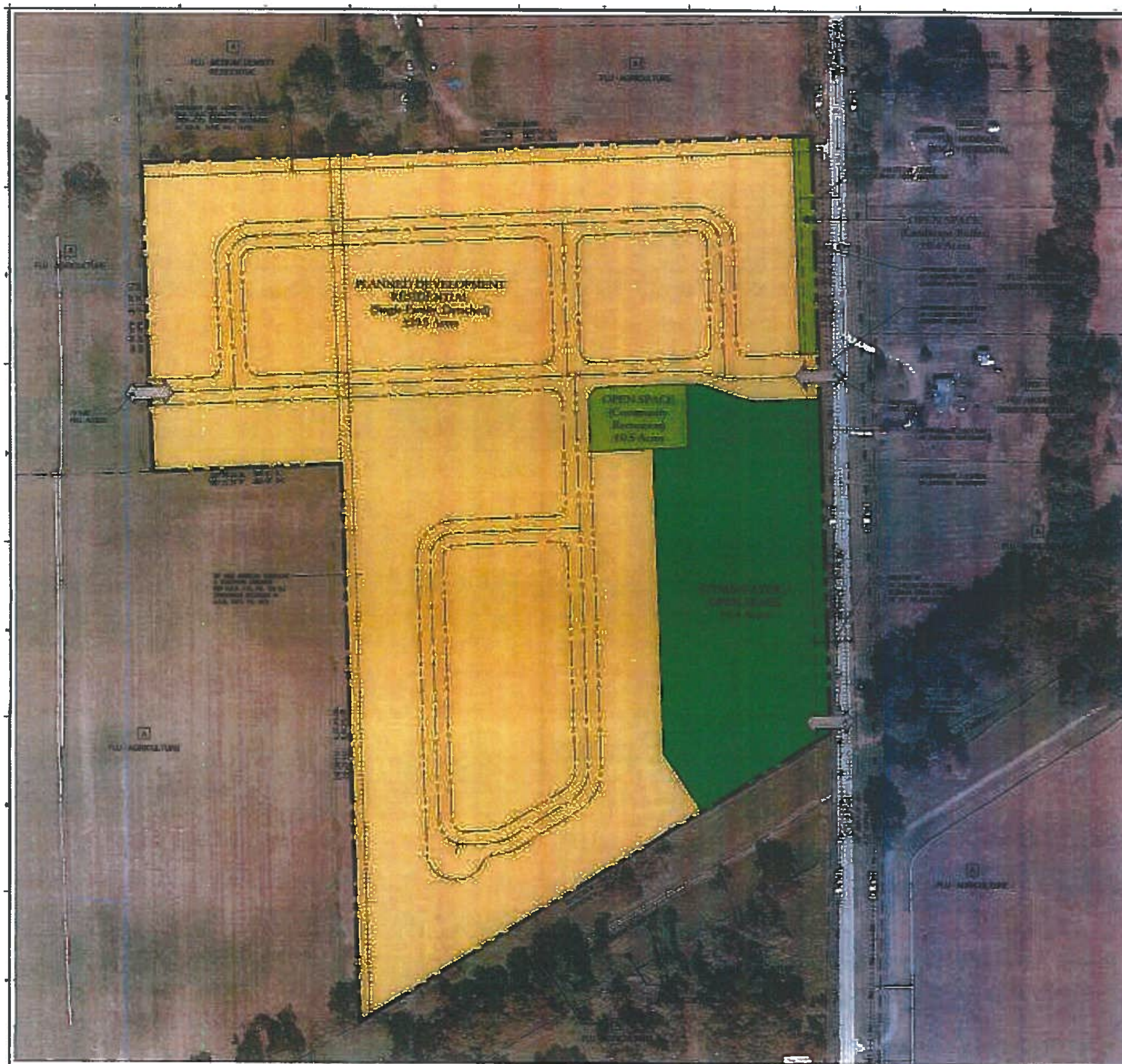
*DISCLAIMER OF LIABILITY - The data contained within this e-mail is the sole property of Poulos & Bennett. ("PNB") and is transmitted to you at your request for your convenience. The user of this data assumes all liability resulting from such use and hereby releases PNB from liability of any nature, expressed or implied, relating to the data contained thereon. All information contained on said data is subject to change at the discretion of PNB. PNB is not responsible to the recipient for compatibility with the recipient's hardware and/or software. It is imperative that the user checks this data for viruses.



50' 0 100' 200'
SCALE IN FEET

LEGEND

DEVELOPMENT DATA

NOTES

MINIMUM CORNER LOT (TYPICAL)

MINIMUM STANDARD LOT (TYPICAL)

ALACHUA WEST PD-R

CITY OF ALACHUA, FL

MASTER DEVELOPMENT PLAN

2.00

Poulos & Bennett, LLC

Eric Warren

From: Lalit Lalwani <llalwani@alachuacounty.us>
Sent: Tuesday, November 14, 2017 3:20 PM
To: Eric Warren
Subject: FW: Parcel 03042-050-006
Attachments: Driveway Permit Application.doc; DRAFT Access Management & Street Network Standards Checklist 2011.doc

Eric,

Here is the form. The fees for Class III with Auxiliary Lanes is $1530 and for Class IV with Auxiliary Lanes is $1500. Please review Chapter 407 Article 13 of Alachua County Land Development Regulations. The checklist is an old one but it is in line with the Code.

Sincerely,

Lalit L. Lalwani, PE, CPM, CFM

Alachua County Public Works Department
Note our new mailing address:
5620 NW 120th Lane,
Gainesville, FL 32653
Phone: 352-548-1243
352-374-5245, ext. 243
Fax: 352-337-6244
E-mail: llalwani@alachuacounty.us
Office Hours: Monday through Thursday, 7:00 AM to 5:30 PM
Closed on Fridays.

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 6, 2017

Also sent electronically to ewarren@poulosandbennet..com

Eric Warren, P.E.
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803

RE: Completeness Review of Alachua West PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Warren:

On October 31, 2017, the City of Alachua received your application for the Preliminary Plat and Final PD Plan for the Alachua West Planned Development – Residential (PD-R) development, which proposes the subdivision of a ±35.82 acre tract (consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006) into a total of 138 lots, with associated common areas and right-of-way.

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 following information is needed to complete our initial review.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting.

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

1. **Submittal Requirements: Number of Copies, Initial Application Submittal**
   Action Needed to Address Deficiency: Provide nine (9) copies of all application materials, plants, etc., and a copy of all materials on a compact disc in PDF format. All print copies (except for plans) must be bound only with a binder clip (i.e., no staples or binders). All copies, digital and print, must include revised materials as necessary to address the comments herein. Application submittal requirements may be referenced at: http://www.cityofalachua.com/index.php/planning-and-zoning/2-uncategorised/860-application-submittal-presentation-requirements.

2. **Authorized Agent Affidavit / Agent Authorization**
   Action Needed to Address Deficiency: Provide an Authorized Agent Affidavit or other acceptable documentation, signed by an authorized signatory of the property owner (M3 Alachua, LLC), authorizing Poulos & Bennett, LLC, to act on behalf of the property owner. A copy of the Authorized Agent Affidavit is enclosed for use.

3. **Preliminary Plat Required Attachment D.1.c:** Name, address, and telephone number of subdivider and agent of subdivider.
   Action Needed to Address Deficiency:
   a. Poulos & Bennett, LLC is identified on the cover sheet as the applicant / agent. The property owner has signed the application and is therefore the applicant. Revise accordingly.
   b. Property owner name, address, and telephone number not provided on the cover sheet. Revise accordingly.

4. **Preliminary Plat Required Attachment D.1.f:** Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   Action Needed to Address Deficiency:
   a. Relocate label of CR 235-A to actual road location.
   b. Provide section lines and quarter section lines on vicinity map.
   c. Depict property lines of abutting properties.

5. **Preliminary Plat Required Attachment D.1.h:** Names of owners of adjoining land with their approximate acreage, or, if developed, names of abutting subdivisions.
   Action Needed to Address Deficiency: Provide approximate acreage of adjoining land (acreage of adjoining parcels) on the Preliminary Plat.

6. **Preliminary Plat Required Attachment D.1.i:** Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
7. ***Action Needed to Address Deficiency:*** Public utilities appear to be shown on Sheet C4.00 outside of proposed right-of-ways and on lot frontages / within common areas. Depict easements with dimensions in all locations where public utility easements shall be required for public utilities.

8. **Preliminary Plat Required Attachment D.1.k:** Zoning district boundaries on abutting properties.
   Action Needed to Address Deficiency: State the zoning of all abutting properties on the Preliminary Plat.

9. **Preliminary Plat Required Attachment D.1.l:** Proposed method of water supply, sewage disposal, and drainage, and electric service.
   Action Needed to Address Deficiency: Identify the electric service provider on Utilities Plan (Sheet C4.00).

10. **Preliminary Plat Required Attachment D.1.q:** Tree location survey in conformance with LDR Article 6.2.1(G).

Action Needed to Address Deficiency: Tree mitigation is required for any regulated, heritage, and champion trees to be removed; however, no mitigation calculations or tree mitigation shown in Preliminary Plat.

11. **Preliminary Plat Required Attachment D.2.:** 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.
    Action Needed to Address Deficiency:
    a. Concurrency Impact Analysis uses data from the May 2017 Development Monitoring Report. The current Development Monitoring Report is dated August 2017. The Concurrency Impact Analysis must be updated to use current data, including existing demand and reserved capacities for water, wastewater, solid waste, and transportation facilities. A copy of the August 2017 Development Monitoring Report is enclosed for reference.
    b. Calculations of the maximum impact potential of previous zoning designation (RMF-8) are provided within Concurrency Impact Analysis for impacts to transportation, potable water, wastewater, solid waste, recreation, and public schools. Information is not applicable or required for this application. Please remove.
    c. Public facility impacts are calculated for the maximum development potential of the property (143 single-family residential dwellings). The preliminary plat proposes 138 lots. Revise Concurrency Impact Analysis to consider the impacts which would be created by the proposed development of 138 lots (single-family residential dwellings).

12. **Preliminary Plat Required Attachment D.5.:** Two (2) 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).
    Action Needed to Address Deficiency: Mailing labels were not provided with the application materials. Provide two (2) sets of mailing labels for all property owners within 400 feet of the subject property boundaries. Also note the City's LDRs require mailed notices be sent to persons and organizations registered to receive notice of public hearings. The applicant must provide two (2) sets of mailing labels for this list of persons / organizations. The public notification mailing list is accessible at: http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements.

13. **Preliminary Plat Required Attachment D.6.:** 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.
    Action Needed to Address Deficiency:
    a. The Neighborhood Meeting materials submitted with this application were the materials from the January 25, 2017 Neighborhood Meeting, at which the PD-R Rezoning Application that was proposed at that time was discussed. The City's LDRs require a separate Neighborhood Meeting for this Preliminary Plat application.
    b. ***The meeting must be held and materials submitted to the City demonstrating the requirements of Section 2.2.4 are met before application review can commence.***

c. ***Please ensure the persons / organizations registered to receive notices are also provided a mailed notice, as required by Section 2.2.4(D)(2) of the LDRs.***
d. Please ensure current property owner records are used (records may have changed since January 2017).

14. **Preliminary Plat Required Attachment D.10.:** Proof of payment of taxes.
Action Needed to Address Deficiency: Tax records submitted with application materials do not show 2017 taxes, which, while not delinquent, are presently due. Submit current tax records.

15. **Preliminary Plat Required Attachment D.12.:** If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
16. ***Action Needed to Address Deficiency:*** Provide documentation to support that Alachua County Public Works has reviewed and approved, or has received and is reviewing, the proposed ingress/egress point to development.

Additional Comments

17. Please ensure materials to address Section 3., #3, of the PD Ordinance (Ordinance 17-10) are submitted with revised application / materials.
18. Plans are not signed and sealed by design professionals (professional engineers, surveyors, etc.) All plans submitted to the City must be signed and sealed.
19. Application package section numbers are not chronological, and are numbered differently in the table of contents / section titles within the application package.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Enclosures: Authorized Agent Affidavit
August 2017 City of Alachua Development Monitoring Report (Concurrency Data)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____

Parcel ID Number(s): _____

Acreage: _____

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: _____ Title: _____

Company (if applicable): _____

Mailing Address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): _____

Mailing address: _____

City: _____ State: _____ ZIP: _____

Telephone: _____ FAX: _____ e-mail: _____

D. REQUESTED ACTION:

_____

_____

_____

_____

_____

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

_____ _____

Signature of Applicant Signature of Co-applicant

_____ _____

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

State of _____ County of _____

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

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

NOTARY SEAL

_____

Signature of Notary Public, State of _____

Table 1. Final Development Orders with Valid Concurrency Reservations

Current Through August 8, 2017 Planning & Zoning Board Meeting

Project	Final Development Order Granted	Project Status	Building Permit Issuance Date	CO Issued?	CO Issuance Date	Water (GPD)	Sewer (GDP)	Traffic (AADT)*	Solid Waste (lbs/day)	Drainage	Parks (acres)
All Projects						66,974	57,964		5290.27		9.6
Alachua Research Park SP	December 9, 2014	*Certificate of Occupancy Issued*	5/18/2015	Yes	12/17/2015	8,375	8,375	259 (3/4); 86 (CR 2054 E)	510	OK	*No impact*
PetPetDogs SP	July 14, 2015	*Certificate of Occupancy Issued*	6/6/2016	Yes	8/14/2017	990	0	41 (3/4); 13 (CR 2054 E)	78.2	OK	*No impact*
Public Services Operations Center SP	December 8, 2015	*Building Permit Issued*	8/16/2016	No	N/A	2,685	2,685	586 (3/4)	214.85	OK	*No impact*
Legacy Park, Phase 1 SP	March 7, 2016	*Certificate of Occupancy Issued*	5/17/2016	Yes	8/28/2017	520	520	1,338 (CR 2054 W)	474.68	OK	*No impact*
Heritage Oaks Phase II Final Plat	June 13, 2016	*Final Plat Recorded. Infrastructure Completed*	N/A	N/A	N/A	12,100	11,000	109 (1); 133 (2); 419 (5); 102 (CR 235A S); 75 (CR235A N)	417	OK	0.52
Emerick Pediatric Office SP	July 12, 2016	*6 Month Extension Granted by PZB on 7/11/2017*	N/A	N/A	N/A	870	870	186 (5)	62	OK	*No impact*
Sanctuary Oaks Minor S/D (Final Plat)	September 26, 2016	*Final Plat Recorded*	N/A	N/A	N/A	0	0	23 (8); 5 (7)	82.4	OK	0.08
Foundation Park Phase 2 SP	December 13, 2016	*No Action*	N/A	N/A	N/A	19,110	19,110	775 (3/4); 258 (CR 2054 E)	1,528.80	OK	*No impact*
Holiday Inn Express SP	January 10, 2017	*Building Permit Issued*	2/10/2017	N/A	N/A	9,200	9,200	752 (5)	708	OK	*No impact*
Copeland Park, Phase 1 SP	February 14, 2017	*No Action*	N/A	N/A	N/A	3,758	3,758	203 (CR 2054 E)	300.6	OK	*No impact*
Farm Bureau Insurance SP	March 14, 2017	*No Action*	N/A	N/A	N/A	834	834	61 (5); 19 (2); 26 (CR 235A S); 16 (CR 235A N)	33.3	OK	*No impact*
Wal-Mart #3873 SP	May 2, 2017	*No Action*	N/A	N/A	N/A	3,347	3,012	5,898 (5)	789.04	OK	*No impact*
San Felasco State Park Shop Bldg. SP	May 9, 2017	*No Action*	N/A	N/A	N/A	0	0	9 (CR 241)	24	OK	*No impact*
Transmission Doctor & Auto Care SP	July 11, 2017	*No Action*	N/A	N/A	N/A	75	0	107 (3/4)	38.4	OK	*No impact*
VyStar Credit Union SP	August 8, 2017	*No Action*	N/A	N/A	N/A	680	600	237 (1); 593 (5); 89 (CR 235A S); 89 CR 235A N)	40	OK	*No impact*

Source: City of Alachua Final Development Orders (Project Staff Reports)

*City Comp Plan Segments and other roads shown in parenthesis (see Tables 6a and 6b for aggregate impacts by segment)

They (also does not automatically apply to other billers – Agenda for traffic good) be updated monthly on separate sheets as new DOs are granted

Table 2. Traffic 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 Std: C				
I-75 (32, 1)	From NCL of Alachua to US 441	AADT	85,600	42,505	346	42,749	50.06%
		Peak Hour	7,710	4,463	55	3,192	58.60%
I-75 (31, 2)	From US 441 to SCL of Alachua	AADT	85,600	56,476	152	28,972	66.15%
		Peak Hour	7,710	5,930	17	1,763	77.13%
State Roads			Min LOS Std: D				
U S Hwy 441 (106, 3/4)	From NW 126th to SR 235	AADT	35,500	17,295	1,768	16,437	53.70%
		Peak Hour	3,200	1,643	253	1,304	59.25%
U S Hwy 441 (107/1407, 5)	From SR 235 to NCL of Alachua	AADT	35,500	24,411	5,078	6,011	83.07%
		Peak Hour	3,200	2,319	501	380	88.13%
U S Hwy 441 (106, 6)	From CR 25A to NW 126th Ave	AADT	35,500	17,295	23	18,182	48.78%
		Peak Hour	3,200	1,643	2	1,555	51.41%
U S Hwy 441 (4127, 7)	From MPO Boundary to CR 25A	AADT	35,500	21,000	5	14,495	59.17%
		Peak Hour	3,200	1,890	1	1,309	59.09%
SR 235 (108, 8)	From 235/241 Intersection to US 441	AADT	13,300	10,000	0	3,300	75.19%
		Peak Hour	1,200	950	0	250	79.17%
SR 235 (109/4109, 9)	From US 441 to NCL of Alachua	AADT	13,300	6,189	0	7,111	46.54%
		Peak Hour	1,200	588	0	612	49.00%
County Facilities			Min LOS Std: D				
CR 2054 West	West of SR 235	AADT	14,580	1,686	1,336	11,558	20.74%
		Peak Hour	1,314	160	133	1,021	22.31%
CR 2054 East	East of SR 235	AADT	14,580	2,161	560	11,859	18.66%
		Peak Hour	1,314	205	75	1,034	21.33%
CR 235A South	South of US 441	AADT	14,580	3,780	217	10,583	27.41%
		Peak Hour	1,314	359	30	925	29.61%
CR 235A North	North of US 441	AADT	14,580	1,436	180	12,964	11.08%
		Peak Hour	1,314	136	26	1,152	12.36%
CR 235	SCL to CR 241	AADT	14,580	5,165	0	9,415	35.43%
		Peak Hour	1,314	491	0	823	37.34%
CR 241	SCL to CR 235	AADT	14,580	8,710	9	5,861	59.80%
		Peak Hour	1,314	827	1	486	63.05%

* Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016)

** *Formula: Comp Plan MSV - (Existing Traffic + Reserved Trips from Development Orders with Concurrency Reservations)*

^ County Facility AADT counts provided by Alachua County Public Works, May 2017. Existing Peak Hour has been calculated using a Standard K value of 0.095

^^AADT: 2013 Q/LOS Handbook, Table 2, Generalized Annual Average Daily Volumes for Florida's Transitioning Areas and Areas Over 5,000 Not in Urbanized Areas),*Peak Hour: 2013 Q/LOS Handbook, Table 5, Generalized Peak Hour Two-Way Volumes for Florida's Transitioning and Areas Over 5,000 Not in Urbanized Areas)*

Reserved Trips are automatically updated from Table 7 data.

Table 3. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,301,000
Reserved Capacity[2]	60,524
Residual Capacity	**938,476**
Percentage of Permitted Design Capacity Utilized	**59.20%**

Sources:

1. City of Alachua Public Services Department, May 2017

2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 4. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	654,000
Reserved Capacity[2]	57,964
Residual Capacity	**788,036**
Percentage of Permitted Design Capacity Utilized	**47.46%**

Sources:
1. City of Alachua Public Services Department, April 2017
2. Table 1

Tan cell is automatically updated from Table 1 data; reserved flows are subject to change

Table 5a. Recreational Impacts	
System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	88.60
Acreage Required to Serve Existing Population[2]	49.46
Reserved Capacity[3]	0.60
Available Recreation Acreage	38.54

1. Table 5c. Recreational Facilities

2. Bureau of Economic & Business Research, University of Florida, 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. Table 1

Tan cell is automatically updated from Table 1 data

Table 5b. Improved Passive Park Space Analysis	
System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity[1]	10.01
Existing Improved Passive Park Space Provided[2]	27.73
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity[3]	36.11%

1. Policy 1.2.b, Recreation Element, Table 5a. Recreational Impacts

2. Area consists all improved passive lands which are part of San Felasco Conservation Corridor

3. Formula: Total Improved, Passive Park Space / Acreage Required to Serve Existing Population + Projected Impacts from Recent Development Orders

Table 5c. Recreational Facilities	
Facility Name	Acreage
City of Alachua Hal Brady Recreation Center	24.60
Cleather Hathcock Community Center	0.84
Swick House	5.04
Downtown Theater Park	0.07
Criswell Park	0.39
F.E. Welch Park	1.37
Maude Lewis Park	0.99
Skinner Field & Downtown City Park	4.28
Mebane Middle School	7.49
Alachua Elementary School	11.65
Kingsland Pocket Park	0.65
San Felasco Conservation Corridor	31.23
Total	88.60

Table 6. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	39,568.00	7,221.16
Reserved Capacity[2]	5,280.27	963.65
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, April 1, 2016; Policy 2.1.a, CFNGAR Element

Formula: 9,892 persons x 0.73 tons per year

2. Table 1

3. Darrell O'Neal, Executive Director, New River Solid Waste Association, May 2017

Tan cell is automatically updated from Table 1 data

Student Generation Multipliers			
	Elementary	Middle	High
Single Family	0.15	0.07	0.09
Multi Family	0.08	0.03	0.03

Source: Alachua County Public Schools

Table 7a. Projects with Valid Public School Capacity Reservations			
Project Name	**Elementary Student Stations**	**Middle Student Stations**	**High Student Stations**
Heritage Oaks Phase II Final Plat	7	3	4
Sanctuary Oaks Minor S/D (Final Plat)	1	1	1
Total	**8**	**4**	**5**

Tables 7b. - 7d. Projected Available Capacity by School SCSAs

Alachua Elementary Concurrency Service Area				
Alachua Elementary, Irby Elementary Lanier prorated, A.Q. Jones prorated				
Jurisdictions City of Alachua, Town of LaCrosse, Alachua County				
ALACHUA ELEMENTARY CSA	SGM	2015-2016	2017-2018	2019-2020
AVAILABLE CAPACITY		261	249	259
EQUIVALENT SINGLE FAMILY	0.15	1,740	1,660	1,727
EQUIVALENT MULTI FAMILY	0.08	3,263	3,113	3,238
TOTAL ADJACENCY		791	717	851
EQUIVALENT SINGLE FAMILY	0.15	5,273	4,780	5,673
EQUIVALENT MULTI FAMILY	0.08	9,888	8,963	10,638

Mebane Middle Concurrency Service Area				
Mebane Middle School AQ Jones & Lanier prorated				
Jurisdictions City of Alachua, Alachua County				
MEBANE MIDDLE CSA	SGM	2015-16	2017-2018	2019-2020
AVAILABLE CAPACITY		406	397	365
EQUIVALENT SINGLE FAMILY	0.07	5,800	5,671	5,214
EQUIVALENT MULTI FAMILY	0.03	13,533	13,233	12,167
TOTAL ADJACENCY		498	440	335
EQUIVALENT SINGLE FAMILY	0.07	7,114	6,286	4,786
EQUIVALENT MULTI FAMILY	0.03	16,600	14,667	11,167

Santa Fe High Concurrency Service Area				
Santa Fe High AQ Jones, Lanier, & Loften High prorated				
Jurisdictions City of Alachua, City of High Springs, Town of LaCrosse, Alachua County				
SANTA FE HIGH CSA	SGM	2015-2016	2017-2018	2019-2020
AVAILABLE CAPACITY		322	357	352
EQUIVALENT SINGLE FAMILY	0.09	3,578	3,967	3,911
EQUIVALENT MULTI FAMILY	0.03	10,733	11,900	11,733
TOTAL ADJACENCY		1,133	1,326	1,294
EQUIVALENT SINGLE FAMILY	0.09	12,589	14,733	14,378
EQUIVALENT MULTI FAMILY	0.03	37,767	44,200	43,133

Preliminary Plat

for

Alachua West PD-R

City of Alachua, FL

Legal Description:

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

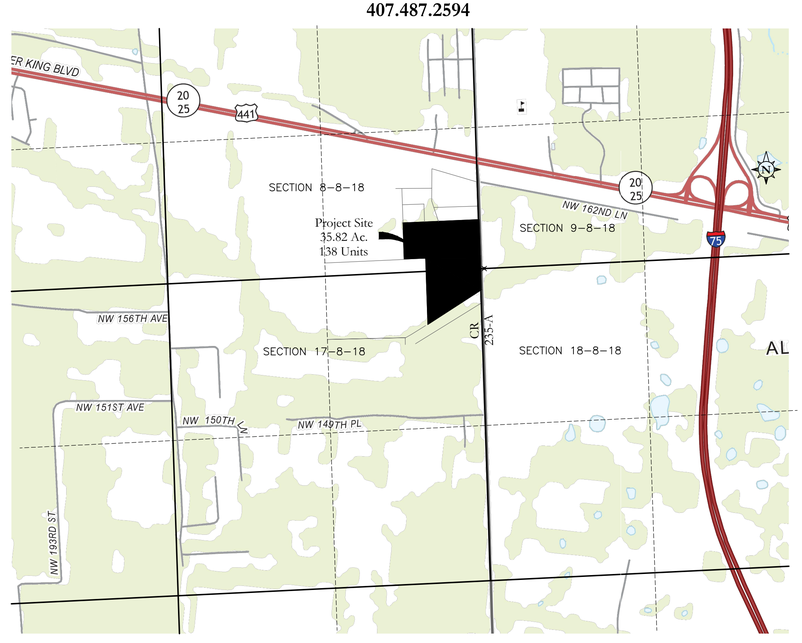
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°26'55"W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°45'18"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 571.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.57°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.62 FEET TO THE SOUTH LINE OF SECTION 8; THENCE RUN S.87°26'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 360.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1475 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.53 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN S.01°47'55"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

Parcel Id. No.:

03042-050-006
03042-050-007
03042-052-002
03042-052-003
03042-052-004
03042-052-005
03042-052-006 △1

Owner/Applicant:

M3 Alachua, LLC
250 Killarney Drive
Winter Park, Florida 32789
407.487.2594



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Vicinity Map
Scale: 1" = 1200'

Sheet Index			Subm./Rev. 1	2	3	4	5
C1.00		Existing Conditions	■	■	■	■	■
C1.10		Tree Preservation & Removal Plan	■	■	■	■	■
C2.00		Site Plan & Data	■	■	■	■	■
C3.00		Drainage & Grading Plan	■	■	■	■	■
C4.00		Utilities Plan	■	■	■	■	■
C5.00		Typical Sections & Details	■	■	■	■	■
L-101	-	L-102 Landscape Plans			■	■	■	■

Reference Drawings

1	-	5 Boundary And Topographic Survey

	Date	Description
-	10/30/2017	Submit to City of Alachua
1	11/20/2017	Revised per City Comments
2	12/13/2017	Revised per City Comments
3	5/9/2018	Revised per City Comments
4	5/30/2018	Revised per City Comments
5	10/30/2018	Revised per City Comments

Planner / Civil Engineer:
Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, FL 32803
407.487.2594

Geotechnical Engineer:
Native Geoscience
2014 Edgewater Dr., Suite 246
Orlando, FL 32804
407.324.1443

Surveyor:
Brinkman Surveying & Mapping, Inc.
4607 NW 6th Street, Suite C
Gainesville, FL 32609
352.374.7707

Environmental:
McAlpine Environmental Consulting, Inc.
18312 Cortez Boulevard
Brooksville, FL 34601
352.585.2033

Landscape
Manley Design, LLC
3462 NW 13th Avenue
Gainesville, FL 32605
352.363.7412

△3

ERIC E. WARREN LICENSE No. 45423 STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

ERIC E. WARREN
P.E. NO. 0045423

DATE: October 30, 2018

POULOS & BENNETT

2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 16-110

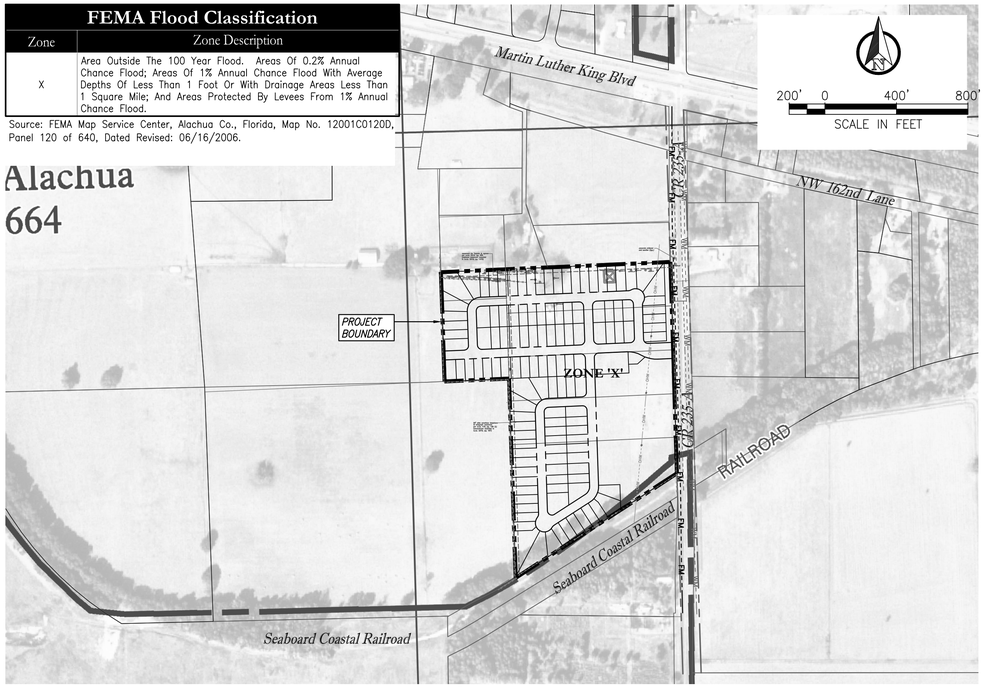
Preliminary Plat ALACHUA WEST

Z:\2016\16-110 MCDANIEL - ALACHUA WEST PROPERTY\CAD\PRELIMINARY\PSP\16110 PP CS

FEMA Flood Classification

Zone	Zone Description
X	Area Outside The 100 Year Flood. Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Alachua Co., Florida, Map No. 12001C0120D, Panel 120 of 640, Dated Revised: 06/16/2006.



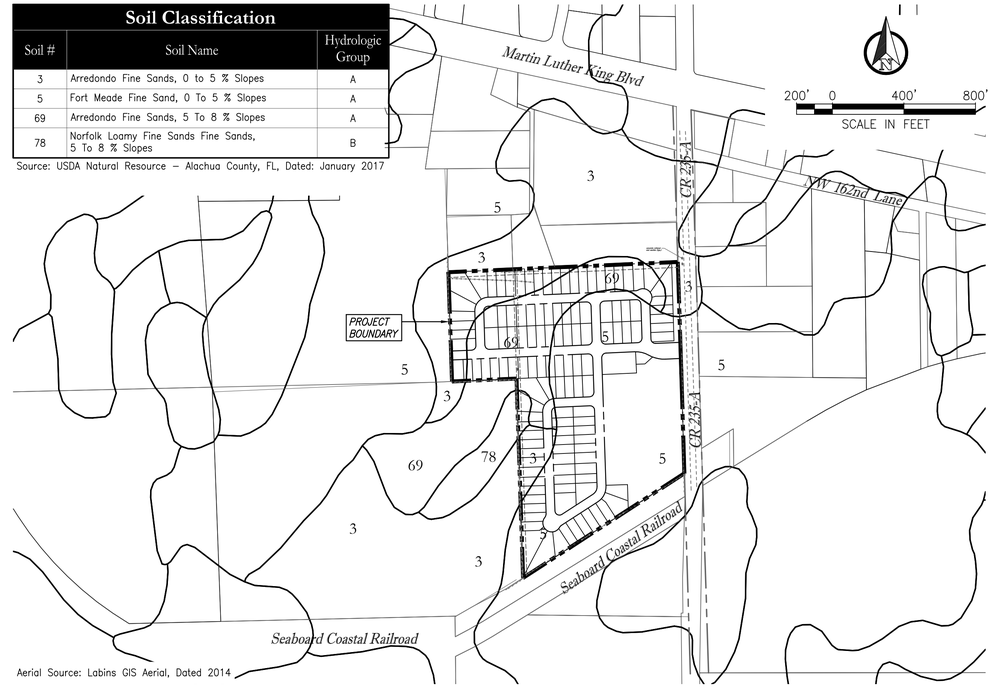
FEMA FLOODPLAIN MAP

SCALE: 1" = 400'

Soil Classification

Soil #	Soil Name	Hydrologic Group
3	Arredondo Fine Sands, 0 to 5 % Slopes	A
5	Fort Meade Fine Sand, 0 To 5 % Slopes	A
69	Arredondo Fine Sands, 5 To 8 % Slopes	A
78	Norfolk Loamy Fine Sands Fine Sands, 5 To 8 % Slopes	B

Source: USDA Natural Resource – Alachua County, FL, Dated: January 2017



Aerial Source: Labins GIS Aerial, Dated 2014

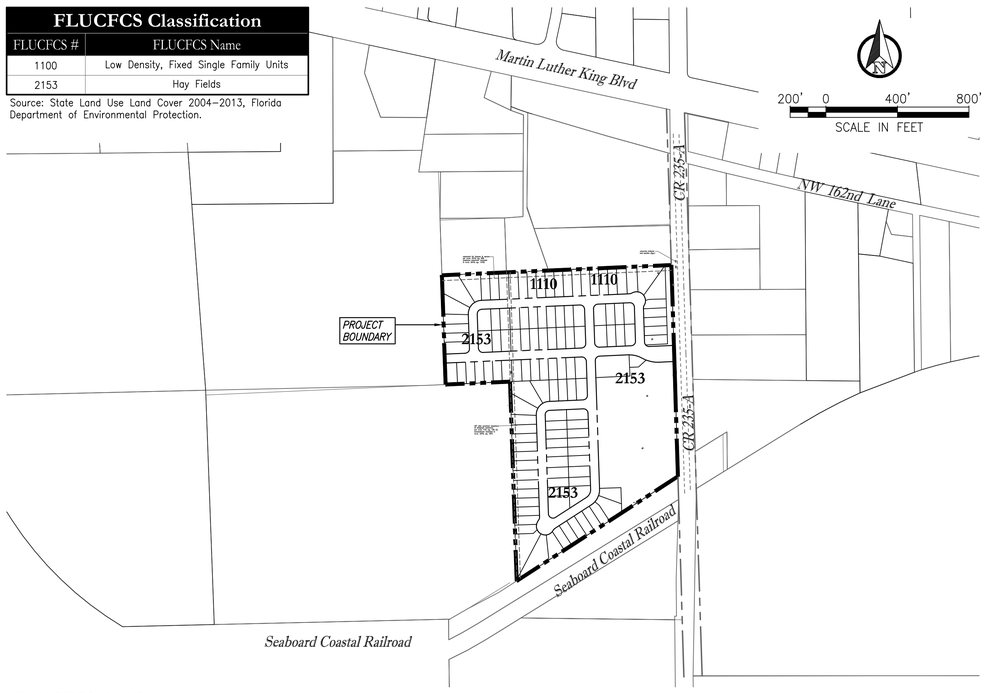
SOILS MAP

SCALE: 1" = 400'

FLUCFCS Classification

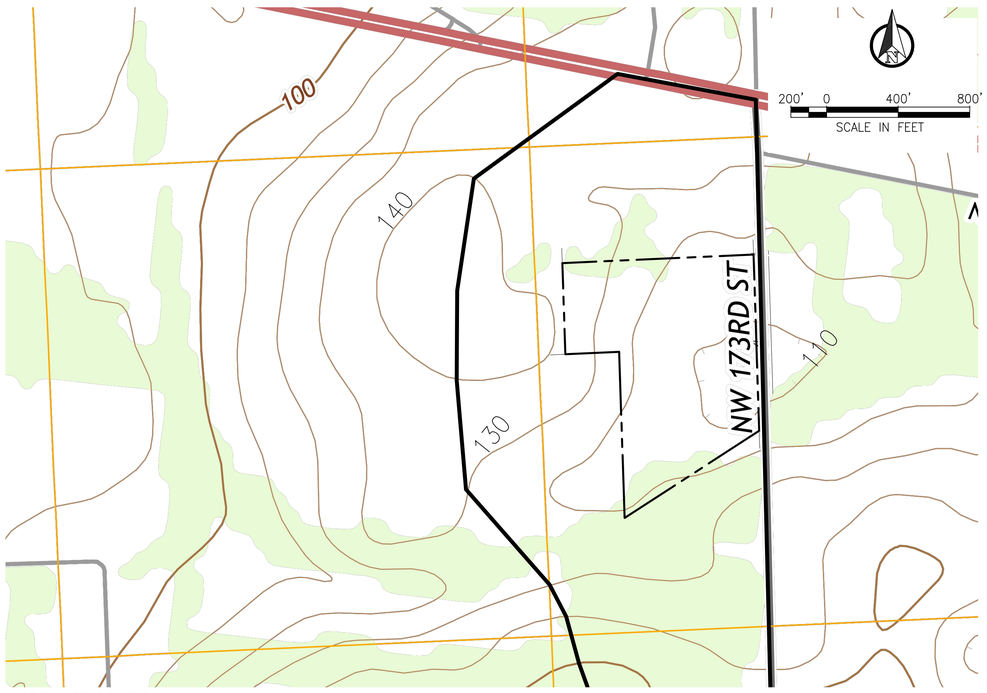
FLUCFCS #	FLUCFCS Name
1100	Low Density, Fixed Single Family Units
2153	Hay Fields

Source: State Land Use Land Cover 2004–2013, Florida Department of Environmental Protection.



FLUCFCS MAP

SCALE: 1" = 400'



TOPOGRAPHY

SCALE: 1" = 400'

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	10/30/2018	REVISED PER CITY COMMENTS
04	05/30/2018	REVISED PER CITY COMMENTS
03	05/09/2018	REVISED PER CITY COMMENTS
02	12/13/2017	REVISED PER CITY COMMENTS
01	11/29/2017	REVISED PER CITY COMMENTS
-	10/30/2017	SUBMIT TO CITY OF ALACHUA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NGVD 29
JOB NO.:	16-110
DESIGNED BY:	BW
DRAWN BY:	HAL
CHECKED BY:	EEW
APPROVED BY:	RLB
SCALE IN FEET:	AS SHOWN

Project Name:

ALACHUA WEST PD-R

PRELIMINARY PLAT "NOT FOR FINAL RECORDING"

Jurisdiction:

CITY of ALACHUA, FL.

Sheet Title:

EXISTING CONDITIONS

Sheet No.:

C1.00

Seal:

ERIC E. WARREN LICENSE No. 45423 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 0045423

DATE: October 30, 2018

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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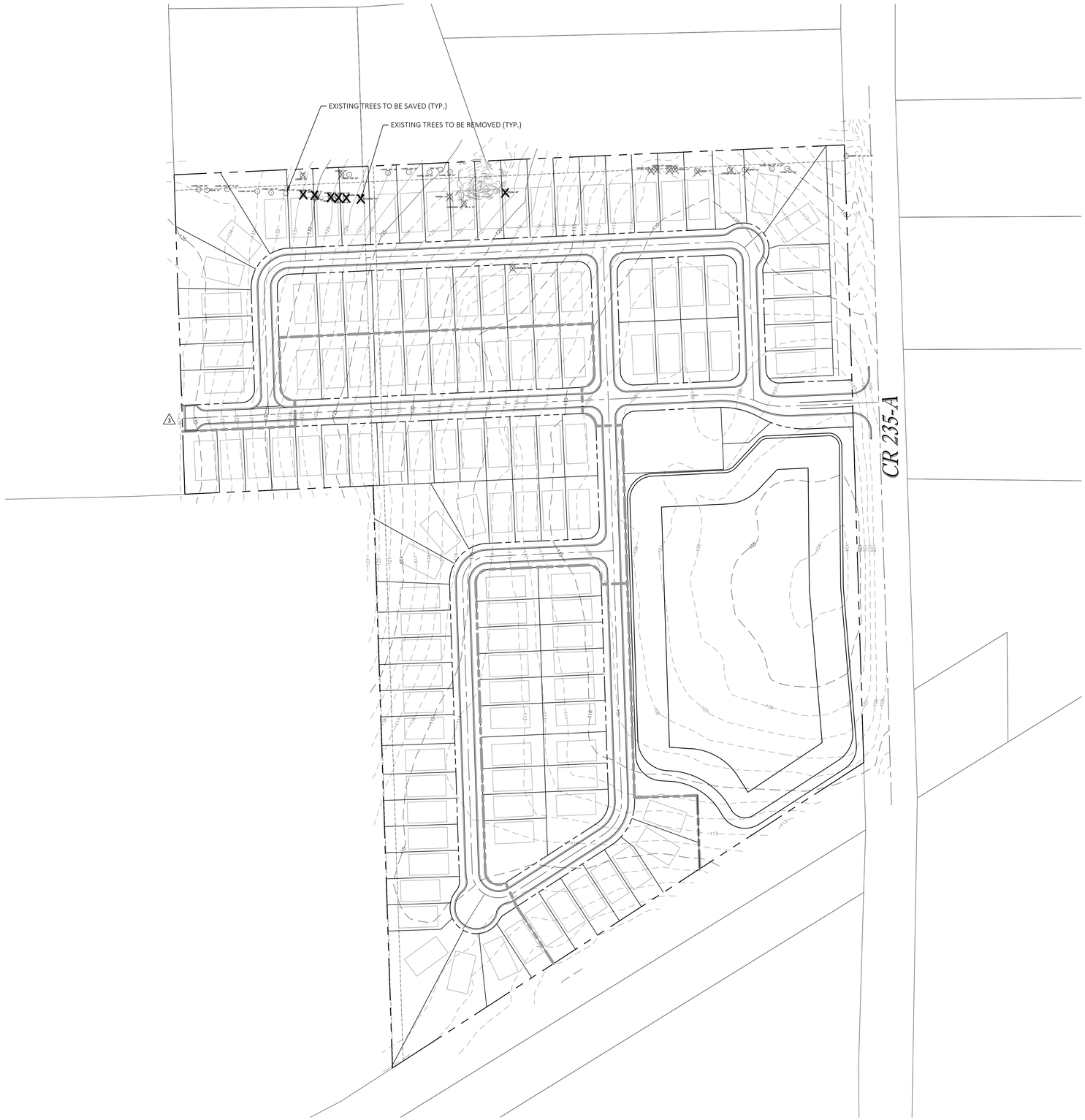

Source: Brinkman Surveying & Mapping, Inc, Dated: Sept. 2016

100 0 100 200
SCALE IN FEET

1 LEGEND:

EXISTING TREES TO BE SAVED (TYP.)

REGULATED TREES TO BE REMOVED (TYP.)

NUISANCE TREES TO BE REMOVED (TYP.)

ALACHUA WEST TREE REMOVAL AND REPLACEMENT

REGULATED TREE REMOVAL		REPLACEMENT TREE REQUIREMENTS
Species	**Size (inches)**	
Sycamore	38	38 INCHES
Laurel Oak	8	ONE TREE
Laurel Oak	13	ONE TREE
Laurel Oak	9	ONE TREE
Laurel Oak	27	ONE TREE
Sycamore	24	ONE TREE
Pecan	36	36 INCHES
		TOTAL REPLACEMENT: 74"/1.5" CALIPER PER REPLACEMENT TREE = 50 TREES + 5 REPLACEMENT TREES AS LISTED ABOVE = **55 TOTAL REPLACEMENT TREES**

2

NOTES:
See Landscape Plans for tree preservation notes and details and proposed replacement tree locations, types, and planting details.

2

PRESERVED REGULATED TREES		TREE CREDITS PROVIDED PER TABLE 6.2-3
Species	**Size (inches)**	
Laurel Oak	28	5
Pecan	18	3
Laurel Oak	20	4
Laurel Oak	20	4
Laurel Oak	26	5
Laurel Oak	24	3
Laurel Oak	24	4
Laurel Oak	26	5
Laurel Oak	38	7
Laurel Oak	30	5
Laurel Oak	24	4
Laurel Oak	24	4
Laurel Oak	22	4
Laurel Oak	22	4
Pine	18	3
		TOTAL CREDITS: **64**

2

Key Map:

Consultant:

NO.	DATE:	DESCRIPTIONS:
05	10/30/2018	REVISED PER CITY COMMENTS
04	05/30/2018	REVISED PER CITY COMMENTS
03	05/09/2018	REVISED PER CITY COMMENTS
02	12/13/2017	REVISED PER CITY COMMENTS
01	11/29/2017	REVISED PER CITY COMMENTS
-	10/30/2017	SUBMIT TO CITY OF ALACHUA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NGVD 29
JOB NO.:	16-110
DESIGNED BY:	BW
DRAWN BY:	HAL
CHECKED BY:	EEW
APPROVED BY:	RLB
SCALE IN FEET:	1"=100'

Project Name:

ALACHUA WEST PD-R

PRELIMINARY PLAT "NOT FOR FINAL RECORDING"

Jurisdiction:

CITY of ALACHUA, FL.

Sheet Title:

TREE PRESERVATION & REMOVAL PLAN

Sheet No.:

C1.10

Seal:

ERIC E. WARREN
LICENSE No. 45423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 0045423
DATE: October 30, 2018

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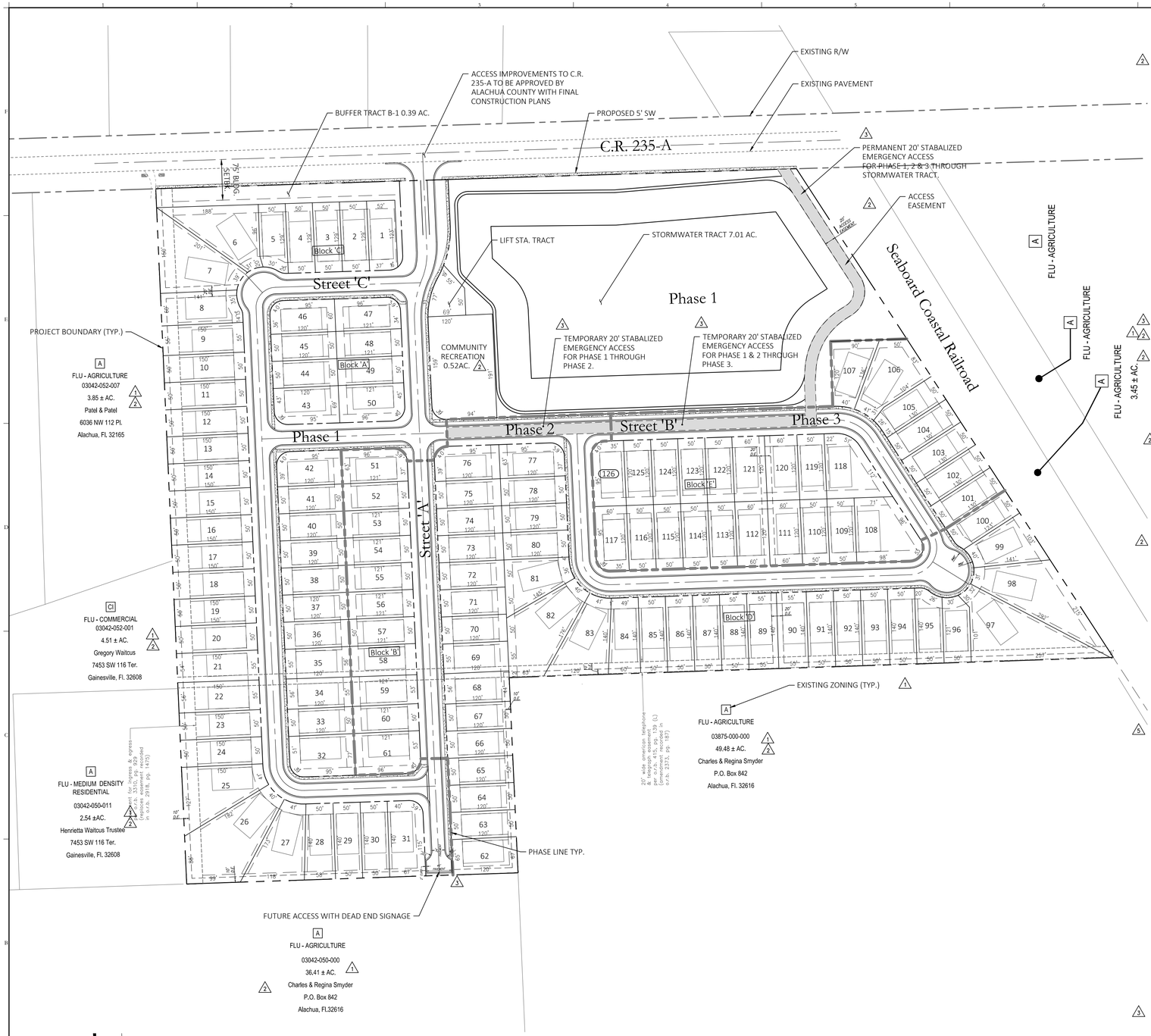
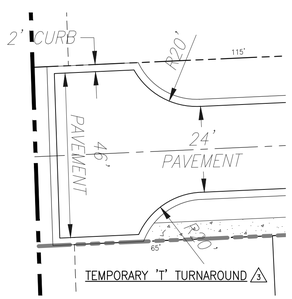
Z:\2016\16-110 MCDANIEL - ALACHUA WEST PROPERTY\CAD\PRELIMINARY\PSP\16110 PP TREE





DEVELOPMENT INFORMATION	
GENERAL	
ZONING	PD-R
TOTAL NUMBER OF ALLOWED UNITS (OVERALL PD)	143
TOTAL NUMBER OF UNITS PROPOSED	126
TOTAL GROSS ACRES	35.82
TOTAL WETLANDS	0.00
TOTAL DEVELOPABLE ACRES	35.82
TOTAL DRAINAGE TRACT PROVIDED	7.01
COMMUNITY RECREATION	0.52

SITE / LOT DATA	
NUMBER OF PROPOSED PD UNITS	143
NUMBER OF PROPOSED PSP UNITS (SF DETACHED)	126
MAX BUILDING HEIGHT	35' (2 STORIES)
MIN. LOT SIZE (REQUIRED)	5500 S.F.
MIN LOT SIZE (PROVIDED)	6000 S.F.
MIN LOT WIDTH (PROVIDED)	50'
MIN LOT DEPTH (PROVIDED)	120'
MIN LIVING AREA	750 SF (1)
MAX LOT COVERAGE	65% (2)
RESIDENTIAL SETBACKS (FEET)	
FRONT PRIMARY	20'
REAR PRIMARY	15'
SIDE	5'
SECONDARY FRONT YARD	15'
RECREATION TRACT SETBACKS (FEET)	
FRONT RECREATION TRACT	20'
REAR RECREATION TRACT	5' NEXT TO OPEN SPACE
SIDE RECREATION TRACT	25'
SECONDARY FRONT RECREATION TRACT	20'

1. LIVING AREA IS DEFINED AS THE AREA THAT IS HEATED AND COOLED.

1. Development Acreage Summary:

Land Use Summary

Land Use	Gross Acres	Net Developable Acres	Units Allowed: Land Use Designation Density	Units Allowed: Total Allowed Units (Gross Density)	Units Proposed: Maximum Dwelling Units	Units Proposed: Proposed Net Density
Single Family Residential	35.8	35.8	4.0 du/ac	143	126	3.5 du/ac
Total:	35.8	35.8	4.0 du/ac	143	126	3.5 du/ac

2. Current Future Land Use:
Moderate Density Residential

3. Current Zoning:
PD-R (Planned Development Residential)

4. Permitted Uses:
Single Family, Detached Residential; accessory uses and accessory structures. Community Open Space / Recreation Areas to allow private parks, including playground equipment, sports courts and similar amenities, and recreational trails.

5. Recreation
Recreation facilities shall be private for the use of community residents and owned and maintained by Home Owner's Association.
Recreation amenities shall be determined at Final PD Plan.

6. Utilities
a. On-site potable water and wastewater facilities to be provided and located within internal public right-of ways and/or dedicated easements along internal public right-of-ways. On-site potable water and wastewater facilities to be designed to comply with City of Alauchua design and construction requirements and/or specifications.
b. Landowner / developer is responsible to provide right-of-way and easements and construction of on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City of Alachua.
c. Proposed lift-station design and specifications to be in accordance with City of Alachua Requirements for Design and Construction. Proposed lift-station location to be coordinated with City of Alachua Public Services Department.
d. Fire flow test results as of May 31, 2017 show 680 gpm is available for a two hour flow duration. Until such time that a fire flow of 1,000 gpm for a two hour duration is available, the homes will be sprinklered.

7. Proposed Parking
a. A minimum of 2 parking spaces will be provided within each fee simple lot, per City of Alachua Code, Section 6.1.4(B) - Minimum 9'x18' (6.1.7)
b. No additional parking is required by Table 6.1-1 of the City of Alachua Code for those potential uses proposed within the Community Open Space/ Recreation Area.

8. Stormwater:
Stormwater management for the build out of the planned development shall be provided onsite within a designated tract and in accordance with City of Alachua Code Section 3.6.3 (A)(5)(b)(iv), Section 6.9, and SRWMD regulations.

9. Signage:
Signage shall be provided within the the planned development in accordance with City of Alachua Code, Section 6.5

10. Landscape and Buffering:
Landscaping and buffering shall be provided within the the planned development in accordance with Alachua Code, Section 6.2

11. Street Improvements:

Divided Right-of-Way:	90' ROW - Local Street / Type B
Right-of-Way:	50' ROW - Local Street / Type B
Block Length:	Max. 600 feet
Cul de Sac Length:	Max. 600 feet
Street Dimensions:	24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet when served by a sidewalk or multi-use path that is a minimum of 8 feet.
Sidewalks:	Min. Width 5 feet, one side of ROW

12. Design Standards
In accordance with Alachua Code Section 4.3.1(A)(4):

Orientation	Dwelling units shall be oriented so the primary entrances face the street.
Building massing	If 30 feet or more in width, the front façade shall incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.
Building materials	Metal siding and exposed smooth-finished concrete block shall not be used for any building elevations.
Variety in Elevations	A minimum of four (4) distinctly different house designs shall be provided. The same house design shall not occur more than once every four building lots on the same side of the street. In accordance with Alachua Code Section 4.3.1(A)(4).

13. Plat
The land used for a temporary 'T' or 'L' shaped turnabout shall be converted to a traffic calming device upon extension of Street A adjacent to Tax Parcel 03042-050-000. This note is to be included on the Final Plat Documents.

13. Fire Protection
a. Fire flow test results as of May 31, 2017 show 680 gpm is available for a two hour flow duration. Until such time that a fire flow of 1,000 gpm for a two hour duration is available, the homes will be sprinklered.

OWNERSHIP / MAINTENANCE		
ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF ALACHUA
STORM PIPES, INLETS, ETC.	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
WATER,FORCE MAIN AND SANITARY SEWER	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF ALACHUA
LIFT STATION TRACT	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF ALACHUA
COMMUNITY RECREATION	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATON
BUFFER TRACT B-1	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATON
STORMWATER POND	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION
ELECTRIC	PUBLIC	TO BE OWNED BY UTILITY COMPANY

OPEN SPACE REQUIREMENTS (1)							
		REQUIRED		PROVIDED			
LAND USE	DEVELOPABLE ACRES (2)	REQUIRED PD PERCENTAGE OF OPEN SPACE BY LAND USE		COMMUNITY RECREATION	BUFFER TRACT (TOTAL)	STORMWATER TRACT	TOTAL OPEN SPACE PROVIDED
SINGLE FAMILY	35.82	10.00%	3.58	0.52	0.39	7.01	7.92
CATEGORY A OPEN SPACE							
TOTAL OPEN SPACE			3.58				7.92

1. ALL UNITS ARE ACRES

SCALE IN FEET: 50 0 100 200

Key Map:

Consultant:

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-	10/30/2017	SUBMIT TO CITY OF ALACHUA

SUBMISSIONS/REVISIONS

VERTICAL DATUM:	NGVD 29
JOB NO.:	16-110
DESIGNED BY:	BW
DRAWN BY:	HAL
CHECKED BY:	EEW
APPROVED BY:	RLB
SCALE IN FEET:	1" = 100'

Project Name:

ALACHUA WEST PD-R

PRELIMINARY PLAT "NOT FOR FINAL RECORDING"

Jurisdiction:
CITY of ALACHUA, FL.

Sheet Title:
SITE PLAN & DATA

Sheet No.:
C2.00

Seal:
ERIC E. WARREN LICENSE No. 45423 STATE OF FLORIDA PROFESSIONAL ENGINEER
ERIC E. WARREN
P.E. NO. 0045423
DATE: October 30, 2018

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

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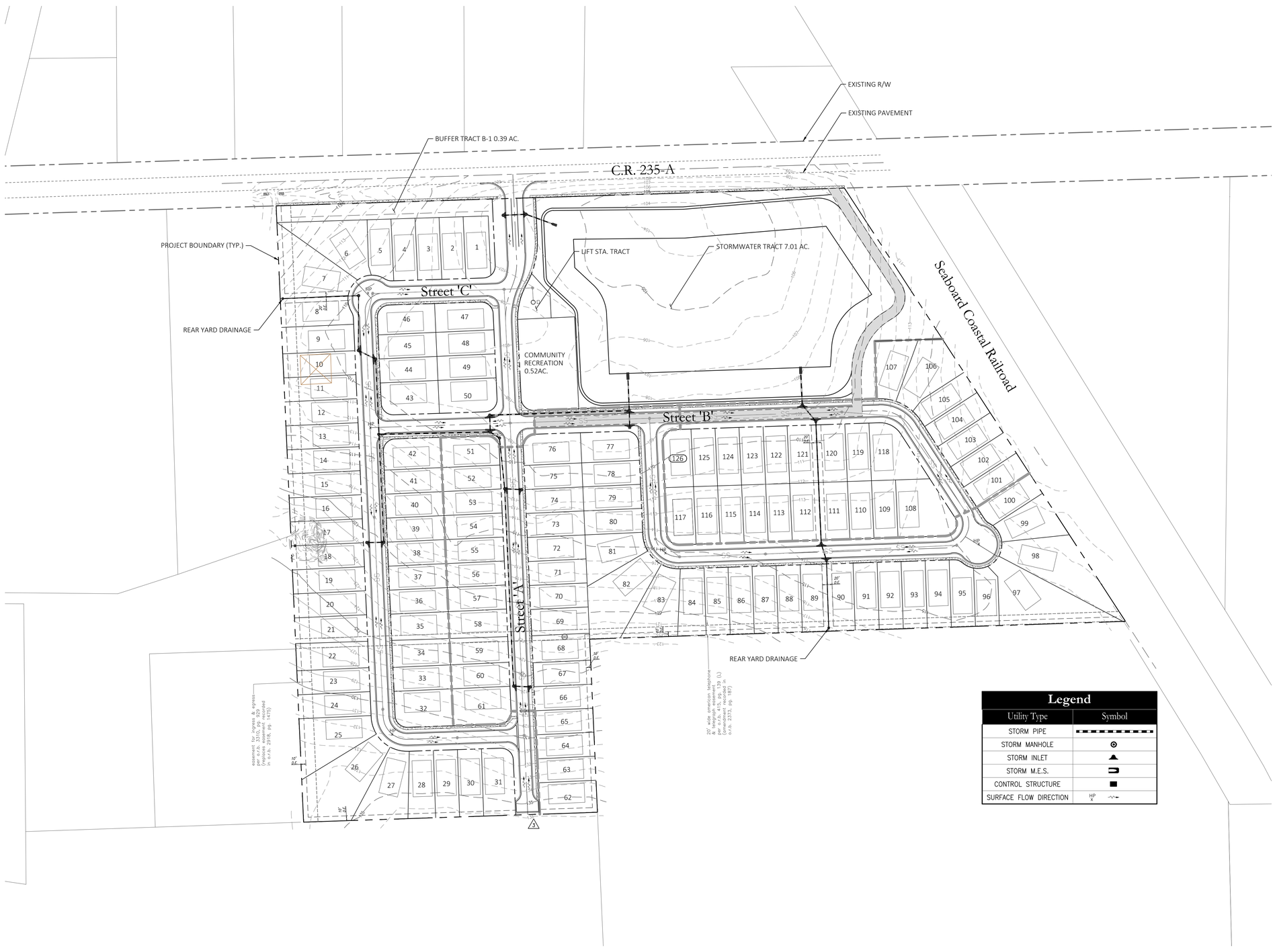

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SCALE IN FEET:	1" = 100'

Project Name:

ALACHUA WEST PD-R

PRELIMINARY PLAT "NOT FOR FINAL RECORDING"

Jurisdiction:

CITY of ALACHUA, FL.

Sheet Title:

DRAINAGE & GRADING PLAN

Sheet No.:

C3.00

Seal:

ERIC E. WARREN
LICENSE No. 45423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 0045423
DATE: October 30, 2018

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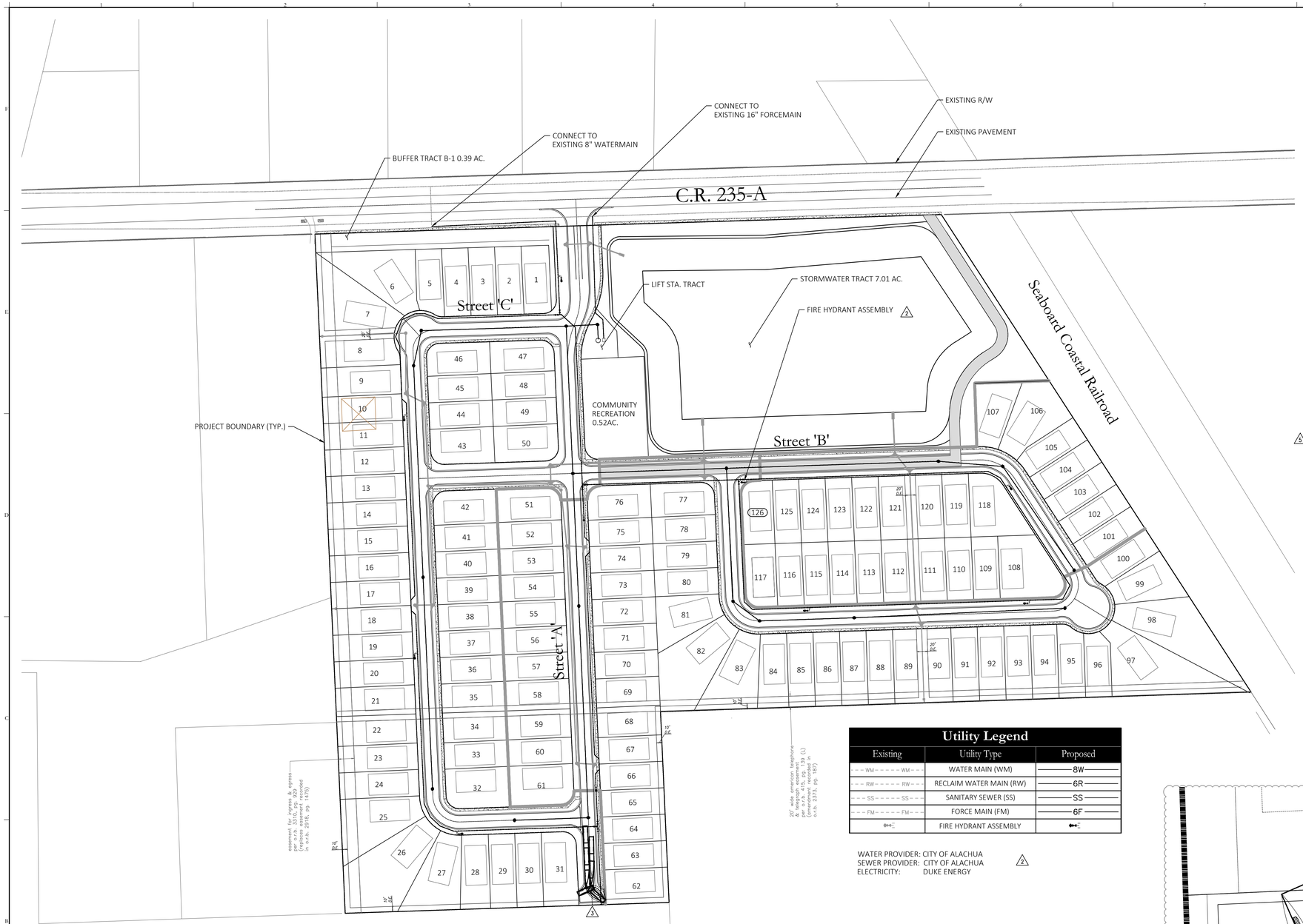
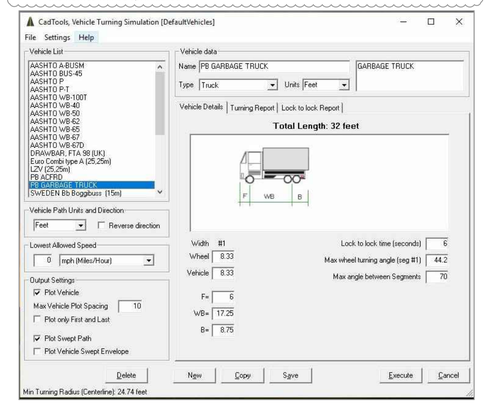


50 0 100 200
SCALE IN FEET

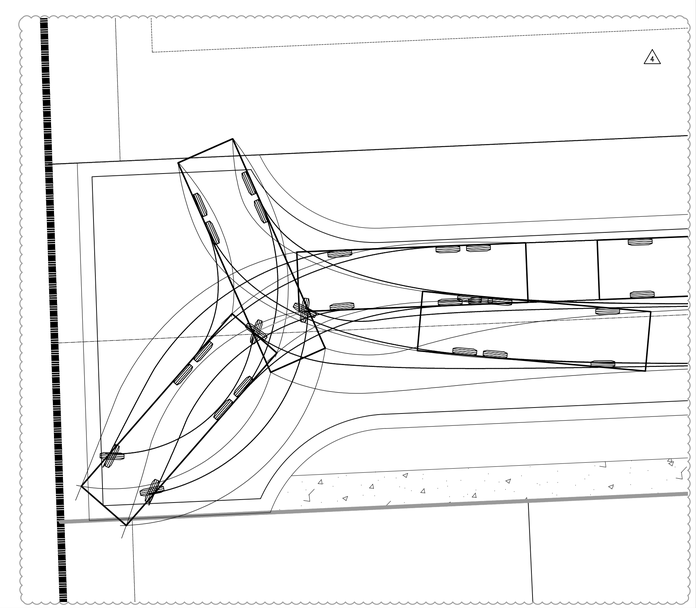
NOTE: Fire flow test results as of May 31, 2017 show 680 gpm is available for a two hour flow duration. Until such time that a fire flow of 1,000 gpm for a two hour duration is available, the homes will be sprinklered.



Utility Legend

Existing	Utility Type	Proposed
WM	WATER MAIN (WM)	8W
RW	RECLAIM WATER MAIN (RW)	6R
SS	SANITARY SEWER (SS)	SS
FM	FORCE MAIN (FM)	6F
	FIRE HYDRANT ASSEMBLY	

WATER PROVIDER: CITY OF ALACHUA
SEWER PROVIDER: CITY OF ALACHUA
ELECTRICITY: DUKE ENERGY



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SCALE IN FEET:	1" = 100'

Project Name:

ALACHUA WEST PD-R

PRELIMINARY PLAT "NOT FOR FINAL RECORDING"

Jurisdiction:

CITY of ALACHUA, FL.

Sheet Title:

UTILITIES PLAN

Sheet No.:

C4.00

Seal:

ERIC E. WARREN LICENSE No. 45423 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 0045423
DATE: October 30, 2018

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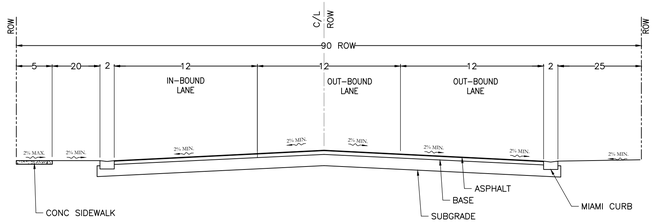
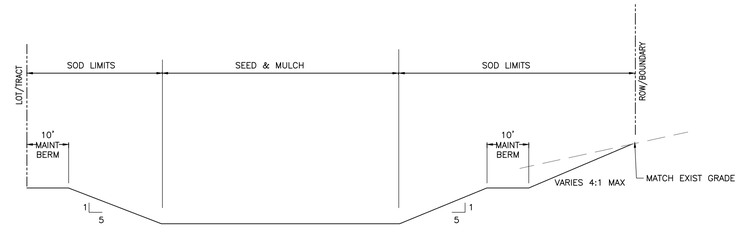


3 TYPICAL ENTRANCE ROAD SECTION (90' ROW)

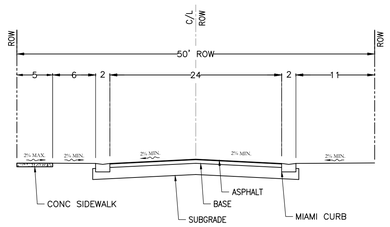
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS



TYPICAL DRY POND SECTION

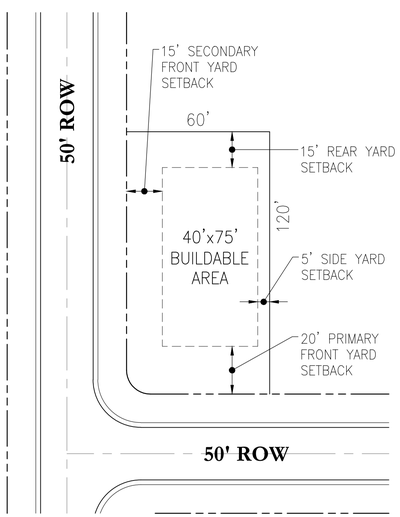
N.T.S.



TYPICAL ROAD SECTION (50' ROW)

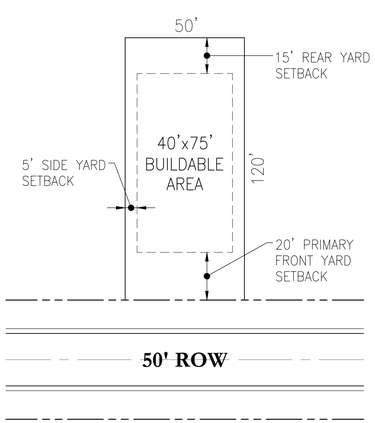
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS



MINIMUM CORNER LOT (TYPICAL)

N.T.S.



MINIMUM STANDARD LOT (TYPICAL)

N.T.S.

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SCALE IN FEET:	N.T.S.

Project Name:

ALACHUA WEST PD-R

PRELIMINARY PLAT "NOT FOR FINAL RECORDING"

Jurisdiction:

CITY of ALACHUA, FL.

Sheet Title:

TYPICAL SECTIONS AND DETAILS

Sheet No.:

C5.00

Seal:

ERIC E. WARREN LICENSE No. 45423 STATE OF FLORIDA PROFESSIONAL ENGINEER

ERIC E. WARREN
P.E. NO. 045423

DATE: October 30, 2018

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
AR	5	Acer rubrum `Florida Flame`	Florida Flame Red Maple	15 gal., 9` ht. x 36" sprd., 1.5" cal.	As shown	`Canopy Tree`
MGB	9	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Southern Magnolia	15 gal., 9` ht. x 36" sprd., 1.5" cal.	As shown	`Canopy Tree`
PE	27	Pinus elliotti	Slash Pine	15 gal., 7` ht. x 24" sprd., 1.5" cal.	As shown	`Evergreen Tree`
QV	9	Quercus virginiana	Southern Live Oak	15 gal., 9` ht. x 36" sprd., 1.5" cal.	As shown	`Canopy Tree`
TD	5	Taxodium distichum	Bald Cypress	15 gal., 7` ht. x 24" sprd., 1.5" cal.	As shown	`Canopy Tree`

SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
SOD	Paspalum notatum `Argentine`	Bahia Grass	sod		Sand grown and weed free

NOTE: MINOR ADJUSTMENTS TO TREE LOCATIONS SHOWN ON THIS PLAN MAY BE REQUIRED PER FURTHER SITE AND ENGINEERING DESIGN. FINAL TREE LOCATIONS WILL BE INCLUDED WITH CONSTRUCTION PLANS.

NOTE: ENGINEERING INFORMATION SHOWN IS FOR REFERENCE ONLY. SEE CIVIL PLANS. THE SIGNED AND SEALED PAPER COPIES OF THE PROJECT DRAWINGS/'CERTIFIED DRAWINGS', REPRESENT THE OFFICIAL ENGINEERING DRAWINGS FOR THIS PROJECT.

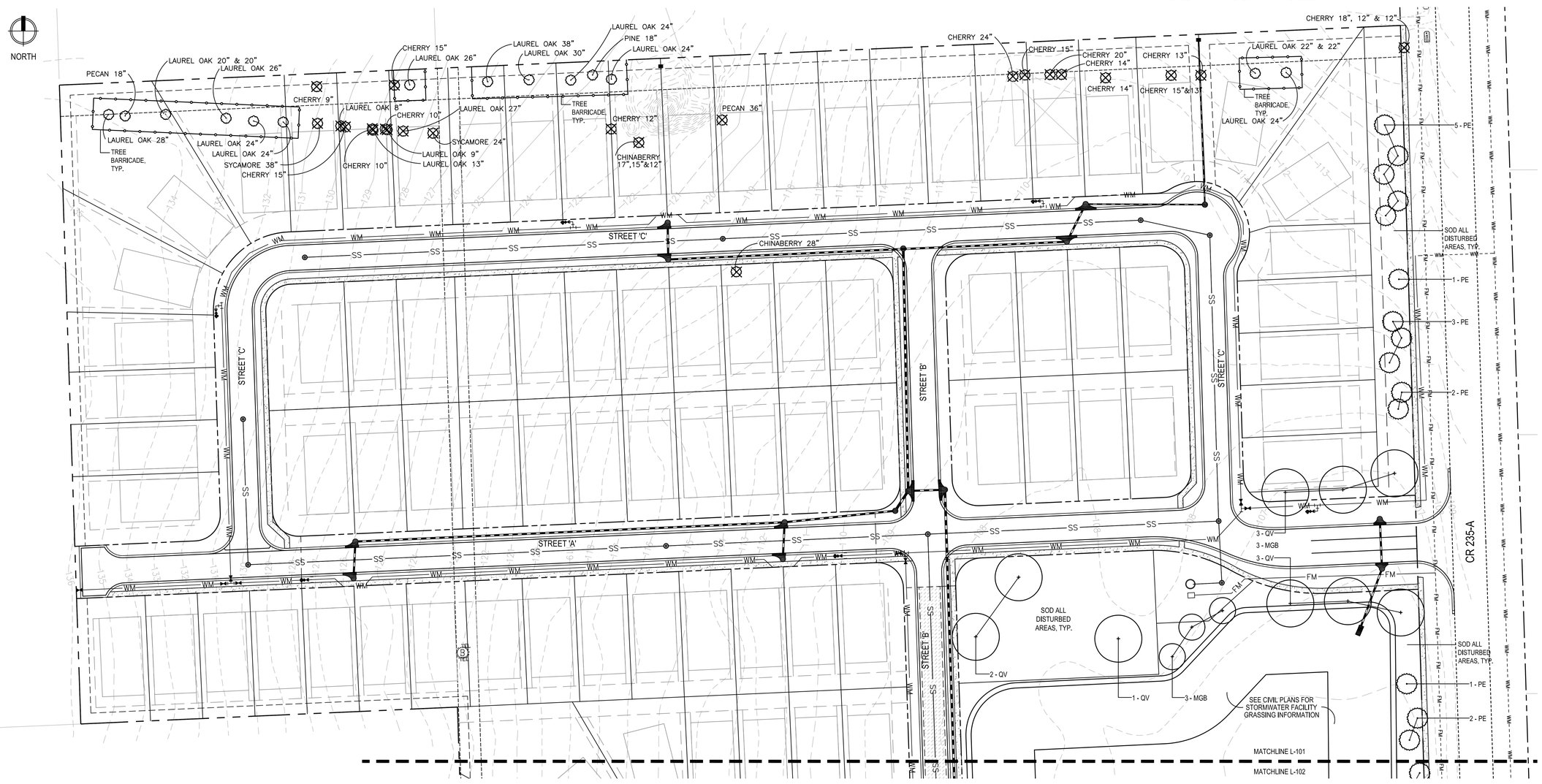
LEGEND

- LAUREL OAK 24" — EXISTING TREES TO REMAIN (WITH TREE BARRIER)
- LAUREL OAK 13" — EXISTING TREES TO BE REMOVED - SEE TREE PRESERVATION & REMOVAL PLAN
- PROPOSED CANOPY TREE
- PROPOSED EVERGREEN TREE

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast, it's free, it's the law.
Call 811 two business days before digging

LANDSCAPE NOTES

1. PRE-DESIGN MEETING: IF REQUESTED BY THE CITY OF ALACHUA, CONDUCT A PRE-DESIGN, ON-SITE MEETING WITH THE LDR ADMINISTRATOR TO LOCATE ANY CHAMPION OR HERITAGE TREES AND OTHER REGULATED TREES AND TO DISCUSS PROTECTION METHODS FOR TREES TO BE RETAINED OR RELOCATED.
2. EXISTING TREE PROTECTION: PROTECTIVE BARRIERS SHALL BE CONSTRUCTED, AS NECESSARY, TO PREVENT THE DESTRUCTION OR DAMAGING OF REGULATED TREES LOCATED NEAR ANY CONSTRUCTION ACTIVITY OR STORAGE OF EQUIPMENT AND MATERIALS. PROTECTED TREES SHALL INCLUDE THOSE TREES THAT HAVE NOT BEEN PERMITTED NOR DESIGNATED FOR REMOVAL BY EITHER THE TERMS OF THE PERMIT OR APPROVED DEVELOPMENT ORDER. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS IN ORDER TO PREVENT ENCROACHMENT BY MACHINERY, VEHICLES, OR STORED MATERIALS. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL CONSTRUCTION IS COMPLETED, SEE DETAIL ON SHEET L-102 FOR ADDITIONAL REQUIREMENTS.
5. TREE REMOVAL: SEE TREE PRESERVATION AND REMOVAL PLAN FOR TREES TO BE REMOVED. TREE REMOVAL SHALL BE CONDUCTED BY A LICENSED GENERAL CONTRACTOR, LICENSED RESIDENTIAL CONTRACTOR, OR TREE REMOVAL COMPANY. THE ENTITY RESPONSIBLE FOR REMOVAL OF THE TREE OR TREES SHALL HAVE A CURRENT OCCUPATIONAL LICENSE GRANTED BY THE JURISDICTION IN WHICH THE COMPANY IS LOCATED. PROOF OF CURRENT OCCUPATIONAL LICENSE SHALL BE SUBMITTED AT THE TIME OF APPLICATION FOR TREE REMOVAL PERMIT OR BUILDING PERMIT.A COPY OF THE TREE REMOVAL PERMIT SHALL BE POSTED ON THE SITE DURING CONSTRUCTION, IF APPLICABLE. SEE 'EXISTING REGULATED TREES AND REQUIRED MITIGATION' CHART FOR ADDITIONAL INFORMATION.
6. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL - SEE LOGO BELOW. A MINIMUM DISTANCE OF TEN FEET SHALL BE MAINTAINED FROM ALL RETAINED REGULATED, HERITAGE, AND CHAMPION TREES WHEN INSTALLING UNDERGROUND UTILITIES. IF THIS RESULTS IN UNREASONABLE HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER THE ROOT SYSTEMS. TREES WHOSE ROOTS ARE KNOWN TO CAUSE ROOT DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED WITHIN 15 FEET OF A PUBLIC UTILITY.
7. VISIBILITY: NO TREE SHALL BE PLANTED WITHIN TEN FEET OF A FIRE HYDRANT OR UTILITY POLE, WITHIN 15 FEET OF A DRIVEWAY APRON, WITHIN 20 FEET OF A TRAFFIC SIGN, OR WITHIN 25 FEET OF AN INTERSECTION IN ORDER TO ENSURE ADEQUATE VISIBILITY.
8. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
9. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). TREE PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE. SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI 300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARE OF BRANCHES.
10. PLANT MATERIAL GENERAL: ALL PLANT MATERIALS SHALL MEET 'FLORIDA NUMBER 1' REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS', FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
11. PROPOSED TREES: PROPOSED CANOPY TREES SHALL BE A MINIMUM OF EIGHT FEET TALL WITH 1 $\frac{1}{2}$" CALIPER PER FLORIDA GRADES AND STANDARDS. PROPOSED UNDERSTORY TREES SHALL HAVE A CALIPER OF 1 $\frac{1}{2}$" INCHES.
12. NEW TREE STAKING: IF NECESSARY TO MAINTAIN TREES PLUMB, TREES SHALL BE STAKED WITH BIODEGRADABLE STAKING MATERIALS.
13. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUNDCOVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
14. MULCH: THREE INCHES OF MULCH SHOULD COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUNDCOVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE STRAW MULCH FOR ALL PLANTING AREAS. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES. NO PLASTIC OR NON-BIODEGRADABLE WEED CLOTH OR SURFACE COVERS TO BE USED.
15. IRRIGATION: PROPOSED LANDSCAPE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM. IRRIGATION DESIGN WILL BE PROVIDED IN CONSTRUCTION PLANS.
16. RESPONSIBILITY: THE OWNER OR THEIR TENANT SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING INCLUDED ON THE APPROVED LANDSCAPE PLAN FOR A PERIOD OF ONE YEAR AFTER THE OCCUPANCY PERMIT IS ISSUED. PLANT MATERIAL INCLUDED ON THE LANDSCAPE PLAN SHALL BE REPLACED IF IT DIES, IS SERIOUSLY DAMAGED, OR REMOVED. THE OWNER SHOULD TAKE ACTIONS TO PROTECT TREES AND LANDSCAPING FROM UNNECESSARY DAMAGE DURING ALL FACILITY AND SITE MAINTENANCE OPERATIONS. PLANTS MUST BE MAINTAINED IN A WAY THAT DOES NOT OBSTRUCT SIGHT DISTANCES AT ROADWAY AND DRIVE INTERSECTIONS, OBSTRUCT TRAFFIC SIGNS OR DEVICES, AND/OR INTERFERE WITH THE USE OF SIDEWALKS OR PEDESTRIAN TRAILS. ANY PLANT MATERIAL THAT APPEARS TO BE DEAD OR DYING AT THE TIME OF PERIODIC CITY INSPECTIONS (OCCURING DURING A PERIOD OF A YEAR FROM THE ISSUANCE OF THE PERMIT) SHALL BE REPLACED AT THE OWNER'S EXPENSE WITH AN IDENTICAL PLANT IN GENUS, SPECIES, AND SIZE TO MATCH THE PLANT THAT IS REPLACED.



MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

ALACHUA WEST PD-R

Alachua, FL

for

M3 Alachua, LLC

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REGISTERED LANDSCAPE ARCHITECT ELIZABETH MANLEY LA 6666722 STATE OF FLORIDA

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS. THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 18-023
CLIENT'S NO.:
ISSUED FOR: **PRELIMINARY PLAT**

ISSUED DATE: 28 MAR 2018
REVISIONS:
14 JUN 2018

SCALE:

0 25' 50' 100'
SCALE: 1" = 50'

SHEET TITLE:

LANDSCAPE PLAN, NOTES, AND PLANT SCHEDULE

SHEET NUMBER:

L-101

PLOTDATE: 06/13/2018 1:49 PM USER: ELISABETH MANLEY
FILENAME: C:\USERS\ELISABETH.MANLEY\DESKTOP\PROJECTS\2018\18-023 ALACHUA WEST - M3\04_PRODUCTION\02_SPR\2018-06-12_PRELIM PLAT 2 REV\01_SHEETS\2018-06-13_MD-ALACHUA WEST-PRELIM PLAT L.DWG

EXISTING REGULATED TREES AND REQUIRED MITIGATION

Per City of Alachua ULDR, Article 6., Sec. 6.2.1.D. Tree Planting, Relocation, Replacement, Credit, Banking

See TREE PRESERVATION AND REMOVAL PLAN for information on tree removal, required mitigation, and tree credits.

REQUIRED:

- Total Required Replacement Trees = 55 replacement trees. *Note: Trees required for mitigation cannot be credited for other site landscaping requirements.*
- Replacement Tree Types = 50% of the total required replacement trees shall be shade/canopy trees and at least 75% of the total replacement trees shall be site-specific trees chosen from the recommended tree list.
- Tree Credits = 64 tree credits available

PROVIDED:

- 55 replacement trees. All trees included on plan are used towards fulfilling tree mitigation/replacement requirements.
- 50% of proposed trees are canopy trees, and 50% are evergreen trees.
- No tree credits were utilized

SITE LANDSCAPE REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.1. Landscape Standards

- (1) *Site landscaping:* Not applicable to this project.
- (2) *Parking lot landscaping:* Not applicable to this project.
- (3) *Perimeter buffers:* Not applicable to this project.
- (4) *Credits for preservation of existing trees preserved:* See TREE PRESERVATION AND REMOVAL PLAN for list of credits.
- (5) *Credits for provision of pedestrian activities:* Credits will be determined, if applicable, during preparation Construction Plans.
- (6) *Xeriscape*. Adherence to xeriscape criteria will be determined, if applicable, during preparation of Construction Plans.

TREE DIVERSITY REQUIREMENTS

Per City of Alachua ULDR, Article 6., Sec. 6.2.2.D.8. Plantings

REQUIRED:

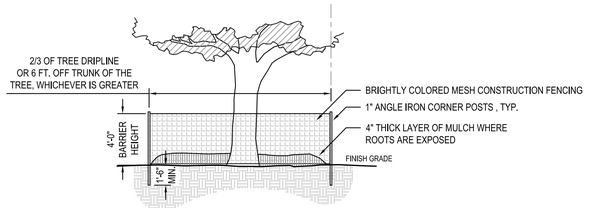
- When (40) or more trees are required, no more than 50% of the required trees shall be of one single species.
- Total required trees = 55
- Total allowable of one species = 27

PROVIDED:

- 55 total trees with 27 Pines as the most of one species.

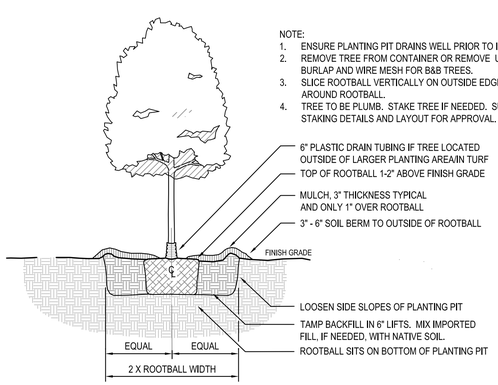
NOTE:

1. PROTECTIVE BARRICADES SHALL BE PLACED AROUND ALL TREES TO BE RETAINED ON THE SITE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING AND CONSTRUCTION ACTIVITIES ARE COMPLETE, EXCEPT WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA. IF LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE PROTECTED AREA, THEN THE PROTECTIVE BARRICADES SHALL ONLY BE REMOVED WHEN ACTIVITIES ARE OCCURRING. PROTECTIVE BARRICADES SHALL BE REPLACED UPON COMPLETION OF THE ACTIVITIES WITHIN THE PROTECTED AREA.
2. DO NOT STORE MATERIALS OR ALLOW ENCROACHMENT OF VEHICLES OR MACHINERY WITHIN TREE BARRIER AREA. NO BUILDING MATERIALS, DEBRIS, MACHINERY OR HARMFUL CHEMICALS SHALL BE PLACED WITHIN PROTECTIVE BARRIERS. ADDITIONALLY, THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TREE PROTECTION AREA UNLESS APPROVED BY THE CITY OF ALACHUA DURING SITE PLAN REVIEW: CLEARING OF VEGETATION OTHER THAN BY HAND, COMPACTION, FILLING, OR REMOVAL OF SOIL, AND CONCRETE, ASPHALT, OR OTHER PAVING MATERIALS.
3. NO GRADE CHANGES MAY OCCUR WITHIN TREE BARRIER AREA WITHOUT APPROVAL. IF GRADE CHANGES ARE PROPOSED WITHIN THE TREE BARRIER AREA, EITHER A PROTECTIVE DRYWELL AND ROOT AERATION SYSTEM SHALL BE PROVIDED WHERE GRADE IS RAISED OR A PROTECTIVE RETAINING WALL SHALL BE CONSTRUCTED AT THE PERIMETER OF THE PROTECTIVE RADIUS.
4. NO ATTACHMENTS SHALL BE SECURED TO TREES DESIGNATED TO REMAIN ON SITE.
5. A THREE-INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF ANY EXPOSED ROOTS OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES AND KEPT WET DURING THE SITE CLEARING AND CONSTRUCTION PHASES.
6. ANY RETAINED OR RELOCATED TREE SHALL BE REPLACED IF THE TREE DIES WITHIN ONE YEAR AFTER SITE CLEARING AND CONSTRUCTION.
7. ANY ROOT PRUNING AND/OR PRUNING OF RETAINED REGULATED, HERITAGE, AND CHAMPION TREES DURING THE SITE CLEARING OR CONSTRUCTION PHASES SHALL BE DONE IN ACCORDANCE WITH ARBORICULTURAL STANDARDS.



1 EXISTING TREE PROTECTION DETAIL

SCALE: N.T.S.

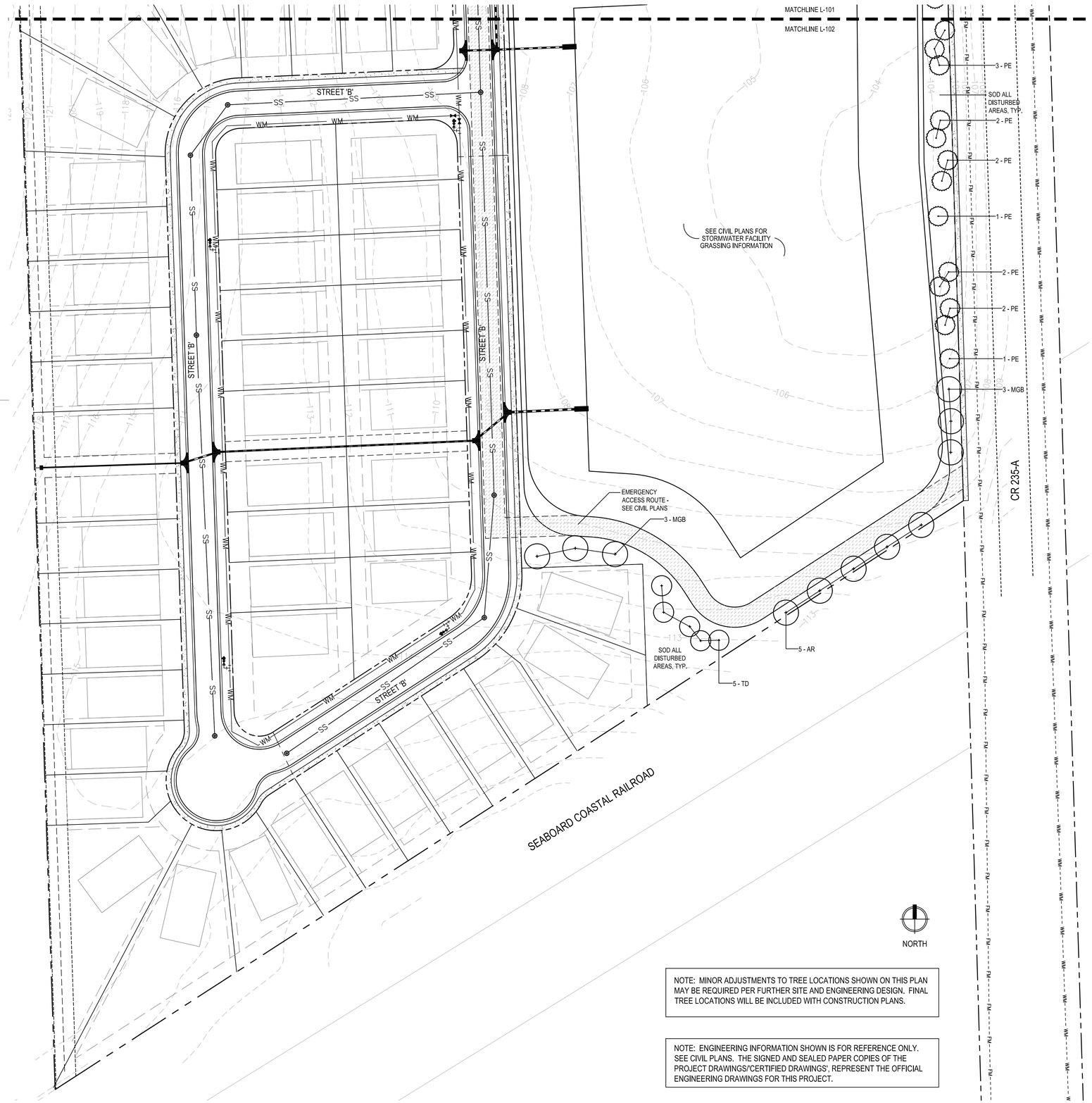


NOTE:

1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION.
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER 1/3 OF BURLAP AND WIRE MESH FOR B&B TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE IF NEEDED. SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

2 TREE PLANTING DETAIL

SCALE: N.T.S



NOTE: MINOR ADJUSTMENTS TO TREE LOCATIONS SHOWN ON THIS PLAN MAY BE REQUIRED PER FURTHER SITE AND ENGINEERING DESIGN. FINAL TREE LOCATIONS WILL BE INCLUDED WITH CONSTRUCTION PLANS.

NOTE: ENGINEERING INFORMATION SHOWN IS FOR REFERENCE ONLY. SEE CIVIL PLANS. THE SIGNED AND SEALED PAPER COPIES OF THE PROJECT DRAWINGS/CERTIFIED DRAWINGS', REPRESENT THE OFFICIAL ENGINEERING DRAWINGS FOR THIS PROJECT.

MANLEY DESIGN
Landscape Architecture • Site Planning

Manley Design, LLC
3462 NW 13th Avenue
Gainesville, Florida 32605
(352) 363-7412
Certificate of Authorization No. LC26000575

PROJECT NAME:

ALACHUA WEST PD-R

Alachua, FL

for

M3 Alachua, LLC

SEAL:

THIS DOCUMENT SET HAS BEEN DIGITALLY SIGNED AND SEALED BY:

REGISTERED LANDSCAPE ARCHITECT
ELISABETH MANLEY
LA 6666722
STATE OF FLORIDA

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENTS. THE ABOVE NAMED REGISTERED LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THIS SHEET IN ACCORDANCE WITH RULE 61G10-11.011 F.A.C.

PROJECT NO: 18-023

CLIENT'S NO.:

ISSUED FOR: **PRELIMINARY PLAT**

ISSUED DATE: 28 MAR 2018

REVISIONS:

14 JUN 2018

SCALE:

0 25' 50' 100'

SCALE: 1" = 50'

SHEET TITLE:

LANDSCAPE PLAN, DETAILS, AND CALCULATIONS

SHEET NUMBER:

L-102

PLOTDATE: 06/13/2018 1:50 PM USER: ELISABETH MANLEY
FILENAME: Q:\2018\18-023 ALACHUA WEST - M3\04_PRODUCTION\02_SPR\2018-06-12_PRELIM PLAT 2 REV\01_SHEETS\2018-06-13_MD-ALACHUA WEST_PRELIM PLAT L.DWG

Alachua West PD-R

Preliminary Plat Application Package

City of Alachua, Florida

Prepared For

3M Development
250 Killarney Drive
Winter Park, FL 32789

Date
November 29, 2017
Revised March 28, 2018
Revised May 15, 2018
Revised June 4, 2018

POULOS & BENNETT

2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

TABLE OF CONTENTS

Section 1 ***Application Documents***

City of Alachua Subdivision Application
Legal Description
Proof of Ownership Warranty Deed
Proof of Taxes Paid
School Student Generation Form

Section 2 ***Concurrency Impact Analysis***

Transportation
Water/Wastewater
Solid Waste
Recreation
Schools

Section 3 ***Comprehensive Plan Analysis and Justification***

Section 4 ***Appendices***

A. Environmental Assessment
B. Historic & Archeological Assessment
C. Property Owners within 400 feet & City of Alachua Notification List
D. Neighborhood Meeting Materials

SECTION 1: APPLICATION DOCUMENTS

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1. **City of Alachua Subdivision Application**
2. **Legal Description**
3. **Proof of Ownership Warranty Deed**
4. **Proof of Taxes Paid**
5. **School Student Generation Form**

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

☑ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Alachua West
2. Address of Subject Property: None
3. Parcel ID Number(s): 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Zoning Designation: PD-R (Planned Development - Residential)
7. Acreage: 35.82

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): David S. McDaniel Title: Manager
   Company (if applicable): M3 Alachua, LLC
   Mailing address: 250 Killarney Dr
   City: Winter Park State: Florida ZIP: 32789
   Telephone: ( ) 407-487-2594 FAX: ( ) e-mail: dave@m3development.com
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

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft;
   b. Proposed name of subdivision.
   c. Name, address, and telephone number of the subdivider and agent of subdivider.
   d. Name, address, telephone number and registration number of surveyor or engineer.
   e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
   f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   g. Legal description of the property to be subdivided.

h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
j. Block letters and lot numbers, lot lines, and scaled dimensions.
k. Zoning district boundaries on abutting properties.
l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
m. Minimum building setback lines as required by the Land Development Regulations.
n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
o. Surface drainage and direction of flow and method of disposition and retention indicated.
p. Inscription stating "NOT FOR FINAL RECORDING".
q. Tree location survey in conformance with LDR Article 6.2.1(G).
r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. 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.

3. 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.)

4. Existing and/or proposed covenants and restrictions.

5. Two (2) 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).

6. 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.

7. City of Alachua Public School Student Generation Form

8. Legal description with tax parcel number.

9. Proof of ownership.

10. Proof of payment of taxes.

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

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

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 necessary technical review or additional reviews of the application beyond 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.

<u>All 14 attachments are required for a complete application.</u> 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.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: 1inch=200 ft.
   b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
   c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
   d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
   e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
   f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
   g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
   h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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. Legal description with tax parcel number.

6. Proof of ownership.

7. Proof of payment of taxes.

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

9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. 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.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft.
   b. Name of subdivision shall be shown in bold legible letters, as stated in 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.
   c. Name and address of subdivider.
   d. North arrow, graphic scale, and date of plat drawing.
   e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   f. Exact boundary line of the tract, determined by a field 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.
   g. Legal description of the property to be subdivided.
   h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
   i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
   j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
   k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
   l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
   m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
   n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
   o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
   p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
   q. Lots must be numbered in numerical order and blocks lettered alphabetically.
   r. Accurate location and description of monuments and markers.
   s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
   t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
   u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
   v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. 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.
   w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
   x. Title certification as required by Chapter 177, Florida Statutes.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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. Legal description with tax parcel number.

6. City of Alachua Public School Student Generation Form.

7. One (1) set (two [2] sets for Minor Subdivisions) 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. Proof of ownership.

9. Proof of payment of taxes.

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

11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

13. **For Minor Subdivisions: 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 12/13 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

Authorized member

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 30 day of October, 2017, by David McDaniel

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

as identification.

NOTARY SEAL

Allison Brunetto

Signature of Notary Public, State of Florida

ALLISON ANDERSON BRUNETTO
Notary Public – State of Florida
Commission # GG 118185
My Comm. Expires Jun 22, 2021
Bonded through National Notary Assn.

M3 Alachua LLC
250 Killarney Dr
Winter Park, FL 32789

63-1608/631 502

10/30/17
DATE

PAY TO THE ORDER OF City of Alachua $ 3,600.00

Three thousand six hundred dollars & NO/XX DOLLARS

Security Features Details on Back.

Seaside National Bank & Trust
www.seasidebank.com

FOR ~~Bcapp~~ Fee Alachua West PD

MP

⑆063116083⑆ 2000052908⑈ 0502

ROMAN

ALACHUA WEST PROPERTY LEGAL DESCRIPTION

Parcels: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

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

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3058716 4 PG(S)
5/15/2017 9:16 AM
BOOK 4515 PAGE 1364
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 771682
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,750.00
Intang. Tax: $0.00

Prepared by and return to:
Jill Anderson Blanco, Esq.
North American National Title Solutions
760 NW 107th Avenue, 4th Floor
Miami, FL 33172

SPECIAL WARRANTY DEED

Real Estate Account Numbers:
Attached **Exhibit B**

THIS INDENTURE, made effective as of the 11 day of May, 2017, between **RL REGI FLORIDA, LLC, a Florida limited liability company** ("**Grantor**"), whose address is c/o Rialto Capital Advisors, LLC, 790 NW 107th Avenue, 4th Floor, Miami, FL 33172, in favor of **M3 Alachua, LLC, a Delaware limited liability company** ("**Grantee**"), whose address is 250 Killarney Drive, Winter Park, FL 32789.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars ($10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Alachua, State of Florida, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

(a) Real property taxes and assessments for the year 2017 and thereafter;

(b) Zoning and other regulatory laws and ordinances affecting the Property;

(c) Matters that would be disclosed by an accurate survey;

(d) Any plat affecting the Property; and

(e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

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

Signed, sealed and delivered in the presence of:

Signature: _____

Print Name: Lane'e White

Signature: _____

Print Name: Tyler Epps

RL REGI FLORIDA, LLC,
a Florida limited liability company
By: RL REGI Financial, LLC,
a Delaware limited liability company,
its sole member
By: Rialto Capital Advisors, LLC,
a Delaware limited liability company,
its attorney-in-fact

By: _____

Name: Aaron Davis, Authorized Signatory
Title: Authorized Signatory

By: _____

Name: Jennifer Wimmer, Authorized Signatory
Title: Authorized Signatory

STATE OF ~~FLORIDA~~ Georgia)
) SS.
COUNTY OF ~~MIAMI-DADE~~ Fulton)

The foregoing instrument was acknowledged before me this 11 day of May, 2017, by Aaron Davis, as Authorized Signatory and Jennifer Wimmer, as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, attorney-in-fact of RL REGI Financial, LLC, a Delaware limited liability company, the sole member of RL REGI FLORIDA, LLC, a Florida limited liability company, on behalf of the company. They are ✓ personally known to me or ____ have produced a driver's license as identification.

_____
Notary Public
Commission Expires:

LESLIE WASHINGTON
MY COMMISSION EXPIRES
NOTARY PUBLIC
SEPTEMBER 18, 2017
DEKALB COUNTY, GEORGIA

Exhibit A

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°28'55"W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°46'19"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 671.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.67°03'26"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 416, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.62 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE RUN S.87°28'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 360.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1476 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1364 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.63 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A; THENCE RUN S.01°47'56"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

AT&T LTE 8:56 AM 100%

Alachua County Tax Collector: Payment Confirmation

November 15, 2017 at 8:21 AM

Found in peter@m3devel...

Your payment was successful.

Alachua County Tax Collector
12 SE 1st Street, Gainesville, FL 32601

Confirmation # 23694719494

Transaction Details

Payment Date:	11/15/2017 8:21 AM EST
Transaction #:	2305660
Recipient:	Alachua County Tax Collector
Location:	Internet
Received Via:	Online

Authorization Details

Terminal Number:	002
TRC:	03899G
Data Source:	Manual Entry

Paid By

peter m mcdaniel
peter@m3development.com

Items Paid

Items

Item	Description	Amount
Real Estate	Acc# 03042 050 006 Bill Yr: 2017 Regular Due: 03/31/2018	$ 405.36
Real Estate	Acc# 03042 050 007 Bill Yr: 2017 Regular Due: 03/31/2018	$ 595.56
Real Estate	Acc# 03042 052 002 Bill Yr: 2017 Regular Due: 03/31/2018	$ 665.10
Real Estate	Acc# 03042 052 003 Bill Yr: 2017 Regular Due: 03/31/2018	$ 564.45
Real Estate	Acc# 03042 052 004 Bill Yr: 2017 Regular Due: 03/31/2018	$ 564.45
Real Estate	Acc# 03042 052 005 Bill Yr: 2017 Regular Due: 03/31/2018	$ 560.00
Real Estate	Acc# 03042 052 006 Bill Yr: 2017 Regular Due: 03/31/2018	$ 880.00

Payments

Payment	Account	Paid
Credit Card	Visa ***6207	$ 4,234.92
Convenience Fee:		**$ 105.87**
Total Charged:		**$ 4,340.79**

The payment will appear on your statement as "FL TAX/LICENSE/DMV" or "ALACHUA CO

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): David S. McDaniel Title: Manager

   Company (if applicable): M3 Alachua, LLC

   Mailing address: 250 Killarney Dr

   City: Winter Park State: Florida ZIP: 32789

   Telephone: 407-487-2594 FAX: _____ e-mail: dave@m3development.com

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: Alachua West
2. Address of Subject Property: none
3. Parcel ID Number(s): 03042-050-06, 03042-050-07, 03042-052-02, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Section 08/17 Township 08 Range 18 Grant _____ Acreage: 35.82
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PD-R (Planned Development - Residential)
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 138

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

   Preliminary Development Order

   □ Comprehensive Plan Amendment

   □ Large Scale

   □ Small Scale

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

   □ *Revised*

   Final Development Order

   ■ Preliminary Plat

   □ Final Plat

   □ Site Plan

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

    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	138	units	x	.15	Elementary School Multiplier*	21	Student Stations**
Middle School	138	units	x	.07	Middle School Multiplier*	10	Student Stations**
High School	138	units	x	.09	High School Multiplier*	13	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

Authorized Signature
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 30 day of October, 2017 by David McDaniel

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

Allison Brunetto
Signature of Notary Public, State of Florida

NOTARY SEAL
ALLISON ANDERSON BRUNETTO
Notary Public - State of Florida
Commission # GG 118185
My Comm. Expires Jun 22, 2021
Bonded through National Notary Assn.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

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

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

☐ **Denied** for reasons stated:_____

_____

_____

☐ **Local Government Certification**

Approved by:_____

Date:_____

☐ **School Board Staff Certification**

_____

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

Date:_____

SECTION 2: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project is currently Zoned PD-R and allows for the development of up to 143 single-family, detached dwelling units, resulting in a maximum density of four (4) du/acre. The property was recently rezoned from RMF-8 and resulted in a net decrease of four (4) du/acre or 143 dwelling units, from the previous zoning designation of RMF-8, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis is for 126 single family lots as shown on the Preliminary Plat Application.

ANALYSIS OF PUBLIC FACILITY IMPACTS

1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441 and is located within one half mile of segment 5 of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Objective 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D, while segment 5 of US 441 is to maintain an LOS of E. Tables 1 and 2 below show the potential impacts to the above segments for the proposed development program

Table 1: Trip Generation Calculations

	Alachua Land Use	ITE Land Use	Units	AM Peak Trips	PM Peak Trips	Total Daily Trips
Current Zoning	PD-R (4 DU/AC)	Single-Family Detached (210)	126	95	126	1,200

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 9th Edition

Table 2: Trip Generation Calculations

Roadway Segment	Average Daily Trips (LOS)*	Available Capacity (ADT)*	Peak Hour Trips (LOS)*	Available Capacity (Peak Hr)*	Capacity Remaining (ADT)	Capacity Remaining (Peak Hr)
CR235A (S. of US 441)	14,580	10,583	1,314	925	9,383	799
US 441 (Segment 5)	35,500	4,682	3,200	258	3,482	132**

* City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018.
** This number accommodates a 100% impact from the development on Segment 5 of US 441. While a majority of vehicular trips generated by the development will impact this roadway, the percentage of impact will be less than 100%. The full impact has been shown here to illustrate that there is sufficient capacity on this segment to accommodate site traffic.

Summary of Analysis: Based on the Current Development Monitoring Report, the segments impacted by this request, as reflected in the matrix above, have available capacity at their current Level of Service.

2. Impacts to Water and Wastewater Utility Systems

Potable Water

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 3 below compares the potential impacts to the City's potable water system for the proposed development program.

Table 3: Potable Water Impact Calculations

Total DU	City of Alachua Potable Water Generation per Unit	Potable Water Generation by Project	Residual Capacity after Project Impacts* (From 937,618 Gallons/Day)
126 DU	275 Gallons/Unit	34,650 Gallons/Day	902,968 Gallons/Day (60.74% Capacity)

* City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018

Summary of Analysis: Based on the Current Development Monitoring Report, the potable water supply impacted by this request, has available capacity at its current Level of Service.

Sanitary Sewer

Policy 1.1.d of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes the following level of service standards for sanitary sewer facilities:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
2. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
3. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 4 below compares the potential impacts to the City's wastewater system for the proposed development program.

Table 4: Wastewater Impact Calculations

Total DU	City of Alachua Sanitary Sewer Impacts per Unit	Waste Water Generation by Project	Residual Capacity after Project Impacts* (From 788,906 Gallons/Day)
126 DU	250 Gallons/Unit	31,500 Gallons/Day	757,406 Gallons/Day (49.50% Capacity)

* City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018

Summary of Analysis: Based on the Current Development Monitoring Report, the wastewater treatment capacity impacted by this request, has available capacity at its current Level of Service.

3. Impacts to Solid Waste Systems

Policy 2.1.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 0.73 tons per capita per year. Table 5 below compares the potential impacts to the City's solid waste facilities for the proposed development program.

Table 5: Solid Waste Impact Calculations

Total DU	Population based on rate of 2.6 persons per household*	Solid Waste Generated (.73 tons per capita per year)**
126 DU	328	239.44

* US Census Bureau, 2010
** City of Alachua Development Monitoring Report, March 2018. Provided by City on April 30, 2018.

4. Impacts to Public Recreation

Policy 1.2.b of the Recreation Element of the Alachua Comprehensive Plan establishes the following level of service standards for recreation facilities: 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. Table 6 below compares the potential impacts to the City's recreation facilities for the proposed development program.

Table 6: Recreational Impact Calculations

Total DU	Population based on rate of 2.6 persons per household*	Recreation Area needed (5.0 Acres/1,000 population)**	Available Recreation Acreage after Project Impacts** (From 67.37 Acres)
126 DU	328	1.64 Acres	65.73 acres

* US Census Bureau, 2010
** City of Alachua Development Monitoring Report, March 2018

Summary of Analysis: Based on the Current Development Monitoring Report, there is sufficient available Recreation capacity available capacity at the current Level of Service.

Summary of Analysis: Furthermore, a minimum of 11.87 acres of improved passive parks space is required to serve the present population, plus the impacts proposed by this development in order to meet the 20% requirement listed in the Recreation LOS standards, as there are currently 27.73 acres of improved passive park space existing, this LOS is still met.

5. Impacts to Public Schools

Objective 2.2 of the Public School Facilities Element of the Alachua Comprehensive Plan establishes the following level of service standards for public school facilities:

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Policy 2.2.a: Uniform Application of Level of Service (LOS) Standards: The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Tables 7 and 8 below compare the potential impacts to Alachua County Schools for the proposed development program.

Table 7: Projected Student Generation

Total DU	Elementary Students	Middle School Students	High School Students	Total Student Generation
126 DU	19	9	12	40
Potential Change in Student Generation based on Proposed Development				**40 Students**

Student generation rates per the School Board of Alachua County

Table 8: Available Capacity by School Concurrency Service Area (CSA)

Total DU Based on Densities from Table 1	Available Capacity by CSA (2018-19)*	Development based Student Generation**	Residual Capacity
Alachua Elementary CSA	259	19	240
Mebane Middle CSA	365	9	356
Santa Fe High CSA	352	12	340

*Available capacity per the School Board of Alachua County, as provided by the City on April 30, 2018, published Available Capacity rates by Concurrency Service Area for the 2018-2019 School Year.
** Table 7 Proposed Development generation

Summary of Analysis: Data provided by the School Board related to available capacity for the 2017-2018 school year indicates that there is sufficient capacity to accommodate the 44 potential students generated by the proposed development. This information is also reflected in the Public School Student Generation Form included within this package.

SECTION 3: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of Alachua's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those stated policies. Responses are provided in **Bold**. Note: Policies related to concurrency management and Level of Service have been addressed under Section 3: Concurrency Analysis.

Future Land Use Element

Objective 1.2: Residential

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

Response: The current Zoning will accommodate a 143-unit single-family residential development, which is consistent with the Moderate Density Residential Future Land Use.

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

Objective 2.1: Planned Development (PD) Standards:
In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses

in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

Response: The proposed development consists of single family, detached residential structures, and accessory recreation uses to serve the development. The development and design standards proposed for the development within the PD Master Plan have been created with the intent of providing a high quality of design that accommodates the unique configuration of the property and existing easements in place onsite, while offering a transitional intensity of development between the agricultural areas adjacent and commercial uses on Hwy 441.

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.

   Response: No commercial uses have been proposed for the Alachua West PD in order to remain sensitive to adjacent, low intensity uses. The property is in close proximity to a large concentration of commercial uses near the interchange of US 441 and I-75 to the northeast, which offer a variety of necessary services to the neighborhood.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

   Response: A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

   Response: Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. A sidewalk connection is also proposed to CR 235-A, though no pedestrian facilities exist on this roadway.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

   Response: The site has been designed to maximize the efficiency of movement throughout the development, including pedestrian and vehicular circulation, while accommodating the unusual property configuration.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e Tree Protection: 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: A tree survey and landscape plans have been included with the preliminary plat and mitigation shall be provided in accordance with the City Land Development Regulations.

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: As shown on the Preliminary Plat and consistent with the PD Master Plan, open space is provided as part of the proposed subdivision plans in accordance with Section 6.7 of Alachua's Code of Ordinances.

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.

Response: A letter from the Florida Division of Historical Resources has been provided under the appendices section that verifies there are no documented archaeological resources existing on the subject property. The existing barn onsite is documented within the Florida Master Site File, but is considered ineligible for nomination to the National Register

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.

Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6

below. This terrain is not of unusual grade that would be adversely impact by development.

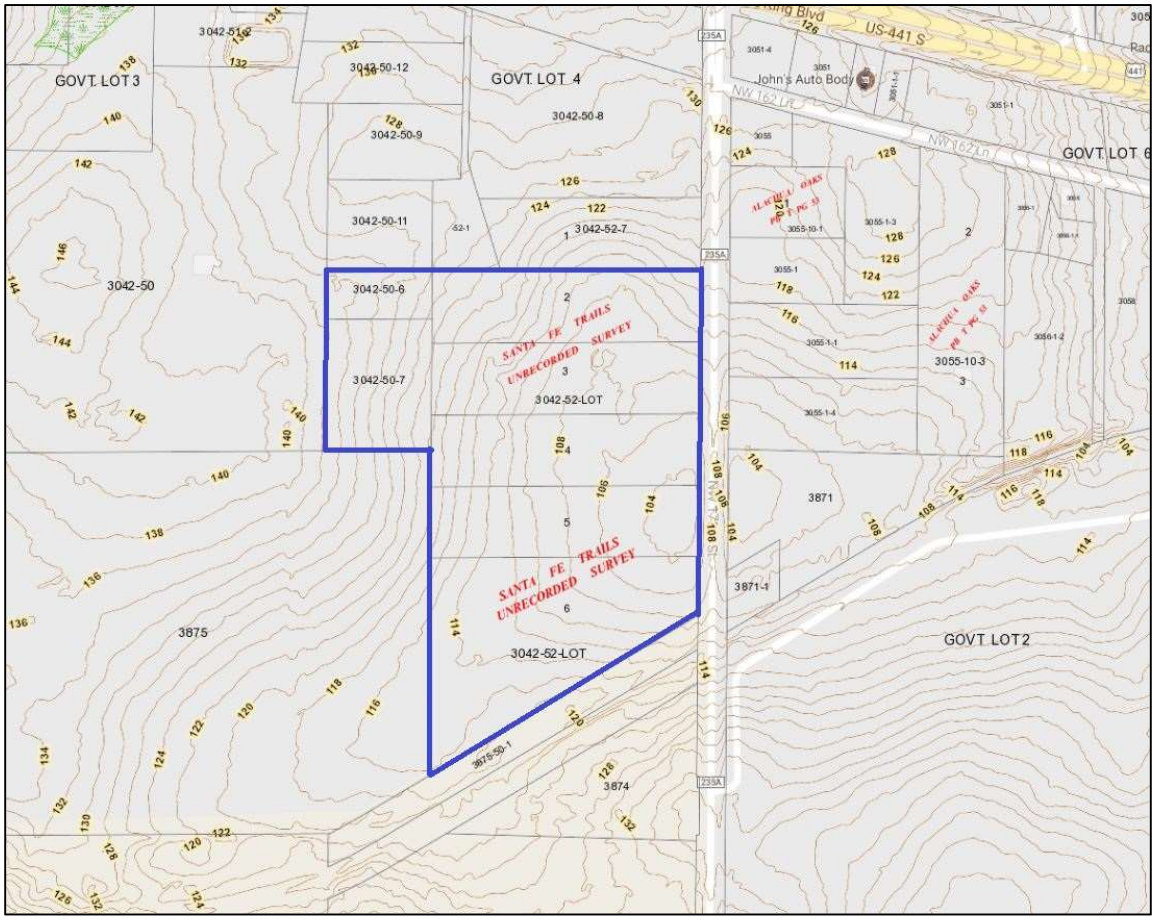


Figure 6: Alachua County– Topography (2001 Contours)

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.

Response: The entirety of the subject property is located outside of all flood prone areas designated by FEMA, as illustrated in Flood Insurance Rate Map for Alachua County, Map 12001C0120D, Panel 120 of 640, Effective June 16, 2006.

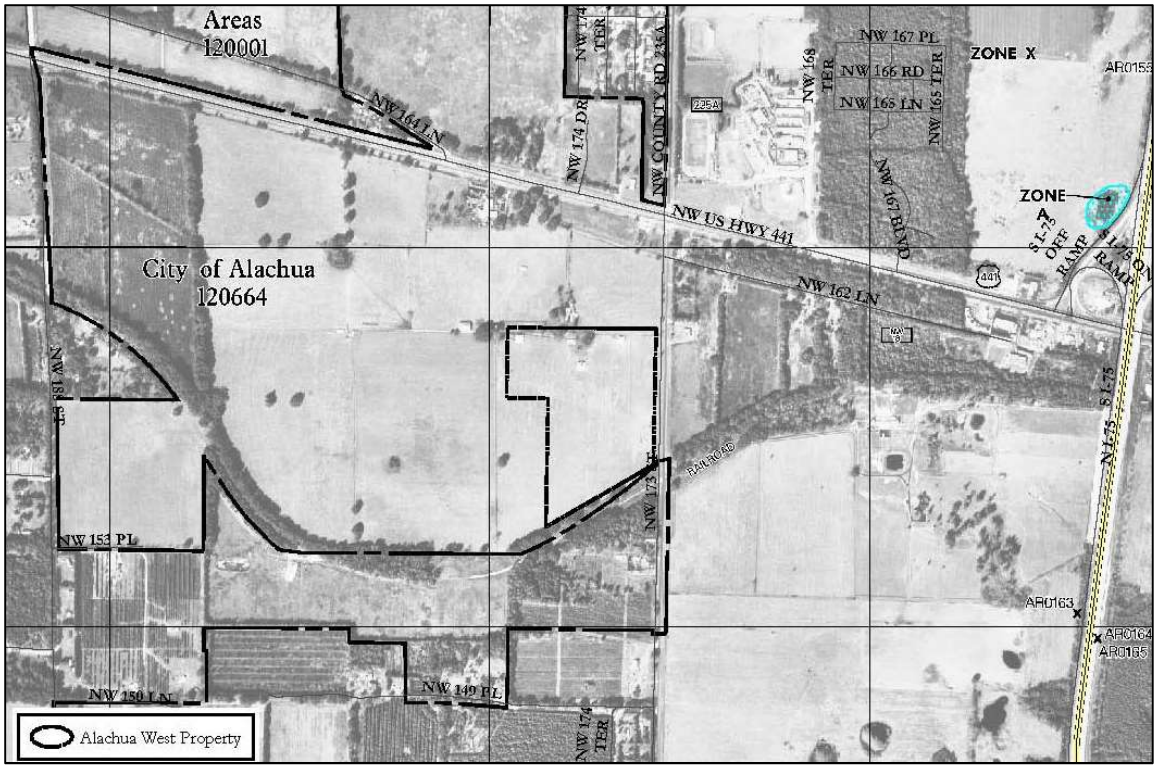


Figure 7: FEMA Firm Map 12001C0120D, June 16, 2006

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.

Response: No wetlands were identified on the property in the Listed Species and Habitat Study conducted in December 2016.

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.

Response: A complete Listed Species and Habitat Study was conducted onsite. Of all potential listed species, only gopher tortoises were observed onsite, with three (3) potentially occupied burrows. The developer will work with the Florida Fish & Wildlife Conservation Commission (FFWCC) to determine the best course of action for the existing burrows.

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

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

Response: As the proposed project reduced the maximum residential density from 8 DU/Acre to 4 DU/Acre (a reduction of 143 units based on the site's developable area), the potential impacts to public facilities and services have been reduced. Please see Section 2 of this document for a complete Concurrency Impact Analysis.

Objective 7.2: Wellfield protection: The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

Response: The property is located outside any current and future wellfield sites and those buffer zones outlined in the policies above and will, therefore, have no potential adverse impacts to these areas.

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.

Response: The proposed development will connect to the City's water and wastewater services, as available and required by the City of Alachua. Required locations will be determined during the site review process. A full analysis of potential impacts to the City's water and wastewater systems is provided under Section 2 of this document.

Transportation Element

Objective 1.2: Access Management: The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision,

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

Response: The development will be served by a single, full access connection to CR 235A, to be designed to City and Alachua County standards, as required. Emergency access will be provided by the mentioned full access connection to CR235A as well as a secondary emergency-only access located at the south end of the stormwater tract on the PD Master Plan has also been illustrated, should this access be required by the City.

Objective 1.4: Bicycle and Pedestrian Standards
The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: While no pedestrian paths currently exist on this segment of CR 235A, all sidewalks within the development will offer complete interconnectivity and will connect to any pedestrian facilities in place on CR 235A at the time of development.

Housing Element

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

Objective 1.1: Provision of Safe, Affordable, Quality Housing
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

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

Response: The Alachua West development will consist of up to 143 single-family detached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.

Community Facilities and Natural Groundwater Aquifer Recharge Element

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

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

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

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single-family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.g: To promote compact urban growth, all wastewater line extensions for new development outside the Community Wastewater Service Area will be funded by development, developer or permittee.

Response: The property is located within the City's wastewater service area and will be served by an existing 16-inch force main running through CR 235A.

GOAL 3: Stormwater
Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Objective 3.3: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

Response: Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suawannee River Water Management District stormwater requirements, as well as those of other applicable agencies.

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

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

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

1. A water main exists within 100 ft of any residential subdivision lot or single-family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Response: The property is located within the City's Potable Water Service Area and will be served by an existing 8-inch water main located within CR 235A right of way.

<u>Conservation and Open Space Element</u>

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.2: Native Communities and Ecosystems
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Response: The Listed Species and Habitat Study conducted onsite found no presence of wetlands or listed flora species on the property. The only listed fauna onsite were three (3) potentially occupied gopher tortoise burrows, the treatment of which will be coordinated with the FFWCC. Furthermore, the developer will work with City Staff to determine the suitability and feasibility for preservation of any existing trees on the property through the site development process.

Objective 1.3: Listed Species
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and 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 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.

Objective 1.10: Wetlands

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

Response: No wetlands onsite were discovered during the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc.

SECTION 4: APPENDICES

Appendix A:	Listed Species Letter Report Update, October 30, 2017
	Listed Species and Habitat Study, McAlpine Environmental Consulting, Inc., December 2016
Appendix B:	Determination of historical and archaeological resources, Florida Division of Historic Resources, December 19, 2016
Appendix C:	Property Owners within 400 foot & City of Alachua Notification List
Appendix D:	Neighborhood Meeting Materials:
	Advertisement & Affidavit of Placement, November 11, 2017 Edition of the Gainesville Sun
	Notice of Neighborhood Meeting, mailed November 10, 2017
	November 28, 2017 Neighborhood Meeting Sign-In Sheet
	Meeting Minutes

Appendix A:

Listed Species Letter Report Update, McAlpine Environmental Consulting, Inc., October 30, 2017

Listed Species and Habitat Study,

McAlpine Environmental Consulting, Inc.,

December 2016

October 30, 2017

Mr. David McDaniel
M3 Alachua LLC
250 Killarney Dive
Winter Park, Florida

RE: 36.6± Acre Alachua West Property
(Formerly RL REGI FLORIDA, LLC PROPERTY)
Listed Species Study

McAlpine Environmental Consulting, Inc. (MEC) believes that an update of our December 2016 "Listed Species and Habitat Study" report is not needed at this time. MEC believes that since no land use changes have occurred on the site since the original report's site inspection, it is unlikely that any significant changes to our original report's findings would occur. We believe that since gopher tortoise (GT) survey data is only valid for 90 days per the Florida Fish and Wildlife Conservation Commission (FWC) guidelines, the update should be performed within 90 days of construction. At that time, MEC will perform a 100% coverage GT update survey of the site and apply for the appropriate permit to relocate the GTs out of harm's way.

Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) GT burrows within the project area. This was the only listed species observed on the site.

If you have any questions, please contact us.

Sincerely,

McALPINE ENVIRONMENTAL CONSULTING, INC.

DAVID McALPINE
President

McAlpine Environmental Consulting, Inc.
18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Mobile)
davidmec7@gmail.com

Listed Species and Habitat Study

conducted on
the

36.6± Acre RL REGI FLORIDA, LLC PROPERTY

located in

Section 8, Township 8 South, Range 18 East
City of Alachua, Alachua County, Florida

Alachua County PINs:

03042-050-006
03042-050-007
03042-052-002
03042-052-003
03042-052-004
03042-052-005
03042-052-006

Prepared for:

Mr. David McDaniel
M3 Development, LLC
250 Killarney Dive
Winter Park, Florida
dave@m3development.com

Prepared by:

McAlpine Environmental Consulting, Inc.

July 17, 2013

McAlpine Environmental Consulting, Inc.
18312 Cortez Boulevard, Brooksville, FL 34601
352-585-2033 (Mobile)
davidmec7@gmail.com

EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area was inspected on December 14, 2016.

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. No listed flora species were observed within the project area.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms's way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

McALPINE ENVIRONMENTAL CONSULTING, INC.

DAVID McALPINE
President

INTRODUCTION

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area is in the City of Alachua in Alachua County, Florida in Section 8, Township 8 South, Range 18 East. A vicinity map (Figure 1) and a project aerial (Figure 2) are attached.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, or species of special concern are present; or their potential of using the project area. This report also describes onsite habitat and possible effects that proposed work might have on listed and protected species.

This report was performed in general accordance with the Florida Fish and Wildlife Conservation Commission (FWC) guidelines. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's April 2008 guidelines.

Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site that may change the results of this report. This report provides confirmation of the presence of listed fauna or flora species encountered and/or their likelihood of occurring within the study area.

Project Overview

The project area consists of mostly open land (apparent former pasture/farmland) and a narrow wooded strip along the site's north boundary. The site abuts farmland with a residence to the north, hayfield to the west, a former railroad (dismantled) to the south, and CR 235A (NW 173rd Street) to the east. A dilapidated barn is on the site. A few small disturbed areas exist on the site.

Soils

According to the U.S.D.A. *Soil Conservation Service Soil Survey of Alachua County, Florida*, the following soil types are within the site:

Soil I.D.	Name	Description
3	Arredondo fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
5	Fort Meade fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
30	Kendrick sand, 2 to 5% slopes	Well Drained, Water Table: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"
69	Arredondo 3 do fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
78	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"

A soil map is attached as Figure 3.

METHODOLOGY

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution. The latest edition of *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List* published by the FWC was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory Internet file of listed/protected flora and fauna species reported, confirmed, or having the potential to occur in Alachua County. Attached are tables 1 and 2 which show listed fauna and flora species with the potential of being present on the site.

The site was inspected on December 14, 2016.

Literature Reviewed

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

3.0 HABITAT CHARACTERIZATION

Four habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitat types and acreages for the site:

FLUCFCS[1]	Description
190B	Open Land (Bahiagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

Site-specific descriptions of these habitat types and FLUCFCS code are as follow:

<u>Upland Habitat</u>

190: Open Land

This was the most dominant land cover habitat. Bahiagrass (*Paspalum notatum*) was the dominant vegetation in this habitat while dog fennel (*Eupatorium capillifolium*) was subdominant. A few young slash pine (*Pinus elliottii*) trees dotted the western portion of this habitat. A few black cherry (*Prunus serotina*) also dot this habitat area. Based on the site visit and historical aerial review, this site was apparent used for pasture and farmland. It appeared that the site has remain unused (uncultivated) for a few years.

190K: Open Land (Kudzu)

This kudzu (*Pueraria montana*) dominated area, which is a listed pest plant, was mainly noted in the southern and eastern portions of the site.

420: Upland Hardwood

This area included a small narrow strip along the site's north boundary. Dominant tree species this area consisted of live oak (Quercus virginiana), black cherry, and laurel oak (Quercus laurifolia).

740: Disturbed Land

This area included a small lobe along the site's north boundary and two isolated "island" areas in the central and southeast portions of the site. Dominant plant species in the north lobed area mainly consisted of black cherry, Chinaberry (*Melia azedarach*), laurel oak, and tooth-ache tree or Hercules' club (Zanthoxylum clava-herculis). Dominant plant species in the "island" disturbed area consisted of blackberry (*Rubus spp.*), silverling (*Baccharis glomeruliflora*), septicweed (*Senna occidentalis*), and dog fennel.

Wetland Habitat

No wetlands or surface waters were observed on the site.

RESULTS

Fauna

Nine (9) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. These species included gopher tortoise, Florida mouse, Florida gopher frog, eastern indigo snake, Florida pine snake, short-tailed snake, Florida burrowing owl, Sherman's fox squirrel, and southeastern American kestrel. A table showing the estimated probability of occurrence of listed fauna species is attached as Table 2.

OBSERVED SPECIES

Gopher tortoise: One (1) listed species was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted. Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise burrows within the project area. The locations of the burrows are shown on Figure 2.

POSSIBLE SPECIES

Southeastern American kestrel: No kestrels or potential nest sites were observed on the site.

This species prefers open habitats, such as pine savannas, longleaf pine-turkey oak sandhills, pine flatwoods, farmlands, and even suburban golf courses and residential areas (Stys, 1993).

Open terrain with enough cover to support small terrestrial prey animals, vegetation low and sparse enough to ensure adequate prey availability, elevated hunting perches, and an adequate supply of nesting sites are important habitat components for this species (FFWCC,2004). The southeastern American kestrel (*Falco sparverius paulus*), which are protected, listed as threatened, and are year round residents of Florida and the eastern American kestrel (*Falco sparverius sparverius*), which are not listed and migrate to Florida in the winter (Stys, 1993). Differentiating between these two species can only be practically determined in the field between mid-April and late-September when the eastern kestrel migrates from Florida (Stys, 1993). The *F. s. paulus* is only species that breeds in the state. In Florida, *F. s. paulus* courtship begins in February and nesting is from March through June (FFWCC, 2004). They nest in cavities excavated by woodpeckers and in artificial objects such as power poles and buildings (FFWCC, 2004).

American Bald Eagle:
According to the FFWCC Eagle Nest Locator internet site, no eagle nests are within five miles of the site.

Florida Burrowing owl: No evidence was observed during the site surveys that this species occurs on the site. Since open grassland exists on the site, which FFWCC (2004) indicates as potential habitat, it is possible that this species could use the site.

Florida mouse: A possibility exists that this species inhabits the site, since gopher tortoise burrows, a known residence for this species, were noted on the site.

Sherman's fox squirrel: This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since preferred habitat was somewhat present on the site, it is possible that this species exists the site. This species is usually conspicuous on sites where they exist. Therefore, we believe that a low possibility exists that his species inhabits the site.

Eastern indigo snake: Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since some preferred habitat exists on the site,

and since armadillo and tortoise burrows were noted on the site, which Moler found to be important den sites for this species, this species may occupy or utilize the site.

Florida pine snake: Since a few signs of pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, activity was noted during the site survey, it is possible that this species inhabits the site.

Short-tailed snake: Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since xeric habitat exists on the site, it is possible that this species inhabits the site.

Florida gopher frog: A possibility exists that this species occurs on the site since gopher tortoise burrows, a known retreat for this species, were noted on the site. Close visual examination of the entrances of the tortoise burrows observed no gopher frogs.

4.2 Unlisted Fauna Species

Unlisted wildlife species observed using the site, or noted by other evidence, included downy woodpecker (*Picoides pubescens*), cattle egrets (*Bubulcus ibis*), gray squirrel (*Sciurus carolinensis*), black vulture (*Coragyps atratus*), red-shouldered hawk (*Buteo platypterus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida asiatica*), hermit thrush (*Catharus guttatus*), American crow (*Corvus brachyrhynchos*), armadillo (*Burmeisteria retusa*), and blue jay (*Cyanocitta cristata*).

Flora

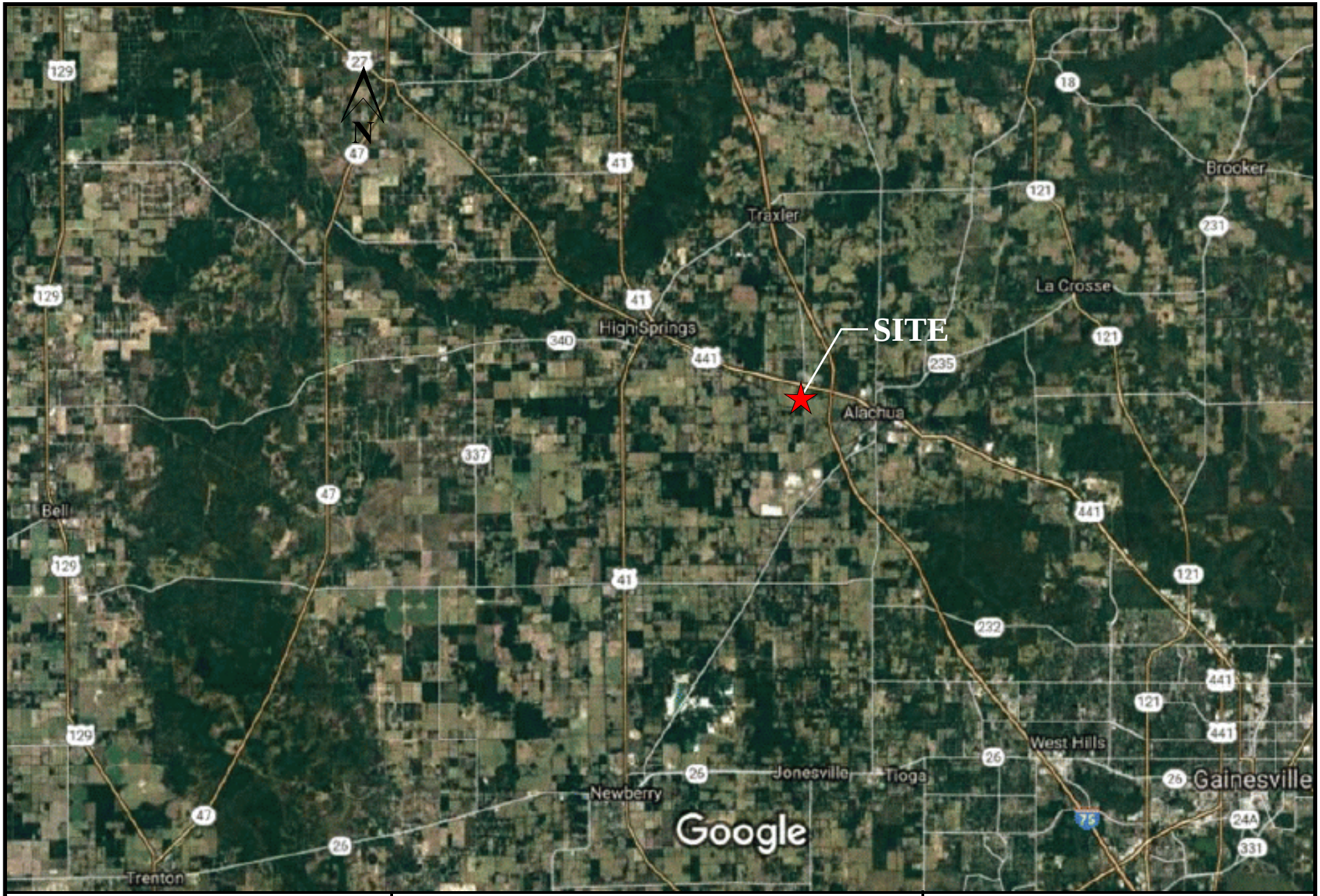
Fourteen (14) flora species listed as rare and endangered by the FNAI, and listed as endangered or threatened by the FDA and the USFWS have the potential to exist on the site based on geographical location and preferred habitat. None of the listed flora species were observed on the site. A list these plant species and their status is attached as Table 1.

FINDINGS

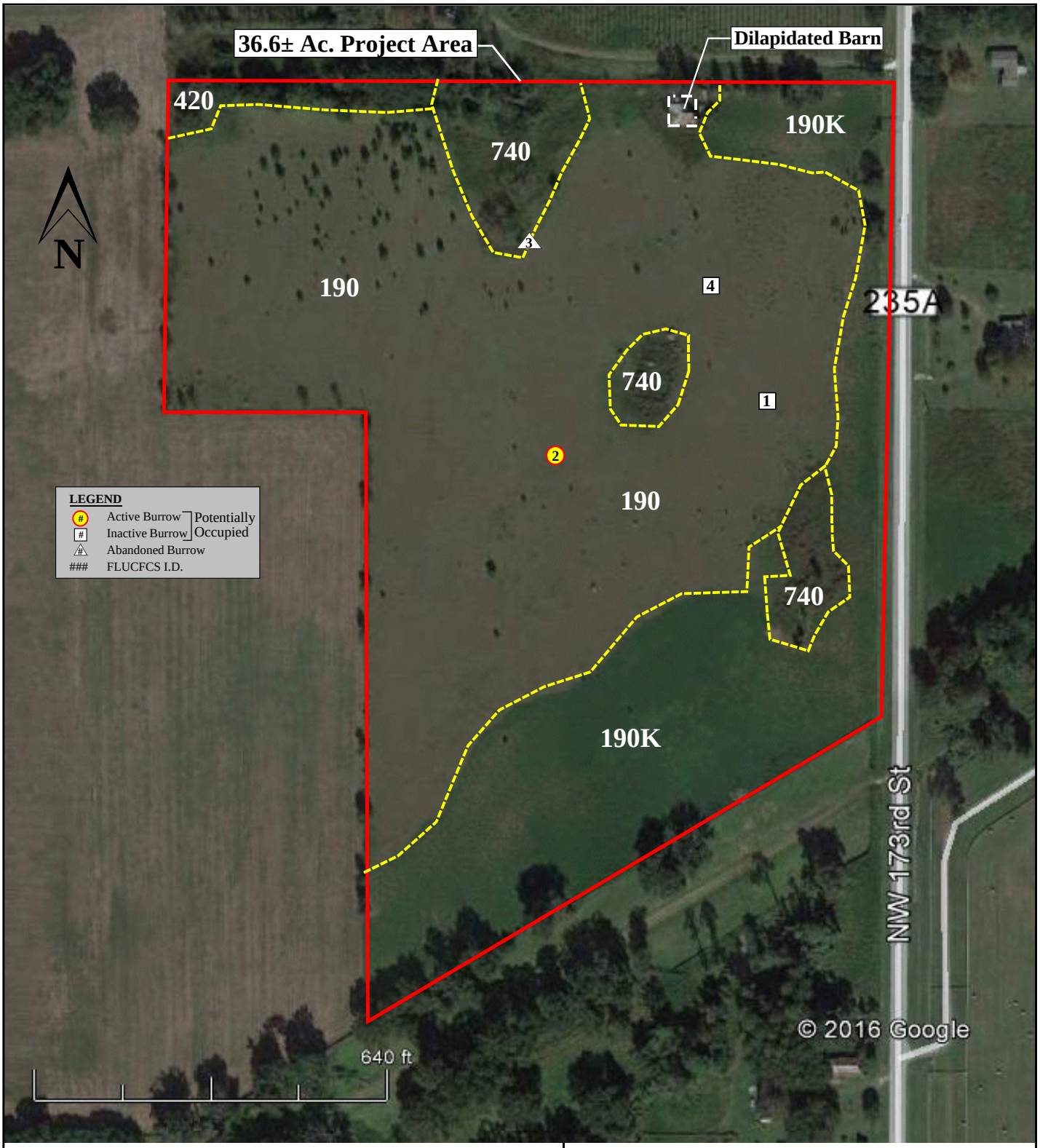
Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms's way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

Attachments



McAlpine Environmental Consulting, Inc . 18312 Cortez Boulevard, Brooksville, FL 34601 352-585-2033 (Cell) davidmec7@gmail.com	RL REGI FLORIDA, LLC PROPERTY City of Alachua, Alachua County, Florida Listed Species Study	**Figure 1: Vicinity Map**



FLUCFCS[1]	Description
190B	Open Land (Bahiagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

Survey Summary

Our 12/14/16 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise (GT) burrows within the project area. One abandoned GT burrow was also noted on the site. The burrows were marked with orange wire flags. No other listed fauna species were observed on the site. No listed flora species were observed on the site.

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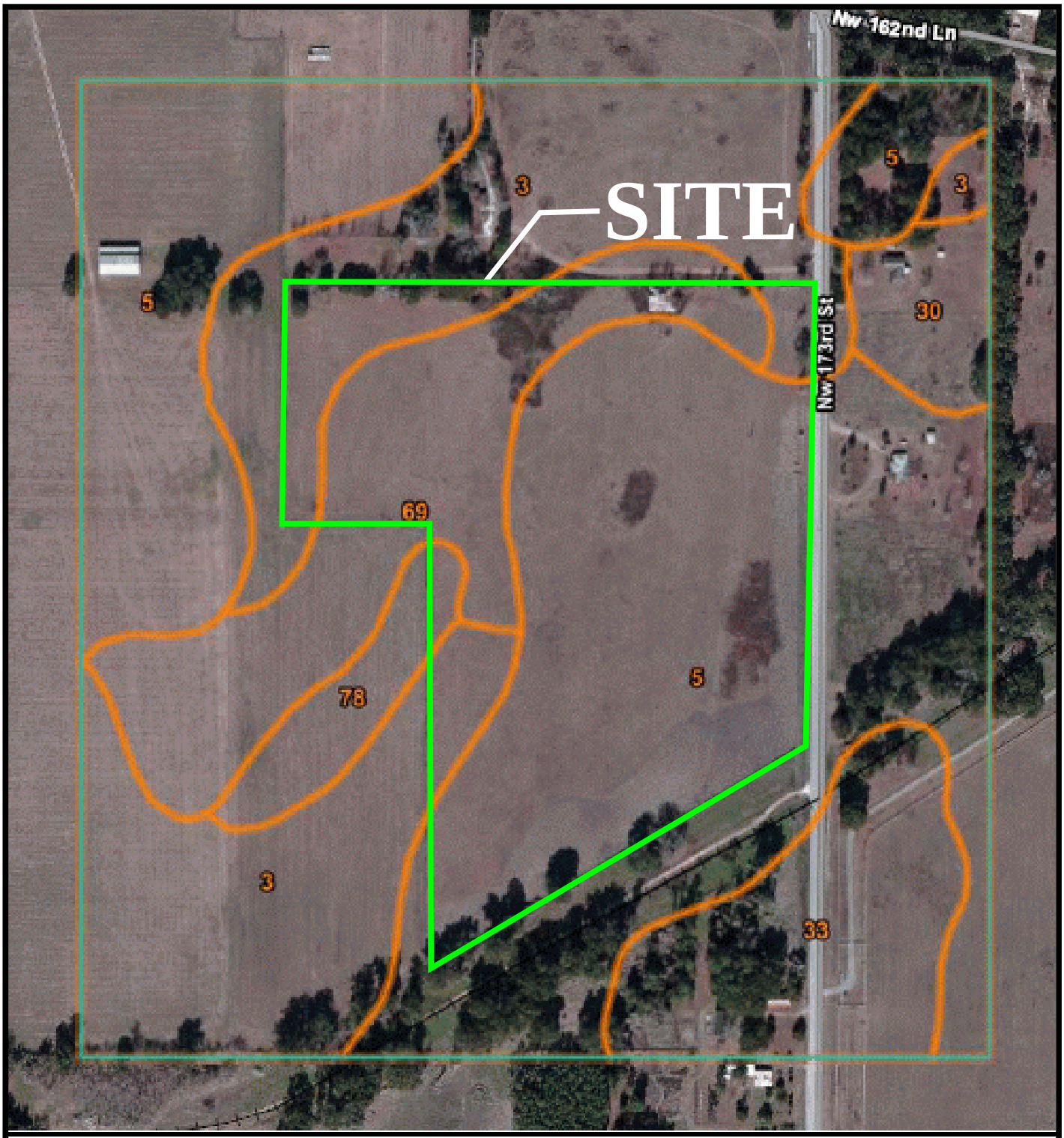
RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 3: Project Aerial
Image Date: 11/13/15



Soil I.D.	Name	Description
3	Arredondo fine sand, 0 to 5 percent slopes	Well Drained, Water Table: >80"
5	Fort Meade fine sand, 0 to 5 percent slopes	Well Drained, Water Table: >80"
30	Kendrick sand, 2 to 5 percent slopes	Well Drained, Water Table: >80"
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78	Northfolk laomy fine sand, 2 to 5 percent slopes	Well Drained, Water Table: >80"

N

NTS

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RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 5: Soil Map
From USDA Web Soil Survey
http://websoilsurvey.nrcs.usda.gov

Table 1: Rare and Endangered flora species with the potential of occurring on the study site based on FNAI listing.

Common Name	Scientific Binomial	Status *	
		FDA	FWS
Curtiss' milkweed	*Asclpepias curtissii*	E	NL
Sand butterfly pea	*Centrosema arenicola*	NL	NL
Pigmy fringe tree	*Chionanthus pygmaeus*	E	E
Virgin's blower	*Clematis catesbyana*	NL	NL
Longspurred mint	*Dicerandra frutescens*	E	E
Florida crabgrass	*Digitaria floridana*	NL	NL
Shrub buckwheat	*Eriogonum longifolium var gnaphalifolium*	NL	NL
Garberia	*Garberia Heterophylla*	T	NL
Shrub holly	*Ilex opaca var arenicola*	NL	NL
Pond spice	*Litsea aestivalis*	E	NL
Pinesap	*Monotropa hypopithys*	E	NL
Florida spiny-pod	*Matelea flordana*	E	NL
Scrub bay	*Persea humilis*	NL	NL
Lewton's polygala	*Polygala lewtonii*	E	E
Florida mountain-mint	*Pycnanthemum floridanum*	NL	NL
Creeping fern	*Thelepteris reptans*	E	NL

* FDA = Florida Department of Agriculture, FWS = U.S. Fish & Wildlife Services, E = Endangered, T = Threatened, NL = Not listed in the Florida Fish and Wildlife Conservation Commission *Florida's Endangered Species, Threatened Species and Species of Special Concern*, *Official List*, (1 August 1997) and listed in the Florida Natural Areas Inventory with the potential of occurring the subject property based on habitat preference and geographical location.

Table 2: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS[1]	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Southeastern Amer. Kestrel	*Falco sparverius paulus*	T/--		X		Kestrel habitat noted on the site. No kestrels or nest sites were observed.
Burrowing Owl	*Speotyto cunicularia*	SSC/--		X		No owls or suspect burrows observed
MAMMALS						
Florida Mouse	*Podomys floridanus*	SSC/--		X		Gopher tortoise burrows noted onsite, a known preferred dwelling.
Sherman's Fox Squirrel	*Sciurus niger shermani*	SSC/--		X		Some preferred habitat present. No SFS or potential nest sites observed.
REPTILES						
Eastern Indigo Snake	*Drymarchon corais couperi*	T/T		X		Minimal habitat present. Reclusive. Tortoise burrows observed, a known retreat.
Gopher Tortoise	*Gopherus polyphemus*	T/--	X			Tortoise burrows observed.
Florida Pine Snake	*Pituophis melanoleucus m.*	SSC/--		X		Possible suitable onsite habitat.
Short-tailed Snake	*Stilosoma extenuatum*	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	*Rana capito aesopus*	SSC/--		X		Tortoise burrows onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern.

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Appendix B:

Determination of historical and archaeological resources, Florida Division of Historic Resources, December 19, 2016

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 19, 2016

Florida Master Site File

Lucie Ghioto, AICP
Poulos & Bennett
2602 East Livingston Street
Orlando, Florida 32803
Phone: 407.487.2594
Email: lghioto@poulosandbennett.com

In response to your inquiry of December 19, 2016, the Florida Master Site File lists no previously recorded cultural resources in the following parcels of Alachua County:

Parcel #03042-050-006
Parcel #03042-050-007
Parcel #03042-052-003
Parcel #03042-052-004
Parcel #03042-052-005
Parcel #03042-052-006

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com

STOP **This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

December 19, 2016

Florida Master Site File

Lucie Ghioto, AICP
Poulos & Bennett
2602 East Livingston Street
Orlando, Florida 32803
Phone: 407.487.2594
Email: lghioto@poulosandbennett.com

In response to your inquiry of December 19, 2016, the Florida Master Site File lists one previously recorded standing structure and no archaeological sites found in the following parcels of Alachua County:

Parcel #03042-052-002

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com

AR=0
SS=1
CM=0
RG=0
BR=0
Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
AL05242	SS	Square Barn	16000 NW 173 ST, Alachua	c1950 Frame Vernacular	Not Eligible	

Appendix C:

Property Owners within 400 feet & City of Alachua Notification List

WAITCUS, GREGORY MICHAEL
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

SINGH, LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

THOMAS & THOMAS &
THOMAS HEIRS
PO BOX 44
HIGH SPRINGS, FL 32655-0044

WAITCUS, JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

VICKORY WILLIAM HENRY
LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615-5222

VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615-7423

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Traci L. Gresham
City Manager
City of Alachua
PO Box 9
Alachua, FL 32616

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

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

Appendix D:

Neighborhood Meeting Materials

Advertisement & Affidavit of Placement, November 11, 2017 Edition of the Gainesville Sun

Notice of Neighborhood Meeting, mailed November 10, 2017

Mailing List: Owners within 400 feet & Alachua Notification List

November 28, 2017 Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Summary

TODAY IN HISTORY

In **1620,** 41 Pilgrims aboard the Mayflower, anchored off Massachusetts, signed a compact calling for a "body politick."

In **1918,** fighting in World War I ended as the Allies and Germany signed an armistice in the Forest of Compiegne

In **1921,** the remains of an unidentified American service member were interred in a Tomb of the Unknown Soldier at Arlington National Cemetery in a ceremony presided over by President Warren G. Harding.

TODAY'S BIRTHDAYS

Actor **Stanley Tucci** is 57. Actress **Demi Moore** is 55. Actress **Calista Flockhart** is 53. TV personality **Carson Kressley** is 48. Actor **David DeLuise** is 46. Actor **Leonardo DiCaprio** is 43. Actor **Tye Sheridan** is 21.

LOTTERY

Friday, Nov. 10
Pick 2
Early drawing: 7-1
Night drawing: 2-3
Pick 3
Early drawing: 0-3-2
Night drawing: 6-6-1
Pick 4
Early drawing: 2-7-7-2
Night drawing: 2-9-7-9
Pick 5
Early drawing: 3-0-9-8-0
Night drawing: 4-1-0-9-4
Fantasy 5
1-5-15-30-34
Lucky Money
1-5-9-19 LB: 2
MEGA MILLIONS
6-23-38-42-58 PB: 24

PREVIOUS RESULTS

Fantasy 5 — Friday
16-18-20-28-33
Match...Payoff... Winners
5-of-5...$189,715.66...1
4-of-5...$135.50...225
3-of-5...$11.00...7,532

Tearful meeting for pair linked by face transplant

By Kyle Potter
The Associated Press

Lilly Ross, left, talks with Andy Sandness on Oct. 27 after meeting at the Mayo Clinic in Rochester, Minn.
[CHARLIE NEIBERGALL/THE ASSOCIATED PRESS]

ROCHESTER, Minn. — Standing in a stately Mayo Clinic library, Lilly Ross reached out and touched the face of a stranger, prodding the rosy cheeks and eyeing the hairless gap in a chin she once had known so well.

"That's why he always grew it so long, so he could try to mesh it together on the chin," she told Andy Sandness, as he shut his eyes and braced for the tickle of her touch on new nerve endings in the face that had been her husband's.

Sixteen months after transplant surgery gave Sandness the face that had belonged to Calen "Rudy" Ross, he met the woman who had agreed to donate her high school sweetheart's visage to a man who lived nearly a decade without one.

The two came together last month in a meeting arranged by the Mayo Clinic, the same place where Sandness underwent a 56-hour surgery that was the clinic's first such transplant. With her toddler Leonard in tow, Ross strode toward Sandness, tears welling in her eyes as they tightly embraced.

Ross had fretted before the meeting, fearful of the certain reminders of her husband, who took his own life. But her stress quickly melted away — without Calen's eyes, forehead or strong cheeks, Sandness didn't look like him, she told herself.

Instead, she saw a man whose life had changed through her husband's gift, newly confident after 10 years of hiding from mirrors and staring eyes.

"It made me proud," Ross said of the 32-year-old Sandness. Sandness and Calen Ross lived lives full of hunting, fishing and exploring the outdoors before their struggles consumed them, 10 years and hundreds of miles apart.

Sandness put a rifle below his chin in late 2006 in his native Wyoming and pulled the trigger, destroying most of his face. Ross shot himself and died in southwestern Minnesota a decade later.

By then, Sandness had receded from contact with the outside world, ashamed of his injuries — surgeries to rebuild his face had left him a quarter-sized mouth, and his prosthetic nose frequently fell off.

Hope first came in 2012 when the Mayo Clinic started exploring a face transplant program and again in early 2016 when he was wait-listed for the procedure.

Ross already had agreed to donate her husband's lungs, kidneys and other organs to patients. Then LifeSource, a Midwestern nonprofit organization that facilitates organ and tissue donations, broached the idea of a donation for a man awaiting a face transplant.

Ross consented, despite her hesitation about someday seeing her husband's face on a stranger. Eight months pregnant at the time, she said one reason to go forward was that she wanted the couple's child to one day understand what his father did to help others.

More than a year after a surgery, Sandness is finding a groove in everyday life while still treasuring the simple tasks he lost for 10 years, such as chewing a piece of pizza.

He's been promoted in his work as an oilfield electrician and is expanding his world while still prizing the anonymity that comes with a normal face.

"I wouldn't go out in public. I hated going into bigger cities," he said. "And now I'm just really spreading my wings and doing the things I missed out on — going out to restaurants and eating, going dancing."

Life with a transplanted face takes work, every day. Sandness is on a daily regimen of anti-rejection medication. He's constantly working to retrain his nerves to operate in sync with his new face, giving himself facial massages and striving to improve his speech by running through the alphabet while driving or showering.

"I wanted to show you that your gift will not be wasted," Sandness told Ross.

Mardini and the rest of Sandness' medical team have delighted in seeing their patient and friend open up since the procedure, going out of his way to talk with strangers whose gaze he once hid from.

"It turns out Andy is not as much of an introvert as we thought," Mardini said.

"He's enjoying these times, where he's missed out on 10 years of his life."

Ross and Sandness say they feel like family now. They plan to forge a stronger connection, and Sandness said he'll contribute to a trust fund for Leonard's education.

The boy stared curiously at Sandness at first. But later, he walked over and waved to be picked up. Sandness happily obliged.

Louis C.K. says he misused power, 'brought pain'

By Mark Kennedy
The Associated Press

The New York premiere of Louis C.K.'s new film "I Love You, Daddy" has been canceled amid swirling controversy over the film and the comedian.
[ASSOCIATED PRESS FILE PHOTO]

NEW YORK — With his career imploding over allegations of sexual misconduct, comedian Louis C.K. confessed Friday to masturbating in front of women and expressed remorse for wielding his influence "irresponsibly."

The comedian said in a statement that the harassment claims by five women detailed in a New York Times report published Thursday "are true."

"I can hardly wrap my head around the scope of hurt I brought on them," he said.

"There is nothing about this that I forgive myself for," he wrote. "And I have to reconcile it with who I am. Which is nothing compared to the task I left them with."

He apologized to the cast and crew of several projects he's been working on, his family, children and friends, his manager and the FX network, among others.

The 438-word statement ends with the comedian vowing to stop talking and leave the spotlight, sating "I will now step back and take a long time to listen."

The comedian stepped forward on the same day the indie distributor The Orchard said it will scrap the release of C.K.'s film "I Love You, Daddy." C.K. has already been edited out of the upcoming HBO benefit "Night of Too Many Stars" and his work is being scrubbed from the cable network's vaults.

More fallout came Friday when Netflix said it will not produce a second planned standup special starring the comedian, citing his "unprofessional and inappropriate behavior." He had been tapped for two specials, with the first airing in April. At least five of the comedian's stand-up specials remain on Netflix.

C.K. is the latest high-profile man caught in a flood of accusations that began after an October report in the New York Times alleging that Hollywood mogul Harvey Weinstein had sexually harassed or assaulted several women. Others who face sexual harassment or assault accusations include "House of Cards" star Kevin Spacey and filmmaker Brett Ratner.

The widening allegations have also reached former "Gossip Girl" actor Ed Westwick. The BBC scrapped a TV series in the wake of rape allegations against Westwick. The broadcaster also paused filming on the 1980s-set sitcom "White Gold," which stars Westwick. He has been accused of raping two women, charges he denies.

On Instagram, he called the allegations "unverified and provably untrue."

"ER" actor Anthony Edwards revealed that he was molested when he was 12 by director and producer Gary Goddard. In a post Friday on Medium, Edwards said he's been in therapy for years over the assault and confronted Goddard over it 22 years ago at an airport. Goddard, he said, "swore to his remorse." Attorney Alan Grodin, a lawyer for Goddard, said Goddard has been out of the country and "will have a response shortly."

Actor Jeremy Piven also took to social media to once again declare his innocence of sexual misconduct, saying on Twitter he hopes the string of sexual harassment allegations will lead to "a constructive dialogue on these issues" but warned about "false accusations."

"We seem to be entering dark times — allegations are being printed as facts and lives are being put in jeopardy without a hearing, due process or evidence. I hope we can give people the benefit of the doubt before we rush to judgment," he wrote.

Piven, who has been accused by two women of sexual misconduct, faces a fresh accusation made against him from an advertising executive. Tiffany Bacon Scourby told People magazine that Piven held her down while he performed a sex act at a hotel 14 years ago.

The crisis has also roiled the world of journalism, with editors at The New Republic and NPR losing their jobs. The latest accusation involved Rolling Stone: Ben Ryan, a freelance writer, accused the magazine's publisher, Jann Wenner, of sexual harassment, saying Wenner offered a writing contract if Ryan spent the night at the publisher's Manhattan townhouse. Wenner acknowledges he did attempt to have a sexual liaison but denied offering a writing contract for sex.

In other developments, Jenny McCarthy also reiterated an allegation she made against actor and producer Steven Seagal, saying she fled from a 1995 audition with Seagal after he repeatedly asked her to take off her clothes for a part that didn't require nudity.

McCarthy recounted her encounter with Seagal during a tryout for "Under Siege 2" on her Sirius XM radio show Thursday, a day after actress Portia de Rossi accused Seagal of unzipping his pants during an audition.

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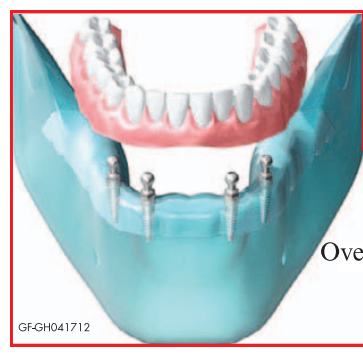
PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development - Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

The meeting will be held Tuesday, November 28, 2017, at 5:15 PM at the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A.

Contact person: Allison Brunetto, Poulos & Bennett, LLC: 407-487-2594 or abrunetto@poulosandbennett.com

GF-GH039244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The Gainesville Sun

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To Subscribe Toll Free..... 800-443-9493

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Customer Service Toll Free.....800-443-9493
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Classified Legal Ads Fax 338-3131
Retail Advertising.....374-5058
Questions or Problems 374-5058
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NATHAN CRABBE: Editorial/Opinion Editor ...374-5075

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GateHouse Media

The Gainesville Sun

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Clay, Columbia, Gilchrist, Lafayette, Levy, Marion, Putnam, Suwannee, Taylor Counties), that the attached copy of advertisement, being a Public Notice relating to the matter of

A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development – Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006).
The meeting will be held Tuesday, November 28, 2017, at 5:15 PM at the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A.

was published in said newspaper in the issues of Saturday, November 11, 2017.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, 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 has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this
13th day of November A.D. 2017.

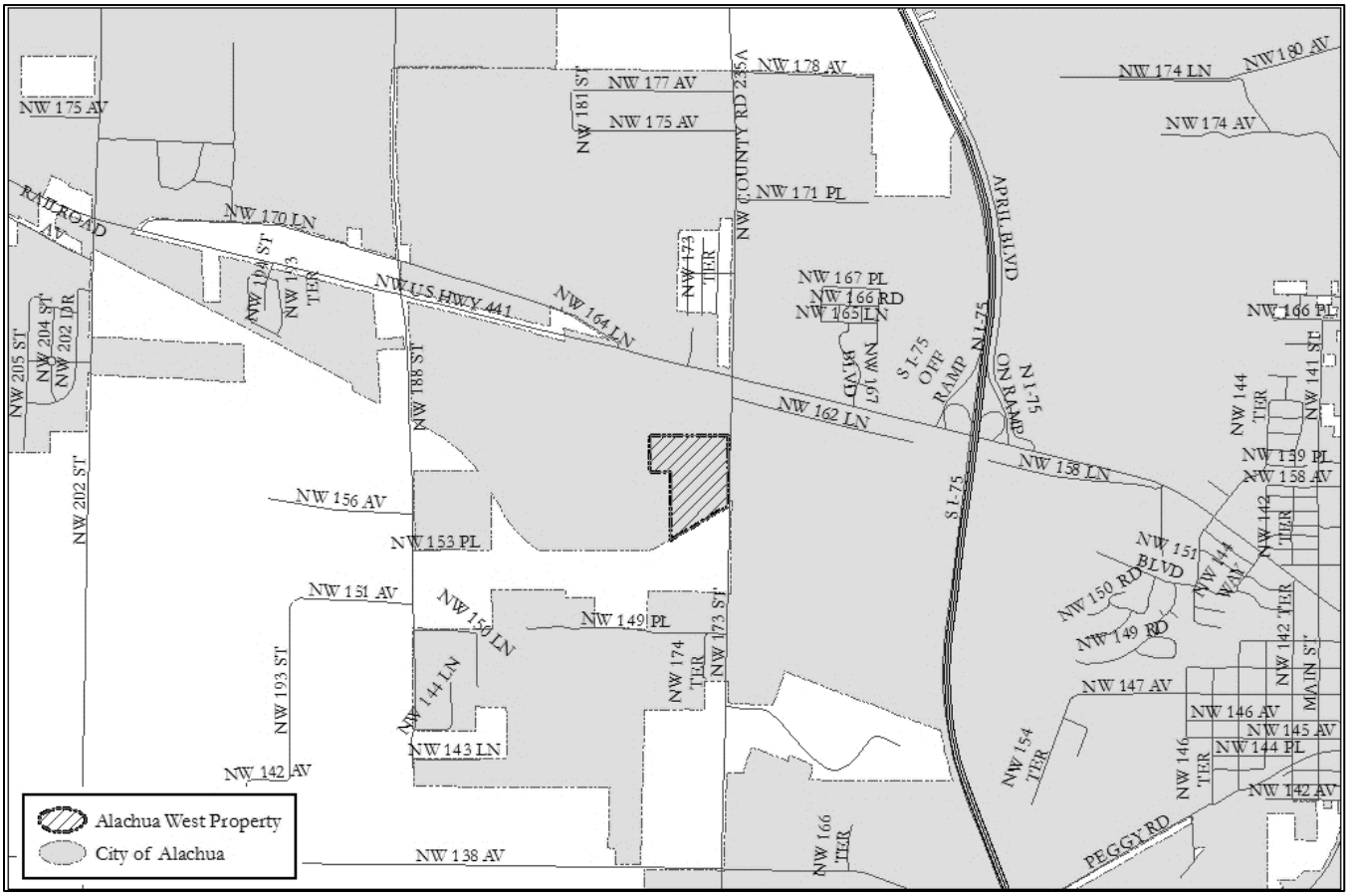
Kim Kanemoto

Notary Public

ERNEST BLAKE III
Notary Public - State of Florida
Commission # FF 243987
My Comm. Expires Jun 24, 2019
Bonded through National Notary Assn.

NEIGHBORHOOD MEETING

For a residential subdivision located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441, Alachua FL, located on Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006, as illustrated on the map below:



Date: November 28, 2017

Time: 5:15 PM

Place: Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615. Meeting Room A.

Contact: Allison Brunetto, Poulos & Bennett, LLC: 407-487-2594 or abrunetto@poulosandbennett.com

Poulos & Bennett will be holding a meeting to discuss a request to rezone the above 35.82-acre property from RMF-8 to PD-R (Planned Development - Residential) in order to construct up to 143 single family residences. The proposed PD-R zoning district will permit up to four (4) dwelling units/acre, which is a reduction from the eight (8) dwelling units/acre currently allowed by the existing RMF-8 zoning. Proposed district will permit single-family dwellings and associated uses, including accessory structures and neighborhood amenities. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

WAITCUS, GREGORY MICHAEL
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

SINGH, LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

THOMAS & THOMAS &
THOMAS HEIRS
PO BOX 44
HIGH SPRINGS, FL 32655-0044

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GAINESVILLE, FL 32608-4234

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VICKORY WILLIAM HENRY
LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615-5222

VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

PATEL & PATEL
6036 NW 112TH PL
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Gainesville, FL 32653

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5716 NW 93rd Avenue
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Traci L. Gresham
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4801 Camp Ranch Road
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Lynda Coon
7216 NW 126 Avenue
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Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
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David Forest
23 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

POULOS & BENNETT

Poulos & Bennett, LLC ●2602 E. Livingston Street ● Orlando, Florida 32803 ● (407) 487-2594 ● www.poulosandbennett.com

Alachua West
Neighborhood Meeting
November 28, 2017 5:15PM

Welcome! Please Sign In

Name	Address	Phone	Email

POULOS & BENNETT

Poulos & Bennett, LLC ● 2602 E. Livingston Street ● Orlando, Florida 32803 ● (407) 487-2594 ● www.poulosandbennett.com

Alachua West Preliminary Plat
Neighborhood Meeting

Meeting Minutes

The neighborhood meeting required for the Alachua West Preliminary Plat application was held on November 28, 2017 at 5:15 PM in Meeting Room A of the Alachua Public Library, Alachua Branch, located at 14913 NW 140th Street, Alachua FL 32615.

Ten business days prior to the meeting a notice of the time and place of the meeting was mailed to all property owners within 400 feet of the subject property (26 property owners) and those individuals listed on Alachua's Public Notification roster (16 individuals). In addition, an advertisement was placed in the Local section of the Gainesville Sun on November 11, 2017.

In attendance on behalf of the proposed development were David McDaniel and Peter McDaniel of M3 Alachua, LLC. The meeting room was made available until 6:30 PM, but no members of the public, including those individuals noticed above, attended the meeting.

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 3/4 mile south of Highway 441 on the west side CR235A

Parcel ID Number(s): 03042-050-006; 03042-052-002 through 006; 03042-050-007

Acreage: 35.8

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David S. McDaniel Title: Manager

Company (if applicable): M3 Alachua LLC

Mailing Address: 250 Killarney Drive

City: Winter Park State: Florida ZIP: 32789

Telephone: 407-970-8383 FAX: e-mail: dave@m3development.com

C. AUTHORIZED AGENT

Name: Poulos & Bennett, LLC Title:

Company (if applicable): Poulos & Bennett, LLC

Mailing address: 2702 East Livingston Street

City: Orlando State: Florida ZIP: 32803

Telephone: 407-487-2594 FAX: e-mail: ewarren@poulosandbennett.com

D. REQUESTED ACTION:

Request to allow Poulos & Bennett, LLC or authorized representative of Poulos & Bennett, LLC, to act as agent for M3 Alachua LLC for City of Alachua permitting.

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

David S. McDaniel, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 28 day of March, 2018, by David McDaniel who is/are personally known to me, or who has/have produced _____ as identification.

ALLISON ANDERSON BRUNETTO
Notary Public – State of Florida
Commission # GG 118185
My Comm. Expires Jun 22, 2021
Bonded through National Notary Assn.

Allison Anderson Brunetto

Signature of Notary Public, State of Florida

Eric Warren

From: Eric Warren
Sent: Monday, April 10, 2017 11:54 AM
To: llalwani@alachuacounty.us
Subject: Alachua West Project
Attachments: 2.00 Master Development Plan - 2.00.pdf

Good morning Lalit, we are working with the City of Alachua for a rezoning of the property attached. We would like to discuss and coordinate our proposed access to CR 235A. If you could please give me a call on my cell phone, I would greatly appreciated it, Thank you,

Eric Warren
POULOS & BENNETT
2602 E. Livingston St.
Orlando, FL 32803
Office: 407.487.2594
Cell: 321.231.4474
Fax: 407.289.5280
www.poulosandbennett.com

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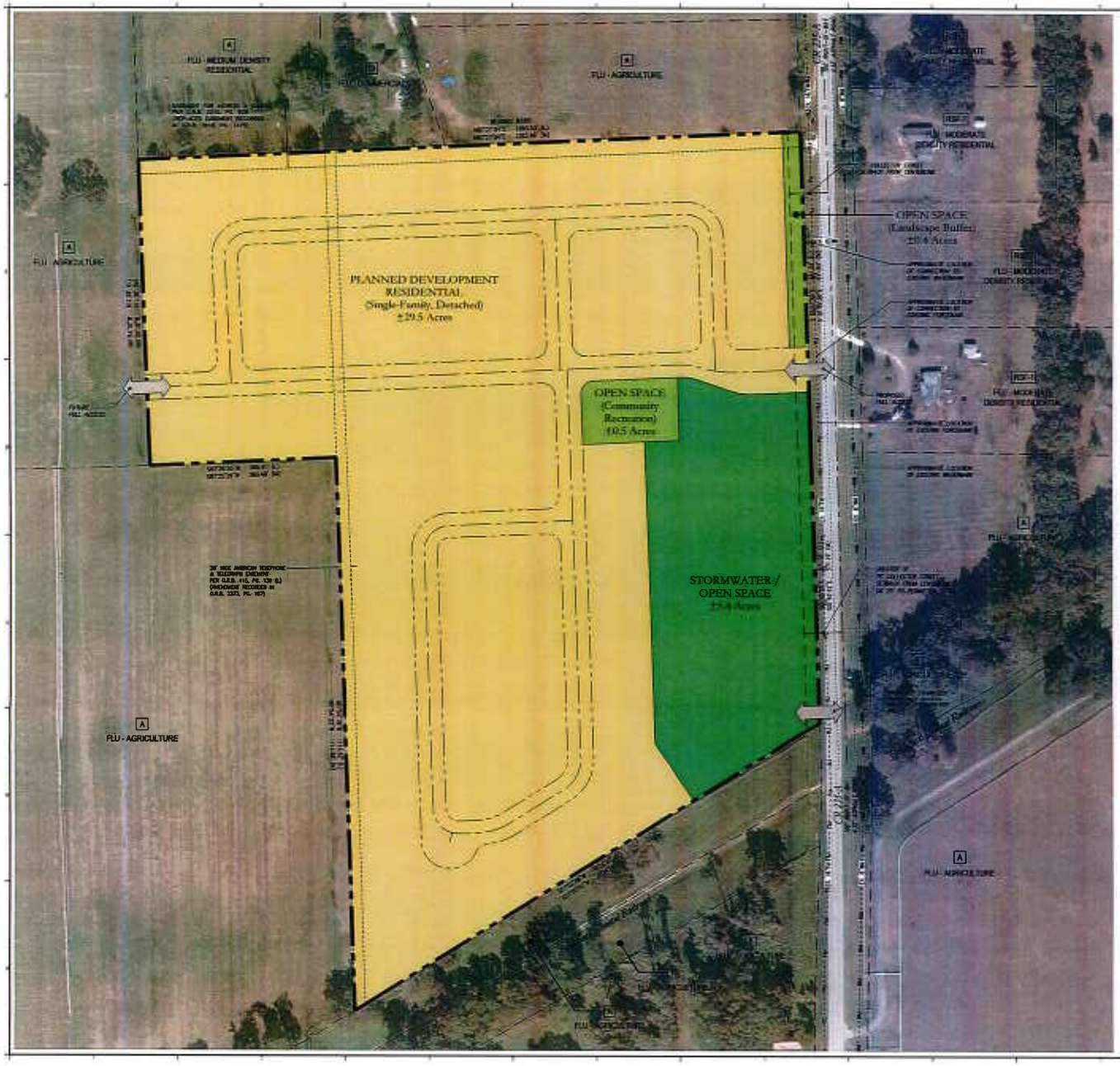
*DISCLAIMER OF LIABILITY - The data contained within this e-mail is the sole property of Poulos & Bennett. ("PNB") and is transmitted to you at your request for your convenience. The user of this data assumes all liability resulting from such use and hereby releases PNB from liability of any nature, expressed or implied, relating to the data contained thereon. All information contained on said data is subject to change at the discretion of PNB. PNB is not responsible to the recipient for compatibility with the recipient's hardware and/or software. It is imperative that the user checks this data for viruses.



50' 0 100' 200'
SCALE IN FEET

LEGEND

PROPERTY BOUNDARY

PROPOSED ACCESS

DEVELOPMENT DATA

Net Developable Land Summary (Acres)	
Gross Land Area	35.8
Single-Family, Residential	29.5
Open Space	6.3
Net Developable Land Area	29.5

Units Proposed		
Maximum Dwelling Units		Proposed Net Density
	LDR	4.0 du/ac
	TOT	4.0 du/ac

Residential Lot Standards:	
Building Setbacks:	
Detached Garage (Conditions)	70' from CR 235 (A.R.R.W. centerline)
Interior Lots:	
Primary Front Yard	20'
Rear Yard	25'
Side Yard	5'
Secondary Front Yard	15'
Minimum Lot Size	5,500 SF
Minimum Living Area	750 SF (per dwelling unit)
Minimum Lot Width	50'
Maximum Lot Coverage	60%
Maximum Building Height	35'

Community Recreation Unit Standards:	
Building Setbacks:	
Primary Front Yard	25'
Rear Yard (Adj. to Open Space)	5'
Side Yard	20'
Secondary Front Yard	20'
Minimum Lot Size	5,500 SF
Minimum Floor Area Ratio	0.5/1.0
Minimum Lot Width	50'
Maximum Lot Coverage	60%
Maximum Building Height	35'

Open Space

10% open space shall be provided within the planned development in accordance with City of Alachua Code, Section 6.1.1-6.1.6.

Open Space Required

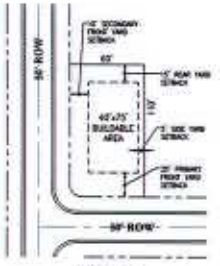
Net Developable Acres	Open Space Area	(%) Open Space Required
35.8	3.6 Acres	10%

Open Space Provided

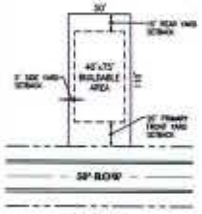
Open Space Use	Open Space Area	(%) Open Space Provided
Stormwater	3.4 Acres	9.5%
Recreation	0.5 Acres	2%
Landscape Buffer	0.4 Acres	1%
Total Open Space per Master Development Plan	4.3 Acres	12%

NOTES

1. LOCATION AND AREAS OF ON-SITE IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE AND WILL BE FURTHER DEFINED DURING PRELIMINARY AND FINAL PLAN APPROVAL PROCESSES.
2. PROPOSED LOT WIDTHS MAY VARY. A MINIMUM 50' LOT WIDTH OR GREATER SHALL BE PROVIDED.



MINIMUM CORNER LOT (TYPICAL)



MINIMUM STANDARD LOT (TYPICAL)

Key Map:

Consultant:

2	[illegible]
1	[illegible]
0	[illegible]
No.	REVISIONS

VERTICAL DATUM

JOB NO.	16-116
DESIGNED BY:	BW
DRAWN BY:	BW
CHECKED BY:	KB
APPROVED BY:	KB
SCALE IN FEET	1" = 100'

Project Name:

ALACHUA WEST PD-R

Submitted To:

CITY OF ALACHUA, FL

Sheet Title:

MASTER DEVELOPMENT PLAN

Sheet No.:

2.00

DATE: March 22, 2017

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28867

Eric Warren

From: Lalit Lalwani <llalwani@alachuacounty.us>
Sent: Tuesday, November 14, 2017 3:20 PM
To: Eric Warren
Subject: FW: Parcel 03042-050-006
Attachments: Driveway Permit Application.doc; DRAFT Access Management & Street Network Standards Checklist 2011.doc

Eric,

Here is the form. The fees for Class III with Auxiliary Lanes is $1530 and for Class IV with Auxiliary Lanes is $1500. Please review Chapter 407 Article 13 of Alachua County Land Development Regulations. The checklist is an old one but it is in line with the Code.

Sincerely,

Lalit L. Lalwani, PE, CPM, CFM

Alachua County Public Works Department
Note our new mailing address:
5620 NW 120th Lane,
Gainesville, FL 32653
Phone: 352-548-1243
352-374-5245, ext. 243
Fax: 352-337-6244
E-mail: llalwani@alachuacounty.us
Office Hours: Monday through Thursday, 7:00 AM to 5:30 PM
Closed on Fridays.

POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

November 1, 2018

Mr. Rodolfo Valladares, P.E.
City of Alachua Public Services Director
15100 N.W. 142nd Terrace
Alachua, FL 32615

RE: Alachua West PD-R Preliminary Plat Needed Fire Flow Analysis
Poulos & Bennett Project Number – 16-110

Dear Mr. Valladares,

Please find below a Needed Fire Flow Table for the Alachua West PD-R development. As discussed, homes will be supplied with sprinkler systems until such time that the required 1,000 gpm flow is available.

Needed Fire Flow Calculations (NFPA)

Building	Building Type	Construction Type (NFPA 1)	Floors	Maximum Floor Area (sf)	Floor Area Used in Calculation (sf)	Required Fire Flow (gpm)(1)	Sprinkler System Credit (%)(2)	Minimum Fire Flow Required (gpm)	Minimum Fire Flow Allowed (gpm)(3)	Fire Flow Available (gpm)(4)
Single Family	VB	NFPA 220 Type V (000)	2	3,600	3,600	1,500	75%	375	500	680

Notes:

1. Required Fire Flow per Table 18.4.5.2.1 of NFPA 1 (2018 Edition) .
2. Required Fire Flow reduced by 75% for Sprinkler System per NFPA 18.4.5.12 (2018 Edition).
3. Fire Flow shall not be less than 500 gpm per 18.4.5.1.5.
4. Fire Flow available per hydrant flow test request.

Please let me know if you have any questions regarding our application package or require additional information. We can be reached at the number above, or at ewarren@poulosandbennett.com

Best Regards,

ERIC WARREN
LICENSE
No 45423
STATE OF FLORIDA
PROFESSIONAL ENGINEER

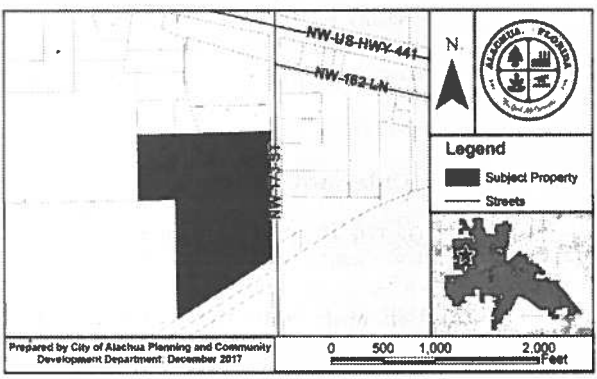
11-1-18

Eric Warren, P.E.
Poulos & Bennett, LLC

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 January 8, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Eric Warren, P.E., of Poulos & Bennett, LLC, agent for M3 Alachua, LLC, applicant and property owner, for consideration of the Preliminary Plat and Final PD Plan for the Alachua West PD-R, which proposes the subdivision of a ±35.82 acre property into a total of 126 lots, with associated common areas and right-of-way. The subject property is located to the west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 - December 27, 2018)

Mailed 12/19/2018
KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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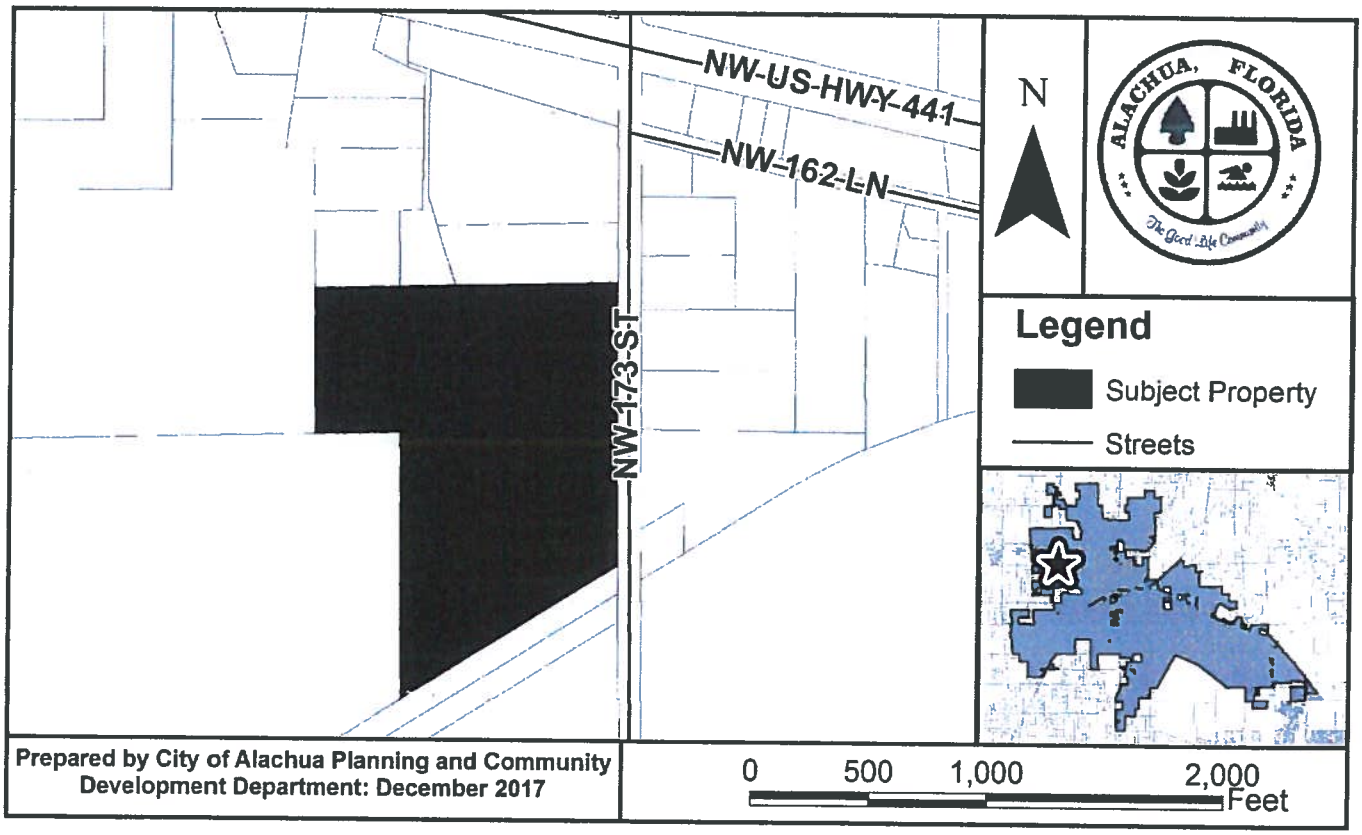

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Adam Boukari
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VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615-7423

Rec'd
6-14-18

AFFIDAVIT FOR POSTED LAND USE SIGN

I David McDaniel, POSTED THE LAND USE
(name)
SIGN ON 12/19/18 FOR THE Alachua West PD-R Prelim. Plat / Final PD Plan (PZB & CCOM)
(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)

4
(number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Savannah Station Phase 2 Preliminary Plat & Final PD Plan: A request by Daniel Young, P.E. of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated common areas and right-of-way. Portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Savannah Station Phase II to the City Commission with a recommendation to approve subject to the two (2) conditions provided in Exhibit "A" of the Staff Report.

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Savannah Station Phase II to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" of the Staff Report.

Summary

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat and Final PD Plan for Savannah Station Phase II, which proposes the subdivision of the ±44.67 acre subject property into a total of 178 lots, with associated right-of-way and common areas.

The subject property consists of portions of Parcel Numbers 03980-002-001 and 03905-002-000, and is located north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

The property is comprised of the Savannah Station Planned Development – Residential (PD-R), which was approved in September 2018 by the adoption of Ordinance 18-19. The Savannah Station Phase II PD-R permits maximum of 180 dwellings on the subject property. The subject property has a Moderate Density Residential Future Land Use Map Designation, which allows a maximum gross density of 4 units per acre. A revised survey reduced the development area by .47 acres, resulting in the maximum number of units being reduced from 180 to 178.

The Savannah Station PD-R requires the development to provide a minimum 15 foot landscaped buffer along the project's eastern property boundary lines. The buffer is intended to provide for compatibility of the project with the densities of contiguous and nearby properties, which range in size from 1.86 acres to 2.23 acres in areas along the east side of NW 157th Street. The Preliminary Plat identifies the location of the required 15 foot buffer around the perimeter of the subject property. Additionally, the PD-R requires larger lot sizes along the eastern project boundary to provide for compatibility with the properties located to the east of the subject property.

Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the

proposed development would be conveyed to two retention basins to be located in the southwestern portion and north eastern portion of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

ATTACHMENTS:

Description

- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Savannah Station Phase II Preliminary Plat
- Application and Supporting Materials- Part I
- Application and Supporting Materials- Part II
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request for consideration of the preliminary plat of Savannah Station Phase II, which proposes the subdivision of a ±44.67 acre subject property into a total of 178 lots, with associated right-of-way and common areas
APPLICANT/AGENT:	Daniel Young, P.E., CHW, Inc.
PROPERTY OWNER:	Waco Properties, Inc.
PARCEL ID NUMBER:	Portions of Parcel Numbers 03980-002-001 and 03905-002-000
FLUM DESIGNATION:	Moderate Density Residential
ZONING:	Planned Development – Residential (PD-R)
OVERLAY:	N/A
ACREAGE:	±44.67
PROJECT PLANNER:	Adam Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the preliminary plat of Savannah Station Phase II to the City Commission with a recommendation to approve subject to the two (2) conditions provided in Exhibit "A" of the 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat of Savannah Station Phase II to the City Commission, with a recommendation to approve, subject to the two (2) conditions provided in Exhibit "A" of the Staff Report.*

SUMMARY & BACKGROUND

This application is a request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat of Savannah Station Phase II, which proposes the subdivision of the ±44.67 acre subject property into a total of 178 lots, with associated right-of-way and common areas.

The subject property consists of portions of Parcel Numbers 03980-002-001 and 03905-002-000, and is located north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235.

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Development within the proposed subdivision would connect to potable water and wastewater facilities. Stormwater for the proposed development would be conveyed to two retention basins to be located in the southwestern portion and north eastern portion of the subject property. An analysis of the development's impact on other public facilities, including transportation, potable water, sanitary sewer, solid waste, and public schools, is provided within this report.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section has been provided within this report.

SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 1 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not

intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Industrial; Commercial	General Industrial (IG); Commercial Intensive (CI)
South	Single Family Residential	Moderate Density Residential	PUD
West	Vacant Lands; Industrial	Industrial	General Industrial (IG)
East	Single Family Residential	Agricultural	Agriculture (A)

Map 1. Vicinity Map

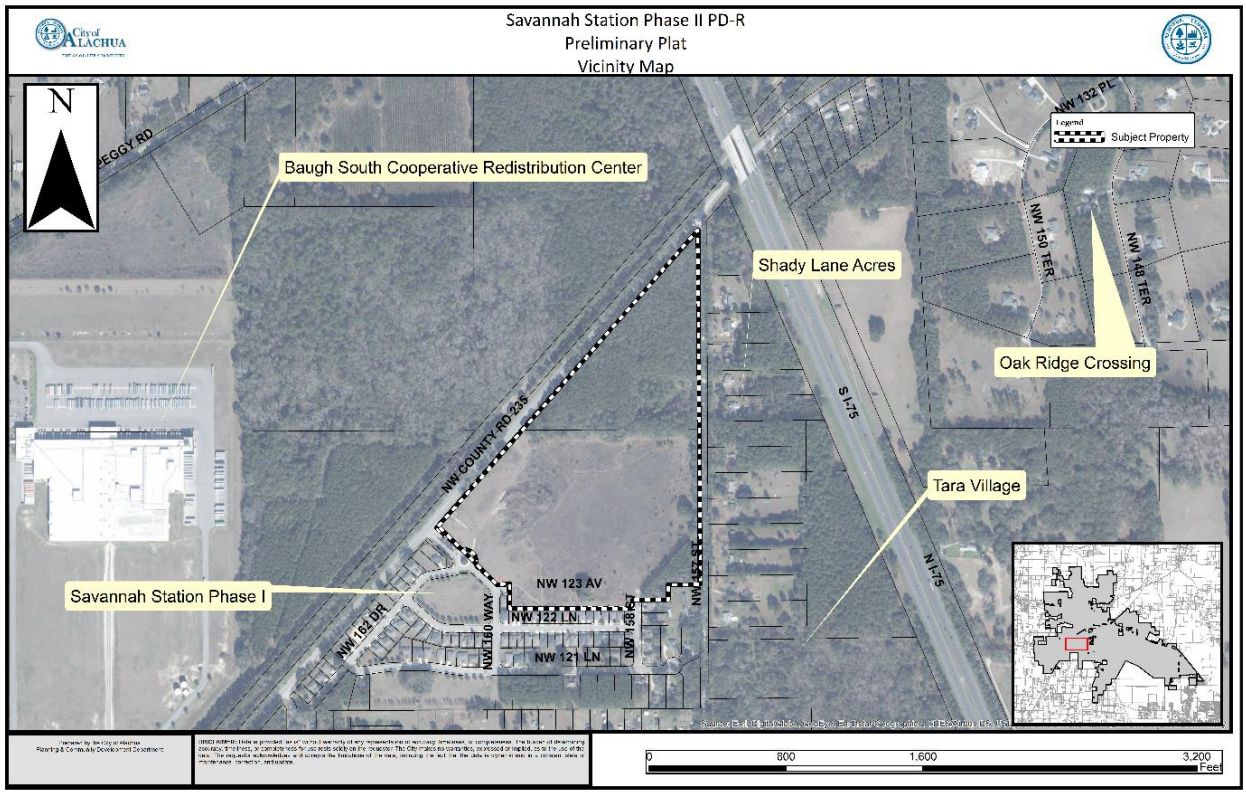


Illustration 1. Sheet 1, Savannah Station Phase II PD-R PD Master Plan

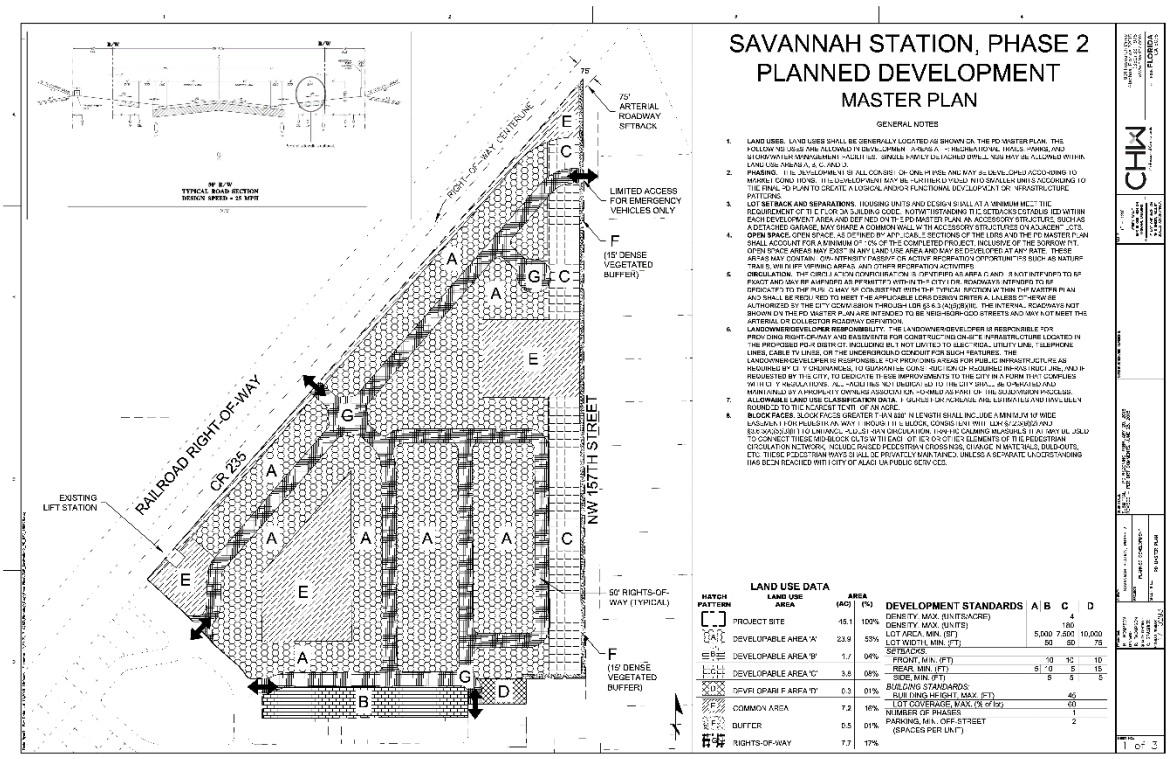


Illustration 2. Sheet 1, Savannah Station Phase II Preliminary Plat

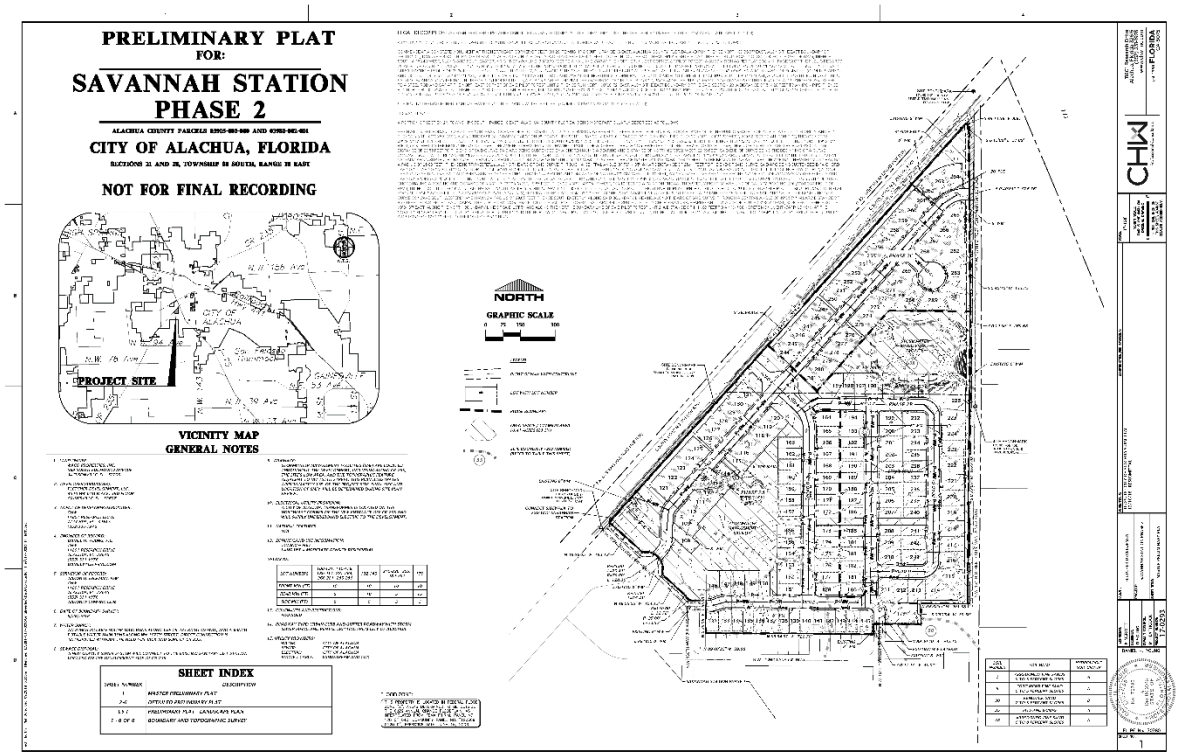
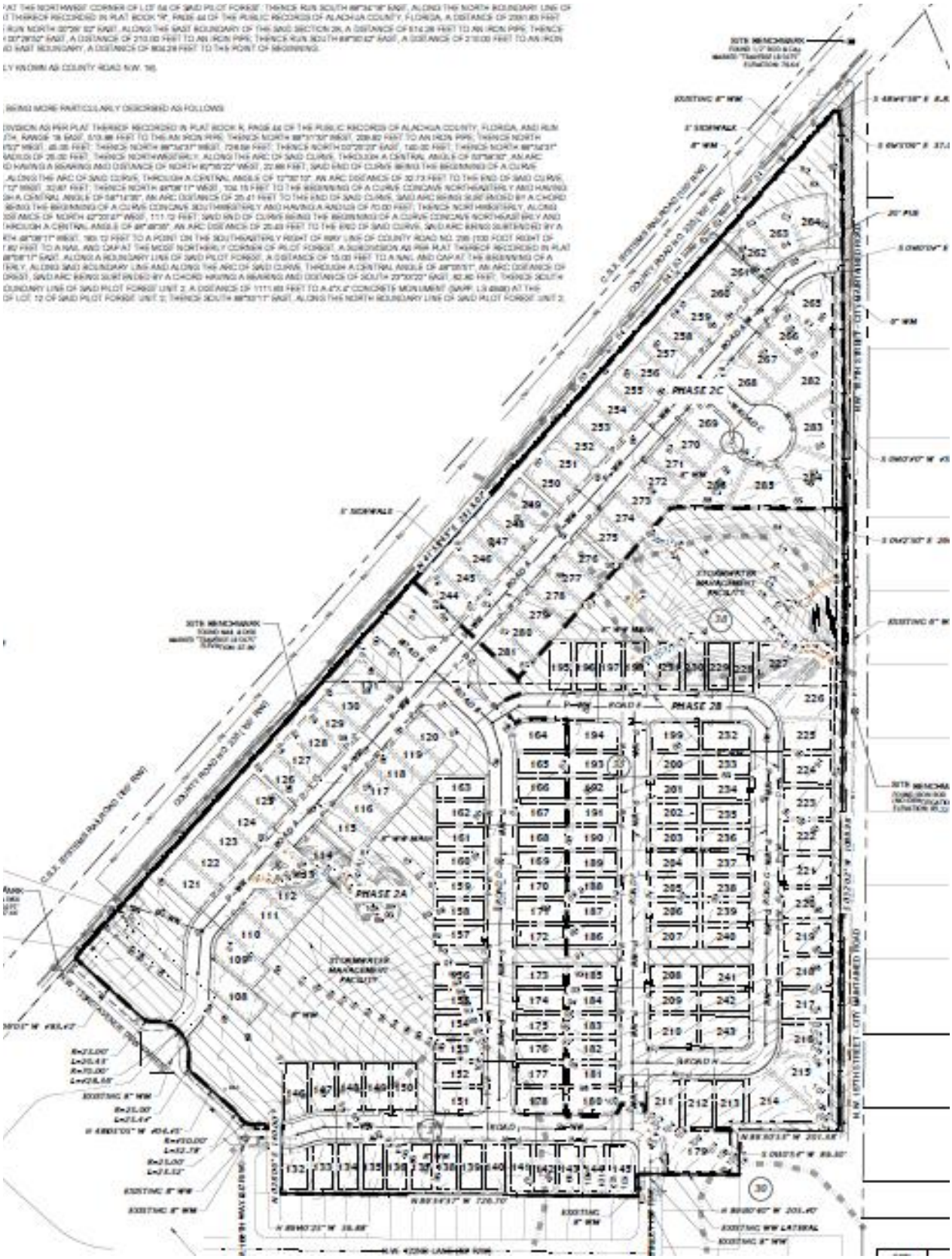


Illustration 3. Sheet 1 (enlarged), Savannah Station Phase II Preliminary Plat



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.

A Neighborhood Meeting was held on Wednesday, August 29, 2018, at the offices of CHW, Inc, located with Progress Park at 11801, Research Drive, Alachua, FL 32615, to educate the owners of nearby land and any other interested members of the public about the application. 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 were notified of the meeting. In addition, a notice of the meeting was published in a newspaper of general circulation. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by five (5) members of the public. 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 Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:
The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.2: Residential

The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria

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

Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a: The proposed rezoning would comply with this Policy as the maximum number of dwelling units per acre would not be exceeded, and the uses proposed are consistent with the uses allowed under this policy.

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

Objective 2.1: Planned Development (PD) Standards
In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.
2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a: The subject property has been rezoned in accordance with the standards for Planned Developments found in the City's LDRs.

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 environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise survey with submission of a final plat.

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

Analysis of Consistency with Objective 5.2: 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.

GOAL 9: Water and Wastewater Service:

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

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

Analysis of Consistency with Goal 9 and Policy 9.2: The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

Housing Element

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

Analysis of Consistency with Policy 1.1.a: This project would support 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. The proposed rezoning would not result in a failure of the City's adopted level of service for recreation and park area.

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 amendment 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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

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

FACILITY TYPE	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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is 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.

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, and location and

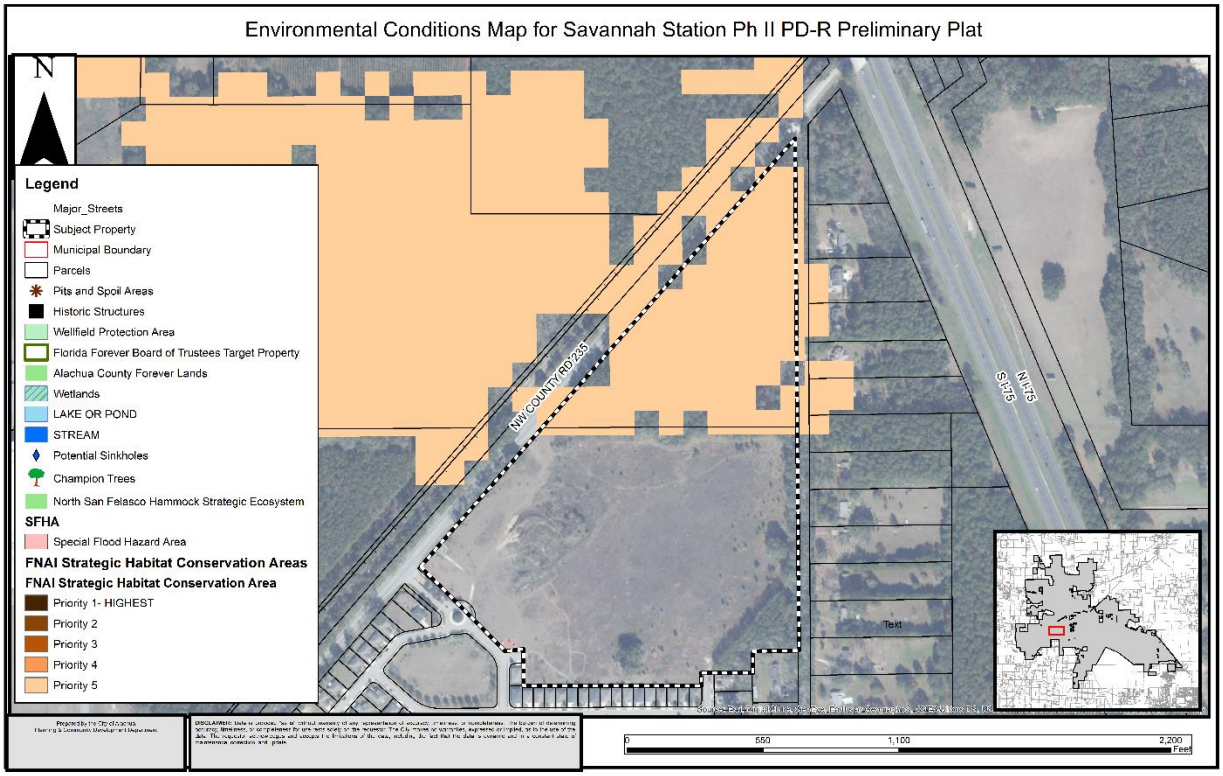
habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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: Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises. As a condition of approval, the applicant will be required to provide a 100% gopher tortoise survey with submission of a final plat.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 2. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water

Management District (SRWMD) regulations would apply to those areas identified as wetlands; 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

Based on the environmental assessment provided by the applicant, there are no significant environmental resources that would limit or impact development, except for the presence or potential presence of gopher tortoises.

Evaluation: Staff has proposed a condition (Condition #1 of Exhibit "A" to this report) that would require a 100% gopher tortoise survey at time of submission of Final Plat.

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:

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

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

Kendrick Sand (2% – 5% slopes)

Hydrologic Soil Group: A

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

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

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

Pits and Dumps
Hydrologic Soil Group: N/A

This soil type is found in areas where surface mining has taken place or where overburden material from associated mining operations have been placed. Also known as borrow pits, these areas are not generally suitable for urban or agricultural uses without reshaping and/or revegetating.

Gainesville Sand(0% to 5% slopes)
Hydrologic Soil Group: B

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

Evaluation: Except for area designated as Pits and Dumps soil, the soil types located within the subject property do not pose any significant limitations for development. The location of the borrow pit has been set aside as open space and no residential uses or roads will be located on the area with this soil classification. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

Flood Potential

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property 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)(2)(e), PRELIMINARY PLAT STANDARDS

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(G)(2)(e.) An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

2.4.10(G)(2)(e) Subdivision preliminary plat standards. A subdivision preliminary plat shall be approved upon a finding 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.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including

standards related to block length, lot arrangement, dimensions and design, and street arrangement.

SECTION 2.4.3(E)(1), FINAL PD PLAN

The subject property is zoned Planned Development – Residential (PD-R.) Section 2.4.3(E)(1) states that the Final PD Plan for a Planned Development shall be either a site plan or major subdivision preliminary plat, whichever is appropriate.

For the Savannah Station Phase II PD-R, the proposed development requires major subdivision preliminary plat review/approval, therefore, the applicable type of review for the Final PD Plan of the Savannah Station Phase II PD-R is a preliminary plat.

This application has been reviewed for compliance with the standards of Section 2.4.3(E)(1). An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.3(E)(1) is provided below.

Final PD plan.

(1) *Submittal of PD final plan.* Within one year of the approval of a PD zone district classification, PD Master Plan, and PD agreement, the applicant shall submit a PD final plan for any part or section of the plan for development shown in the PD Master Plan. If the PD final plan is not submitted within one year, the PD zone district classification, PD Master Plan, and PD agreement shall expire and be void, and the land shall revert back to its original zone district classification. The PD final plan shall implement the PD Master Plan. For the purposes of these LDRs, the PD final plan shall mean either site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section) approval, whichever is appropriate.

Evaluation & Findings: The subject property's PD-R zone district classification, PD Master Plan, and PD Agreement were approved on September 10, 2018 by the adoption of Ordinance 18-19. The applicant has submitted the appropriate application type to implement the type of development proposed.

(2) *Standards.* In addition to complying with the relevant standards for site plan (Subsection 2.4.9 of this section) or major subdivision preliminary plat (Subsection 2.4.10(G) of this section), whichever is appropriate, the PD final plan shall also conform to the PD Master Plan and the PD agreement.

Evaluation & Findings: The preliminary plat has been reviewed for conformance with the PD Master Plan and the PD Agreement, and is found to conform to all applicable provisions of the PD Master Plan and PD Agreement.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts which would be generated by the proposed development, which consists of 178 single-family residential units.

At present, 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. Facility capacity will be re-evaluated at the time of the review of the final plat, which serves as the final development order. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
NA	CR 235 (from South City Limits to CR 241)	2U	County Maintained Major Collector	NA	D
NA	CR 2054 West (west of SR 235)	2U	County Maintained Major Collector	NA	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 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[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed PD-R Zoning	Single- Family, Detached [2] (ITE Code 230)	1,695 (847/847)	137 (23/114)	182 (122/60)

1 Source: ITE Trip Generation, 9th Edition.
2 Formulas: AADT – 9.52 trips per dwelling unit x 178 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.77 trips per dwelling unit x 178 dwelling units (17% entering/83% exiting); PM Peak Hour – 1.02 trips per dwelling unit x 178 dwelling units (67% entering/33% exiting).

Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments

Traffic System Category	CR 235 (from SCL to CR 241)[1]	CR 235A South (South of US 441)[1]	CR 2054 West (west of SR 235) [1]
Maximum Service Volume[2]	15,120	15,120	15,120
Existing Traffic[3]	6,341	3,780	1,774
Reserved Trips[4]	0	233	1,481
Available Capacity[4]	8,779	11,107	11,865
Potential Impact Generated by Proposed Preliminary Plat	1,695	848	85
Residual Capacity after Proposed Amendment[5]	**7,084**	**10,259**	**11,780**
PM Peak Hour Traffic Analysis	CR 235 (from SCL to CR 241)[1]	CR 235A South (South of US 441)[1]	CR 2054 West (west of SR 235) [1]
Maximum Service Volume[2]	1,359	1,359	1,359
Existing Traffic[3]	602	359	169
Reserved Trips[4]	0	31	166
Available Capacity[4]	757	969	1,024
Potential Impact Generated by Proposed FLUM Designation	182	42	9
Residual Capacity after Proposed Amendment[5]	**575**	**927**	**1,015**

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 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 The application is for a Preliminary Development Order. Facility capacity and concurrency will **not** be reserved.*

Evaluation: It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for the affected roadway segments, and the potential impact of 178 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 178 single-family residential dwellings. Concurrency and impacts to the City's transportation network will be reevaluated at the Final PD Plan review stage.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	52,485
Potential Potable Water Demand from Proposed Amendment **	48,950
Residual Capacity	**962,565**
Percentage of Permitted Design Capacity Utilized	**58.15%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 49,500 gallons per day. This analysis is based on the maximum development potential of 180 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	48,457
Projected Potential Wastewater Demand from Proposed Amendment **	44,500
Residual Capacity	**720,043**
Percentage of Permitted Design Capacity Utilized	**52.00%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property to 45,000 gallons per day. This analysis is based on the maximum development potential of 180 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	2.11
Residual Recreational Capacity After Impacts	**65.24**

Sources:
1 *City of Alachua August 2018 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: 9,936 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 178 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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	0.42 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.48 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]	**30.10%**

1 *Source: City of Alachua May 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (2.34 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 acres by 2.34 acres, and for passive park space by 0.47 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	1,687.44	307.96
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: 9,936 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 178 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, April 2018*

Evaluation: The proposed amendment would increase the maximum potential demand from the development of the subject property by approximately 308 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

Public School Impact

A School Capacity Review 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, the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.

EXHIBIT "A"

TO

SAVANNAH STATION PHASE II
PRELIMINARY PLAT
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide a 100% gopher tortoise survey for the subject property, which shall include a list of all local, state, and federal permits required for relocation of any gopher tortoises on site. This survey must be submitted with any application for a final plat. Surveys shall be valid for a period of 3 years.

2. The applicant agrees that Condition 1 as stated above does not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Condition 1 as stated herein.

EXHIBIT "B"

TO

SAVANNAH STATION PHASE II
PRELIMINARY PLAT
STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 19, 2018

Also sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E., LEED A.P.
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Notice of Hearing to be Scheduled for Savannah Station Phase II PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Young:

On December 10, 2018 the City of Alachua received your updated application for the above referenced project. The application was first submitted on August 30, 2018. Completeness Review comments were issued on September 17, 2018 (the application could not be reviewed until the Rezoning application to PD-R had been completed on September 10, 2018). The application was resubmitted on October 30, 2018 and deemed to be complete on November 6, 2018. On November 21, 2018, Development Review Team (DRT) comments were issued.

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

You must provide 13 *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 *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 **January 8, 2019** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Thursday, December 20, 2018.*** Materials may be submitted earlier than this date.

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

Sincerely,

Adam Hall, AICP
Planner

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

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 19, 2018

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

Re: Savannah Station - Preliminary Plat

Dear Mr. Hall:

As you requested, we have reviewed the revised preliminary plat drawing set prepared by CHW, dated 12-10-18. CHW has done a very good job of addressing all of our comments. I have only 1 comment to add, and it is a new comment based on the typical section utility allocations proposed. This comment can be addressed with final construction drawings and review, and is not critical for any resubmittal at this time. The only new comment is provided below.

Sheet 2

1. I support the use of pedestrian scale lighting as it is great for neighborhoods like these; however, I recommend that you place the light fixture much closer to the sidewalks. Having the light fixture almost 10 ft. away from the sidewalk would not result in the best photometric coverage for pedestrian scale lighting.

Please let me know if I can provide any additional services related to this project.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 21, 2018

Also sent by electronic mail to johnm@chw-inc.com

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review by Development Review Team (DRT) of:
Savannah Station Phase II PD-R Preliminary Plat (Final PD Plan) Application

Dear Mr. Maxfield:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Wednesday, December 5, 2019**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. 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. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the Planning & Zoning Board (PZB) may be scheduled for February 12, 2019.

Deficiencies to be Addressed

** Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations. **

1. *Compliance with Ordinance 18-19 (PD Ordinance), PD Agreement, & PD Master Plan*
   a. *Compliance with Ordinance 18-19*
      i. Condition No. 15: The 15' wide buffer must be along the entire eastern property line. Sheet 2 of the submitted preliminary plat does not illustrate required buffer along entire eastern property line. The preliminary plat landscape plan, does however, show this. Please updated sheet 2 of preliminary plat.
      ii. Please revise label of 15' perimeter buffer to include the buffer name "Type C". At time of construction plans, full demonstration of buffer meeting the requirements of Type C shall be required.

   b. *Compliance with PD Master Plan*
      i. Proposed lots 264, 265, and 266 do not appear to meet the minimum lot size for Development Area 'C' as depicted in the PD Master Plan previously approved.

ii. Proposed lots 195, 269 ,and 270 do not appear to meet minimum lot widths as specified in the Development Standard Table for Development Area 'A'. Please reference Article 5 of the City of Alachua's Land Development Regulations for definition of "Lot Width".

2. *Compliance with Land Development Regulations (LDRs)*
   a. *Article 6, Development Standards*
      i. Section 6.2.1(D) (4), tree mitigation may be required. At time of Construction Plans submittal, a complete Landscape Plan and Tree Mitigation plan will be required detailing the exact location of any proposed landscaping materials for the 15' buffer along the eastern property line and demonstration of compliance with the City's Tree Mitigation requirements.

   b. *Article 7, Subdivision Standards*
      i. Lots 112,113,114, 199, 228,229,230, and 231 appear to be placed in areas of severe grade change. Please address how severe grade/ slopes will be addressed.
      ii. Section 7.25. (I)(3), verify radius of corner of Lot 145 is at least 20'.
      iii. In accordance with Section 7.3.2(A) a sidewalk shall be provided along CR 235 frontage and connect to existing sidewalk stub out already provided at existing entrance/exit to Savannah Station.
      iv. Applicant must demonstrate compliance with Section 7.3.9, Fire Protection Improvements at time of Construction Plan submittal.

3. *Comprehensive Plan Consistency Analysis*
   a. FLUE, Policy 1.2.a: Development area acreage varies from acreage presented with rezoning application to PD-R (±45.14 vs ±44.67 acres). Maximum gross density for Moderate Density Residential is 4 units per acre (180 vs 178 units). Please verify site acreage and maximum number of dwelling units.
   b. FLUE, Policy 5.1.a: Analysis states that there are no steep slopes on property. See comment 2.b.i, above related to lots placed within areas of steep slopes.
   c. FLUE, Policy 5.1.e: Listed Species and Habitat Survey has not been submitted. See Comment 6.a, below.

4. *Miscellaneous/General Issues*
   a. Sheet 2 of submitted Boundary Survey labels NW 157th Street as a County Maintained RoW. Please verify maintenance/ownership of this segment of NW 157th Street.
   b. Please identify boxes labelled "E" on preliminary plat.
   c. Please identify dashed line box running from existing Lift Station to Phase I of Savannah Station. Is this an existing easement or proposed easement?

5. *Public Services/ Fire Marshall/ Outside Review*
   a. Applicant must address any comments provided by Public Service Department, Fire Marshall or Outside Reviewer. These comments are currently forthcoming and will be forwarded upon receipt from reviewer.

6. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

      1. **Subdivision Application Response D.1.q/r.**
         Action Needed to Address Deficiency: Per Planned Development Agreement the following items are due at time of Final PD Plan/Preliminary plat:

a. Listed species and habitat survey

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

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November 27, 2018

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

Re: Savannah Station - Preliminary Plat

Dear Mr. Hall:

As you requested, we have reviewed the preliminary plat drawing set prepared by CHW, dated 10-29-18. We have found the preliminary plat to be well done and we have several comments to provide. The majority of our comments are a result of our interpretation of the Preliminary Plat requirements as per the City of Alachua Land Development Regulations Section 5.33. The comments are provided below.

Sheet 1

1. Provide road names of all adjacent roads on the Master Preliminary Plat.
2. Recommend providing initial road names for each of the project roadways, such as Road A, Road B, Road C, etc.
3. Identify the property zoning and land use on the cover sheet notes.
4. Provide a note on the cover sheet identifying the type of roadway, storm sewer, and street lighting proposed, i.e. urban curb & gutter, storm sewer piping, rental lighting from City of Alachua or private street lighting.
5. Identify all utility providers via note on Cover Sheet.

Sheet 2

6. The eastern buffer is denoted as 15' wide but it appears to vary in width.
7. The west buffer adjacent to CR 235 is denoted as a setback, which may be confusing as a lot setback. Suggest label as open space or buffer as appropriate.
8. What is the hatched area within NW 157th St. R/W adjacent to the east property line? Label this hatched area.
9. Provide bearing and distance of the perimeter property boundary.

Sheet 3

10. Label the existing easement serving the Wastewater lift station from the south. Label the portion to be abandoned if any will be abandoned.
11. Provide bearing and distance of the perimeter property boundary.

Sheet 4

12. Lots 199 and 228-231 are proposed in a natural low area that will be used for stormwater. These lots will require substantial fill and grading within the natural low area to create slopes. This fill will impact the natural low area and will reduce the available stormwater volume at the natural low. Consider eliminating Lots 229-231 and reconfiguring Lot 228 to protect the natural low area at elevation 70 for the proposed SMF.
13. Label this hatched area within NW 157th R/W.
14. Provide bearing and distance of the perimeter property boundary.

Sheet 5

15. Label the existing easement serving the Wastewater lift station from the south. Label the portion to be abandoned if any will be abandoned.
16. Provide bearing and distance of the perimeter property boundary.

Sheet 6

17. Label this hatched area within NW 157th R/W.
18. Provide bearing and distance of the perimeter property boundary.

Sheet 1 of Boundary Survey

18. Label Savannah Station Lot 89.

General

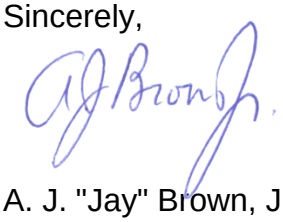
19. Show location of water, wastewater, and electric service connections on the Preliminary Plat. Show enough of a schematic design to assure that all lots can be served by gravity wastewater. Identify route of water service and approximate line sizes to assure any easements between lots are identified and any looping required for fire protection is provided.
20. Provide typical roadway sections for all proposed roads, Road A, Road B, etc.
21. Provide FEMA floodplain information on either the Preliminary Plat or Boundary Survey.
22. Provide a sheet with NCRS soil survey data to identify general soil types.
23. Provide a drawing that shows proposed roadway signage.

Boundary Survey

24. Suggest adding R/W line type to legend
25. Suggest identifying Lot 89 of Savannah Station Phase 1.
26. In the 4th line of the legal description the word “sand” should be “said”.
27. Point of Beginning at NE Corner of 28-8-18 as denoted on the map should be referred to as Point of Commencement.
28. Revise last call in 1st paragraph of legal description to Point of Commencement.
29. Last distance call in legal has an extra space between the decimal and number.
30. Lower left callout of North Boundary Line of Pilot Forest repeats the words Pilot Forest twice.

Please feel free to contact me if you have any questions regarding our comments.

Sincerely,



A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua
Development Review Team (DRT) Meeting

Project Name: Savannah Station Ph 2 Prelim Plat

Meeting Date: November 20, 2018 (Staff)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Adam Hall	ahall@cityofalachua.com	CoA	386-418-6100 x 105
Kathy Winburn	kwinburn@coa.com	COA	386-418-6100 x 105

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Savannah Station Phase II

APPLICATION TYPE: Preliminary Plat / Final PD Plan

APPLICANT/PROPERTY OWNER: Waco Properties, Inc/

AGENT: John Maxfield, P.E., CHW, Inc.

DRT MEETING DATE: November 20, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Moderate Density Residential

ZONING: Planned Development – Residential (PD-R)

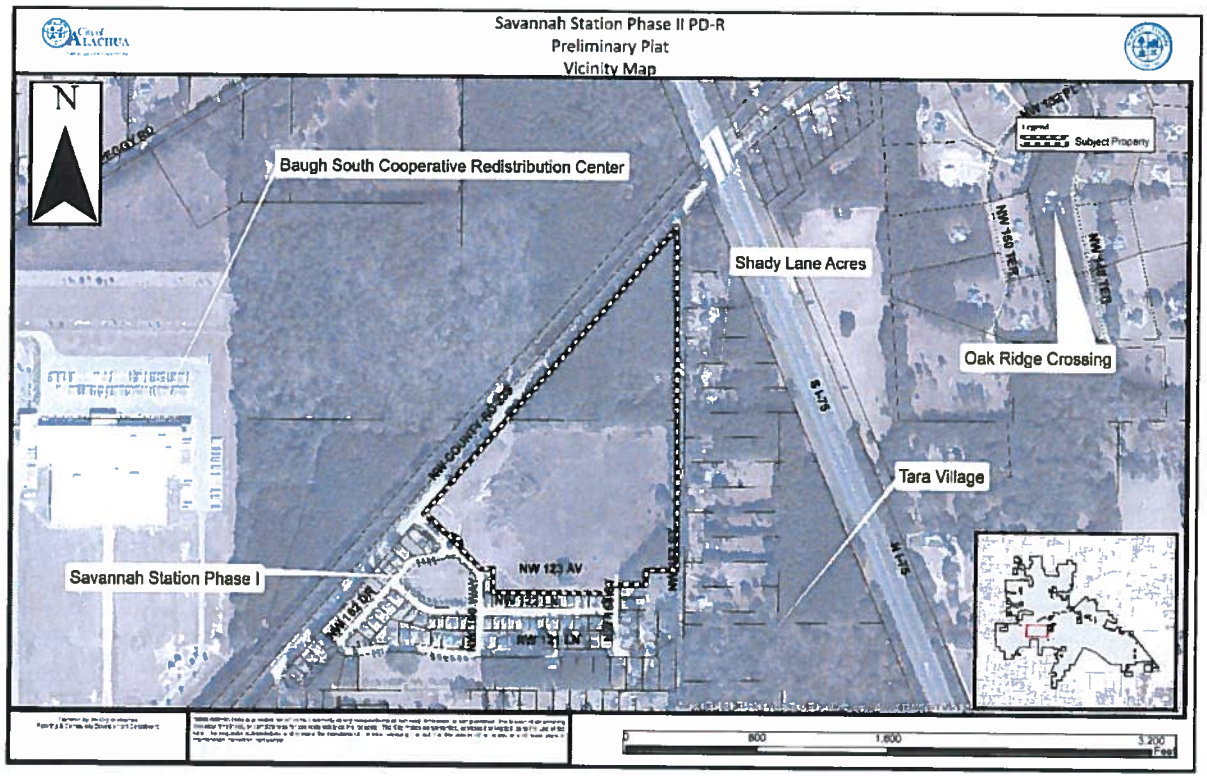
OVERLAY: N/A

ACREAGE: ±45.1 acres

PARCELS: Portions of 03905-002-000 and 03980-002-001

PROJECT SUMMARY: A request to subdivide a ±45.1 acre tract into a total of 180 lots, with associated common areas and right-of-way

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **5:00 PM** on **Wednesday, December 5, 2018.**



Deficiencies to be Addressed

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1. *Compliance with Ordinance 18-19 (PD Ordinance), PD Agreement, & PD Master Plan*
   a. *Compliance with Ordinance 18-19*
      i. Condition No. 15: The 15' wide buffer must be along the entire eastern property line. Sheet 2 of the submitted preliminary plat does not illustrate required buffer along entire eastern property line. The preliminary plat landscape plan, does however, show this. Please updated sheet 2 of preliminary plat.
      ii. Please revise label of 15' perimeter buffer to include the buffer name "Type C". At time of construction plans, full demonstration of buffer meeting the requirements of Type C shall be required.
   b. *Compliance with PD Master Plan*
      i. Proposed lots 264, 265, and 266 do not appear to meet the minimum lot size for Development Area 'C' as depicted in the PD Master Plan previously approved.
      ii. Proposed lots 195, 269 and 270 do not appear to meet minimum lot widths as specified in the Development Standard Table for Development Area 'A'.

2. *Compliance with Land Development Regulations (LDRs)*
   a. *Article 6, Development Standards*
      i. Section 6.2.1(D) (4), tree mitigation may be required. At time of Construction Plans submittal, a complete Landscape Plan and Tree Mitigation plan will be required detailing the exact location of any proposed landscaping materials for the 15' buffer along the eastern property line and demonstration of compliance with the City's Tree Mitigation requirements.

   b. *Article 7, Subdivision Standards*
      i. Lots 112,113,114, 199, 228,229,230, and 231 appear to be placed in areas of severe grade change. Please address
      ii. Section 7.25. (I)(3), verify radius of corner of Lot 145 is at least 20'.
      iii. In accordance with Section 7.3.2(A) a sidewalk shall be provided along CR 235 frontage and connect to existing sidewalk stub out already provided at existing entrance/exit to Savannah Station.
      iv. Applicant must demonstrate compliance with Section 7.3.9, Fire Protection Improvements at time of Construction Plan submittal.

3. *Comprehensive Plan Consistency Analysis*
   a. FLUE, Policy 1.2.a: Development area acreage varies from acreage presented with rezoning application to PD-R (±45.14 vs ±44.67 acres). Maximum gross density for Moderate Density Residential is 4 units per acre (180 vs 178 units). Please verify site acreage and maximum number of dwelling units.
   b. FLUE, Policy 5.1.a: Analysis states that there are no steep slopes on property. See comment 2.b.i, above related to lots placed within areas of steep slopes.
   c. FLUE, Policy 5.1.e: Listed Species and Habitat Survey has not been submitted. See Comment 6.a, below.

4. *Miscellaneous/General Issues*
   a. Sheet 2 of submitted Boundary Survey labels NW 157th Street as a County Maintained RoW. Please verify maintenance/ownership of this segment of NW 157th Street.
   b. Please identify boxes labelled "E" on preliminary plat.

c. Please identify dashed line box running from existing Lift Station to Phase I of Savannah Station. Is this an existing easement or proposed easement?

5. *Public Services/ Fire Marshall/ Outside Review*
   a. Applicant must address any comments provided by Public Service Department, Fire Marshall or Outside Reviewer.

6. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated December 5, 2017:

      1. **Subdivision Application Response D.1.q/r.**
         Action Needed to Address Deficiency: Per Planned Development Agreement the following items are due at time of Final PD Plan/Preliminary plat:
            a. Listed species and habitat survey

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 6, 2018

Also sent by electronic mail to johnm@chw-inc.com

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II PD-R Preliminary Plat

Dear Mr. Maxfield:

On October 30, 2018, the City of Alachua received your revised application for a Preliminary Plat, which proposes to subdivide a ±45.1 acre subject property (consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000) into a total of 180 lots, with associated open space areas and right-of-way.

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, and can now proceed to review by the Development Review Team.

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

The following information will be a potential Development Review Team comment that must be addressed prior to the scheduling of any public hearings related to this application. When available, please submit the following:

1. **Subdivision Application Response D.1.q/r.**
   Action Needed to Address Deficiency: Per Planned Development Agreement the following items are due at time of Final PD Plan/Preliminary plat:
   a. Listed species and habitat survey

The comments above 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 DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 17, 2018

Also sent by electronic mail to johnm@chw-inc.com

John Maxfield
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review of Savannah Station Phase II PD-R Preliminary Plat

Dear Mr. Maxfield:

On September 11, 2018, the City of Alachua received your application for a Preliminary Plat, which proposes to subdivide a ±45.1 acre subject property (consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000) into a total of 180 lots, with associated open space areas and right-of-way.

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 additional information, as outlined below, is needed.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. ***The time frame and cycle for review shall be based upon the date the application is determined to be complete.*** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

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

1. **Subdivision Application Responses A.5, A.6, A.7**
   Action Needed to Address Deficiency: Please revise responses to above application items; responses appear to apply to entire tax parcels, not subject property only.

2. **Subdivision Application Response 4**
   Action Needed to Address Deficiency: Submitted Covenants and Restrictions appear to cover Savannah Station Phase I only. Please indicate if and how these existing covenants and restrictions will be extended to cover Phase II.

3. **Subdivision Application Response 8.**
   Action Needed to Address Deficiency: Please include parcel number(s) on legal description sheet.

4. **Subdivision Application Response 11.**
   Action Needed to Address Deficiency: No ERP or application submitted with plat application. Please submit ERP, ERP application, or stormwater report that will be submitted to Water Management District for permit application.

5. **Subdivision Application Response 12.**
   Action Needed to Address Deficiency: No access permit or permit application through Alachua County Public Works for access to CR 235 submitted. Please provide application.

6. **Subdivision Application Response D.1.g.**
   Action Needed to Address Deficiency: Legal description of subject property must be included on preliminary plat.

7. **Subdivision Application Response D.1.j.**
   Action Needed to Address Deficiency: Blocks not numbered or labelled. Please confirm.

8. **Subdivision Application Response D.1.l.**
   Action Needed to Address Deficiency: Electricity supplier not listed on preliminary plat.

9. **Subdivision Application Response D.1.p.**
   Action Needed to Address Deficiency: The statement "Not for Final Recording" must be prominently shown on each sheet of preliminary plat.

10. **Subdivision Application Response D.1.q/r.**
    Action Needed to Address Deficiency: Per Planned Development Agreement the following items are due at time of Final PD Plan/Preliminary plat:
        a. Landscaping plan including tree survey and buffering plan
        b. Listed species and habitat survey

11. **Subdivision Application Response D.1.r.**
    Action Needed to Address Deficiency: Open space calculation must be provided on preliminary plat.

12. **Subdivision Application Response D.7.**
    Action Needed to Address Deficiency: Public School Student Generation Form not submitted with application. Please submit.

The comments above 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 DRT Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 108 or via e-mail at ahall@cityofalachua.com.

Sincerely,

Adam Hall, AICP
Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Justin Tabor, AICP, Principal Planner
Project File

PRELIMINARY PLAT
FOR:

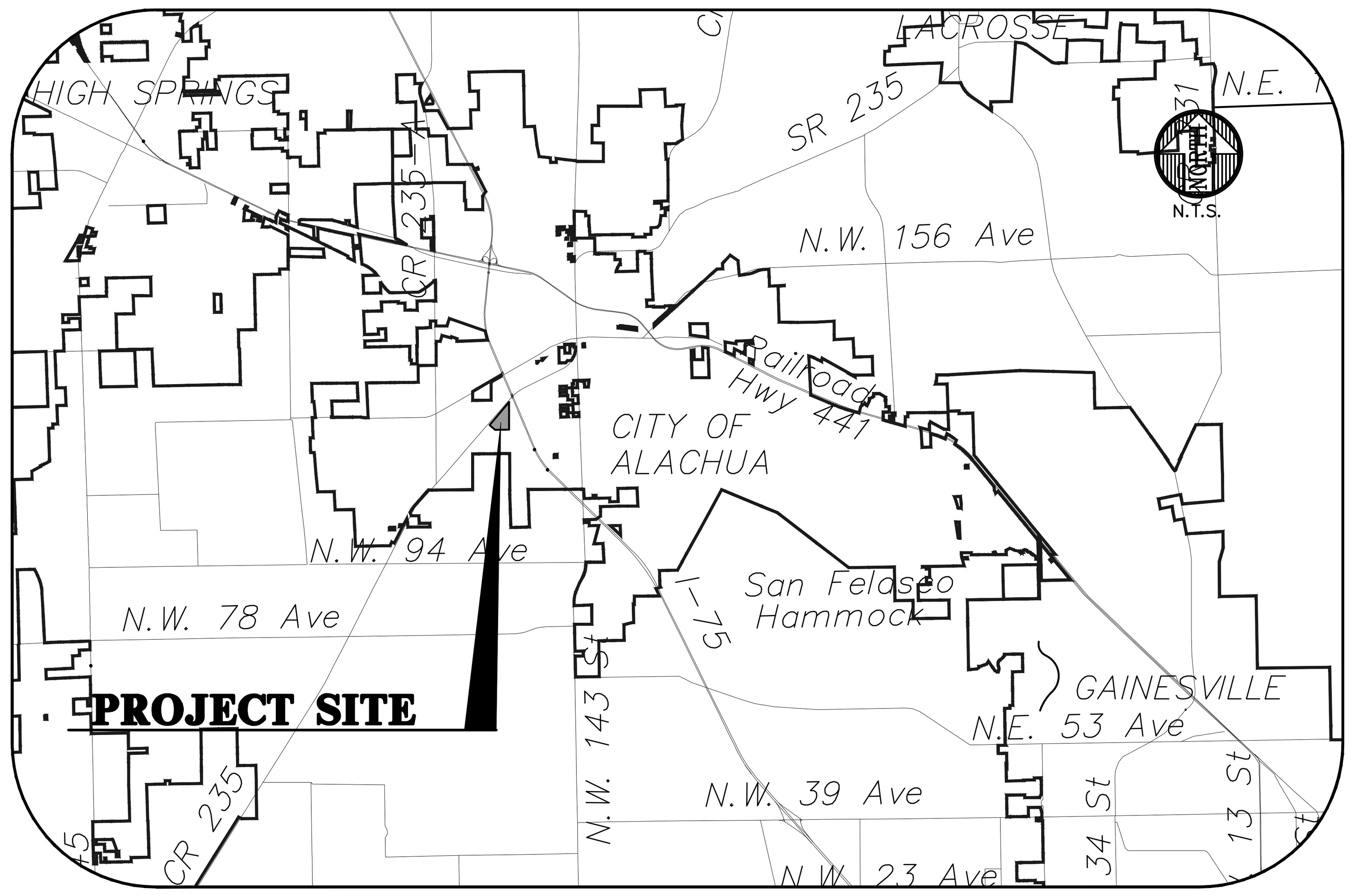
SAVANNAH STATION
PHASE 2

ALACHUA COUNTY PARCELS 03905-002-000 AND 03980-002-001

CITY OF ALACHUA, FLORIDA

SECTIONS 21 AND 28, TOWNSHIP 08 SOUTH, RANGE 18 EAST

NOT FOR FINAL RECORDING



VICINITY MAP
GENERAL NOTES

1. LAND OWNER:
   WACO PROPERTIES, INC.
   569 SOUTH EDGEWOOD AVENUE
   JACKSONVILLE, FL - 32205

2. DEVELOPER(SUBDIVIDER):
   FLETCHER DEVELOPMENT, LLC.
   4510 NW 6TH PLACE, 3RD FLOOR
   GAINESVILLE, FL - 32607

3. AGENT OF DEVELOPER/SUBDIVIDER:
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL - 32615
   (352)331-1976

4. ENGINEER OF RECORD:
   DANIEL H. YOUNG, P.E.
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   DANIELY@CHW-INC.COM

5. SURVEYOR OF RECORD:
   AARON H. HICKMAN, PSM
   CHW
   11801 RESEARCH DRIVE
   ALACHUA, FL 32615
   (352) 331-1976
   AARONH@CHW-INC.COM

6. DATE OF BOUNDARY SURVEY:
   9/28/2018

7. WATER SUPPLY:
   AN 8-INCH POTABLE WATER MAIN RUNS ALONG THE CR 235 RIGHT-OF-WAY, AND A 6-INCH POTABLE WATER MAIN RUNS ALONG NW 157TH STREET. DIRECT CONNECTION IS ANTICIPATED WITHOUT THE NEED FOR JACK AND BORE OF CR 235.

8. SEWAGE DISPOSAL:
   A NEW GRAVITY SEWER SYSTEM WILL CONNECT TO THE EXISTING SANITARY LIFT STATION LOCATED ON THE DEVELOPMENT SIDE OF CR 235.

9. DRAINAGE:
   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.

10. ELECTRICAL UTILITY PROVISION:
    A CITY OF ALACHUA TRANSFORMER IS LOCATED ON THE NORTHEAST CORNER OF THE NEW ENTRANCE OFF CR 235 AND WILL SUPPLY UNDERGROUND ELECTRIC TO THE DEVELOPMENT.

11. NATURAL FEATURES:
    N/A

12. ZONING/LAND USE INFORMATION:
    ZONING = PUD
    LAND USE = MODERATE DENSITY RESIDENTIAL

SETBACKS:

LOT NUMBERS	108-131, 146-178, 180-214, 227-264, 266-281, 285-286	132-145	215-226, 265, 282-284	179
FRONT MIN (FT)	10	10	10	10
REAR MIN (FT)	5	10	5	15
SIDE MIN (FT)	5	5	5	5

13. COVENANTS AND RESTRICTIONS:
    PROVIDED

14. ROADWAY TYPE: URBAN CURB AND GUTTER ROADWAY WITH STORM SEWER PIPING AND RENTAL LIGHTING FROM CITY OF ALACHUA.

15. UTILITY PROVIDERS:
    WATER: CITY OF ALACHUA
    SEWER: CITY OF ALACHUA
    ELECTRIC: CITY OF ALACHUA
    PHONE / CABLE: WINDSTREAM AND COX

SHEET INDEX

SHEET NUMBER	DESCRIPTION
1	MASTER PRELIMINARY PLAT
2-6	DETAILED PRELIMINARY PLAT
LS-1	PRELIMINARY PLAT - LANDSCAPE PLAN
1 - 6 OF 6	BOUNDARY AND TOPOGRAPHIC SURVEY

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D", EFFECTIVE DATE: JUNE 16, 2006.

LEGAL DESCRIPTION: (AS FURNISHED PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, ISSUING OFFICE FILE NUMBER: 17-161, COMMITMENT DATE: APRIL 27, 2018)

A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 00°36'37" EAST, ALONG THE EAST BOUNDARY OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1209.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 3,672.79 FEET TO A NAIL AND CAP AT THE NORTHERLY MOST CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 99.65 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID BOUNDARY LINE OF PILOT FOREST AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 49°08'06", AN ARC DISTANCE OF 85.46 FEET (CHORD BEARING AND DISTANCE OF SOUTH 23°32'14" EAST, 82.86 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST; THENCE RUN SOUTH 89°34'18" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH LINE OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2381.83 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PILOT FOREST UNIT 2; THENCE RUN NORTH 00°28' 52" EAST, ALONG THE EAST BOUNDARY OF THE SAID SECTION 28, A DISTANCE OF 514.28 FEET TO AN IRON PIPE; THENCE RUN NORTH 89°30'42" WEST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 00°28'52" EAST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89°30'42" EAST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE ON SAID EAST BOUNDARY OF SECTION 28; THENCE RUN NORTH 00°28'52" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 904.29 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR COUNTY ROAD N.W. 157TH STREET (FORMERLY KNOWN AS COUNTY ROAD N.W. 19).

LESS AND EXCEPT:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

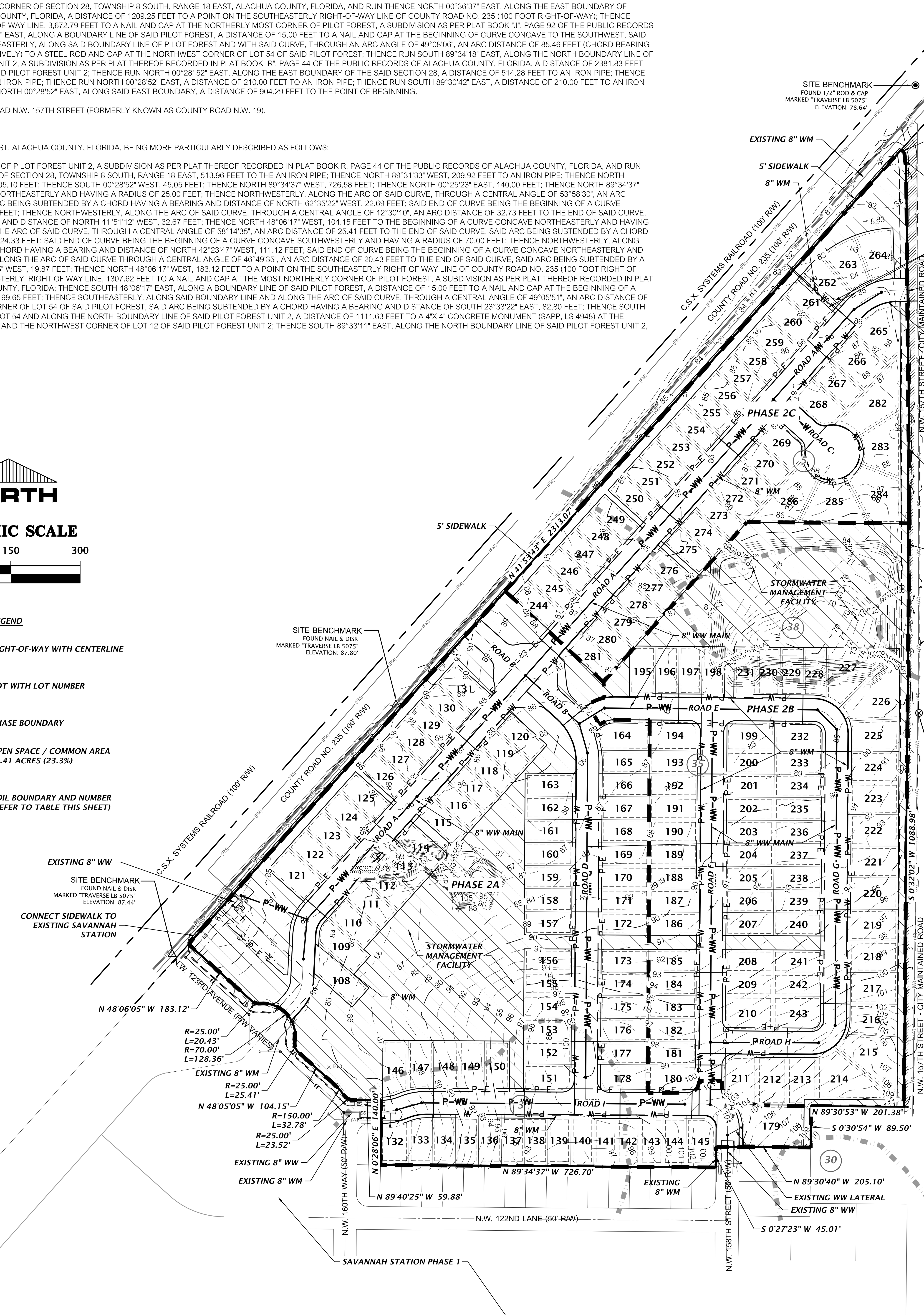
BEGIN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK R, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.96 FEET TO THE AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30", AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10", AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35", AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°49'35", AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°05'51", AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4"X 4" CONCRETE MONUMENT (SAPP, LS 4948) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270.19 FEET TO THE POINT OF BEGINNING.

NORTH

GRAPHIC SCALE
0 75 150 300

LEGEND

- RIGHT-OF-WAY WITH CENTERLINE
- LOT WITH LOT NUMBER
- PHASE BOUNDARY
- OPEN SPACE / COMMON AREA 10.41 ACRES (23.3%)
- SOIL BOUNDARY AND NUMBER (REFER TO TABLE THIS SHEET)



SOIL NUMBER	SOIL NAME	HYDROLOGIC SOIL GROUP
3	ARREDONDO FINE SANDS 0 TO 5 PERCENT SLOPES	A
5	FORT MEAD FINE SAND 0 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND 2 TO 5 PERCENT SLOPES	B
35	PITS AND DUMPS	A
38	ARREDONDO FINE SAND 5 TO 8 PERCENT SLOPES	A

CHW
Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

SCALE: 1"=150'

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:
10/29/18 - CITY OF ALACHUA SUBMITTAL
12/10/18 - RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: MASTER PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: D YOUNG
QUALITY CONTROL: M HEATHCOCK
PROJECT NUMBER: 17-0293

DANIEL H. YOUNG

FL PE No. 70780

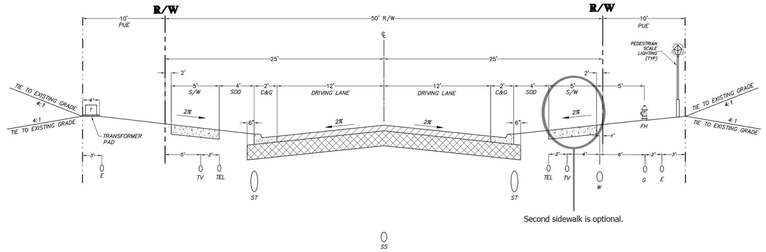
SHEET NO.: 1

Tech: kurtm Plot Date: Dec 12,2018 9:29am Filename: L:\2017\17-0293\engineering\DWGs\production files\17-0293 PP MPP.dwg

NORTH

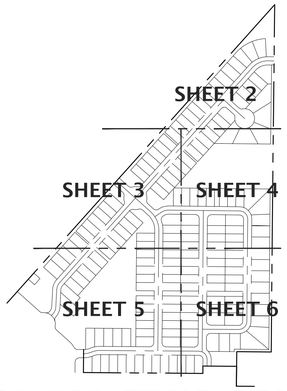
GRAPHIC SCALE

0 20 40 80

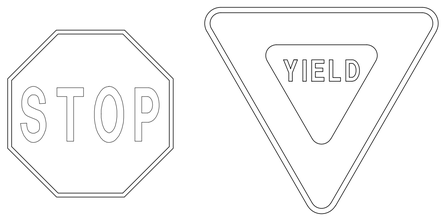


50' R/W
TYPICAL ROAD SECTION
DESIGN SPEED = 25 MPH

NTS



NOT FOR FINAL RECORDING



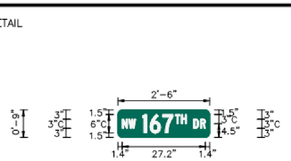
STOP SIGN R1-1
30" X 30"

YIELD SIGN R1-2
30" X 30" X 30"

TRAFFIC SIGN DETAILS

NTS

SIGN DETAIL
1:20



Panel Style: Street Name 6-3in no border.ssi
Dimensions are in inches.tenths

Letter locations are panel edge to lower left corner

SIGN NUMBER	6-3in No. Centered (no
WIDTH x HGHT.	2'-6" x 0'-9"
BORDER WIDTH	0"
CORNER RADIUS	0"
MOUNTING	Ground
BACKGROUND	TYPE: Reflective
	COLOR: Green
LEGEND/BORDER	TYPE: Reflective
	COLOR: White/Green

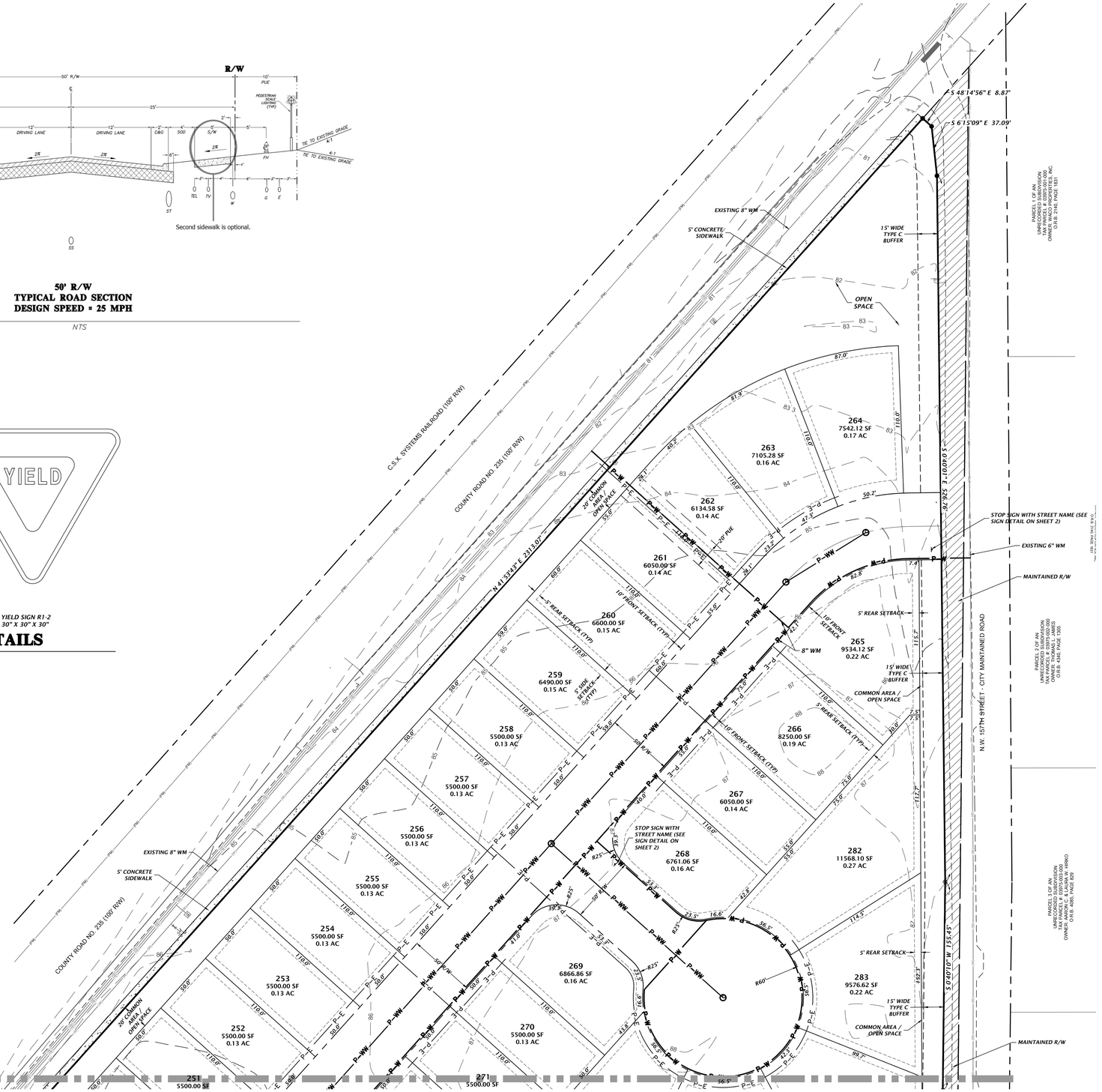
SYMBOL	ROT	X	Y	WID	HT

LETTER POSITIONS (X)																																				LENGTH	SERIES/SIZE
N	W																																						C 2000
1.4	3.5																																					4.4	3
D	R																																						C 2000
24.7	26.9																																					4	3
1	6	7	T	H																																			C 2000
8.1	10.5	14.6	18.7	20.7																																		14.3	6.3

NOTE: ROAD SIGN ABOVE SHOWN FOR ILLUSTRATION PURPOSES. ACTUAL SIGNS TO BE DESIGNED ONCE ROADWAY NAMES HAVE BEEN ASSIGNED BY E911.

TYPICAL ROADWAY SIGN DETAIL

NTS



11801 Research Drive
Alachua, Florida 32615
(386) 418-5975
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=40'

VERIFY SCALE BAR IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/18 - CITY OF ALACHUA SUBMITTAL
12/10/18 - RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT
DESIGNER: T YOUNG
QA/QC: M HEATHCOCK
PROJECT MANAGER: M HEATHCOCK
PROJECT NUMBER: 17-0293

DANIEL H. YOUNG

FL PE No. 70780

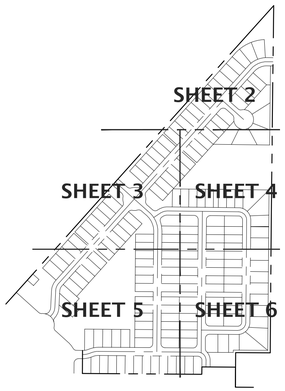
SHEET NO.: 2

Tech: kurtm Plot Date: Dec 05,2018 5:53pm Filename: L:\2017\17-0293\engineering\DWG\production files\17-0293 PP DPP.dwg

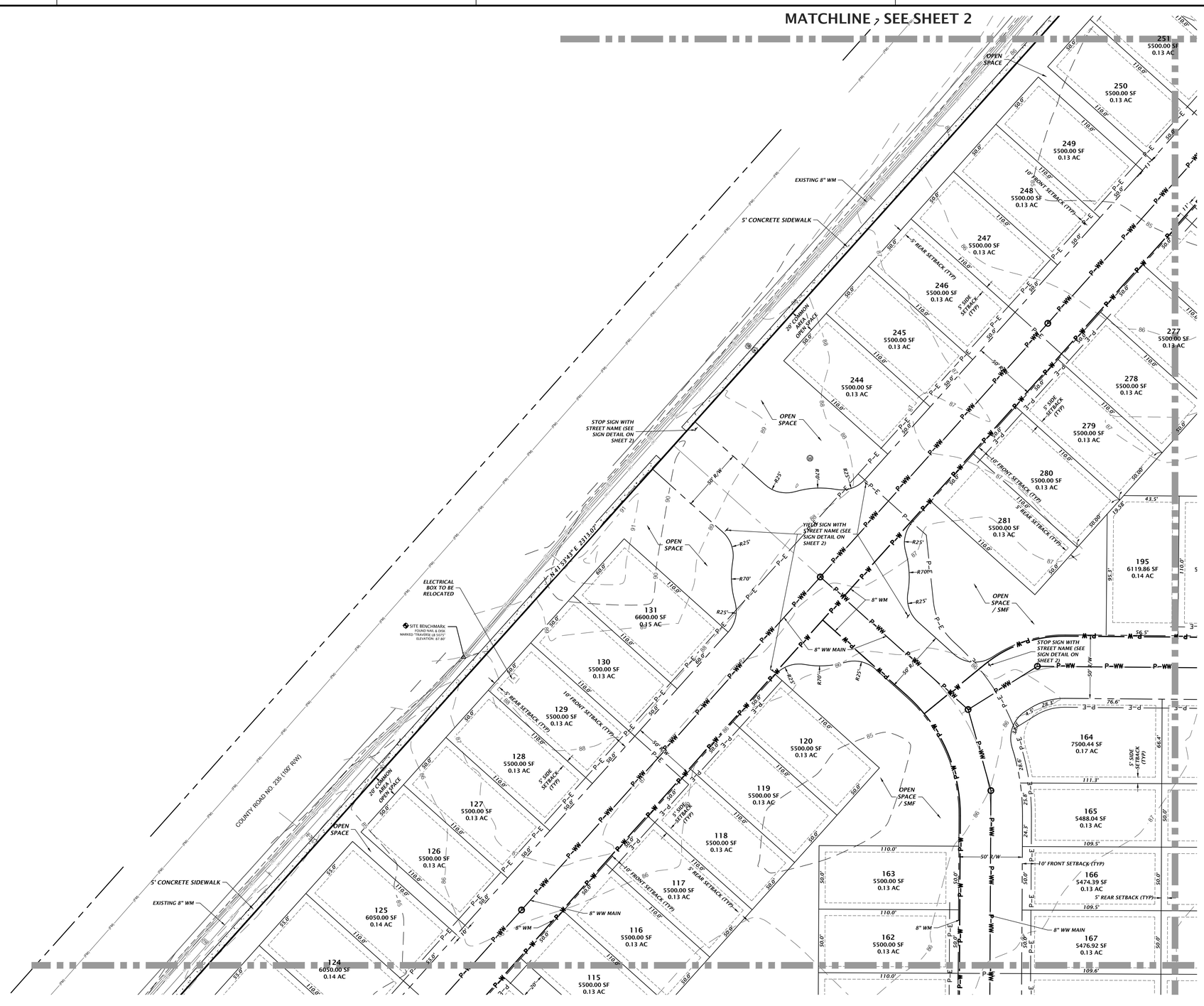
NORTH

GRAPHIC SCALE

0 20 40 80



NOT FOR FINAL RECORDING



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VERIFY SCALE BAR IS 1" INCH ON THIS DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS: 10/29/18 - CITY OF ALACHUA SUBMITTAL
12/10/18 - RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: DETAILED PRELIMINARY PLAT

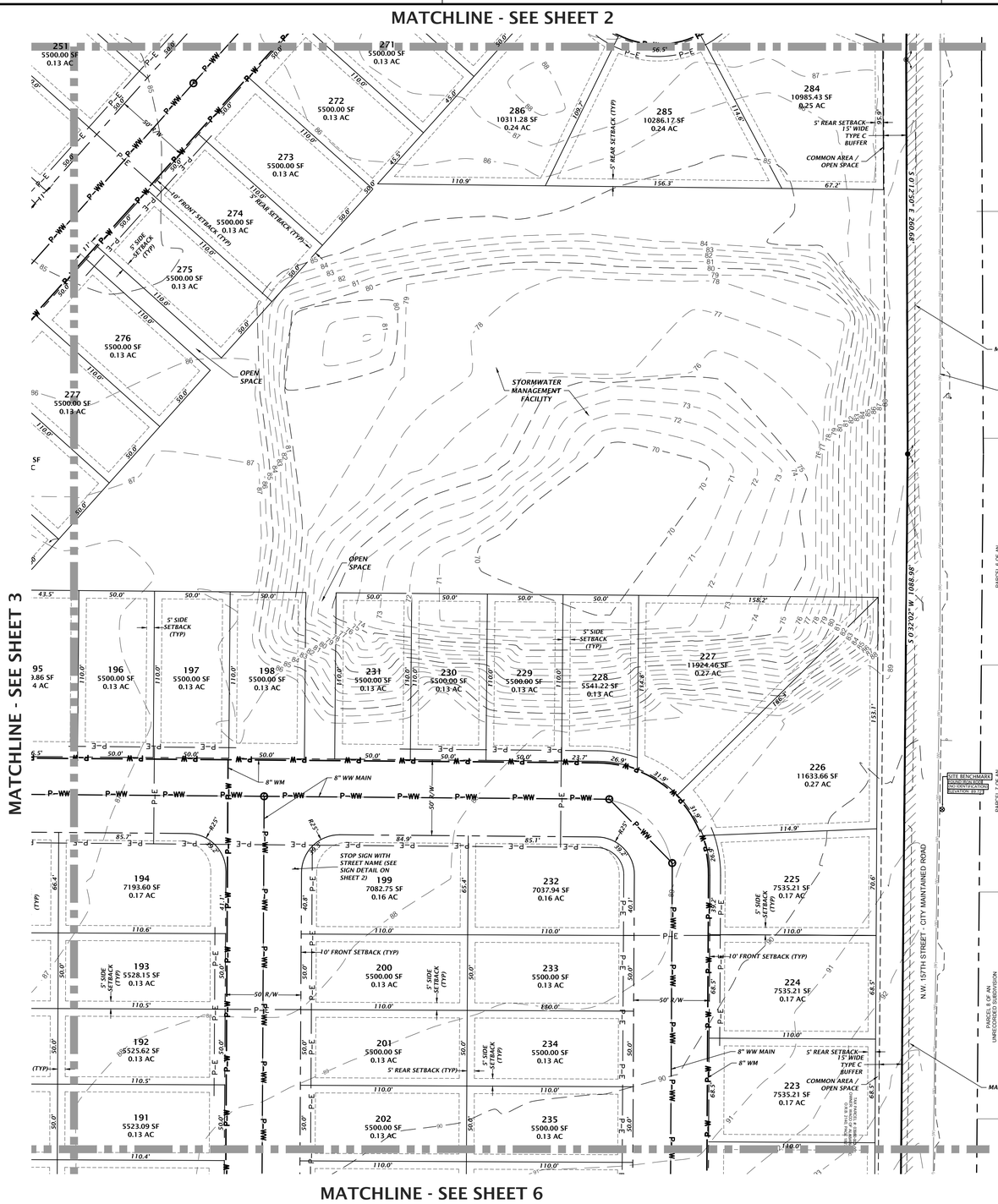
TECHNICIAN: K MERRITT
DESIGNER: D LOVING
QUALITY CONTROL: M HEATHCOCK
PROJECT NUMBER: 17-0293

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: 3

Tech: kurtm Plot Date: Dec 12,2018 8:32am Filename: L:\2017\17-0293\engineering\DWG\production files\17-0293 PP DPP.dwg



NORTH

GRAPHIC SCALE

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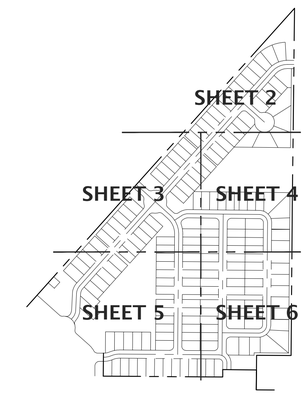

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(386) 418-3975
(352) 495-3975
www.chw-inc.com
est. 1988 FLORIDA CA-9075
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SCALE: 1"=40'

VERIFY SCALE BAR IS ONE INCH ON THIS DRAWING

0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/18 - CITY OF ALACHUA SUBMITTAL
12/10/18 - RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: DETAILED PRELIMINARY PLAT

TECHNICIAN: K MERRITT

DESIGNER: D YOUNG

QA/QC CONTROL: M HEATHCOCK

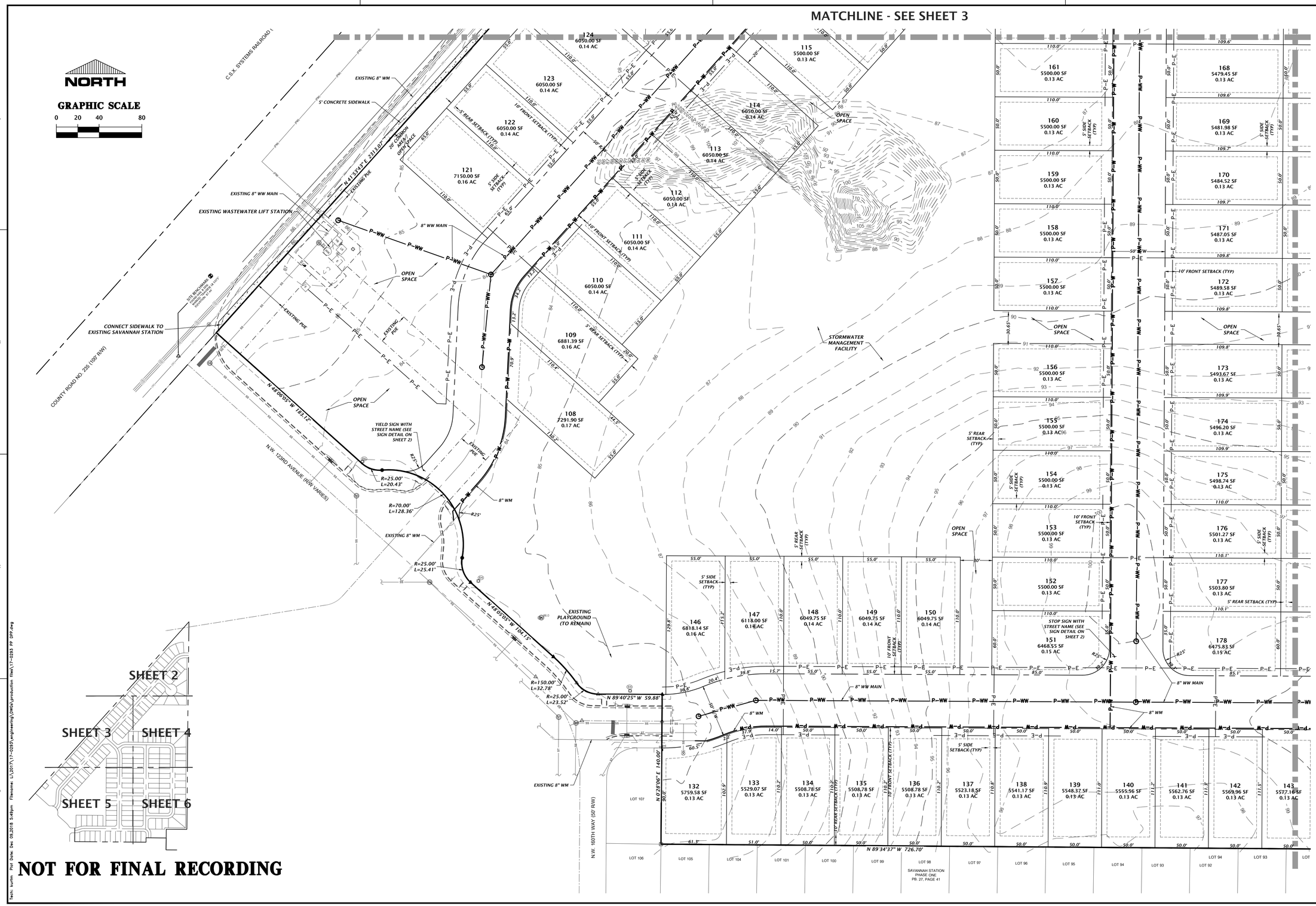
PROJECT NUMBER: 17-0293

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: 4

Tech: kurtm Plot Date: Dec 12,2018 9:28am Filename: L:\2017\17-0293\engineering\DWG\production files\17-0293 PP DPP.dwg



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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/18 - CITY OF ALACHUA SUBMITTAL
12/10/18 - RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: DETAILED PRELIMINARY PLAT

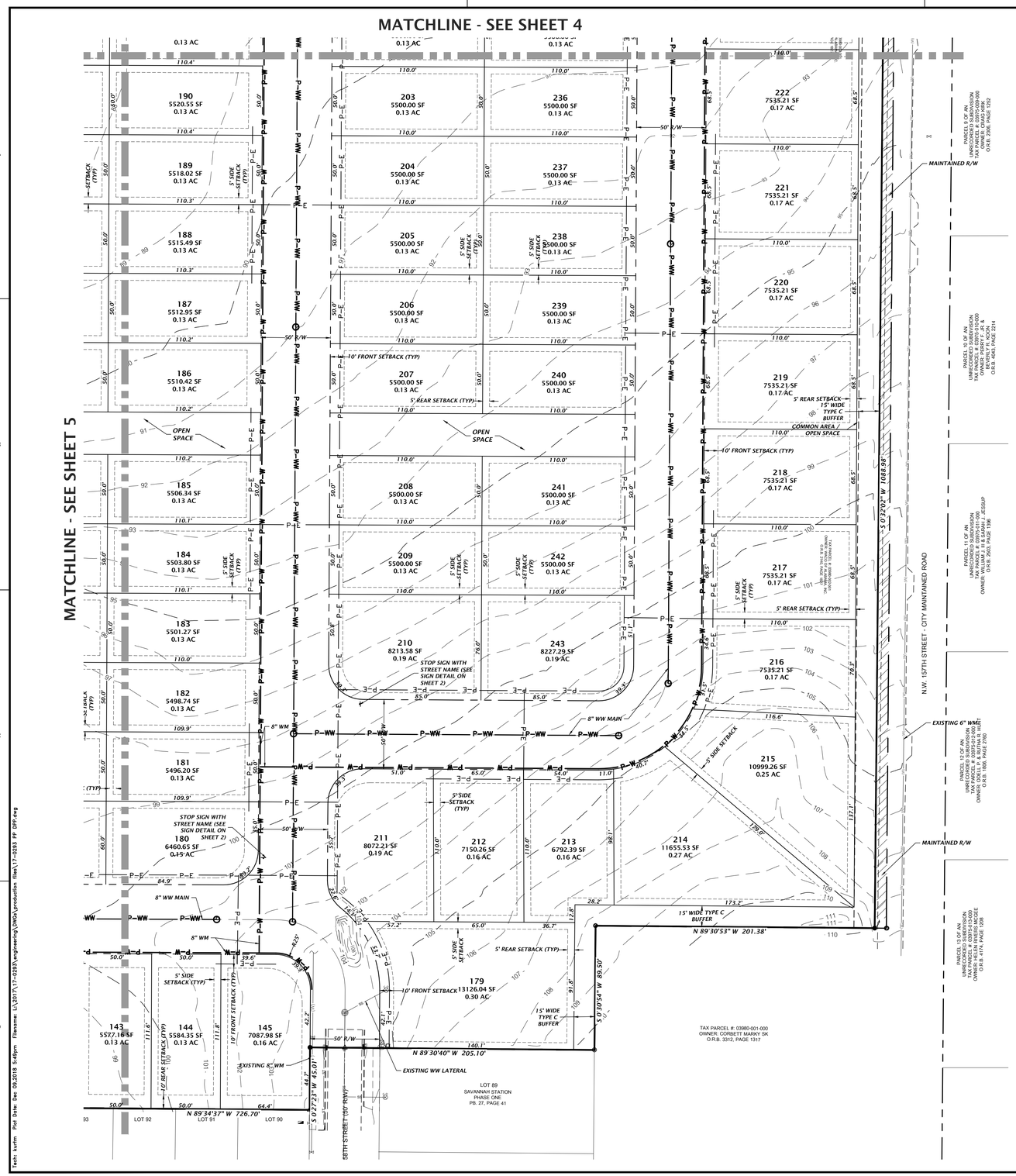
TECHNICIAN: K MERRITT
DESIGNER: D. YOUNG
QUALITY CONTROL: M HEATHCOCK
PROJECT NUMBER: 17-0293

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: 5

Tech: kurtm Plot Date: Dec 09,2018 5:49pm Filename: L:\2017\17-0293\engineering\civil\production files\17-0293 PP DPP.dwg



NORTH

GRAPHIC SCALE

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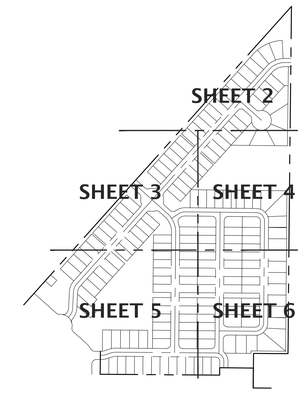

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SCALE: 1"=40'

VERIFY SCALE BAR IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/29/18 - CITY OF ALACHUA SUBMITTAL
12/10/18 - RESUBMITTAL

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: DETAILED PRELIMINARY PLAT

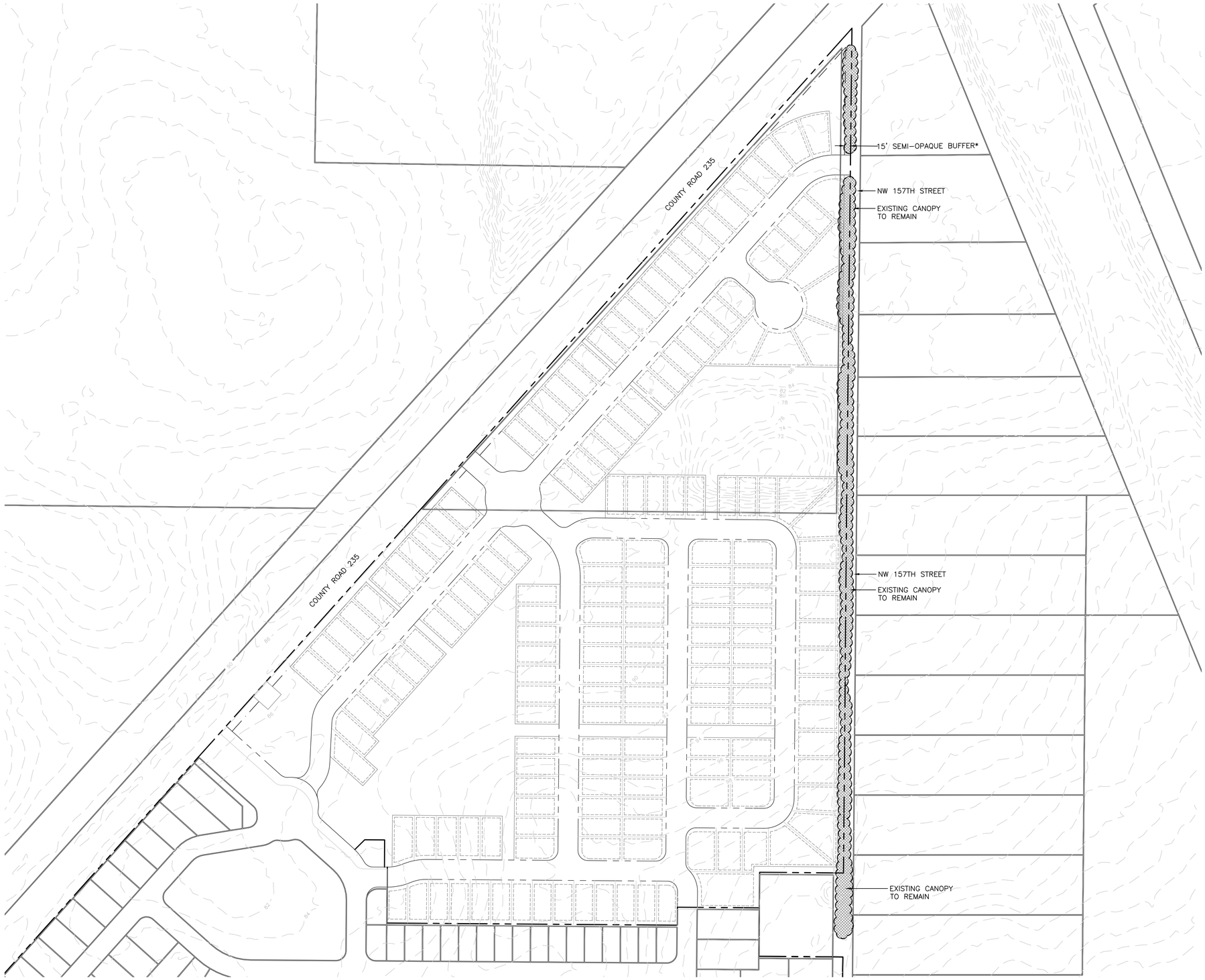
TECHNICIAN: K MERRITT
DESIGNER: D. YOUNG
QA/QC: M HEATHCOCK
PROJECT MANAGER: D. YOUNG
PROJECT NUMBER: 17-0293

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: 6

Tech: kurtm Plot Date: Dec 06,2018 5:49pm Filename: L:\2017\17-0293\engineering\DWG\production files\17-0293 PP DPP.dwg



* EXISTING PLANT MATERIAL WILL BE SUPPLEMENTED WITH EVERGREEN HEDGE PLANTINGS TO MEET BUFFER REQUIREMENTS. BUFFER DESIGN WILL BE FINALIZED DURING THE SITE PLAN REVIEW PROCESS.

GRAPHIC SCALE

0 60' 120' 240'

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Professional Consultants

SCALE: 1"=120'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:

CLIENT: FLETCHER DEVELOPMENT

PROJECT: SAVANNAH STATION PHASE 2

SHEET TITLE: PRELIMINARY PLAT – LANDSCAPE PLAN

TECHNICIAN: SK

DESIGNER: SK

QUALITY CONTROL: LH

PROJECT NUMBER: 17-0293

SHEET NO.: LS-1

Tech: sarak Plot Date: Oct 10,2018 6:00pm Filename: L:\2017\17-0293\Design\03_Production\02_SPR\02_Current\Design Base - PP.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

LEGAL DESCRIPTION: (AS FURNISHED PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, ISSUING OFFICE FILE NUMBER: 17-161, COMMITMENT DATE: APRIL 27, 2018)

A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 00°36'37" EAST, ALONG THE EAST BOUNDARY OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1209.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 3,672.79 FEET TO A NAIL AND CAP AT THE NORTHERLY MOST CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 99.65 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID BOUNDARY LINE OF PILOT FOREST AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 49°08'06", AN ARC DISTANCE OF 85.46 FEET (CHORD BEARING AND DISTANCE OF SOUTH 23°32'14" EAST, 82.86 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST; THENCE RUN SOUTH 89°34'18" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH LINE OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2381.83 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PILOT FOREST UNIT 2; THENCE RUN NORTH 00°28' 52" EAST, ALONG THE EAST BOUNDARY OF THE SAID SECTION 28, A DISTANCE OF 514.28 FEET TO AN IRON PIPE; THENCE RUN NORTH 89°30'42" WEST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 00°28'52" EAST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89°30'42" EAST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE ON SAID EAST BOUNDARY OF SECTION 28; THENCE RUN NORTH 00°28'52" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 904.29 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR COUNTY ROAD N.W. 157TH STREET (FORMERLY KNOWN AS COUNTY ROAD N.W. 19).

LESS AND EXCEPT:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK R, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.96 FEET TO THE AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30", AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10", AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35", AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°49'35", AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°05'51", AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4"X 4" CONCRETE MONUMENT (SAPP, LS 4948) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270.19 FEET TO THE POINT OF BEGINNING.

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO A VALUE OF NORTH 89°34'37" WEST FOR THE NORTHERLY BOUNDARY LINE OF SAVANNAH STATION, PHASE 1, A PLANNED UNIT DEVELOPMENT ACCORDING TO PLAT BOOK 27, PAGE 43 OF THE PUBLIC RECORDS OF ALACHUA COUNTY FLORIDA, SAID BEARING BEING IDENTICAL TO THE DESCRIPTION OF RECORD.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 17-161, COMMITMENT DATE: APRIL 27, 2018. A SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
6. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL DATUM BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). BENCHMARK USED WAS A NATIONAL GEODETIC SURVEY BENCHMARK NUMBER I75T6, WITH A PUBLISHED ELEVATION OF 160.03 FEET (NAVD 88)
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE NODE* LAYER IN THE SUPPLIED DIGITAL FILE.
10. THIS SURVEY CONSISTS OF SEVEN (7) SHEETS. THIS SURVEY IS INCOMPLETE WITHOUT ALL SEVEN (7) SHEETS INTACT.

LEGEND:

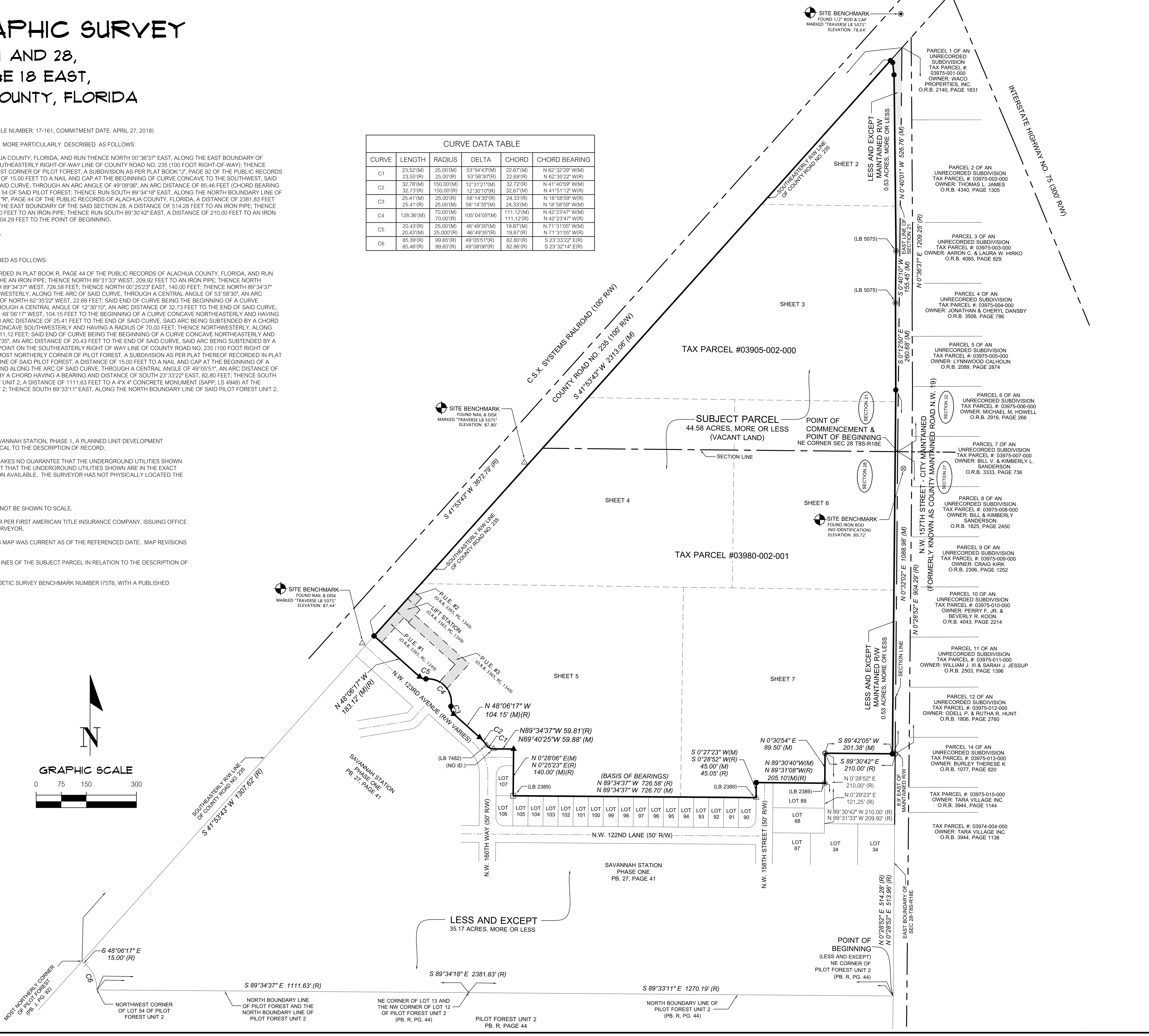
(R) = DATA BASED ON PROVIDED TITLE COMMITMENT
(M) = DATA BASED ON FIELD MEASUREMENTS
R/W = RIGHT OF WAY
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PB = PLAT BOOK
INV = INVERT
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE
◉ = FOUND 5/8" STEEL ROD AND CAP MARKED (MARKED AS NOTED)
⊡ = FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
△ = FOUND NAIL AND DISK (MARKED AS NOTED)
○ = FOUND 3/4" IRON PIPE (NO IDENTIFICATION)
⊗ = FOUND 5/8" IRON ROD (NO IDENTIFICATION)
● = FOUND 5/8" STEEL REBAR & CAP MARKED "PRM LB 5075"
▲ = SET NAIL AND DISK STAMPED "PRM 5075"
= METAL SIGN
= CURB INLET/GRATE
= WATER METER
= WATER VALVE
= FIRE HYDRANT
= ELECTRIC METER
= ELECTRIC HANDHOLE
= ELECTRIC BOX
= VALVE BOX
= LIFT STATION CONTROL BOX
= WET WELL
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= SEWER VALVE
= WATER LINE MARKER
= WELL
= SPIGOT
= CONCRETE LIGHT POLE
= TELEPHONE BOX
= CABLE TELEVISION BOX
= CLEANOUT

—SS— = SANITARY SEWER LINE
—(TE)— = UNDERGROUND TELECOMMUNICATIONS LINE
—(W)— = UNDERGROUND WATER LINE
—(FM)— = FORCE MAIN WATER LINE
—ST— = STORM SEWER LINE
—X— = FENCE (SIZE/TYPE NOTED)
CED = CEDAR TREE ; *Cedrus, spp.*
CHE = BLACK CHERRY TREE ; *Prunus serotina*
CHINA = CHINABERRY TREE ; *Melia azedarach*
DOG = DOGWOOD TREE ; *Cornus, spp.*
GUM = SWEETGUM TREE ; *Liquidambar styraciflua*
HACK = HACKBERRY TREE ; *Celtis occidentalis*
HICK = HICKORY TREE ; *Carya*
LAO = LAUREL OAK TREE ; *Quercus laurifolia*
LO = LIVE OAK TREE ; *Quercus virginiana*
MAG = MAGNOLIA TREE ; *Acer, spp.*
MAP = MAPLE TREE ; *Acer, spp.*
MIM = MIMOSA TREE ; *Fabaceae*
PALM = PALM TREE ; *Arecaceae, spp.*
PINE = PINE TREE ; *Pinaceae*
RO = RED OAK TREE ; *Quercus rubra*
TO = TURKEY OAK TREE ; *Quercus laevis*
TREE = UNKNOWN TREE TYPE
WO = WATER OAK TREE ; *Quercus nigra*
= BENCHMARK
87 = CONTOUR LINE
X 88.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 88.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
= CONCRETE SURFACE
= ASPHALT SURFACE
= RIGHT OF WAY LINE

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 120 OF 640, COMMUNITY PANEL NO. "120669 0120 D, EFFECTIVE DATE: JUNE 16, 2006.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	23.52'(M) 23.55'(R)	25.00'(M) 25.00'(R)	53°54'43"(M) 53°58'30"(R)	22.67'(M) 22.69'(R)	N 62°32'29" W(M) N 62°35'22" W(R)
C2	32.78'(M) 32.73'(R)	150.00'(M) 150.00'(R)	12°31'21"(M) 12°30'10"(R)	32.72'(R) 32.67'(M)	N 41°40'59" W(M) N 41°51'12" W(R)
C3	25.41'(M) 25.41'(R)	25.00'(R) 25.00'(M)	58°14'35"(R) 58°14'35"(M)	24.33'(R) 24.33'(M)	N 18°58'59" W(R) N 18°58'59" W(M)
C4	128.36'(M)	70.00'(M) 70.00'(R)	105°04'05"(M)	111.12'(M) 111.12'(R)	N 42°23'47" W(M) N 42°23'47" W(R)
C5	20.43'(R) 20.43'(M)	25.00'(M) 25.000'(R)	46°49'35"(M) 46°49'35"(R)	19.87'(M) 19.87'(R)	N 71°31'05" W(M) N 71°31'05" W(R)
C6	85.39'(R) 85.46'(R)	99.65'(R) 99.65'(R)	49°05'51"(R) 49°08'06"(R)	82.80'(R) 82.86'(R)	S 23°33'22" E(R) S 23°32'14" E(R)



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CHW Professional Consultants

SCALE: 1" = 150'

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1". IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO: FLETCHER DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; DARRYL J. TOMPKINS, P.A.

SURVEY DATE:	09-28-2018
REVISION DATE:	N/A
PROJECT NUMBER:	17-0293
TECHNICIAN:	NAD
CREW CHIEF:	RV
CHECKED BY:	AHH
FIELD BOOK & PAGE:	550/46-49; 67-69

This map prepared by:

AARON H. HICKMAN

Professional Surveyor & Mapper Fla. License No. 6791

Certificate of Authorization No. L.B. 5075

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

Tech: aaronh Plot Date: Dec 09,2018 12:36pm Filename: L:\2017\17-0293\Survey\ALTA, Boundary, Topo or S & LD\DWG\17-0293 BNDY TOPO & TREE SURVEY.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

1. SEE SHEET ONE (1) OF SEVEN (7) FOR COMPLETE SURVEYOR'S NOTES.
2. THIS SURVEY CONSISTS OF A TOTAL OF SEVEN (7) SHEETS. SURVEY IS INCOMPLETE WITHOUT ALL SEVEN (7) SHEETS.

LEGEND:

(R) = DATA BASED ON PROVIDED TITLE COMMITMENT
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R/W = RIGHT OF WAY
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
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= FOUND 5/8" STEEL ROD AND CAP MARKED (MARKED AS NOTED)
= FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= FOUND NAIL AND DISK (MARKED AS NOTED)
= FOUND 3/4" IRON PIPE (NO IDENTIFICATION)
= FOUND 5/8" IRON ROD (NO IDENTIFICATION)
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= SET NAIL AND DISK STAMPED "PRM LB 5075"
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= WATER METER
= WATER VALVE
= FIRE HYDRANT
= ELECTRIC METER
= ELECTRIC HANDHOLE
= ELECTRIC BOX
= VALVE BOX
= LIFT STATION CONTROL BOX
= WET WELL
= SANITARY SEWER MANHOLE
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= WELL
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= TELEPHONE BOX
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TREE = UNKNOWN TREE TYPE
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= BENCHMARK
"80" = CONTOUR LINE
X 88.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 88.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
= CONCRETE SURFACE
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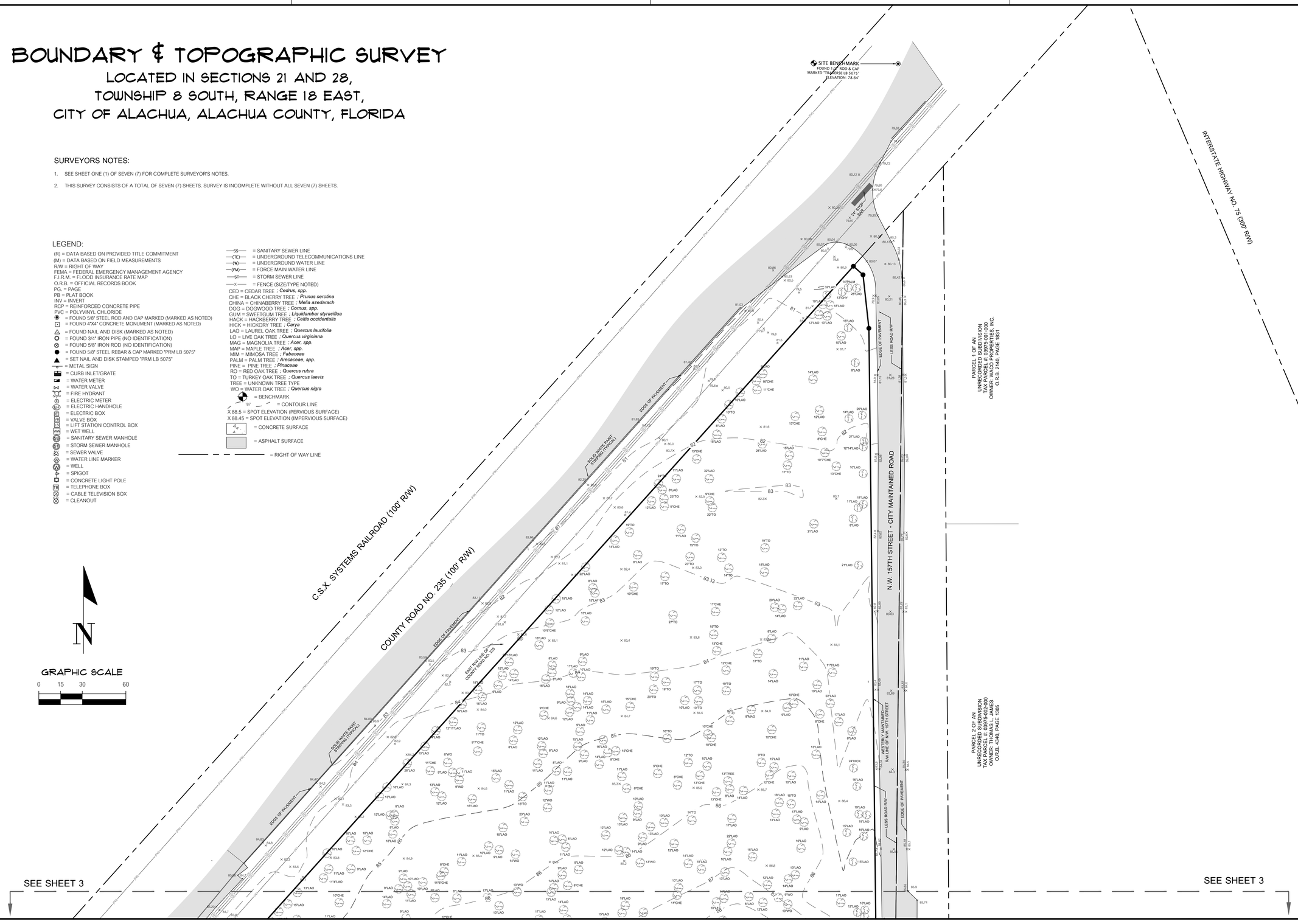

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(SEE SHEET 1 OF 7)

CERTIFIED TO:

SURVEY DATE: 09-28-2018
REVISION DATE: N/A
PROJECT NUMBER: 17-0293

TECHNICIAN: NAD
CREW CHIEF: KV
DRAWN BY: CRD
CHECKED BY: AHH
FIELD BOOK & PAGE: 550/46-49, 67-69

AARON H. HICKMAN
(SEE SHEET 1 OF 7)
Professional Surveyor & Mapper Fla. License No. 6791

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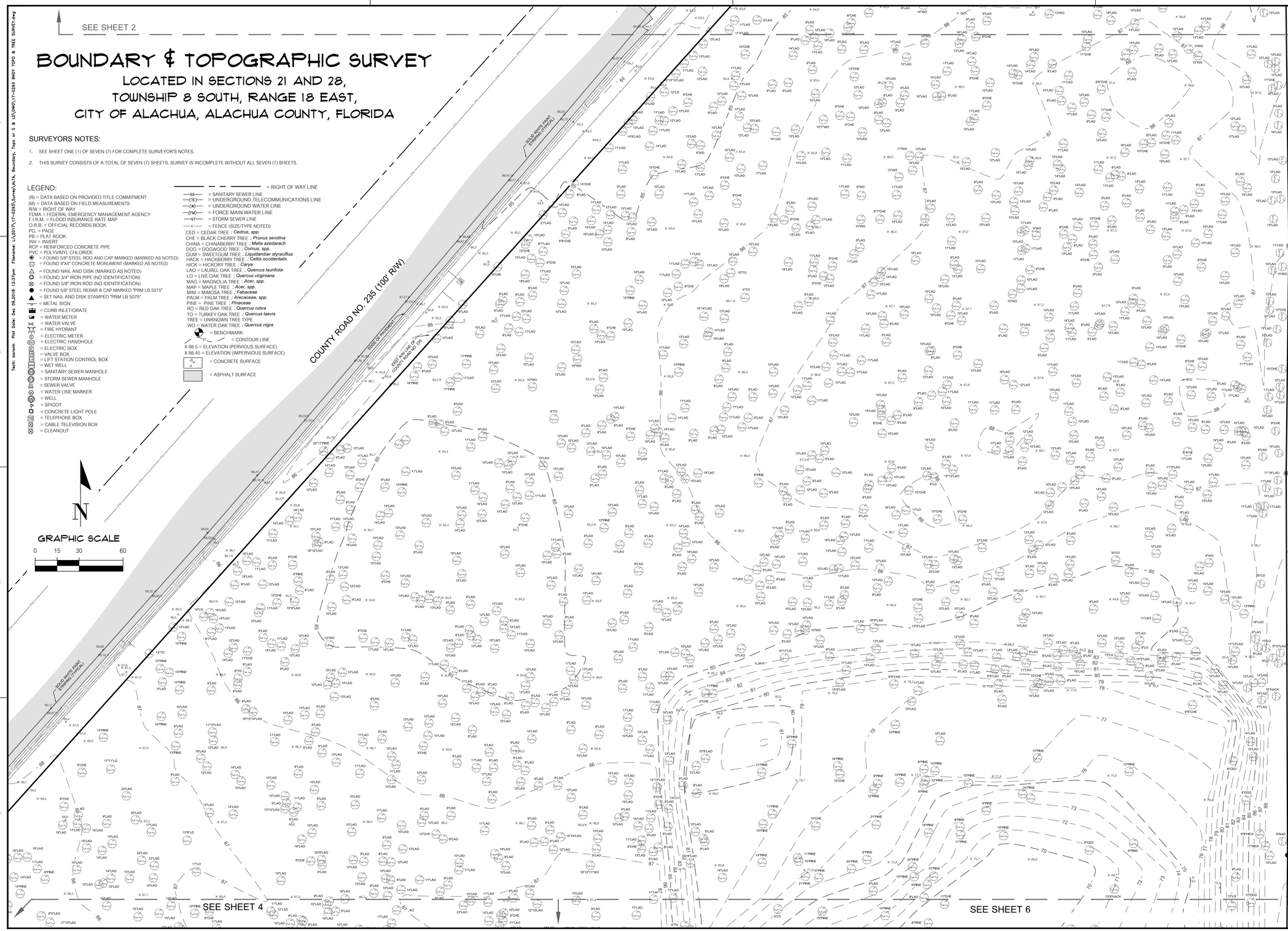
SHEET NO.: 2 OF 7

Tech: cxroth Plot Date: Dec 06,2018 12:34pm Filename: L:\2017\17-0293\Survey\ALFA, Boundary, Topo or S & UD\DWG\17-0293 BNDY TOPO & TREE SURVEY.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



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CERTIFIED TO:

SURVEY DATE:	09-28-2018
REVISION DATE:	N/A
PROJECT NUMBER:	17-0293
TECHNICIAN:	NAD
CREW CHIEF:	NV
DRAWN BY:	AJH
FIELD BOOK & PAGE:	550/46-49, 67-69

This map prepared by:
AARON H. HICKMAN
(SEE SHEET 1 OF 7)
Professional Surveyor & Mapper Fla. License No. 6791
Certificate of Authorization No. LB. 5075
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(SEE SHEET 1 OF 7)

SHEET NO.: 3 OF 7

Tech: aaronh Plot Date: Dec 09,2018 12:37pm Filename: L:\2017\17-0293\Survey\ALTA_Boundary_Topo or S & L0\DWG\17-0293 BNDY TOPO & TREE SURVEY.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SURVEYORS NOTES:

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GRAPHIC SCALE
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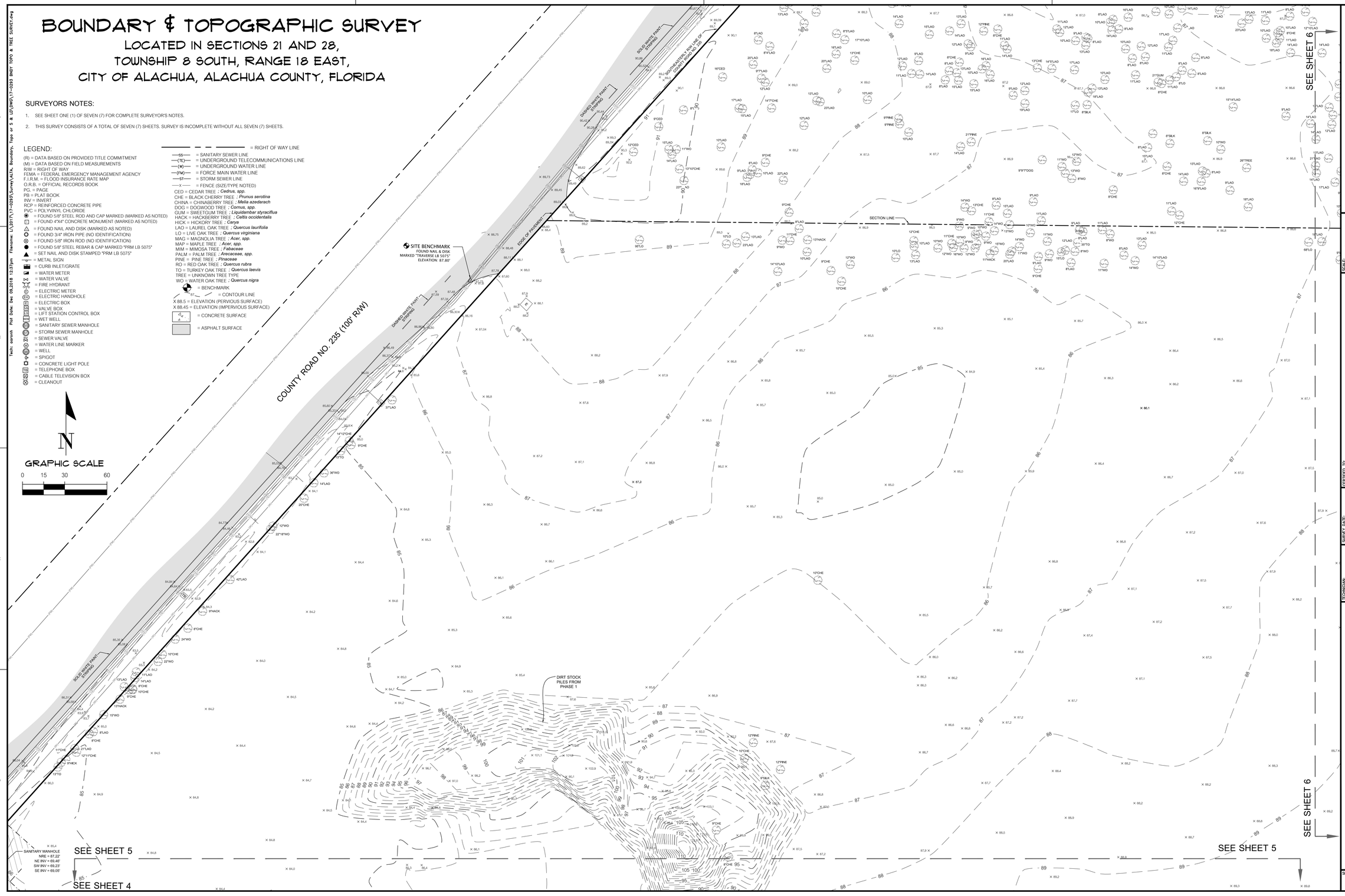

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(SEE SHEET 1 OF 7)

CERTIFIED TO:

SURVEY DATE: 09-28-2018
REVISION DATE: N/A
PROJECT NUMBER: 17-0293

TECHNICIAN: NAD
CREW CHIEF: DM
DRAWN BY: AHH
FIELD BOOK & PAGE: 550/48-49, 67-69

AARON H. HICKMAN
(SEE SHEET 1 OF 7)
Professional Surveyor & Mapper Fla. License No. 6791

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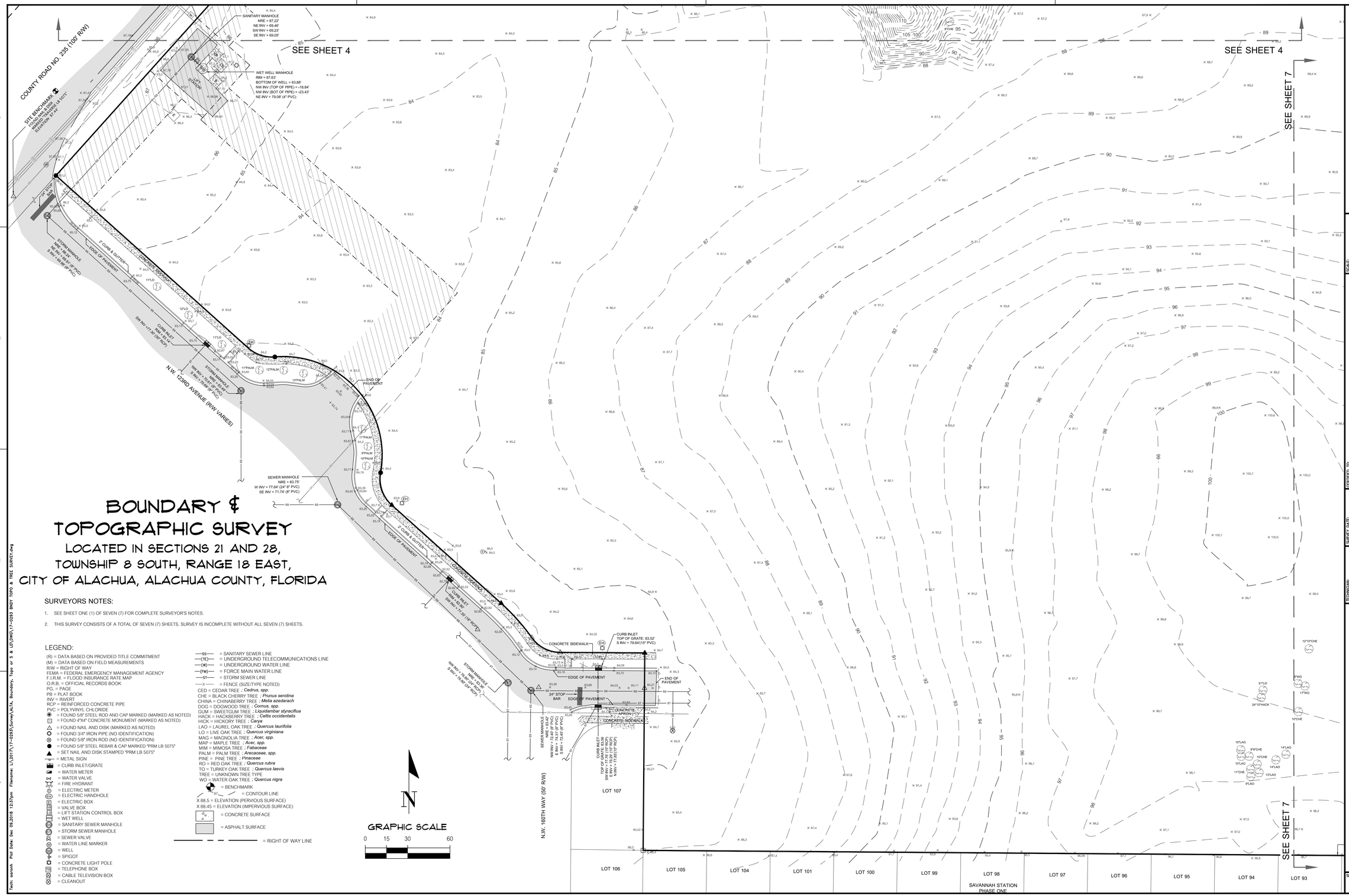
SHEET NO.: 4 OF 7

Tech: aaronh Plot Date: Dec 09,2018 12:37pm Filename: L:\2017\17-0293\Survey\ALTA, Boundary, Topo or S & L\D\DWG\17-0293 BNDY TOPO & TREE SURVEY.dwg



BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

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Tech: sorsch Plot Date: Dec 09,2019 12:37pm Filename: L:\2017\17-0293\Survey\ALTA_Boundary_Topo or S & J\DWG\17-0293 BNDY TOPO & TREE SURVEY.dwg

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CERTIFIED TO:

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REVISION DATE: N/A
PROJECT NUMBER: 17-0293

TECHNICIAN: NAD
CREW CHIEF: DM
DRAWN BY: AEH
FIELD BOOK & PAGE: 550/46-49, 67-69

AARON H. HICKMAN
(SEE SHEET 1 OF 7)
Professional Surveyor & Mapper Flo. License No. 6791

This map prepared by:
Certificate of Authorization No. L.B. 5075

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(SEE SHEET 1 OF 7)

SHEET NO.: 5 OF 7

BOUNDARY & TOPOGRAPHIC SURVEY

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N

GRAPHIC SCALE
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CERTIFIED TO:

SURVEY DATE: 09-28-2018
REVISION DATE: N/A
PROJECT NUMBER: 17-0293

TECHNICIAN: NAD
CREW CHIEF: DG
RECORD BR: AHH
FIELD BOOK & PAGE: 550/46-49, 67-69

This map prepared by:
Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AARON H. HICKMAN
(SEE SHEET 1 OF 7)
Professional Surveyor & Mapper Flo. License No. 6791

(SEE SHEET 1 OF 7)

SHEET NO.: 6 OF 7

Tech: aaronh Plot Date: Dec 09,2018 12:37pm Filename: L:\2017\17-0293\Survey\ALTA, Boundary, Topo or S & L\DWG\17-0293 BNDY TOPO & TREE SURVEY.dwg

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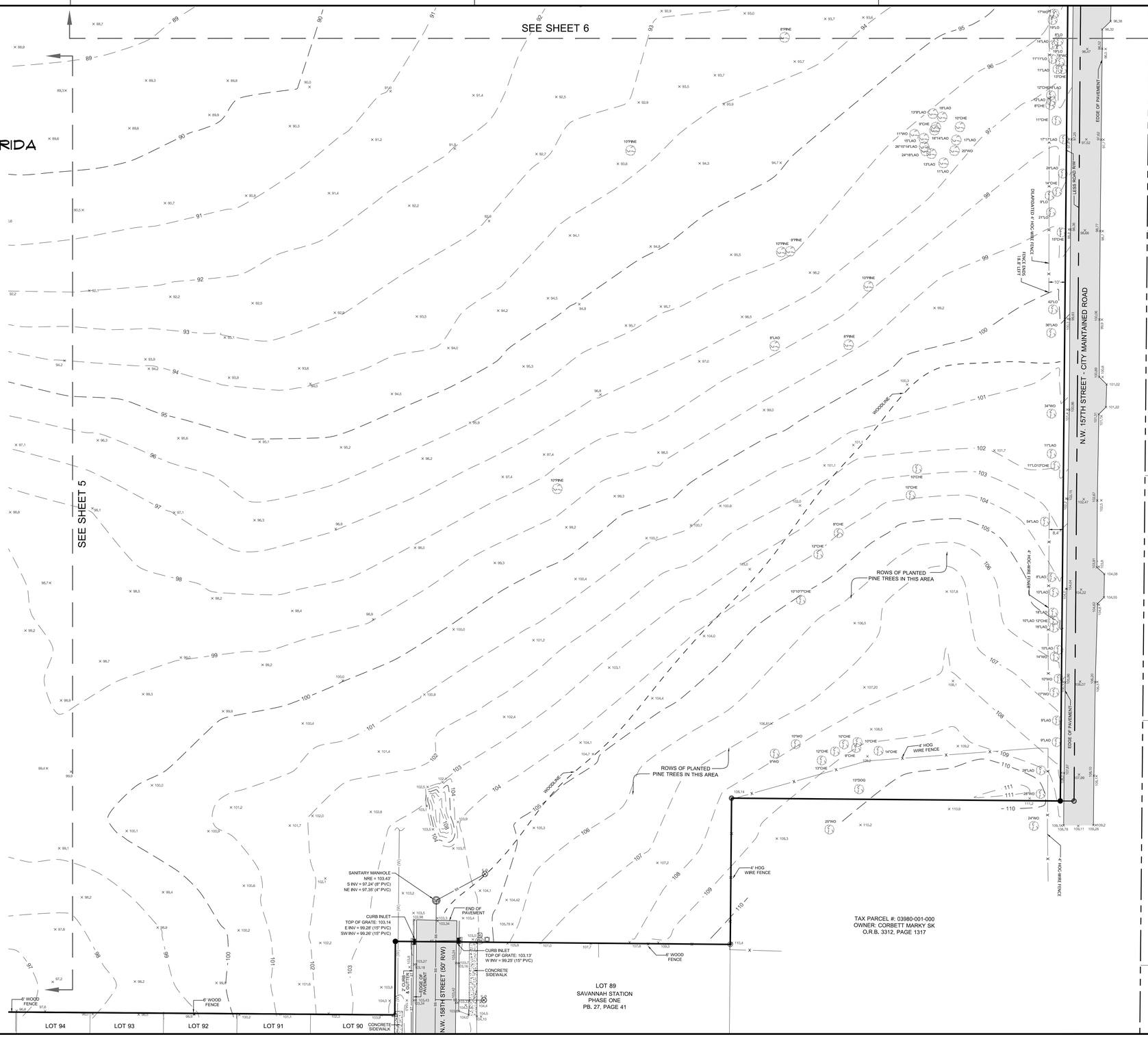
= ELECTRIC HANDHOLE
= ELECTRIC BOX
= VALVE BOX
= LIFT STATION CONTROL BOX
= WET WELL
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= SEWER VALVE
= WATER LINE MARKER
= WELL
= SPIGOT
= CONCRETE LIGHT POLE
= TELEPHONE BOX
= CABLE TELEVISION BOX
= CLEANOUT
—SS— = SANITARY SEWER LINE
—(TC)— = UNDERGROUND TELECOMMUNICATIONS LINE
—(W)— = UNDERGROUND WATER LINE
—(FM)— = FORCE MAIN WATER LINE
—ST— = STORM SEWER LINE
—X— = FENCE (SIZE/TYPE NOTED)
CED = CEDAR TREE ; *Cedrus, spp.*
CHE = BLACK CHERRY TREE ; *Prunus serotina*
CHINA = CHINABERRY TREE ; *Melia azedarach*
DOG = DOGWOOD TREE ; *Cornus, spp.*
GUM = SWEETGUM TREE ; *Liquidambar styraciflua*
HACK = HACKBERRY TREE ; *Celtis occidentalis*
HICK = HICKORY TREE ; *Carya*
LAO = LAUREL OAK TREE ; *Quercus laurifolia*
LO = LIVE OAK TREE ; *Quercus virginiana*
MAG = MAGNOLIA TREE ; *Acer, spp.*
MAP = MAPLE TREE ; *Acer, spp.*
MIM = MIMOSA TREE ; *Fabaceae*
PALM = PALM TREE ; *Arecaceae, spp.*
PINE = PINE TREE ; *Pinaceae*
RO = RED OAK TREE ; *Quercus rubra*
TQ = TURKEY OAK TREE ; *Quercus laevis*
TREE = UNKNOWN TREE TYPE
WO = WATER OAK TREE ; *Quercus nigra*
= BENCHMARK
= CONTOUR LINE
X 88.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 88.45 = SPOT ELEVATION (IMPERVIOUS SURFACE)
= CONCRETE SURFACE
= ASPHALT SURFACE
= RIGHT OF WAY LINE

N

GRAPHIC SCALE
0 15 30 60



11801 Research Drive
Alachua, FL 32615
(386) 418-5975
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1" = 30'
VERIFY SCALE BAR IS ONE INCH ON YOUR DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

(SEE SHEET 1 OF 7)

CERTIFIED TO:

SURVEY DATE: 09-28-2018	
REVISION DATE: N/A	
PROJECT NUMBER: 17-0293	
TECHNICIAN: NAD	
CREW CHIEF:	
RECORED BY: AHH	
FIELD BOOK & PAGE: 550/48-49; 67-69	

AARON H. HICKMAN

(SEE SHEET 1 OF 7)

Professional Surveyor & Mapper Fla. License No. 6791

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

SHEET NO.: 7 OF 7

Tech: aaronh Plot Date: Dec 09,2018 12:37pm Filename: L:\2017\17-0293\Survey\ALTA, Boundary, Topo w/ S & LD\IWO\17-0293 BNDY TOPO & TREE SURVEY.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

☑ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Savannah Station Phase II
2. Address of Subject Property: CR 235, between NW 157th Street and 123rd Avenue
3. Parcel ID Number(s): Portion of 03995-002-000 & 03980-002-001
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Zoning Designation: PUD
7. Acreage: ±44.67

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): John Mayfield Title: Director of Land Development

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Alachua State: Florida ZIP: 32615

   Telephone: (352) 331-1976 FAX: ( ) e-mail: johnm@chw-inc.com
3. If the applicant is agent for the property owner*:

   Name of Owner (title holder): Waco Properties, Inc.

   Mailing Address: 569 South Edgewood Avenue

   City: Jacksonville State: Florida 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:

   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

<u>Preliminary Plat Attachments:</u>

1. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft;
   b. Proposed name of subdivision.
   c. Name, address, and telephone number of the subdivider and agent of subdivider.
   d. Name, address, telephone number and registration number of surveyor or engineer.
   e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
   f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   g. Legal description of the property to be subdivided.

h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
j. Block letters and lot numbers, lot lines, and scaled dimensions.
k. Zoning district boundaries on abutting properties.
l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
m. Minimum building setback lines as required by the Land Development Regulations.
n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
o. Surface drainage and direction of flow and method of disposition and retention indicated.
p. Inscription stating "NOT FOR FINAL RECORDING".
q. Tree location survey in conformance with LDR Article 6.2.1(G).
r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. 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.

3. 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.)

4. Existing and/or proposed covenants and restrictions.

5. Two (2) 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).

6. 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.

7. City of Alachua Public School Student Generation Form

8. Legal description with tax parcel number.

9. Proof of ownership.

10. Proof of payment of taxes.

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

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

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 necessary technical review or additional reviews of the application beyond 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.

<u>All 14 attachments are required for a complete application.</u> 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.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: 1inch=200 ft.
   b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
   c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
   d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
   e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
   f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
   g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
   h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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. Legal description with tax parcel number.

6. Proof of ownership.

7. Proof of payment of taxes.

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

9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. 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.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft.
   b. Name of subdivision shall be shown in bold legible letters, as stated in 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.
   c. Name and address of subdivider.
   d. North arrow, graphic scale, and date of plat drawing.
   e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   f. Exact boundary line of the tract, determined by a field 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.
   g. Legal description of the property to be subdivided.
   h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
   i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
   j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
   k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
   l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
   m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
   n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
   o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
   p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
   q. Lots must be numbered in numerical order and blocks lettered alphabetically.
   r. Accurate location and description of monuments and markers.
   s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
   t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
   u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
   v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. 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.
   w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
   x. Title certification as required by Chapter 177, Florida Statutes.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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. Legal description with tax parcel number.

6. City of Alachua Public School Student Generation Form.

7. One (1) set (two [2] sets for Minor Subdivisions) 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. Proof of ownership.

9. Proof of payment of taxes.

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

11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

13. **For Minor Subdivisions: 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 12/13 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

John Maxfield, P.E.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of Aug, 2018, by John Maxfield, who is/are personally known to me, or who has/have produced _____ as identification.

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Kelly Jones Bishop
Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____

Parcel ID Number(s): portion of Alachua County tax parcels 03980-002-001 and 03905-002-000

Acreage: ±45 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William A. McArthur Jr. Title: President

Company (if applicable): Waco of Alabama, Inc.

Mailing Address: 569 S. Edgewood Avenue

City: Jacksonville State: FL ZIP: 32205

Telephone: 904-388-3561 FAX: _____ e-mail: office@ngwic.com

C. AUTHORIZED AGENT

Name: _____ Title: _____

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville State: FL ZIP: 32607

Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: ryant@chw-inc.com

D. REQUESTED ACTION:

_____

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

Signature of Applicant

Signature of Co-applicant

William A. McArthur Jr.

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 18th day of December, 2017, by William A. McArthur, Jr., who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

RICHARD ALLEN EXLINE
Notary Public, State of Florida
My Comm. Expires 11/19/21
Commission No. GG161587

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): John Maxfield Title: Senior Engineer

   Company (if applicable): CHW

   Mailing address: 11801 Research Drive

   City: Alachua State: Florida ZIP: 32615

   Telephone: (352) 331-1976 FAX: _____ e-mail: johnm@chw-inc.com

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

   Name of Owner (title holder): Waco Properties, Inc.

   Mailing Address: 569 South Edgewood Avenue

   City: Jacksonville State: Florida 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 II
2. Address of Subject Property: CR 235, between NW 157th Street and 123rd Avenue
3. Parcel ID Number(s): Portion of 03905-002-000 & 03980-002-001
4. Section 21 & 28 Township 08 South Range 18 East Grant N/A Acreage: ±44.67
5. Existing Use of Property: Vacant
6. Future Land Use Map Designation: Moderate Density Residential
7. Zoning Designation: PUD
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units 180

   □ Multi-Family Residential Number of Units _____

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

9. Review Type:

   Preliminary Development Order

   □ Comprehensive Plan Amendment

   □ Large Scale

   □ Small Scale

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

   □ *Revised*

   Final Development Order

   ■ Preliminary Plat

   □ Final Plat

   □ Site Plan

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

    Elementary: Irby & Alachua

    Middle: Mebane

    High: Sante Fe

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	180	units	x	0.15	Elementary School Multiplier*	27	Student Stations**
Middle School	180	units	x	.07	Middle School Multiplier*	13	Student Stations**
High School	180	units	x	.09	High School Multiplier*	16	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

JOHN MAXFIELD
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 19th day of October, 2018 by John Maxfield, who is/are personally known to me, or who has/have produced _____ as identification.

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

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:_____

15.00
1592.50

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

RETURN TO

Folio No(s). 03982-000-000
03905-002-000
03905-001-000
03975-001-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499767
Book/Page 2140/ 1831

DTAX 1,592.50

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:

Robin J Schmidt
Print Name: Robin J Schmidt

Angela Manos
Print Name: ANGELA MANOS

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

By: _____
Name: J. Robb Mayo
Title: Director of US Real Estate Operations and Investments
New Orchard Road
Armonk, NY 10504

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by X of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

X J. Robb Mayo
Director of US Real Estate
Operations and Investments

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, 1997

MIA-209411-1

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 29, 1997
82.714 AC. TRACT

OVERALL TRACT "C"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27, AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°36'37"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 21, A DISTANCE OF 907.96 FEET TO AN IRON PIPE; THENCE RUN S.89°59'57"E., A DISTANCE OF 347.51 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.22°11'21"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 508.62 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN S.41°53'43"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3900.73 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.48°06'17"E., ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 99.65 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID BOUNDARY LINE OF PILOT FOREST AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 49°08'06", AN ARC DISTANCE OF 85.46 FEET (CHORD BEARING AND DISTANCE OF S.23°32'14"E., 82.86 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE NORTHWEST CORENR OF LOT 54 OF SAID PILOT FOREST; THENCE RUN S.89°34'18"E., ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH LINE OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2381.83 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PILOT FOREST UNIT 2; THENCE RUN N.00°28'52"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 28, A DISTANCE OF 514.28 FEET TO AN IRON PIPE; THENCE RUN N.89°30'42"W., A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN N.00°28'52"E., A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN S.89°30'42"E., A DISTANCE OF 210.00 FEET TO AN IRON PIPE ON THE AFOREMENTIONED EAST LINE OF SECTION 28; THENCE RUN N.00°28'52"E., ALONG SAID EAST LINE, A DISTANCE OF 904.29 FEET TO THE POINT OF BEGINNING, CONTAINING 82.714 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR COUNTY ROAD N.W. 175th STREET (FORMERLY KNOWN AS COUNTY ROAD N.W. 19)

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

RETURN TO

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:

Robin J. Schmidt
Print Name: Robin J. Schmidt

Angela Manos
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

MIA-209411-1

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.

Jessica Junkin

From: Lalit Lalwani <llalwani@alachuacounty.us>
Sent: Monday, October 08, 2018 2:06 PM
To: John Maxfield
Subject: RE: Savannah Station

John,
It appears you will be making a permit request for a second connection to CR 235. It will be subject to the ULDC Access Management Code. We do not see any issues at this time.

Sincerely,

Lalit L. Lalwani, PE, CPM, CFM
Civil Engineer III

Alachua County Public Works
5620 NW 120th Lane,
Gainesville, FL 32653
Phone: 352-548-1243
352-374-5245, ext. 243
Fax: 352-337-6244
E-mail: llalwani@alachuacounty.us
Office Hours: Monday through Thursday, 7:00 AM to 5:30 PM
Closed on Fridays.

PLEASE NOTE: Florida has a very broad public records law (F.S. 119). All e-mails to and from County Officials are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

From: John Maxfield <JohnM@chw-inc.com>
Sent: Wednesday, September 26, 2018 6:01 PM
To: Lalit Lalwani <llalwani@alachuacounty.us>
Subject: Savannah Station

Lalit – we are working on Phase II of the Savannah Station subdivision in the City of Alachua. Please see the attached photos and a preliminary plat drawing. The City has asked for some confirmation from the County that our approach to connecting to CR-235 is reasonable, recognizing it is subject to County approval during the design phase. There is an existing connection to CR-235 intended for Phase II (see the attached Google Maps picture). We intend to make our connection at this point per the preliminary plat drawing. Can you please confirm via email that our approach to permitting this connection to CR-235 is appropriate to for the County. Please let me know if you have any questions. Thanks.

JOHN MAXFIELD, PE | Director of Land Development
t: (352) 331-1976 ext 955 | **c:** (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
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
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

Jessica Junkin

From: Marshall, Leroy <Leroy.Marshall@srwmd.org>
Sent: Sunday, September 30, 2018 9:24 PM
To: Tim Sagul
Cc: John Maxfield
Subject: RE: Savannah Station ERP001-21048-1

Tim,
The proposed approach is reasonable.

If you need anything else, please feel free to contact me.

Thanks

Leroy Marshall, P.E., PMP, CFM
Chief Professional Engineer
Suwannee River Water Management District
9225 County Road 49
Live Oak, Florida 32060
386.647.3124 (Direct)
800.226.1066 (Toll Free)
www.mysuwanneeriver.com

From: Tim Sagul <tims@chw-inc.com>
Sent: Thursday, September 27, 2018 9:54 AM
To: Marshall, Leroy <Leroy.Marshall@srwmd.org>
Cc: John Maxfield <JohnM@chw-inc.com>
Subject: Savannah Station ERP001-21048-1

Leroy:

We are currently working on Phase II of this project. An ERP was issued by SRWMD in 2006 for the first phase. The project is located in the City of Alachua on CR 235. I have attached a preliminary master plat showing two proposed dry retention areas that will be designed similar to what was done for Phase I. Approximately 15% of this phase will be set aside for the two dry retention areas. According to the SRWMD staff review back in 2006, Clay Coarsey indicated that the ponds in the neighboring subdivision were dry and that the on-site soils appeared suitable for retention.

The City has asked for confirmation from SRWMD that our approach to designing the stormwater management facilities for this phase is reasonable, recognizing it is subject to SRWMD approval during the design and permitting phase. After receiving preliminary plat approval, we intend to submit an ERP application packet to SRWMD towards the end of October. Can you please confirm via email that our approach to permitting this phase with SRWMD is appropriate to for the County? Please let me know if you have any questions.

Thanks,

TIM SAGUL, PE, CFM | Senior Engineer
t: (386) 518-5151 | **c:** (352) 275-7022
e: tims@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

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

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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

03975-003-000
HIRKO AARON C & LAURA W
12717 NW 157TH ST
ALACHUA, FL 32615

03905-002-001
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03975-007-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03903-010-024
LEWIS WILLIE J & PHIMETTO D
16002 NW PEGGY RD
ALACHUA, FL 32615

03975-006-000
HOWELL MICHAEL M
12605 NW 157TH ST
ALACHUA, FL 32615-6453

03904-000-000
CHASTEEN & FAIRCLOTH &, M...
26126 NW 182ND AVE
HIGH SPRINGS, FL 32643

03903-010-021
MCCHESNEY WAYNE D & ELLE...
PO BOX 1895
ALACHUA, FL 32616

03975-001-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03904-001-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03975-008-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03975-004-000
DANSBY JONATHAN & CHERYL
PO BOX 754
ALACHUA, FL 32616

03975-009-000
DAMPIER BRIAN K
12503 NW 157TH ST
ALACHUA, FL 32615

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-002-000
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03975-005-000
CALHOUN LYNNWOOD HEIRS
12613 NW 157TH ST
ALACHUA, FL 32615-6453

03903-010-009
ZEMON MICHAEL & DORIS NAD...
13207 NW 167TH TER
ALACHUA, FL 32615-8109

03903-010-023
GAY ANNE F LIFE ESTATE
PO BOX 606
ALACHUA, FL 32616-0606

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

03975-002-000
JAMES, THOMAS L
12809 NW 157TH ST
ALACHUA, FL 32615-6454

03903-010-010
BAYLES HOWARD LAWRENCE ...
PO BOX 586
ALACHUA, FL 32616-0586

03980-020-077
CURL KENNETH WADE & JACQ...
15945 NW 122ND LANE
ALACHUA, FL 32615

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776-9654

03981-005-001
HALBROOK JAMES RONALD JR...
11306 NW 161ST ST
ALACHUA, FL 32615

03980-020-088
ATKINSON, CAMERON & SARA...
12253 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-001
CRUZ & GARCIA H/W
12282 NW 162ND DR
ALACHUA, FL 32615

03980-020-043
ANDERSON AMANDA
15984 NW 121ST LN
ALACHUA, FL 32615

03980-020-040
SIMMONS ROBERT JR
15924 NW 121ST LN
ALACHUA, FL 32615

03980-020-024
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-020-103
WHITE MONICA L
2242 NW 29TH AVE
GAINESVILLE, FL 32605

03980-020-099
INFANTINO MICHAEL J & KELLY...
15956 NW 122ND LN
ALACHUA, FL 32615

03905-002-001
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03980-020-090
SUAREZ, GEORGE E & ANNE E
2088 JACKSON RIDGE COVE
KENNESAW, GA 30144

03980-020-087
BURDGE DEAN C & MARIE N
12233 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-070
,

03980-020-027
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-048
ENTRUST HOLDINGS LLC
4021 A NE 2ND WAY
GAINESVILLE, FL 32609

03980-020-105
RAIFORD GEORGE
16070 NW 122ND LN
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER ...
933 NORTH CLARA AVE
DELAND, FL 32720

03980-020-021
THOMPSON & WELLS
16093 NW 121ST LN
ALACHUA, FL 32615

03980-020-071
MYER, DEANNE
16051 NW 122ND LN
ALACHUA, FL 32615-0221

03980-020-082
CHAPMAN AARON C & RONNIC...
15869 NW 122ND LN
ALACHUA, FL 32615

03980-020-081
BROCK AMANDA S
7142 NW 121ST AVE
ALACHUA, FL 32615

04008-003-001
VINCENT MILTON BRIEN & BRE...
16919 NW 110TH AVE
ALACHUA, FL 32615-6626

03980-003-004
ESKRIDGE, MARTY R
14705 MAIN ST
ALACHUA, FL 32615-8596

03980-003-053
WIGGLESWORTH ERNEST BAR...
11923 NW 164TH TER
ALACHUA, FL 32615-6460

03980-020-035
JASINSKI & JASINSKI
12151 NW 158TH ST
ALACHUA, FL 32615

03980-020-107
VIRGA, ROSE
20415 NW 113TH WAY
ALACHUA, FL 32615

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 8090...

03980-020-095
MOHR JENNIFER M
15882 NW 122ND LANE
ALACHUA, FL 32615

03980-020-044
CYR & ELLIOT
16022 NW 121ST LN
ALACHUA, FL 32615

03980-020-067
ROWE JULIUS M
16127 NW 122ND LN
ALACHUA, FL 32615

03980-020-084
THAO & WOOD W/H
15839 NW 122ND LN
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615-6459

03980-020-097
BEAUCHAMP & POTTER
15926 NW 122ND LN
Alachua, FL 32615

03981-004-007
STREIT, W J
16414 NW 110TH AVE
ALACHUA, FL 32615-6621

03975-015-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03980-020-083
ANDRADE & MCNIFF
3319 MARBLE CREST DR
LAND O LAKES, FL 34638-6082

03980-020-041
FORTNER SCOTT W & LISA W
15944 NW 121ST LN
ALACHUA, FL 32615

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

03980-020-085
SILVA CLAUDIA ELIZA
15819 NW 122ND LN
ALACHUA, FL 32615

03980-003-005
BOYD CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03980-020-038
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-089
SOUTHWELL, RYAN P
12273 NW 158TH ST
ALACHUA, FL 32615

03975-007-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

04008-005-004
JOHNS TIMOTHY CALVIN & SHA...
16333 NW 110TH AVE
ALACHUA, FL 32615-6624

03975-014-000
BURLEY THERESE K
12221 NW 157TH ST
ALACHUA, FL 32615-6446

03980-020-025
ZAVOCKI EDNA MAE TRUSTEE
15931 NW 121ST LN
ALACHUA, FL 32615-0209

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03980-020-100
WHITE BRENDA
15976 NW 122ND LN
ALACHUA, FL 32615

03975-012-000
HUNT ODELL P & RUTHA R
12315 NW 157TH ST
ALACHUA, FL 32615-6452

03980-020-034
REYES VICTOR
15740 NW 121ST LN
ALACHUA, FL 32615

03980-020-094
PUCKETT ANDREW
15862 NW 122ND LN
ALACHUA, FL 32615

03980-020-049
,

03997-006-000
HURST J B & GAIL
PO BOX 1195
ALACHUA, FL 32616-1195

04008-001-001
AUGSPURG JASON R & JANET ...
16825 NW 110TH AVE
ALACHUA, FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03980-020-050
CRISTELLI BARBARA
16176 NW 121ST LN
ALACHUA, FL 32615-0212

03980-020-022
MORRIS NICOLE
16053 NW 121ST LN
ALACHUA, FL 32615

03980-020-101
LANGSTON BRUCE & STEPHEN...
15996 NW 122ND LN
ALACHUA, FL 32615

03980-020-075
GLASS DEBRA LYNN
15975 NW 122ND LN
ALACHUA, FL 32615-0219

03981-006-000
OWENS HAROLD JAMES BOBBI...
11418 NW 161ST ST
ALACHUA, FL 32615-6456

03975-013-000
MCGEE HELEN RIVERS
12307 NW 157TH ST
ALACHUA, FL 32615-6452

03980-020-002
WEBER & WEIST
12272 NW 162ND DR
ALACHUA, FL 32615

03981-008-000
WEAVER, WILLIAM R & BEVERL...
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432-3522

03980-020-066
WILLOUGHBY LEE K
16147 NW 122ND LANE
ALACHUA, FL 32615

03980-020-004
KUBO KOKI & YADIRA
12252 NW 162ND DR
ALACHUA, FL 32615-0202

03981-005-002
HARRELL, VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615-6455

03980-020-065
SHANNON MARGARET L
16157 NW 122ND LN
ALACHUA, FL 32615

03980-020-092
LUKERT MARK D
15842 NW 122ND LN
ALACHUA, FL 32615-0216

03980-020-036
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-020-076
OWLAPOM LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

03980-020-074
PERRY DAVID C
15995 NW 122ND LN
Alachua, FL 32615

03980-020-096
PERRY LAURA
15906 NW 122ND LN
ALACHUA, FL 32615-0218

03975-010-000
HUDSON RANDALL NEIL & BRO...
12419 NW 157TH ST
ALACHUA, FL 32615

03975-006-000
HOWELL MICHAEL M
12605 NW 157TH ST
ALACHUA, FL 32615-6453

03980-020-069
RASSEL, ROBERT O & MARGA...
16091 NW 122ND LN
Alachua, FL 32615-0221

03980-020-063
,

03980-020-091
DUNCAN KAYLENE D
15832 NW 122ND LN
ALACHUA, FL 32615

03980-020-047
OWLAPOM LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

03980-020-102
ALLIGOOD & BEVILLE
16010 NW 122ND LN
ALACHUA, FL 32615

03980-003-054
EFUNBUMI ORISATALABI
12017 NW 164TH TER
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615-6425

03980-020-039
LABOY ALICIA
15888 NW 121ST LN
ALACHUA, FL 32615

03980-020-003
CZOCHANSKI & KIM-CZOCHAN...
15 TENNESSEE
IRVINE , CA 92606

03980-020-064
PARENT KAREN H
16177 NW 122ND LN
ALACHUA, FL 32615-0223

03980-020-080
SALAMON JUDY
15889 NW 122ND LN
ALACHUA, FL 32615

03980-020-042
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-028
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03974-004-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03980-003-052
BOYETTE BETTY
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03975-008-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03980-020-032
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03975-004-000
DANSBY JONATHAN & CHERYL
PO BOX 754
ALACHUA, FL 32616

03980-020-078
THOMPSON WILLIAM F & REBE...
15925 NW 122ND LN
ALACHUA, FL 32615

03980-020-072
MCGRAW & MONTANARELLA
16031 NW 122ND LN
ALACHUA , FL 32615

03980-020-086
FISHER RONALD P
12171 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-104
PATTERSON DAKOTA RENE
16050 NW 122ND LN
ALACHUA, FL 32615

04008-005-000
CLARK C T
PO BOX 126
ALACHUA, FL 32616-0126

03980-020-023
ROWSEY COLTON & OCTAVIA
16013 NW 121ST LN
ALACHUA, FL 32615

03975-009-000
DAMPIER BRIAN K
12503 NW 157TH ST
ALACHUA, FL 32615

03980-003-003
GOLDEN HAMMER CONSTRUC...
4033 NW 97TH BLVD STE B
GAINESVILLE, FL 32606

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-020-033
PENDLETON & TREWEEK
15710 NW 121ST LN
ALACHUA, FL 32615

03980-002-000
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03980-020-046
SCOTT KRISTIN N
16082 NW 121ST LN
ALACHUA, FL 32615

03975-005-000
CALHOUN LYNNWOOD HEIRS
12613 NW 157TH ST
ALACHUA, FL 32615-6453

03983-000-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03980-020-026
FLETCHER CONSTRUCTION L...
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA ...
16328 NW 110TH AVE
ALACHUA, FL 32615-6494

03980-020-073
ANCTIL PAULINE G
16011 NW 122ND LN
ALACHUA, FL 32615

03980-020-005
GRANITE HILL HOLDINGS LLC
20109 NW 113TH WAY
ALACHUA, FL 32615

03980-020-098
HANEY MICHAEL L II & JOETTA ...
15946 NW 122ND LN
Alachua, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE ...
16324 NW 120TH PL
ALACHUA, FL 32615-6673

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
11636 NW 161ST ST
ALACHUA, FL 32615

03980-020-045
DILLARD HARRY & JAMIE
16052 NW 121ST LN
ALACHUA, FL 32615

03980-020-037
WILLIAMS BLAKE & JENNIFER ...
15848 NW 121ST LANE
ALACHUA, FL 32615

03980-020-079
GAINES & GAINES
15905 NW 122ND LN
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16817 NW 110TH AVE
ALACHUA, FL 32615

03980-020-106
TURNER JACQUELYN
16090 NW 122ND LN LOT 106
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03975-011-000
JESSUP WILLIAM J III & SARAH ...
12401 NW 157TH ST
ALACHUA, FL 32615

03980-001-000
CORBETT MARY SK
12220 NW 157TH ST
ALACHUA, FL 32615

03980-020-029
MOORE ROBERT J
15777 NW 121ST LN
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
Alachua, FL 32615

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

03980-020-068
MILNOR KAREN L
16107 NW 122ND LN
ALACHUA, FL 32615

04008-003-005
ADAMS, JIMMY
16945 NW 110TH AVE
ALACHUA, FL 32615

03980-020-093
ZDZIARSKI CHERI L
15852 NW 122ND LN
ALACHUA, FL 32615

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Location: CHW office, 11801 Research Drive, Alachua, FL 32615

Contact: Josh Highlander, PE, CGC, Vice President of Engineering and Construction
(352) 331-1976

CHW
Professional Consultants

TODAY IN HISTORY

In **1846**, the American flag was raised for the first time in Los Angeles.
In **1910**, Florence Nightingale, the founder of modern nursing, died in London at age 90.
In **1932**, Adolf Hitler rejected the post of vice chancellor of Germany, saying he was prepared to hold out "for all or nothing."
In **1942**, Walt Disney's animated feature "Bambi" had its U.S. premiere at Radio City Music Hall in New York, five days after its world premiere in London.
In **1967**, the crime caper biopic "Bonnie and Clyde," starring Warren Beatty and Faye Dunaway, had its U.S. premiere; the movie, directed by Arthur Penn, was considered shocking as well as innovative for its graphic portrayal of violence.
In **1979**, Lou Brock of the St. Louis Cardinals became the 14th player in major league baseball history to reach the 3,000th career hit plateau as his team defeated the Chicago Cubs, 3-2.
In **1981**, in a ceremony at his California ranch, President Ronald Reagan signed a historic package of tax and budget reductions.

TODAY'S BIRTHDAYS
Actor **Kevin Tighe** is 74. Former Federal Reserve Chair **Janet Yellen** is 72. Opera singer **Kathleen Battle** is 70. High wire aerialist **Philippe Petit** is 69. Hockey Hall of Famer **Bobby Clarke** is 69. Golf Hall of Famer **Betsy King** is 63. Movie director **Paul Greengrass** is 63. Actor **Danny Bonaduce** is 59. TV weatherman **Sam Champion** is 57. Actress **Dawnn Lewis** is 57. Actor **John Slattery** is 56. Actress **Debi Mazar** is 54. Actress **Quinn Cummings** is 51. Actress **Seana Kofoed** is 48. Country singer **Andy Griggs** is 45.

LOTTERY
Sunday, Aug. 12
Pick 2
Early drawing: 0-7
Night drawing: 0-1
Pick 3
Early drawing: 0-5-2
Night drawing: 1-2-1
Pick 4
Early drawing: 4-5-5-1
Night drawing: 2-9-2-5
Pick 5
Early drawing: 2-1-5-6-1
Night drawing: 6-4-8-2-6
Fantasy 5
14-19-26-29-31

Saturday's Results
Lotto
5-9-31-39-42-51
Match...Payoff...Winners
6-of-6...$3.5M...0
5-of-6...$9,171...10
4-of-6...$77...870
3-of-6...$5...18,581
Fantasy 5
4-7-9-12-25
Match...Payoff...Winners
5-of-5...$25,208.37...9
4-of-5...$75.50...484
3-of-5...$7.50...13,459

US advising Afghan forces in battle for eastern city

By Rahim Faiez and Kathy Gannon
The Associated Press

In this June 16 photo, Taliban fighters ride motorbikes inside Ghazni city, capital of Ghazni province, west of Kabul, Afghanistan. An Afghan official said Sunday that security forces are battling the Taliban for the third straight day following a massive insurgent attack into the key city of Ghazni. [ASSOCIATED PRESS FILE PHOTO]

KABUL, Afghanistan – The United States has sent military advisers to aid Afghan forces in Ghazni, where they were struggling on Sunday to regain full control three days after the Taliban launched a massive assault on the eastern city.

The assault was a major show of force by the Taliban, who had infiltrated deep into the city and attacked from several directions. In recent years the insurgents have seized several districts across the country and staged near-daily attacks on Afghan security forces, but have been unable to capture and hold urban areas.

The U.S.-led NATO mission has carried out airstrikes in support of Afghan forces. Lt. Col. Martin O'Donnell, a spokesman for U.S. forces in Afghanistan, said Afghan forces were engaged in a "cleanup operation," while acknowledging for the first time that "some U.S. advisers were on the ground."

The U.S. and NATO formally concluded their combat mission at the end of 2014, but have repeatedly come to the aid of Afghan forces as they have struggled to combat a resurgent Taliban. The insurgents have meanwhile been steadily increasing their political profile, demanding direct talks with Washington and recently meeting with officials in neighboring Uzbekistan.

Ghazni, a key city linking areas of Taliban influence barely 120 kilometers (75 miles) from the capital, Kabul, came under attack early Friday. The Taliban claim to have seized parts of the city, while Afghan officials insist the situation is under control. The Taliban have destroyed a communications tower, severing phone links and making it difficult to confirm details of the fighting.

Afghanistan's Tolo News reported that a reinforcement convoy of Afghan forces was ambushed Sunday as it made its way from neighboring Paktia province to Ghazni. They were hunkered down about 80 kilometers (50 miles) from Ghazni, it said.

The assault on Ghazni began as the head of the Talban's political office was wrapping up a rare diplomatic foray in Uzbekistan. Sher Mohammad Abbas Stanikzai held meetings with Uzbekistan's Foreign Minister Abdulaziz Kamilov and other officials.

The Taliban's four-day trip to Uzbekistan, which ended Friday, was the strongest sign yet of the group's growing regional clout, while the Ghazni assault has highlighted its military prowess.

Gen. Sharif Yaftali, the Afghan military's chief of staff, said Sunday that all strategic and government offices in Ghazni are still under government control. He said the insurgents were holed up in residential areas, and predicted that Ghazni would be cleared and the highway to Kabul reopened in a couple days.

But the Taliban appeared to have seized large parts of the city and held them despite a blistering assault by Afghan troops backed by U.S. helicopter gunships, fighter jets and drones. The Taliban have uploaded videos on social media showing captured army vehicles and insurgents walking around and chatting with each other on empty, quiet streets.

Afghan President Ashraf Ghani is said to be considering a cease-fire offer for the upcoming Muslim holiday of Eid al-Adha. A three-day holiday cease-fire in June brought rare quiet to much of the country, but the Taliban rejected a government request to extend it.

Instead, they appear intent on seeking a position of strength ahead of expected talks with the United States, which has been at war in Afghanistan for nearly 17 years.

The Taliban say they met with Alice Wells, the top U.S. diplomat for South Asia, in Qatar last month for preliminary talks. Washington neither confirmed nor denied the meeting, but acknowledged Wells was in Qatar, where the Taliban maintain an office. The Taliban said they expect another round of talks.

Andrew Wilder, vice president of Asia programs at the U.S. Institute of Peace, said the Taliban's attack on Ghazni was "a well-timed effort to demonstrate their military power to strengthen their negotiating position prior to another cease-fire and in the event of peace talks."

O'Donnell, the U.S. military spokesman, said the Taliban achieved nothing from the Ghazni assault "except another eye-catching, but inconsequential headline."

But Daniel Markey, a professor at the Johns Hopkins School of Advanced International Studies, said U.S. policymakers should be concerned.

"NATO is eager to claim that this was a strategically inconsequential but headline-grabbing attack," something he said was "debatable in terms of on-the-ground military strategy."

"But these headlines obviously reinforce the urgency felt by policymakers in the Trump administration to find a path toward progress with the current approach before the president pulls the plug and does something more dramatic."

Blast in northern Syria kills at least 36

The Associated Press

BEIRUT – An explosion in northern Syria killed at least 36 people Sunday and wounded many others, but the cause of the blast wasn't immediately known, opposition activists said.

The opposition-run Syrian Civil Defense, first responders also known as the White Helmets, said the blast occurred in the village of Sarmada near the Turkish border, killing 36 people and wounding many others. The explosion collapsed two five-story buildings, burying many of the victims, it said.

The Britain-based Syrian Observatory for Human Rights put the death toll at 39, including 21 women and children.

An opposition media collective known as the Smart news agency, said the dead included civilians as well as members of the al-Qaida-linked Levant Liberation Committee.

The Observatory said an arms depot in the basement of a building had detonated. It said the depot was run by an arms dealer close to the Levant Liberation Committee.

Meanwhile, Syrian government forces fighting rebels in Idlib province have sent more reinforcements ahead of a potential offensive on the last major rebel stronghold in Syria.

The pro-government Al-Watan daily said Sunday that huge military reinforcements have reached the outskirts of Idlib province as a preliminary step to launch a wide-scale offensive.

Quoting military sources, the paper said that troops have reached the northern countryside of the neighboring Hama province as part of military preparations to recapture Idlib province.

The expected offensive on Idlib comes after government forces captured major rebel strongholds earlier this year near the capital Damascus and in the southern provinces of Daraa and Quneitra.

Corruption scandals could change Peru political system

By Simeon Tegel
The Washington Post

LIMA, Peru – When President Martín Vizcarra pledged in his inauguration speech in March to fight "at any cost" the corruption braking Peru's economic growth and undermining faith in its democratic institutions, the response here was a collective shrug.

For as long as most Peruvians can remember, incoming heads of state have made similar promises but then done little to actually tackle the cancer of systemic graft. Meanwhile, Vizcarra, who had been serving as vice president as well as ambassador to Canada before replacing disgraced leader Pedro Pablo Kuczynski, was widely viewed as an accidental president. He appeared to lack the charisma needed to confront Peru's entrenched interests, particularly the conservative Popular Force party of Keiko Fujimori, which dominates the legislature and fervently defends the status quo.

But Vizcarra's decisive response to a graft scandal engulfing the highest tiers of the judiciary - proposing a referendum to reform the political and legal systems - has some Peruvians talking of a once-in-a-lifetime opportunity to restore integrity to public life and revive citizens' waning faith in democracy.

For them, the referendum holds the promise of shaking up an institutional landscape in which bribery is rampant, the courts frequently reach surprise verdicts that favor apparent criminals, and congress lurches from one scandal to another, to the point where its approval rating is close to dipping into single digits.

The proposed plebiscite also appears to cleverly break the deadlock created by a weak executive besieged by a hostile legislature that has plagued Peru since the July 2016 elections. According to a study by anti-graft group Transparency International, the judiciary and congress are viewed, by far, as Peru's two most corrupt institutions.

The referendum, which must be approved by congress, would allow Peruvians to vote to strictly regulate the private financing of political parties; reform the National Council of Magistrates (CNM), the panel that appoints judges and prosecutors; prohibit the reelection of members of congress; and create a senate to act as a check on Peru's current single legislative chamber.

Public Notice

The City of Gainesville Department of Doing will hold a neighborhood workshop to discuss land use and zoning changes that the City is proposing. The proposal is to change the land use and zoning categories of the Oaks Mall (approximately 86.5 acres in total) from Commercial (C) and General business district (BUS) to Urban Mixed-Use (UMU): up to 60 units/acre and up to 20 additional units/acre by Special Use Permit, and U8 (Urban 8). This developed property is located at the southwest corner of the intersection of W Newberry Road (S.R. 26) and NW 62nd ST. The purpose of the meeting is to get input from property owners and interested members of the public. The meeting will be held on Tuesday, August 28, 2018 at 6:00 p.m. inside the Oaks Mall (6419 W. Newberry Road Gainesville, FL 32605) in the court area next to Dillards department store. Contact the Department of Doing at (352) 334-5022 (or by email at cogplanning@cityofgainesville.org) for more information.

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Contact: Josh Highlander, PE, CGC,
Vice President of Engineering and Construction
(352) 331-1976

CHW

The Gainesville Sun

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WWW.CHW-INC.COM

MEMORANDUM

To: Neighbors of Savannah Station 17-0293

From: Josh Highlander, PE, CGC, Vice President of Engineering and Construction

Date: Monday, August 13, 2018

RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Major Subdivision application on ±45 acres (A portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000). The site is Savannah Station, Phase 2, which is located along CR 235, between NW 157th Street and NW 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

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Time: **6:00 p.m.**

Place: **CHW office**
11801 Research Drive, Alachua, FL 32615

Contact: **Josh Highlander, PE, CGC, Vice President of Engineering and Construction**
(352) 331-1976

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CHW
Professional Consultants

Savannah Station Phase II

Major Subdivision Application

Neighborhood Meeting
August 29, 2018

17-0293

Meeting Purpose

- City of **Alachua requires Subdivision applicants** to host a neighborhood meeting.
- The meeting's **purpose is to inform neighbors** of the proposed development's nature **and to get feedback** early in the development process.
- This meeting provides the applicant with an **opportunity to mitigate concerns** prior to the application's submission.

Public Notification

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101 NE 1st Avenue, Ocala, Florida 34470
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TODAY IN HISTORY

US advising Afghan forces in battle for eastern city

By Robin Faiez and Kathy Gannon
The Associated Press

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Ghazni, a key city linking areas of Taliban influence hundreds of kilometers (miles) from Afghan capital, Kabul, was under attack early Friday. The Taliban quickly gained control of the city, which Afghan officials insisted they retook. The situation is still under control. The Taliban have destroyed a communications tower, severing phone links and making it difficult to confirm details of the fighting.

Afghanistan's Tolo News reported that a reinforcement convoy of Afghan forces was ambushed Sunday as it made its way from neighboring Paktia province to Ghazni. They were bunkered down about 80 kilometers (50 miles) from Ghazni, it said.

The assault on Ghazni began as the head of the Taliban's political office was wrapping up a rare diplomatic trip to Uzbekistan. Sher Mohammed Abbas Stanikzai held meetings with Uzbekistan's Foreign Minister Abdulaziz Kamilov and other officials.

The Taliban four-day trip to Uzbekistan, which ended Friday, was the strongest sign yet of the group's growing political clout, while the Ghazni assault has highlighted its military prowess.

Gen. Sharif Yaftali, the Afghan military's chief of staff, said Sunday that all strategic and government offices in Ghazni are still under government control. He said the insurgents were hold up in residential areas, and predicted that Ghazni would be cleared and the highway to Kabul reopened in a couple days.

But the Taliban appeared to have seized large parts of the city and held them despite a blistering assault by Afghan troops backed by U.S. helicopter gunships, fighter jets and drones. The Taliban have uploaded videos on social media showing captured army vehicles and insurgents walking around and chatting with each other in empty, quiet streets.

Afghan President Ashraf Ghani is said to be considering a cease-fire offer for the upcoming Muslim holidays of Eid al-Adha. A three-day holiday cease-fire in June brought rare quiet to much of the country, but the Taliban rejected a government request to extend it.

Instead, they appear intent on seeking a position of strength ahead of expected talks with the United States, which insisted at wars in Afghanistan for nearly 17 years.

The Taliban say they met with Alice Wells, the top U.S. diplomat for South Asia, in Qatar last month for preliminary talks. Washington neither confirmed nor denied the meeting, but acknowledged Wells was in Qatar, where the Taliban maintain an office. The Taliban said they expect another round of talks.

Andrew Wilder, vice president of the programs at the U.S. Institute of Peace, said the Taliban's attack on Ghazni was "a well-timed effort to demonstrate their military power to the Afghan finite negotiating position prior to another cease-fire and in the event of peace talks."

O'Donnell, the U.S. military spokesman, said the Taliban achieved nothing from the Ghazni assault "except another eye-catching, but inconsequential headline."

But Daniel Markey, a professor at the Johns Hopkins School of Advanced International Studies, said U.S. policymakers should be concerned.

"NATO is eager to claim that this was a strategically inconsequential but headline-grabbing attack," something he said was "debatable in terms of on-the-ground military strategy."

"But those headlines obviously reinforce the urgency felt by policymakers in the Trump administration to find a path forward prioritized with the current approach before the president pulls the plug and does something more dramatic."

In this June 15 photo, Taliban fighters ride motorbikes inside Ghazni city, capital of Ghazni province, west of Kabul, Afghanistan. An Afghan official said Sunday that security forces are battling the Taliban for the third straight day following a massive insurgent attack into the key city of Ghazni. (ASSOCIATED PRESS FILE PHOTO)

Blast in northern Syria kills at least 36

The Associated Press

BEIRUT — A suicide bomber in northern Syria killed at least 36 people Sunday and wounded many others, but the cause of the blast wasn't immediately known, opposition activists said.

The opposition-run Syrian Civil Defense, first responders also known as the White Helmets, said the blast occurred in the village of Sermada near the Turkish border, killing 35 people and injuring many others. The explosion collapsed two five-story buildings, burying many of the victims, it said.

The Britain-based Syrian Observatory for Human Rights put the death toll at 36, including 21 women and children.

An opposition media collective known as the Smart news agency, said the dead included civilians as well as members of the al-Qaida-linked Levant Liberation Committee.

The Observatory said an arms depot in the basement of a building had detonated. It said the depot was run by an arms dealer close to the Levant Liberation Committee.

Meanwhile, Syrian government forces fighting rebels in Idlib province have sent more reinforcements and a potential offensive on the last major rebel stronghold in Syria.

The pro-government Al-Watan daily said Sunday that huge military reinforcements have reached the outskirts of Idlib province as a preliminary step to launch a wide-scale offensive.

Quoting military sources, the paper said that troops have reached the northern countryside of the neighboring Hama province as part of military preparations to recapture Idlib province.

The expected offensive on Idlib comes after government forces captured major rebel strongholds earlier this year near the capital, Damascus and in the southern provinces of Daraa and Quneitra.

Corruption scandals could change Peru political system

By Simeon Tegel
The Washington Post

LIMA, Peru — When President Martin Vizcarra pledged in his inaugural address in March to fight "at any cost" the corruption holding Peru's economic growth and undermining faith in its democratic institutions, the response here was a collective shrug.

For as long as most Peruvians can remember, incoming heads of state have made similar promises but then done little to actually tackle the cancer of systemic graft. Meanwhile, Vizcarra, who had been serving as vice president as well as ambassador to Canada before replacing disgraced leader Pedro Pablo Kuczynski, was widely viewed as an accidental president. He appeared to lack the charisma needed to confront Peru's entrenched interests, particularly the conservative Popular Force party of Keiko Fujimori, which dominates the legislature and fervently defends the status quo.

But Vizcarra's decisive response to a graft scandal signaling the highest ties of the judiciary — proposing a referendum to reform the political and legal systems — has some Peruvians talking of a once-in-a-lifetime opportunity to restore integrity to public life and revive citizens' waning faith in democracy.

For them, the referendum holds the promise of shaking up an institutional landscape in which bribery is rampant, the courts frequently reach surprise verdicts that favor apparent criminals, and congress has been from scandal to another, to the point where its approval ratings close to dipping into single digits.

The proposed plebiscite also appears to cleverly break the deadlock created by a weak executive besieged by a hostile legislature that has plagued Peru since the July 2016 elections. According to a study by anti-graft group Transparency International, the judiciary and congress are viewed, by far, as Peru's two most corrupt institutions.

The referendum, which must be approved by congress, would allow Peruvians to vote to strictly regulate the private financing of political parties; reform the National Council of Magistrates (CNM), the panel that appoints judges and prosecutors; prohibit the reelection of members of congress; and create a senate to act as a check on Peru's current single legislative chamber.

Public Notice

The City of Gainesville Department of Doing will hold a neighborhood meeting to discuss land use and zoning changes within the City's planning. The proposed zoning changes land use and zoning categories of the Date Rail approximately 15.4 acres in total from Commercial (C) and General Business Zoning (B-2) to Urban Mixed Use (UMU) up to 90 residential units per ac (D) additional residential by Special Use Permit, and UR (Urban R).

The Boulevard Property is located in the southeastern corner of the intersection of W Newberry Road (U.S. 441 and NW 62nd St). The purpose of the meeting is to get input from property owners and interested members of the public. This meeting will be held on Tuesday, August 27, 2018 at 6:00 pm, inside the Doing Hall (GPD) 30 NW 10th Avenue.

Property Road Gainesville, FL 32601 or the usual place used for Gainesville City Commission. The Department of Doing at (352) 334-5022 or by email at planning@cityofgainesville.org for more information.

Location: CHW office, 11801 Research Drive, Alachua, FL 32615
Contact: Josh Highlander, PE, CGC, Vice President of Engineering and Construction
(352) 331-1976

CHW

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Major Subdivision application on ±45 acres (A portion of Alachua County Tax Parcels 03905-002-000 and 03980-002-001). The site is Savannah Station Phase 2, which is located along CR 235, between NW 157th Street and 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, August 29, 2018

Location: CHW office, 11801 Research Drive, Alachua, FL 32615

Contact: Josh Highlander, PE, CGC, Vice President of Engineering and Construction
(352) 331-1976

CHW
Professional Consultants

Request & Intent

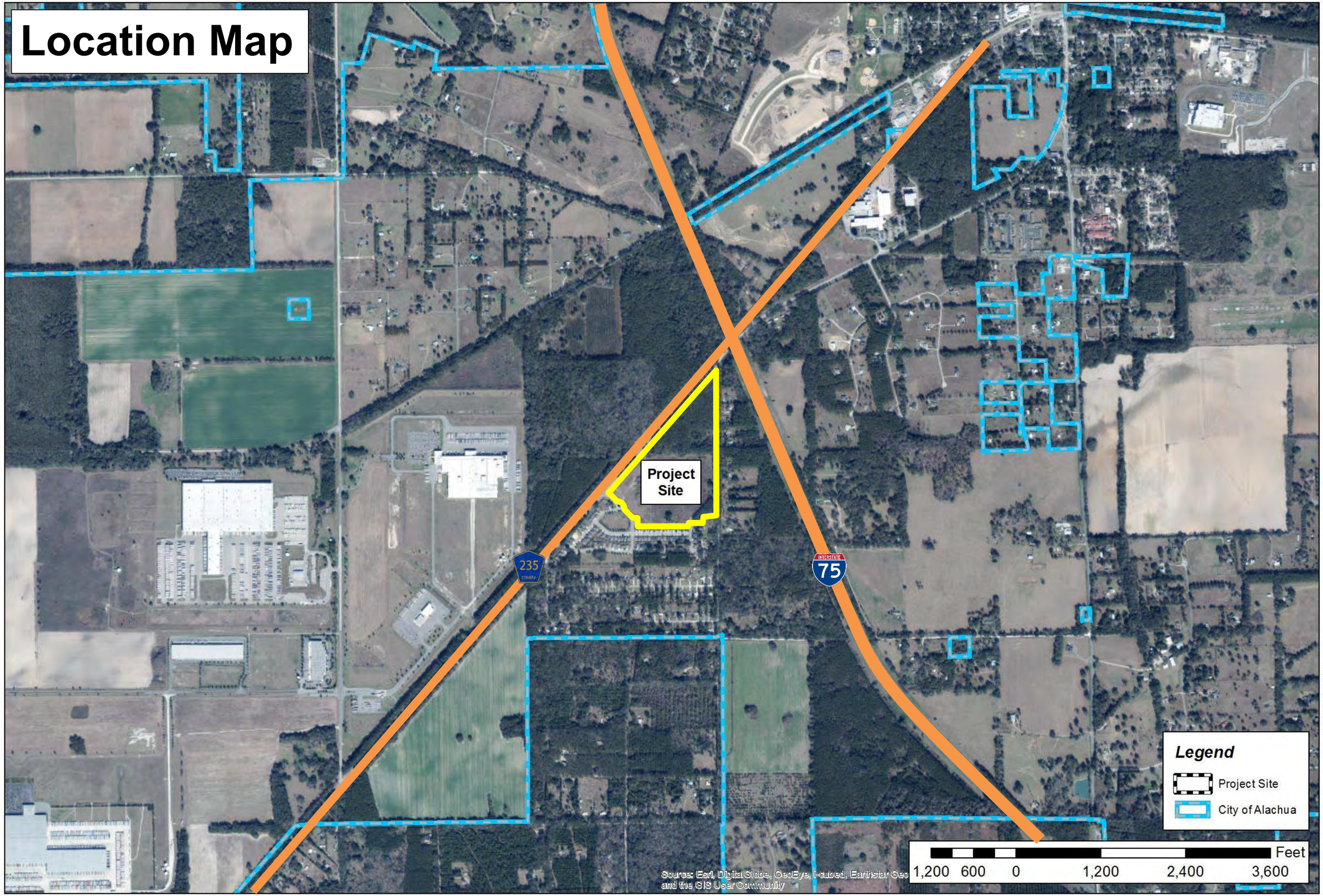
- Request:
  - A Major Subdivision application for a ±45-acre portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000.
- Intent:
  - To permit Savannah Station Phase 2, a single-family subdivision with detached units consistent with Phase 1.

Review Process

Milestone	Date (tentative)
Pre-application meeting with City	August 28, 2018
HERE Neighborhood Meeting	August 29, 2018
Submit **Preliminary Plat**	August 30, 2018
Submit **Construction Plans**	October 2018
Preliminary Plat Approval: Planning & Zoning Board (P&ZB)/City Commissioners	November 2018
Construction Plans Approval: LDR Administrator	December 2018
Submit **Final Plat**	December 2018
Final Plat Approval: City Commissioners	March 2019

ILLUSTRATION 1A:
CONTEXT MAP

Location Map



Savannah Station - Phase II
Major Subdivision Application

NORTH

Projection: NAD, 1983 State Plane
Units: Feet, Distance: Feet, Area: Sq. Feet
Projection: Lambert Conformal Conic
False Easting: 0.000000
False Northing: 0.000000
Central Meridian: -84.500000
Latitude of Origin: 29.000000
Standard Parallel 1: 30.750000
Standard Parallel 2: 29.583333
Datum: North American 1983
GCS: North American, 1983

Prepared by: Employee 446
Date: 1/2/2018

CHW
Professional Consultants

Document Path: L:\2017\17-0230\Planning\GIS\MXD\s1A.mxd

ILLUSTRATION 1B:
AERIAL MAP

Aerial Map

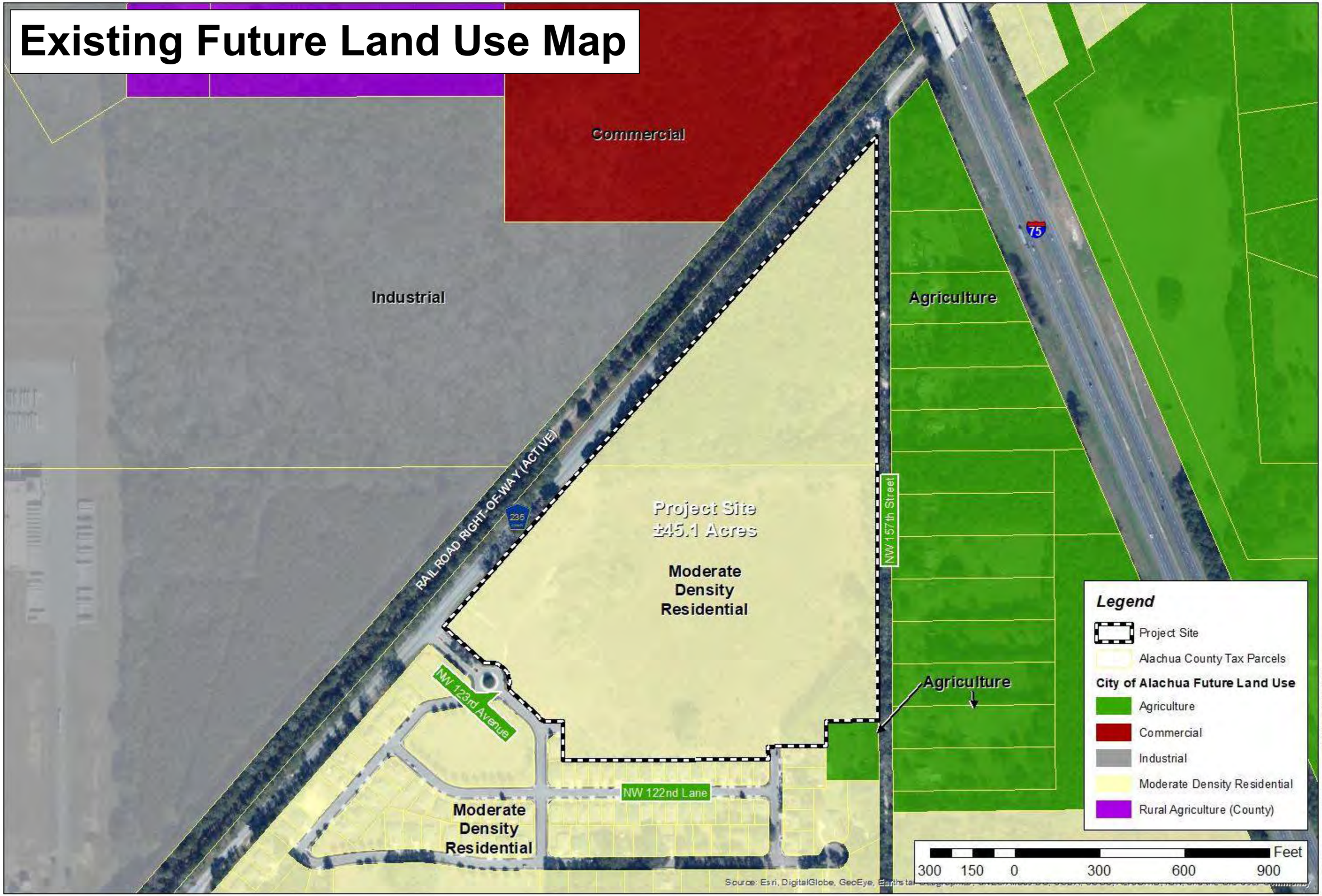
Savannah Station - Phase II
Major Subdivision Application

NORTH

CHM
Professional Consultants

Existing Future Land Use Map

ILLUSTRATION 2A: EXISTING FLU MAP



Savannah Station - Phase II
Major Subdivision Application

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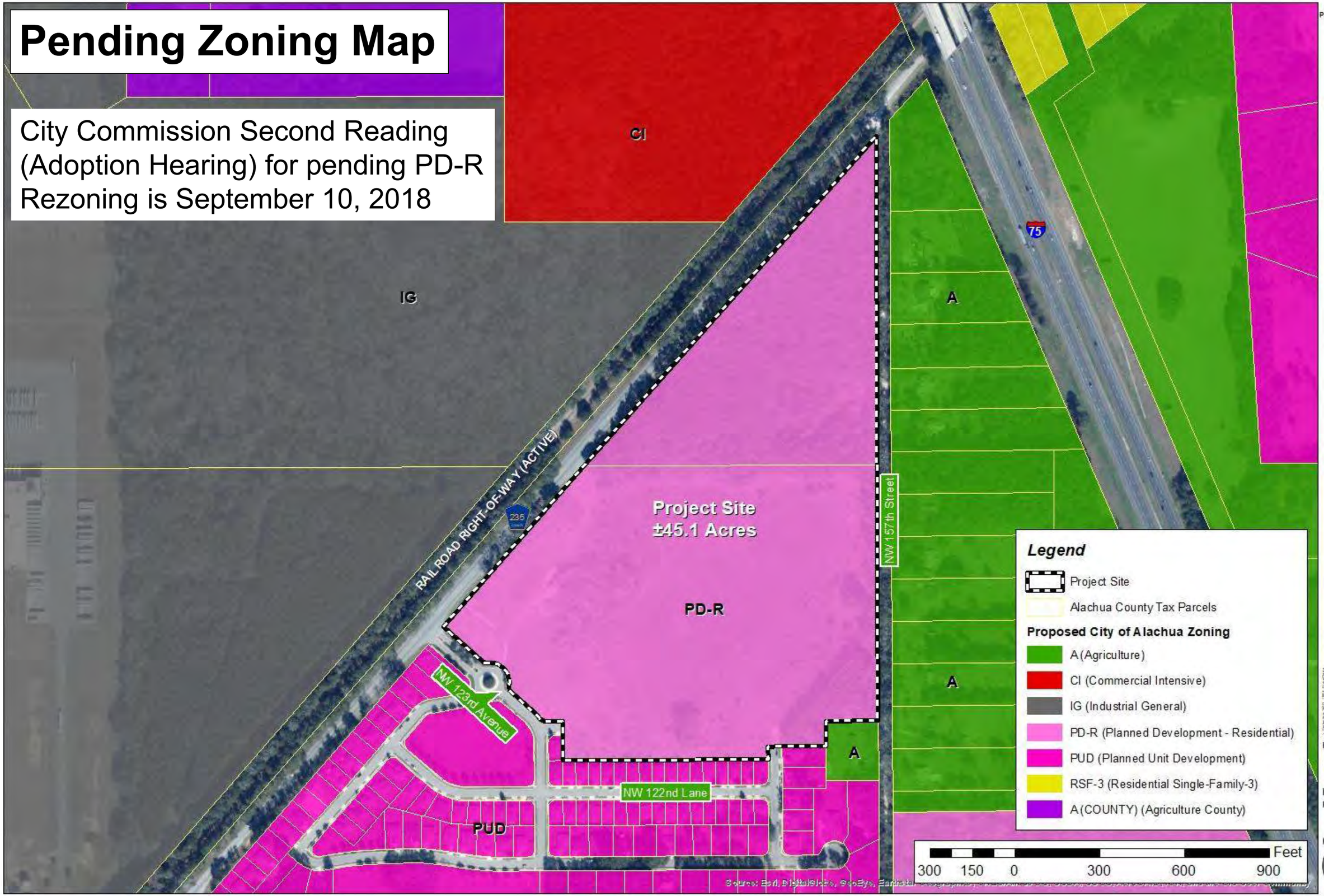
Pending Zoning Map

City Commission Second Reading (Adoption Hearing) for pending PD-R Rezoning is September 10, 2018

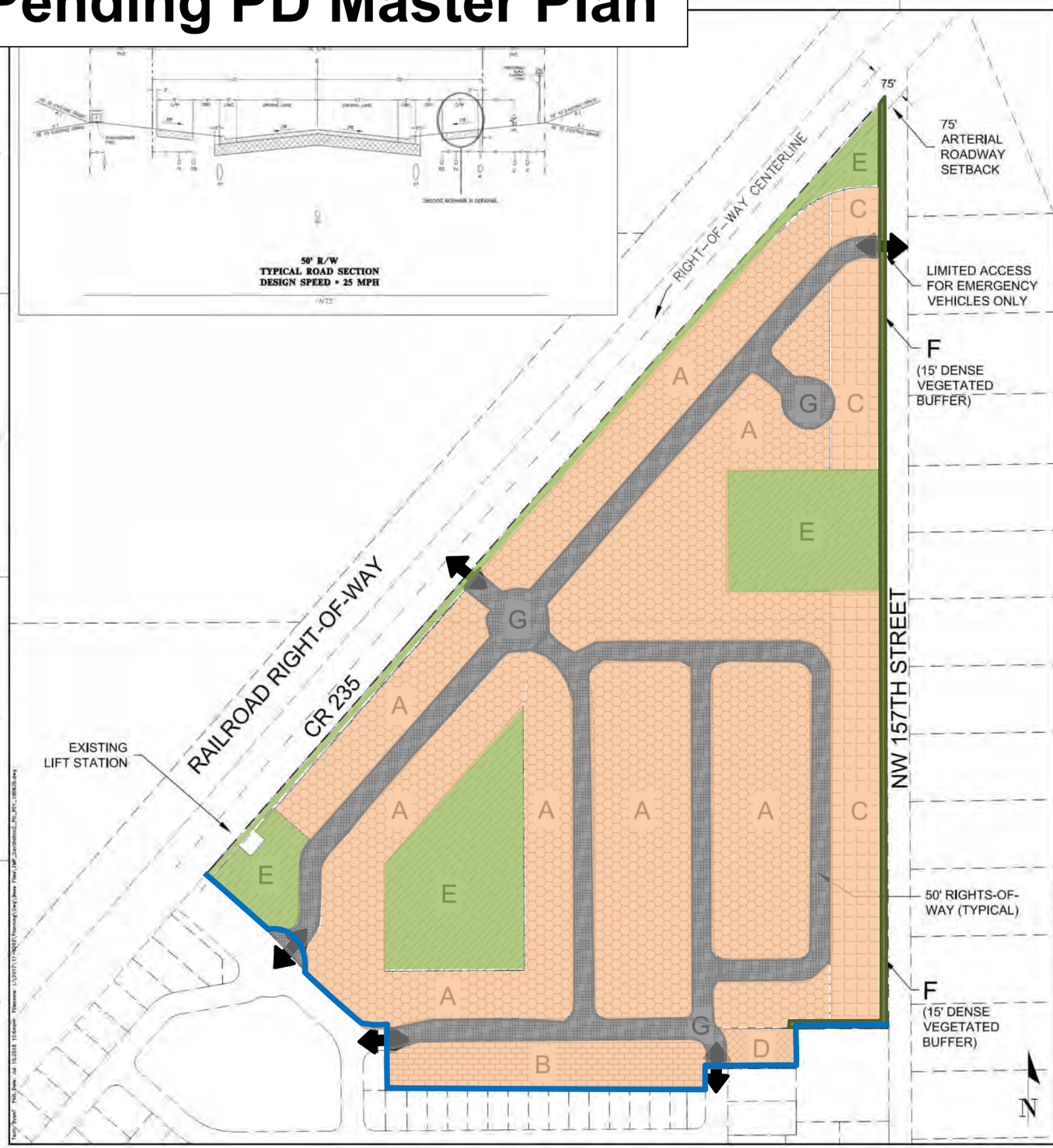


Adjacent Properties

Existing Savannah Station Entrance,
CR 325 looking north

Savannah Station Phase I,
NW 162nd Drive looking south

Pending PD Master Plan



SAVANNAH STATION, PHASE 2
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 DEVELOPMENT AREAS A - F: RECREATIONAL TRAILS, PARKS, AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED DWELLINGS MAY BE ALLOWED WITHIN LAND USE AREAS A, B, C, AND D.
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. **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.
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, INCLUSIVE OF THE BORROW PIT. 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 AREA G 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 LDRS 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 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. 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.

LAND USE DATA

HATCH PATTERN	LAND USE AREA	AREA (AC)	AREA (%)
	PROJECT SITE	45.1	100%
A	DEVELOPABLE AREA 'A'	23.9	53%
B	DEVELOPABLE AREA 'B'	1.7	04%
C	DEVELOPABLE AREA 'C'	3.8	08%
D	DEVELOPABLE AREA 'D'	0.3	01%
E	COMMON AREA	7.2	16%
F	BUFFER	0.5	01%
G	RIGHTS-OF-WAY	7.7	17%

DEVELOPMENT STANDARDS	A	B	C	D
DENSITY, MAX. (UNITS/ACRE)	4			
DENSITY, MAX. (UNITS)	180			
LOT AREA, MIN. (SF)	5,000		7,500	10,000
LOT WIDTH, MIN. (FT)	50		50	75
SETBACKS:				
FRONT, MIN. (FT)	10		10	10
REAR, MIN. (FT)	5	10	5	15
SIDE, MIN. (FT)	5		5	5
BUILDING STANDARDS:				
BUILDING HEIGHT, MAX. (FT)	45			
LOT COVERAGE, MAX. (% of lot)	60			
NUMBER OF PHASES	1			
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2			

11801 Research Drive
Alachua, Florida 32615
(386) 418-6100
www.chw-inc.com
lic. nbr. FLORIDA CA-0075
CHW
Professional Consultants

SCALE: 1" = 130'
PLOT DATE: FEB. 20, 2018
PLOTTED BY: B. THOMPSON
DRAWING: PD-MASTER PLAN.DWG
PLOT SHEET: 42-24X36
SCALE: ACCORDING TO

CONSTRUCTION RELEASED:

SUBMITTAL: PD REZONING, FEBRUARY 20, 2018
REVISED: PER DRT COMMENTS, JUNE 25, 2018

CLIENT: SAVANNAH STATION, PHASE 2
PROJECT: PLANNED DEVELOPMENT
SHEET TITLE: PD MASTER PLAN

DESIGNER: B. THOMPSON
DRAWN BY: B. THOMPSON
QUALITY CONTROL: C. BRASHER
PROJECT NUMBER: 17-093

SHEET NO.: 1 of 3

CHW

Professional Consultants

CHW
Professional Consultants

SIGN-IN SHEET

Project: Savannah Station, Phase II – Major Subdivision Application

Date/Time: August 29, 2018 / 6:00pm

Place: CHW Office, Alachua, FL

Re: Neighborhood Meeting

No.	Name (Please Print Clearly)	Signature	Street Address
1	Jennifer Williams	[illegible]	15848 NW 121 Ln
2	Devora8240@yahoo.com Devora Penuta	Devora Penuta	15710 NW 121st Land.
3	107CBS@GMAIL.COM MAE ZAVACKI	Mae Zavacki	15931 NW 121 LANE
4	Luckucf1@Gmail.com Stephenie Langston	Stephenie Langston	15996 NW 122nd lane.
5	rslangstons@Gmail Randy Langston	Bruce R Langston Jr.	15996 NW 122nd lane
6			
7			
8			
9			
10			
11			
12			

NEIGHBORHOOD MEETING MINUTES

SAVANNAH STATION PHASE II (17-0293)

Major Subdivision Application

Date:	August 29,2018
Location:	CHW Office – Alachua, FL
Notes by:	John Maxfield

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, John Maxfield

Public Attendees – Jennifer Williams, Devora Pendleton, Mae Zavocki, Stephenie Langston, Randy Langston

CHW presented the code required information by PowerPoint presentation. Several attendees asked about receiving some of the information so CHW distributed a pdf copy of the presentation via email to 4 individuals who requested the information.

The attendees asked about the number of roads in Phase II versus the number or roads in Phase I. CHW informed the attendees Phase I was developed prior to the current City of Alachua land development codes and the new codes requires shorter block lengths that resulted in more roads. However, the acreage and number of dwelling units is very similar.

Questions were raised about landscaping along NW 157th Street and the potential to cause soil loss along the roadway. CHW explained that we were required to provide a landscape buffer along this roadway. Landscape design shall retain quality, existing landscape material, remove exotic species, and supplement landscape material to meet City code requirements for the number and type of material per linear feet. CHW shall work with the City to minimize potential runoff/drainage that may result from landscape installation along NW 157th Street.

Attendees asked about the existing playground and if the existing playground would remain or if there would be a new playground. CHW explained to our knowledge a playground would remain or be constructed but the details have not been conveyed to us at this time.

Questions were raised about the schedule for beginning the development and construction of homes. CHW reviewed the permitting schedule in the presentation and indicated the construction schedule is determined by the developer but we understood the first portion of the project would likely begin quickly after permitting.

Attendees asked about the size homes planned for the project. CHW informed attendees that home size and price point is likely match Phase I.

The meeting was adjourned at 6:30 PM.

COMPREHENSIVE PLAN CONSISTENCY

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director	17-0293
From:	Ryan Thompson, AICP, Planning Project Manager	
Date:	August 30, 2018	
RE:	Savannah Station, Phase 2	

This application is for a 180-lot single-family detached subdivision on a ±45.13-acre portion of Alachua County Tax Parcels 03905-000-000 and 03980-002-001. The site is located in the south corner of the CR 235/NW 157th Street intersection. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Planned Development – Residential (PD-R), which allows up to four (4) dwelling units per acre.

The following identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. Comprehensive Plan text 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

The project site has Moderate Density Residential FLU classification. This application seeks to permit 180 single-family dwelling units (four (4) dwellings 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.

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

The project site is within the Residential Planned Development (PD-R) zoning district category. All dwelling units shall be detached, single-family homes. Subdivision and lot design standards are consistent with the Master Plan adopted by Ordinance 18-19.

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 ±45.13-acre site at this time. However, if nonresidential onsite uses are desired in the future, a revised Master Plan shall be submitted that includes all current and proposed uses for project area.

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

Savannah Station, Phase 1 has both active and passive recreation facilities, such as passive trails, outdoor workout facilities, and/or community gathering spaces. These facilities will be extended into Phase 2.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

The site is 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).

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

The proposed second phase of Savannah Station is designed to utilize the existing City of Alachua potable water and sanitary sewer infrastructure currently serving Phase I and surrounding uses. Roadway lengths have been minimized by providing mid-block pedestrian ways rather than additional roadways that do not increase roadway safety or necessary vehicle capacity.

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.

A 15' natural buffer is provided along the NW 157th Street right-of-way, consistent with the PD Master Plan.

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.

The proposed development exceeds the 10% minimum open space requirement. Onsite open spaces comprises of stormwater management facilities, landscaping, buffers, and the ±3-acre topographic feature onsite.

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 developed area of the City and is considered infill development. The site is bound to the south by Savannah Station, Phase 1, the west/north by CR 235, and the east by NW 157th Street. The potential urban infill redevelopment on the project site will help to reduce development pressures in the urban fringe and in more rural areas of the City.

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.

This application is consistent with the Comprehensive Plan and the PD-R conditions in Ordinance 18-19, including the development standards in the adopted Master Plan. The Master Plan was designed to maximize onsite natural features.

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 onsite.

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 no steep slopes onsite.

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

There are currently five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood prone areas onsite.

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.

There are no wetlands located onsite.

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.

The site is not known to have listed species.

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.

A Concurrency Impact Analysis report estimates the impacts onsite development will have on available facilities and services. No facilities and/or services will operate below the adopted Level Of Service (LOS).

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.

Public facilities shall continue to operate at or below established LOS standards following onsite development.

Transportation Element

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or

4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

The site utilizes an existing ingress/egress on CR 235 as well as one additional ingress/egress on CR 235 approximately 950 feet to the north. A secondary access point to be used by emergency vehicles only is located along NW 157th Street.

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 five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. Furthermore, the Pits and Dumps portion of the site is located within the topographical feature that will be set aside and not developed. 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 ±45.13-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis.

CONCURRENCY IMPACT ANALYSIS

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0293

From: Ryan Thompson, AICP, Planning Project Manager

Date: August 30, 2018

RE: Savannah Station, Phase 2

This application is for a 180-lot single-family detached subdivision on a ±45.13-acre portion of Alachua County Tax Parcels 03905-000-000 and 03980-002-001. The site is located in the south corner of the CR 235/NW 157th Street intersection. The onsite Future Land Use (FLU) category is Moderate Density Residential and the Zoning District classification is Planned Development – Residential (PD-R), which allows up to four (4) dwelling units per acre.

The following analysis estimates potential impacts on City of Alachua public facilities that may result from the proposed development.

Roadways / Transportation

Table 1: Projected Net Trip Generation

Land Use[1] (ITE)	Units[2]	Daily Rate	Daily Trips	AM Peak Rate	AM Peak Trips	PM Peak Rate	PM Peak Trips
Proposed							
Single-Family Detached Housing (ITE 210)	180	9.44	1,699	0.74	133	0.99	180
Total	**-**	**-**	**1,699**	**-**	**133**	**-**	**180**

1. *Source: ITE Trip Generation 10th Edition*
2. *Source: City of Alachua Ordinance 18-19.*

Conclusion: Approval of this application may generate **1,699 daily vehicle trips**. However, the proposed development *will not* negatively impact the adopted LOS for adjacent and nearby roadways, as demonstrated in Tables 2a-c.

Table 2a: Projected Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235 (SCL to CR 241)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	6,341	602
Reserved Trips[1]	0	0
Available Capacity	8,779	757
Projected Trip Generation[2]	1,699	180
Available Capacity w/ Application approval	**7,080**	**577**

1. *Source: City of Alachua August 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **100%**.*

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Table 2b: Projected Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	**CR 2054**	
	(West of SR 235)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	1,774	169
Reserved Trips[1]	1,481	166
Available Capacity	11,865	1,024
Projected Trip Generation[2]	85	9
Available Capacity w/ Application Approval	**11,780**	**1,015**

1. *Source: City of Alachua August 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **5%**.*

Table 2c: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	**CR 235A South**	
	(South of US 441)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	3,780	359
Reserved Trips[1]	233	31
Available Capacity	11,107	969
Projected Trip Generation[2]	850	90
Available Capacity w/ Application Approval	**10,257**	**879**

1. *Source: City of Alachua August 2018 Development Monitoring Report*
2. *NOTE: Projected trip distribution percentage is estimated to be **50%**.*

Conclusion: Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235, which the project site is directly fronting, CR 2054, which is estimated to receive only 5% of the total projected AADT, and CR 235A South, which is the nearest major intersection. This development will not contribute more than 5% to any other roadway's maximum service volume within the City of Alachua. Tables 2a through 2c 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 application's approval.

Potable Water / Sanitary Sewer

Table 3: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,236,000
Reserved Capacity[1]	37,817
Residual Capacity[1]	1,026,183
Percentage of Permitted Design Capacity Utilized[1]	55.38%
Projected Potable Water Demand from Proposed Project[2]	49,500
Residual Capacity after Proposed Project	**976,683**

1. *Source: City of Alachua August 2018 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 275 GPD)*

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 4: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less actual Treatment Plant Flows[1]	687,000
Reserved Capacity[1]	55,297
Residual Capacity[1]	757,703
Percentage of Permitted Design Capacity Utilized[1]	49.49%
Projected Sanitary Sewer Demand from Proposed Project[2]	45,000
Residual Capacity after Proposed Project	**712,703**

1. *Source: City of Alachua August 2018 Development Monitoring Report*
2. *Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 250 GPD)*

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 5: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[1]	2,908.79	530.85
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**178**

1. *Source: City of Alachua August 2018 Development Monitoring Report.*
2. *Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996. Formula used: (180 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 application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

Table 6: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate[1]	Total	Rate[1]	Total	Rate[1]	Total
Proposed							
Single-Family Residential	180	.15	27	.07	13	.09	16

1. *Source: City of Alachua School Concurrency Form*

Conclusion: Approval of this Rezoning application would reduce the subject property's projected impact on the Public School System. However, without considering the previously approved development, this application's approval would generate a demand of **27 elementary, 13 middle, and 16 high school student stations** to this system**.**

Table 7: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage[1]	117.65
Acreage Required to Serve Existing Population[1]	49.68
Reserved Capacity[1]	.62
Available Recreation Acerage[1]	67.35
Proposed Recreational Impact[2]	2.34

1. *Source: City of Alachua August 2018 Development Monitoring Report.*
2. *Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 180 units x 2.6 person per du x (5 acres/1,000 persons)*

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.

Parcel: 03905-002-000

Search Date: 8/28/2018 at 3:54:23 PM

Taxpayer: WACO PROPERTIES INC
Mailing: 569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205
Location:
Sec-Twn-Rng: 21-08-18
Property Use: 05500 - Tmbr Si 80-89
Tax Jurisdiction: Alachua - 1700
Area: Alachua Industrial
Subdivision: PlaceHolder

Legal: SE1/4 LYING SE OF SR 235 ALSO THE E1/2 OF SE1/4 N OF ACL RR/W LESS I-75 AND THE SW1/4 OF SE1/4 LYING SE OF COUNTY RD 2054 (LESS THAT PT OF THE FOLLOWING DESC LYING IN SEC 21-8-18: COM SW COR SEC E 50 FT POB N 378.09 FT N 59 DEG E 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT POB PER 3297/1065) OR 0640/0191 & OR 1034/0551 & OR 2140/1827 POB PER 3297/1065) (LESS MINERAL RIGHTS OR 1199/16) OR 0640/0191 & OR 1034/551 & OR 2140/1827

YeaR	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Tmbr Si 80-89	11600	868800	0	0	868800	0	11600	11600	0	0	11600	11600
2016	Tmbr Si 80-89	11600	868800	0	0	868800	0	11600	11600	0	0	11600	11600
2015	Tmbr Si 80-89	11600	1663200	0	0	1663200	0	11600	11600	0	0	11600	11600
2014	Tmbr Si 80-89	12300	1663200	0	0	1663200	0	12300	12300	0	0	12300	12300
2013	Tmbr Si 80-89	12300	1663200	0	0	1663200	0	12300	12300	0	0	12300	12300
2012	Tmbr Si 80-89	12300	1663200	0	0	1663200	0	12300	12300	0	0	12300	12300
2011	Tmbr Si 80-89	11900	850700	0	0	850700	0	11900	11900	0	0	11900	11900
2010	Tmbr Si 80-89	11900	850700	0	0	850700	0	11900	11900	0	0	11900	11900
2009	Tmbr Si 80-89	13400	850700	0	0	850700	0	13400	13400	0	0	13400	13400
2008	Tmbr Si 80-89	17600	850700	0	0	850700	0	17600	0	0	0	17600	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Timber 2-N	CI		Acre	48.23
Borrow Pit/Landfill	PUD		Acre	15.17
Borrow Pit/Landfill	IG		Acre	7.46
			2017 Certified Land Just Value: 868800	**2017 Certified Land Assessed Value: 11600**

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
11/18/1997	227500	V	U	2140	1831	MS
11/18/1997	652000	I	U	2140	1827	MS
01/01/1977	74600	V	Q	1098	448	WD

Parcel: 03980-002-001

Search Date: 8/28/2018 at 3:41:25 PM

Taxpayer:	WACO OF ALABAMA INC	**Legal:**	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 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT POB PER OR 3297/1065)(LESS SAVANNAH STATION PH I PER OR 3365/1347) OR 2140/1827-1834
Mailing:	PO BOX 6937 JACKSONVILLE, FL 32236-6937		
Location:	11305 NW 173RD ST ALACHUA		
Sec-Twn-Rng:	28-08-18		
Property Use:	05200 - Cropsoil Class2		
Tax Jurisdiction:	Alachua - 1700		
Area:	Alachua Industrial		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	**Use**	**Assessed Value**	**Just Value**	**Value**	**Value**	**Just Value**	**Value**	**Assessed**	**Assessed**	**Exempt**	**Exempt**	**Taxable**	**Taxable**
2017	Cropsoil Class2	30400	1984400	0	0	1984400	0	30400	30400	0	0	30400	30400
2016	Cropsoil Class2	30400	1984400	0	0	1984400	0	30400	30400	0	0	30400	30400
2015	Cropsoil Class2	30400	1984400	0	0	1984400	0	30400	30400	0	0	30400	30400
2014	Cropsoil Class2	24200	1984400	0	0	1984400	0	24200	24200	0	0	24200	24200
2013	Cropsoil Class2	24200	1984400	0	0	1984400	0	24200	24200	0	0	24200	24200
2012	Cropsoil Class2	24200	1984400	0	0	1984400	0	24200	24200	0	0	24200	24200
2011	Cropsoil Class2	24400	1996700	0	0	1996700	0	24400	24400	0	0	24400	24400
2010	Cropsoil Class2	24400	1996700	0	0	1996700	0	24400	24400	0	0	24400	24400
2009	Cropsoil Class2	22200	1996700	0	0	1996700	0	22200	22200	0	0	22200	22200
2008	Cropsoil Class2	22200	1996700	0	0	1996700	0	22200	0	0	0	22200	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Cropland 2	A		Acre	99.12
Cropland 2	PUD		Acre	11.12
			2017 Certified Land Just Value: 1984400	**2017 Certified Land Assessed Value: 30400**

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
11/10/1997	325000	V	U	2140	1834	SD
11/10/1997	652000	V	U	2140	1827	MS

Permit

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

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
A8-09-1470	FA	09/17/2009		12/25/2009	FIRE ALARM SYS
AL06-10730	COM	10/11/2006	01/14/2008	12/25/2008	COMM BLDG--SYSCO

494.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2237963 58 PGS
2006 MAY 10 01:51 PM BK 3369 PG 1027
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#283206

Prepared by/Return to:
Carpenter & Roscow, P.A.
5608 NW 43rd Street
Gainesville, FL 32653

This instrument prepared by:
Ronald A. Carpenter, Esq.
Carpenter & Roscow, P.A.
5608 NW 43rd Street
Gainesville, FL 32653

MASTER DECLARATION
OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SAVANNAH STATION

THIS MASTER DECLARATION, made this 27 day of April, 2006, by **SAVANNAH STATION, a Florida joint venture,** whose post office address is 107 SW 140th Terrace, #2, Newberry, Florida 32669, hereinafter jointly referred to as "the **DECLARANT**",

WITNESSETH:

WHEREAS, the Declarant is the owner of the real property situate, lying and being in Alachua County, Florida, and described on Exhibit "A" attached hereto and incorporated herein by this reference (Savannah Station , hereinafter referred to herein as the "Property"); and

WHEREAS, it is contemplated that the Property as hereinafter defined, will be developed as a mixed use development comprised of various residential uses with streets (both private and public), street lights (both private and public), open spaces, buffers, stormwater drainage and retention areas, and other common areas and improvements for the benefit of the owners of lands from time to time made subject to the terms of this Master Declaration; and

WHEREAS, the Declarant desires to provide for the preservation and enhancement of the property values and quality of life in the Property, the personal and general health, safety and welfare of the owners of the affected lands, and for the maintenance of streets, street lights, stormwater drainage and retention areas and improvements, open spaces, buffers, recreational areas and facilities, and other common areas and improvements located in the Property; and, to this end, desires to subject the Property to the covenants, conditions, restrictions, easements, and liens hereinafter set forth, shall be binding upon and run with the title to the Property; and

WHEREAS, to provide a means for meeting the purposes and intents herein set forth, the Declarant deems it desirable to create a non-profit corporation to which may be conveyed title and delegated and assigned the powers of maintaining and administering the community properties and facilities, administering and enforcing the covenants and restrictions, and collecting and disbursing the assessments and charges hereinafter created.

2237963

NOW, THEREFORE, the Declarant, for itself and its successors and assigns, declares that the Property is and shall be held, transferred, sold, conveyed, mortgaged, and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth, all of which shall run with title to the land.

ARTICLE I
DEFINITIONS

The following words when used in this Master Declaration or any Supplemental Declaration (unless the context shall prohibit) shall have the following meanings:

a. **"Additional Property"** shall mean and refer to those real properties, together with any improvements thereon, other than the Property, which are made subject to this Master Declaration under the provisions of Article II hereof.

b. **"Association"** shall mean and refer to the Savannah Station Owner's Association, Inc., a Florida corporation not for profit, or its successors and assigns.

c. **"Common Expenses"** shall mean and refer to the actual and estimated expenses of operating the Association and meeting the costs incurred or to be incurred relative to the performance of the duties of the Association, including without limitation, the costs incurred for operation, maintenance and improvement of any Common Property, and including any reserves established by the Association, all as may be found to be necessary and appropriate by the Board of Directors of the Association pursuant to this Master Declaration, the By-Laws, and the Articles of Incorporation of the Association.

d. **"Common Property"** shall mean and refer to all real property and any improvements located thereon, and all personal property, from time to time intended to be devoted to the use and enjoyment of all Members of the Association and maintained by the Association at Common Expense. "Common Property" includes, without limitation, any platted parcel which is part of The Properties and which is designated on the plat for ownership and maintenance by the Association.

e. **"The Declarant"** shall mean and refer to Savannah Station, a Florida joint venture, their successors and assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

f. **"Master Declaration"** shall mean and refer to this instrument as recorded in the Public Records of Alachua County, Florida and as amended from time to time.

g. **"Member"** shall mean and refer to each Owner who is a Member of the Association as provided in Article III, Section 2 hereof, and also, to each Owner which may also be a member of said Association created pursuant to the terms of any Supplemental Declaration.

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58 PGS

h. **"Owner"** shall mean and refer to the record holder, whether one or more persons or entities, of fee simple title to each Parcel included in The Properties (other than the Association); but, notwithstanding any applicable theory of law of mortgages, Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure proceeding or a conveyance in lieu of foreclosure. Every Owner shall be treated for all purposes as a single Owner for each Parcel owned by it, irrespective of whether such ownership is joint, in common or tenancy by the entirety. In the event any life estate is created with respect to any Parcel in The Properties, the Owner of the life estate shall be deemed to be the Owner for purposes of this definition for so long as the life estate shall exist.

i. **"Parcel"** shall mean and refer to each Lot and/or Residential Unit from time to time subject to the terms of this Master Declaration.

j. **"The Property"** shall mean and refer to the Property, together with such additional properties as may be annexed thereto, and submitted hereunder from time to time under the provisions of Article II hereof, if and when annexed.

k. **"Residential Unit"** shall mean and refer to each separately described portion of the Property which is intended to be occupied as a single family residence or household, including without limitation each residential lot (together with the residence, if any, constructed thereon), condominium unit, zero lot line dwelling, attached and detached dwelling, patio home, townhouse and any other form of residential occupancy or ownership now existing or hereafter created. "Residential Unit" shall include in its meaning any interest in real property appurtenant to the ownership of the Residential Unit.

l. **"Supplemental Declaration"** shall mean and refer to any declaration of covenants and restrictions executed by the Declarant, and by the owner of the affected lands if same are not owned by Declarant, which extends the provisions of this Master Declaration to Additional Property.

m. **"Surface Water or Stormwater Management System"** shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges.

ARTICLE II
PROPERTY SUBJECT TO THIS MASTER DECLARATION AND ADDITIONAL PROPERTY

Section 1. Property Subject to Master Declaration. The Property is and shall be held, transferred and occupied subject to this Master Declaration.

Section 2. Additional Property. The Declarant (joined by the owner of the lands if other than the Declarant) shall have the sole right but not the obligation to bring within the scheme of this Master Declaration, as Additional Property, additional properties adjacent to the Property or any property annexed thereto at any time within twenty (20) years from the date this Master Declaration

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has been recorded, which annexation may be accomplished without the consent of the Association, its Members, the Owners or occupants of the Property, any mortgagee or lienholder, or anyone else.

Section 3. Method of Annexation. The additions authorized under this Article shall be made by filing of record a Supplemental Declaration with respect to the Additional Property which shall extend the scheme of the covenants and restrictions of this Master Declaration to such Additional Property. The Supplemental Declaration shall describe the real property to be annexed and shall state that it is being made pursuant to the terms of this Master Declaration for the purpose of annexing property to the scheme of this Master Declaration and extending the jurisdiction of the Association to the Additional Property. The Supplemental Declaration may contain such terms and provisions not inconsistent with this Master Declaration as may be desirable to reflect the different character, if any, of the real property being annexed or the various housing or community style characteristics and development approaches being implemented, all of which may be significantly at variance with that of the Phase One Property.

Owners, upon recordation of any Supplemental Declaration, shall also have a right and non-exclusive easement of use and enjoyment in and to the Common Property within the real property so annexed and an obligation to contribute to the operation and maintenance of such Common Property within the annexed lands.

Any Supplemental Declaration recorded in accordance with the terms hereof shall be conclusive in favor of all persons who rely thereon in good faith. From and after recordation of any Supplemental Declaration, the Additional Property described therein shall be subject to the provisions of this Master Declaration and to the jurisdiction of the Association.

ARTICLE III
STRUCTURE, POWERS AND DUTIES OF, AND MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

Section 1. Association. The Association shall be a nonprofit corporation charged with the duties and vested with the powers prescribed by law and set forth in the Articles of Incorporation, the Bylaws and this Master Declaration. Copies of the Association Articles of Incorporation and Bylaws are attached hereto as Exhibits "B" and "C", respectively. Neither the Articles of Incorporation nor the Bylaws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Master Declaration. In the event of any such inconsistency, the provisions of this Master Declaration shall prevail. The officers and directors of the Association shall be required to be either (1) Members of the Association, or (2) agents, representatives or employees of the Declarant. A Board of Directors of the Association, and such officers as the Board may elect or appoint, shall conduct the affairs of the Association in accordance with this Master Declaration, the Articles of Incorporation and the Bylaws.

Section 2. Membership. The Declarant and each Owner shall be Members of the Association. The Association membership of each Owner shall be appurtenant to the Parcel giving rise to such membership, and shall not be transferred except upon the transfer of title to said Parcel and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title to a Parcel shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

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Section 3. Voting Rights. The Association shall have two (2) classes of voting membership:

a. **Class "A".** Class "A" Members shall be all Owners of Residential Units, with the exception of the Declarant. Class "A" Members shall be entitled on all issues to one (1) vote for each Residential Unit in which they hold the interest required for membership.

b. **Class "B".** The Class "B" Members shall be the Declarant and any successor of the Declarant who takes title to and to whom Declarant assigns in writing one or more of the Class "B" votes. Upon the execution of this Master Declaration, the Class "B" Members shall be entitled to 10 votes for each Residential Unit owned by a Class "B" Member, or an aggregate of 2920 votes based upon 292 permitted Residential Units in the Phase One Property. Thereafter, the number of Class "B" votes shall be reduced by one (1) vote for each Class "A" vote from time to time existing in the Association. No parcel shall be entitled to votes until such time as it is annexed by Supplemental Declaration; and at such time it shall be entitled to Class "B" votes in the same manner as provided herein. The Class "B" membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

(i) When the total outstanding Class "A" votes in the Association equal the total outstanding Class "B" votes; or

(ii) Four (4) years from the date of recording this Master Declaration, or four (4) years from the date of the last annexation of property, whichever shall occur last.

(iii) When, in its discretion, the Declarant so determines.

From and after the happening of any one of these events, the Declarant shall call a meeting as provided in the Bylaws for special meetings to advise the Association membership of the termination of Class "B" status.

The Class "B" Members shall cast on all issues their votes as they among themselves determine. It shall be permitted for the Declarant to retain and to cast all Class "B" votes.

Notwithstanding the other provisions contained in this Declaration to the contrary, until the Declarant relinquishes control of the Association or otherwise allows control to transfer to the directors of the Association, Declarant shall provide at least thirty (30) days written notice to the Suwannee River Water Management District and/or local government jurisdiction that all terms and conditions placed upon the Declarant by permits or authorizations from the Suwannee River Water Management District and/or local government jurisdiction have been satisfied in full and that transfer is proposed to occur on a specific date.

Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowners' Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowners' Association commenced. The Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowners' Association is an active, ongoing concern, which the Permittee shall establish by submitting copies of all minutes of meetings of members of the Association and/or the Board of Directors, with copies of all operation and maintenance expenses incurred, and copies of documentation showing that all

INSTRUMENT # 2237963
58 PGS

assessments that were levied have been collected, and copies of such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowners' Association is an active, functioning and ongoing concern.

Section 4. The Declarant Veto Power.

From and after the termination of the Class "B" membership the Declarant shall have a veto power over all actions of the Association and the Board of Directors of the Association. This power shall expire when the Class "A", other than those held by the Declarant, equal ninety percent (90%) of the total membership vote (regardless of class distinction) of the Association, or four (4) years after submission of the last Property subject to this Declaration, whichever occurs first.

No action authorized by the Association or the Board of Directors shall become effective, nor shall any action, policy or program be implemented, until and unless:

a. The Declarant shall have been given written notice of each meeting of the Members and of the Board of Directors by certified mail, return receipt requested or by personal delivery, at the address it has registered from time to time with the Secretary of the Association, which notice otherwise complies with the terms of the Bylaws as to regular and special meetings of the Members and Board of Directors, and which notice shall set forth with reasonable particularity the agenda to be followed at said meeting; and

b. The Declarant shall have been given the opportunity at each such meeting, if Declarant so desires, to join in, or to have its representatives or agents join in, discussion of any prospective action, policy, or program to be implemented by the Board or the Association. The Declarant and its representatives or agents may make its concerns and suggestions known to the Members of the Association or of the Board. At such meeting the Declarant shall have, and is hereby granted, a veto power over any such action, policy or program authorized by the Board of Directors, the Association officers, or Association membership, and to be taken by said Board, the officers or agents of the Association, or any individual Member of the Association (if Association or Board approval is necessary for said Member's action). Except as set forth in subsection (c) below, the Declarant veto must be exercised by the Declarant, its representatives, or agents at or before the meeting to consider proposed action. The veto power shall not include the authority to require any affirmative action on behalf of the Board or the Association; and

c. If any action, policy or program is to be implemented by prior consent without the formality of a meeting, then the Declarant shall be provided a written notice and description of the proposed action, policy or program at least ten (10) days in advance of such implementation, and the Declarant shall have ten (10) days after receipt of such notice to exercise its veto.

Section 5. Multiple Owners. Each vote in the Association must be cast as a single vote, and fractional votes shall not be allowed. In the event that joint or multiple Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner or Owners cast a vote on behalf of a particular Parcel, it shall thereafter be conclusively presumed for all purposes that he/she was, or they were, acting with the authority and consent of all other Owners thereof. In the event more than the appropriate

INSTRUMENT # 2237963
58 PGS

number of votes are cast for a particular Parcel, none of said votes shall be counted and said votes shall be deemed void.

Section 6. Duties, Powers and Authority of the Association.

a. The Association shall have all the powers of a non-profit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in the Articles of Incorporation, the Bylaws, or this Master Declaration. The Association shall have the power to do any and all lawful things which may be authorized, assigned, required or permitted to be done by this Master Declaration, any Supplemental Declaration, the Articles of Incorporation and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration, and improvement of the Common Property.

b. The Association and ultimately the Owners of any real property located within the Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system as required by permit issued by the District and other applicable District rules. Maintenance of the surface water or stormwater management system shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted and/or required by the Suwannee River Water Management District and/or local government jurisdiction. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted or, if modified, as approved by the Suwannee River Water Management District and/or local government jurisdiction.

ARTICLE IV
PROPERTY RIGHTS IN THE COMMON PROPERTY

Section 1. Member's Easements of Enjoyment. Subject to the provisions of this Master Declaration, the Association, the Declarant (until the Declarant transfers ownership of the last Residential Unit owned by Declarant) and every Member of the Association shall have a non-exclusive right, license, privilege and easement of use and enjoyment in and to the Common Property and such rights shall be appurtenant to and shall pass with the title to every Parcel in the Property. Said rights shall include, but not be limited to, the following:

a. Right-of-way for ingress and egress by vehicles or on foot, in, through, over, under and across the streets, roads and walks in the Common Property for all lawful purposes; and

b. Rights and easements of drainage across stormwater drainage and retention structures and areas, and to connect with, maintain and make use of utility lines, wires, pipes, conduits and cable television lines which may from time to time be in or along the streets and roads or other areas of the Common Property in compliance with the rules of the Association, the requirements of the Suwannee River Water Management District and/or local government agencies having jurisdiction over said lands; and

INSTRUMENT # 2237963
58 PGS

c. Rights to use and enjoy the Common Property for any purpose not inconsistent with this Master Declaration, any applicable Supplemental Declaration, the Bylaws and rules and regulations of the Association, or governmental regulations.

Section 2. Title to Common Property. The Declarant may retain the legal title to all or any portion or portions of the Common Property until such time as it has completed improvements thereon and until such time as, in the opinion of the Declarant, the Association is able to maintain the same. The Declarant may convey or turn over certain items of the Common Property and retain others. The Declarant hereby covenants for itself, its successors and assigns, that it shall convey to the Association all then-existing and completed Common Property located within the Property no later than at such time as Declarant has conveyed to Owners fee simple title to ninety percent (90%) of the gross land area within the Property. Said conveyances shall be free and clear of any mortgage lien. The conveyance of the Common Property to the Association shall be deemed to contain the following covenant which shall run with the land, whether or not specifically set forth in said conveyance, and shall be binding upon the Association, its successors and assigns, for so long as such property shall remain subject to this Master Declaration:

> In order to preserve and enhance the property values and amenities of the Property, and all landscaping and drainage improvements and buffer areas as shown on the Plat(s) of the Property now or hereafter installed thereon shall at all times be maintained in good repair and condition and shall be operated in accordance with high standards. In addition, the Owners and the Association shall comply with any obligations imposed by the permit(s) issued by the Suwannee River Water Management District and/or local government jurisdiction and the operation and maintenance plan attached thereto, or by any permit or authorization from any unit of local, regional, state, or federal government with regards to maintaining, repairing, replacing, operating, and caring for real and personal property, including but without limitation to all lakes, ditches, canals, retention or detention areas, drainage, other surface water or stormwater management works, and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned by the Association.

Prior to the Declarant seeking to transfer the operation and maintenance to the Association, the Declarant must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Association and the Declarant shall demonstrate to the District's satisfaction that the Association is an active, functioning and ongoing concern which the Declarant shall establish by submitting copies of all minutes of meetings of members of the Association, the Board of Directors as well as copies of all operation and maintenance expenses incurred and documentation showing that all assessments that were levied have been collected and such other documentation as the District may reasonably deem necessary to establish that the Association is an active, functioning and ongoing concern.

Section 3. Extent of Members' Easements. The rights and non-exclusive easements of use and enjoyment created hereby shall be subject to the following:

INSTRUMENT # 2237963
58 PGS

a. The Association, subject to the rights of the Declarant and the Owners set forth in this Master Declaration, shall be responsible for the exclusive management and control of the Common Property and all improvements thereon.

b. The right of the Declarant without Owner or Association approval prior to conveyance of title to the Association, and the right of the Association thereafter, to grant or dedicate to any Owner, to any governmental agencies and/or to any utility companies, and to reserve, easements and rights-of-way, in, through, under, over and across the Common Property for the installation, maintenance and inspection of lines and appurtenances for public or private water, sewer, drainage, cable television, telephone, electricity, and other utilities, and for the completion of the development. No improvement or material may be placed upon any such an easement as may damage or interfere with the installation, maintenance and operation of utilities or that may change the direction, or affect the flow, of drainage.

c. The easements and rights of the Declarant reserved by this Declaration.

Section 4. Easement for Access and Drainage. The Association shall have a perpetual non-exclusive easement over all areas of the surface water or stormwater management system for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the surface water or stormwater management system, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or stormwater management system as required by the Suwannee River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or stormwater management system. No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of the Suwannee River Water Management District.

Section 5. Phase of Development in Which Common Property Located Not Controlling As To Use. Designation by the Declarant of property as Common Property shall result in general Association membership use and enjoyment entitlement regardless of the tract or phase in which the Common Property is located.

Section 6. Easement Reserved to the Declarant Over Common Property. The Declarant hereby reserves to itself and its successors and assigns, such licenses, rights, privileges and easements in, through, over, upon and under all Common Property, including, but not limited to, (1) the right to use the said properties for rights-of-way and easements to erect, install, maintain, inspect and use electric and telephone poles, wires, cables, conduits, sewers, water mains, pipes, telephone, and electrical equipment, gas, cable television, drainage facilities, ditches or lines, walls, berms, fences, landscaping or other utilities or services and for any other materials or services necessary or convenient for the completion, marketing, and use and enjoyment of the Property; (2) the right to cut any trees, bushes or shrubbery, make any grading of the soil, or take any other similar action reasonably necessary to provide economical and safe utility installation and to maintain reasonable standards of health, convenience, safety and appearance; (3) the right to locate thereon wells, pumping stations and irrigation systems and lines; (4) the right and easement of ingress and egress for purposes of development, construction and marketing; and (5) such other rights as may be reasonably necessary to complete in an orderly and economic manner the development of all present

INSTRUMENT # 2237963
58 PGS

and future phases of the Development; provided, however, that said reservation and right shall not be considered an obligation of the Declarant to provide or maintain any such utility, development, or service. The Declarant also reserves the right to connect with and make use of the utility lines, wires, pipes, conduits, cable television, sewers and drainage and other utility lines which may from time to time be in or along the streets and roads, or within the Common Property, easements, or green belts, or to grant such rights to others. Finally, the Declarant reserves the right to use the Common Property in its efforts to market the Property. The easements and rights-of-way herein reserved shall continue in existence in favor of the Declarant after conveyance of Common Property to the Association until such time as the Declarant has sold all lands in the Development. This Section may not be amended without the written consent of the Declarant.

Section 7. Beneficiaries of Easements, Rights and Privileges. The easements, licenses, rights and privileges established, created and granted by this Master Declaration shall be for the benefit of the Association, the Declarant, and the Owners, all as more specifically set forth elsewhere in this Master Declaration, and any Owner or the Declarant may also grant the benefit of such easement, license, right or privilege to tenants and guests for the duration of their tenancies or visits, but the same are not intended nor shall they be construed as creating any rights in or for the benefit of the general public.

Section 8. Easement for Encroachments. In the event that any portion of any roadway, walkway, parking area, driveway, water lines, sewer lines, utility lines, sprinkler system, building or any other structure or improvement as originally constructed encroaches on any Parcel or Common Property, it shall be deemed that the Owner of such Parcel or the Association, as the case may be, has granted a perpetual easement to the Owner of the adjoining Parcel, or the Association as the case may be, for the continuing maintenance and use of such encroaching improvement or structure. The foregoing shall also apply to any replacements of any such improvements or structures if same are constructed in substantial conformity with the original structure or improvement.

ARTICLE V
INSURANCE AND CASUALTY LOSSES

The Association's Board of Directors shall have the authority but not the duty to obtain insurance for insurable improvements on the Common Property owned by it, against loss or damage by fire or other hazards, including extended coverage, vandalism and malicious mischief, and to obtain public liability policies covering the Association, Declarant and/or its designee, and its Members for damage or injury caused by the negligence of the Association, Declarant and/or its designee, or any of its Members or agents, and, if reasonably obtainable, directors' and officers' liability insurance, and to obtain any and all other types of insurance coverage with respect to such risks or persons as shall be deemed necessary or appropriate by the Board of Directors. Any insurance obtained shall include such coverage, contain such deductible provisions and be in such limits as shall be determined by the Board of Directors. The Association shall also have the discretion to self-insure against any risk. Premiums for insurance shall be a Common Expense if for the benefit of the Association, its officers or directors, the entire membership as a group, or relate to the Common Property.

ARTICLE VI

INSTRUMENT # 2237963
58 PGS

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation on Assessments.

a. Each Owner of a lot, by acceptance of a deed to any Parcel included in the Property, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to and hereby does covenant and agree to pay to the Association as provided in these Covenants and Restrictions: (1) annual assessments or charges, (2) special assessments, and (3) individual assessments. Said assessments shall be fixed, established and assessed to the Owners as hereinafter provided. The assessments together with interest thereon, late charges, lien charges and costs of collection thereof, including court costs and reasonable attorneys' fees (including fees and costs upon appeal), shall be a charge and a continuing lien upon the Parcel against which each such assessment is made from the date on which each such assessment is due. Each such assessment, together with interest, late charges, lien charges, costs and attorneys' fees, as herein provided, shall also be the personal obligation of the person who was the Owner of such Parcel at the time when the assessment fell due. A sale or transfer of any lot or real property encumbered by such a lien shall not affect the validity or enforcement of the lien.

b. **Exempt Property**. The following property now or hereafter subject to this Master Declaration shall be exempt from the assessments, charges and liens created herein:

(i) All Common Property; and

(ii) Any Property owned by Declarant.

Except as set forth in this subsection, no land or improvements in the Property shall be exempt from assessments, charges or liens. No Owner may avoid the obligation for the payment of assessments by virtue of non-use or abandonment of the Common Property.

Section 2. Purpose of Assessments. The assessments levied by the Association may be used for the purpose of promoting the recreation, health, safety, and welfare of the lands and Owners in the Property, for the performance by the Association of its duties and the exercise of the powers conferred upon it, for the improvement and maintenance of properties, services and facilities which have been or will be constructed, installed or furnished upon, and which are devoted to the purpose and related to the use and enjoyment of the Common Property, and for such other purpose as may be deemed desirable or appropriate from time to time by the Board of Directors, including but not limited to:

a. Payment of operating expenses of the Association; and

b. Lighting, improvement and beautification of access ways and easement areas (whether dedicated to the public or private), and the acquisition, maintenance, repair and replacement of project identification signs, directional markers and traffic control devices, entry features, and the costs of controlling and regulating traffic on the access ways if not maintained by a public body; and

c. To pay all real and personal property taxes and assessments (if any) separately levied upon or assessed against the Association or the Common Property. Such taxes and

INSTRUMENT # 2237963
58 PGS

assessments may be contested or compromised by the Association. It is the intent of this Master Declaration that, inasmuch as the interest of each Owner to use and enjoy the Common Property constitutes an interest in real property on a proportionate basis appurtenant to each benefitted Parcel, the value of the interest of each Owner in such property shall be included in the assessed value of each Parcel and any taxes levied directly against such community property should be of a nominal nature; and

d. Management, maintenance, improvement and beautification of landscaping and stormwater drainage and retention features on Common Property; and

e. Repayment of deficits previously incurred by the Association, if any, in making capital improvements to or upon the Common Property, and in furnishing services to or for the Members of the Association; and

f. Repair and maintenance of all streets and roadways situated upon the Common Property which have not been dedicated to any governmental unit; and

g. Funding of appropriate reserves for future repair and replacement;

h. Maintenance and repair of the Surface Water or Stormwater Management Systems including but not limited to work within retention areas, drainage structures and drainage easements; and

i. Doing any other thing necessary or desirable in the judgment of said Association to keep the Property or the Common Property neat and attractive or to preserve or enhance the value thereof, or to eliminate fire, health or safety hazards, or which, in the judgment of the said Association, may be of benefit to the Owners or occupants of the Property.

Section 3. Determination of Assessments.

a. **Operating Budget**. It shall be the duty of the Board, by majority vote, at least forty-five (45) days prior to the end of the Association's fiscal year, to prepare and approve a budget covering the estimated costs of operating the Association during the coming year, including but not limited to operational items such as overhead and indirect costs, insurance, utilities, taxes, repairs, reserves, maintenance and other operating expenses, as well as charges to cover any deficits from prior years, and such capital improvements budget items as approved by the Board pursuant to Subsection (b) below.

b. **Capital Budget**. The Board of Directors shall annually prepare a capital budget which shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall set the required annual capital contribution, if any, in an amount sufficient to permit meeting the projected capital needs of the Association, as shown on the capital budget, with respect to both amount and timing. The annual capital contribution required shall be fixed by the Board and included within the annual operating budget and assessments. A copy of the capital budget shall be distributed to each Member as an Appendix to the operating budget. Additionally, new capital improvements in the budget shall be

INSTRUMENT # 2237963
58 PGS

approved not by the Board of Directors, but by a majority of the Owners or Members by separate written ballot.

c. **Adoption of Budget**. The Board shall cause a copy of the budget and the projected assessments to be levied for the following year to be delivered to each Member at least forty-five (45) days prior to the end of the Association's fiscal year. The budget and the assessments shall become effective unless and until disapproved at a special meeting of the Members held on or before thirty (30) days after the proposed budget and assessments are mailed to the Members, by a vote of two-thirds (2/3) of the membership of the Association. In the event that the membership so disapproves the proposed budget for the succeeding year, or in the event the Board shall fail to propose a budget, then and until such time as a new, acceptable budget shall have been determined, the budget in effect for the preceding year shall continue for the succeeding year.

Section 4. Special Assessments.

a. **Special Assessments**. In addition to the annual assessments established pursuant to Section 3 hereof, the Board of Directors of the Association may levy at any time a special assessment for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of a capital improvement upon the Common Property, including the necessary fixtures and personal property related thereto, for the purpose of covering any insufficiency of assessments to fund the actual monetary needs of the Association over and above the budgeted annual assessments, or for any other use or purpose deemed desirable or appropriate by the Board of Directors; provided, however, that any such special assessment shall have the approval of a majority of the votes of the Members (without regard to class) who are in attendance and voting in person or by proxy at a meeting duly called for said purpose. The Board of Directors shall determine the date when such special assessment is to be paid.

The Association shall levy a special assessment for the purpose of defraying in whole or in part the cost of the maintenance, operation and repair of the surface water or storm water management system and any and all other costs incurred to comply with the terms and provisions of the permit issued by the District. Such special assessments shall be levied by the Board of Directors of the Association with or without approval of the membership fo the Association. Special assessments shall be due and payable as determined by the Association.

b. **Individual Assessment**. The Association may levy an individual assessment upon any Owner to cover the costs incurred by the Association due to that Owner's failure to maintain its Parcel pursuant to the standards set forth in this Master Declaration, or to reimburse the Association for any damage to any Common Property caused by any Owner or its lessee or invitee, or for any other purpose permitted by this Master Declaration or any Supplemental Declaration.

Section 5. Date of Commencement of Assessments; Initial Assessment; Due Dates. The annual or monthly assessment for the Property shall be decided by the Board of Directors and Officers of Savannah Station Homeowner's Association, Inc. This prorated assessment for each Residential Unit shall be due and payable at the time the Residential Unit is first occupied or at the closing of the sale of the Residential Unit. This prorated assessment is due at the time the Certificate

INSTRUMENT # 2237963
58 PGS

of Occupancy is issued on pre-sold homes. Lots still under the control of Savannah Station, a Florida joint venture, will not be assessed.

Section 6. Certificate of Payment. Upon request, the Association shall furnish to any Owner liable for assessment a certificate in writing signed by an officer of the Association setting forth whether said assessment has been paid. Such certificate shall be conclusive evidence in favor of third parties of payment of any assessment therein stated to have been paid. The Board of Directors may establish a reasonable fee to reimburse the cost of issuance of said certificate.

Section 7. Effect of Non-Payment of Assessment. If any assessment is not paid on the date when due, and is not paid within 30 of its due date, then such assessment shall become delinquent and the delinquent assessment, together with interest at a rate of 18% thereon and/or late charges as shall be imposed by the Board at its discretion, and the cost of collection thereof, as herein provided, shall be secured by a continuing lien on the lands and improvements located thereon with respect to the ownership of which the assessment accrued which shall bind such lands and improvements in the hands of the then Owner, its heirs, successors, personal representatives and assigns. Such lien shall be recorded in the Public Records of Alachua County, Florida, to secure payment of all amounts due and shall be prior to all other liens hereinafter created except taxes or assessments levied by governmental authority, and except as to the lien of any mortgage as hereinafter provided in Section 8. Such lien shall be continuing until paid in full, and the Association may bring civil action to foreclose the lien. The personal obligation of the then Owner to pay such assessment, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed by them, but no such assumption shall relieve any Owner personally obligated hereby for delinquent assessments from such Owner's personal liability therefor.

If the assessment or installment thereon is not paid within thirty (30) days after the due date, same shall bear interest from the date due at the highest rate allowed by Florida law or at such lesser rate as may be determined by the Board and uniformly applied, and the Association may bring an action at law for collection against the Owner personally obligated to pay the same and/or to foreclose the lien against the lands and improvements, and there shall be added to the amount of such assessment the aforesaid interest, late charges, if any, costs of collection and court costs, and reasonable attorneys' fees, including court costs and attorney's fees upon appeal, and the said costs of collection shall be recoverable whether or not suit be brought. Costs of collection shall include not only costs of a legal action or legal representation, but shall include costs incurred by the Association for collection. Each letter written by the Association for delinquent assessments shall be reimbursed at the same rate as a Certificate of Payment.

If it becomes necessary for the Association to file a claim of lien against any Parcel, a lien fee in an amount set by the Board of Directors may be charged by the Association. Such lien fee shall be added to the unpaid assessment and same shall be secured by the lien hereby created.

INSTRUMENT # 2237963
58 PGS

Section 8. Subordination of the Lien to Certain Mortgages. The lien of the assessments provided for by this Master Declaration shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon any Parcel in the Property and held by a commercial or savings bank, savings and loan association, trust company, credit union, industrial loan association, insurance company, pension fund, or business trust, including but not limited to a real estate investment trust, any other lender regularly engaged in financing the purchase, construction, or improvement of real estate, or any assignee of loans made by such lender, or any private or governmental institution or agency which has insured the loan of any such lender, or any combination of any of the foregoing entities, or any of same constituting an institutional mortgage; provided, however, that a sale or transfer of any Parcel pursuant to a decree of foreclosure, or pursuant to any proceeding in lieu of foreclosure, shall not relieve such Parcel from liability for any assessments which thereafter become due, nor from the lien of any subsequent assessment. Said assessment liens, however, shall be subordinate to the lien of any such mortgage or mortgages hereafter placed upon the Property subject to assessment, and no mortgagee shall be responsible for the collection of assessments from an Owner.

ARTICLE VII
ARCHITECTURAL CONTROL

Section 1. Architectural Control; ARB. All lands and improvements in The Properties are subject to architectural and environmental review. This review shall be in accordance with this Article and Savannah Station Planning, Construction and Development Criteria described below. No sitework, landscaping, utilities extensions, drainage improvements, paving, parking areas, building, fence, wall or any other physical or structural improvement, or change or alteration to the exterior of any existing structures or improvements, or to any existing landscaping, shall be commenced, erected or maintained until the plans and specifications showing the nature, size, workmanship, design, signs, shape, finished grade elevation, height, materials and color of the same, together with a detailed landscape plan and a plot plan showing the location relative to boundaries and adjacent improvements of such proposed improvements or changes, shall have been submitted to and approved in writing by the Architectural Review Board (the "ARB") as to consistency with Savannah Station's Planning, Construction and Development Criteria ("the Planning Criteria"), harmony of exterior design and materials, location in relation to surrounding structures, and drainage features and topography. The above approvals also shall apply to remodeling, re-painting, re-roofing and re-landscaping.

No Dwelling of one story with less than 1000 square feet, or if two stories, with less than 500 square feet on the first floor will be approved for Savannah Station .

Subject always to final approval by the Board of Directors, the ARB shall promulgate and revise from time to time the Planning Criteria for The Properties. The Planning Criteria shall be set forth in writing and made available to all builders doing business in The Properties, and to all Members and prospective Members of the Association. Each applicant for approval shall have the burden to know and comply with the appropriate criteria. The Planning Criteria may include any

INSTRUMENT # 2237963
58 PGS

and all matters considered appropriate by the ARB not inconsistent with the provisions of this Master Declaration, including without limitation minimum square footage requirements for Residential Units, landscaping, fence design and residential recreational improvements. Different Planning Criteria may be adopted and enforced for improvements in different portions of The Properties.

So long as the Declarant owns any lands subject to this Master Declaration or any Supplemental Declaration, the Declarant shall be entitled to appoint all members of the ARB. Thereafter, the membership of the ARB shall be determined by the Board of Directors of the Association. The ARB shall consist of no less than three (3) and no more than five (5) members, who shall be required to be owners of the Properties. The Declarant may at any time assign in writing its powers of removal or appointment to any entity or person, subject to such terms and conditions as the Declarant may choose to impose. Nothing herein contained shall be deemed to limit the right of an Owner to finish or alter the interior of that Owner's improvements as that Owner deems appropriate or desirable, subject to provisions of other Articles of this Master Declaration. The concurrence of a majority of the members of the ARB shall be required for any decision of the ARB.

The conclusion and opinion of the ARB shall be submitted to the Board of Directors for final approval. If in its opinion, for any reason, including purely aesthetic reasons, the ARB should determine that any proposed improvement, alteration, etc. is not consistent with the Planning Criteria and the Board of Directors affirms the ARB, such alteration or improvement shall not be made.

Section 2. Approval or Disapproval. Approval of the plans and specifications may be withheld not only because of noncompliance with any of the specific conditions, covenants and restrictions contained in this Master Declaration, but also by virtue of the reasonable dissatisfaction of the ARB with the location of the structure on the lot, the elevation, the color scheme, the finish, design, proportions, architecture, drainage plan, shape, height, style and appropriateness of the proposed structures or altered structures, the materials used therein, the planting, landscaping, size, height or location of vegetation on the property, fences, enclosures, mail boxes, or because of its reasonable dissatisfaction with any or all other matters or things which, in the reasonable judgment of the ARB, will render the proposed item of improvement inharmonious or out of keeping with the general Planning Criteria. Two (2) sets of plans, specifications and plot plans (collectively the "plans") shall be submitted to the ARB by the Owner prior to applying for a building permit. The Owner shall obtain a written receipt for the plans from an authorized agent of the ARB. Plans and re-submittals thereof shall be approved or disapproved within thirty (30) days after receipt by the ARB. Failure of the ARB to respond in writing to a submittal or re-submittal of plans within such period shall be deemed to be an approval of the plans as submitted or resubmitted. The ARB approval or disapproval, as required by this Master Declaration, shall be in writing and shall accompany one (1) copy of the plans to be returned to the Owner. Whenever the ARB disapproves plans and specifications, the disapproval shall be accompanied by a written outline of the reason or reasons for such disapproval. The remaining copy shall become the property of the ARB.

INSTRUMENT # 2237963
58 PGS

Section 3. Violations; Waiver. The work approved must be performed strictly in accordance with the plans as submitted and approved. If after such plans have been approved, the improvements are altered, erected, or maintained upon the property otherwise than as approved by the ARB and affirmed by the Board of Directors, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the ARB having been obtained as required by this Master Declaration. After the expiration of one (1) year from the date of completion of any improvement, addition or alteration, said improvement shall, in favor of purchasers and encumbrances in good faith and for value be deemed to comply with all of the provisions hereof, unless a notice of such noncompliance authorized by the ARB, approved by the Board of Directors and executed by the chairperson of the ARB shall appear of record in the office of the Clerk of the Circuit Court of Alachua County, Florida, or legal proceedings shall have been instituted to enforce compliance with these provisions. Upon approval of the ARB and affirmed by the Board of Directors, it shall be conclusively presumed that the location and exterior configuration of any building, structure or other improvement placed or constructed in accordance with the approved plans does not violate the provisions of this Master Declaration. The approval of the ARB of any plans submitted for approval as herein specified shall not be deemed to be a waiver by the ARB of its rights to object to any of the features or elements embodied in such plans if or when the same features or elements are embodied in any subsequent plans submitted, nor shall its approval be deemed approval of any plan or design from the standpoint of structural safety or conformance with building or other codes.

Section 4. Variances. The ARB, subject to approval of the Board of Directors, may authorize variances from compliance from any of the architectural provisions of this Master Declaration or the Planning Criteria, including without limitation restrictions upon height, size or placement of structures, or similar restrictions, when circumstances such as topography, natural obstructions, existing or environmental considerations may require. Such variances must be evidenced in writing and must be signed by a majority of the ARB together with the chairman or a majority of the Board of Directors, and shall be effective upon delivery to the Owner. If such variances are granted, no violation of this Master Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not operate to waive any of the terms and provisions of this Master Declaration or the Planning Criteria for any purposes except as to the particular Parcel and the particular provision covered by the variance, nor shall it affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting the use of the Owner's Parcel, including but not limited to zoning ordinances and setback requirements imposed by the appropriate governmental authority.

Section 5. Waiver of Liability. Neither the Declarant, the ARB, any member of the ARB, or the Association, or any of their representatives shall be liable in damages to anyone submitting plans for approval or to any Owner or occupant of The Properties by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans, or the failure to approve any plans. Every person who submits plans for approval agrees, by submission of such plan, and every Owner or occupant of any Parcel agrees, by acquiring title thereto or an interest therein, that it will not bring any action, proceeding or suit to recover any such damage. Approval of any building plans, specifications, site or landscape plans or elevations, or any

INSTRUMENT # 2237963
58 PGS

other approvals or consents pursuant hereto or otherwise, is given solely to protect the aesthetics of The Properties; and shall not be deemed a warranty, representation or covenant that such buildings, improvements, landscaping or other action taken pursuant thereto or in reliance thereof comply with, or are not in violation of any applicable laws, codes, rules or regulations.

The Declarant, the ARB, the Association or any agent thereof, shall not be responsible in any way for any defects in any plan or specifications submitted, revised or approved in accordance with the requirements of the ARB, or for any structural or other defect in any work done according to such plans and specifications.

This Article may not be amended without the Declarant's written approval so long as the Declarant owns any Parcel.

Section 6. Enforcement of Planning Criteria. The Declarant or the Board of Directors shall have the standing and authority on behalf of the Association to enforce in courts of competent jurisdiction the Planning Criteria and the decisions of the ARB. Should the Declarant or the Association be required to enforce the provisions hereof by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collectible from the violating Owner. Should any Owner fail to comply with the requirements hereof after thirty (30) days' written notice, the Declarant and the Association shall have the right to enter upon the Owner's property, make such corrections or modifications as are necessary, or remove anything in violation of the provisions hereof or the Planning Criteria, and charge the cost thereof to the Owner. The Declarant and the Association, or their agents or employees, shall not be liable to the Owner or to any occupant or invitee of any Parcel for any trespass or damages or injury to the property or person unless caused by gross negligence or intentional wrongdoing.

Section 7. Term of Approval. Approval by the ARB shall be effective for a period of one (1) year from the date the approval is given, or one (1) year from the expiration of the thirty (30) day period specified in Section 2 hereof where approval is not expressly granted or denied. If construction has not commenced within the said one (1) year period, the approval shall have expired and no construction shall thereafter commence without written renewal of such prior approval.

ARTICLE VIII
EXTERIOR MAINTENANCE

Section 1. Owner's Responsibility; Default. It shall be the affirmative duty of each Owner at all times to keep and maintain the improvements, landscaping and stormwater drainage and retention improvements located on and serving to drain only its Parcel in good and presentable condition and repair consistent with the approved plans and specifications therefor. The Association shall have the right to provide exterior maintenance upon any Parcel and improvements thereon in The Properties in the event of default by any Owner in that Owner's duties hereby imposed; subject, however, to the following provisions. Prior to performing any maintenance on an Owner's property, the Board of Directors of the Association, or a committee appointed by the Board of Directors, shall determine that same is in need of repair or maintenance and is detracting from the overall

INSTRUMENT # 2237963
58 PGS

appearance of The Properties. Except in the event of an emergency and landscape maintenance, prior to commencement of any maintenance work, the Board of Directors must furnish fifteen (15) days' prior written notice to the Owner at the last address listed in the Association's records for said Owner notifying the Owner that unless certain specified repairs or maintenance are commenced within said fifteen (15) day period and thereafter diligently pursued to completion, the Association may procure said repairs and charge same to the Owner. Notification for landscape maintenance shall not be less than 48 hours. Upon the failure of the Owner to act within said period of time and to thereafter diligently pursue repairs or maintenance, the Association shall have the right to enter in or upon any Parcel and the exterior of any improvements located thereon, or to hire personnel to do so, to make such necessary repairs, or maintenance as is specified in the written notice. In this connection, the Association shall have the right to do such things as, but not limited to, paint, repair, replace and care for roofs, gutters, downspouts and exterior building surfaces, clean or resurface paved access ways and parking areas, trim and care for trees, shrubs, grass, walks, swales, berms and other landscaping and drainage improvements, as well as to provide general cleanup, and removal of debris which in the opinion of the Association detracts from the overall beauty and setting of The Properties. The Declarant and the Association, or their agents or employees, shall not be liable to the Owner for any trespass or damages or injury to the property or person of the Owner or the occupants or invitees of the affected parcel or improvements thereon unless caused by gross negligence or intentional wrongdoing. Non-Owner Occupied Parcels and Dwellings MUST have yard and exterior maintenance performed by the Association, assessed to the Owner and collected and performed according to provisions of Section 2 and 3 below.

Section 2. Assessment of Cost. The cost of the repair or maintenance referred to in Section 1 shall be assessed as an individual assessment against the Owner of the Parcel or improvements upon which such maintenance is done. Said individual assessment shall be secured by a lien upon the affected Parcel and improvements and shall also constitute a personal obligation of the Owner. The individual assessment shall be collectible along with interest at the highest rate allowed by law from date of expenditure to date of payment by the Owner, and costs of collection and attorneys' fees, in the same manner as delinquent annual assessments.

Section 3. Access at Reasonable Hours. For the purpose of performing the repairs or maintenance authorized by this Article, the Association, through its duly authorized agents, contractors or employees, shall have the right to enter upon any Parcel and the exterior of any improvements thereon during reasonable hours on any day except Sundays and holidays, except that in an emergency situation, as determined by the Board, entry may be made on any day and at any hour.

Section 4. Association Maintenance Responsibility. The Association shall maintain and keep in good repair the Common Property and all improvements thereon. Said maintenance obligation shall be deemed to include but not be limited to maintenance, repair and replacement, subject to the insurance and casualty loss provisions contained herein, of all utility lines, pipes, wires, glass, conduits, structures, systems, trees, fences, shrubs, grass, streets, parking spaces, walks, and other improvements situated upon the said Common Property. It shall also be the affirmative duty of the Association to maintain as a Common Expense all stormwater drainage and retention

INSTRUMENT # 2237963
58 PGS

improvements and features located in The Properties or the Common Property and comprising part of the master stormwater drainage plan for Savannah Station. The Association shall comply with any obligations imposed by the permit(s) issued by the Suwannee River Water Management District and the operation and maintenance plan attached thereto, or by any permit or authorization from any unit of local, regional, state, or federal government with regards to maintaining, repairing, replacing, operating and caring for real and personal property, including but without limitation to all lakes, ditches, canals, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned by the Association. All maintenance of each Parcel in The Property and all parts of any structure thereon, unless specifically identified as being the responsibility of the Association shall be the responsibility of the Owner of such Parcel. The Suwannee River Water Management District shall have the right to enforce, by a proceeding at law or equity, the provisions contained in these Covenants and Restrictions which relate to the maintenance, operation and repair fo the surface water or storm water management system as well as any and all other provisions contained in these covenants and Restrictions that in any way relate to the permit issued by the District. The District's right to enforce these Covenants and Restrictions by proceedings at law or in equity shall survive any dissolution of the Association and may be enforced by the District against the Association and/or the Owner(s). Should the District bring an action at law or in equity to enforce any provision of these Covenants and Restrictions and should it be determined in any such proceedings that the Association or any owner(s) breached any of the provisions of these Covenants and Restrictions or failed to completely and timely comply with any of these fees and costs incurred by the District in such proceedings which shall include attorney's fees and costs incurred in any administrative and appellate proceedings. The District shall have the right to file a lien in the Public Records of Alachua County, Florida or any such attorneys' fees and costs awarded to the District by any Court of administrative body.

Section 5. Swale Maintenance. The Developer has constructed a Drainage Swale upon each Lot for the purpose of managing and containing the flow of excess surface water, if any, found upon such lot from time to time. Each lot owner shall be responsible for the maintenance, operation and repair of the swales on the lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the Suwannee River Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of the Drainage Swale shall be authorized and any damage to any Drainage Swale, whether caused by natural or human-induced phenomena, shall be repaired and the Drainage Swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the Drainage Swale is located.

ARTICLE IX
RESTRICTIVE COVENANTS

The Properties shall be subject to the following restrictions, reservations and conditions which shall be binding upon each and every Owner and its heirs, personal representatives, tenants, invitees, successors, and assigns, as follows:

INSTRUMENT # 2237963
58 PGS

Section 1. Water and Sewage Facilities. No individual water supply system or individual sewage disposal system shall be permitted on any Parcel.

Section 2. Landscaping. Landscaping on each Parcel and stormwater drainage and retention features located on and serving only that Parcel shall be continuously maintained in good, aesthetically pleasing condition by the Owner thereof. The Owner of each Parcel abutting a body of water shall maintain the shoreline of said Parcel free of debris and weeds consistent with applicable environmental regulations. Landscaping as approved by the ARB shall be installed within thirty (30) days of occupancy or completion of any buildings (as evidenced by a certificate of occupancy or its equivalent), whichever occurs first.

Section 3. Obnoxious or Offensive Activity. No obnoxious or offensive activity shall be allowed upon The Properties, nor shall any use or practice be allowed which is a source of annoyance, embarrassment or discomfort to Owners or their tenants or invitees, or which interferes with the peaceful possession and proper use and enjoyment of The Properties, nor shall any improper, unsightly, offensive or unlawful use be made of any Parcel or any improvements thereon or of the Common Property, nor any part thereof, and all laws, zoning ordinances, and regulation of all governmental bodies having jurisdiction shall be observed.

The use, enjoyment and occupancy of The Properties shall be in such a manner so as not to cause or produce any of the following effects discernible outside buildings located thereon or affect the adjoining property or any portion or portions thereof; noise or sound that is objectionable because of its volume, duration, intermittent beat, frequency or shrillness; smoke, dust, dirt or fly ash; unusual fire or explosive hazards; or vibration.

Section 4. Rules and Regulations. Rules and regulations promulgated by the Board of Directors of the Association as to the use and enjoyment of The Properties shall be observed by the Owners and occupants thereof. Such rules and regulations may involve such matters as multi-family structures, air conditioning units, signs, mailboxes, temporary structures, noisy mufflers or other nuisances, garbage and trash disposal, clotheslines, parking, vehicle traffic and the state of repair of vehicles, tree removal, gutters, pets, game and play structures, swimming pools, television antennas, driveways, walkways, sight distance at intersections, garages, and fences. These matters are set out by way of illustration only and shall not be construed to limit the authority of the Board of Directors to promulgate and enforce rules and regulations. Such rules and regulations may augment or clarify the terms of this Master Declaration or any provision, covenant or restriction herein contained. Copies of such rules and regulations shall be made available to each Owner prior to the time same become effective.

Section 5. Animals. Birds, fish, dogs and cats may be kept as pets only, and shall not be held or offered for sale or maintained or bred for any commercial use. All dogs and cats must be leashed or fenced when outside and shall not be permitted to run loose. No other animals, fowl, reptiles or livestock shall be kept or maintained in The Properties. No bird, fish, dog or cat shall be permitted to remain if it disturbs the tranquility of The Properties or the Owners or tenants thereof. Each owner shall be responsible for maintaining any area used by his/her bird, fish, dog or cat.

INSTRUMENT # 2237963
58 PGS

Section 6. Garbage and Trash. No trash, garbage or other waste material or refuse shall be placed or stored on any part of The Properties except in covered or sealed sanitary containers. All such sanitary containers must be stored within each building, buried underground, or placed within an enclosure or concealed by means of a screening wall of material similar to and compatible with that of the building approved by the ARB. These elements shall be integrated with the concept of the building plan, shall be designed so as not to attract attention, and shall be located in the most inconspicuous manner possible.

Section 7. Storage Receptacles. No fuel tanks or similar storage receptacles may be exposed to view, and same may be installed only within an approved accessory building, within a screened area, or buried underground, and shall otherwise comply with standards established from time to time by the Board of Directors, the ARB and governmental regulations.

Section 8. Vehicles and Repair. No inoperative cars, motorcycles, trucks or other types of vehicles shall be allowed to remain either on or adjacent to any Parcel for a continuous period in excess of forty-eight (48) hours; provided, however, this provision shall not apply to any such vehicle being kept in an enclosure and not visible from the street or any neighboring Parcel. All trucks in excess of 3/4 ton, commercial vehicles, campers, mobile homes, motor-homes, boats, house trailers, boat trailers, or trailers of every other description must be parked or stored in a fully enclosed garage or an area completely screened from view from any other Parcel or Common Property. The only exception is during the periods of approved construction on The Properties. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as pick-up, delivery, and other commercial services. Additional rules and regulations regarding use, repair and storage of vehicles in The Properties may be promulgated from time to time by the Board of Directors.

Section 9. Temporary Structures. No building or structure of a temporary character, including trailers, tents and shacks shall be permitted in The Properties; provided, however, temporary improvements used solely in connection with the construction of approved permanent improvements shall be permitted so long as located as inconspicuously as possible and removed immediately upon completion of such construction.

Section 10. Signs. No signs, advertisements, billboards, solicitation or advertising structures of any kind shall be erected, modified or maintained on any Parcel, unless prior written approval of the ARB is obtained; provided, however, reasonable street numbers and name signs on individual Residential Units and one sign not more than eighteen inches by twenty-four inches (18" x 24" - standard real estate sign) and used solely in connection with the marketing of Parcels for sale shall be permitted without prior approval. The restrictions of this section shall not apply to the Declarant.

Section 11. Air-Conditioning Equipment. No air conditioning equipment which is visible on the exterior of any improvement shall be permitted in The Properties unless approved by the ARB. Approval shall be based upon adequacy of screening and/or landscaping of such equipment.

INSTRUMENT # 2237963
58 PGS

Section 12. Drainage Structures. No person (other than the Declarant), without the prior written approval of the ARB, shall obstruct, alter or in any way modify the method and/or structures of drainage utilized or now or hereafter installed by the Declarant or the Association from, on and over any Parcel, or Common Property; nor shall any structure be erected, placed or maintained which shall in any way obstruct such drainage devices or facilities or impede their efficient operation.

Section 13. Antennae. No outside antenna, including without limitation any television, radio, microwave or dish antenna, shall be erected, used or maintained in The Properties without the prior written approval of the ARB. Said approval shall not be granted until ARB adopts an Antennae Policy; which adoption shall not occur before such time as, solely in the opinion of ARB, technology and manufacturing advance to provide for the availability of an aesthetically acceptable Antennae.

Section 14. Subdivision. No part of The Properties shall be further subdivided except as platted without the prior written consent of the Declarant for so long as the Declarant owns any lands in the Development Plan, and thereafter by the Board of Directors.

Section 15. Completion of Construction. After commencement of construction of any improvements in The Properties, the Owner shall diligently prosecute the work thereon, to the end that the improvements shall not remain in a partly finished condition any longer than reasonably and normally necessary for completion thereof. The Owner of the Parcel on which improvements are being constructed shall at all times keep public and private streets contiguous to the Parcel free from any dirt, mud, garbage, trash or other debris which might be occasioned by construction of the improvements.

Section 16. Excavation. No clearing or excavation shall be made except in connection with the construction, maintenance or repair of an improvement; and upon completion thereof exposed openings shall be backfilled, and disturbed ground shall be leveled, graded and seeded, as provided on the approved plans for landscaping.

Section 17. Maintenance of Protective Screening. Any protective screening constructed along exterior Parcel lines as a buffer against the encroachment of noise, dust and/or visual pollution, or other adverse influence, shall be maintained by the Owners of such Parcel, at such Owner's expense, including the repair and replacement thereof from time to time, for so long as such buffer shall continue necessary by virtue of the continued adverse influence on the adjacent properties, which such necessity shall be determined by the ARB.

Section 18. Utility Service. No "service lines" shall be constructed, placed or maintained anywhere in or upon The Properties unless the same shall be contained in conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings or other approved improvements; provided electrical transformers may be permitted if properly screened and approved by the ARB. Nothing herein shall be deemed to forbid the erection and use of temporary power or telephone service poles incident to the construction of approved improvements. The

INSTRUMENT # 2237963
58 PGS

foregoing shall not apply to "transmission lines" now or hereafter existing on The Properties. As used herein, the term "service line" shall include lines, wires, or other devices for the communication or transmission of electric current or power on any site or part thereof, including without limitation telephone and television signals. As used herein, the term "transmission line" shall include such master lines, wires, etc. as transmit the current or power to the Parcels or parts thereof, and from which the "service lines" run.

Section 19. Play Structures and Yard Accessories. Basketball backboards may be located adjacent to a driveway or at the rear of the residential structure. All play structures and yard accessories shall be located to the rear of any building. For any such structure exceeding six (6) feet in height (except basketball backboards), approval must first be obtained from the ARB.

Section 20. Fences. No fences shall be erected without prior ARB approval. The ARB shall prepare fence guidelines to be included within the Construction and Development Criteria.

Section 21. Rights of the Declarant. The Declarant and/or its designee has the right to maintain upon a portion of The Properties sales, administrative, construction or other offices, signs and other promotional equipment and apparatus which shall not be subject to assessment.

ARTICLE X
AMENDMENT BY DECLARANT

The Declarant, as long as Declarant owns or is authorized by an owner of lands within the Development, reserves and shall have the sole right to (a) amend this Master Declaration for the purpose of curing any ambiguity or any inconsistency between the provisions contained herein; (b) include in any contract or deed or other instrument hereafter made any additional covenants and restrictions applicable to any Parcel which do not lower the standards of the covenants and restrictions herein contained; c) release any Parcel from any part of the covenants and restrictions contained herein which have been violated if the Declarant, in its sole judgment, determines such violation to be a minor or insubstantial violation; (d) amend this Master Declaration without vote or consent of the Owners in any manner which does not adversely affect the substantive rights of an existing Owner or mortgagee; and (e) to amend this Master Declaration during the first two (2) years after same has been recorded to comply with the request of any mortgagee referred to in Section 8 of Article VI. The foregoing amendments may be made without the joinder or approval of any Owner, mortgagee, or the Association, provided that no amendment shall be inconsistent with the requirements of any governmental body having jurisdiction of The Properties, including the permit regulations imposed by the Suwannee River Water Management District. Any amendments which directly or indirectly impact operation and maintenance of the surface water management system shall require the approval of the Suwannee River Water Management District. Any such amendments shall not become effective until the instrument evidencing such amendment has been filed of record.

ARTICLE XI

INSTRUMENT # 2237963
58 PGS

ADDITIONAL COVENANTS AND RESTRICTIONS

No Owner, without the prior written approval of the Declarant for so long as the Declarant owns any lands in the Development Plan, and thereafter without the prior written approval of the Board of Directors of the Association, may impose any additional covenants or restrictions on any part of The Properties.

ARTICLE XII
AMENDMENT

Except as to provisions relating to amendments set forth herein regarding certain specific items and the method of amending or altering same, any other provisions, covenants, or restrictions set forth herein may be amended in accordance with this provision. The holders of at least two-thirds (2/3) of the votes in the Association, without regard to class, may change or amend any provision hereof (1) by executing a written instrument in recordable form setting forth such amendment, or (2) by causing a certified copy of a duly adopted resolution of the Owners to be prepared, and having the same duly recorded in the Public Records of Alachua County, Florida, provided that no amendment shall be inconsistent with the requirements of any governmental body having jurisdiction of The Properties, including the permit regulations imposed by the Suwannee River Water Management District and/or local government jurisdiction. Any such amendments shall not become effective until the instrument evidencing such amendment has been filed of record. Every purchaser or subsequent grantee of any interest in the subdivision, by acceptance of a deed or other conveyance, therefore, thereby agrees that the restrictions may be amended as provided herein. A proposed amendment may be initiated by the Declarant, the Association, or by petition signed by fifteen percent (15%) of the Owners. If a proposed amendment is to be adopted by vote, a written copy of the proposed amendment shall be furnished to each Owner at least thirty (30) days but not more than ninety (90) days prior to the meeting to discuss the proposed amendment. If adopted by vote, the affirmative vote required for adoption shall be two thirds (2/3) of the votes of the Owners, without regard to class. Owners not present in person or by proxy at the meeting considering the amendment may express their approval or disapproval in writing, providing such approval or disapproval is delivered to a member of the Board of Directors at or prior to the meeting. The recorded certificate shall contain a recitation that notice was given as above set forth and said recitation shall be conclusive as to all parties, and all parties of any nature whatsoever shall have full right to rely upon said recitation in such recorded certificate. The amendment shall be effective upon recordation of the executed amendment or the certified copy of the duly adopted resolution among the Public Records of Alachua County.

So long as the Declarant shall own any lands which are subject to potential annexation, no Declarant related amendment shall be made to this Master Declaration, any Supplemental Declaration, or to the Articles or Bylaws of the Association unless such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

INSTRUMENT # 2237963
58 PGS

a. Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other Owners.

b. Modifies the definitions provided for by Article I of this Master Declaration in a manner which alters the Declarant's rights or status.

c. Modifies or repeals any provision of Article II of this Master Declaration.

d. Alters the character and rights of membership as provided for by Article III of this Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association.

e. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivisions, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities.

f. Denies the right of the Declarant to convey to the Association Common Property.

g. Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant.

h. Alters or repeals any of the Declarant's rights or any provision applicable to the Declarant's rights as provided for by any provision of this Master Declaration or any Supplemental Declaration.

Amendments to this Master Declaration which directly or indirectly impact operation and maintenance of the surface water or stormwater drainage systems or related systems may be made after approval by the Suwannee River Water Management District and/or local government jurisdiction. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District and/or local government jurisdiction under the lawful adopted rules of the Suwannee River Water Management District and/or local government jurisdiction in effect at the time of application for such modification. Amendments to this Declaration which do not impact operation or maintenance of the surface water or stormwater drainage systems or related systems may be made without authorization of the Suwannee River Water Management District and/or local government jurisdiction; however, copies of any such amendments shall be forwarded to the District within thirty (30) days of approval. Any amendment to the Covenants and Restrictions which alters any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the Suwannee River Water Management District.

ARTICLE XIII

INSTRUMENT # 2237963
58 PGS

COVENANTS COMMITTEE

Section 1. Committee. The Board of Directors shall appoint a Covenants Committee consisting of at least three (3) and no more than seven (7) members. Nothing herein shall prohibit a Member from serving on both the ARB and the Covenants Committee. Acting in accordance with the provisions of this Master Declaration, the Bylaws, and any resolutions the Board may adopt, the Covenants Committee shall be the hearing tribunal of the Association relative to alleged infractions of the covenants, rules and regulations of the Association.

Section 2. Hearing Procedure. The Board shall not impose a fine, suspend voting, or infringe upon any other rights of a Member or other occupant for violations of rules and regulations unless and until the following procedure is followed:

a. **Demand.** Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying:

(I) the alleged violation;

(ii) the action required to abate the violation; and

(iii) a time period which, except in emergency situations which shall include but not be limited to noise pollution, shall be not less than ten (10) days, during which the violation may be abated without further sanction, if such violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of a sanction after notice and hearing if the violation is not continuing.

b. **Notices.** At any time within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same rule is subsequently violated, the Board or its delegate shall serve the violator with written notice of a hearing to be held by the Covenants Committee in executive session. The notice shall contain:

(i) the nature of the alleged violation;

(ii) the time and place of the hearing, which time shall not be less than ten (1) days from the giving of the notice;

(iii) an invitation to attend the hearing and produce any statement, evidence, and witness on his behalf; and

(iv) the proposed sanction to be imposed.

c. **Hearing.** The hearing shall be held in executive session pursuant to this notice affording the Member a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice, and the invitation to be heard shall be placed in the minutes of

INSTRUMENT # 2237963
58 PGS

the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

d. **Appeal.** Following a hearing before the Covenants Committee, the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right a written notice must be received by the manager, President, or Secretary of the Association within ten (10) days after the hearing date.

e. **Fines.** The Covenants Committee may impose special assessments against Parcel owned by the Owner as follows:

(I) First non-compliance or violation: a fine not in excess of One Hundred Dollars ($100.00).

(ii) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars ($500.00).

(iii) Third and subsequent non-compliance or violation or violations which are of a continuing nature: a fine not in excess of One Thousand Dollars ($1,000.00).

Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalties. Fines shall be treated as an assessment subject to the provisions for the collection of assessments. All monies received from fines shall be allocated as directed by the Board of Directors. These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled.

ARTICLE XIV
DURATION AND TERMINATION

The covenants and restrictions of this Master Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Declarant, the Association and any Owner of any land subject to this or any Supplemental Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Master Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. This Master Declaration and any Supplemental Declaration may be terminated at any time by recordation of an instrument signed by the then holders of eighty percent (80%) of the votes in the Association and all mortgagees agreeing to terminate said covenants and restrictions.

ARTICLE XV
ENFORCEMENT

INSTRUMENT # 2237963
58 PGS

Section 1. Remedies. If any person or entity shall violate or attempt to violate any of these covenants or restrictions, it shall be lawful for the Declarant, any Owner or the Association (a) to prosecute proceedings for the recovery of damages against those so violating or attempting to violate any such covenant or restriction, or (b) to maintain a proceeding in any court of competent jurisdiction against those so violating or attempting to violate any such covenant or restriction, for the purpose of preventing, or enjoining all or any such violations or attempted violations. The remedies contained in this provisions shall be construed as cumulative of all other remedies now or hereafter provided by law or this Master Declaration. Such enforcement may also be by official act of the Suwannee River Water Management District and/or local government jurisdiction, in accordance with the permit issued by said agency.

The failure of the Declarant, its successors or assigns, or the Association or an Owner, to enforce any covenant or restriction or any obligation, right, power, privilege, authority or reservation herein contained, however long continued, shall in no event be deemed a waiver of the right to enforce the same thereafter as to the same breach or violation, or as to any other breach or violation thereof occurring prior to or subsequent thereto. Should the Declarant, an Owner or the Association be required to enforce the provisions of any of these covenants or restrictions by legal action, the reasonable attorneys' fees and costs incurred, whether or not judicial proceedings are involved, including the attorneys' fees and costs incurred on appeal from judicial proceedings, shall be collectible from the violating Owner.

Section 2. Severability. The invalidation of any provision or provisions of the covenants and restrictions set forth herein by judgment or court order shall not affect or modify any of the other provisions of said covenants and restrictions which shall remain in full force and effect.

Section 3. Notices. Any notice required to be sent to any Owner or Member shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person who appears as Owner on the records of the Association at the time of such mailing.

Section 4. Lessees to Comply with Declaration, Articles and Bylaws - Effect on Non-Compliance. All tenants shall be subject to the terms and conditions of this Master Declaration, the Bylaws, the Articles of Incorporation, and the rules and regulations promulgated thereunder as though such tenant were an Owner.

Each Owner agrees to cause his lessee, occupant, or persons living with such Owner or with his lessee to comply with the Master Declaration, Bylaws, Articles and the rules and regulations promulgated thereunder, and is responsible and liable for all violations and losses caused by such tenants or occupants notwithstanding the fact that such occupants of the Parcel are also fully liable for any violation of the documents and regulations.

In the event that a lessee, occupant, or person living with the lessee violates a provision of the Master Declaration, Bylaws, Articles or rules and regulations adopted pursuant thereto, the

INSTRUMENT # 2237963
58 PGS

Board shall have the power to bring an action or suit against the lessee to recover sums due for damages or injunctive relief, or for any other remedy available at law or equity.

Section 5. Enforcement by Suwannee River Water Management District and/or Local Government Jurisdiction. The Suwannee River Water Management District and/or local government jurisdiction shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the surface water and/or stormwater management systems.

ARTICLE XVI
MISCELLANEOUS

Section 1. Number and Gender. Reference to the singular shall include reference to the plural and to the plural shall include the singular, as indicated by the context of use. Reference to any gender shall include reference to all genders.

Section 2. Severability. The invalidation of any provision of provisions of this Master Declaration shall not affect or modify any one of the other provisions which shall remain in full force and effect unless otherwise provided herein.

Section 3. Notices. Any notice provided for herein shall be deemed to have been properly sent when mailed, postpaid, to the last known address of the person as shown on the records of the Association at the time of such mailing, unless otherwise provided herein.

Section 4. Headings. The paragraph headings are for reference purposes only and shall not in any way effect the meaning, content or interpretation of this Master Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Printed Name: Rebecca Burns

Printed Name: Casey James

Printed Name: Rebecca Burns

Printed Name: Casey James

Declarant:
SAVANNAH STATION, a Florida joint venture,

By: LEGACY PROPERTY DEVELOPMENT, INC., a Florida corporation, joint venturer

By: _____
GEORGE E. FLETCHER, President

By: CLIPPER DEVELOPMENT, INC., a Florida corporation, joint venturer

By: _____
ROBERT HARTLEY, President

INSTRUMENT # 2237963
58 PGS

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **ROBERT L. HARTLEY**, President of **Clipper Development, Inc., joint venturer**, personally known to me, and he acknowledged executing the foregoing Master Declaration on behalf of said corporation, and he appeared in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid on this 27th day of April, 2006.

Notary Public State of Florida

DEBORAH J. HORLER
Notary Public - State of Florida
My Commission Expires Nov 5, 2008
Commission # DD335422
Bonded By National Notary Assn.

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **GEORGE E. FLETCHER,** President of **Legacy Property Development, Inc., joint venturer**, personally known to me, and he acknowledged executing the foregoing Master Declaration on behalf of said corporation, and he appeared in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid on this 27th day of April, 2006.

Notary Public State of Florida

DEBORAH J. HORLER
Notary Public - State of Florida
My Commission Expires Nov 5, 2008
Commission # DD335422
Bonded By National Notary Assn.

INSTRUMENT # 2237963
58 PGS

EXHIBIT "A"

Legal Description
(Savannah Station, Phase 1)

A portion of Section 28, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:
BEGIN at a steel rod and cap at the Northeast corner of Pilot Forest Unit 2, a subdivision as per plat thereof recorded in Plat Book "R", page 44 of the public records of Alachua County, Florida and run thence North 00°28'52" East, along the East boundary of Section 28, Township 8 South, Range 18 East, 513.96 feet to an iron pipe; thence North 89°31'33" West, 209.92 feet to an iron pipe; thence North 00°29'23" East, 121.25 feet; thence North 89°31'08" West, 205.10 feet; thence South 00°28'52" West, 45.05 feet; thence North 89°34'37" West, 726.58 feet; thence North 00°25'23" East, 140.00 feet; thence North 89°34'37" West, 59.81 feet to the beginning of a curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 53°58'30" an arc distance of 23.55 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 62°35'22" West, 22.69 feet; said end of curve being the beginning of a curve concave Southwesterly and having a radius of 150.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 12°30'10" an arc distance of 32.73 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 41°51'12" West, 32.67 feet; thence North 48°06'17" West, 104.15 feet to the beginning of a curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 58°14'35" an arc distance of 25.41 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 18°58'59" West, 24.33 feet; said end of curve being the beginning of a curve concave Southwesterly and having a radius of 70.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 105°04'11" an arc distance of 128.37 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 42°23'47" West, 111.12 feet; said end of curve being the beginning of a curve concave Northeasterly and having a radius of 25.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 46°49'35" an arc distance of 20.43 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 71°31'05" West, 19.87 feet; thence North 48°06'17" West, 183.12 feet to a point on the Southeasterly right of way line of County Road No. 235 (100 foot right of way); thence South 41°53'43" West, along said Southeasterly right of way line, 1307.62 feet to a nail and cap at the most Northerly corner of Pilot Forest, a subdivision as per plat thereof recorded in Plat Book "J", page 92 of the public records of Alachua County, Florida; thence South 48°06'17" East, along a boundary line of said Pilot Forest, a distance of 15.00 feet to a nail and cap at the beginning of a curve concave Southwesterly and having a radius of 99.65 feet; thence Southeasterly, along said boundary line and along the arc of said curve, through a central angle of 49°05'51" an arc distance of 85.39 feet to a steel rod and cap at the Northwest corner of Lot 54 of said Pilot Forest, said arc being subtended by a chord having a bearing and distance of South 23°33'22" East, 82.80 feet; thence South 89°34'37" East, along the North boundary line of said Lot 54 and along the North boundary line of said Pilot Forest Unit 2, a distance of 1111.63 feet to a 4"x 4" concrete monument (SAPP, LS 4948) at the Northeast corner of Lot 13 of said Pilot Forest Unit 2 and the Northwest corner of Lot 12 of said Pilot Forest Unit 2; thence South 89°33'11" East, along the North boundary line of said Pilot Forest Unit 2, a distance of 1270.19 feet to the POINT OF BEGINNING.
Containing 35.17 acres, more or less

INSTRUMENT # 2237963
58 PGS

EXHIBIT "B"

ARTICLES OF INCORPORATION
OF
SAVANNAH STATION OWNER'S ASSOCIATION, INC.

By these Articles of Incorporation, the undersigned Subscriber forms a corporation not for profit in accordance with Chapter 617, *Florida Statutes*, and pursuant to the following provisions ("these Articles");

ARTICLE I
NAME

The name of the corporation shall be **SAVANNAH STATION OWNER'S ASSOCIATION, INC.** For convenience, the corporation shall be referred to in this instrument as the "Association."

ARTICLE II
DURATION

The Association shall exist perpetually. Corporate existence of the Association shall commence upon the filing of these Articles with the Florida Department of State.

ARTICLE III
DEFINITIONS

The following words shall have the definitions set forth below for purposes of these Articles:

a. **"Additional Property"** shall mean and refer to those real properties, together with any improvements thereon, other than the current Property, which are made subject to these Master Declaration under the provisions of Article II thereof.

b. **"Association"** shall mean and refer to the Savannah Station Owner's Association, Inc., a Florida corporation not for profit, or its successors and assigns.

c. **"Common Expenses"** shall mean and refer to the actual and estimated expenses of operating the Association and meeting the costs incurred or to be incurred relative to the performance of the duties of the Association, including without limitation, the costs incurred for operation, maintenance and improvement of any Common Property, and including any reserves established by the Association, all as may be found to be necessary and appropriate by the Board of Directors of the Association pursuant to the Master Declaration, the By-Laws, and these Articles of Incorporation of the Association.

INSTRUMENT # 2237963
58 PGS

d. **"Common Property"** shall mean and refer to all real property and any improvements located thereon, and all personal property, from time to time intended to be devoted to the use and enjoyment of all Members of the Association and maintained by the Association at Common Expense. "Common Property" includes, without limitation, any platted parcel which is part of The Properties and which is designated on the plat for ownership and maintenance by the Association.

e. **"The Declarant"** shall mean and refer to Legacy Property Development, Inc., a Florida corporation, and Clipper Development, Inc., a Florida corporation, their successors and assigns. No successor or assignee of the Declarant shall have any rights or obligations of the Declarant hereunder unless such rights and obligations are specifically set forth in the instrument of succession or assignment, or unless such rights pass by operation of law.

f. **"Master Declaration"** shall mean and refer to the Master Declaration of Covenants, Conditions and Restrictions for Savannah Station executed on April 27, 2006, 2006, and recorded in the Public Records of Alachua County, Florida and as amended from time to time.

g. **"Member"** shall mean and refer to each Owner who is a Member of the Association as provided in Article III, Section 2 of the Master Declaration, and also to each Owner which may also be a member of said Association created pursuant to the terms of any Supplemental Declaration.

h. **"Owner"** shall mean and refer to the record holder, whether one or more persons or entities, of fee simple title to each Parcel included in The Properties (other than the Association); but, notwithstanding any applicable theory of law of mortgages, Owner shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title pursuant to foreclosure proceeding or a conveyance in lieu of foreclosure. Every Owner shall be treated for all purposes as a single Owner for each Parcel owned by it, irrespective of whether such ownership is joint, in common or tenancy by the entirety. In the event any life estate is created with respect to any Parcel in The Properties, the Owner of the life estate shall be deemed to be the Owner for purposes of this definition for so long as the life estate shall exist.

i. **"Parcel"** shall mean and refer to each Lot and/or Residential Unit from time to time subject to the terms of the Master Declaration.

j. **"The Property"** shall mean and refer to the entire Property and any additional properties annexed thereto in the future.

k. **"Residential Unit"** shall mean and refer to each separately described portion of The Properties which is intended to be occupied as a single family residence or household, including without limitation each residential lot (together with the residence, if any, constructed thereon), condominium unit, zero lot line dwelling, attached and detached dwelling, patio home, townhouse and any other form of residential occupancy or ownership now existing or hereafter

INSTRUMENT # 2237963
58 PGS

created. "Residential Unit" shall include in its meaning any interest in real property appurtenant to the ownership of the Residential Unit.

l. **"Supplemental Declaration"** shall mean and refer to any declaration of covenants and restrictions executed by the Declarant, and by the owner of the affected lands if same are not owned by Declarant, which extends the provisions of the Master Declaration to Additional Property.

m. **"Surface Water or Stormwater Management System"** shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges.

ARTICLE IV
PRINCIPAL OFFICE

The principal office of the Association is located at 107 SW 140th Terrace, #2, Newberry, Florida 32669.

ARTICLE V
REGISTERED OFFICE AND AGENT

ROBERT L. HARTLEY whose address is **107 SW 140th Terrace, #2, Newberry, Florida 32669** is hereby appointed the initial registered agent of the Association and the registered office shall be at said address.

ARTICLE VI
PURPOSE AND POWERS OF THE ASSOCIATION

The Association is formed to provide for, among other things, the management, improvement, maintenance, operation and care of all Common Property now owned or hereafter acquired by the Association, and all ditches, retention or detention areas, drainage systems, all Surface Water and Stormwater Management Systems, and preservation or conservation areas, wetlands and wetland mitigation areas which are controlled by the Association. The Association shall have all the powers of a nonprofit corporation organized under the laws of the State of Florida, subject only to such limitations upon the exercise of such powers as are expressly set forth in these Articles or the Bylaws of this Association. The Association shall have the power and duty to do any and all lawful things which may be authorized, assigned, required or permitted to be done by the these Articles and the Bylaws, and to do and perform any and all acts which may be necessary or proper for, or incidental to, the exercise of any of the duties or powers of the Association for the benefit of the Owners and for the maintenance, administration and improvement of all Common Property and Surface Water or Stormwater Management Systems within its jurisdiction. The Association shall not pay dividends and no part of any income of the Association shall be distributed to its Members, directors or officers.

INSTRUMENT # 2237963
58 PGS

6.1 To fix and make assessments to the Owners of the Real Property, and collect the assessments, as well as any cost of collection including but not limited to reasonable attorneys' fees, by any lawful means.

6.2 To borrow money if needed to carry out the purpose and works of the Association.

6.3 To use and expend the proceeds of assessments and borrowings in a manner consistent with the purposes for which this Association is formed, i.e. to pay debts and obligations of the Association.

6.4 To maintain, repair, replace, operate, and care for real and personal property, including but without limitation all ditches, retention or detention areas, drainage other surfacewater management works, and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned or controlled by the Association or the owners in common in a manner consistent with the permit issued by the Suwannee River Water Management District and/or local government jurisdiction and the operation and maintenance plan attached thereto.

6.5 Purchase and maintain property and/or liability insurance if deemed necessary or desirable by the Directors of the Association.

6.6 To make, amend, impose and enforce by any lawful means, reasonable rules and regulations of the Association property, subject to approval of the Suwannee River Water Management District and/or local government jurisdiction if said approval is so required.

6.7 To do and perform any obligations imposed upon the Association by the Declaration or by any permit or authorization from any unit of local, regional, state, or the federal government and to enforce by any legal means the provisions of these Articles, the Bylaws and the Declaration.

6.8 To do and perform anything required by these Articles, the By-Laws, or the Declaration to be done by a lot owner, but if not done by the lot owner in a timely manner, at the expense of such owner.

6.9 The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the Suwannee River Water Management District Permit No._____ requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowners' Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowners' Association commenced. The Permittee shall demonstrate to

INSTRUMENT # 2237963
58 PGS

the Suwannee River Water Management District's satisfaction that the Homeowners' Association is an active, ongoing concern, which the Permittee shall establish by submitting copies of all minutes of meetings of members of the Association and/or the Board of Directors, with copies of all operation and maintenance expenses incurred, and copies of documentation showing that all assessments that were levied have been collected, and copies of such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowners' Association is an active, functioning and ongoing concern.

The foregoing specific duties and responsibilities are not construed in any way as limiting the powers of the Association. Rather, the Association will have and exercise all the powers conferred upon Associations so formed.

ARTICLE VII
MEMBERSHIP

Each Owner, including the Declarant, shall be a Member of the Association. Any person or entity who holds any interest merely as a security for the performance of any obligation shall not be a Member. The Association membership of each Owner shall be appurtenant to the Parcel giving rise to such membership, and shall not be transferred except upon the transfer of title to said Parcel and then only to the transferee of title thereto. Any prohibited separate transfer shall be void. Any transfer of title shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

ARTICLE VIII
VOTING RIGHTS

8.1 The Association shall have two (2) classes of voting membership:

a. **Class "A".** Class "A" Members shall be all Owners of Residential Units, with the exception of the Declarant. Class "A" Members shall be entitled on all issues to one (1) vote for each Residential Unit in which they hold the interest required for membership.

b. **Class "B".** The Class "B" Members shall be the Declarant and any successor of the Declarant who takes title to and to whom Declarant assigns in writing one or more of the Class "B" votes. Upon the execution of this Master Declaration, the Class "B" Members shall be entitled to 10 votes for each Residential Unit owned by a Class "B" Member, or an aggregate of 2920 votes based upon 292 permitted Residential Units in the Phase One Property. Thereafter, the number of Class "B" votes shall be reduced by one (1) vote for each Class "A" vote from time to time existing in the Association. No parcel shall be entitled to votes until such time as it is annexed by Supplemental Declaration; and at such time it shall be entitled to Class "B" votes in the same manner as provided herein. The Class "B" membership shall terminate and become converted to Class "A" membership upon the happening of the earlier of the following:

(i) When the total outstanding Class "A" votes in the Association equal the total outstanding Class "B" votes; or

INSTRUMENT # 2237963
58 PGS

(ii) Four (4) years from the date of recording this Master Declaration, or four (4) years from the date of the last annexation of property, whichever shall occur last.

(iii) When, in its discretion, the Declarant so determines.

From and after the happening of any one of these events, the Declarant shall call a meeting as provided in the Bylaws for special meetings to advise the Association membership of the termination of Class "B" status.

The Class "B" Members shall cast on all issues their votes as they among themselves determine. It shall be permitted for the Declarant to retain and to cast all Class "B" votes.

8.2 From and after the termination of the Class "B" membership the Declarant shall have a veto power over all actions of the Association and the Board of Directors of the Association. This power shall expire when the Class "A" votes, other than those held by the Declarant, equal ninety percent (90%) of the total membership vote (regardless of class distinction) of the Association, or four (4) years after submission of the last Property subject to this Declaration, whichever occurs first.

No action authorized by the Association or the Board of Directors shall become effective, nor shall any action, policy or program be implemented, until and unless:

a. The Declarant shall have been given written notice of each meeting of the Members and of the Board of Directors by certified mail, return receipt requested or by personal delivery, at the address it has registered from time to time with the Secretary of the Association, which notice otherwise complies with the terms of the Bylaws as to regular and special meetings of the Members and Board of Directors, and which notice shall set forth with reasonable particularity the agenda to be followed at said meeting; and

b. The Declarant shall have been given the opportunity at each such meeting, if Declarant so desires, to join in, or to have its representatives or agents join in, discussion of any prospective action, policy, or program to be implemented by the Board or the Association. The Declarant and its representatives or agents may make its concerns and suggestions known to the Members of the Association or of the Board. At such meeting the Declarant shall have, and is hereby granted, a veto power over any such action, policy or program authorized by the Board of Directors, the Association officers, or Association membership, and to be taken by said Board, the officers or agents of the Association, or any individual Member of the Association (if Association or Board approval is necessary for said Member's action). Except as set forth in subsection (c) below, the Declarant veto must be exercised by the Declarant, its representatives, or agents at or before the meeting to consider proposed action. The veto power shall not include the authority to require any affirmative action on behalf of the Board or the Association; and

c. If any action, policy or program is to be implemented by prior consent without the formality of a meeting, then the Declarant shall be provided a written notice and description of the proposed action, policy or program at least ten (10) days in advance of such implementation, and the Declarant shall have ten (10) day after receipt of such notice to exercise its veto.

INSTRUMENT # 2237963
58 PGS

8.3 Each vote in the Association must be cast as a single vote, and fractional votes shall not be allowed. In the event that joint or multiple Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Owner or Owners cast a vote on behalf of a particular Parcel, it shall thereafter be conclusively presumed for all purposes that he/she was, or they were, acting with the authority and consent of all other Owners thereof. In the event more than the appropriate number of votes are cast for a particular Parcel, none of said votes shall be counted and said votes shall be deemed void.

Notwithstanding the other provisions contained in these Articles or the Declaration to the contrary, until the Declarant relinquishes control of the Association or otherwise allows control to transfer to the directors of the Association, Declarant shall provide at least 30 days written notice to the Suwannee River Water Management District and/or local government jurisdiction that all terms and conditions placed upon the Declarant by permits or authorizations from the Suwannee River Water Management District and/or local government jurisdiction have been satisfied in full and that transfer is proposed to occur on a specific date.

ARTICLE IX
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of not less than three (3), nor more than nine (9) directors who need not be Members. The initial Board shall be comprised of four (4) persons. Anything in these Articles to the contrary notwithstanding, until such time as the Declarant has conveyed to purchasers not affiliated with the Declarant all lands which are subject to potential annexation pursuant to Article II, Section 2, of the Master Declaration, or at such earlier date as may be selected by the Declarant, the Declarant shall be entitled to designate the Board of Directors of the Association. The names and addresses of persons who are to act in the capacity of director until appointment or election of their successors pursuant to these Articles are:

Name	Address
George E. Fletcher	**1223 NW 114th Drive, Gainesville, Florida 32606**
Robert L. Hartley	**107 SW 140th Terrace, #2, Newberry, Florida 32669**
Cheryl Hartley	**14029 W. Newberry Rd., Newberry, Florida 32669**
Phillip W. Hartley	**107 SW 140th Terrace, #2, Newberry, Florida 32669**
Stephen G. Hartley	**107 SW 140th Terrace, #2, Newberry, Florida 32669**
Deborah Diamond	**14029 W. Newberry Rd., Newberry, Florida 32669**

Once the Declarant relinquishes its right to appoint the Board of Directors, the Members shall elect the directors for staggered terms of three (3) years each. To create the staggered terms,

INSTRUMENT # 2237963
58 PGS

one post shall become vacant in one (1) year and a successor director shall be elected. The second post shall be deemed vacant at the end of the second year, and a successor director shall be elected. The third post shall be deemed vacant at the end of the third year, and a successor director shall be elected. All successor directors shall serve for terms of three (3) years each. In the event that the number of people comprising the Board of Directors is changed, such change in number shall be implemented in such a manner as to have as nearly equal in number as possible the number of directors whose terms expire in any given year.

ARTICLE X
OFFICERS

The affairs of the Association shall be administered by the officers designated in the Bylaws. The officers shall be elected by the Board of Directors at the first meeting, and they shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

Office	Name	Address
President	**Robert L. Hartley**	**107 SW 140th Terrace, #2, Newberry, Florida 32669**
Secretary/Treasurer	**George E. Fletcher**	**1223 NW 114th Drive Gainesville, FL 32606**
Vice President	**Cheryl Hartley**	**14029 W. Newberry Rd., Newberry, Florida 32669**
Vice President	**Phillip W. Hartley**	**107 SW 140th Terrace, #2, Newberry, Florida 32669**
Vice President	**Stephen G. Hartley**	**107 SW 140th Terrace, #2, Newberry, Florida 32669**
Vice President	**Deborah Diamond**	**14029 W. Newberry Rd., Newberry, Florida 32669**

ARTICLE XI
INDEMNIFICATION

11.1 Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding whether civil, criminal, administrative or investigative, or any settlement of any proceeding, or any appeal from such proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, or having served at the Association's request as a director or officer of any other corporation, whether or not he is a director or officer at the time such expenses are incurred, regardless of by whom the proceeding was brought, except in relation to matters as to which any such director or officer shall be adjudged liable for gross negligence or willful misconduct, provided that in the event of a settlement, the indemnification shall apply only when the Board of Directors of the Association approves such settlement and reimbursement as being for

INSTRUMENT # 2237963
58 PGS

the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

11.2 Expenses incurred in defending a suit or proceeding whether civil, criminal, administrative or investigative may be paid by the Association in advance of the final disposition of such action, suit or proceeding if authorized by all of the non-interested directors upon receipt of an undertaking by or on behalf of the director or officer to repay such amount if it shall ultimately be determined that he is not to be indemnified by the Association as authorized by these articles of Incorporation.

11.3 The Association shall have the power to purchase at its expense and maintain insurance on behalf of any person who is or was a director or officer of the Association, or is or was serving at the request of the Association as a director or officer of another association, against any liability asserted against him and incurred by him in any such capacity, or arising out of his status as such, whether or not the Association would have the power to indemnify him against such liability under the provisions of these Articles.

ARTICLE XII
BYLAWS

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the Bylaws. Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation shall control.

ARTICLE XIII
ADDITIONAL PROPERTY

Additional Property may be added from time to time to The Properties in accordance with the Master Declaration. When made, the additions shall extend the jurisdiction, functions, duties and membership of the Association to such Additional Property as may be contemplated by the Master Declaration.

The Association and each Member must accept as Members the Owners of all Parcels where the instrument hereafter annexing Additional Property to the jurisdiction of the Association provides that the Owners of the Parcels located therein are intended to be Members of the Association and that the Association is intended to have jurisdiction over them.

ARTICLE XIV
AMENDMENTS

Until such time as Members own ninety percent (90%) of the Properties, the Board of Directors may amend these Articles by adopting a resolution setting forth the amendment, without any vote of the Members, certifying the amendment to the Secretary of the State of Florida, and recording the amendment in the Public Records of Alachua County, Florida. At such time as

INSTRUMENT # 2237963
58 PGS

Members own ninety percent (90%) of the Properties, amendments to these Bylaws shall be proposed and adopted in the following manner:

14.1 The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting.

14.2 Within the time and in the manner provided in the Bylaws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

14.3 At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of Members of each class entitled to vote thereon as a class and the affirmative vote of a majority of the votes of all Members entitled to vote thereon.

14.4 Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

14.5 If all of the Directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Articles be adopted, then the amendment shall thereby be adopted as though subsections 14.1 through 14.3 had been satisfied.

14.6 The Members may amend these Articles without an act of the Directors at a meeting for which notice of the changes to be made is given.

14.7 No amendment shall make any changes in the qualifications for Members nor the voting rights of Members without approval in writing by all Members. No amendment shall be made that is in conflict with the Master Declaration. So long as the Declarant shall own any lands within The Properties, no Declarant related amendment shall be made to the Master Declaration, any Supplemental Declaration, or to the Articles or Bylaws of the Association unless such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

a. Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other Owners;

b. Modifies the definitions provided for by Article I of the Master Declaration in a manner which alters the Declarant's rights or status;

c. Modifies or repeals any provision of Article II of the Master Declaration;

INSTRUMENT # 2237963
58 PGS

d. Alters the character and rights or membership as provided for by Article III of the Master Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association;

e. Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities;

f. Denies the right of the Declarant to convey to the Association Common Property;

g. Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant;

h. Alters or repeals any of the Declarant's rights or any provision applicable to the Declarant's right as provided for by any such provision of the Master Declaration or any Supplemental Declaration.

14.8 **Further Limitations.** Amendments to these Articles or the Bylaws which directly or indirectly impact operation and maintenance of the Surface Water or Stormwater Management Systems or related systems may be made after approval by the Suwannee River Water Management District and/or local government jurisdiction. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District and/or local government jurisdiction under the lawful adopted rules of the Suwannee River Water Management District and/or local government jurisdiction in effect at the time of application for such modification. Amendments to the Articles or the Bylaws which do not impact operation or maintenance of the Surface Water or Stormwater Management System or related systems may be made without authorization of the Suwannee River Water Management District and/or local government jurisdiction; however, copies of any such amendments shall be forwarded to the District within 30 days of approval

14.9 A copy of each amendment shall be certified by the Secretary of State, State of Florida, and be recorded in the Public Records of Alachua County, Florida.

ARTICLE XV
SUBSCRIBERS

The name and address of the Subscriber to these Articles of Incorporation is as follows:

Robert L. Hartley, 107 SW 140th Terrace, #2, Newberry, Florida 32669

ARTICLE XVI
NON-STOCK CORPORATION

INSTRUMENT # 2237963
58 PGS

The Association is organized on a non-stock basis and shall not issue shares of stock evidencing membership in the Association; provided, however, that membership in the Association may be evidenced by a certificate of membership which shall contain a statement that the Association is a corporation not for profit.

ARTICLE XVII
DISSOLUTION OF ASSOCIATION

Prior to dissolution of this Association, 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 Surface Water or Stormwater Management Systems, ditches, retention or detention areas, drainage, other surfacewater management works, and preservation or conservation areas, wetland or wetland mitigation areas which are owned by the Association or controlled by the Association, 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 and/or local government jurisdiction. Such modification shall be made under the lawfully adopted rules of the Suwannee River Water Management District and/or local government jurisdiction in effect at the time of application for such modification.

ARTICLE XVIII
INITIAL CONTROL BY DEVELOPER; CONDITION PRECEDENT TO TRANSFER OF CONTROL OF AN OWNER'S ASSOCIATION

Notwithstanding the other provisions contained in these articles to the contrary, **SAVANNAH STATION, a Florida joint venture,** their successors and assigns in interest ("Declarant"), shall have control of the activities of the Association until the Declarant relinquishes that right or ceases to be the owner of 90% of the parcels within the Development. The Declarant, prior to relinquishing control of the Association or otherwise allowing control to transfer to the directors of the Association, shall provide at least 30 days written notice to the Suwannee River Water Management District and/or local government jurisdiction that all terms and conditions placed upon the Declarant by permits or authorizations from the Suwannee River Water Management District and/or local government jurisdiction have been satisfied in full and that transfer is proposed to occur on a specific date.

IN WITNESS WHEREOF, the undersigned Subscriber has caused these presents to be executed as of the 27th day of April, 2006.

Signed, sealed and delivered in the presence of:

Printed Name

Printed Name:

ROBERT L. HARTLEY

INSTRUMENT # 2237963
58 PGS

STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **ROBERT L. HARTLEY** to me known to be the Subscriber described in the foregoing Articles of Incorporation, and he acknowledged and swore to the execution of the said Articles of Incorporation for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid on this 27th day of April, 2006.

Notary Public ~~State of Florida~~

DEBORAH J. HORLER
Notary Public - State of Florida
My Commission Expires Nov 5, 2008
Commission # DD335422
Bonded By National Notary Assn.

ACCEPTANCE OF REGISTERED AGENT

THE UNDERSIGNED having been named herein to act as Registered Agent for said corporation, herein accepts and agrees to act in this capacity.

ROBERT L. HARTLEY

COPY

INSTRUMENT # 2237963
58 PGS

3.3 **Voting Rights.** Voting rights of each Member of the Association shall be as set forth in the Declaration and the Articles, and the manner of exercising such voting rights shall be as set forth in these Bylaws.

3.4 **Designation of Voting Representative.** If Real Property is owned by one person or entity, its rights to vote shall be established by the record title to the Real Property. If Real Property is owned by more than one person or entity, the person entitled to cast the votes for the Real Property shall be designated by a certificate signed by all of the record Owners of the Real Property and filed with the Secretary of the Association. If Real Property is owned by a general or limited partnership, the person entitled to cast the votes for the Real Property shall be designated by a certificate of appointment signed by one of the general partners and filed with the Secretary of the Association. If Real Property is owned by a corporation, the person entitled to cast the votes for the Real Property shall be designated by a certificate of appointment signed by the President or Vice President of the corporation and filed with the Secretary of the Association. If Real Property is owned in trust, the person entitled to vote for the Real Property shall be designated by a certificate of appointment signed by the trustee of record for the trust and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Real Property concerned. A certificate designating the person entitled to cast the votes of Real Property in writing by any Owner thereof. Provided, however, that no Owner or designee shall vote in excess of the voting rights allocated to the Real Property pursuant to the Declaration.

3.5 **Approval or Disapproval of Matters.** Whenever the decision of an Owner is required upon any matter, whether or not the subject of an Association meeting, such decision shall be expressed by the same person who would cast the votes of such Owner if at an Association meeting, unless the joinder of record Owners is specifically required by the Declaration, the Articles, or by these Bylaws.

3.6 **Restraint Upon Assignment of Shares in Assets.** The share of a Member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to that Owner's Real Property.

4. MEMBERS' MEETINGS.

4.1 **Annual Members' Meetings.** The annual Members' meeting shall be held at the office of the Association at 5:00 p.m. on the ____ day of January of each year for the purpose of appointing directors and of transacting any other business authorized to be transacted by the members; provided, however, if that day is a legal or religious holiday, the meeting shall be held at the same hour on the next day which is not a legal or religious holiday. Provided, the Board of Directors shall have the discretion to hold the annual meeting at any other time during the month of January which they may deem to be more convenient to the Members of the Association. At any meeting, whether annual or special, of the Members or Directors, at which a Motion is made concerning the surface water or storm water management system a motion may only be voted upon at a meeting at which the Suwannee River Water Management District has been given at least ten (10) days written notice and to which the Suwannee River Water Management District is invited to attend by its representatives.

INSTRUMENT # 2237963
58 PGS

EXHIBIT "C"

BYLAWS
of
SAVANNAH STATION OWNER'S ASSOCIATION, INC.,
a Non-Profit Corporation

1. **DEFINITIONS.** When used in these Bylaws, the terms defined in Article III of the Articles of Incorporation of **SAVANNAH STATION OWNER'S ASSOCIATION, INC.** ("the Articles") shall have the same meanings as in the Articles. Should a conflict exist or arise between any of the provisions of the Articles of Incorporation and the provisions of the Bylaws, the provisions of the Articles of Incorporation shall control.

2. **IDENTITY.** These are the Bylaws of **SAVANNAH STATION OWNER'S ASSOCIATION, INC.**, a corporation not for profit organized pursuant to Chapter 617, *Florida Statues* (the "Association").

2.1 **Office.** The office of the Association shall be located at 107 SW 140th Terrace, #2, Newberry, Florida 32669 or at such other place as may be designated from time to time by the Board of Directors.

2.2 **Fiscal Year.** The fiscal year of the Association shall be the calendar year.

2.3 **Seal.** The seal of the Association shall bear the name of the corporation, the word "Florida", the words "Corporation not for profit", and the year of incorporation.

3. **MEMBERS.**

3.1 **Qualification.** The Members of the Association shall consist of every Owner, including the Declarant, and in the case of multiple Owners, every group of record owners, of Real Property within The Properties. The foregoing is not intended to include persons or entities who hold an interest merely as security for performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of the Real Property. Multiple Owners shall be subject to the provisions of the Declaration relative to "Multiple Owners."

3.2 **Change of Membership.** Change of membership in the Association shall be established by recording in the Public Records of Alachua County, Florida, a deed or other instrument establishing record title to Real Property under the jurisdiction of the Association. The Owner designated as grantee by such instrument thus becomes a Member of the Association and the membership of the prior Owner is terminated. The new Owner shall notify the Association of such property transfer and furnish the Association a copy of the recorded deed, the new Owner's address, and the Owner's local agent, if any, in the event the Owner is located outside the State of Florida. Any notice requirements set out in these Bylaws and in the Articles shall be deemed to be complied with if notice to an Owner is directed to the address of said Owner as then reflected in the Association's records.

INSTRUMENT # 2237963
58 PGS

4.2 **Special Members' Meetings.** Special meetings of the Members may be called by any one of the following persons or groups:

(a) The Board of Directors, or

(b) The holders of not less than 50% of all of the votes entitled to be voted at the meeting.

4.3 **Notice of All Meetings of Members.** Written notice stating the place, day, and hour of the meeting and, in the case of a special meeting, the purpose or purposes for which the meeting is called shall be delivered to each Member entitled to vote at such meeting not less than ten (10) or more than sixty (60) days before the date of the meeting, either personally or by first-class mail, by or at the direction of the President, the Secretary, or the officer or persons calling the meeting.

4.4 **Quorum.** A quorum at Members' meetings shall consist of thirty percent (30%) of all votes in the Association, whether represented in person or by proxy. If a quorum is present, the affirmative vote of a majority of votes represented at a meeting and entitled to vote on the subject matter shall constitute the acts of the Members, except when approval by a greater number of Members is required by the Master Declaration, these Bylaws or the Articles. When a specified item of business is required to be voted upon by a particular class of Members, a majority of the votes of such class of Members shall constitute a quorum for the transaction of such item of business by that class. After a quorum has been established at a Members' meeting, the subsequent withdrawal of Members so as to reduce the number of votes at the meeting below the number required for a quorum shall not affect the validity of any action taken at the meeting or any adjournment thereof.

4.5 **Proxies.** Every Member entitled to vote at a meeting of members or to express consent or dissent without a meeting, or his duly authorized attorney-in-fact, may authorize another person or persons to act for him by proxy. Every proxy must be signed by the Member or his attorney-in-fact. To be valid, a proxy must be dated, must state the date, time, and place it was given, and must be signed by the authorized person who executed the proxy. A proxy is effective only for the specific meeting for which it was originally given, as the meeting may lawfully be adjourned and reconvened from time to time, and automatically expires ninety (90) days after the date of the meeting for which it was originally given. Every proxy shall be revocable at the pleasure of the member executing it and shall expire upon the transfer of title to the Real Property giving rise to the voting rights to which the proxy pertains. The authority of the holder of a proxy to act shall not be revoked by the incompetence or death of the Member who executed the proxy unless, before the authority is exercised, written notice of an adjudication of such incompetence or of such death is received by the Association officer responsible for maintaining the list of Members.

4.6 **Adjourned Meetings.** When a meeting is adjourned to another time or place, it shall not be necessary to give any notice of the adjourned meeting if the time and place to which the meeting is adjourned are announced at the meeting at which the adjournment is taken, and any business may be transacted at the adjourned meeting that might have been transacted on the original date of the meeting. If, however, after the adjournment the Board fixes a new record date for the adjourned meeting, a notice of the adjourned meeting shall be given in compliance with these Bylaws to each Member on the new record date entitled to vote at such meeting.

INSTRUMENT # 2237963
58 PGS

4.7 **Order of Business.** The order of business at annual Members' meetings, and as far as practical at all other Members' meetings, shall be:

a. Calling of the roll and certifying of proxies.
b. Proof of notice of meeting or waiver of notice.
c. Reading and disposal of any unapproved minutes.
d. Appointment of Directors.
e. Reports of Officers.
f. Reports of Committees.
g. Appointment of Nominating Committee.
h. Unfinished business.
i. New business.
j. Adjournment.

4.8 **Minutes of Meetings.** The Association shall maintain minutes of each meeting of the membership and of the Board of Directors in a businesslike manner. The minutes shall be kept in a book available for inspection by members or their authorized representatives at any reasonable time. The Association shall retain these minutes for a period of not less than seven (7) years.

5. BOARD OF DIRECTORS.

5.1 **Number.** The affairs of the Association shall be managed by a Board of not less than three (3) nor more than nine (9) directors. The initial Board shall be comprised of four (4) directors. Anything in these Bylaws to the contrary notwithstanding, until such time as Declarant has conveyed to purchasers all lands subject to the Declaration, or at such earlier date as may be selected by the Declarant, the Declarant shall be entitled to designate the Board of Directors of the Association.

5.2 **Term of Office.** The Members shall elect the directors for a term of three (3) years each, as provided in the Articles. Each director shall hold office for the term for which he is elected and until his successor shall have been elected and qualified or until his earlier resignation, removal from office or death.

5.3 **Removal.** Any director may be removed from the Board, with or without cause, by a majority vote of the Members, or by a majority vote of the Board of Directors. In the event of the death, resignation or removal of a director, his successor shall be selected by the remaining directors and shall serve for the unexpired term of his predecessor.

5.4 **Directors' Fees.** Directors shall serve without compensation or fees; provided, however, nothing herein shall be deemed to prevent reimbursement of out-of-pocket expenses approved by the Board and incurred on behalf of the Association.

5.5 **Election.** Election to the Board of Directors shall be by written ballot or oral declaration as hereinafter provided: At such election, the Members or their proxies may cast, in respect of each vacancy, as many votes as they are entitled to exercise under the provisions of the Articles. The names receiving the largest number of votes (without regard to class) for each vacancy shall be elected. The election shall be by written ballot unless a majority of the members present at such meeting

INSTRUMENT # 2237963
58 PGS

specifically elect to waive this provision, at which time each member may cast his/her vote(s) orally; provided, however, that in the event that there are no more nominations for director than vacancies on the board, those nominees shall stand elected by acclamation, and balloting shall not be necessary

5.6 Nominations. Nominations for election to the Board of Directors shall be made by a Nominating Committee which shall be one of the standing committees of the Association.

5.7 Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a director, and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting.

5.8 Duties of Nominating Committee. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or officers, directors or agents of the Declarant, as the Committee in its discretion shall determine. Separate nominations shall be made for each vacancy to be filled. Nominations shall be placed on a written ballot as provided in Section 5.9 and shall be made in advance of the time fixed in Section 5.9 for the mailing of such ballots to Members.

5.9 Ballots. All elections to the Board of Directors shall be made on written ballot which shall (a) describe the vacancies to be filled; (b) set forth the names of those nominated by the Nominating Committee for each such vacancy; and (c) contain a space for a write-in vote by the Members for each vacancy. Such ballots shall be prepared and mailed by the Secretary to the Members at least fourteen (14) days in advance of the date set forth therein for a return (which shall be a date not later than the day before the meeting at which the vote is to be taken).

5.10 Number of Ballots. Each Member shall receive as many ballots as it has votes. Notwithstanding that a Member may be entitled to several votes, it shall exercise on any one ballot only one vote for each vacancy shown thereon. The completed ballots shall be returned as follows: Each ballot shall be placed in a sealed envelope marked "Ballot" but not marked in any other way. Each such "Ballot" envelope shall contain only one ballot, and the Members shall be advised that, because of the verification procedures of Section 5.11, the inclusion of more than one ballot in any one "Ballot" envelope shall disqualify the return. Such "Ballot" envelope, or envelopes (if the Member or his proxy is exercising more than one vote), shall be placed in another sealed envelope which shall bear on its face the name and signature of the Member or his proxy, the number of ballots being returned, and such other information as the Board of Directors may determine will serve to establish his right to cast the vote or votes presented in the "Ballot" or "Ballots" contained therein. The ballots shall be returned to the Secretary at the address of the Association.

5.11 Election Committee; Counting of Ballots. Upon receipt of each return, the Secretary shall immediately place it in a safe or other locked place until the day set for the meeting at which the elections are to be held. On that day, the unopened external envelopes containing the "Ballot" envelopes shall be turned over to an Election Committee which shall consist of three (3) Members appointed by the Board of Directors. The Election Committee shall then:

INSTRUMENT # 2237963
58 PGS

a. Establish that external envelopes were not previously opened or tampered with in any way; and

b. Open the external envelopes to establish that the number of envelopes therein marked "Ballot" corresponds to the number of votes allowed to the Member or his proxy identified on the external envelope; and

c. Confirm that the signature of the Member or his proxy on the outside envelope appears genuine; and

d. If the vote is by proxy, determine that a proxy has been filed with the Secretary.

Such procedure shall be taken in such manner that the vote of any Member or his proxy shall not be disclosed to anyone, even the Election Committee.

The opened external envelopes shall thereupon be placed in a safe or other locked place and the Election Committee shall proceed to the opening of the "Ballot" envelopes and the counting of the votes. If any "Ballot" envelope is found to contain more than one ballot, all such ballots shall be disqualified and shall not be counted. Ballots shall be retained for such period of time after the election as shall be deemed prudent by the Board of Directors.

6. MEETINGS OF DIRECTORS.

6.1 Regular Meetings. Regular meetings of the Board of Directors shall be held at least semi-annually without notice at such place and hour as may be fixed from time to time by resolution of the Board. If the day for such regular meeting is a legal holiday, then the meeting shall be held at the same time on the next day that is not a legal holiday. Notice of such regular meeting is hereby dispensed with. Regular meetings of the Board of Directors shall be open to the Members.

6.2 Special Meetings. Special meetings of the Directors may be called by the Chairman of the Board, by the President of the Association, or by any two (2) directors. No less than two (2) days' notice of the special meeting shall be given to each director personally or by first class mail, telegram, or cablegram, which notice shall state the time, place and purpose of the meeting.

6.3 Waiver of Notice of a Meeting. The transaction of any business at any meeting of the Board of Directors, however called and noticed, or wherever held, shall be as valid as though made at a meeting duly held after regular call and notice if a quorum is present and, if either before or after the meeting, each of the directors not present signs a written waiver of notice, or a consent to the holdings of such meeting, or an approval of the minutes thereof. All such waivers, consents or approvals shall be filed with the Associations' records and made a part of the minutes of the meeting. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

6.4 Defects in Notice, etc. Waived by Attendance. Attendance of a director at a meeting shall constitute a waiver of notice of such meeting and a waiver of any and all objections to the

INSTRUMENT # 2237963
58 PGS

place of the meeting, the time of the meeting, or the manner in which it has been called or convened, except when a director states, at the beginning of the meeting, any objection to the transaction of business because the meeting is not lawfully called or convened. Directors may participate in a meeting of such Board by means of a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other at the same time. Participation by such means shall constitute presence in person at a meeting.

6.5 **Quorum.** A quorum at directors' meeting shall consist of a majority of all votes of the entire Board of Directors. The acts approved by a majority of those votes represented at a meeting at which a quorum is present shall constitute the act of the Board of Directors, except where approval by a greater number of directors is required by the Declaration, a Supplemental Declaration, the Articles, or these Bylaws.

6.6 **Adjourned Meetings.** A majority of the directors present whether or not a quorum exits, may adjourn any meeting of the Board to another time and place. Notice of any such adjourned meeting shall be given to the directors who were not present at the time of the adjournment and, unless the time and place of the adjourned meeting are announced at the time of the adjournment, to the other directors.

6.7 **Action by Directors Without a Meeting.** Any action required to be taken at a meeting of the directors or a committee thereof, may be taken without a meeting if a consent in writing setting forth the action so to be taken signed by all of the directors or all the members of the committee, as the case may be, is filed in the minutes of the proceedings of the Board or of the committee. Such consent shall have the same effect as a unanimous vote.

6.8 **Presiding Officer.** The presiding officer of directors' meetings shall be the President. In the absence of the President, the Vice President shall preside, and in the absence of both, the directors present shall designate one of their number to preside.

6.9 **Powers and Duties of Board of Directors**. All of the powers and duties of the Association existing under chapter 617, *Florida Statutes*, the Declaration, the Articles, and these Bylaws, shall be exercised by the Board of Directors, subject only to approval by Members when such is specifically required.

7. OFFICERS.

7.1 **Officers and Election.** The executive officers of the Association shall be a President, who shall be selected from the Board of Directors, a Vice-President, who also shall be selected from the Board of Directors, a Treasurer, and a Secretary, all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors shall from time to time elect such other officers and designate their powers and duties as the Board shall find necessary or convenient to manage properly the affairs of the Association.

7.2 **President.** The President shall be the chief executive officer of the Association.

INSTRUMENT # 2237963
58 PGS

He shall have all of the powers and duties which are usually vested in the office of President of an association, including but not limited to the power to appoint committees from among the Members from time to time as he may in his discretion determine appropriate to assist in the conduct of the affairs of the Association. He shall serve as chairman of all Board and Members' meetings.

7.3 **Vice President.** The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of the President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the directors.

7.4 **Secretary.** The Secretary shall keep the minutes of all proceedings of the directors and the Members. He shall attend to the giving and serving of all notices to the Members and directors and other notices required by law. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an Association and as may be required by the directors or the President. The duties of the Secretary may be fulfilled by a manager employed by the Association.

7.5 **Treasurer.** The Treasurer shall have custody of all property of the Association, including funds, securities, and evidences of indebtedness. He shall keep the books of the Association in accordance with good accounting practices and provide for collection of assessments; and he shall perform all other duties incident to the office of Treasurer. The Duties of the Treasurer may be fulfilled by a manager employed by the Association.

7.6 **Compensation.** The compensation, if any, of the officers shall be fixed by the Board of Directors.

8. **BOOKS AND RECORDS.** The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member or any representative of Suwannee River Water Management District. The Declaration, the Articles and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

9. **FISCAL MANAGEMENT.** The provisions for fiscal management of the Association set forth in the Declaration shall be supplemented by the following provisions:

9.1 **Accounts.** The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications and any other classifications as shall be appropriate, when authorized and approved by the Board of Directors. The receipts shall be entered by their amounts and by accounts and receipt classifications. Expenses shall be entered by their amounts and by accounts and expense classifications.

a. **Current Expense.** The current expense account shall include all receipts and expenditures to be made within the year for which the expenses are budgeted and may include a reasonable allowance for contingencies and working funds. The balance in this fund at the end of each year shall be applied to reduce the assessments for current expense for the succeeding year or to fund reserves. This may include, but not be limited to, in any order:

INSTRUMENT # 2237963
58 PGS

(1) Professional, administration and management fees and expenses;

(2) Taxes on Common Property;

(3) Expense for utility services and maintenance expense relating to the Common Property, roadway, landscape and drainage easements shown on the Exhibit "B" to the Declaration, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water and/or stormwater management works, preservation or conservation areas, wetlands and wetland mitigation areas which are owned or controlled by the Association;

(4) Insurance costs;

(5) Administrative and salary expenses;

(6) Operating capital;

(7) Performance of obligations imposed by any unit of local, regional, state, or the federal government and to enforce the provisions of the Declaration, the Articles of Incorporation and these By-laws.

(8) Other expenses.

b. **Reserve for Deferred Maintenance.** If required by the Board of Directors, there shall be established a reserve account for deferred maintenance which shall include funds for major maintenance items which are the obligation of the Association and which occur less frequently than annually.

c. **Reserve for Replacement.** If required by the Board of Directors, there shall be established a reserve account for replacement which shall include funds for repairs or replacements which the Association is obligated to make resulting from damage, depreciation or obsolescence.

9.2 **Budget.** The Board of Directors shall adopt an operating budget for the Property in advance for each calendar year which shall include the estimated funds required to defray the current expenses and shall provide funds for the foregoing reserves.

9.3 **Depository.** The depository of the Association will be such banks in Alachua County, Florida, as shall be designated from time to time by the directors. The withdrawal of monies from such accounts shall be only by checks signed by such persons as authorized by the directors; provided, however, that the provisions of a management agreement between the Association and a manager relative to the subject matter of this section shall supersede the provisions hereof.

INSTRUMENT # 2237963
58 PGS

10. PARLIAMENTARY RULES. Roberts' Rules of Order (latest edition) shall govern the conduct of Association meetings, when not in conflict with these Bylaws.

11. REGULATORY COMPLIANCE. The Association shall comply with any obligations imposed by the permit issued by the Suwannee River Water Management District and the operation and maintenance plan attached thereto, or by any permit or authorization from any unit of local, regional, state, or federal government with regards to maintaining, repairing, replacing, operating and caring for real and personal property, including but without limitation to all lakes, ditches, canals, retention or detention areas, drainage, other surface water and stormwater management works, and preservation or conservation areas, wetlands, and wetland mitigation areas which are owned or controlled by the Association. Notwithstanding anything contained herein to the contrary, any amendments to these bylaws which directly or indirectly impact operation and maintenance of the surfacewater and stormwater management system, including but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water and stormwater management works, and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the Association or the owners in common, may be made after approval by the Suwannee River Water Management District and any unit of local government having jurisdiction. Such approval shall be in the form of a modification to any and all permits issued by Suwannee River Water Management District under the lawfully adopted rules of the Suwannee River Water Management District in effect at the time of application for such modification. Amendments to the Articles or these Bylaws which do not impact operation or maintenance of the system may be made without authorization of the Suwannee River Water Management District or any unit of local government having jurisdiction; however, copies of any such amendments shall be forwarded to the District and any unit of local government having jurisdiction, within 30 days of approval.

Prior to the Permittee seeking to transfer the operation and maintenance to a Homeowners' Association, the Permittee must demonstrate to the reasonable satisfaction of the Suwannee River Water Management District that over twenty-four (24) consecutive months have passed since the active operation of the Homeowners' Association commenced. The Permittee shall demonstrate to the Suwannee River Water Management District's satisfaction that the Homeowners' Association is an active, ongoing concern, which the Permittee shall establish by submitting copies of all minutes of meetings of members of the Association and/or the Board of Directors, with copies of all operation and maintenance expenses incurred, and copies of documentation showing that all assessments that were levied have been collected, and copies of such other documentation as the Suwannee River Water Management District may reasonably deem necessary to establish that the Homeowners' Association is an active, functioning and ongoing concern.

12. AMENDMENT. Amendments to these Bylaws shall be proposed and adopted in the following manner:

12.1 <u>Resolution</u>. The Board of Directors shall adopt a resolution setting forth the proposed amendment and directing that it be submitted to a vote at a meeting of Members, which may be either the annual or a special meeting.

12.2 <u>Notice</u>. Within the time and in the manner provided in these Bylaws for the giving of notice of meetings of Members, written notice setting forth the proposed amendment or a summary of the changes to be effected thereby shall be given to each Member of record entitled to vote

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thereon. If the meeting is an annual meeting, the proposed amendment or such summary may be included in the notice of such annual meeting.

12.3 **Vote.** At such meeting, a vote of the Members entitled to vote thereon shall be taken on the proposed amendment. The proposed amendment shall be adopted upon receiving both the affirmative vote of a majority of the votes of Members of each class entitled to vote thereon as a class and the affirmative vote of a majority of the votes of all Members entitled to vote thereon.

So long as the Declarant shall own any lands within the Properties no Declarant related amendment shall be made to the Declaration, or to the Articles or the Bylaws of the Association unless such amendment is first approved in writing by the Declarant. Any amendment shall be deemed to be Declarant related if it does any of the following:

(i) Directly or indirectly by its provisions or in practical application relates to the Declarant in a manner different from the manner in which it relates to other owners.

(ii) Modifies the definitions provided for by Article I of the Declaration in a manner which alters the Declarant's rights or status.

(iii) Modifies or repeals any provision of Article II of the Declaration.

(iv) Alters the character and rights of membership as provided for by Article III of the Declaration or affects or modifies in any manner whatsoever the rights of Declarant as a Member of the Association.

(v) Alters any previously recorded or written agreement with any public or quasi-public agencies, utility company, political subdivision, public authorities or other similar agencies or bodies, respecting zoning, streets, roads, drives, easements or facilities.

(vi) Denies the right of the Declarant to convey Association Common Property.

(vii) Modifies the basis or manner of assessment as applicable to the Declarant or any lands owned by the Declarant.

12.4 **Multiple Amendments.** Any number of amendments may be submitted to the Members and voted upon by them at one meeting.

12.5 **Agreement.** If all of the directors and all of the Members eligible to vote sign a written statement manifesting their intention that an amendment to these Bylaws be adopted, and the same do not violate the prohibitions of 12.3 relative to the Declarant, then the amendment shall thereby be adopted as though Subsection 12.1 through 12.3 had been satisfied.

12.6 **Recording.** A copy of each amendment shall be recorded in the Public Records of Alachua County, Florida, as soon as possible after adoption.

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12.7 **Provisions.** No amendment shall make any changes in the qualifications for membership or the voting rights of Members without approval in writing by all Members. No amendment shall be made that is in conflict with Chapter 617, *Florida Statutes*, or with the Declaration or Articles of Incorporation.

12.8 **Regulatory Approval.** Amendments to these Bylaws or the Articles which directly or indirectly impact operation and maintenance of the surface water or stormwater drainage systems or related systems, including, but without limitation, all lakes, ditches, canals, retention or detention areas, drainage, other surface water management works and preservation or conservation areas, wetlands and wetland mitigation areas which are owned by the Association or the owners in common, may be made only after approval by the Suwannee River Water Management District and/or local government jurisdiction. Such approval shall be in the form of a modification to any and all permits issued by the Suwannee River Water Management District and/or local government jurisdiction under the lawfully adopted rules of the Suwannee River Water Management District and/or local government jurisdiction in effect at the time of application for such modification. Amendments to the Articles or the Bylaws which do not impact operation or maintenance of the surface water or stormwater drainage systems or related systems may be made without authorization of the Suwannee River Water Management District and/or local government jurisdiction; however, copies of any such amendments shall be forwarded to the District within 30 days of approval

13. **PRONOUNS.** Whenever the context permits, the singular shall include the plural and one gender shall include all.

The foregoing were adopted as the Bylaws of the **SAVANNAH STATION OWNER'S ASSOCIATION, INC.,** a nonprofit corporation established under the laws of the State of Florida, at the first meeting of the Board of Directors on the _____ day of _____, 2006.

IN WITNESS WHEREOF, the undersigned Subscriber has caused these presents to be executed as of this 27th day of April, 2006.

Signed, sealed and delivered
in the presence of:

_____

_____

By: _____
ROBERT L. HARTLEY

APPROVED:

_____
George E. Fletcher, Director

_____
Robert L. Hartley, Director

_____
Cheryl Hartley, Director

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Phillip W. Hartley, Director

Stephen G. Hartley, Director

Deborah Diamond, Director

COPY

INSTRUMENT # 2237963
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ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2017 PAID REAL ESTATE 1014203

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03905 002 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

SE1/4 LYING SE OF SR 235 ALSO THE E1/2 OF SE1/4 N OF
See Additional Legal on Tax Roll

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	11,600	0	11,600	98.19
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	11,600	0	11,600	14.68
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	11,600	0	11,600	17.40
SCHL DISCRNRY & CN (S01)	0.7480	11,600	0	11,600	8.68
SCHL GENERAL	4.3770	11,600	0	11,600	50.77
SCHOOL VOTED (S01)	1.0000	11,600	0	11,600	11.60
SUWANNEE RIVER WATER MGT DIST	0.4027	11,600	0	11,600	4.67
17 CITY OF ALACHUA	5.3900	11,600	0	11,600	62.52
TOTAL MILLAGE	23.1480		**AD VALOREM TAXES**		$268.51

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
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $268.51

If Paid By	Mar 31, 2018				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE 1014203

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03905 002 000	Unassigned Location RE	

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

IF PAID BY	PLEASE PAY
☐ Mar 31, 2018	$0.00
☐	
☐	
☐	
☐	

Receipt # 17-0142783 $268.51 Paid 03/29/2018

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2017 PAID REAL ESTATE 1014776

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03980 002 001		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT P
See Additional Legal on Tax Roll

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	30,400	0	30,400	257.33
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	30,400	0	30,400	38.47
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	30,400	0	30,400	45.60
SCHL DISCRNRY & CN (S01)	0.7480	30,400	0	30,400	22.74
SCHL GENERAL	4.3770	30,400	0	30,400	133.06
SCHOOL VOTED (S01)	1.0000	30,400	0	30,400	30.40
SUWANNEE RIVER WATER MGT DIST	0.4027	30,400	0	30,400	12.24
17 CITY OF ALACHUA	5.3900	30,400	0	30,400	163.86
TOTAL MILLAGE	23.1480		**AD VALOREM TAXES**		$703.70

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
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $703.70

If Paid By	Mar 31, 2018				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE 1014776

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03980 002 001	Unassigned Location RE	

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

IF PAID BY	PLEASE PAY
☐ Mar 31, 2018	$0.00
☐	
☐	
☐	
☐	

Receipt # 17-0142783 $703.70 Paid 03/29/2018

Prepared by and return to:
Julie Naim, Esq.
McCarty, Naim, Focks & Keeter, PLLC
2630A NW 41st Street
Gainesville, FL 32606
Telephone: 352-240-1226

_____[Space Above this Line for Recording Data]_____

SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SAVANNAH STATION

THIS SUPPLEMENTAL DECLARATION is made effective this _____ day of _____, 2018, by LEGACY PROPERTY DEVELOPMENT, INC. a Florida Corporation ("Declarant"), as successor by merger with Savannah Station Joint Venture, a Florida joint venture, having an address of 4510 NW 6th Place, 3rd Floor, Gainesville, FL 32607.

WITNESSETH

WHEREAS, Savannah Station Joint Venture, a Florida joint venture, executed the Master Declaration of Covenants, Conditions and Restrictions for Savannah Station, as recorded in the Official Records Book 3369, Page 1027 of the Official Records of Alachua County, Florida ("Master Declaration");

WHEREAS, Legacy Property Development, Inc. is the successor by merger with Savannah Station Joint Venture and is the current Declarant under the terms of the Master Declaration;

WHEREAS, Article II of the Master Declaration provides that the Declarant may annex additional property to be subject to the Master Declaration;

WHEREAS, Article II, Paragraph 3 of the Master Declaration provides that the Declarant may annex additional property through the filing of a Supplemental Declaration, which Supplemental Declaration shall subject the real property to be annexed to the covenants and restrictions of the Master Declaration and also to additional covenants and restrictions not inconsistent with the Master Declaration;

WHEREAS, Declarant is now developing Phase II of Savannah Station and desires the lots and common areas of Phase II to become subject to the Master Declaration.

NOW THEREFORE, the Declarant hereby declares that:

1. All capitalized terms contained in this Supplemental Declaration and which are defined by the Master Declaration shall have the meanings assigned to them by the Master Declaration.

2. The Declarant hereby declares that the land described on Exhibit A, attached hereto, ("Phase II Annexed Property") is hereby added to the property governed by the Master Declaration and such land and any portion thereof shall be held, transferred, sold, conveyed

and occupied subject to all covenants, restrictions, easements, charges, liens and all other matters contained in the Master Declaration, as may be amended from time to time. Such annexation is being made pursuant to the terms of the Master Declaration for the purpose of annexing additional property to the scheme of the Master Declaration and extending the jurisdiction of the Association to the Additional Property.

3. The Declarant is the owner of the Phase II Annexed Property and no other person or entities may claim an interest therein, with the exception of the mortgage holder, who has executed the Joinder and Consent attached hereto.

4. This Supplemental Declaration shall become effective upon recording in the Public Records of Alachua County, Florida. The Master Declaration remains in full force and effect as of the date first recorded, except as specifically supplemented by this Supplemental Declaration.

IN WITNESS WHEREOF, the Declarant caused this Supplemental Declaration to be duly executed on the date first written above.

Signed, sealed and delivered
in the presence of:

LEGACY PROPERTY DEVELOPMENT, INC.
A Florida Corporation

_____

Print name: _____

By: _____
Name: George Fletcher
Its: President

_____

Print name: _____

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by **GEORGE FLETCHER as President of LEGACY PROPERTY DEVELOPMENT, INC. a Florida Corporation,** who is personally known to me or who produced _____ as identification.

[Notary Seal]

_____
Notary Public
Name, Commission Number, and Expiration Date together with affixed Seal.

JOINDER AND CONSENT

_____ (the "Lender"), whose post office address is _____ is the holder and owner of a mortgage executed by Legacy Property Development, Inc. Such mortgage is recorded in the Official Records of Alachua County, Florida in Official Records Book _____, Page _____ (the "Mortgage"). The Mortgage encumbers that certain property which is described in the attached Exhibit A and which has will be Phase II of Savannah Station.

For ten dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the Lender, for the benefit of the Lender, hereby joins in, consents to and subordinates the lien of the Mortgage, as it currently exists and as it may be modified, amended and assigned from time to time, to this Supplemental Declaration of Covenants, Conditions and Restrictions for Savannah Station with the intent that the Mortgage shall be subject to and subordinate to this Supplemental Declaration of Covenants, Conditions and Restrictions for Savannah Station and the Master Declaration of Covenants, Conditions and Restrictions for Savannah Station, as recorded in the Official Records Book 3369, Page 1027 of the Official Records of Alachua County, Florida.

_____
By: _____
Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by **_____,** who is personally known to me or who produced _____ as identification.

[Notary Seal]

_____
Notary Public
Name, Commission Number, and Expiration Date together with affixed Seal.

LEGAL DESCRIPTION

DATE: October 19, 2018
CLIENT: Fletcher Development, LLC
PROJECT NAME: Savannah Station Phase 2
PROJECT NO: 17-0293
DESCRIPTION FOR: Boundary for Savannah Station Phase 2
Tax Parcel No. 03905-002-00 and **Tax Parcel No. 03980-002-001**

LEGAL DESCRIPTION: (AS FURNISHED PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, ISSUING OFFICE FILE NUMBER: 17-161, COMMITMENT DATE: APRIL 27, 2018)

A PORTION OF SECTIONS 21 AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND RUN THENCE NORTH 00°36'37" EAST, ALONG THE EAST BOUNDARY OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1209.25 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT-OF-WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 3,672.79 FEET TO A NAIL AND CAP AT THE NORTHERLY MOST CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAND PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 99.65 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID BOUNDARY LINE OF PILOT FOREST AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 49°08'06", AN ARC DISTANCE OF 85.46 FEET (CHORD BEARING AND DISTANCE OF SOUTH 23°32'14" EAST, 82.86 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST; THENCE RUN SOUTH 89°34'18" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH LINE OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2381.83 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PILOT FOREST UNIT 2; THENCE RUN NORTH 00°28' 52" EAST, ALONG THE EAST BOUNDARY OF THE SAID SECTION 28, A DISTANCE OF 514.28 FEET TO AN IRON PIPE; THENCE RUN NORTH 89°30'42" WEST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN NORTH 00°28'52" EAST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN SOUTH 89°30'42" EAST, A DISTANCE OF 210.00 FEET TO AN IRON PIPE ON SAID EAST BOUNDARY OF SECTION 28; THENCE RUN NORTH 00°28'52" EAST, ALONG SAID EAST BOUNDARY, A DISTANCE OF 904.29 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR COUNTY ROAD N.W. 157TH STREET (FORMERLY KNOWN AS COUNTY ROAD N.W. 19).

LESS AND EXCEPT:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK R, PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA

COUNTY, FLORIDA, AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.96 FEET TO THE AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30", AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10", AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35", AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°49'35", AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°05'51", AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4"X 4" CONCRETE MONUMENT (SAPP, LS 4948) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270. 19 FEET TO THE POINT OF BEGINNING.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

From: Tim Sagul

Date: October 29, 2018

RE: Savannah Station, Phase 2 - Preliminary Stormwater Management Design

This memo provides a summary of our preliminary stormwater management design for Savannah Station Phase 2. The Savannah Station, Phase 2 project proposes the construction of a single-family subdivision with associated amenities, stormwater management facilities, utility infrastructure, and related improvements. Existing Phase 1 improvements are permitted with the Suwannee River Water Management District under ERP-001-210481-1. The proposed development encompasses ±45.1 acres located at the intersection of CR 235 & NW 157th Street, Alachua, Florida.

Design Criteria

The design criteria for the proposed Stormwater Management Facilities are based upon the criteria set forth by the City of Alachua (CoA) and Suwannee River Water Management District (SRWMD) for dry retention system design in a closed watershed. The criteria met by this report are:

1. Provide Water Quality Treatment Volume (WQTV) – The minimum stormwater treatment volume shall be the runoff from the first 2.0 inches of rainfall from the design storm (SRWMD) or 0.5 inch of runoff from the drainage area in an off-line retention system or according to other best management practices as described in the SRWMD's Surface Water Management Permitting Manual, as amended (CoA). WQTV must be recovered within 72 hours (SRWMD).
2. Provide Discharge Rate and Volume Attenuation – Attenuate the post-development peak discharge rates and volumes to be less than the pre-development peak discharge rates and volumes for the 100 year - 1 hour, 100 year - 2 hour, 100 year - 4 hour, 100 year - 8 hour, 100 year - 24 hour, 100 year - 72 hour, 100 year - 168 hour, and 100 year - 240 hour storm events (SRWMD and CoA).
3. Provide Volume Recovery – Retention systems must have one-half of the total volume available within 7 days following the end of the design storm event, and the total volume must be recovered within 30 days following the end of the storm event. Alternatively, if recovery requirements cannot be met, back to back storms can be routed through the system (SRWMD).
4. Freeboard - Retention ponds shall have a freeboard of 1 foot above the maximum stage in order to function properly during storms greater than the design storm (SRWMD).

The City of Alachua and the SRWMD require that best management practices (BMPs) be employed to control erosion and sedimentation and an operation and maintenance entity be established.

Preliminary Soils Data

The National Resource Conservation Service (NRCS) Soil Survey for Alachua County describes the near surface soil profile as *Fort Meade fine sand (0 to 5 percent slopes)* with a hydrologic soil group rating of 'A', *Arredondo fine sand (0 to5 percent slopes)* with a hydrologic soil group rating of 'A', *Gainesville sand (0 to 5 percent slopes)* with hydrologic soil group rating of 'A', and as *Pits and Dumps*. Refer to Figure 4 for the NRCS Soils Map.

Proposed Northern Stormwater Management Facility (SMF-1)

- Base of mobilized aquifer: 9 ft below land surface (bls)
- Unsaturated vertical infiltration rate: 10.5 ft/day (5.25 ft/day used in calculations)
- Horizontal hydraulic conductivity: 10.5 ft/day (5.25 ft/day used in calculations)
- Fillable porosity: 20%
- Average seasonal high groundwater table: 8.5 ft bls

Proposed Southern Stormwater Management Facility (SMF-2)

- Base of mobilized aquifer: 13.5 ft bls
- Unsaturated vertical infiltration rate: 12.5 ft/day (6.25 ft/day used in calculations)
- Horizontal hydraulic conductivity: 12.5 ft/day (6.25 ft/day used in calculations)
- Fillable porosity: 20%
- Average seasonal high groundwater table: 13 ft bls

Preliminary Stormwater Analysis

The stormwater management facilities will be designed like the basins permitted in Phase 1.

The proposed project is ±45.1 acres. The curve numbers parameters were taken from TR-55.

Post-Development Watershed

Watershed Area =	45.1 acres	
Open Area (Good, Type 'A' Soil) =	3.56 acres	CN = 39
Stormwater management facilities =	6.76 acres	CN = 100
*Residential Lots (1/8 acre, type 'A' soils) =	34.78 aces	CN = 77

*From TR-55, 65% of the area is considered impervious surface.

The ponds have been sized to retain the volumes generated by the 100-year critical duration storms as designated by SRWMD. Final details will be provided with submittal of the construction permit.

DRAFT

ENVIRONMENTAL RESOURCE ASSESSMENT

Savannah Station Phase 2

City of Alachua
Alachua County, Florida

Prepared for
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20 November 2018

Contents

List of Tables iii
List of Figures iii
Introduction and Project Description 1
Environmental Resource Assessment Methodology 1
Field Survey 1
Data Search 2
Results of Data Review 2
Published Geographic and Hydrologic Data Review 2
USGS High Springs Quadrangle 2
Alachua County 2001 LiDAR Topography 2
NRCS Soils Mapping 3
FEMA Flood Zone Map 4
National Wetlands Inventory Database and Alachua County Composite Wetlands Data 4
Alachua County Floridan Aquifer High Recharge Area 4
Alachua County Hazardous Materials Storage Facilities 4
Historic Structures Database 4
Published Listed Species Occurrence Data 4
Results of Field Survey 5
Historical Use of the Site—Parcel 03905-002-000 5
Existing Condition of the Project Site 5
Historical Condition of Parcel 03980-002-001 7
Listed Species Surveys off the Project Site 7
Final Statement 8
Attachment 1—Photographs 37

List of Tables

Table 1. Plant Species Recorded at the Savannah Station Site, November 15–16, 2018 10

List of Figures

Figure 1. Location map showing Project Site in relation to local and regional access roads. 14

Figure 2. Parcel location map showing the Project Site in relation to the adjacent parcels. 15

Figure 3. Boundary, topographic and tree survey of the Savannah Station Phase 2 Project Site. 16

Figure 4. USGS High Springs topographic map of the Project Site and surrounding area. 23

Figure 5. Topography map showing Alachua County 2001 topo contours overlain on a 2017 aerial photograph. 24

Figure 6. NRCS soils map of the Project Site and surrounding area. 25

Figure 7. FEMA flood zone map of the Project Site and surrounding area. 26

Figure 8. National Wetlands Inventory wetlands map of the Project Site and surrounding area. 27

Figure 9. National Wetlands Inventory wetlands shown in relation to the Alachua County composite wetlands of the Project Site and surrounding area. 28

Figure 10. Alachua County Floridan Aquifer High Recharge Area. 29

Figure 11. Alachua County hazardous materials storage facilities shown in relation to the Project Site. 30

Figure 12. Historic structures shown in relationship to the Project Site. 31

Figure 13. Florida Natural Areas Inventory element occurrence records shown in relation to the Project Site and surrounding area. 32

Figure 14. Known occurrence ranges of Federally listed species in relation to the Project Site location. 33

Figure 15. Black bear forage area where black bears are known to “occasionally” occur. 34

Figure 16. GPS locations where site-specific data were collected within the Project Site and adjacent areas. 35

Figure 17. Distribution of Gopher Tortoise burrows and Armadillo burrows as related to areas of the Project Site. 36

Introduction and Project Description

Ecosystem Research Corporation (ERC) was retained by Mr. Blake Fletcher representing the Fletcher Family Companies to perform an Environmental Resource Assessment (ERA) and Listed Species Survey of a Project Site located in northwest Alachua County within the southwest quadrant of the intersection of NW County Road 235 and NW 157th Street (**Figure 1**). The Project Site lies within the City of Alachua municipal jurisdiction limits. The proposed Project site consists of fallow agricultural lands and successional disturbed forest habitat and is designated for a single-family residential development. The proposed development represents an expansion of an existing residential development designated as Savannah Station. This project is the Phase 2 expansion of the existing neighborhood. The applicant is currently submitting an application for a Preliminary Plat for a Subdivision.

The Project Site consists of two (2) Alachua County tax parcels designated as Parcels 03905-002-000 (13.85 acres) and 03980-002-001 (29.86 acres) within the Alachua County Property Appraiser's database (**Figure 2**). The Project Site Boundary, Topographic and Tree Survey are provided as **Figure 3 (Sheets 1–7)** and indicates the total Project Site acreage equals 44.58 acres. The Project Site acreages represented by the tax parcel boundaries total 43.71 acres which is 0.87 acres less than the survey acreage. For this report, the acreage is assumed to be 44.58 acres as shown on the Certified Survey.

Environmental Resource Assessment Methodology

Field Survey

A field survey of the Project Site was performed 15 and 16 November 2018 to determine the general existing 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 Project Parcel or immediately adjacent parcels. The survey was performed by Peter M. Wallace, MS (Certified Gopher Tortoise Agent #GTA-14-00037A) and Robert A. Garren, MS (Certified Gopher tortoise Agent #GTA-09-00057D) of Ecosystem Research Corporation. A survey of the Project Site was performed by repeatedly traversing the site with a series of pedestrian transects. Observations regarding plant species composition were recorded at **1620** 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 present within the Project Site during the period of the survey. Photographs that show the general physical appearance of the Project Site are contained within **Attachment 1**.

Data Search

To complement the data obtained from the field survey, several existing GIS databases were queried to obtain available published site-specific GIS data for the Project Site and surrounding areas. These databases include the following:

1. USGS High Springs Quadrangle map
2. Alachua County 2001 LiDAR topography
3. Natural Resource Conservation Service (NRCS) Soils
4. Federal Emergency Management Service (FEMA)
5. National Wetlands Inventory (NWI)
6. Alachua County composite wetlands map
7. Alachua County Floridan Aquifer High Recharge Area map
8. Alachua County Hazardous Materials Storage Facilities
9. Alachua County Historic Structures
10. Florida Fish and Wildlife Conservation Commission (FWC) Eagle Nest Locator
11. USFWS Federally Listed Species Database
12. Florida Fish and Wildlife Conservation Commission (FWC) 2016 Florida Black Bear Forage Range and Habitat Database

The field assessment and data review assessment performed for the Project Site addresses the specific requirement of the City of Alachua Comprehensive Plan and 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. As part of this survey, the entire limits of the Project Site were evaluated as well as the adjacent developed resources occurring along the boundaries of the adjacent Tax Parcels located east and south of the proposed development site.

Results of Data Review

Published Geographic and Hydrologic Data Review

USGS High Springs Quadrangle

The Project Site lies within the geographic area defined by the USGS High Springs Quadrangle map (**Figure 4**). The site lies within Sections 21 and 28, Township 8 South, Range 18 East. The Project Site lies within an area of rolling topography characterized by large broad hills reaching elevations of ±162 ft (NAVD 88) descending to large closed landscape depressions confined by the 80–85 ft outer concentric contour. Within the area of the Project Site and adjacent areas, there are **NO** drainage features or wetlands shown for the area defined on Figure 4.

Alachua County 2001 LiDAR Topography

The Alachua County 2001 LiDAR topography of the Project Site and surrounding area is provided as **Figure 5**. Based on the 2001 County 2-ft LiDAR topography, the elevations within the Project Site range from a high elevation of 112 ft (NAVD88) located in the

extreme southeast corner of the site and slopes to the west and north to a low elevation of 84 ft. These elevations represent the natural grade of the site. Within the southeast corner of the forested area that occupies the north extent of the site, there is a sand borrow pit. Based on elevations shown on the site survey (Figure 3), the pit ranges in elevation from ±84 ft at the outer excavation boundary along the north boundary of the pit and 88 ft at the southern excavation boundary of the pit to a bottom elevation of 70 ft. The survey also shows a small borrow area that lies within the extreme west corner of the forested area.

There is a large amount of earthen fill that has been recently placed within the northwestern area of the fallow oldfield habitat (Parcel 03980-002-001). From the survey, the fill height reaches a high elevation of 110–111 ft (Figure 3). The fill has been placed within an irregular aggregation of mounds consisting of a mix of sand and clay. This mound was not present when the LiDAR was obtained in 2001. The fill was placed in the field between 2006 and 2007 during construction of Savannah Station Phase 1.

NRCS Soils Mapping

The NRCS soils map for the Project Site and surrounding area is provided as **Figure 6** and shows there are five (5) soil mapping units occurring on the Project Site. A brief description of each mapping unit is provided, as follows:

Mapping Unit No.	Mapping Unit Name	Drainage Class	Depth to Confining Layer
3	Arredondo fine sand 3-5 percent slopes	Well drained	Clay 54->86 in.
5	Ft. Meade fine sand 0-5 percent slopes	Well drained	None
30	Kendrick sand 2-5 percent slopes	Well drained	Clay 31-83 in.
35	Gainesville sand 0-5 percent slopes	Well drained	None
38	Pits and dumps	—	Clay at surface

The native soils extending through the site are all defined as well drained. The Pits and Dumps symbol represents the location of the borrow pit. In this area all permeable sands have been removed exposing the underlying less permeable clay soils.

The Kendrick and Arredondo soils have a less permeable Argillic (clay) horizon which occurs from 31 to 54 inches below the surface and extends throughout the surface horizon boring depths of 84–86 inches. These soils may perch water for short periods following rain events. The Gainesville and Ft. Meade soils have no surficial Argillic horizons within the top 86 inches of the surface profile.

FEMA Flood Zone Map

The FEMA flood zone for the Project Site and surrounding area is provided on **Figure 7**. All areas of the Project Site occur within Zone "X" and lie outside of the calculated 100-year flood prone area.

National Wetlands Inventory Database and Alachua County Composite Wetlands Data

The results of the wetlands search as provided in the National Wetlands Inventory database and Alachua County composite wetlands database are shown in **Figures 8** and **9**, respectively. Both databases show that **NO** wetlands occur on site or adjacent to the Project Site boundary.

Alachua County Floridan Aquifer High Recharge Area

The Project Site as related to the Floridan Aquifer Recharge Areas is provided as **Figure 10**. The Project Site occurs within the western boundary of the Stream to Sink Area of the High Vulnerability Zone of the Floridan aquifer. In this area, the Hawthorn confining layer is perforated or absent so that the confining layer is discontinuous and therefore recharge from the surface can be high and occur directly to the Floridan.

Alachua County Hazardous Materials Storage Facilities

The locations of Hazardous Materials Storage Facilities monitored by Alachua County are provided in the area of the Project Site are shown on **Figure 11**. The coverage shows there is one facility located ±0.5 miles northeast of the Project Site, however, none are present in the immediate vicinity of the Project Site.

Historic Structures Database

The locations of historic structures contained within the County's historic structures database are provided on **Figure 12**. There are **NO** historic structures that occur in the area of the Project Site.

Published Listed Species Occurrence Data

The element occurrence database shows there are **NO** species reports within ±12,000 feet of the Project Site. The Game Commission database for eagle nests and wading or waterbird colonies contains **NO** report for the area shown on **Figure 13**. The occurrence ranges of federally listed species are shown on **Figure 14**. The ranges show that the site is within the distribution range of the Eastern Indigo Snake, Striped Newt, Florida Scrub-Jay, Wood Stork, and Red-cockaded Woodpecker. There are **NO** natural native habitats remaining on the Project Site; therefore, there is **NO** suitable habitat for the Scrub-Jay, Red-cockaded Woodpecker, or Striped Newt that exist on the Project Site. There are **NO** wetlands on site; therefore, there is **NO** roosting or forage habitat for Wood Storks on site. There are Gopher Tortoise burrows and Armadillo burrows on site as well as historical xeric habitat and soils; therefore, there is the potential that Indigo Snakes are present. In this situation, as recommended by the US Fish and Wildlife Service, the site

should be developed in accordance with "The Standard Protection Measures for the Eastern Indigo Snake" (USFWS, August 12, 2013).

The Project Site occurs within the "occasional" Black Bear forage area (**Figure 15**). Due to the relatively low-density of development around the site and the abundance of open agricultural lands, it is possible that occasional encounters with transient bears could occur. However, there is minimal forage habitat on site or directly adjacent to the site.

Results of Field Survey

The general results of the field survey are provided on **Figure 16**. On this figure the GPS locations where site-specific data were recorded are shown as categorized with respect to the general type of data recorded. The GPS icons shown on Figure 16 represent data collected at **1620** locations within the Project Site. The general existing conditions found on the Project Site are shown in **Photographs 1–16** provided in **Attachment 1**. Photographs are referenced to specific GPS photo stations as shown on **Figure A-1** and described in **Table A-1**. The common names and botanical names of all plant species encountered during the survey are provided as **Table 1**.

Historical Use of the Site—Parcel 03905-002-000

Parcel number 03905-002-000 has been managed as forested habitat since before 1995. Based on review of Google Earth aerials since 1995, no specific activity other than general recreation is apparent within the forested area. There is an old cattle/horse pen located in the southwest area of the parcel. In addition, dumping of construction and agricultural debris has occurred in this area. There is an old borrow pit located in the southeast corner of this parcel. Although not investigated as part of the survey, the area appears to have been used primarily for removal of overburden sands and surficial clays. Currently, most sand has been removed to depths sufficient to expose dense subsurface clays.

Existing Condition of the Project Site

As shown on Figure 16, there are two (2) primary plant communities that can be described for the borrow pit, as follows:

Successional Pine and Hardwoods

This community type extends from the outer edge of the excavation downslope along the outer shelf of the pit. The topography of this area is generally gently sloping from the edge of the pit down to an abrupt deeper excavation boundary. The vegetation in this area is dominated by medium size loblolly pine (*Pinus taeda* L.), with occasional slash pine (*Pinus elliottii* Engelm.) and spruce pine (*Pinus glabra* Walter). Co-dominant in the area is a mix of small to medium size laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), and scattered Virginia live oak (*Quercus virginiana* Mill.). Black cherry (*Prunus serotina* var. *serotina* Ehrh.) variously occurs throughout this area of the borrow pit. In this area there is a shallow layer of sand overlain on dense clays. The groundcover is sparse and covered mostly with small oaks and pines. However, there is extensive cover of exotic species such as rose glorybower (*Clerodendrum bungei* Steud.).

Mixed Hardwoods

Within the central deeper area of the borrow pit, the soils are primarily composed of dense clays. The vegetation is dominated primarily by deciduous hardwood species to include sweetgum (*Liquidambar styraciflua* L.), hackberry (*Celtis laevigata* Willd.), box elder (*Acer negundo* L.), redbud (*Cercis canadensis* L.), and black cherry (*Prunus serotina* var. *serotina* Ehrh.). Groundcover species include rose glorybower (*Clerodendrum bungei* Steud.), southern shield fern (*Thelypteris kunthii* (Desv.) C.V. Morton), Japanese climbing fern (*Lygodium japonicum* (Thunb.) Sw.), American pokeweed (*Phytolacca americana* L.), and sand blackberry (*Rubus cuneifolius* Pursh). This is a very disturbed non-significant habitat.

Within the non-borrow pit areas of parcel 03905-002-000, there are three (3) general plant community associations briefly described, as follows:

Successional Oaks–Hardwoods

The majority of the parcel area is occupied by this habitat type. The habitat is a successional habitat type that generally develops on historical sandhill habitat that were, at some time in the past, converted to improved pasture. Following abandonment of the pasture, these areas were rapidly invaded by laurel oak (*Quercus hemisphaerica* Bartr.) and water oak (*Quercus nigra* L.) which became the dominant cover. Currently, the site is dominated by medium size laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), loblolly pine (*Pinus taeda* L.), and black cherry (*Prunus serotina* var. *serotina* Ehrh.). There are remnant large southern red oak (*Quercus falcata* Michx.), mockernut hickory (*Carya tomentosa* Nutt.), pignut hickory (*Carya glabra* [Mill.] Sweet), and Virginia live oak (*Quercus virginiana* Mill.). These species are present primarily in areas adjacent to old fence lines. The groundcover is primarily open and is dominated by saplings of oak species as well as yellow jessamine (*Gelsemium sempervirens* (L.) J. St. Hil.), greenbrier (*Smilax bona-nox* L.), sand blackberry (*Rubus cuneifolius* Pursh), and devil's walkingstick (*Aralia spinosa* L.).

Disturbed Mesic Hammock

There is a small area in the northeast corner of the forested parcel that is dominated by relatively large individuals of laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), Virginia live oak (*Quercus virginiana* Mill.), sweetgum (*Liquidambar styraciflua* L.), and southern red oak (*Quercus falcata* Michx.). This area has a dense understory dominated by greenbrier (*Smilax bona-nox* L.) and oak saplings.

Hackberry–Sweetgum–Hardwoods

There is a small remnant Mesic Hammock area located along the northeast corner of the borrow pit. The canopy trees in the area are primarily deciduous individuals and dominated by hackberry (*Celtis laevigata* Willd.), sweetgum (*Liquidambar styraciflua* L.), pignut hickory (*Carya glabra* [Mill.] Sweet), black cherry (*Prunus serotina* var. *serotina* Ehrh.), and mockernut hickory (*Carya tomentosa* Nutt.), with scattered southern magnolia (*Magnolia grandiflora*) present.

Historical Condition of Parcel 03980-002-001

From 1995 to 2006, this parcel was managed as improved pasture covered with Bahiagrass (*Paspalum notatum* Flugge) and also used for hay production. This use included the area where Savannah Station Phase 1 is located. Between 2006 and 2007, Savannah Station Phase 1 was developed. During this process, the western section of Parcel 03980-002-001 was used for storage of fill dirt. The fill dirt remains in this area of the site. Since 2007, the remaining area of the improved pasture has not been managed and has been allowed to succeed to an Oldfield condition dominated by a host of briers, blackberries, shrubs, herbs, and grasses to include the following: sand blackberry (*Rubus cuneifolius* Pursh), slender scratchdaisy (*Croptilon divaricatum* (Nutt.) Raf.), Australian beardgrass (*Bothriochloa bladhii* (Retz.) S.T. Blake), dog fennel (*Eupatorium capillifolium* (Lam.) Small), yankeeweed (*Eupatorium compositifolium* Walter), camphorweed (*Heterotheca subaxillaris* (Lam.) Britt. & Rusby), lanceleaf rattlebox (*Crotalaria lanceolata* E. Mey.), pangolagrass (*Digitaria eriantha* Steud.), winged sumac (*Rhus copallina* L.), post oak (*Quercus stellata* Wangenh.), and many others. The best applied plant community nomenclature for this vegetative association is Oldfield.

Along the east perimeter of parcel 03980-002-001, the vegetation community is dominated by a mix of successional oaks and pines and a remnant loblolly pine (*Pinus taeda* L.) plantation. The dominant canopy species in the area include laurel oak (*Quercus hemisphaerica* Bartr.), water oak (*Quercus nigra* L.), black cherry (*Prunus serotina* var. *serotina* Ehrh.), loblolly pine (*Pinus taeda* L.), Virginia live oak (*Quercus virginiana* Mill.), and sweetgum (*Liquidambar styraciflua* L.). The understory is a morass of briers, shrubs, and vines to include wax myrtle (*Morella cerifera* (L.) Small), sand blackberry (*Rubus cuneifolius* Pursh), wild sarsaparilla (*Smilax glauca* Walt.), greenbrier (*Smilax bona-nox* L.), muscadine (*Vitis rotundifolia* Michx.), and summer grape (*Vitis aestivalis* Michx).

Listed Species Surveys off the Project Site

Surveys for listed plants and animals were conducted in all GPS survey areas shown on **Figure 16**. Extensive gopher tortoise burrow surveys were performed in the forested area and in significant detail within the oldfield area of parcel 03980-002-001 as shown on Figure 16. The results of the surveys are summarized on **Figure 17**. **NO** listed plants were found within the Project Site. Three (3) potentially occupied gopher tortoise burrows were found as shown on Figure 17. In addition, one (1) abandoned gopher tortoise burrow was located. On Figure 17, the distribution of armadillo burrows is shown to delineate the general areas of the site where most of the burrowing animals were located. Please note that armadillos are a nuisance species, not a listed species. The burrow locations are shown only for informational purposes.

Final Statement

From review of the published GIS databases and based on the results of the site-specific field survey, there are **NO** aboveground site-specific issues that would preclude development of the Project Site as proposed. In summary, the following Regulated Natural Resources are **NOT present** on the Project Site to include the following:

- Wetlands
- Surface Waters
- Wetland and Surface Water Buffers
- 100-year Floodplains
- Listed Species Habitat
- Significant Plant and Wildlife Habitat
- Significant Geologic Features
- Naturally Occurring Native Upland Habitat

There were gopher tortoise burrows found on the Project site. As a result of this finding, a 100% gopher tortoise survey will be required prior to development to locate **ALL** burrows present on the Project Site. The tortoises should be relocated to a conservation area pursuant to a relocation permit obtained from the Game Commission. The onsite habitat provides minimal support for this species. Further successional development of the site will result in degradation of the poor-quality habitat that currently exists so relocating the tortoises to a conservation area is the best available option to ensure their future survival. Prior to conducting a 100% survey, the Oldfield habitat should be mowed to increase the visibility of the burrows. Currently the existing vegetation and briers are so dense that burrows are extremely difficult to find.

Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave., Gainesville, Fl 32601
Tel. 352.374.5249, Fax. 352.338.3224
http://growth-management.alachua.fl.us

Submit to:
Development Services Division

ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:
Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.
Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

Yes	☐	N/A	☑	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	☐	N/A	☑	Wetlands
Yes	☐	N/A	☑	Surface Water or Wetland Buffers
Yes	☐	N/A	☑	Floodplains (100-year)
Yes	☐	N/A	☑	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	☐	N/A	☑	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	☐	N/A	☑	Significant Habitat (biologically diverse natural areas)
Yes	☑	N/A	☐	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	☐	N/A	☑	Recreation/Conservation/Preservation Lands
Yes	☐	N/A	☑	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	☑	N/A	☐	High Aquifer Recharge Areas
Yes	☐	N/A	☑	Wellfield Protection Areas
Yes	☐	N/A	☑	Wells
Yes	☑	N/A	☐	Soils
Yes	☑	N/A	☐	Mineral Resource Areas Abandoned Borrow Pit
Yes	☐	N/A	☑	Topography/Steep Slopes
Yes	☑	N/A	☐	Historical and Paleontological Resources Not Evaluated
Yes	☐	N/A	☑	Hazardous Materials Storage Facilities
Yes	☐	N/A	☑	Contamination (soil, surface water, ground water) Not Evaluated

SIGNED: Peter M. Wallace **PROJECT #** Savannah S **DATE:** 11/20/2018

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx or contact ACEPD at (352) 264-6800.
(version 5/20/05)

Form revised on March 2007. Downloadable from: http://growth-management.alachua.fl.us/forms/docs.php

Table 1. Plant Species Recorded at the Savannah Station Site, November 15–16, 2018

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
ALB JUL	*Albizia julibrissin* Durazz.	Mimosa	NL	UPL	EW
ALY OVA	*Alysicarpus ovalifolius* (Schum. & Thonn.) J. Leonard	Alyce clover	NL	UPL	EW
AMB ART	*Ambrosia artemisiifolia* L.	Common ragweed	FACU	UPL	NW
AND PUM	*Andropogon glomeratus* (Walt.) BSP var. *pumilus* (Vasey) Vasey ex L.H. Dewey	Bushy 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
ASI OBO	*Asimina obovata* (Willd.) Nash	Bigflower pawpaw	NL	UPL	NC
ASP PLA	*Asplenium platyneuron* (L.) Britton et al.	Ebony spleenwort	FACU	UPL	NC
BAC HAL	*Baccharis halimifolia* L.	Sea myrtle	FAC	FAC	NP
BID ALB	*Bidens alba* (L.) DC.	Beggarticks	NL	UPL	NW
BOT BLA	*Bothriochloa bladhii* (Retz.) S.T. Blake	Australian beardgrass	FACU	UPL	EW
CAL AME	*Callicarpa americana* L.	Beautybush	FACU-	UPL	NC
CAM RAD	*Campsis radicans* (L.) Seemann ex Bureau	Trumpet creeper	FAC	---	NC
CAN IND	*Canna indica* L.	Indian shot	OBL	OBL	EW
CAN MUT	*Cantinoa mutabilis* (Rich.) Harley & J.F.B.Pastore	Tropical bushmint	FAC	UPL	EW
CAR AME	*Cartrema americana* (L.) G.L. Nesom	Wild olive	FAC	UPL	NC
CAR GLA	*Carya glabra* (Mill.) Sweet	Pignut hickory	FACU	UPL	NC
CAR TOM	*Carya tomentosa* Nutt.	Mockernut hickory	NL	UPL	NC
CEL LAE	*Celtis laevigata* Willd.	Hackberry	FACW	FACW	NC
CER CAN	*Cercis canadensis* L.	Eastern redbud	FACU	UPL	NC
CHE AMB	*Chenopodium ambrosioides* L.	Mexican tea	FACU	UPL	EW
CHL COM	*Chlorophytum comosum* (Thunb.) Jacques	Spider plant	NL	UPL	EW
CIN CAM	*Cinnamomum camphora* (L.) J.Presl	Camphortree	FACU	UPL	EA
CLE BUN	*Clerodendrum bungei* Steud.	Rose glorybower	NL	UPL	EW
CNI STI	*Cnidoscolus stimulosus* (Michx.) Engelm. & A. Gray	Tread-softly	NL	UPL	NC
COM ERE	*Commelina erecta* L.	Whitemouth day-flower	NL	UPL	NC
CON CAN	*Conyza canadensis* (L.) Cronq.	Dwarf horseweed	FACU	UPL	NW
CRN FLO	*Cornus florida* L.	Flowering dogwood	FACU	UPL	NC
CRO DIV	*Croptilon divaricatum* (Nutt.) Raf.	Slender scratchdaisy	UPL	UPL	NP
CRO LAN	*Crotalaria lanceolata* E. Mey.	Lanceleaf rattlebox	NL	UPL	EW
CRO SPE	*Crotalaria spectabilis* Roth	Rattlebox	NL	UPL	EW
CYN DAC	*Cynodon dactylon* (L.) Pers.	Bermudagrass	FACU	UPL	EA

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
CYP LEC	*Cyperus lecontei* Torr.	Leconte's flatsedge	FACW	FACW	NP
CYP OVA	*Cyperus ovatus* Baldwin	Pinebarren flatsedge	FACU+	FAC	NP
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 ACU	*Dichanthelium acuminatum* (Swartz) Gould & Clark	Tapered witchgrass	FAC	UPL	NC
DIC COM	*Dichanthelium commutatum* (Schultes) Gould	Variable witchgrass	FAC	FAC	NC
DIC LAX	*Dichanthelium laxiflorum* (Lam.) Gould	Openflower witchgrass	FAC	UPL	NC
DIG ERI	*Digitaria eriantha* Steud.	Pangolagrass	FACU	UPL	EW
DIO BUL	*Dioscorea bulbifera* L.	Air-potato	NL	---	EA
DIO VRG	*Diospyros virginiana* L.	Common persimmon	FAC	FAC	NC
ERA ELL	*Eragrostis elliottii* S. Wats.	Elliott lovegrass	FACW	FAC	NP
ERE OPH	*Eremochloa ophiuroides* (Munro) Hack.	Centipedegrass	NL	UPL	EA
EUP CAP	*Eupatorium capillifolium* (Lam.) Small	Dog fennel	FACU	FAC	NW
EUP COM	*Eupatorium compositifolium* Walter	Yankeeweed	FAC-	FAC	NP
GAL PIL	*Galium pilosum* Aiton	Hairy bedstraw	NL	UPL	NC
GEL SEM	*Gelsemium sempervirens* (L.) J. St. Hil.	Yellow jessamine	FAC	---	NC
HED HEL	*Hedera helix* L.	English ivy	NL	---	EW
HET SUB	*Heterotheca subaxillaris* (Lam.) Britt. & Rusby	Camphorweed	FACU-	UPL	NW
IND HIR	*Indigofera hirsuta* Harv.	Hairy indigo	NL	UPL	EW
IND SPI	*Indigofera spicata* Forssk.	Trailing indigo	NL	UPL	EW
IPO QUA	*Ipomoea quamoclit* L.	Cypressvine	FACU+	---	EW
JUN VIR	*Juniperus virginiana* L.	Red cedar	FACU-	UPL	NC
EUP HET	*Euphorbia heterophylla* L.	Fiddler's spurge	FAC	UPL	NC
EUP HYS	*Euphorbia hyssopifolia* L.	Eyebane	FAC	UPL	NW
LIG LUC	*Ligustrum lucidum* W.T. Aiton	Glossy privet	NL	UPL	EA
LIG SIN	*Ligustrum sinense* Lour.	Chinese privet	FAC	UPL	EA
LIQ STY	*Liquidambar styraciflua* L.	Sweetgum	FAC+	FACW	NC
LIR SPI	*Liriope spicata* Lour.	Border-grass	NL	UPL	EW
LYG JAP	*Lygodium japonicum* (Thunb.) Sw.	Japanese climbing fern	FAC	---	EA
MAG GRA	*Magnolia grandiflora* L.	Southern magnolia	FAC+	UPL	NC
MOR CER	*Morella cerifera* (L.) Small	Wax myrtle	FAC+	FAC	NP
OEN LAC	*Oenothera laciniata* Hill	Cut-leaved eveningprimrose	FACU	UPL	NW
OPL SET	*Oplismenus setarius* (Lam.) Roem. & Schult.	Woodsgrass	FACU+	FAC	NC
OXA COR	*Oxalis corniculata* L.	Common yellow woodsorrel	FACU	UPL	NW
PAR QUI	*Parthenocissus quinquefolia* (L.) Planch.	Virginia creeper	FAC	---	NC
PAS NIC	*Paspalum nicorae* Parodi	Brunswickgrass	NL	UPL	EW

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
PAS NOT	*Paspalum notatum* Flugge	Bahiagrass	FACU+	UPL	EA
PAS SET	*Paspalum setaceum* Michx.	Thin paspalum	FAC	FAC	NP
PER BOR	*Persea borbonia* var. *borbonia* (L.) Spreng.	Red bay	FACW	UPL	NC
PER PAL	*Persea palustris* (Raf.) Sarg.	Swampbay	FACW	OBL	NC
PHY TEN	*Phyllanthus tenellus* Roxb.	Mascarene island leafflower	NL	UPL	EW
PHY ARE	*Physalis arenicola* Kearney	Pubescent ground cherry	NL	UPL	NC
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 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
POL PRO	*Polypremum procumbens* L.	Rustweed	FACU-	FAC	NP
PRA CLE	*Praxelis clematidea* (Kuntze) R.M. Knight & H. Rob.	Praxelis	NL	UPL	EW
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
PTE AQU	*Pteridium aquilinum* (L.) Kuhn.	Bracken	FACU	UPL	NC
PYR CAR	*Pyrrhopappus carolinianus* (Walter) DC.	Carolina desertchicory	NL	UPL	NW
QUE FAL	*Quercus falcata* Michx.	Southern red oak	FACU-	UPL	NC
QUE GEM	*Quercus geminata* Small	Sand live oak	NL	UPL	NC
QUE HEM	*Quercus hemisphaerica* Bartr.	Laurel oak	NL	UPL	NC
QUE NIG	*Quercus nigra* L.	Water oak	FAC	FACW	NC
QUE STE	*Quercus stellata* Wangenh.	Post oak	FACU	UPL	NC
QUE VIR	*Quercus virginiana* Mill.	Virginia live oak	FACU+	UPL	NC
RHU COP	*Rhus copallina* L.	Winged sumac	NI	UPL	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
RUB TRI	*Rubus trivialis* Michx.	Southern dewberry	FAC	---	NC
SAB PAL	*Sabal palmetto* (Walter) Lodd. ex Schult. & Schult. f.	Cabbage palm	FAC	FAC	NC
SAL LYR	*Salvia lyrata* L.	Lyreleaf sage	FAC-	UPL	NC
SCO DUL	*Scoparia dulcis* L.	Sweet broom	FAC	FAC	NW
SER TOR	*Sericocarpus tortifolius* (Michx.) Nees	Whitetop aster	NL	UPL	NC
SID RHO	*Sida rhombifolia* L.	Cuban jute	FACU	UPL	NW
SMI BON	*Smilax bona-nox* L.	Greenbrier	FAC	---	NC

Species Code	Scientific Name	Common Name	USFWS[1] Classif.	FDEP[2] Classif.	Floristic[3] Classif.
SMI GLA	*Smilax glauca* Walt.	Wild sarsaparilla	FAC	---	NC
SMI LAU	*Smilax laurifolia* L.	Bamboo vine	FACW+	---	NC
SMI SMA	*Smilax smallii* Morong	Jackson vine	FACU	---	NC
SOL AME	*Solanum americanum* L.	Common nightshade	FACU+	UPL	NW
SOL SCA	*Solidago canadensis* L. var. *scabra* T. & G.	Canada goldenrod	FACU	UPL	NP
SOL LEA	*Solidago leavenworthii* Torr. & A.Gray	Leavenworth's goldenrod	FAC+	FACW	NC
SPE VER	*Spermacoce verticillata* L.	Shrubby false buttonweed	NL	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
STI SET	*Stipulicida setacea* Michx.	Wire weed	NL	UPL	NC
SYM DUM	*Symphyotrichum dumosum* (L.) G.L. Nesom	Rice button aster	FAC	FAC	NC
THE DEN	*Thelypteris dentata* (Forsk.) E. St. John	Downy shield fern	FACW	FACW	NC
THE KUN	*Thelypteris kunthii* (Desv.) C.V. Morton	Southern shield fern	FACW	FACW	NC
TOX RAD	*Toxicodendron radicans* (L.) Kuntze	Poison ivy	FAC	---	NC
VAC ARB	*Vaccinium arboreum* Marshall	Sparkleberry	FACU	UPL	NC
VER VIR	*Verbesina virginica* L.	White crownbeard	FACU	FAC	NC
VIB OBO	*Viburnum obovatum* Walter	Walter's viburnum	FACW+	FACW	NC
VIB RUF	*Viburnum rufidulum* Raf.	Rusty blackhaw	FACU	UPL	NC
VIN MIN	*Vinca minor* L.	Common periwinkle	NL	UPL	EW
VIT AES	*Vitis aestivalis* Michx.	Summer grape	FAC-	---	NC
VIT ROT	*Vitis rotundifolia* Michx.	Muscadine	FAC	---	NP
XAN SAG	*Xanthosoma sagittifolium* (L.) Schott	Arrowleaf elephantear	NL	FACW	EW
YOU JAP	*Youngia japonica* (L.) DC.	Oriental false hawksbeard	FACU	UPL	EW
YUC ALO	*Yucca aloifolia* L.	Spanish bayonet	FACU-	UPL	EW
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. Location map showing Project Site in relation to local and regional access roads.

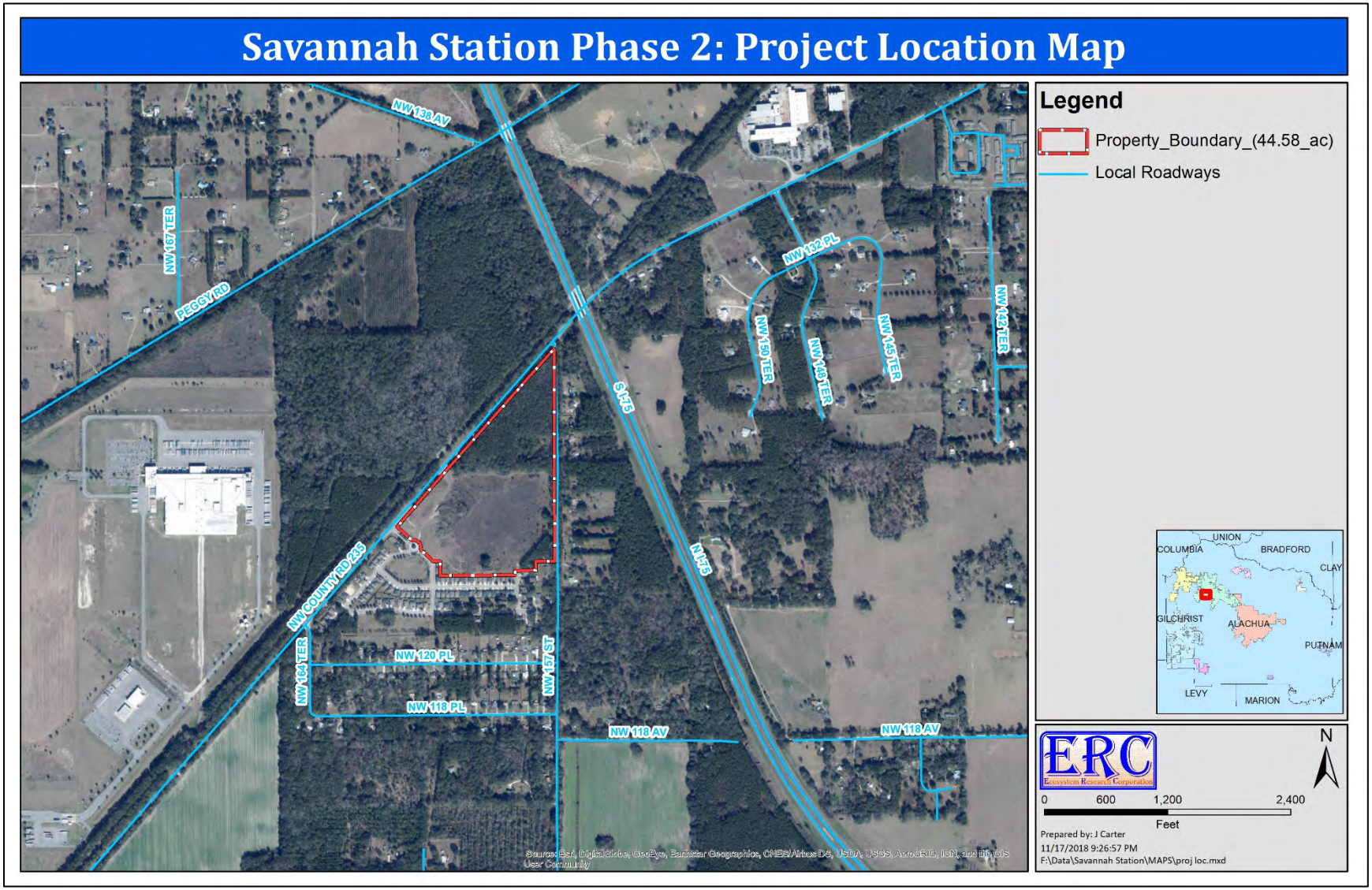


Figure 2. Parcel location map showing the Project Site in relation to the adjacent parcels.

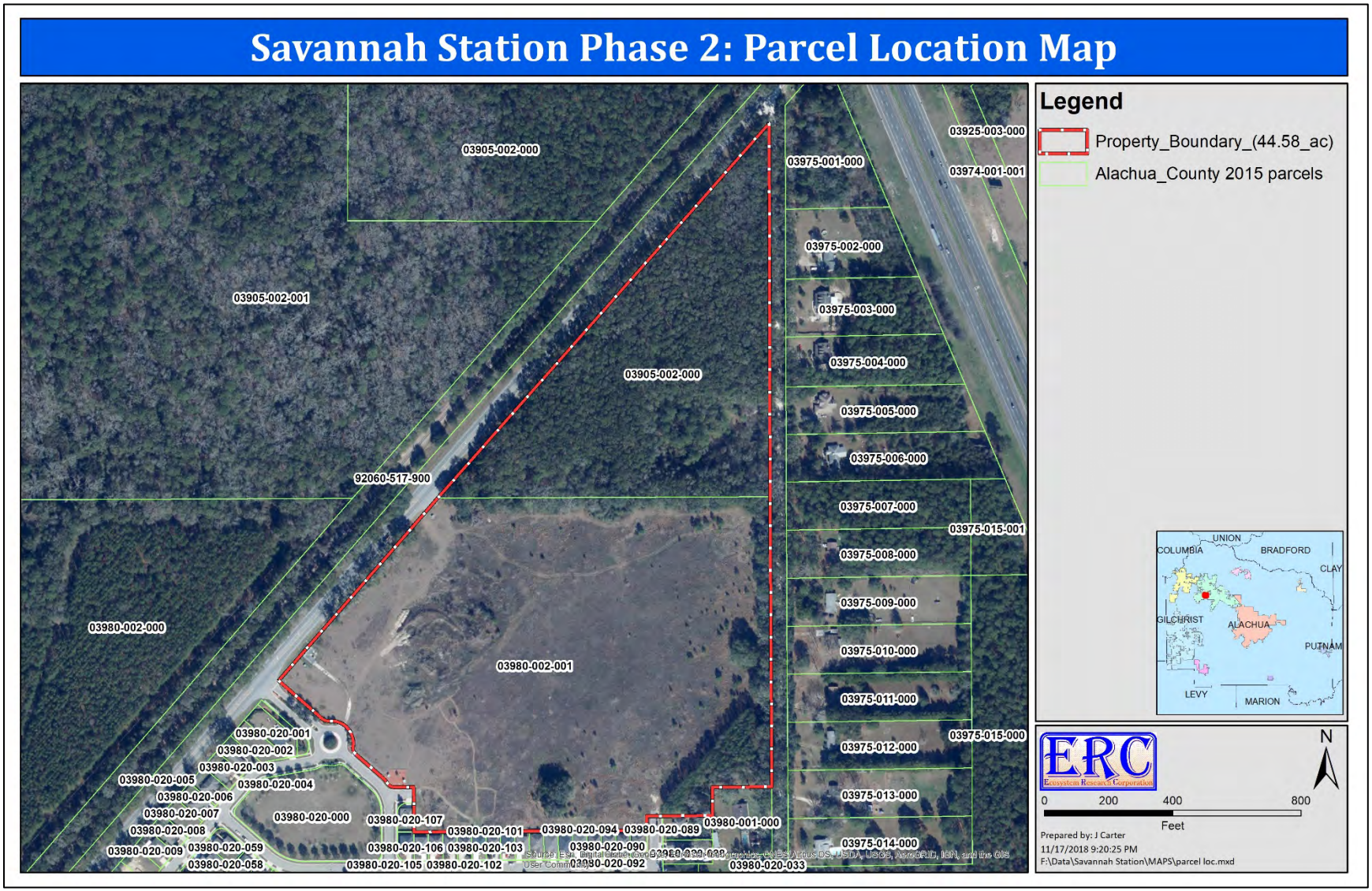
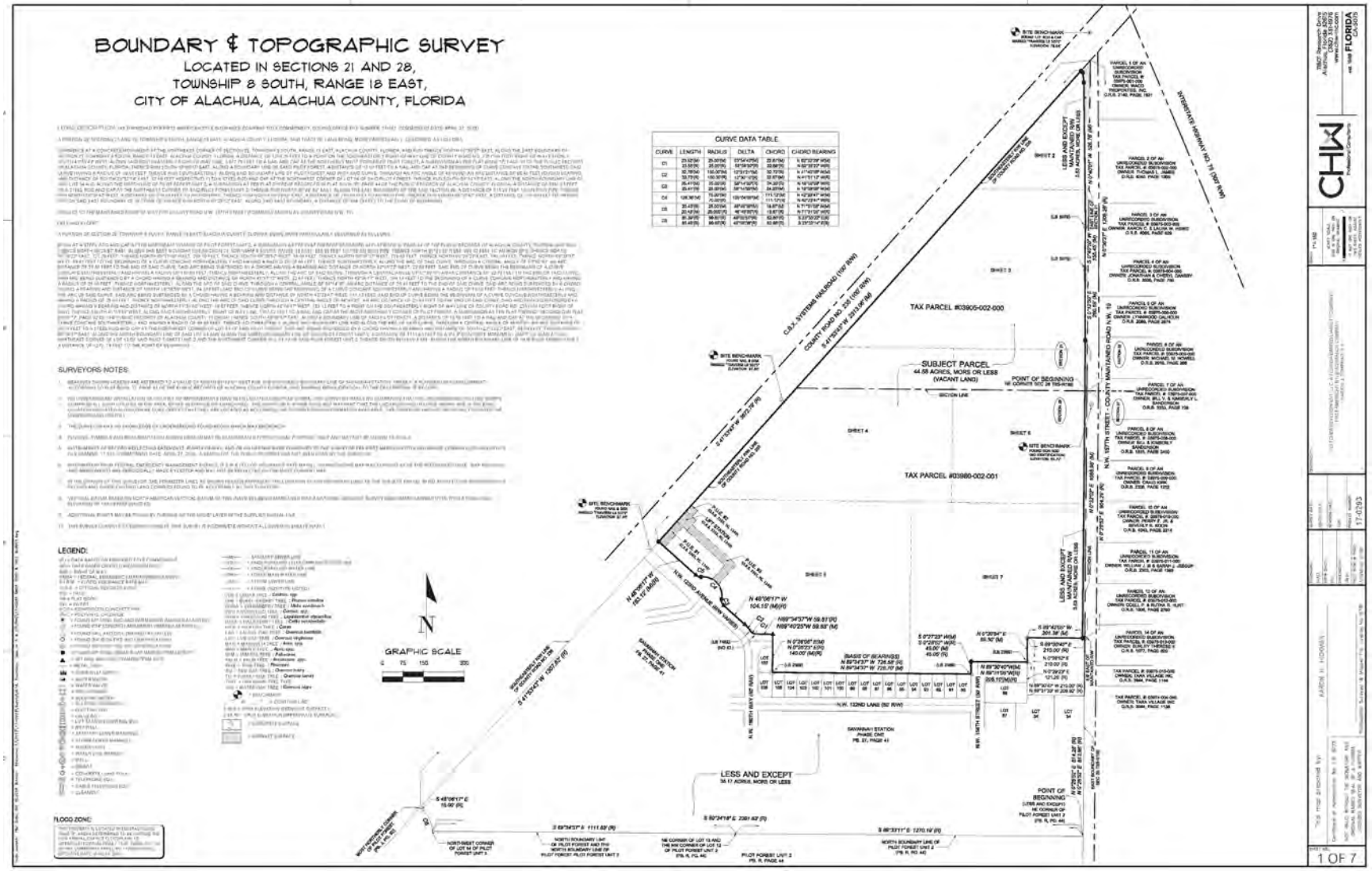
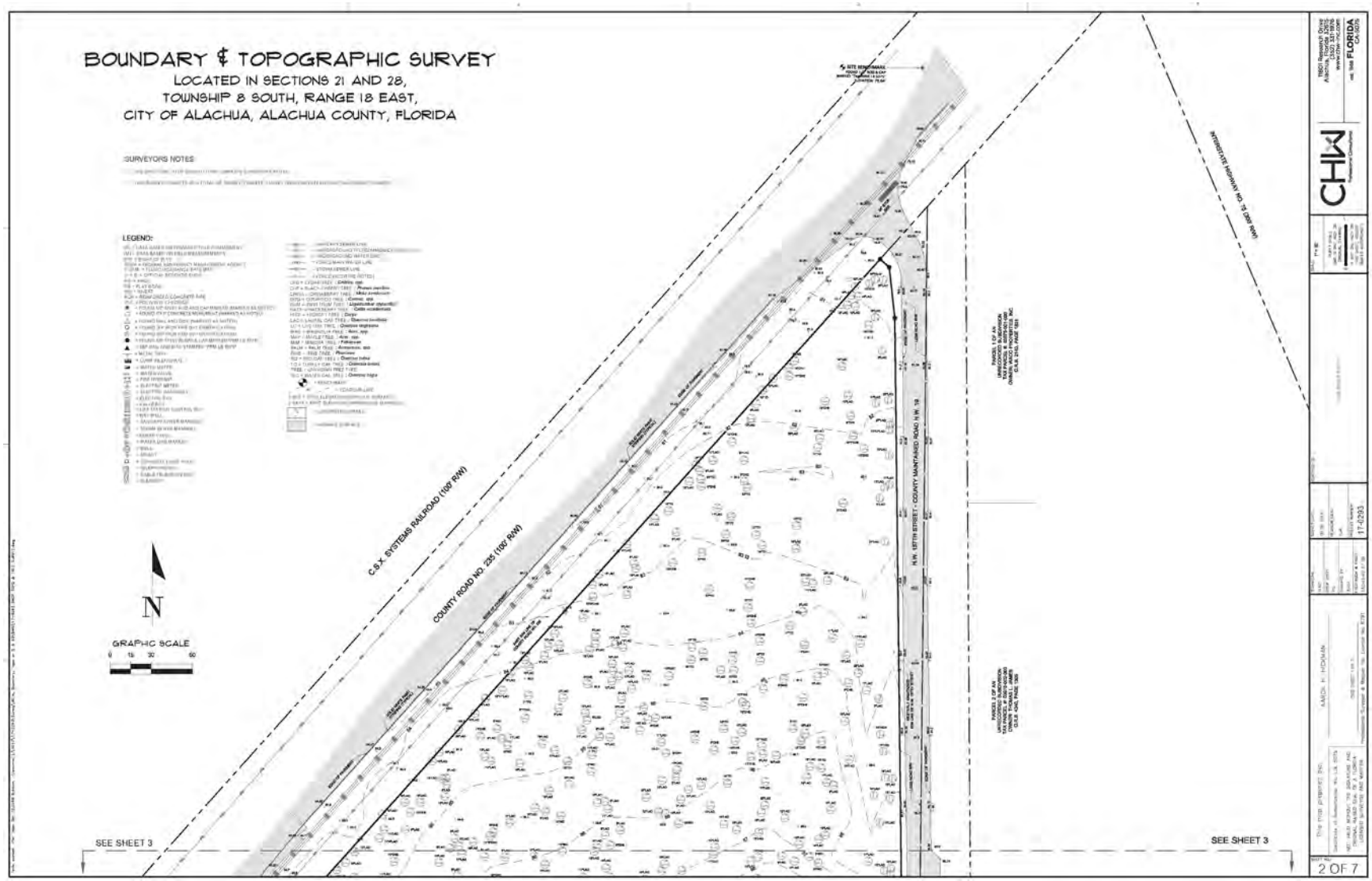
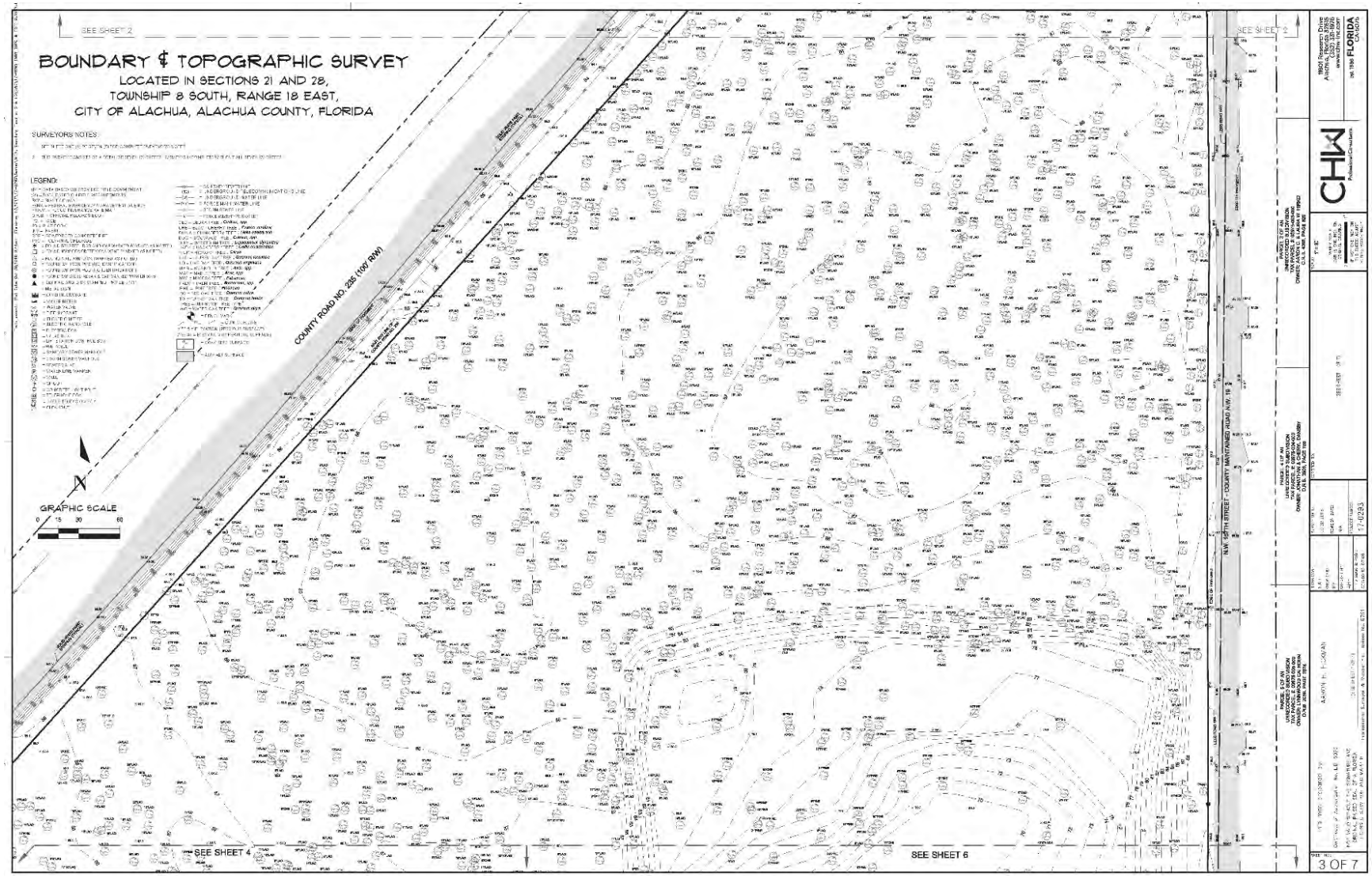
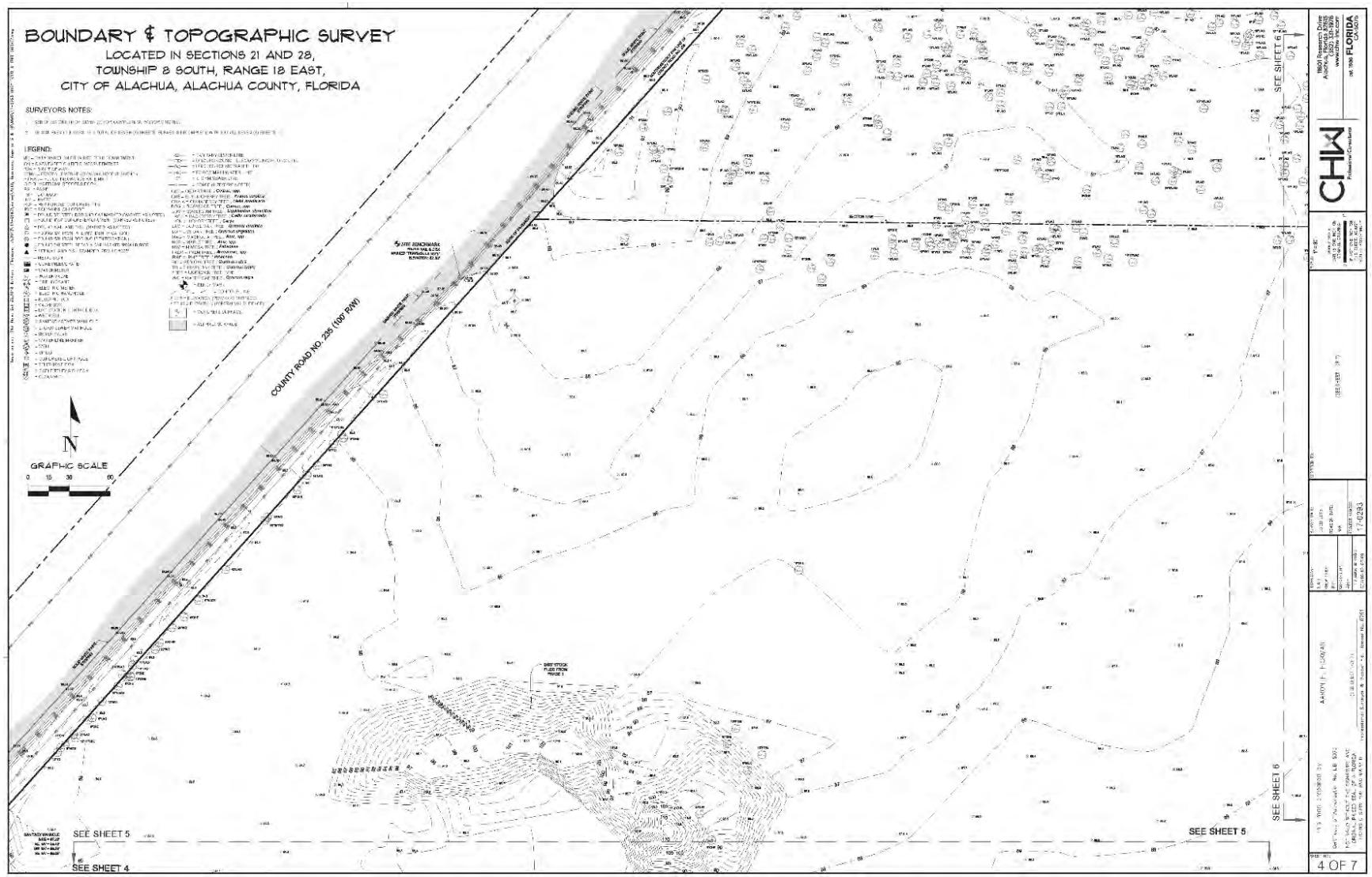


Figure 3. Boundary, topographic and tree survey of the Savannah Station Phase 2 Project Site.




BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYORS NOTES
LEGEND:
C.S.X. SYSTEMS RAILROAD (100' R/W)
COUNTY ROAD NO. 235 (100' R/W)
N.W. 18TH STREET - COUNTY HIGHWAY NO. 18
INTERSTATE HIGHWAY NO. 75 (200' R/W)
N
GRAPHIC SCALE
SEE SHEET 3
SEE SHEET 3
2 OF 7


BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYOR'S NOTES:
LEGEND:
COUNTY ROAD NO. 235 (100' R/W)
N.W. 126TH STREET - COUNTY MAINTAINED ROAD R/W
GRAPHIC SCALE
0 15 30 60
SEE SHEET 2
SEE SHEET 4
SEE SHEET 6
CHW
FLORIDA
3 OF 7


BOUNDARY & TOPOGRAPHIC SURVEY
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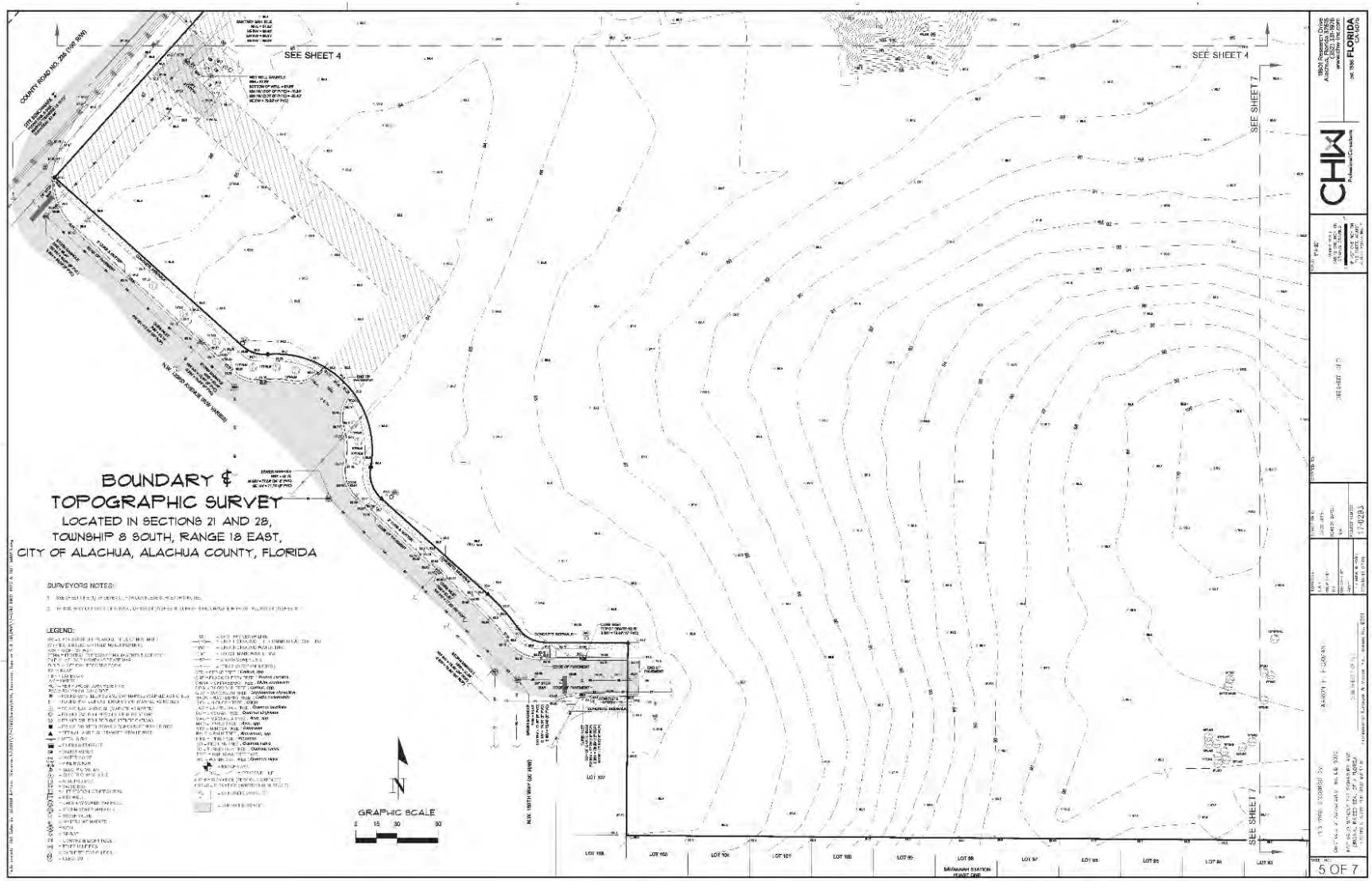
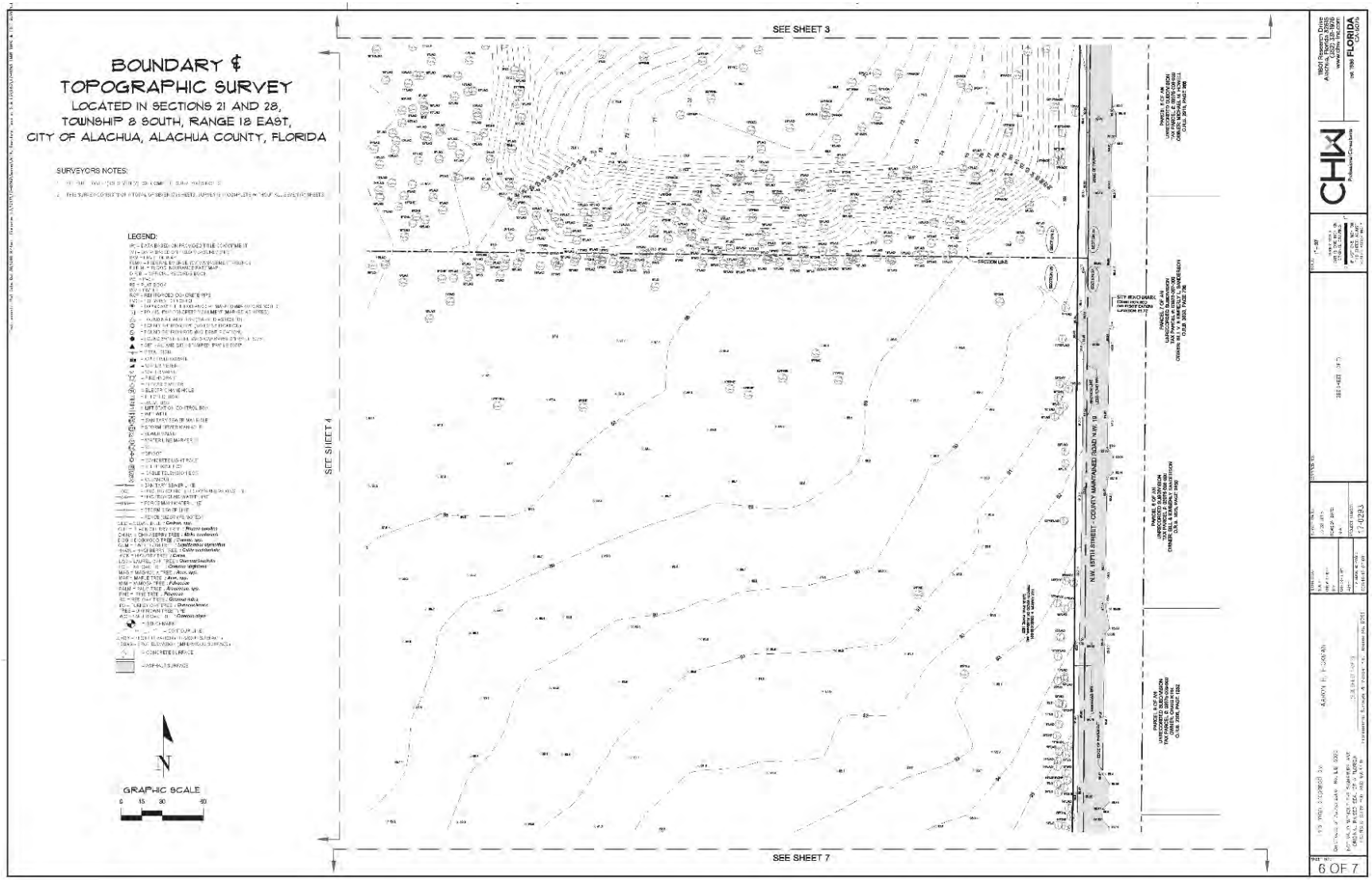
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYORS NOTES:
LEGEND:
COUNTY ROAD NO. 235 (100' R/W)
GRAPHIC SCALE
0 15 30 60
N
SITE BENCHMARK
SEE SHEET 4
SEE SHEET 5
SEE SHEET 6
SEE SHEET 5
SEE SHEET 6
CHW
FLORIDA
4 OF 7


SEE SHEET 4
SEE SHEET 4
SEE SHEET 7
SEE SHEET 7
COUNTY ROAD NO. 235 (100' R/W)
BOUNDARY &
TOPOGRAPHIC SURVEY
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYORS NOTES:
LEGEND:
GRAPHIC SCALE
0 15 30 60
N
LOT 107
LOT 108
LOT 100
LOT 101
LOT 102
LOT 103
LOT 95
LOT 96
LOT 97
LOT 98
LOT 99
LOT 94
LOT 93
SAVANNAH STATION
PLANNED CASE
CHW
Professional Consultants
5 OF 7


BOUNDARY &
TOPOGRAPHIC SURVEY
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYOR'S NOTES:
LEGEND:
GRAPHIC SCALE
SEE SHEET 3
SEE SHEET 4
SEE SHEET 7
N.W. 19TH STREET - COUNTY MAINTAINED ROAD
6 OF 7

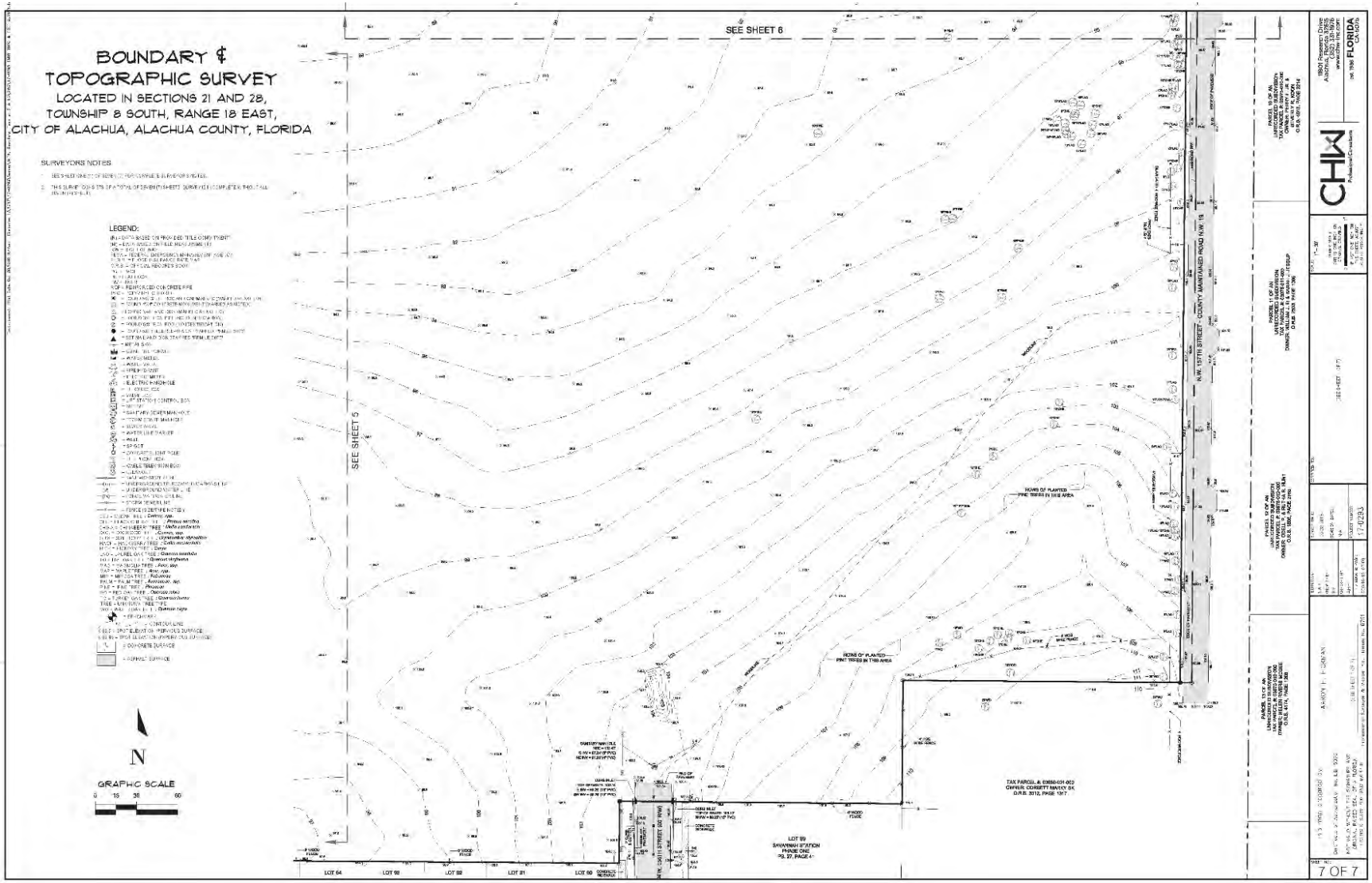

BOUNDARY &
TOPOGRAPHIC SURVEY
LOCATED IN SECTIONS 21 AND 28,
TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA
SURVEYORS NOTES:
LEGEND:
N
GRAPHIC SCALE
SEE SHEET 6
SEE SHEET 5
N.W. 157TH STREET - COUNTY MAINTAINED ROAD N.W. 19
LOT 64
LOT 90
LOT 89
LOT 91
LOT 60
LOT 89
SAVANNAH STATION
PHASE ONE
PB. 27, PAGE 4
TAX PARCEL & 08880-001-003
OWNER: CORBETT MARCY SK
O.R.B. 3312, PAGE 1917
CHW
Professional Consultants
FLORIDA
CANADA
7 OF 7

Figure 4. USGS High Springs topographic map of the Project Site and surrounding area.

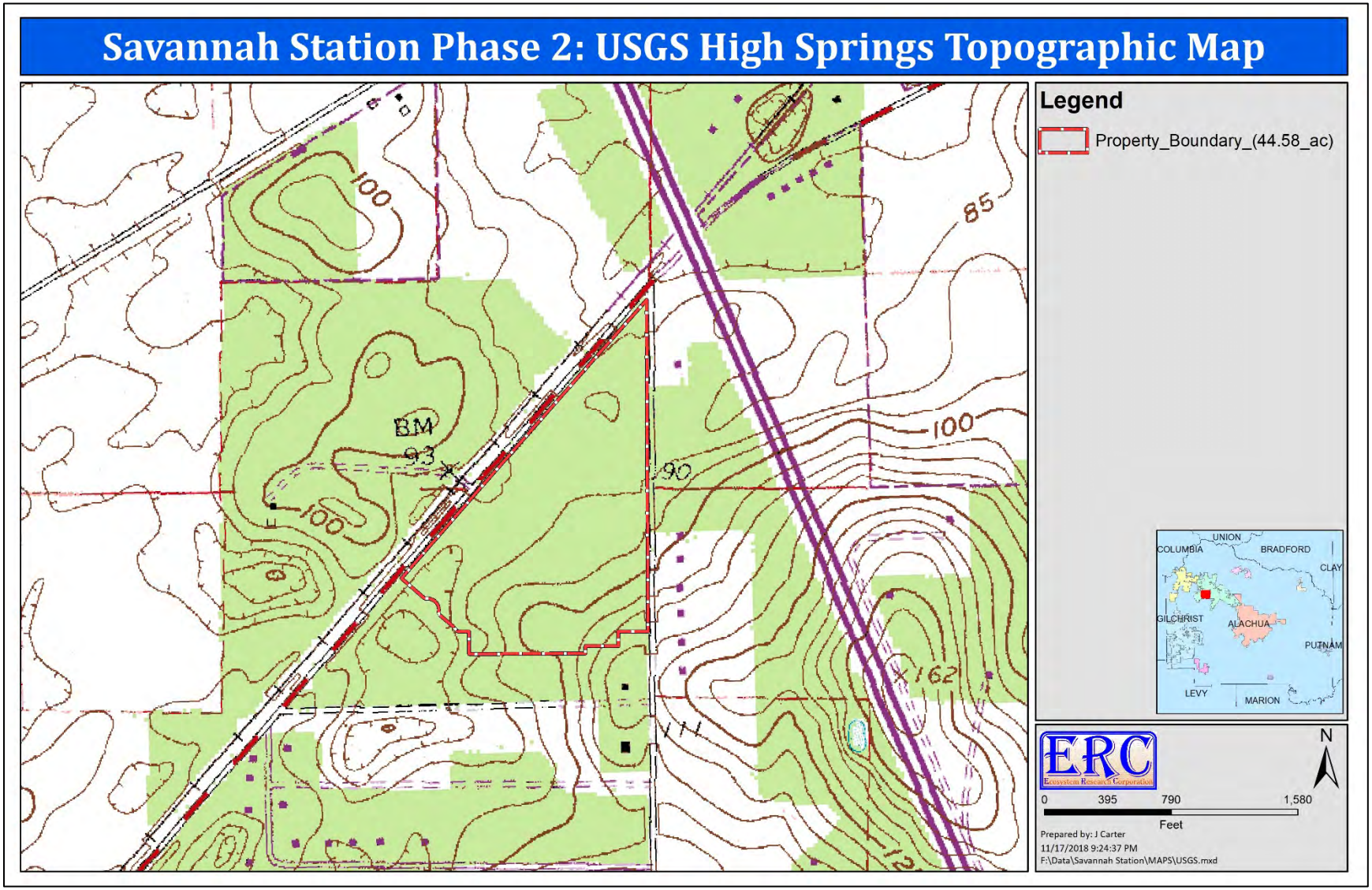


Figure 5. Topography map showing Alachua County 2001 topo contours overlain on a 2017 aerial photograph.

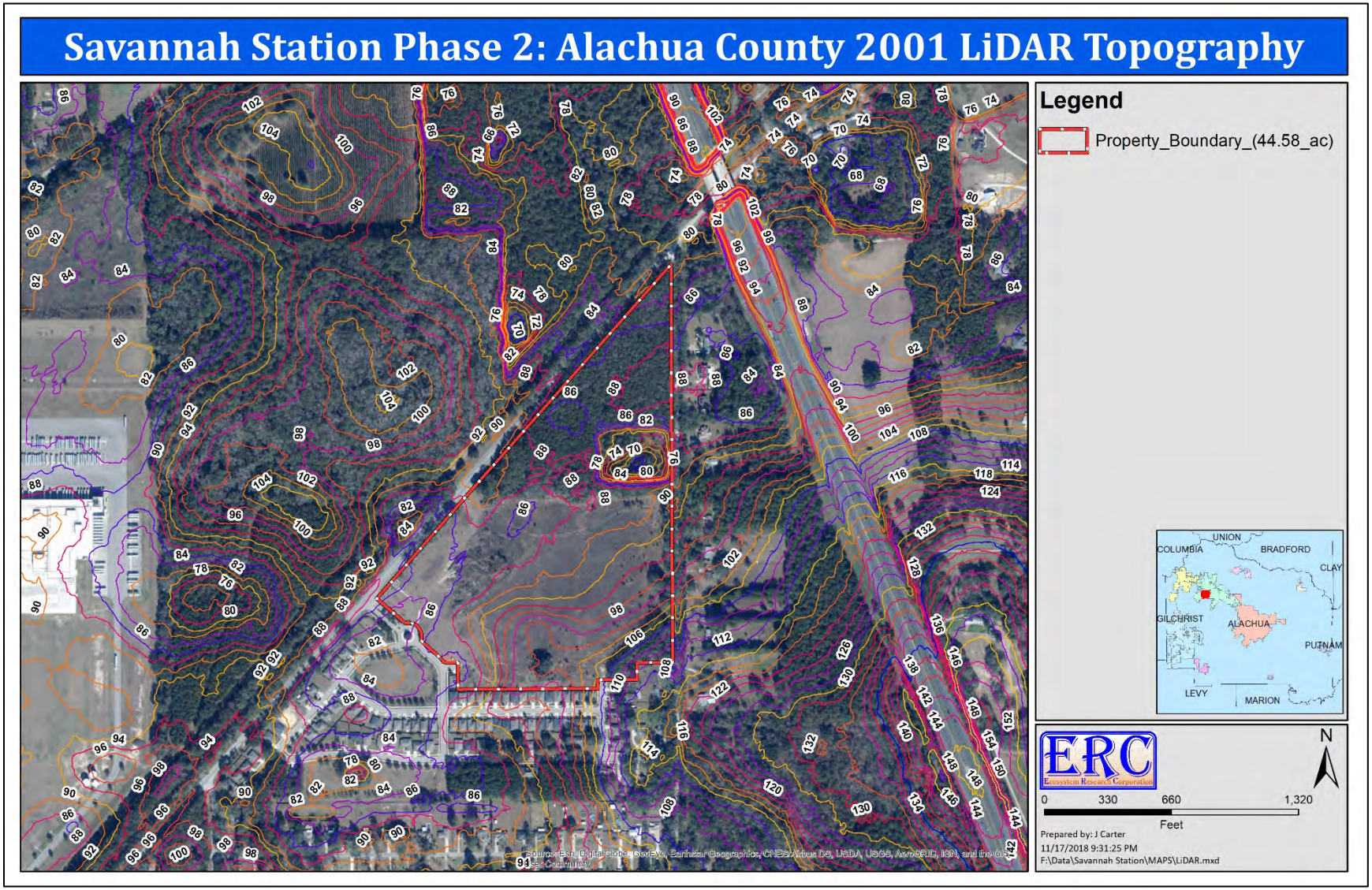


Figure 6. NRCS soils map of the Project Site and surrounding area.

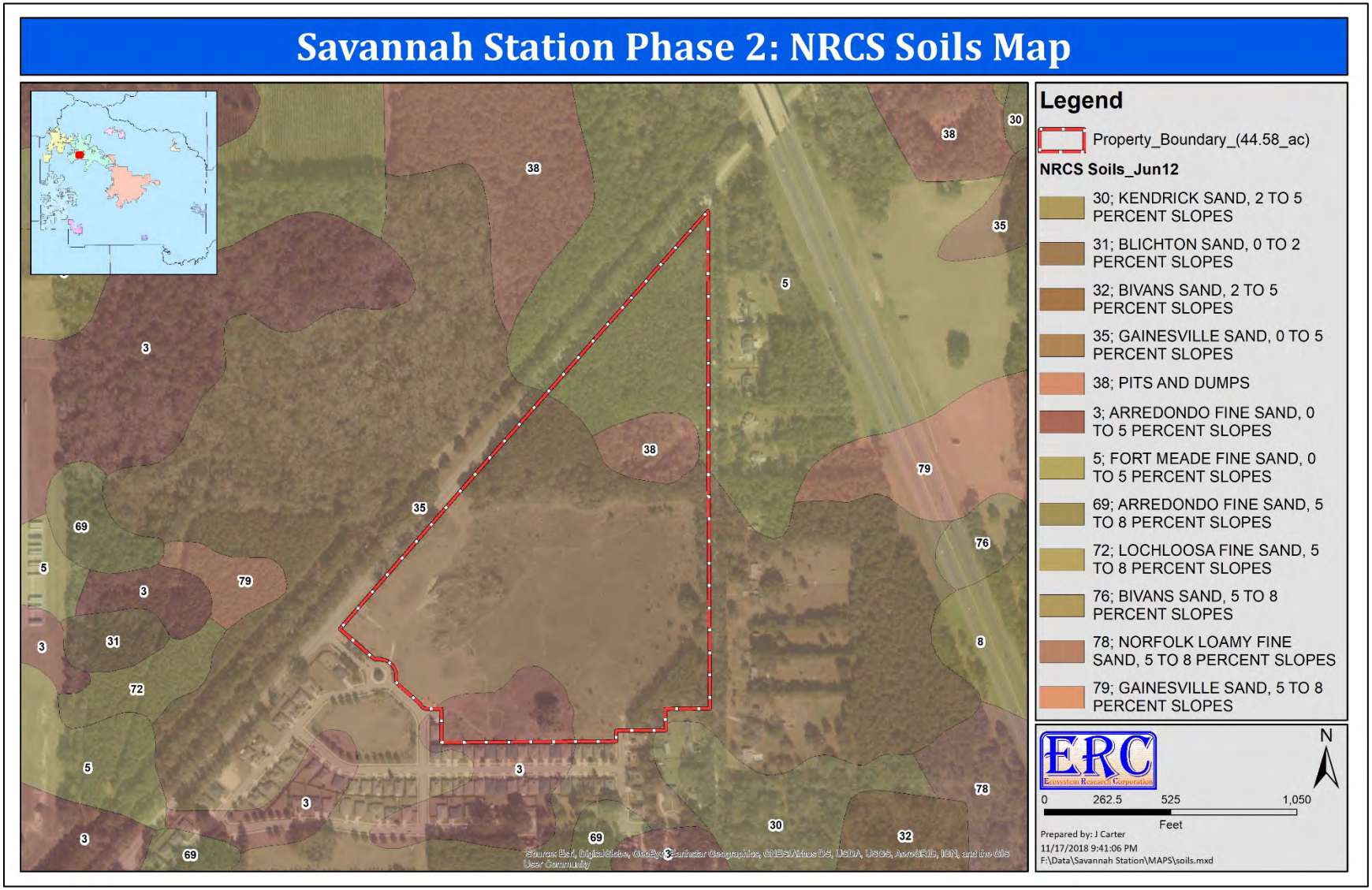


Figure 7. FEMA flood zone map of the Project Site and surrounding area.

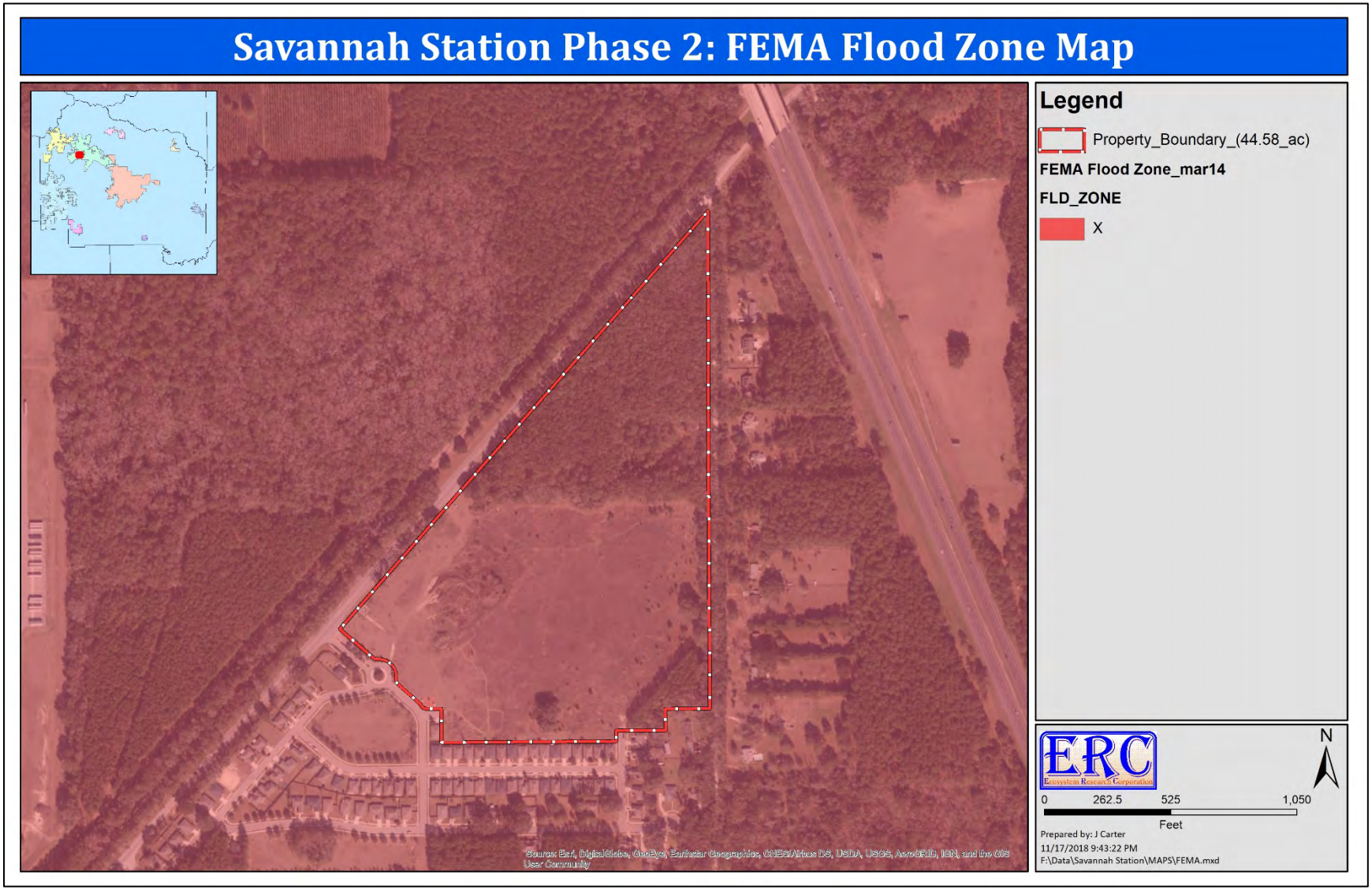


Figure 8. National Wetlands Inventory wetlands map of the Project Site and surrounding area.

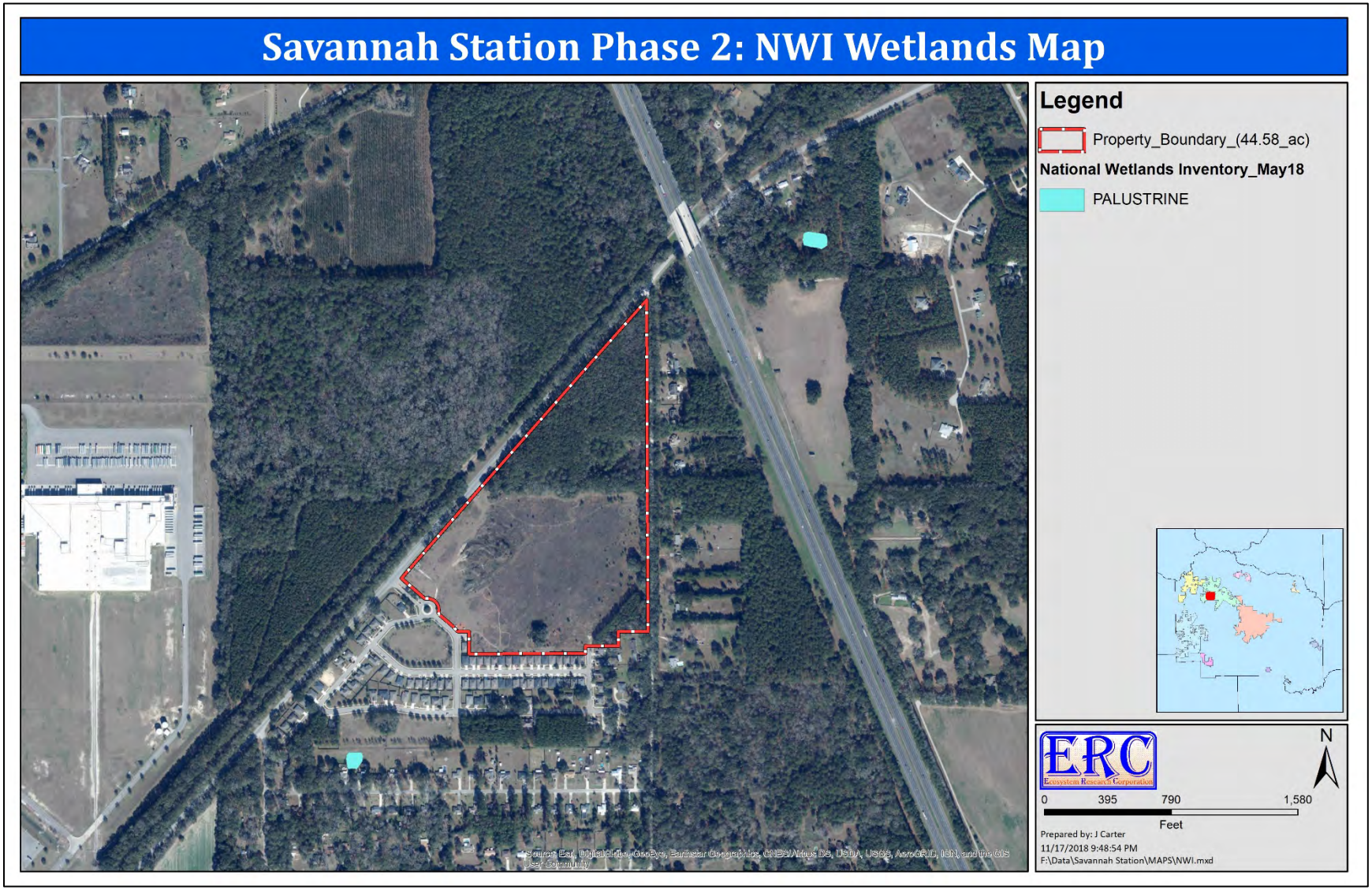


Figure 9. National Wetlands Inventory wetlands shown in relation to the Alachua County composite wetlands of the Project Site and surrounding area.

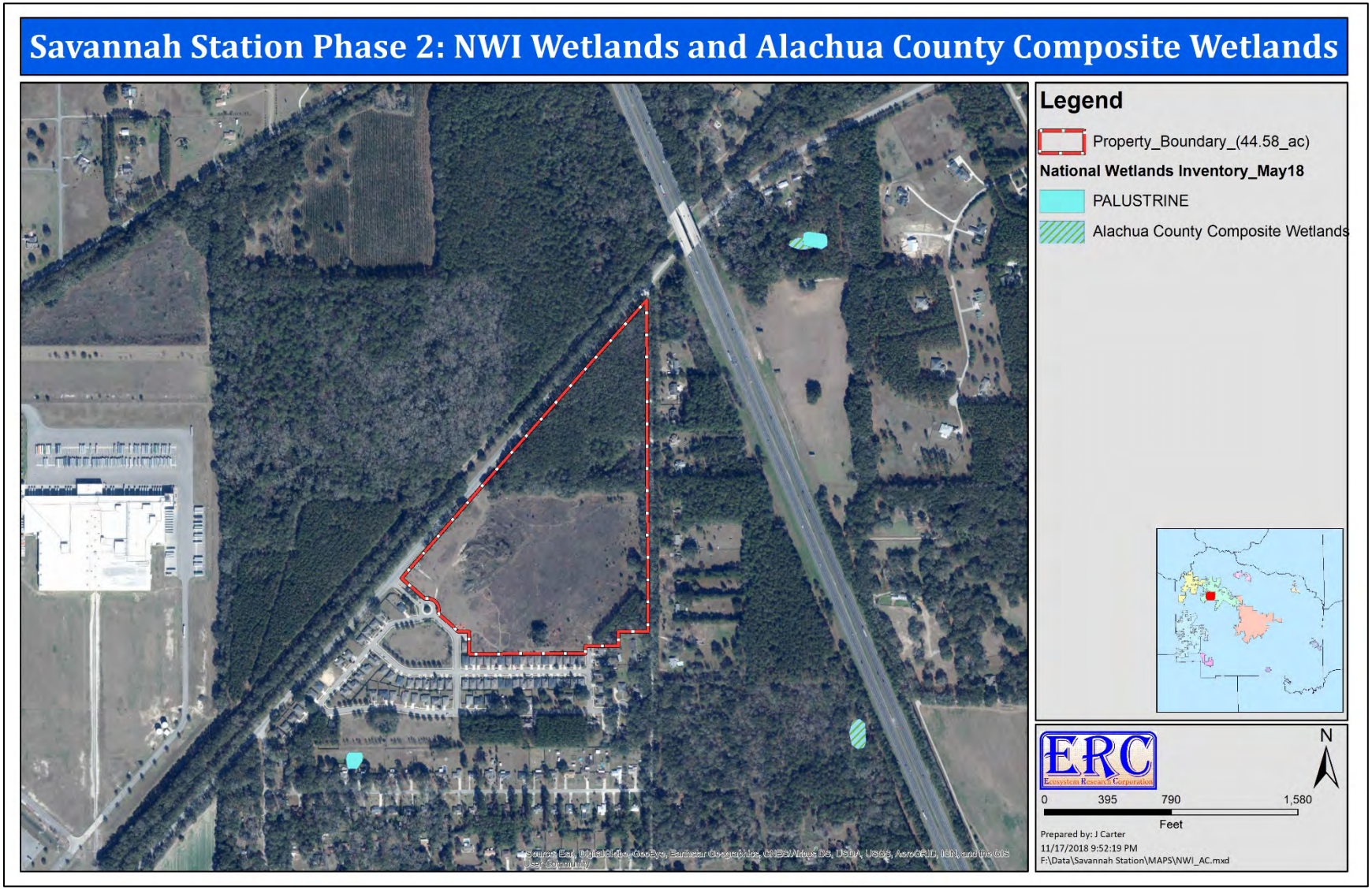


Figure 10. Alachua County Floridan Aquifer High Recharge Area.

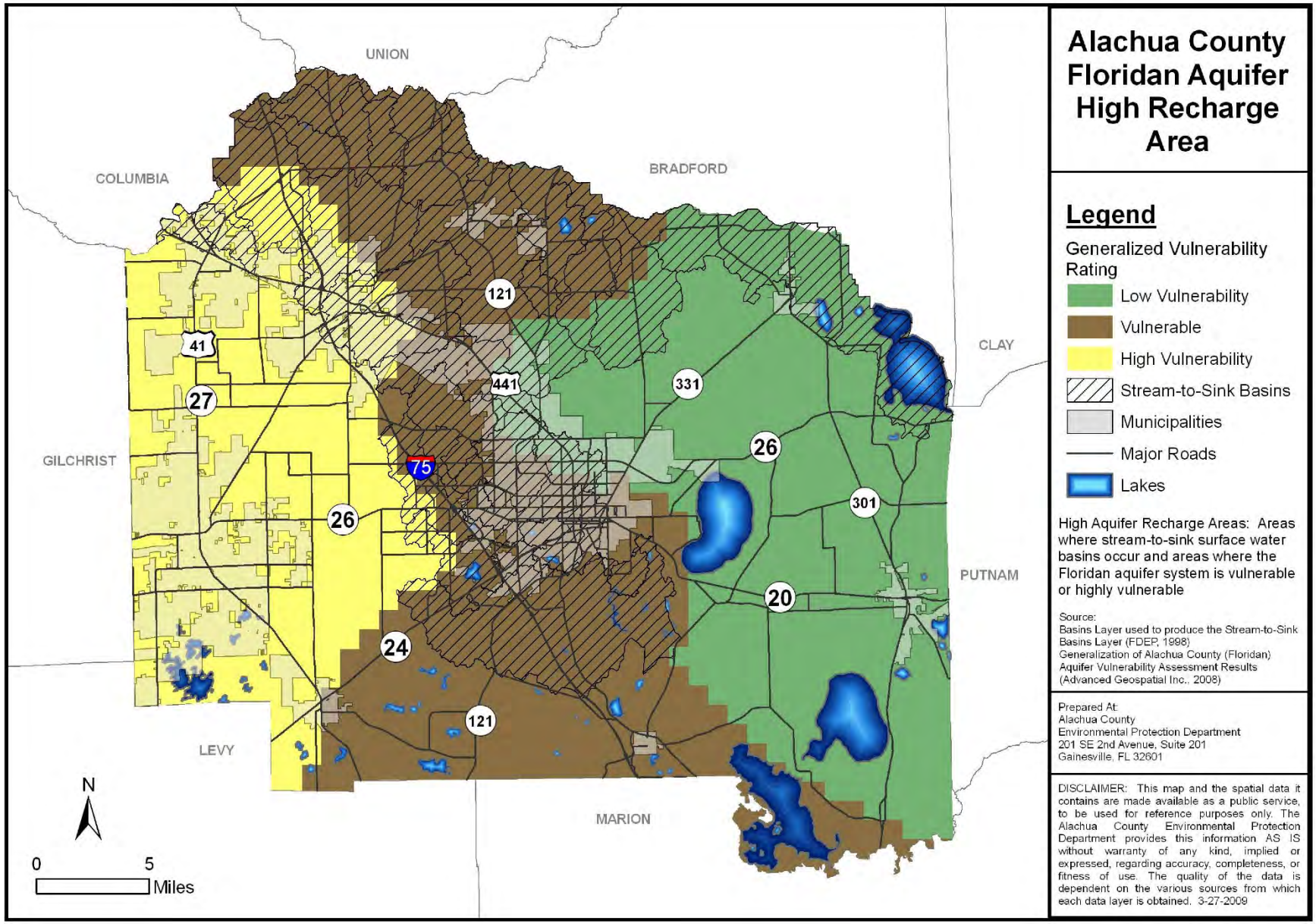


Figure 11. Alachua County hazardous materials storage facilities shown in relation to the Project Site.

Figure 12. Historic structures shown in relationship to the Project Site.

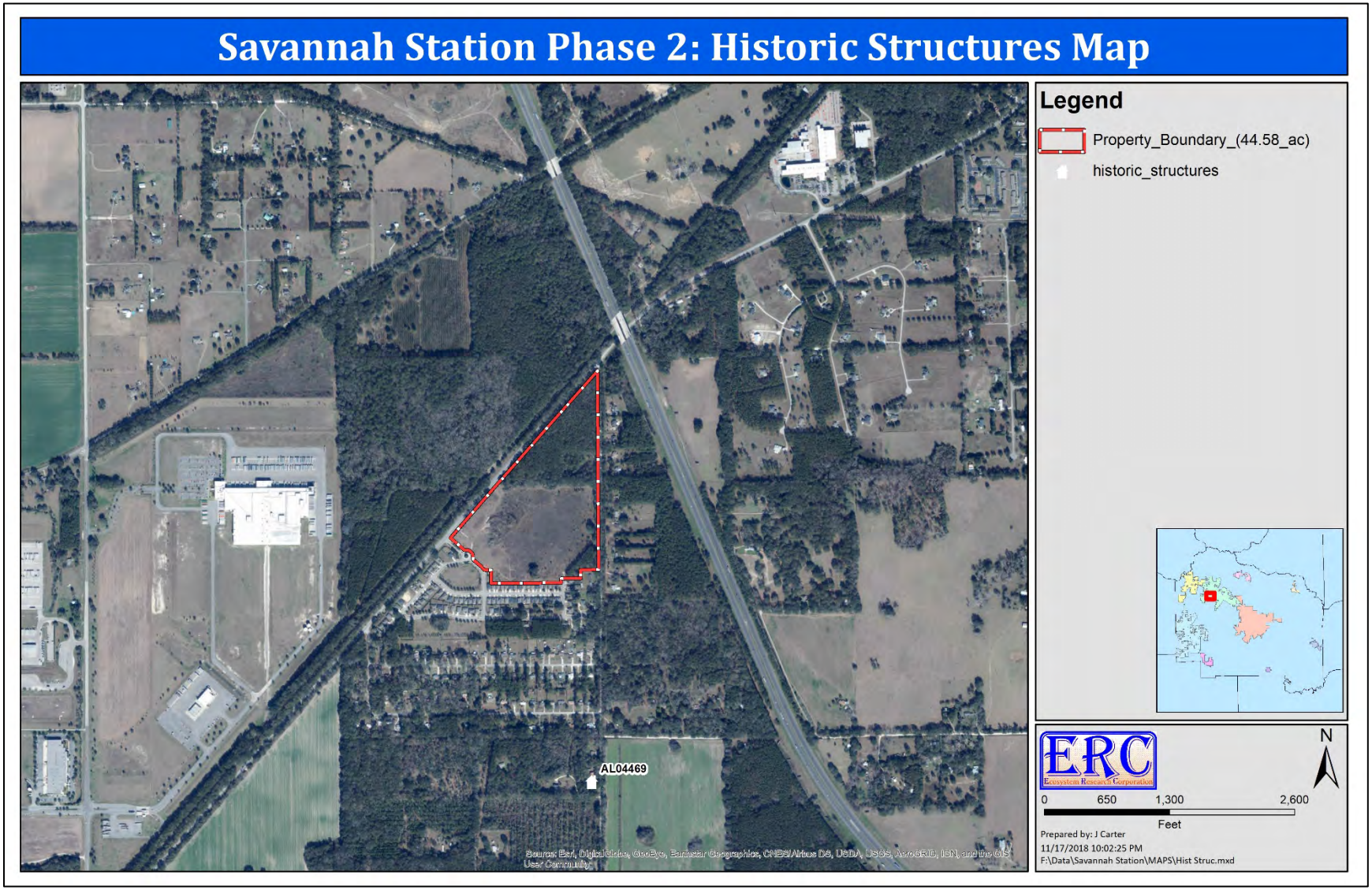


Figure 13. Florida Natural Areas Inventory element occurrence records shown in relation to the Project Site and surrounding area.

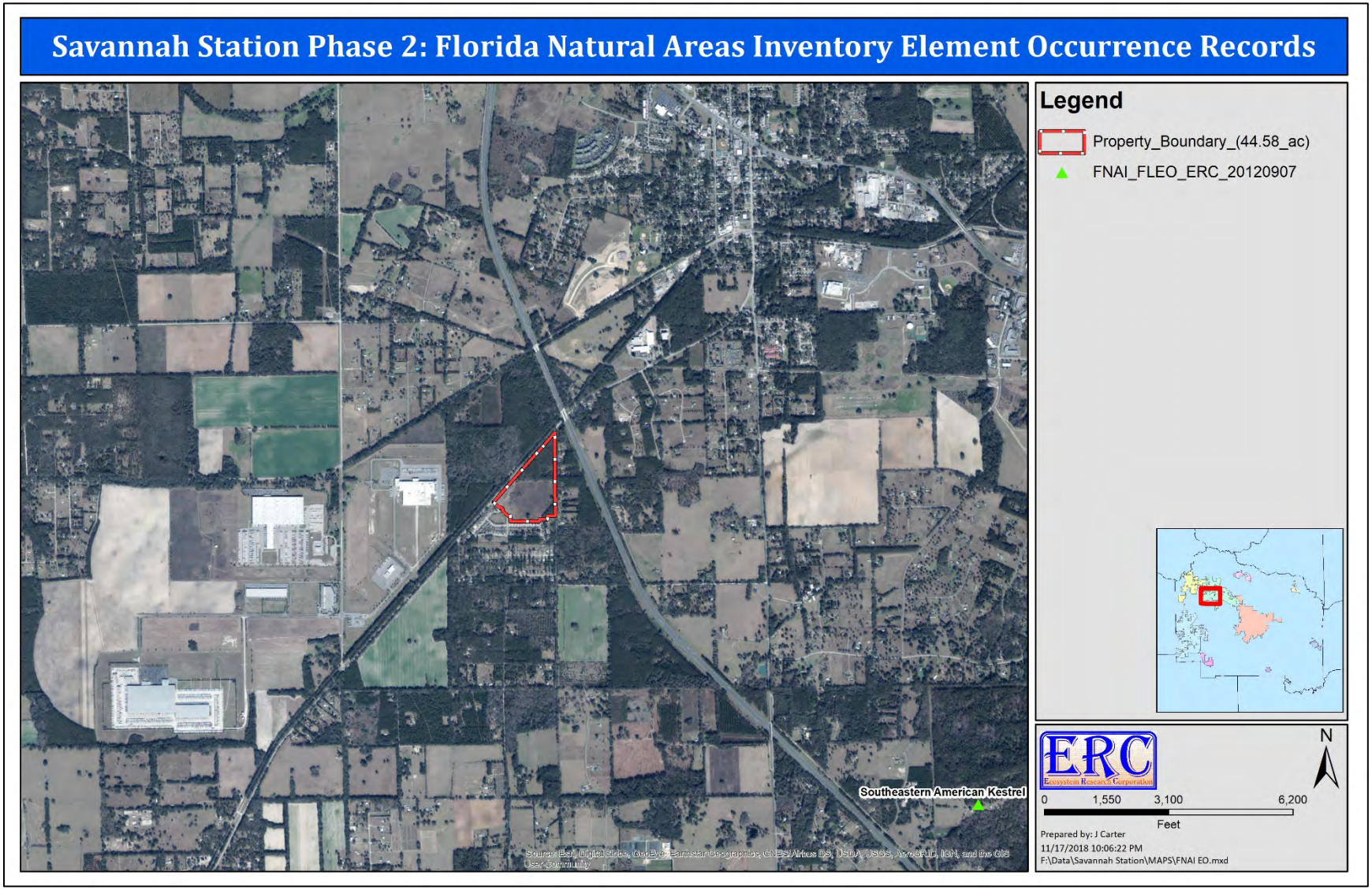


Figure 14. Known occurrence ranges of Federally listed species in relation to the Project Site location.

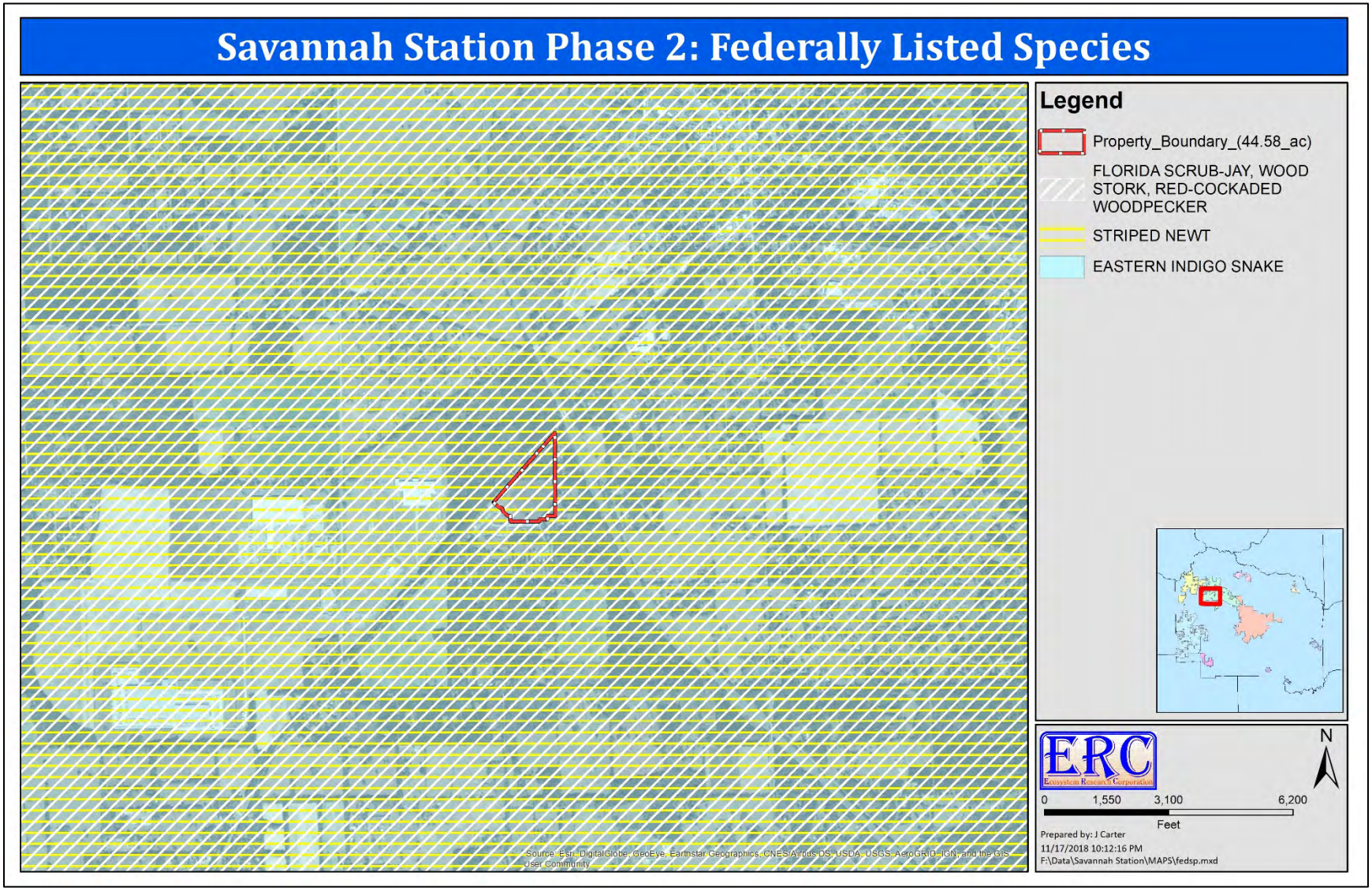


Figure 15. Black bear forage area where black bears are known to "occasionally" occur.

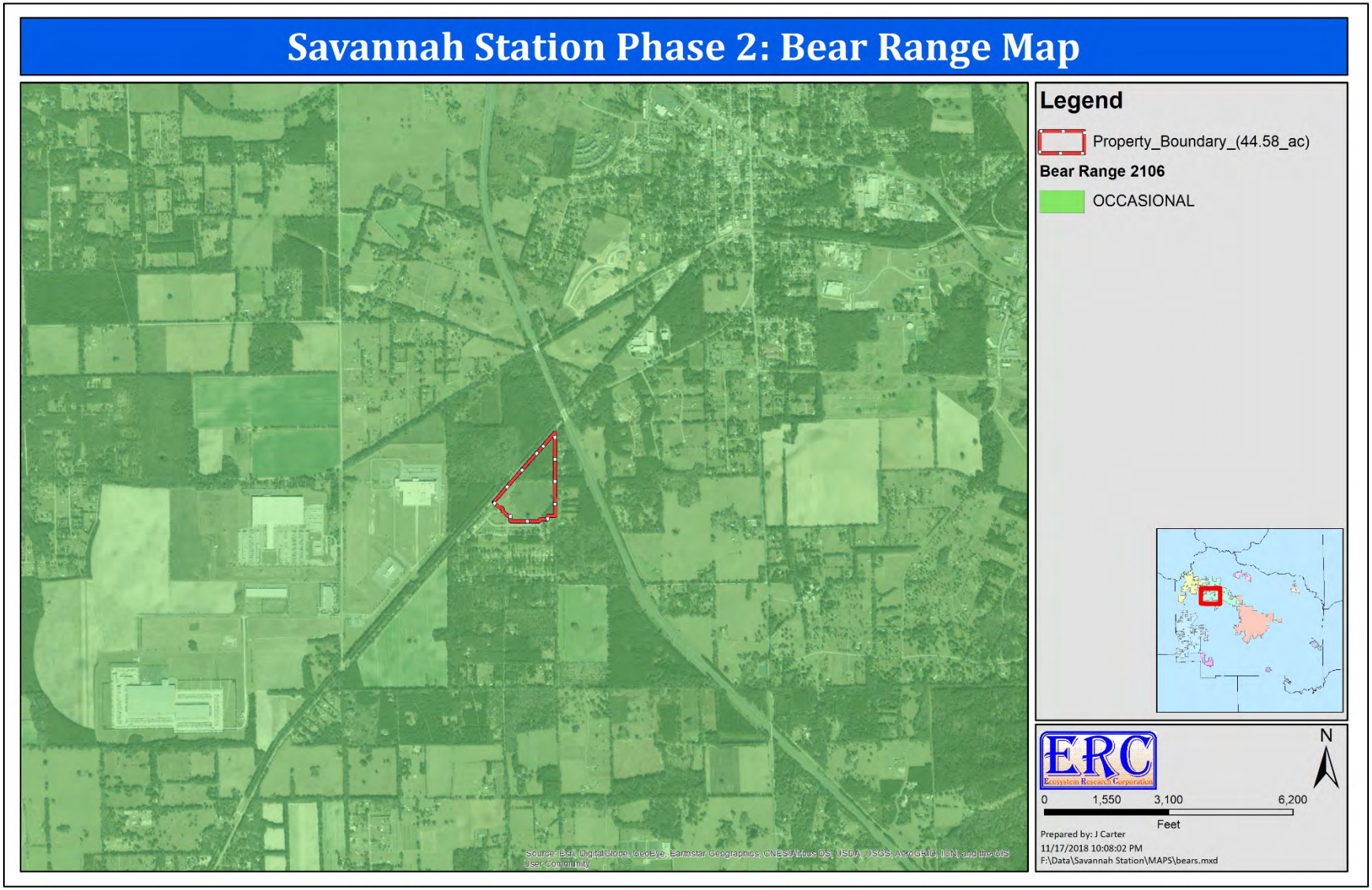


Figure 16. GPS locations where site-specific data were collected within the Project Site and adjacent areas.

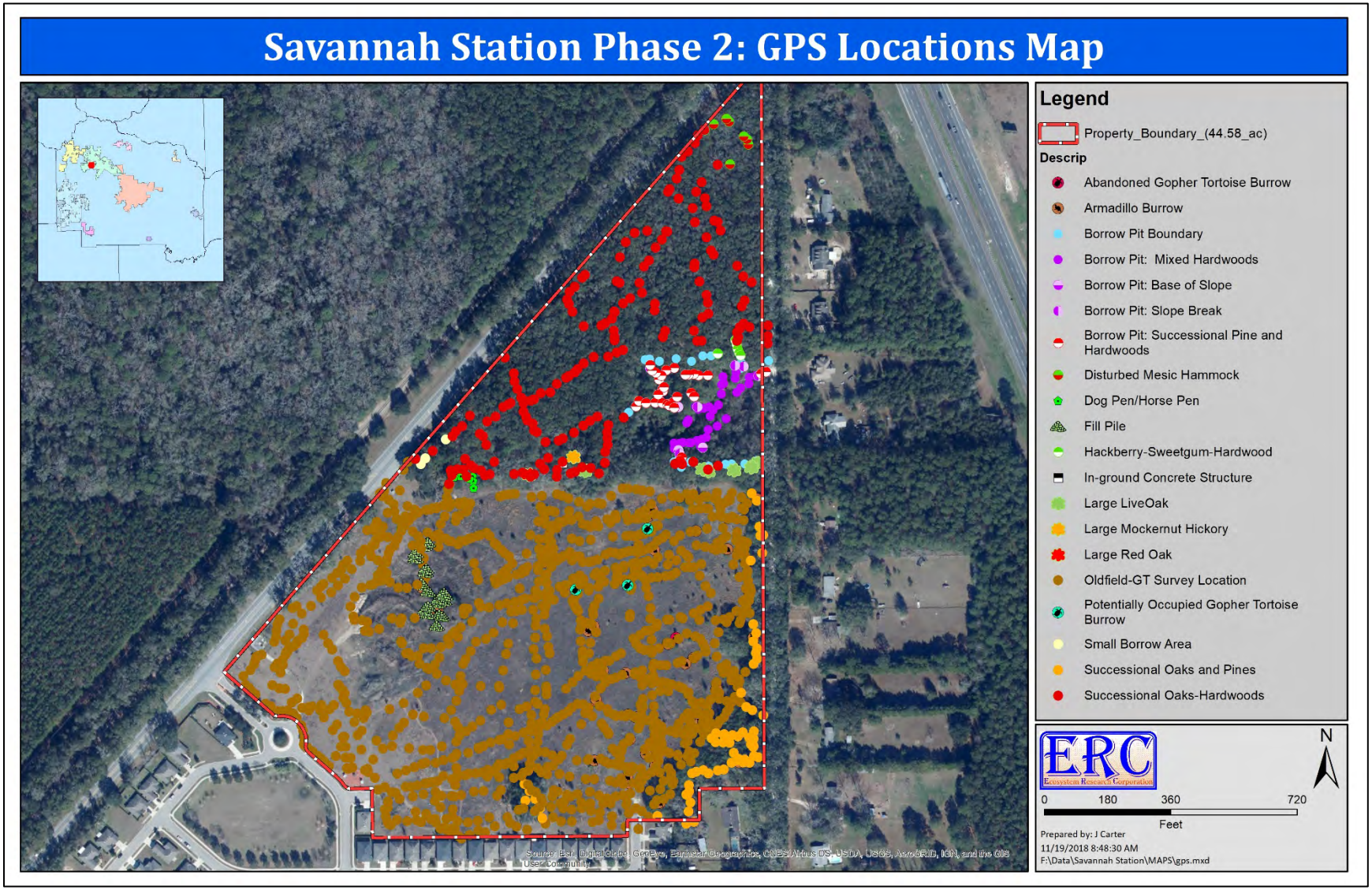
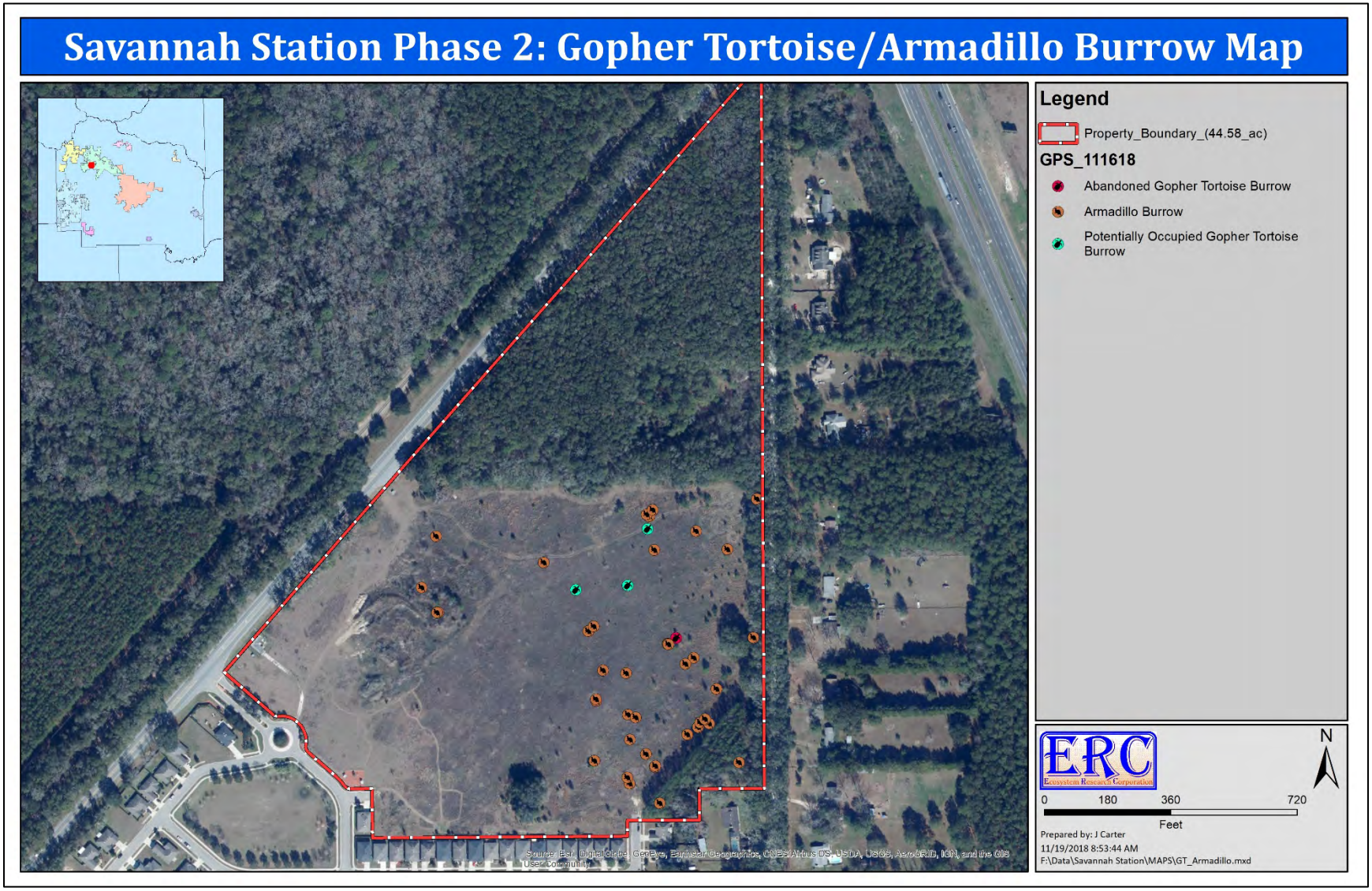


Figure 17. Distribution of Gopher Tortoise burrows and Armadillo burrows as related to areas of the Project Site.



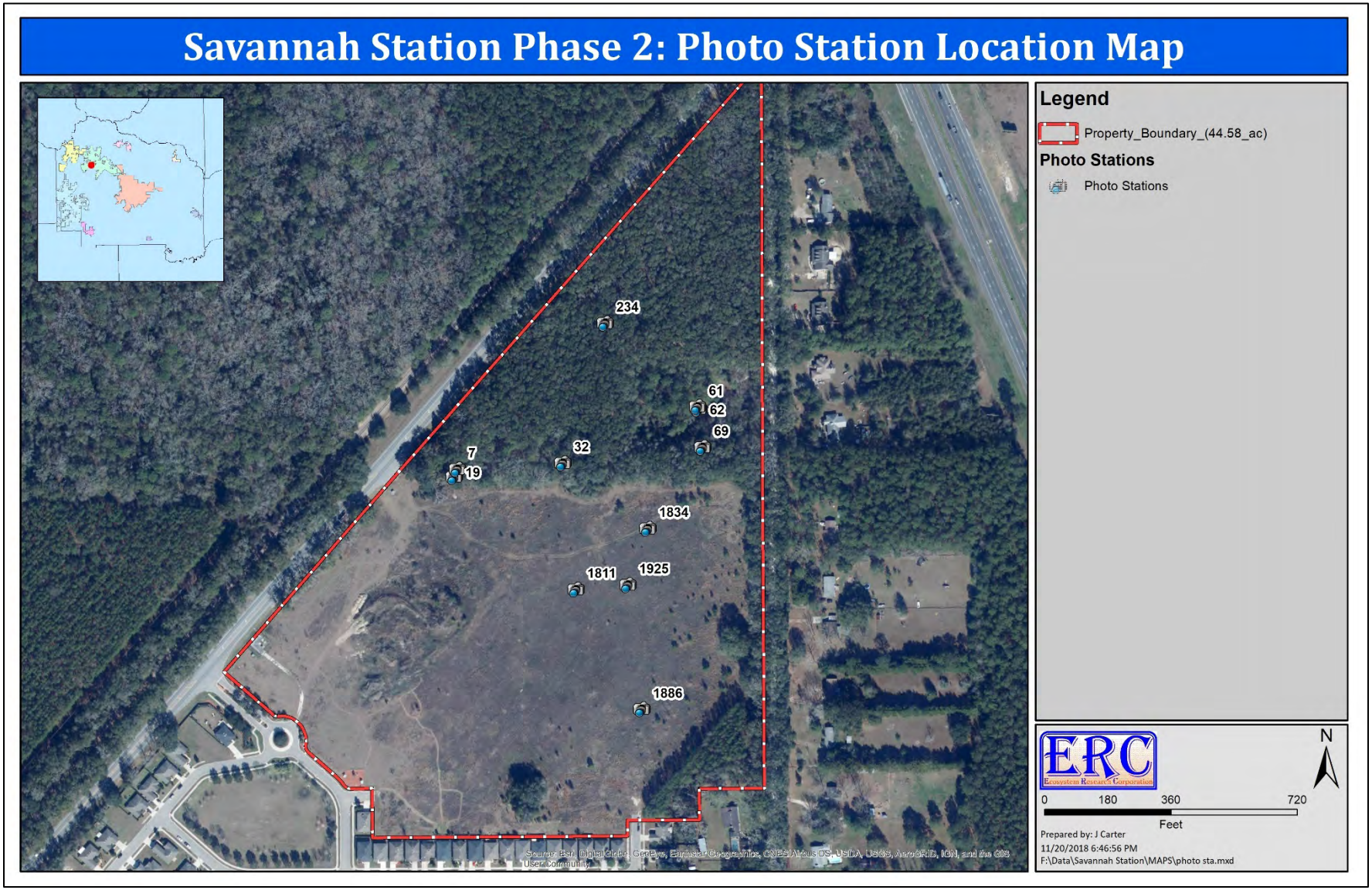
Attachment 1—Photographs

General appearance of the Project Site and adjacent areas during the field survey on 15–16 November 2018.

Table A-1. Tabular listing for each photograph provided in the Photographic Atlas.

Photo Number	GPS Number	Photo Direction	Habitat / Description
1	007	North	Tires and construction debris
2	019	Southwest	Cattle/horse/dog pen
3	032	Southwest	Circular in-ground concrete structure
4	061	North-northwest	Successional: Oaks and hardwoods
5	062	South	Borrow pit: Mixed hardwoods
6	069	South	Borrow pit: Successional pine and hardwoods
7	069	North	Borrow pit: Successional pine and hardwoods
8	234	North	Successional: Oaks and hardwoods
9	234	East	Successional: Oaks and hardwoods
10	234	South	Successional: Oaks and hardwoods
11	234	West	Successional: Oaks and hardwoods
12	1834	North	Oldfield
13	1886	Northwest	Oldfield
14	1811	Southeast	Potentially occupied gopher tortoise burrow
15	1834	Northeast	Potentially occupied gopher tortoise burrow
16	1925	Southeast	Potentially occupied gopher tortoise burrow

Figure A-1. Photo station locations shown as designated by specific GPS locations.



11/15/2018
Photo 1
1Frames 4776-4777 GPS 007 Tires and debris (North).jpg

11/15/2018
Photo 2
2Frames 4778 GPS 019 Dog pen(Southwest).jpg

11/15/2018
Photo 3
3Frames 4779 GPS 032 Circular concrete structure.jpg

11/15/2018
Photo 4
4Frames 4780-4781 GPS 061 (NNW).jpg

11/15/2018
Photo 5
5Frames 4782-4783 GPS 062 (South).jpg

11/15/2018
Photo 6
6Frames 4784-4785 GPS 069 (Southwest).jpg

11/15/2018
Photo 7
7Frames 4786-4787 GPS 069 (Northeast).jpg

11/15/2018
Photo 8
8Frames 4788 GPS 234 (North).jpg

11/15/2018
Photo 9
9Frames 4789 GPS 234 (East).jpg

11/15/2018
Photo 10
10Frames 4790 GPS 234 (South).jpg

11/15/2018
Photo 11
11Frames 4791 GPS 234 (West).jpg

11/16/2018
Photo 12
12Frames 4793-4794 GPS 834 (PMW Unit) GT Habitat.jpg

11/16/2018
Photo 13
13Frames 4795-4796 GPS 886 (PMW Unit) (Northwest).jpg

11/16/2018
Photo 14
14Frames 4797 GPS 811 (PMW Unit) GT-PO.jpg

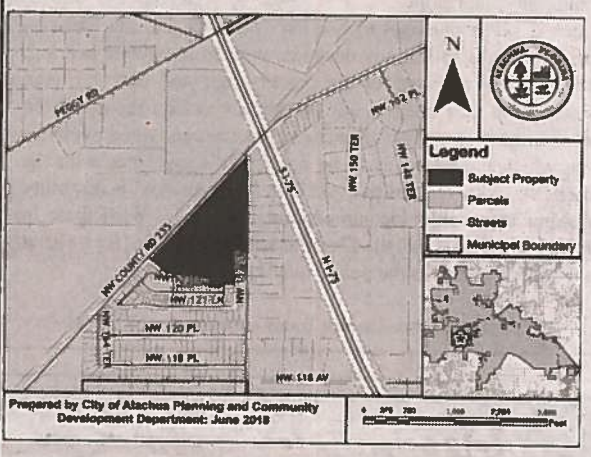
11/16/2018
Photo 15
15Frames 4792 GPS 834 (PMW Unit) GT-PO.jpg

11/16/2018
Photo 16
16Frames 4798 GPS 925 (PMW Unit) GT-PO.jpg

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 January 8, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., of CHW, Inc., applicant and agent for Waco Properties, Inc., property owner, for consideration of the preliminary plat of Savannah Station Phase II, which proposes the subdivision of a ±44.58 acre subject property into a total of 178 lots, with associated common areas and right-of-way. The subject property is located to the north of Savannah Station Phase I and Pilot Forest subdivisions, west of the Shady Lane Acres unrecorded survey and Interstate 75, and east of NW County Road 235, consisting of portions of Tax Parcel Numbers 03980-002-001 and 03905-002-000; Future Land Use Map (FLUM) Designation: Moderate Density Residential; Zoning: Planned Development – Residential (PD-R).



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 - December 27, 2018)

Mailed 12/20/2018

RO

City of ALACHUA

THE GOOD LIFE COMMUNITY

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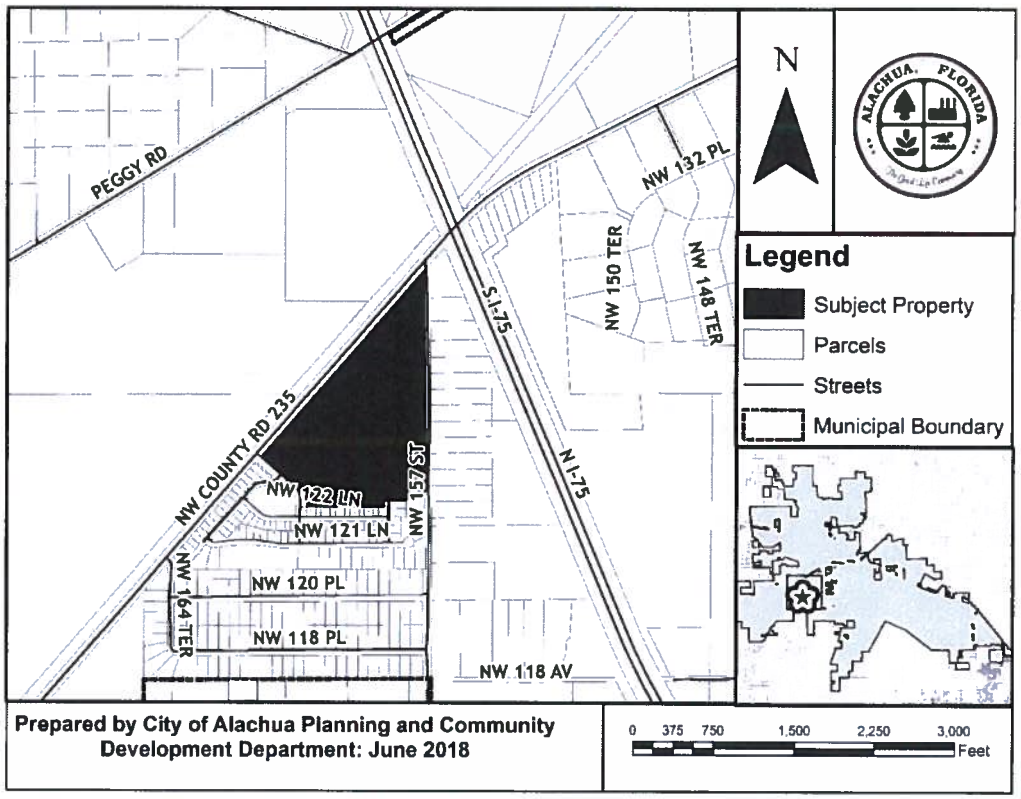

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P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

03975-003-000
HIRKO AARON C & LAURA W
12717 NW 157TH ST
ALACHUA, FL 32615

03905-002-001
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E..
HOUSTON, TX 77077

03905-003-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03975-007-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03903-010-024
LEWIS WILLIE J & PHIMETTO D
16002 NW PEGGY RD
ALACHUA, FL 32615

03975-006-000
HOWELL MICHAEL M
12605 NW 157TH ST
ALACHUA, FL 32615-6453

03904-000-000
CHASTEEN & FAIRCLOTH &, M...
26126 NW 182ND AVE
HIGH SPRINGS, FL 32643

03903-010-021
MCCHESNEY WAYNE D & ELLE...
PO BOX 1895
ALACHUA, FL 32616

03975-001-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03904-001-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03975-008-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03975-004-000
DANSBY JONATHAN & CHERYL
PO BOX 754
ALACHUA, FL 32616

03975-009-000
DAMPIER BRIAN K
12503 NW 157TH ST
ALACHUA, FL 32615

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-002-000
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03975-005-000
CALHOUN LYNNWOOD HEIRS
12613 NW 157TH ST
ALACHUA, FL 32615-6453

03903-010-009
ZEMON MICHAEL & DORIS NAD...
13207 NW 167TH TER
ALACHUA, FL 32615-8109

03903-010-023
GAY ANNE F LIFE ESTATE
PO BOX 606
ALACHUA, FL 32616-0606

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

03975-002-000
JAMES, THOMAS L
12809 NW 157TH ST
ALACHUA, FL 32615-6454

03903-010-010
BAYLES HOWARD LAWRENCE ...
PO BOX 586
ALACHUA, FL 32616-0586

03980-020-077
CURL KENNETH WADE & JACQ...
15945 NW 122ND LANE
ALACHUA, FL 32615

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO, FL 32776-9654

03981-005-001
HALBROOK JAMES RONALD JR...
11306 NW 161ST ST
ALACHUA, FL 32615

03980-020-088
ATKINSON, CAMERON & SARA...
12253 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-001
CRUZ & GARCIA H/W
12282 NW 162ND DR
ALACHUA, FL 32615

03980-020-043
ANDERSON AMANDA
15984 NW 121ST LN
ALACHUA, FL 32615

03980-020-040
SIMMONS ROBERT JR
15924 NW 121ST LN
ALACHUA, FL 32615

03980-020-024
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-020-103
WHITE MONICA L
2242 NW 29TH AVE
GAINESVILLE, FL 32605

03980-020-099
INFANTINO MICHAEL J & KELLY...
15956 NW 122ND LN
ALACHUA, FL 32615

03905-002-001
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03980-020-090
SUAREZ, GEORGE E & ANNE E
2088 JACKSON RIDGE COVE
KENNESAW, GA 30144

03980-020-087
BURDGE DEAN C & MARIE N
12233 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-070
,

03980-020-027
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03980-020-048
ENTRUST HOLDINGS LLC
4021 A NE 2ND WAY
GAINESVILLE, FL 32609

03980-020-105
RAIFORD GEORGE
16070 NW 122ND LN
ALACHUA, FL 32615

04008-003-000
BRANDON-TURNER & TURNER ...
933 NORTH CLARA AVE
DELAND, FL 32720

03980-020-021
THOMPSON & WELLS
16093 NW 121ST LN
ALACHUA, FL 32615

03980-020-071
MYER, DEANNE
16051 NW 122ND LN
ALACHUA, FL 32615-0221

03980-020-082
CHAPMAN AARON C & RONNIC...
15869 NW 122ND LN
ALACHUA, FL 32615

03980-020-081
BROCK AMANDA S
7142 NW 121ST AVE
ALACHUA, FL 32615

04008-003-001
VINCENT MILTON BRIEN & BRE...
16919 NW 110TH AVE
ALACHUA, FL 32615-6626

03980-003-004
ESKRIDGE, MARTY R
14705 MAIN ST
ALACHUA, FL 32615-8596

03980-003-053
WIGGLESWORTH ERNEST BAR...
11923 NW 164TH TER
ALACHUA, FL 32615-6460

03980-020-035
JASINSKI & JASINSKI
12151 NW 158TH ST
ALACHUA, FL 32615

03980-020-107
VIRGA, ROSE
20415 NW 113TH WAY
ALACHUA, FL 32615

03980-003-001
MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS, CO 8090...

03980-020-095
MOHR JENNIFER M
15882 NW 122ND LANE
ALACHUA, FL 32615

03980-020-044
CYR & ELLIOT
16022 NW 121ST LN
ALACHUA, FL 32615

03980-020-067
ROWE JULIUS M
16127 NW 122ND LN
ALACHUA, FL 32615

03980-020-097
BEAUCHAMP & POTTER
15926 NW 122ND LN
Alachua, FL 32615

03980-020-083
ANDRADE & MCNIFF
3319 MARBLE CREST DR
LAND O LAKES, FL 34638-6082

04008-004-000
CRUSE & CRUSE & STORMANT
PO BOX 126
ALACHUA, FL 32616

03980-020-038
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

04008-005-004
JOHNS TIMOTHY CALVIN & SHA...
16333 NW 110TH AVE
ALACHUA, FL 32615-6624

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03980-020-034
REYES VICTOR
15740 NW 121ST LN
ALACHUA, FL 32615

03997-006-000
HURST J B & GAIL
PO BOX 1195
ALACHUA, FL 32616-1195

03980-020-050
CRISTELLI BARBARA
16176 NW 121ST LN
ALACHUA, FL 32615-0212

03980-020-084
THAO & WOOD W/H
15839 NW 122ND LN
ALACHUA, FL 32615

03981-004-007
STREIT, W J
16414 NW 110TH AVE
ALACHUA, FL 32615-6621

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FORTNER SCOTT W & LISA W
15944 NW 121ST LN
ALACHUA, FL 32615

03980-020-085
SILVA CLAUDIA ELIZA
15819 NW 122ND LN
ALACHUA, FL 32615

03980-020-089
SOUTHWELL, RYAN P
12273 NW 158TH ST
ALACHUA, FL 32615

03975-014-000
BURLEY THERESE K
12221 NW 157TH ST
ALACHUA, FL 32615-6446

03980-020-100
WHITE BRENDA
15976 NW 122ND LN
ALACHUA, FL 32615

03980-020-094
PUCKETT ANDREW
15862 NW 122ND LN
ALACHUA, FL 32615

04008-001-001
AUGSPURG JASON R & JANET ...
16825 NW 110TH AVE
ALACHUA, FL 32615

03980-020-022
MORRIS NICOLE
16053 NW 121ST LN
ALACHUA, FL 32615

03980-003-006
PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA, FL 32615-6459

03975-015-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03980-003-007
JARMON RANDALL L
11908 NW 164TH TER
ALACHUA, FL 32615

03980-003-005
BOYD CECIL KAY
11920 NW 164TH TER
ALACHUA, FL 32615

03975-007-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03980-020-025
ZAVOCKI EDNA MAE TRUSTEE
15931 NW 121ST LN
ALACHUA, FL 32615-0209

03975-012-000
HUNT ODELL P & RUTHA R
12315 NW 157TH ST
ALACHUA, FL 32615-6452

03980-020-049
,

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA, FL 32615

03980-020-101
LANGSTON BRUCE & STEPHEN...
15996 NW 122ND LN
ALACHUA, FL 32615

03980-020-075
GLASS DEBRA LYNN
15975 NW 122ND LN
ALACHUA, FL 32615-0219

03980-020-002
WEBER & WEIST
12272 NW 162ND DR
ALACHUA, FL 32615

03980-020-004
KUBO KOKI & YADIRA
12252 NW 162ND DR
ALACHUA, FL 32615-0202

03980-020-092
LUKERT MARK D
15842 NW 122ND LN
ALACHUA, FL 32615-0216

03980-020-074
PERRY DAVID C
15995 NW 122ND LN
Alachua, FL 32615

03975-006-000
HOWELL MICHAEL M
12605 NW 157TH ST
ALACHUA, FL 32615-6453

03980-020-091
DUNCAN KAYLENE D
15832 NW 122ND LN
ALACHUA, FL 32615

03980-003-054
EFUNBUMI ORISATALABI
12017 NW 164TH TER
ALACHUA, FL 32615

03980-020-003
CZOCHANSKI & KIM-CZOCHAN...
15 TENNESSEE
IRVINE , CA 92606

03980-020-042
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03981-006-000
OWENS HAROLD JAMES BOBBI...
11418 NW 161ST ST
ALACHUA, FL 32615-6456

03981-008-000
WEAVER, WILLIAM R & BEVERL...
8461 SW 129TH TERRACE RD
DUNNELLON, FL 34432-3522

03981-005-002
HARRELL, VAUGHN R
11218 NW 161ST ST
ALACHUA, FL 32615-6455

03980-020-036
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-020-096
PERRY LAURA
15906 NW 122ND LN
ALACHUA, FL 32615-0218

03980-020-069
RASSEL, ROBERT O & MARGA...
16091 NW 122ND LN
Alachua, FL 32615-0221

03980-020-047
OWLAPOM LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

03980-003-009
GRISHAM & VERMILLION
16337 NW 118TH PL
ALACHUA, FL 32615-6425

03980-020-064
PARENT KAREN H
16177 NW 122ND LN
ALACHUA, FL 32615-0223

03980-020-028
FLETCHER CONSTRUCTION LL...
4510 NW 6TH PL 3RD FLOOR
GAINESVILLE, FL 32607

03975-013-000
MCGEE HELEN RIVERS
12307 NW 157TH ST
ALACHUA, FL 32615-6452

03980-020-066
WILLOUGHBY LEE K
16147 NW 122ND LANE
ALACHUA, FL 32615

03980-020-065
SHANNON MARGARET L
16157 NW 122ND LN
ALACHUA, FL 32615

03980-020-076
OWLAPOM LLC
18819 NW 72ND AVE
ALACHUA, FL 32615

03975-010-000
HUDSON RANDALL NEIL & BRO...
12419 NW 157TH ST
ALACHUA, FL 32615

03980-020-063
,

03980-020-102
ALLIGOOD & BEVILLE
16010 NW 122ND LN
ALACHUA, FL 32615

03980-020-039
LABOY ALICIA
15888 NW 121ST LN
ALACHUA, FL 32615

03980-020-080
SALAMON JUDY
15889 NW 122ND LN
ALACHUA, FL 32615

03974-004-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE, FL 32605

03980-003-052
BOYETTE BETTY
16326 NW 118TH PL
ALACHUA, FL 32615

03980-003-002
CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA, FL 32615

03975-008-000
SANDERSON BILL V & KIMBERL...
12517 NW 157TH ST
ALACHUA, FL 32615-6453

03980-020-032
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTME...
JACKSONVILLE, FL 32202-4423

03975-004-000
DANSBY JONATHAN & CHERYL
PO BOX 754
ALACHUA, FL 32616

03980-020-078
THOMPSON WILLIAM F & REBE...
15925 NW 122ND LN
ALACHUA, FL 32615

03980-020-072
MCGRAW & MONTANARELLA
16031 NW 122ND LN
ALACHUA , FL 32615

03980-020-086
FISHER RONALD P
12171 NW 158TH ST
ALACHUA, FL 32615-0269

03980-020-104
PATTERSON DAKOTA RENE
16050 NW 122ND LN
ALACHUA, FL 32615

04008-005-000
CLARK C T
PO BOX 126
ALACHUA, FL 32616-0126

03980-020-023
ROWSEY COLTON & OCTAVIA
16013 NW 121ST LN
ALACHUA, FL 32615

03975-009-000
DAMPIER BRIAN K
12503 NW 157TH ST
ALACHUA, FL 32615

03980-003-003
GOLDEN HAMMER CONSTRUC...
4033 NW 97TH BLVD STE B
GAINESVILLE, FL 32606

03905-002-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03980-020-033
PENDLETON & TREWEEK
15710 NW 121ST LN
ALACHUA, FL 32615

03980-002-000
BAUGH SOUTHEAST COOPERA...
SYSCO CORPORATION
ATTN TAX DEPARTMENT 1390 E...
HOUSTON, TX 77077

03980-020-046
SCOTT KRISTIN N
16082 NW 121ST LN
ALACHUA, FL 32615

03975-005-000
CALHOUN LYNNWOOD HEIRS
12613 NW 157TH ST
ALACHUA, FL 32615-6453

03983-000-000
WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

03997-005-000
PADGETT CAROLYN S
10714 NW 173RD ST
ALACHUA, FL 32615

03980-020-026
FLETCHER CONSTRUCTION L...
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03981-004-005
SULAK KENNETH J & MARSHA ...
16328 NW 110TH AVE
ALACHUA, FL 32615-6494

03980-020-073
ANCTIL PAULINE G
16011 NW 122ND LN
ALACHUA, FL 32615

03980-020-005
GRANITE HILL HOLDINGS LLC
20109 NW 113TH WAY
ALACHUA, FL 32615

03980-020-098
HANEY MICHAEL L II & JOETTA ...
15946 NW 122ND LN
Alachua, FL 32615

03980-010-022
STEWART WILLIAM O & JOSIE ...
16324 NW 120TH PL
ALACHUA, FL 32615-6673

03980-003-010
BERG JEFFERY E & RENEE D
16329 NW 118TH PL
ALACHUA, FL 32615

03981-007-000
LEWIS SHEREE WILSON
11636 NW 161ST ST
ALACHUA, FL 32615

03980-020-045
DILLARD HARRY & JAMIE
16052 NW 121ST LN
ALACHUA, FL 32615

03980-020-037
WILLIAMS BLAKE & JENNIFER ...
15848 NW 121ST LANE
ALACHUA, FL 32615

04008-005-005
CLARK PAUL N
16817 NW 110TH AVE
ALACHUA, FL 32615

03980-020-000
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOO...
GAINESVILLE, FL 32607

03980-001-000
CORBETT MARY SK
12220 NW 157TH ST
ALACHUA, FL 32615

03980-020-029
MOORE ROBERT J
15777 NW 121ST LN
ALACHUA, FL 32615

03980-003-008
FREDERICK JULIE
11902 NW 164TH TER
Alachua, FL 32615

03980-002-001
WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE, FL 32236-6937

03980-020-068
MILNOR KAREN L
16107 NW 122ND LN
ALACHUA, FL 32615

04008-003-005
ADAMS, JIMMY
16945 NW 110TH AVE
ALACHUA, FL 32615

03980-020-093
ZDZIARSKI CHERI L
15852 NW 122ND LN
ALACHUA, FL 32615

03980-020-079
GAINES & GAINES
15905 NW 122ND LN
ALACHUA, FL 32615

03980-020-106
TURNER JACQUELYN
16090 NW 122ND LN LOT 106
ALACHUA, FL 32615

03975-011-000
JESSUP WILLIAM J III & SARAH ...
12401 NW 157TH ST
ALACHUA, FL 32615

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AVERY® 5960™

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
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32616

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Gregory Wadzinski, POSTED THE LAND USE
(Name)
SIGN ON 12/20/18 FOR THE Savannah Station Ph II PD-R Prelim Plat
(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)

Eight (8)
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Copeland Park Site Plan: A request by Daniel Young, P.E., LEED AP, applicant and agent for ADC Development & Investment Group, LLC and Alachua Copeland Park Investments, LLC, property owners, for consideration of a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements, on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court; A portion of Tax Parcel Nos. 03230-002-000, 03230-002-003, and 03927-000-000 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the January 8, 2019 Staff Report to the Planning & Zoning Board, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the January 8, 2019 Staff Report to the Planning & Zoning Board.

Summary

The proposed site plan is a request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for ADC Development & Investment Group, LLC, property owner, for the construction of two (2) buildings, a ±13,330 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

The Copeland Park project was approved by the Planning & Zoning Board (PZB) in February 2017, however, the development order subsequently expired. The applicant is seeking to reinstate the Site Plan. The Site Plan remains largely the same as the previously application approved by the PZB in February 2017, however, the west building has been shifted slightly further to the west and the outdoor service area has slightly increased in size.

The Site Plan has identified two (2) "pods"– Pod 1 and Pod 2. Development of the two pods is proposed to occur sequentially (i.e., Pod 1, followed by Pod 2). Section 2.4.9(G)(1) of the City's Land Development Regulations (LDRs), requires that a building permit be approved for the building within 12 months of the date of the Site Plan approval, unless the Site Plan development order is extended in accordance with Section 2.4.10(G)(2). If a building permit is approved for the building within Pod 1 within the specified timeframe, a building permit must be approved for the building in Pod 2 within three (3) years of the date of the approval of the Site Plan.

The subject property is ±5.26 acres in area and is located south of CR 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court. Access to the subject property will be provided by a connection to NW 129th Way.

The proposed development will convey the development's stormwater runoff to an existing stormwater basin located south of the subject property and Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Copeland Park Site Plan
- Application & Supporting Materials
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request for a Site Plan for the construction of two (2) buildings, a ±13,330 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements
APPLICANT/AGENT:	Daniel Young, P.E., LEED A.P., Causseaux, Hewett, & Walpole, Inc.
PROPERTY OWNERS:	ADC Development & Investment Group, LLC Alachua Copeland Park Investments, LLC
LOCATION:	South of CR 2054 (a.k.a. Rachael Boulevard); East of NW 129th Way; North of Nano Court
PARCEL ID NUMBERS:	A portion of 03230-002-000; a portion of 03927-000-000; and 03230-002-000
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	±5.26 acres
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board approve the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the January 8, 2019 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 approves the Site Plan, subject to the three (3) conditions provided in Exhibit "A" and located on page 19 of the January 8, 2019 Staff Report to the Planning & Zoning Board.*

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The proposed site plan is a request by Daniel Young, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for ADC Development & Investment Group, LLC, property owner, for the construction of two (2) buildings, a ±13,330 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements. Future tenants of the proposed buildings are anticipated to be businesses operating in the research and development field. Such uses primarily consist of laboratory and office space.

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The proposed development will convey the development's stormwater runoff to an existing stormwater basin located south of the subject property and Nano Court. The stormwater basin has been previously permitted and was designed as a master system to serve the surrounding area, including the subject property.

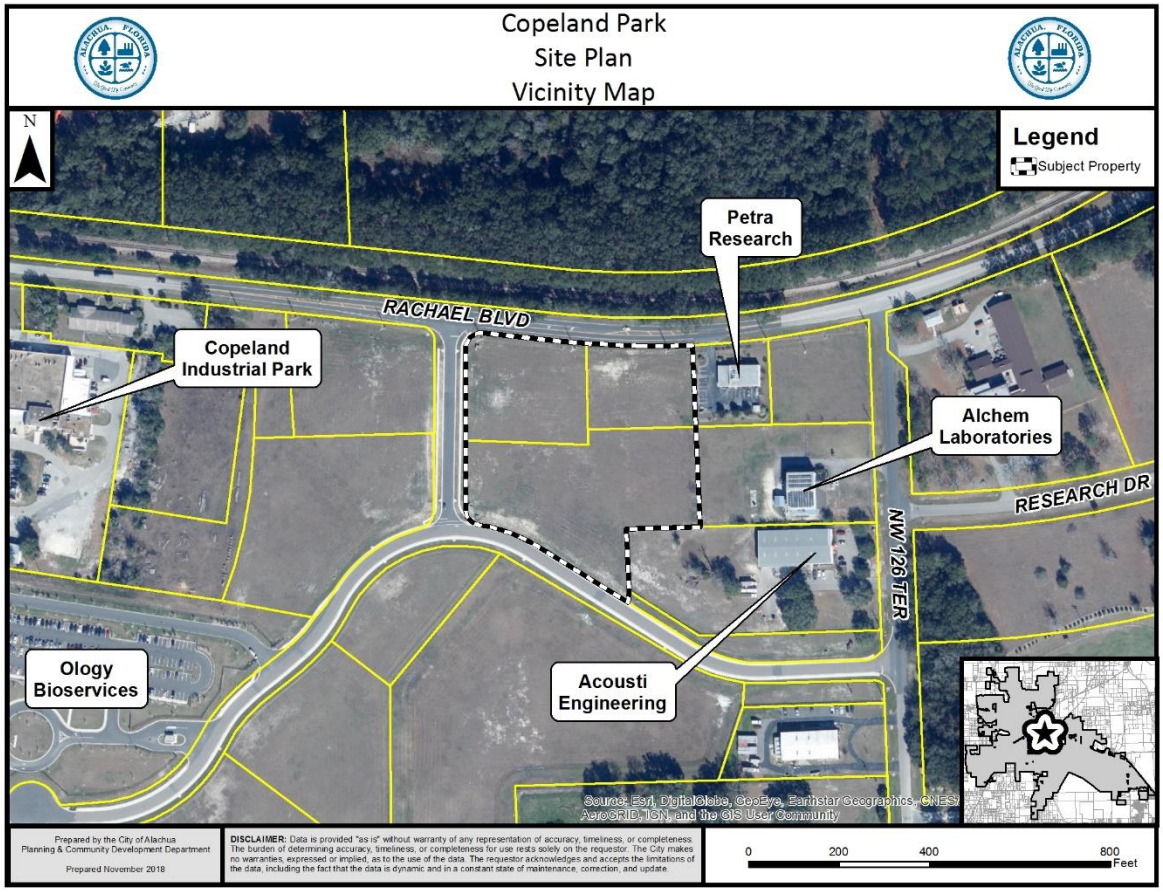
SURROUNDING USES

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	County Road 2054 (Rachael Blvd.); CSX Right of Way	N/A	N/A
South	Nano Court / Vacant Industrial Land / Master Stormwater Basin	Industrial	Light & Warehouse Industrial (ILW)
East	Petra Research; Alchem Laboratories; Acousti Engineering Company of Florida	Industrial	Light & Warehouse Industrial (ILW)
West	NW 129th Way; Vacant Industrial Land	Industrial	Light & Warehouse Industrial (ILW)

Map 1. 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 were notified of the meeting and notice of the meeting was published in a newspaper of general circulation.

A Neighborhood Meeting was held on September 29, 2018, at the Alachua Branch of the Alachua County Library, located at 14913 NW 140th Street. The applicant was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was attended by two (2) members of the public. 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 Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

Vision Element

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Evaluation and Findings of Consistency with Goal 1: The proposed development would provide for the expansion and further growth of the City's established biotechnology industry.

Future Land Use Element

GOAL 1: Future Land Use Map 2025:

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

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and

manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

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

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

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

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

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits a variety of potential uses within the buildings, including research and development uses, multitenant uses, and manufacturing and assembly. The proposed buildings would be consistent with the provisions of Policy 1.5.a..

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.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 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Evaluation and Findings of Consistency with Objective 2.4 and Policies 2.4.a and 2.4.b: The site plan includes a landscaping plan which demonstrates that the proposed development would comply with all applicable landscaping and buffering standards required by the City's Comprehensive Plan and Land Development Regulations. Upon completion of the development, approximately 33.5% of the subject property would consist of landscaped areas, which exceeds the minimum 30% area required by Policy 2.4.a.

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

Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Evaluation and Findings of Consistency with Objective 2.5 and Policy 2.5.a: The site plan indicates that following completion of the development, the subject property would include 3.88 acres of open space (73.9% of the site), exceeding the minimum 10% open space requirement.

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.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis has been provided in this report, and indicates that the development would not adversely affect natural features.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the development's impact to public facilities has been provided within this report. This analysis demonstrates that the development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation 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 City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Evaluation and Findings of Consistency with Policy 9.1: The development is located within the City's utility service area and would connect to potable water and wastewater facilities.

Transportation Element

Objective 1.1: Level of Service

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

Evaluation and Findings of Consistency with Objective 1.1: An analysis of the development's impacts to transportation facilities is provided within this report. The development would not adversely affect the level of service for transportation facilities.

Policy 1.3.a: The City shall establish minimum and maximum parking standards in order to avoid excessive amounts of underutilized parking areas.

Policy 1.3.d: The City shall require landscaping within parking areas, with an emphasis on canopy trees. The City shall consider establishing incentives for landscaping in excess of minimum standards.

Policy 1.3.f: The City shall establish bicycle parking facility standards based on type of use within developments.

Policy 1.3.g: The City shall require spaces to accommodate persons with physical disabilities as required by the Americans with Disabilities Act.

Evaluation and Findings of Consistency with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g: The site plan demonstrates that the development will comply with Objective 1.1 and Policies 1.3.a, 1.3.d, 1.3.f, and 1.3.g, which are implemented by the standards found within Section 6.1 of the City's Land Development Regulations. Required landscaping materials and pedestrian crossings and connections would be provided within parking areas. The site plan also provides all required bicycle parking facilities and the minimum number of required accessible parking spaces.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:
The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the development's impacts to sanitary sewer facilities is provided within this report. The development would not adversely affect the level of service for sanitary sewer facilities.

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance

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

Evaluation and Findings of Consistency with Policy 1.2.a: The development is located within the City's utility service area and would connect to the City's wastewater system.

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

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

Evaluation and Findings of Consistency with Objective 2.1.a: An analysis of the development's impacts to solid waste facilities is provided within this report. The development would not adversely affect the level of service for solid waste facilities.

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.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The development would convey the development's stormwater runoff to an existing stormwater basin south of the subject property and Nano Court. The stormwater basin was previously permitted and designed as a master system to serve the surrounding area, including the subject property.

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 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.

Evaluation and Findings of Consistency with Policy 4.1.b: The development is located within the City's utility service area and would connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the development's impacts to potable water facilities is provided within this report. The development would not adversely affect the level of service for potable water facilities.

Conservation & Open Space Element

Policy 1.2.a:

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

Policy 1.3.e:

The City's land use designations shall offer the best possible protection to threatened and endangered species.

Evaluation and Findings of Consistency with Policy 1.2.a and 1.3.e: The development would have minimal impacts upon environmentally sensitive lands. Please reference the Environmental Conditions Analysis provided within this report for further review of specific features and environmental features.

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

According to best available data, there are no wetlands located on the subject property. If any wetlands are identified on the subject property at a later time, these areas will be

subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs.)

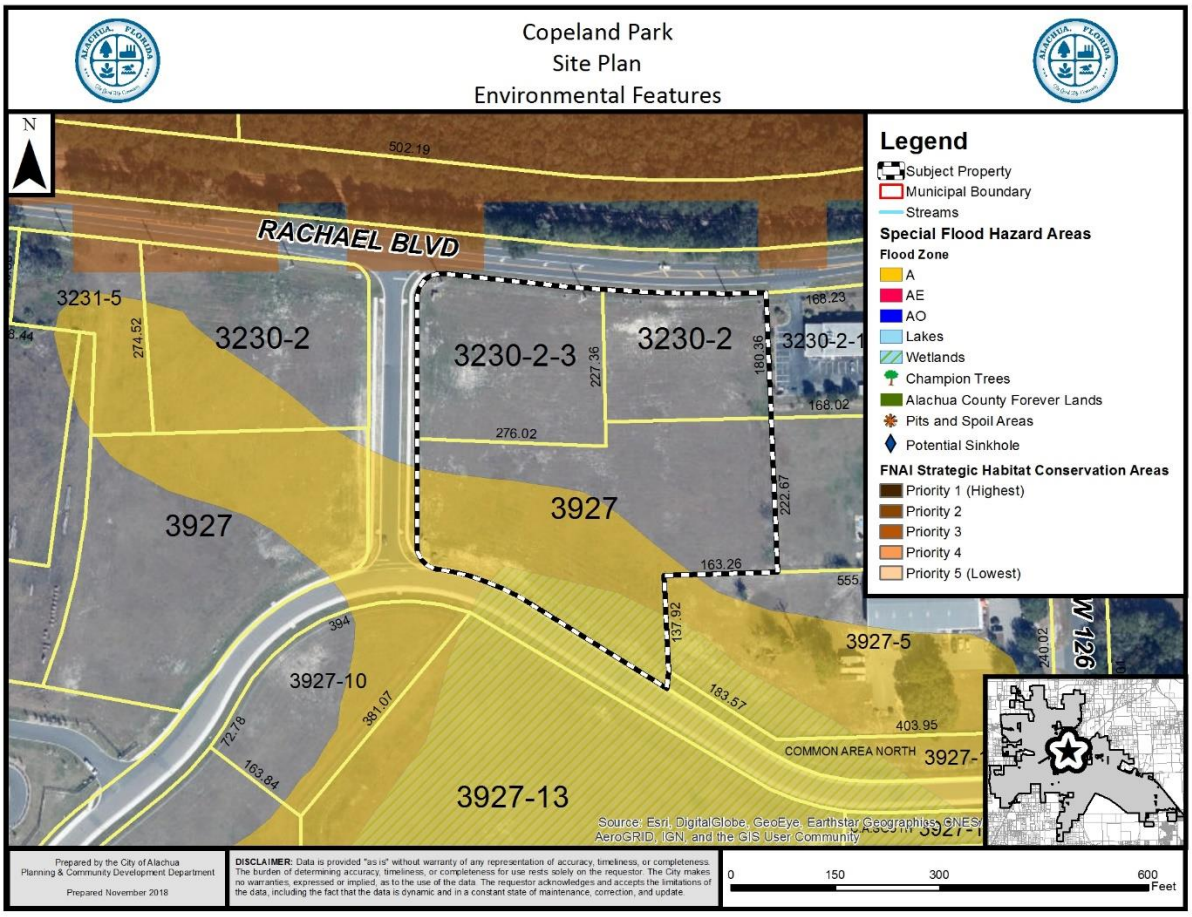
Evaluation: No wetlands have been identified on subject property therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Map 2. Environmental Features



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. A portion of the lands to the north of the subject property, and across CR 2054 (Rachael Boulevard) and the CSX railroad right-of-way are within an area identified as a Priority 3 area. The subject property does not contain any areas identified within the PNA data layer. While the FNAI PNA data layer provides an indicator of potential of lands to feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

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Soil Survey

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

There are three (3) soil types found on the subject property:

Arredondo Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and small commercial buildings.

Arredondo Fine Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

Millhopper Fine Sand (0% – 5% slopes)
Hydrologic Soil Group: A
This soil type is moderately well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes, local roads, and small commercial buildings.

Evaluation: The soil types present on the subject property do not pose any significant limitations for development, therefore, there are no issues related to soil suitability.

Flood Potential

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

The proposed buildings would be located within areas of the subject property located in Flood Zone X (areas determined to be outside of the 500-year floodplain).

Evaluation: Since the proposed buildings would be located within areas of the subject property located in Flood Zone X (areas determined to be outside of the 500-year floodplain), there are no issues related to flood potential.

Karst-Sensitive Features

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

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

SITE PLAN STANDARDS

Section 2.4.9(E) of the City's Land Development Regulations (LDRs) establishes the standards with which all site plans must be found to be compliant. The application has been reviewed for compliance with the standards of Section 2.4.9(E.) An evaluation and findings of the application's compliance with the standards of Section 2.4.9(E) is provided below.

(E) Site Plan Standards

A Site Plan shall be approved only upon a finding the applicant demonstrates all of the following standards are met:

(1) ***Consistency with Comprehensive Plan***
The development and uses in the Site Plan comply with the Goals, Objectives and Policies of the Comprehensive Plan.

Evaluation & Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

(2) ***Use Allowed in Zone District***
The use is allowed in the zone district in accordance with Article 4: *Use Regulations*.

Evaluation & Findings: The subject property is zoned Light & Warehouse Industrial (ILW). The site plan proposes the construction of two (2) buildings,

a ±13,330 square foot building and a ±11,750 square foot building. Both buildings are intended to be utilized for research and development or other uses permitted by the Industrial FLUM Designation and ILW zoning district. It is anticipated that the use(s) within the buildings will be a type of use defined by the City's LDRs as "light manufacturing". Article 10 of the City's LDRs defines "light manufacturing" as: "the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor or vibration. Examples include, but are not limited to: … ***research, development***, testing facilities and ***laboratories***…" (emphasis added). Table 4.1-1 of the City's LDRs establishes the allowable uses within each zoning district, and indicates that the ILW zoning district permits light manufacturing uses.

(3) ***Zone District Use-Specific Standards***
The development and uses in the Site Plan comply with Section 4.3, *Use-Specific Standards*.

Evaluation & Findings: The use type proposed by the development is the "light manufacturing" use type. There are no Use-Specific Standards which apply to the "light manufacturing" use type.

(4) ***Development and Design Standards***
The development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 6: *Development Standards*.

Evaluation & Findings: The application has been reviewed for and is found to be in compliance with all relevant provisions of Article 6, *Development Standards*, including but not limited to *Section 6.1*, Off Street Parking & Loading Standards, *Section 6.2*, Tree Protection/Landscape/Xeriscape Standards, *Section 6.3*, Fencing Standards, *Section 6.4*, Exterior Lighting Standards, *Section 6.7*, Open Space Standards, and Section 6.9, Environmental Protection Standards.

(5) ***Subdivision Standards***
In cases where a subdivision has been approved or is pending, the development proposed in the Site Plan and its general layout and design comply with all appropriate standards in Article 7: *Subdivision Standards*.

Evaluation & Findings: No subdivision of land is proposed, therefore, compliance with this standard is not applicable.

(6) ***Complies with All Other Relevant Laws and Ordinances***
The proposed site plan development and use complies with all other relevant City laws and ordinances, state and federal laws, and regulations.

Evaluation & Findings: The application is consistent with all other relevant City ordinances and regulations.

PUBLIC FACILITIES IMPACT

Traffic Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
N/A	CR 2054 (East Segment) (from SR 235 to US 441)	2/U	County Maintained Collector	Urban	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a)of the LDRs].
3 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.

Table 3. Trip Generation[1]

Land Use	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
Research and Development Center (ITE Code 760)	282 (141 / 141)	31 (26 / 5)	28 (4 / 24)

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT –11.26 trips per 1,000 square feet x 25,050 square feet (50% entering/50% exiting); AM Peak Hour – 1.22 trips per 1,000 square feet x 25,050 square feet (83% entering/17% exiting); PM Peak Hour –1.11 trips per 1,000 square feet x 25,050 square feet (16% entering/84% exiting.)

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	CR 2054 East[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	2,161
Reserved Trips[4]	13
Available Capacity[4]	12,946
Increase/Decrease in Daily Trips Generated by Development	282
Residual Capacity After Development's Impacts[6]	12,664

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 State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua October 2018 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)

Traffic System Category	CR 2054 East[1]
PM Peak Hour Trips	
Maximum Service Volume[2]	1,359
Existing Traffic[3]	205
Reserved Trips[4]	3
Available Capacity[4]	1,151
Increase/Decrease in PM Peak Hour Trips Generated by Development	28
Residual Capacity After Development's Impacts[6]	1,123

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 State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua October 2018 Development Monitoring Report.
5 The application is for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: The impacts generated by the development would not adversely affect the Level of Service (LOS) of the roadway segment identified above. The impacts that would be generated by the development are acceptable.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,236,000
Reserved Capacity[2]	47,917
Available Capacity	1,016,083
Projected Potable Water Demand from Application[3]	3,758
Residual Capacity	**1,012,325**
Percentage of Permitted Design Capacity Utilized	**55.99%**

Sources:
1 C ity of Alachua Public Services Department, March 2018
2 City of Alachua October 2018 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per day per 100 square feet x 25,050 square feet.

Evaluation: The impacts to the potable water system that would be generated by the development would not adversely affect the Level of Service (LOS) for potable water facilities. The impacts that would be generated by the development are therefore acceptable.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	615,000
Reserved Capacity[2]	96,322
Available Capacity	788,678
Projected Sanitary Sewer Demand from Application[3]	3,758
Residual Capacity	**785,162**
Percentage of Permitted Design Capacity Utilized	**47.66%**

Sources:
1 City of Alachua Public Services Department, March 2018
2 City of Alachua October 2018 Development Monitoring Report
3 Source: Chapter 64E-6, Florida Administrative Code; 15 gallons per day per 100 square feet x 25,050 square feet.

Evaluation: The impacts to the sanitary sewer system that would be generated by the development would not adversely affect the Level of Service (LOS) for sanitary sewer facilities. The impacts that would be generated by the development are therefore acceptable.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Demand Generated by Application[3]	300.60	54.86
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, January 15, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year).*
2 *City of Alachua October 2018 Development Monitoring Report.*
3 *Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996*
4 *New River Solid Waste Facility, April 2018.*

Evaluation: The impacts to the solid waste system that would be generated by the development would not adversely affect the Level of Service (LOS) for solid waste facilities. The impacts that would be generated by the development are therefore acceptable.

Recreation Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

COPELAND PARK – PHASE 1
SITE PLAN
STAFF REPORT

CONDITIONS:

1. The applicant agrees it shall provide Public Utilities Easements and Sidewalk Easements as depicted on the Site Plan. Public Utilities Easements and Sidewalk Easements as depicted on the Site Plan shall be approved by the City and recorded in the Public Records of Alachua County prior to applying for a building permit. The applicant shall incur all costs associated with the preparation and recordation of such Public Utilities Easements and Sidewalk Easements.

2. The applicant agrees it shall obtain all other applicable local, state, and federal permits before the commencement of the development.

3. The applicant agrees that Conditions 1 – 2 as stated above do not inordinately burden the land and shall be binding upon the property owner, including any subsequent property owners, successors, or assigns, and that the development shall comply with Conditions 1 – 3 as stated herein.

EXHIBIT "B"

TO

COPELAND PARK – PHASE 1
SITE PLAN
STAFF REPORT

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

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 17, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Copeland Park – Phase 1
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the revised design drawings for the above referenced project, prepared by CHW, Inc., and dated 12/13/18. The revised plans have now satisfied all of my previous comments. We have no further comments.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 17, 2018

Also sent electronically to daniely@chw-inc.com

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Copeland Park Site Plan

Dear Mr. Young:

The City of Alachua has reviewed the revised application materials for the above referenced application, submitted on December 13, 2018, and finds that the materials address the Staff's review comments. As such, the application may now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and plans and a digital copy of all materials in PDF format on a CD *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **January 8, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, December 19, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Matt Cason, Concept Companies, Inc. (*by electronic mail*)
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 4, 2018

Also sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Foundation Park Phase II Site Plan

Dear Mr. Young:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM** on **Thursday, December 13, 2018.** A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* A PZB hearing date will be scheduled upon receiving your revised application and upon a confirmation that the comments below have been satisfactorily addressed.

Please address the following:

1. *Section 6.8, Design Standards for Business Uses*
    a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).
    b. Façade massing / offset alternatives as set for the in Section 6.8.2(A)(2) are not met for the south façade of the Pod A building. Façade massing or an acceptable alternative must be provided for the entire length of the south façade of the Pod A building.
        i. Proposed offset alternative does not meet criteria of Section 6.8.2(A)(2)(b)(ii).
        ii. Offset alternative as presented does not provide the minimum width of 10 feet.
        iii. Gutter downspouts do not provide an acceptable offset alternative and thus do not support / provide compliance with Section 6.8.2(A)(2)(b).

2. *Miscellaneous*
    a. Provide a copy of the Access Management Permit from Alachua County Public Works for the proposed connection to CR 2054.
    b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.
        i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
            1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.

3. *Public Services/Fire Rescue/Outside Engineering Review Comments*

    a. The applicant must address comments provided by the Public Services Director, (will be provided under separate cover).
    b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.

4. *Remaining Completeness Review Comments:* As noted in a letter dated November 15, 2018, please address the following:

    a. **Property Owner Authorization.**
    Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

    b. **Site Plan Attachment #6:** Mailing labels.
    Action Needed to Address Deficiency:
        i. Mailing labels for those persons / organizations registered with the City are not current. Submit new mailing labels addressing the comment above.
        ii. Owner information / address provided for Tax Parcel 03191-001-000 does not match property records on file with the Alachua County Property Appraiser. Submit new mailing labels addressing the comment above.
        iii. Tax Parcels 03956-010-027 03956-010-038 are within 400 feet of the subject property, but no mailing labels are provided for the parcel.

    c. **Site Plan Attachment #10:** Proof of payment of taxes.
    Action Needed to Address Deficiency: Ad valorem and non-ad valorem taxes for 2017 are due for Tax Parcel 03919-011-001. Payment must be remitted, and proof of payment submitted to the City.

    d. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Letter from A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group Inc., dated December 3, 2018

cc: Adam Boukari, City Manager (*by electronic mail*)
Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Project File

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 3, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Foundation Park – Phase 2
Civil Engineering Review (3rd Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/27/18. This resubmittal appears to be almost exactly the same as the previous submittal reviewed in October 2016. I have reviewed the design and compared it to the original plans and our previous comments. I have only 1comment remaining, which is provided below.

Sht. C3.10 & Sht. C3.11

1. 4" water main tap and valve connections are shown for the fire line connections to each of the 3 proposed buildings. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making at least a 6" tap. If the idea is that the entire tap and connection will be designed and performed in the future, then label it is as such. A potential 4" water main tap should not be performed at this time if the actual fire line design has not been completed to be sure that a 4" tap and valve is the appropriate size.

Please feel free to call me if there are any questions remaining regarding my comments.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua
Development Review Team (DRT) Meeting
Project Name: (1) Copeland Park Site Plan; (2) Foundation Park Ph. 2 Site Plan
Meeting Date: December 4, 2018 (Staff Meeting)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@cityofalachua.com	Coth	x107
Kathy Winburn	kwinburn@coa.com	COA	x105
Adam Hall	ahall@coa.com	COA	x108
Rodney Kellaway	—		—

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Foundation Park, Phase 2

APPLICATION TYPE: Site Plan

APPLICANT/AGENT: Daniel Young, PE, Causseaux, Hewett, & Walpole, Inc.

PROPERTY OWNERS: Foundation Park Holding Company, LLC and University of Florida Foundation, Inc.

DRT MEETING DATE: December 4, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

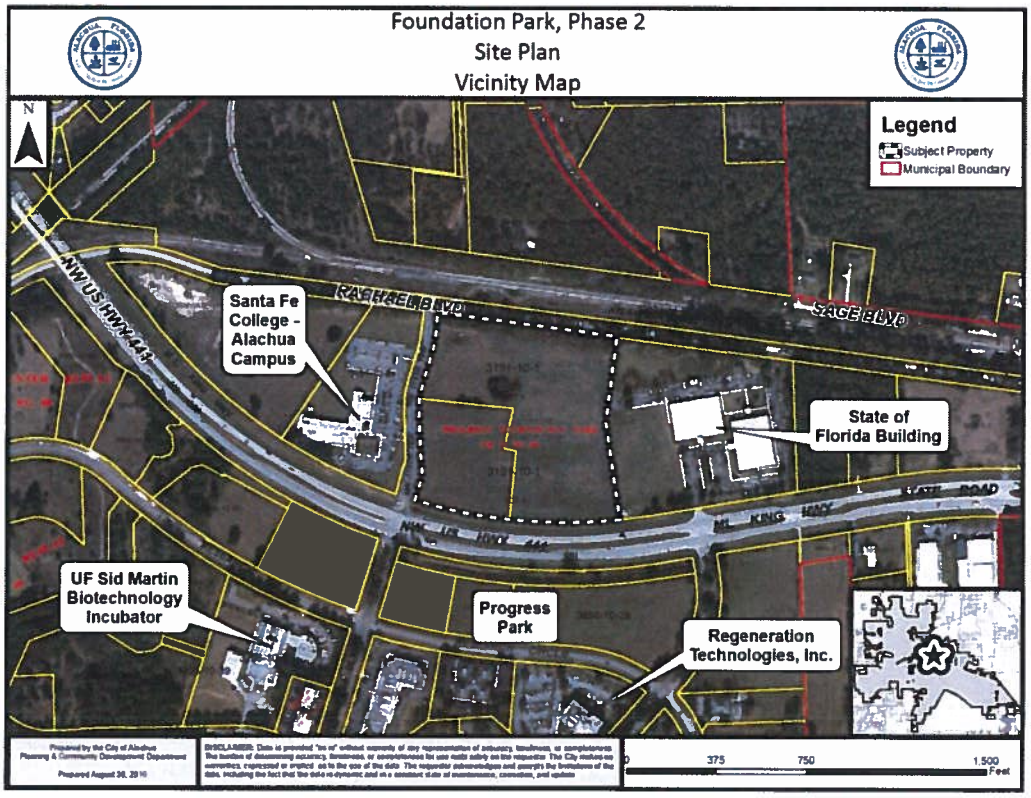
OVERLAY: N/A

ACREAGE: ±14.53 acres

PARCELS: 03191-010-001 and 03191-011-001

PROJECT SUMMARY: A request a Site Plan for the construction of three (3) ±42,466 square foot buildings, with associated parking, stormwater, utilities, and supporting site improvements, located north of NW US Highway 441, east of NW 119th Terrace, and south of NW CR 2054 (also known as Rachael Boulevard)

RESUBMISSION DUE DATE: All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM** on **Thursday, December 13, 2018**



Deficiencies to be Addressed

1. *Section 6.8, Design Standards for Business Uses*
    a. Glazing calculations as presented on architectural plans do not include the entire length of the south façade of the Pod A building. Per Section 6.8.2(A), all facades facing a street must meet the glazing requirements found therein. Glazing not calculated for the eastern and western portions of the façade. Plans must be revised to calculate the area of the entire façade and meet the glazing requirements found in Section 6.8.2(A).
    b. Façade massing / offset alternatives as set for the in Section 6.8.2(A)(2) are not met for the south façade of the Pod A building. Façade massing or an acceptable alternative must be provided for the entire length of the south façade of the Pod A building.
        i. Proposed offset alternative does not meet criteria of Section 6.8.2(A)(2)(b)(ii).
        ii. Offset alternative as presented does not provide the minimum width of 10 feet.
        iii. Gutter downspouts do not provide an acceptable offset alternative and thus do not support / provide compliance with Section 6.8.2(A)(2)(b).

2. *Miscellaneous*
    a. Provide a copy of the Access Management Permit from Alachua County Public Works for the proposed connection to CR 2054.
    b. There are several trees shown on the plans proposed for removal along the CR 2054 right-of-way that, per Sheet C0.01, were near 10" in size in January 2017.
        i. Provide confirming statement from a professional surveyor or a registered landscape architect that all trees shown on the referenced sheet and slightly less than 10" in size (i.e., 8" – 9") remain less than 10" in size.
            1. If any of these trees are now 10" or greater in size and shown to be removed, mitigation may be required. Revise landscape plans as necessitated.

3. *Public Services/Fire Rescue/Outside Engineering Review Comments*

    a. The applicant must address comments provided by the Public Services Director, (will be provided under separate cover).
    b. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of J Brown Professional Group, Inc., in a letter dated December 3, 2018.

4. *Remaining Completeness Review Comments:*

    a. **Property Owner Authorization.**
    Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Foundation Park Holding Company, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

JBrown Professional Group
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

December 3, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
Planning & Community Development
P.O. Box 9
Alachua, FL 32616-0009

Re: Foundation Park – Phase 2
Civil Engineering Review (3rd Review)

Dear Mr. Tabor:

As you requested, I have reviewed the re-submitted design drawings for the above referenced project, prepared by CHW, Inc., and dated 9/27/18. This resubmittal appears to be almost exactly the same as the previous submittal reviewed in October 2016. I have reviewed the design and compared it to the original plans and our previous comments. I have only 1comment remaining, which is provided below.

Sht. C3.10 & Sht. C3.11

1. 4" water main tap and valve connections are shown for the fire line connections to each of the 3 proposed buildings. This may not be satisfactory for fire protection systems to serve buildings of this size. If a tap is to be made with this construction, then I suggest making at least a 6" tap. If the idea is that the entire tap and connection will be designed and performed in the future, then label it is as such. A potential 4" water main tap should not be performed at this time if the actual fire line design has not been completed to be sure that a 4" tap and valve is the appropriate size.

Please feel free to call me if there are any questions remaining regarding my comments.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **November 28, 2018**

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

FROM: **Rodolfo Valladares, P.E.**
Public Services Director RJV

RE: **DRT Review of Copland Park Site Plan (2018)**

Public Services have reviewed the Copeland Park Phase 1 site plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	General Note; Sheet C3.10 In reference to wastewater, City maintenance ends at edge of P.U.E. In reference to water, City maintenance ends at meter. **[Approved as Noted]**
2.	General Note; Sheet C3.10 Sidewalk north of facilities does not appear to fall within the 20-ft PUE. Clarify the "proposed PUE" annotation shown within the revision bubble. **[Revise and Resubmit]**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

November 15, 2018

Also sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Copeland Park– Site Plan

Dear Mr. Young:

On September 27, 2018, the City of Alachua received your application for a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated paving, grading, drainage and utility infrastructure improvements on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court. The application proposes to reinstate an expired Site Plan (Copeland Park) which was approved by the Planning & Zoning Board in February 2017.

Completeness review comments were issued on October 2, 2018. A revised application and materials were submitted for a completeness review on November 8, 2018.

The Planning Department has reviewed the revised application and materials for completeness, and finds the application to be complete, continent upon receiving materials which address the comments below no later than **5:00 PM on Monday, November 26, 2018.**

Please note that the contents of the applications **have not** been thoroughly reviewed. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled separately from this letter. Failure to provide materials addressing the comments below may cause the project's DRT Meeting to be delayed.

Please address the following:

1. **Property Owner Authorization.**
   Action Needed to Address Deficiency: The Authorized Agent Affidavit submitted on behalf of Alachua Copeland Park Investments, LLC indicates Brian Crawford is providing authorization, however, the affidavit is signed by Matthew Cason. Please address.

2. **Site Plan Attachment #8:** Legal Description with Tax Parcel Number.
   Action Needed to Address Deficiency: Legal description submitted with application materials is labelled as "Description for Outparcel 1" and does not match the legal description provided on the boundary survey submitted with the plans.

3. The Countywide Wetland Protection Code Self-Certification Form must be **submitted directly to Alachua County Environmental Protection Department** (please contact Alachua County EPD directly should you have any questions regarding this form).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Matt Cason, Concept Construction of NFL, Inc. *(by electronic mail)*
Project File

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

October 2, 2018

Also sent by electronic mail to daniely@chw-inc.com

Daniel Young, P.E., LEED AP
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Completeness Review:
Copeland Park– Site Plan Application

Dear Mr. Young:

On September 27, 2018, the City of Alachua received your application for a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated paving, grading, drainage and utility infrastructure improvements on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court. The application proposes to reinstate an expired Site Plan (Copeland Park) which was approved by the Planning & Zoning Board in February 2017.

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 following information is needed to begin the review of the application. Please address the following deficiencies no later than **5:00 PM on Tuesday, October 9, 2018**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. ***The time frame and cycle for review shall be based upon the date the application is determined to be complete.*** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting, which will be scheduled after the application is determined to be complete.

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

1. **Submittal Requirements.**
   Action Needed to Address Deficiency:
   (a) A copy of all application materials in PDF format and on a compact disc has not been provided. Provide materials in electronic format and in the stated file type.
   (b) All plans shall be signed and sealed.

2. **Application.**
   Action Needed to Address Deficiency: Site Plan Application contains information which is no longer current, does not reflect current ownership or parcel numbers, etc. Review the application and revise as needed.

3. **Property Owner Authorization.**
   Action Needed to Address Deficiency:
   (a) The Authorized Agent Affidavit submitted is dated October 2016. In addition, the Affidavit contains information which is no longer current. Review the Affidavit and revise as needed, and provide authorization from the property owner for the current Site Plan application.
   (b) Property records indicate the owner of Tax Parcel 03230-002-003, which comprises a portion of the subject property, is owned by "Alachua Copeland Park Investments LLC." Authorization from this property owner not provided. Please provide authorization from all current property owners.

4. Site Plan Attachment #1: Site Plan.
   Action Needed to Address Deficiency: Ensure references to parcel numbers, ownership, etc. are current.

5. **Site Plan Attachment #4:** Fire Department Access & Water Supply.
   Action Needed to Address Deficiency:
   (a) Materials submitted are not signed and sealed. Materials must be signed and sealed.
   (b) Materials are dated November 28, 2016. Applicant must provide updated calculations of need fire flow.
   (c) Provide documentation from water purveyor (City of Alachua Public Services Department) confirming available flow to subject property.

6. **Site Plan Attachment #4:** Concurrency Impact Analysis.
   Action Needed to Address Deficiency: Analysis is dated January 2, 2017 and does not use current data (i.e., current demand, reserved capacities, available capacities, etc.) Revise the Analysis to utilize current data and consider current available capacities.

7. **Site Plan Attachment #5:** Comprehensive Plan Consistency Analysis.
   Action Needed to Address Deficiency: Analysis is dated January 2, 2017. The analysis should be reviewed to confirm no updates to the analysis are needed.

8. **Site Plan Attachment #6:** Mailing labels.
   Action Needed to Address Deficiency:
   (a) Mailing labels for those persons / organizations registered with the City are not current (dated 10/2/2018 and may be obtained from City web site). Submit mailing labels addressing the comment above.
   (b) Mailing labels for parcels within 400 feet do not include the following Tax Parcels: 03230-002-003; 03927-013-000; 03927-014-000; 03927-015-000. Submit mailing labels addressing the comment above.
   (c) Owner information for the following parcel within 400 feet is incorrect: 03927-001-000. Submit mailing labels addressing the comment above.

9. **Site Plan Attachment #7:** Neighborhood Meeting Materials.
   Action Needed to Address Deficiency: Materials submitted are for a meeting held in July 2016. A Neighborhood Meeting must be held for the new Site Plan application.

10. **Site Plan Attachment #8:** Legal Description with Tax Parcel Number.
    Action Needed to Address Deficiency: Submit legal description (with tax parcel number) for subject property, separate from all other documentation and on 8.5" x 11" paper.

11. **Site Plan Attachment #9:** Proof of Ownership.
    Action Needed to Address Deficiency: Proof of ownership for Tax Parcel Tax Parcel 03230-002-003 not provided. Please submit.

12. **Site Plan Attachment #10:** Proof of payment of taxes.
    Action Needed to Address Deficiency: Proof of payment of taxes not provided for Tax Parcel 03230-002-003. If parcel was a part of another tax parcel for Tax Year 2017, please confirm.

13. **Site Plan Attachment #10:** Environmental Resource Permit or Letter of Exemption from Water Management District.
    Action Needed to Address Deficiency: Letter of exemption is dated December 1, 2016. Applicant must provide current determination from Suwannee River Water Management District confirming whether project remains exempt or if any permitting through the District is required.

Other Comments

14. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). The form is accessible at: http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Adam Boukari, City Manager *(by electronic mail)*
Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*
Adam Hall, AICP, Planner *(by electronic mail)*
Matt Cason, Concept Construction of NFL, Inc. *(by electronic mail)*
Project File

RECEIVED
SEP 27 2018
BY: .....

CHW
Professional Consultants

September 27, 2018

City of Alachua
Office of Planning and Zoning
Post Office Box 9
Alachua, Florida 32616

RE: Copeland Park
Alachua, Florida

Dear Staff:

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

- Two (2) Sets of Mailing Labels Within 400 feet;
- One (1) Check #0056481 in the amount of $2,300.00 for Site Plan Review;
- Nine (9) copies of the following:
  - Site Plan Application;
  - Authorized Agent Affidavit;
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet;
  - Neighborhood Meeting Summary;
  - Proof of 2018 Tax Payment;
  - Sunbiz Information for ADC Development & Investment;
  - Property Appraiser Information for Tax Parcels 03230-002-000 and 03927-000-000
  - Warranty Deed;
  - Fire Flow Calculations;
  - Cut Sheets for Lighting Fixtures;
  - Public Utility Easement;
  - SRWMD No Permit Required;
  - Signed and Sealed Development Plans.
- One (1) CD of all PDFs.

The ± 5.26 acre project site is located on a portion of Alachua County tax parcels 03230-002-000 and 03927-000-000. The development intent is to construct a ±13,300 sf and a ±11,750 sf research and development facilities, along with the associated parking area, stormwater conveyance system, and utility infrastructure.

A new on-site storm sewer collection system will be constructed and connect to an existing off-site storm sewer collection system that discharges to an existing master stormwater management facility. The existing master stormwater management was previously designed and permitted for ±31.76 acres of impervious area. To date, ±14.67 acres of impervious area has been built within the watershed. This project proposes the addition of ±1.32 acres of impervious area. Therefore, totaling ±15.99 acres of impervious area for the existing stormwater management facility, which is less than the permitted ±31.76 acres of impervious area. Subsequently the existing stormwater management facility and this project meet the City of Alachua and SRWMD stormwater design criteria.

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

Sincerely,
CHW

Daniel Young, P.E.
Senior Project Manager

DEVELOPMENT PLANS FOR:

COPELAND PARK PHASE I

ALACHUA COUNTY, FLORIDA

SECTION 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:

SUWANNEE RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
CITY OF ALACHUA

GENERAL NOTES

1. DEVELOPMENT DATA: PROPOSED DEVELOPMENT

OVERALL SITE AREA=	229,256 S.F.	100.0%	5.26 ACRES
(PROJECT SITE AREA)=	117,805 S.F.	51.4%	

POD 1:

BUILDING FOOTPRINT AREA=	13,300 S.F.	5.8%
CONC./PAVE AREA=	23,308 S.F.	10.2%
TOTAL IMPERVIOUS AREA=	36,608 S.F.	16.0%
OPEN AREA=	193,648 S.F.	84.7%

POD 1: DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±13,300 SF AND DEVELOPMENT FACILITIES, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

POD 2:

EX. IMPERVIOUS (FROM POD 1)=	36,608 S.F.	16.0%
BUILDING FOOTPRINT AREA=	11,750 S.F.	5.1%
CONC./PAVE AREA=	11,578 S.F.	5.1%
TOTAL IMPERVIOUS AREA=	59,936 S.F.	26.1%
OPEN AREA=	169,320 S.F.	73.9%

DESCRIPTION: THIS PROJECT CONSISTS OF THE CONSTRUCTION OF A ±11,750 SF RESEARCH AND DEVELOPMENT FACILITIES, PARKING AREA, STORMWATER CONVEYANCE SYSTEM, AND ASSOCIATED UTILITY INFRASTRUCTURE.

2. MINIMUM BUILDING / YARD SETBACKS PER ILW ZONING ARE AS FOLLOWS:
   PRIMARY BUILDING (ILW)
   FRONT: 20'
   SIDE: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY, THEN NONE
   REAR: 15', EXCEPT WHERE RAILROAD SPUR ABUTS SIDE OR REAR PROPERTY, THEN NONE
   ARTERIAL & COLLECTOR ROADS: 70' FROM THE CENTER LINE OF THE RIGHT OF WAY

MINIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	NONE
MAX BUILDING HEIGHT	65'
MAX LOT COVERAGE	NONE
PROPOSED FAR	0.109

3. PARKING CALCULATIONS:
   POD 1 MAIN BUILDING REQUIRED:
   CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
   13,300 SQ. FT. / 350 SQ. FT. = MINIMUM 38 SPACES
   38 SPACES X 125% = MAXIMUM 48 SPACES
   PROVIDED: 39 SPACES TOTAL

   BICYCLE: 1 SPACE/10 CAR SPACES = 39 / 10 = 4 SPACES REQUIRED; 4 SPACES PROVIDED

   POD 2 MAIN BUILDING REQUIRED:
   CAR: 1 SPACE PER 350 SQ. FT. FLOOR AREA
   11,750 SQ. FT. / 350 SQ. FT. = MINIMUM 34 SPACES
   34 SPACES X 125% = MAXIMUM 43 SPACES
   PROVIDED: 33 SPACES TOTAL + 1 ADDITIONAL SPACE FROM POD 1 = 34 SPACES

   BICYCLE: 1 SPACE/10 CAR SPACES = 34 / 10 = 3 SPACES REQUIRED; 4 SPACES PROVIDED

4. DATE OF BOUNDARY SURVEY:
   AN ALTA/ACSM LAND TITLE SURVEY WAS COMPLETED BY CHW AND DATED JULY 1, 2016.

5. UTILITIES:
   -POTABLE WATER AND FIRE SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -SANITARY SEWER SERVICE WILL BE PROVIDED BY CITY OF ALACHUA.
   -ELECTRIC SERVICE WILL BE PROVIDED BY CITY OF ALACHUA
   -RECLAIM WATER SERVICE IS NOT AVAILABLE TO THE PROJECT SITE AT THE CURRENT TIME.

6. DRAINAGE:
   A NEW ON-SITE STORM SEWER COLLECTION SYSTEM WILL BE CONSTRUCTED AND CONNECT TO AN EXISTING OFF-SITE STORM SEWER COLLECTION SYSTEM WHICH DISCHARGES TO AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY. THE FACILITY MEETS CITY OF ALACHUA AND SRWMD DESIGN CRITERIA.

7. NATURAL FEATURES:
   TOPOGRAPHY WILL SLOPE FROM NORTH TO SOUTH WITH MODERATE SLOPES. THERE ARE NO OTHER NATURAL SITE FEATURES.

8. ZONING/LAND USE INFORMATION AND COMPLIANCE:
   LIGHT AND WAREHOUSE INDUSTRIAL (ILW) ZONING DISTRICT DESIGNATION.

   THE PROPOSED FACILITIES ARE CONSISTENT WITH THE LIGHT INDUSTRIAL DEFINITION PROVIDED IN ARTICLE 4 OF THE LDF. PER ARTICLE 4 OF THE LDR, RESEARCH AND DEVELOPMENT IS A PERMITTED USE WITHIN THE LIGHT AND WAREHOUSE INDUSTRIAL ZONING DISTRICT.

   PER ARTICLE 6 OF THE LDRS, THE PROPOSED SITE IS CONSISTENT WITH ALL APPLICABLE DEVELOPMENT STANDARDS. COMPLIANCE WITH REQUIRED PARKING CAN BE FOUND IN NOTE 3 ON THIS SHEET. THERE ARE NO EXISTING TREES ON SITE AND THE PROPOSED LANDSCAPING FULFILLS GENERAL SITE, MITIGATION, AND BUFFER REQUIREMENTS. THE PROPOSED STORMWATER CONVEYANCE SYSTEM AND EROSION PROTECTION PROPOSED FULFILL ENVIRONMENTAL PROTECTION STANDARDS THROUGH THE USE OF BMPS.

9. CONCURRENCY IMPACT ANALYSIS:
   SUBMITTED UNDER SEPARATE COVER

10. LEGAL DESCRIPTION:
    A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

    BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 1°36'16" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 180.12 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHWEST CORER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3981, PAGE 2099 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 222.73 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, ALSO BEING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°14'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 163.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°45'46" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 138.02 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE CONTINUE SOUTH 01°45'46" EAST, A DISTANCE OF 14.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NANO COURT, BEING A PUBLIC RIGHT-OF-WAY; THENCE NORTH 57°02'36" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 241.10 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°36'26" WEST, 143.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°07'42", AN ARC DISTANCE OF 144.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°12'00" WEST, 46.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°56'33", AN ARC DISTANCE OF 51.28 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 01°46'16" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 340.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC DISTANCE OF 58.05 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED RACHAEL BOULEVARD, BEING A PUBLIC RIGHT-OF-WAY; THENCE SOUTH 83°10'46" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°35'01" EAST, 283.47 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'58", AN ARC DISTANCE OF 283.72 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

SURVEYOR OF RECORD
MICHAEL L. HARBERT, P.L.S.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

LANDSCAPE ARCHITECT
CAELI M. TOLAR, L.A.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

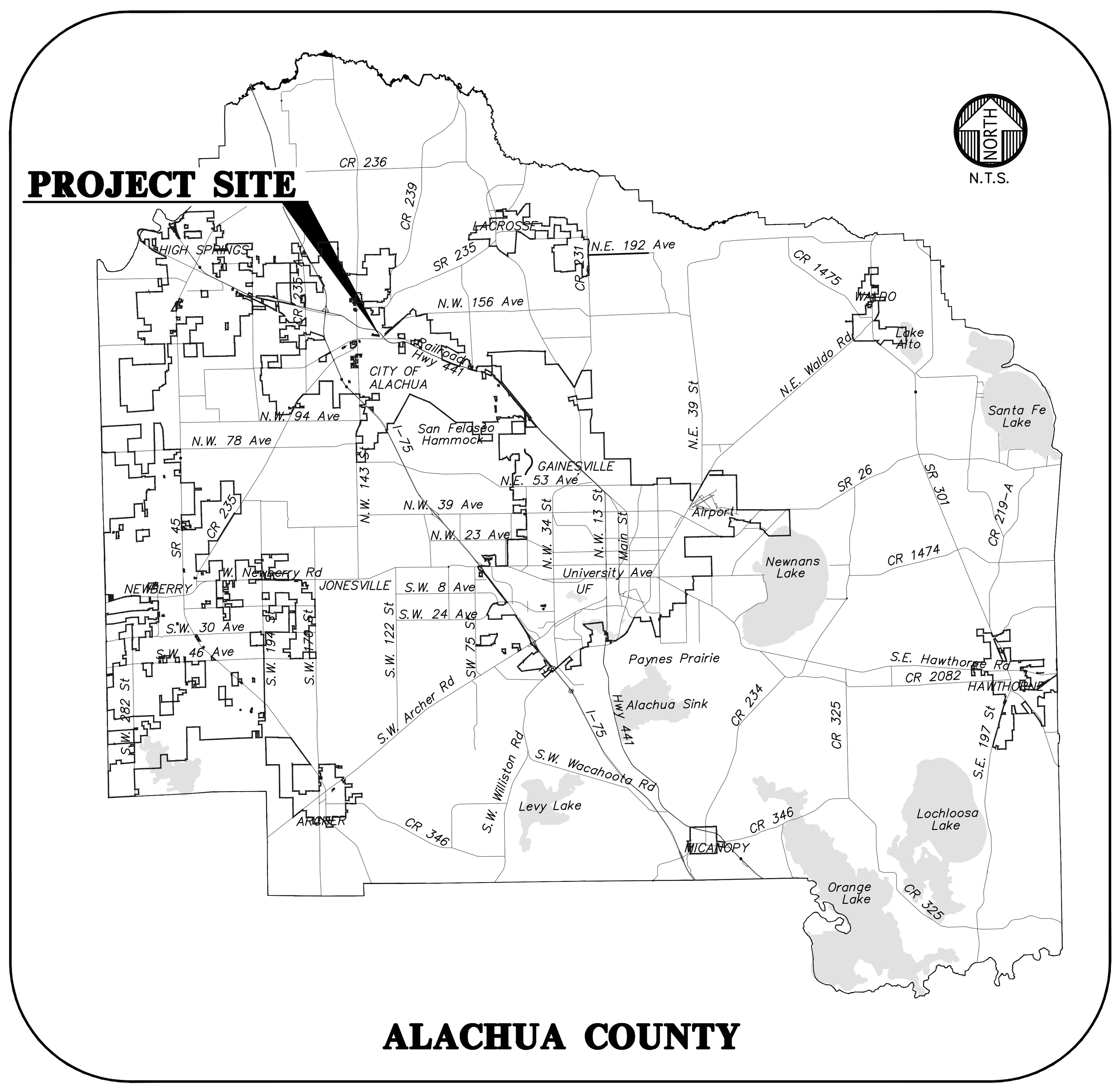
DEVELOPER
MATT CASON, VICE PRESIDENT
CONCEPT DEVELOPMENT, INC
3917 NW 97TH BOULEVARD
GAINESVILLE, FL. 32606
(352) 333-3233

PROPERTY OWNER
ADC DEVELOPMENT & INVESTMENT GROUP, LLC.
P.O. BOX 238
LAKE BUTLER, FL. 32054

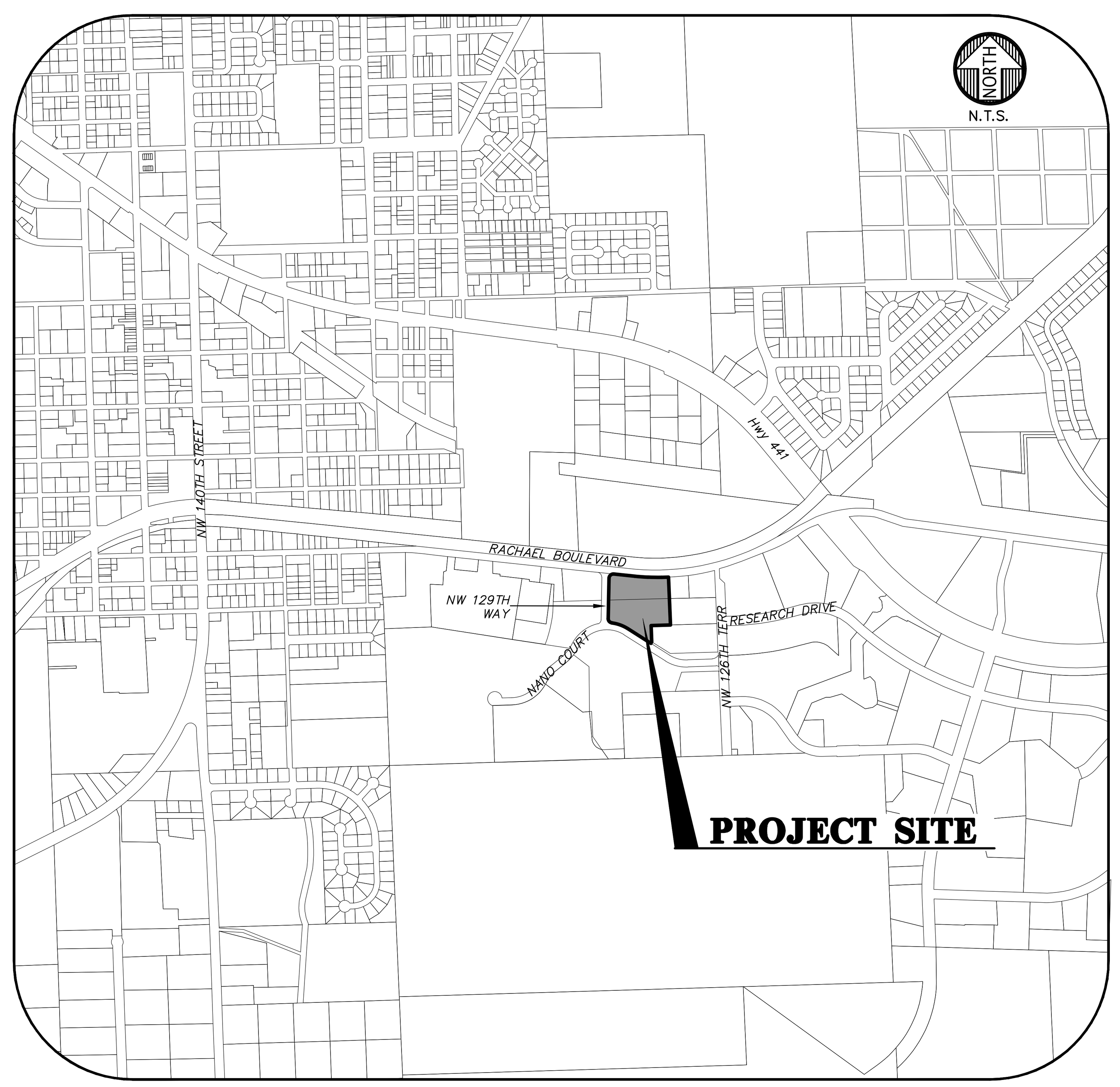
ALACHUA COPELAND PARK INVESTMENTS, LLC.
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

ENGINEER OF RECORD
DANIEL H. YOUNG, P.E.
CHW
11801 RESEARCH DRIVE
ALACHUA, FL 32615
(352) 331-1976

PHOTOMETRIC
NIX ENGINEERING
2711 NW 6TH STREET, SUITE B
GAINESVILLE, FL 32609
(352) 271-9900



VICINITY MAP



LOCATION MAP

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY
C0.10	GENERAL NOTES
C0.11	LEGEND
C0.20	STORMWATER POLLUTION PREVENTION NOTES
C0.21	STORMWATER POLLUTION PREVENTION PLAN AND DETAILS
C0.30	DEMOLITION SITE PLAN
C1.00	MASTER SITE PLAN
C1.10	DETAILED HORIZONTAL CONTROL AND SITE PLAN
C1.20	ACCESSIBILITY SITE PLAN AND DETAILS
C2.10	DETAILED GRADING AND DRAINAGE PLAN
C2.30 - C2.31	CONSTRUCTION DETAILS
C3.10	DETAILED UTILITY PLAN
A-101 - A-102	ARCHITECTURAL FLOOR PLANS
A-301 - A-302	ARCHITECTURAL EXTERIOR ELEVATIONS
LS-1	LANDSCAPE NOTES & DETAILS
LS-2 - LS-3	LANDSCAPE PLAN
IR-1	IRRIGATION PLAN
IR-2 - IR-3	IRRIGATION DETAILS & SPECIFICATIONS
E-1	SITE PHOTOMETRIC PLAN
E101	ELECTRICAL SITE PLAN

BEFORE YOU DIG !
CALL SUNSHINE STATE ONE CALL OF FLORIDA
AT LEAST TWO FULL BUSINESS DAYS BEFORE DIGGING OR DISTURBING EARTH
1-800-432-4770
811
Know what's **below.** **Call** before you dig.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 **FLORIDA** CA-5075
CHW Professional Consultants

SCALE: N/A
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:
10/31/16 – CITY OF ALACHUA
11/23/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
03/22/17 100% CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAND PARK PHASE I
SHEET TITLE: COVER SHEET AND INDEX

TECHNICIAN: T.F. COWART
DESIGNER: R.S. OLNEY, P.E.
QUALITY CONTROL: D.H. YOUNG, P.E.
PROJECT NUMBER: 16–0386

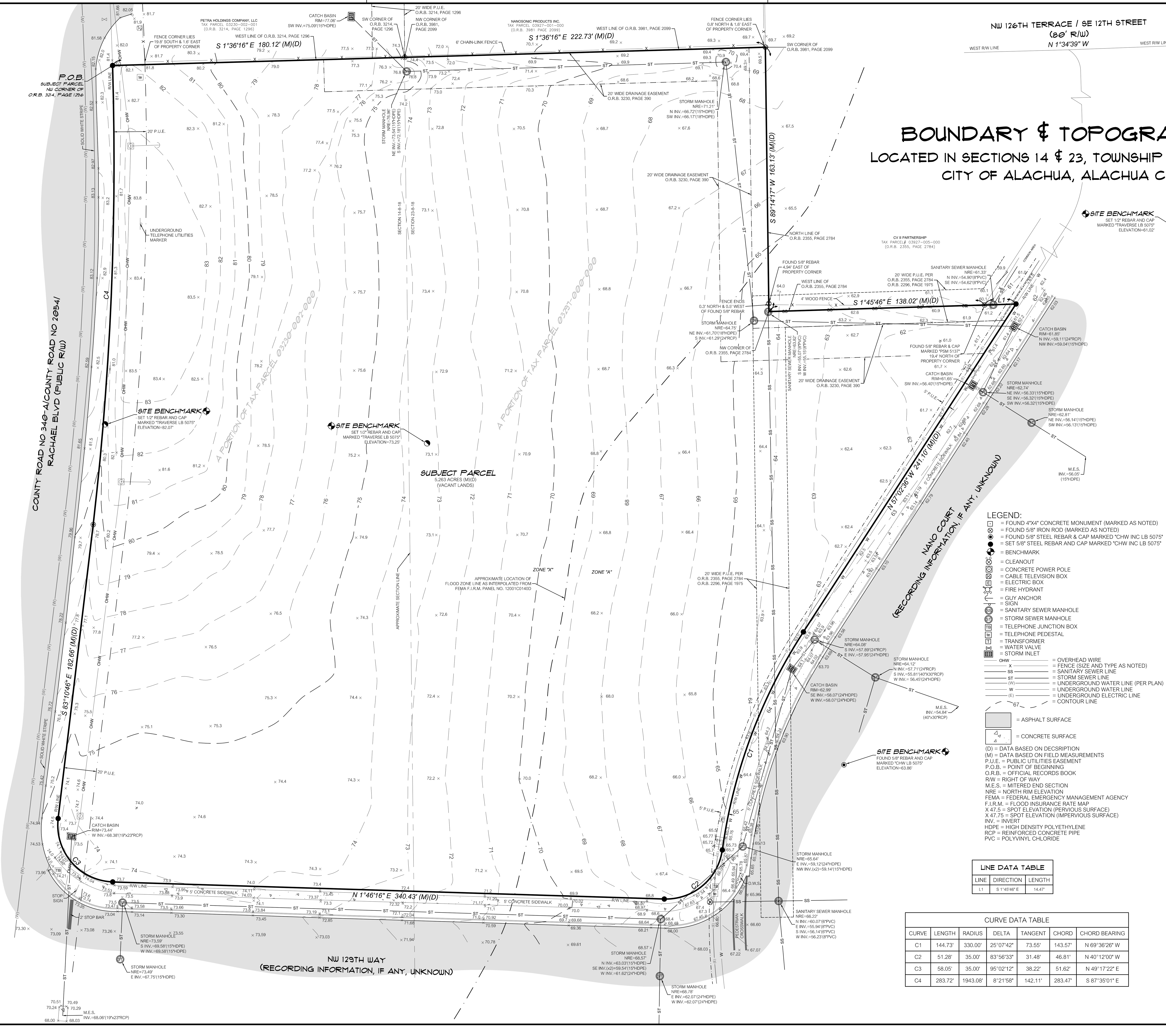
DANIEL H. YOUNG
DANIEL H. YOUNG LICENSE No 70780 Dec 13 2018 STATE OF FLORIDA PROFESSIONAL ENGINEER
FL PE No. 70780

SHEET NO.: C0.00

Tech: ThomasC Plot Date: Dec 13,2018 9:02am Filename: L:\2016\16-0386\Engineering\DWGs\Production Files\16-0386 CV.dwg

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 01°46'16" EAST FOR THE EAST RIGHT-OF-WAY LINE OF NW 129TH WAY.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL DATUM BASED ON NATIONAL GEODETIC SURVEY BENCHMARK C51, BEING A BENCHMARK DISK SET IN CONCRETE LOCATED AT THE SW CORNER OF THE INTERSECTION OF MAIN STREET AND THE C.S.X. TRANSPORTATION TRACK, ALACHUA, ALACHUA COUNTY, FLORIDA. PUBLISHED ELEVATION = 75.04 FEET. (NORTH AMERICAN VERTICAL DATUM 1988)
9. ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.

LEGEND:

= FOUND 4"X4" CONCRETE MONUMENT (MARKED AS NOTED)
= FOUND 5/8" IRON ROD (MARKED AS NOTED)
= FOUND 5/8" STEEL REBAR & CAP MARKED "CHW INC LB 5075"
= SET 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
= BENCHMARK
= CLEANOUT
= CONCRETE POWER POLE
= CABLE TELEVISION BOX
= ELECTRIC BOX
= FIRE HYDRANT
= GUY ANCHOR
= SIGN
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= TELEPHONE JUNCTION BOX
= TELEPHONE PEDESTAL
= TRANSFORMER
= WATER VALVE
= STORM INLET
OHW = OVERHEAD WIRE
X = FENCE (SIZE AND TYPE AS NOTED)
SS = SANITARY SEWER LINE
ST = STORM SEWER LINE
(W) = UNDERGROUND WATER LINE (PER PLAN)
W = UNDERGROUND WATER LINE
(E) = UNDERGROUND ELECTRIC LINE
67 = CONTOUR LINE
= ASPHALT SURFACE
= CONCRETE SURFACE

(D) = DATA BASED ON DECSRIPTION
(M) = DATA BASED ON FIELD MEASUREMENTS
P.U.E. = PUBLIC UTILITIES EASEMENT
P.O.B. = POINT OF BEGINNING
O.R.B. = OFFICIAL RECORDS BOOK
R/W = RIGHT OF WAY
M.E.S. = MITERED END SECTION
NRE = NORTH RIM ELEVATION
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M. = FLOOD INSURANCE RATE MAP
X 47.5 = SPOT ELEVATION (PERVIOUS SURFACE)
X 47.75 = SPOT ELEVATION (IMPERVIOUS SURFACE)
INV. = INVERT
HDPE = HIGH DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYL CHLORIDE

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 1°45'46" E	14.47'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	144.73'	330.00'	25°07'42"	73.55'	143.57'	N 69°36'26" W
C2	51.28'	35.00'	83°56'33"	31.48'	46.81'	N 40°12'00" W
C3	58.05'	35.00'	95°02'12"	38.22'	51.62'	N 49°17'22" E
C4	283.72'	1943.08'	8°21'58"	142.11'	283.47'	S 87°35'01" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE DATE: JUNE 16, 2006.

DESCRIPTION: (BY THIS SURVEYOR)

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 1°36'16" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 180.12 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHWEST CORER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3981, PAGE 2099 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 222.73 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, ALSO BEING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°14'17" EAST ALONG SAID NORTH LINE, A DISTANCE OF 163.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°45'46" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 138.02 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE CONTINUE SOUTH 01°45'46" EAST, A DISTANCE OF 14.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NANO COURT, BEING A PUBLIC RIGHT-OF-WAY; THENCE NORTH 57°02'36" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 241.10 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°36'26" WEST, 143.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°07'42", AN ARC DISTANCE OF 144.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°12'00" WEST, 46.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°56'33", AN ARC DISTANCE OF 51.28 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 01°46'16" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 340.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC DISTANCE OF 58.05 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED RACHAEL BOULEVARD, BEING A PUBLIC RIGHT-OF-WAY; THENCE SOUTH 83°10'46" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°35'01" EAST, 283.47 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'58", AN ARC DISTANCE OF 283.72 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

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SCALE: 1" = 30'
VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1". IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONCEPT DEVELOPMENT, INC.

CERTIFIED TO:

SURVEY DATE: 7/01/2016
REVISION DATE:
PROJECT NUMBER: 16-0386
TECHNICIAN: CS
CREW CHIEF: RV
CHECKED BY: TRB
FIELD BOOK & PAGE: 495/55

This map prepared by:
MICHAEL L. HARBERT
Professional Surveyor & Mapper Fla. License No. 4995
Certificate of Authorization No. L.B. 5075

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

SHEET NO.: 1 OF 1

Tech: mikeh Plot Date: Jul 11,2016 12:21pm Filename: L:\2016\16-0386\Survey\Topographic\DWG\16-0386 BNDY & TOPO.dwg

GENERAL NOTES

1. THE TOPOGRAPHIC AND EXISTING INFORMATION SHOWN HEREON WERE TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY CHW, AND DATED JULY 1, 2016.

2. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAS BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. THE RESPECTIVE UTILITY COMPANIES SHALL RELOCATE ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE APPROPRIATE UTILITY COMPANIES IN ORDER TO ALLOW MARKING OF THE LOCATIONS OF EXISTING UNDERGROUND FACILITIES IN ADVANCE OF CONSTRUCTION BY CALLING THE FLORIDA SUNSHINE STATE ONE-CALL CENTER, INC. AT 1-800-432-4770 OR 811. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY "SUNSHINE" 48 HOURS PRIOR TO ANY CLEARING OF CONSTRUCTION TO IDENTIFY ALL UTILITY LOCATIONS. NO CONSTRUCTION ACTIVITY MAY OCCUR UNTIL THE UTILITIES HAVE BEEN PROPERLY MARKED.

4. THE CONTRACTOR SHALL FIELD VERIFY THE HORIZONTAL LOCATION AND VERTICAL LOCATION OF ALL EXISTING UTILITIES WITHIN THE LIMITS OF THE PROJECT ENVELOPE SHOWN PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL CALL ALL UTILITY COMPANIES TO HAVE THE LOCATIONS OF ALL UTILITIES FIELD MARKED PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.

5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR.

6. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS BEFORE COMMENCING CONSTRUCTION WORK, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ADDITIONAL COSTS ARE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

7. ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK INCLUDING LANDSCAPING.

8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY AND/OR MUNICIPALITY INSTRUCTIONS.

9. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND SHALL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED, AND PERMITTED THROUGH LOCAL GOVERNMENTAL AGENCIES AND WATER MANAGEMENT DISTRICT PER CURRENT REGULATIONS AT THE SOLE COST OF THE CONTRACTOR.

11. CONTRACTOR TO REVIEW GEOTECHNICAL REPORT AND BORINGS PRIOR TO BIDDING THE PROJECT AND FOLLOW OUTLINED CONSTRUCTION TECHNIQUES.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SERVICES OF AN APPROVED TESTING LABORATORY AND/OR SOILS ENGINEER, APPLICABLE REGULATORY AGENCIES, AND AS MAY BE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS OR SPECIFICATIONS. CONTRACTOR TO VERIFY ALL TESTING WITH THE OWNER PRIOR TO COMMENCING CONSTRUCTION. UPON COMPLETION OF THE WORK, THE TESTING LABORATORY AND/OR SOILS ENGINEER MUST SUBMIT TO THE OWNER'S ENGINEER CERTIFICATIONS STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

13. INSTALL SILT FENCE PRIOR TO SITE DEMOLITION OR NEW SITE CONSTRUCTION. INSTALL SILT FENCE PER FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL AND PROVIDE TOE-IN. THE CONTRACTOR SHALL MAINTAIN THE SILT FENCE IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE PROJECT SILT FENCE SHALL BE INSPECTED DAILY AND ANY CORRECTIVE MEASURES SHALL BE COMPLETED WITHIN 24 HOURS.

14. ALL TREE BARRICADES AND SILT FENCING SHALL BE INSTALLED AND INSPECTED BY ALACHUA COUNTY ENVIRONMENTAL PROTECTION DEPARTMENT PRIOR TO COMMENCEMENT OF ANY DEMOLITION OR CONSTRUCTION ACTIVITIES.

15. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.

16. ALL DELETERIOUS MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS OR AS DIRECTED BY THE OWNER'S ENGINEER OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED AND REMOVED FROM THE SITE. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE AREAS.

17. CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. DISTURBED AREAS SHALL BE SODDED, SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, AS DIRECTED BY THESE PLANS, IMMEDIATELY FOLLOWING CONSTRUCTION PER LOCAL INSPECTOR.

18. WORK BEING PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH OTHER WORK BEING PERFORMED ON THE SITE BY OTHER CONTRACTORS AND/OR UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WHERE NECESSARY, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

19. ALL PAVEMENT DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

20. THE GOVERNING STANDARDS AND SPECIFICATIONS, UNLESS STATED OTHERWISE SHALL BE PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS DATED FY 2016-2017, AND STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED JULY 2016, AS AMENDED BY CONTRACT DOCUMENTS. ALL MATERIALS AND METHODS SHALL MEET FDOT SPECIFICATIONS AND SHALL BE PRODUCED OR OBTAINED FROM AN FDOT APPROVED SOURCE.

21. ALL NEW TRAFFIC CONTROL DEVICES (SIGNS AND PAVEMENT MARKINGS) SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FDOT STANDARDS.

22. ALL STRIPING WITHIN THE FDOT RIGHT OF WAY SHALL BE PLACED FIRST AS TEMPORARY STRIPING FOLLOWED BY APPLICATION OF THERMOPLASTIC STRIPING 30 DAYS LATER.

23. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PROPER BENCHMARKS ON-SITE. EXISTING BENCH MARKS SCHEDULED FOR REMOVAL SHALL BE RELOCATED AT CONTRACTORS EXPENSE AND RE-ESTABLISHED BY A LICENSED SURVEYOR.

24. ALL HANDICAP RAMPS SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE AND AMERICANS WITH DISABILITIES ACT.

25. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO INITIATION OF WORK WITHIN RACHEAL BLVD RIGHT OF WAY.

26. A PRE-CONSTRUCTION CONFERENCE SHALL BE REQUIRED. THE CONTRACTOR, ENGINEER OF RECORD, AND THE OWNER SHALL MEET WITH THE CITY OF ALACHUA PRIOR TO INITIATION OF THE SITE CONSTRUCTION.

27. ANY CHANGE ORDER REQUESTS, SITE REVISIONS, AND PAY REQUESTS MUST BE SUBMITTED TO AND APPROVED BY THE ENGINEER OF RECORD.

28. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING AS NEEDED THROUGHOUT ALL CONSTRUCTION ACTIVITIES COVERED BY THESE PLANS. DEWATERING SHALL BE DONE IN ACCORDANCE WITH FDOT STANDARD SPECIFICATIONS, 2016 EDITION, SECTION 455-28.

29. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE AND COST OF ALL CLEARING AND GRUBBING AND ALL WORK OF REMOVAL, DISPOSAL, AND REPAIR OR REPLACEMENT OF EXISTING IMPROVEMENTS WHERE SHOWN IN THE PLANS, OR ORDERED BY THE ENGINEER TO BE REMOVED, OR WHERE REQUIRED BECAUSE OF THE CONSTRUCTION OPERATIONS, IN ORDER TO CONSTRUCT THE PROPOSED IMPROVEMENTS (THIS INCLUDES BUT IS NOT LIMITED TO PROPOSED PIPING, STRUCTURES, UTILITIES, PAVING, CURBING, ETC.).

30. AN AS-BUILT SURVEY MAY BE REQUIRED BY REGULATORY AGENCIES. CONTRACTOR TO COORDINATE WITH PROJECT OWNER FOR COMPLETION OF AS-BUILT SURVEYS PRIOR TO PROJECT / PERMIT CLOSE-OUT.

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE TO DISPOSE OF ALL DEMOLITION MATERIALS IN A SAFE AND LAWFUL MANNER. THE CONTRACTOR SHALL SALVAGE TO THE OWNER ANY ITEM AS DETERMINED BY THE OWNER. ONCE DEMOLISHED, MATERIAL SHALL BE DISPOSED OF PROPERLY AND IMMEDIATELY.

2. REMOVE ALL IMPROVEMENTS DEFINED ON THE DEMOLITION PLAN. SALVAGE ITEMS TO OWNER AS DEFINED BY THE OWNER'S REPRESENTATIVE AND CONSTRUCTION DOCUMENT SPECIFICATIONS.

3. EXISTING PAVEMENT AND SIDEWALK EDGES THAT BORDER NEW CONSTRUCTION OR DEMOLITION ARE TO BE SAW-CUT TO PROVIDE A SMOOTH TRANSITION.

4. ALL EXISTING TREES ARE TO REMAIN UNLESS OTHERWISE NOTED.

5. ROOTS LARGER THAN 1 INCH IN DIAMETER ON TREES TO BE PRESERVED THAT ARE ENCOUNTERED DURING CONSTRUCTION MUST BE CUT CLEANLY AND COVERED OVER WITH SOIL BY THE END OF THE WORKING DAY.

6. ALL ASPHALT AND LIMEROCK WILL BE COMPLETELY REMOVED FROM AREAS THAT WILL BE LANDSCAPED. IN PARTICULAR, AREAS WHERE ASPHALT WILL BE REMOVED MUST HAVE THE TOP HARD SURFACE, LIMEROCK, AND COMPACTED SOIL REMOVED. REPLACEMENT SOIL SHALL BE CLEAN DEEP FILL OF PH 5.5 - 6.5. THE DEPTH OF UNCOMPACTED SOIL PRIOR TO PLANTING MUST BE AT LEAST 3 FEET TO ACCOMMODATE FUTURE TREE ROOT GROWTH. NO LIMEROCK, LARGE STONES, OR OTHER CONSTRUCTION DEBRIS CAN REMAIN IN AREAS TO BE LANDSCAPED.

PAVING, GRADING, AND DRAINAGE GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL PRACTICES DURING CONSTRUCTION TO MINIMIZE ON-SITE EROSION/SEDIMENTATION AND TO PROTECT AGAINST DAMAGE TO OFF SITE PROPERTY. THE FOLLOWING PRACTICES SHALL BE EMPLOYED:

A. EROSION AND SEDIMENTATION CONTROL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AREAS OF OFF-SITE DISCHARGE DURING CONSTRUCTION SHALL BE PROTECTED WITH A SEDIMENT BARRIER PER FDOT INDEX NUMBER 102 TO PREVENT OFF-SITE DISCHARGE OF SEDIMENTS. A SILT BARRIER SHALL SPECIFICALLY BE REQUIRED, CONSTRUCTED, AND MAINTAINED AS INDICATED ON THIS SHEET. TEMPORARY SEED AND MULCH SHOULD BE USED TO CONTROL ON-SITE EROSION WHEN IT IS NOT PRACTICAL TO ESTABLISH PERMANENT VEGETATION. SOD SHALL BE PLACED AS EARLY AS POSSIBLE ON ALL SLOPES STEEPER THAN 5 (FT) HORIZONTAL TO 1 (FT) VERTICAL. SOD SHALL BE PINNED AS REQUIRED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED IN WORKING ORDER THROUGHOUT THE CONSTRUCTION PHASE. THE CONTRACTOR SHALL INSPECT AND REPAIR AS NECESSARY THE EROSION/SEDIMENTATION PROTECTION AT THE END OF EACH WORKING DAY.

NOTE: EROSION/SEDIMENTATION CONTROL SHALL BE PLACED PRIOR TO SITE EXCAVATION AND SHALL REMAIN IN PLACE UNTIL SITE VEGETATION AND LANDSCAPING IS COMPLETE.

B. ALL INLET STRUCTURES AND PIPE SHALL BE PROTECTED FROM SILTATION BY CONSTRUCTING INLET PROTECTION AS DEFINED BY THESE PLANS OR IN THE FDOT STANDARDS. IF SILTATION OCCURS, THE CONTRACTOR IS RESPONSIBLE TO REMOVE SILTATION AS PART OF THE BASE CONTRACT AT NO ADDITIONAL COST TO THE OWNER.

C. EXCAVATED STORMWATER FACILITIES SHALL BE CONSTRUCTED AS PART OF THE INITIAL CONSTRUCTION. THE FACILITIES SHALL BE ROUGH GRADED TO THE DESIGN ELEVATIONS. AFTER THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. THE FACILITIES BOTTOM SHALL BE OVER-EXCAVATED BY SIX INCHES, SCARIFIED, BACKFILLED WITH ARCHER FILL (HAVING NO MORE THAN 5% PASSING NO. 200 SIEVE), AND GRADED TO FINAL DESIGN GRADES. EXCESS AND UNSUITABLE SOILS SHALL BE REMOVED FROM THE BASIN (REMOVE ALL ACCUMULATED SILTS, CLAYS, ORGANIC, AND DEBRIS). FINALLY, SCARIFY AND RAKE BOTTOM AND VEGETATE.

D. PERMANENT VEGETATIVE STABILIZATION SHALL BE APPLIED ON FINE GRADED SITES AS SOON AS PRACTICAL. TEMPORARY SEEDING SHOULD BE EMPLOYED TO PREVENT EXPOSURE OF BARREN SOILS UNTIL PERMANENT VEGETATION CAN BE APPLIED.

E. ALL SLOPES 1:3 OR STEEPER REQUIRE LAPPED OR PEGGED SOD.

F. EROSION, SEDIMENT AND TURBIDITY CONTROL ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE DELINEATED MEASURES ARE THE MINIMUM REQUIRED, WITH ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATION.

G. ALL SYNTHETIC BALES, SILT FENCE, AND OTHER EROSION CONTROL MEASURES SHALL BE REMOVED AT THE COMPLETION OF THE PROJECT.

2. THE CONTRACTOR SHALL MAINTAIN IN HIS POSSESSION A COPY OF THE WATER MANAGEMENT DISTRICT CONSTRUCTION PERMIT. HE SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL CONDITIONS CONTAINED IN THE PERMIT.

3. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADE UNLESS OTHERWISE NOTED ON DRAWINGS.

4. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

5. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

6. GENERAL CONTRACTOR TO CONTACT ENGINEER OF RECORD AND THE OWNER REPRESENTATIVE 48 HOURS IN ADVANCE PRIOR TO BACKFILLING TRENCHES FOR FIELD INSPECTION AND PRIOR TO LAYING ASPHALT FOR FIELD INSPECTION.

7. CONTRACTOR IS TO SUBMIT FDOT APPROVED ASPHALT DESIGN MIXES TO THE OWNER'S REPRESENTATIVE AND ENGINEER OF RECORD BEFORE ANY WORK IS TO COMMENCE ON PROJECT. THE MIXTURE AT THE PLANT OR ON THE ROAD SHALL NOT EXCEED 335 DEGREES. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE AND PROVIDE TEMPERATURE READINGS PRIOR TO LAYING ASPHALT.

8. AS DETERMINED NECESSARY AND DIRECTED BY CITY OF ALACHUA PUBLIC SERVICES DEPARTMENT OR ENGINEER OF RECORD, THE CONTRACTOR SHALL UNDERCUT ALL UNSUITABLE MATERIAL 24 INCHES BELOW THE BOTTOM OF ANY PROPOSED LIMEROCK BASE, AND SHALL BACKFILL WITH FILL MATERIAL MEETING FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SEE FDOT INDEX NO. 500 AND 505.

9. PROVIDE LEVEL PLATFORM IN FRONT OF ALL EGRESS DOORS. THE FLOOR SURFACE ON BOTH SIDES OF A DOOR SHALL BE AT THE SAME ELEVATION. THE FLOOR SURFACE OR LANDING ON EACH SIDE OF THE DOOR SHALL EXTEND FROM THE DOOR IN THE CLOSED POSITION A DISTANCE EQUAL TO THE DOOR WIDTH AND SHALL COMPLY WITH SECTION 4.13.6 MANEUVERING CLEARANCES AT DOORS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.

10. RAMPS SHALL HAVE LEVEL LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN. CURB RAMPS ARE NOT REQUIRED TO HAVE LANDINGS. LANDINGS SHALL HAVE THE FOLLOWING FEATURES:

A. THE LANDING SHALL BE AT LEAST AS WIDE AS THE RAMP RUN LEADING TO IT.

B. ALL LANDINGS ON RAMPS SHALL BE NOT LESS THAN 60" CLEAR, AND THE BOTTOM OF EACH RAMP SHALL HAVE NOT LESS THAN 72" OF STRAIGHT AND LEVEL CLEARANCE.

C. IF RAMPS CHANGE DIRECTION AT LANDINGS, THE MINIMUM LANDING SIZE SHALL BE 60"X60". IF A RAMP RUN HAS A RISE GREATER THAN 6" OR A HORIZONTAL PROJECTION GREATER THAN 72" THEN IT SHALL HAVE HANDRAILS ON BOTH SIDES. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. HANDRAILS SHALL BE SHOWN ON THE SITE PLAN.

11. THE CONTRACTOR SHALL STOCKPILE TOPSOIL AND CONSTRUCTION MATERIALS IN AREAS DESIGNATED BY THE OWNER.

12. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING RECORD DRAWINGS AS NOTED IN NOTE #14 UNDER SITE GENERAL NOTES.

13. ALL CONCRETE USED SHALL BE 2,500 PSI MINIMUM.

14. ALL WELLS, CLEANOUTS, MANHOLE TOPS, PULL BOX COVERS AND OTHER UTILITY APPURTENANCES IN THE AREA OF REDEVELOPMENT SHALL BE PROTECTED AND TOPS ADJUSTED TO MATCH PROPOSED GRADES.

15. CONTRACTOR SHALL SAW CUT, TACK, AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS ANY EXISTING PAVEMENT.

16. SOD SHALL BE PLACED AROUND ALL STRUCTURES AS DIRECTED BY THE FDOT INDEX NO. 281. ALL OTHER DISTURBED AREAS SHALL BE SEEDED AND MULCHED.

17. ALL STORM SEWER CURB AND DITCH BOTTOM INLETS SHALL CONFORM TO THE APPLICABLE FDOT INDEX. ALL DRAINAGE STRUCTURES WITH GRATES THAT ARE LOCATED IN GRASSED AREAS SHALL HAVE THE GRATE CHAINED TO THE STRUCTURE USING AN EYE BOLT AND CHAIN.

18. ALL CONCRETE STRUCTURES SHALL HAVE ALL EXPOSED EDGES CHAMFERED 3/4" AND CLASS I SURFACE FINISH.

19. ALL HDPE FITTINGS AND CONNECTORS SHALL BE SOIL TIGHT. SEE SPECIFICATIONS FOR MORE INFORMATION.

WATER AND WASTEWATER GENERAL NOTES

1. MATERIALS AND CONSTRUCTION METHODS FOR WATER AND WASTEWATER SYSTEMS SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL UTILITY EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.

3. THE CONTRACTOR IS RESPONSIBLE FOR ANY NECESSARY UTILITY FIELD LOCATION AND RELOCATION AS REQUIRED.

4. THE COST OF ALL TESTING OF COMPACTION AND OTHER REQUIRED TESTS SHALL BE PAID BY THE CONTRACTOR AND MADE AVAILABLE TO THE ENGINEER OF RECORD DURING SITE INSPECTIONS.

5. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES US THE CONTRACTOR'S RESPONSIBILITY.

6. ALL FORCE MAINS SHALL BE SUBJECT TO A HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

7. CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE OWNER AND OWNER'S ENGINEER SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO BE USED ON THIS SITE. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL OF A SHOP DRAWING DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM.

8. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN SIX FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND GRAVITY OR PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A HORIZONTAL SEPARATION OF TEN FEET PREFERRED, BUT NO LESS THAN THREE FEET, SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND VACUUM WASTEWATER MAINS. A HORIZONTAL SEPARATION OF THREE FEET SHALL BE MAINTAINED BETWEEN POTABLE WATER MAINS AND STORM SEWERS, STORMWATER FORCE MAINS, AND RECLAIMED WATER MAINS REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

9. WHEN POTABLE WATER MAINS CROSS OTHER PIPES, THE TWO PIPES SHALL HAVE JOINTS A MINIMUM OF SIX FEET FROM THE CROSSING. WHEN POTABLE WATER MAINS CROSS UNDERNEATH OTHER PIPES, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE PRESSURE WASTEWATER MAINS, WASTEWATER FORCE MAINS, AND RECLAIMED WATER MAINS, THE MINIMUM VERTICAL SEPARATION IS TWELVE INCHES. WHEN POTABLE WATER MAINS CROSS ABOVE GRAVITY AND VACUUM WASTEWATER MAINS, STORM SEWERS, AND STORMWATER FORCE MAINS, THE PREFERRED VERTICAL SEPARATION IS TWELVE INCHES AND THE THE MINIMUM VERTICAL SEPARATION IS SIX INCHES.

10. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.

11. RESTRAINED JOINTS SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS IN ACCORDANCE WITH AWWA STANDARDS.

12. ALL PVC WATER SERVICE LINES SHALL BE SCH 40 PVC.

13. THE SITE WORK CONTRACTOR SHALL ENGAGE THE SERVICES OF A LICENSED UNDERGROUND UTILITY AND EXCAVATION CONSTRACTOR TO INSTALL THE NEW WATER SERVICE LINE.

14. ALL SANITARY SEWER SERVICE LATERALS SHALL BE 4" PVC SDR 35 OR 6" PVC SDR 35 WITH A CLEAN-OUT LOCATED PER THE PLANS. MINIMUM SLOPE FOR 4" LATERALS SHALL BE 1.0% AND A MINIMUM CLEANOUT SPACING OF 75 FEET ON-CENTER AND MINIMUM SLOPE FOR 6" LATERALS SHALL BE 0.6% AND A MINIMUM CLEANOUT SPACING OF 100 FEET ON-CENTER.

15. PUBLIC UTILITY EASEMENTS WILL BE PROVIDED AS REQUIRED FOR ALL UTILITIES SHOWN HEREON BY METES AND BOUND DESCRIPTION AND IN ACCORDANCE WITH THE REGULATORY AGENCY DEPARTMENT FOR PUBLIC UTILITIES.

MAINTENANCE OF TRAFFIC (MOT) NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CREATING A MAINTENANCE OF TRAFFIC (MOT) PLAN FOR CONSTRUCTION ACTIVITY THAT OCCURS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO SIDEWALK WORK AND ACTIVITIES THAT REQUIRE A LANE (OR ROAD) CLOSURE, SUCH AS CONNECTION TO SEWER MANHOLES AND WATER MAINS. THE MOT PLAN MUST BE CREATED BY A REGISTERED PROFESSIONAL ENGINEER WHO IS CERTIFIED TO DO SO BY THE FDOT MOT CERTIFICATION TRAINING. THE MOT PLAN MUST ALSO BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS AND FDOT STANDARD SPECIFICATIONS REQUIREMENTS AND MUST BE REVIEWED AND APPROVED BY THE CITY OF ALACHUA.

2. THE CONTRACTOR SHALL SUBMIT THE MOT TO THE APPROPRIATE REGULATORY AUTHORITY PRIOR TO WORK REQUIRING THE MOT FOR APPROVAL. NO WORK IN THE ROW SHALL OCCUR UNTIL THE MOT IS APPROVED.

3. CONTRACTOR SHALL SUBMIT TO THE CITY OF ALACHUA FOR REVIEW AND APPROVAL A TRAFFIC CONTROL PLAN THAT SHALL DETAIL PROCEDURES AND PROTECTIVE MEASURES PROPOSED TO PROVIDE PROTECTION AND CONTROL OF TRAFFIC AFFECTED. THE TRAFFIC PLAN SHALL INCLUDE PROPOSED LOCATIONS AND TIME DURATIONS OF THE FOLLOWING ITEMS AS APPLICABLE:
A. PEDESTRIAN AND PUBLIC VEHICULAR TRAFFIC ROUTING
B. LANE AND SIDEWALK CLOSURES, RESTRICTIONS, AND REDUCTIONS ANTICIPATED DUE TO CONSTRUCTION OPERATIONS. DESCRIBE PROPOSED DATES, HOURS, AND DURATION OF CLOSURE(S) AND SHOW PEDESTRIAN/VEHICULAR ROUTING AND MANAGEMENT. INDICATE TRAFFIC CONTROL DEVICES TO CONTROL MOVEMENT AROUND THE CLOSURE TO INCLUDE BARRICADE DETAILS.
C. ACCESS TO BUILDING IMMEDIATELY ADJACENT TO WORKSITE.
D. DRIVEWAYS BLOCKED BY CONSTRUCTION OPERATIONS.

4. CONTRACTOR SHALL NOTIFY IN WRITING BOTH THE CITY OF ALACHUA PUBLIC SERVICES AND THE ALACHUA COUNTY POLICE DEPARTMENT NO LESS THAN 7 DAYS PRIOR TO SUCH CLOSURES OR WHENEVER ROADS ARE IMPASSABLE.

5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF ALACHUA PUBLIC SERVICES OF ANY VEHICULAR OR PEDESTRIAN SAFETY OR EFFICIENCY PROBLEMS INUCURRED AS A REUSLT OF THE WORK.

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SCALE: N/A

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:
10/31/16 – CITY OF ALACHUA
11/23/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
03/22/17 100% CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAND PARK PHASE I
SHEET TITLE: GENERAL NOTES

TECHNICIAN: T.F. COWART
DESIGNER: R.S. OLNEY, P.E.
QUALITY CONTROL: D.H. YOUNG, P.E.
PROJECT NUMBER: 16–0386

DANIEL H. YOUNG

DANIEL H. YOUNG LICENSE No 70780 ★ Dec 13 2018 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 70780

SHEET NO.: C0.10

Tech: ThomasC Plot Date: Dec 12,2018 2:23pm Filename: L:\2016\16-0386\Engineering\DWGs\Production Files\16-0386 NT.dwg

1 2 3 4

ABBREVIATIONS

	SYMBOLS
'	FEET (WHEN USED WITH LENGTHS)
˚	DEGREES
'	MINUTES (WHEN USED WITH ANGLES)
"	SECONDS
%	PERCENT
@	AT
	A
AASHTO	ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ACRES
ADA	AMERICAN WITH DISABILITIES ACT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ARCH	ARCHITECT
ARV	AIR RELEASE VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWWA	AMERICAN WATER WORKS ASSOCIATION
	B
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICE
BOC	BACK OF CURB
BVCS	BEGIN VERTICAL CURVE STATION
BVCE	BEGIN VERTICAL CURVE ELEVATION
BW	BOTTOM OF WALL
BSL	BUILDING SETBACK LINE
	C
CATV	CABLE TELEVISION
CI	CURB INLET
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
COORD	COORDINATE
CR	COUNTY ROAD
C/O	CLEANOUT
	D
DBH	DIAMETER AT BREAST HEIGHT
DE	DRAINAGE EASEMENT
DEG	DEGREE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWG	DRAWING
	E
e	RATE OF ELEVATION
E	EAST
EA	EACH
EL	ELEVATION
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
EOR	ENGINEER OF RECORD
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
ESMT	EASEMENT
EVCS	END VERTICAL CURVE STATION
EVCE	END VERTICAL CURVE ELEVATION
EX	EXISTING
	F
FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLORIDA BEARING RATIO
FC	FRICTION COURSE
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FHWA	FLORIDA HIGHWAY ADMINISTRATION
FIG	FIGURE
FM	FORCE MAIN
FOC	FACE OF CURB
FS	FLORIDA STATUTES
FT	FEET
	G
GALV	GALVANIZED
GM	GAS MAIN
GV	GATE VALVE
	H
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
	I
ID	IDENTIFICATION
INV	INVERT
INV EL	INVERT ELEVATION
IP	IRON PIPE
	K
K	VERTICAL CURVE RATE OF CHANGE
	L
L	LENGTH
LA	LANDSCAPE ARCHITECT
LBR	LIMEROCK BEARING RATIO
LDR	LAND DEVELOPMENT REGULATION
LF	LINEAR FEET
LP	LOW POINT
LT	LEFT
	M
MAX	MAXIMUM
ME	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
	N
N	NORTH
N-E	NORTHING - EASTING
N/A	NOT APPLICABLE
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTS	NOT TO SCALE
	O
OC	ON CENTER
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
OSHA	OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
	P
PAVT	PAVEMENT
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PERF	PERFORATED
PROP	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
	R
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RPM	RAISED REFLECTIVE PAVEMENT MARKER
RPZ	REDUCED PRESSURE ZONE
RT	RIGHT
RWM	RECLAIMED WATER MAIN
R/W	RIGHT-OF-WAY
	S
S	SOUTH
SAN	SANITARY
SHWE	SEASONAL HIGH WATER ELEVATION
SL	SLOPE
SP	SUPERPAVE
SR	STATE ROAD
SS	SANITARY SEWER
ST	STORM
STA	STATION
STD	STANDARD
	T
TCE	TEMPORARY CONSTRUCTION EASEMENT
TEMP	TEMPORARY
TOB	TOP OF BANK
TV	TELEVISION
TW	TOP OF WALL
TYP	TYPICAL
	U
USF	UNITED STATES FOUNDRY
USGS	UNITED STATES GEOLOGICAL SURVEY
UTIL	UTILITY
	V
V	VERTICAL
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
	W
W	WEST
W	WATER
W/	WITH
WM	WATER MAIN
WW	WASTEWATER
WWF	WELDED WIRE FABRIC

SIGNAGE

SIGNS ARE PER FDOT SPECIFICATIONS OR PER MUTCD. SIGN POSTS AND INSTALLATION SHALL BE PER FDOT INDEX NO. 11860. SIGN PLACEMENT SHALL BE PER FDOT INDEX NO. 17302.

- PARKING BY DISABLED PERMIT ONLY — FTP-20-06 (12" X 18") PER FDOT INDEX NO. 17355
- STOP — R1-1 "STOP" - SEE PLANS FOR SIZE

SITE INFORMATION

- EX. PROPERTY LINE
- LANDSCAPE BUFFER LINE
- BUILDING SETBACK LINE
- WETLAND LIMITS LINE
- WETLAND SETBACK LINE
- CENTER LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- SF — SF — SILT FENCE LINE
- TB — TB — TREE BARRICADE LINE
- EX. STRUCTURE OR BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALTIC PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED DETECTABLE WARNING SURFACE
- DIRECTIONAL TRAFFIC ARROW PER FDOT INDEX NO. 17346
- WATERSHED DIVIDE
- 99 — EX. ELEVATION CONTOUR
- 99 — PROPOSED CONTOUR
- 93.2× — EX. SPOT ELEVATION
- 93.23 — PROPOSED SPOT ELEVATION
- DIRECTION OF SURFACE DRAINAGE FLOW
- PROPOSED SWALE LINE
- x — x — EX. FENCE
- PROPOSED FENCE
- 12" PINE — EX. TREE (SIZE & TYPE)
- 1234 — EX. TREE (TREE ID)
- 12" PINE — EX. TREE TO BE REMOVED (SIZE & TYPE)
- 1234 — EX. TREE TO BE REMOVED (TREE ID)
- PROJECT BENCHMARK

STORMWATER

THE PROPOSED STORMWATER STRUCTURES DEPICTED BELOW ARE DRAWN PER FDOT SPECIFICATIONS AND TO SCALE WHEN SHOWN ON THE PLAN SHEETS.

- ST — ST — EX. GRAVITY STORMWATER MAIN
- PROPOSED GRAVITY STORMWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- ST — EX. STORMWATER MANHOLE
- N-E LOCATION / TOP/RIM ELEV. LOCATION — PROPOSED 48" DIA. STORMWATER MANHOLE PER FDOT INDEX. NO. 200 AND 201
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED CIRCULAR AREA DRAIN
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED SQUARE AREA DRAIN
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 1 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 2 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 3 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 4 CURB INLET TOP PER FDOT INDEX NO. 210 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 5 CURB INLET TOP PER FDOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP ELEV. LOCATION — PROPOSED TYPE 6 CURB INLET TOP PER FDOT INDEX NO. 211 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 9 CURB INLET TOP PER FDOT INDEX NO. 214 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'C' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'D' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'E' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'F' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'G' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 233 (SEE PLANS FOR BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'H' DITCH BOTTOM INLET TOP PER FDOT INDEX NO. 232 (SEE PLANS FOR GRATE MATERIAL AND BOTTOM SPECIFICATION)
- N-E LOCATION / TOP/GRATE ELEV. LOCATION — PROPOSED TYPE 'J' DITCH BOTTOM INLET TOP WITH STEEL GRATE PER FDOT INDEX NO. 234 (SEE PLANS FOR BOTTOM SPECIFICATION)
- PIPE INV. LOCATION / N-E LOCATION — PROPOSED U-TYPE CONCRETE ENDWALLS WITH GRATES PER FDOT INDEX NO. 260 (SEE PLANS FOR SIZE)
- N-E LOCATION / INV. ELEV. LOCATION — PROPOSED FLARED END SECTION PER FDOT INDEX NO. 270 (SEE PLANS FOR SIZE)
- N-E LOCATION / PIPE INV. ELEV. LOCATION — PROPOSED CROSS DRAIN MITERED END SECTION PER FDOT INDEX NO. 272 (SEE PLANS FOR SIZE)
- N-E LOCATION / PIPE INV. ELEV. LOCATION — PROPOSED SIDE DRAIN MITERED END SECTION PER FDOT INDEX NO. 273 (SEE PLANS FOR SIZE)
- S-10 — PROPOSED STORMWATER STRUCTURE ID TAG

POTABLE AND RECLAIMED WATER

- W — W — EX. POTABLE WATER MAIN
- P–W — PROPOSED POTABLE WATER MAIN
- RCW — RCW — EX. RECLAIMED WATER MAIN
- P–RCW — PROPOSED RECLAIMED WATER MAIN
- 11.25˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 22.5˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 45˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- 90˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (POTABLE AND RCW)
- TEE (POTABLE AND RCW)
- CROSS (POTABLE AND RCW)
- BLOWOFF ASSEMBLY (POTABLE AND RCW)
- REDUCER (POTABLE AND RCW)
- EX. GATE VALVE AND BOX (POTABLE AND RCW)
- PROPOSED GATE VALVE AND BOX (POTABLE AND RCW)
- EX. AIR RELEASE VALVE (POTABLE AND RCW)
- PROPOSED AIR RELEASE VALVE (POTABLE AND RCW)
- EX. FIRE HYDRANT ASSEMBLY
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SAMPLE POINT
- EX. WATER METER (POTABLE AND RCW)
- PROPOSED POTABLE WATER METER
- PROPOSED POTABLE WATER BACK FLOW PREVENTER
- PROPOSED RECLAIMED WATER METER
- W — EX. WATER WELL
- EX, HOSE BIB (POTABLE AND RECLAIMED)
- PROPOSED HOSE BIB (POTABLE AND RECLAIMED)
- 11 — PROPOSED FITTING ID TAG (POTABLE AND RECLAIMED)

WASTEWATER

- WW — WW — EX. GRAVITY WASTEWATER MAIN
- P–WW — PROPOSED GRAVITY WASTEWATER MAIN (PIPE LENGTHS ARE FROM N-E LOCATION OF A STRUCTURE TO N-E LOCATION OF A STRUCTURE)
- FM — FM — EX. WASTEWATER FORCE MAIN
- P–FM — PROPOSED WASTEWATER FORCE MAIN
- SS — EX. WASTEWATER MANHOLE
- N-E LOCATION / RIM ELEV. LOCATION — PROPOSED WASTEWATER MANHOLE
- EX. WASTEWATER CLEANOUT
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER GREASE TRAP
- MH# — PROPOSED WASTEWATER MANHOLE ID
- 11.25˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 22.5˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 45˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- 90˚ BEND W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- WYE W/ MECHANICALLY RESTRAINED JOINTS (WW FORCE MAIN)
- EX. PLUG VALVE AND BOX (WW FORCE MAIN)
- PROPOSED PLUG VALVE AND BOX (WW FORCE MAIN)
- EX. AIR RELEASE VALVE (WW FORCE MAIN)
- PROPOSED AIR RELEASE VALVE (WW FORCE MAIN)

MISCELLANEOUS UTILITIES

THE PROPOSED UTILITIES BELOW ARE DESIGN BY OTHERS AND ARE DEPICTED FOR COORDINATION PURPOSES ONLY. REFER TO PLANS BY OTHERS FOR EXACT LOCATIONS, DIMENSION, AND DETAILS.

- P–ATT — PROPOSED AT&T LINE
- BC — BC — EX. BURIED CABLE LINE
- P–BC — PROPOSED BURIED CABLE LINE
- BTEL — EX. BURIED TELEPHONE LINE
- P–TEL — PROPOSED TELEPHONE LINE
- CATV — EX. CABLE TELEVISION LINE
- P–TV — PROPOSED CABLE/TELEVISION LINE
- FO — FO — EX. FIBER OPTIC LINE
- UGTEL — EX. UNDERGROUND TELEPHONE LINE
- te — EX. TELEPHONE PEDESTAL
- EX. TELEVISION/CABLE PEDESTAL
- CHW — CHW — EX. CHILLED WATER MAIN
- P–CHW — PROPOSED CHILLED WATER MAIN
- FIRE — EX. FIRE MAIN
- P–FIRE — PROPOSED FIRE MAIN
- IRR — IRR — EX. IRRIGATION LINE
- P–IRR — PROPOSED IRRIGATION LINE
- STEAM — EX. STEAM LINE
- P–STEAM — PROPOSED STEAM LINE
- P–CLAY — PROPOSED CLAY ELECTRIC LINE
- E — E — EX. ELECTRIC LINE
- P–E — PROPOSED ELECTRIC LINE
- EN — EN — EX. ENERGY LINE
- P–LIGHT — PROPOSED PRIVATE LIGHTING LINE
- OHW — OHW — EX. OVERHEAD WIRE LINE
- UGE — UGE — EX. UNDERGROUND ELECTRIC LINE
- EX. LIGHT
- EX. UTILITY POLE
- EX. UTILITY POLE
- EX. WOOD POWER POLE
- EX. GUY ANCHOR
- T — PROPOSED TRANSFORMER
- GAS — GAS — EX. GAS LINE
- P–GAS — PROPOSED GAS LINE
- G — EX. GAS MARKER
- G — EX. GAS MARKER

NOTES:

1. THIS LEGEND IS ALL INCLUSIVE AND MAY INCLUDE ITEMS NOT A PART OF THIS PLAN SET.

2. SYMBOLS SHOWN ON THIS SHEET ARE FOR ILLUSTRATIVE PURPOSES ONLY. UNLESS NOTED OTHERWISE, SYMBOLS IN THESE PLANS MAY NOT BE REPRESENTATIVE OF SIZE.

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CHW Professional Consultants

SCALE: N/A

VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. 0 — 1". IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: LEGEND

TECHNICIAN: T.F. COWART

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PROJECT NUMBER: 16–0386

DANIEL H. YOUNG

Seal: DANIEL H. YOUNG ★ LICENSE No 70780 ★ Dec 13 2018 STATE OF FLORIDA PROFESSIONAL ENGINEER

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SHEET NO.: C0.11

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I. INTRODUCTION

THIS DOCUMENT WAS PREPARED IN ORDER TO ILLUSTRATE COMPLIANCE WITH CHAPTER 62-621.300 (4) OF THE FLORIDA ADMINISTRATIVE CODE, WHICH PERTAINS TO THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES. THE ADMINISTRATIVE CODE GRANTS THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) THE AUTHORITY TO REGULATE POINT SOURCE DISCHARGE OF STORMWATER FROM CONSTRUCTION SITES. THIS DOCUMENT ESTABLISHES A STORMWATER POLLUTION PREVENTION PLAN FOR THE SITE AND IS ORGANIZED TO CORRESPOND TO PART V OF FDEP DOCUMENT NO. 62-621.300(4)(a). FDEP FORM 62-621.300(4)(b) IS TO BE SUBMITTED IN CONJUNCTION WITH THIS DOCUMENT.

II. SITE DESCRIPTION

COUNTY:	ALACHUA COUNTY, FLORIDA
SECTION, TOWNSHIP, RANGE:	SECTION 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST
COUNTY PARCEL NO.:	03230-002-003 & 03230-002-000
STREET ADDRESS:	SW CORNER OF THE INTERSECTION OF RACHEL BLVD AND NW 129TH WAY IN ALACHUA, FLORIDA
PROJECT AREA:	5.236 ACRES
SITE LOCATION MAP:	SEE COVER SHEET OF CONSTRUCTION DRAWINGS

A. NATURE OF CONSTRUCTION ACTIVITY

THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION OF ±13,300S.F. AND 11,750S.F. RESEARCH AND DEVELOPMENT FACILITIES AND ASSOCIATED PAVEMENT FOR DRIVEWAYS AND PARKING, SIDEWALKS, UTILITIES, AND STORMWATER CONVEYANCE TO AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY. THE PROJECT SITE IS LOCATED AT THE SW CORNER OF RACHEL BLVD AND NW 129TH WAY, ALACHUA FLORIDA. THE PROJECT SITE TOTAL AREA IS APPROXIMATELY 5.236 ACRES.

B. SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES

1. PRIOR TO CONSTRUCTION, SILT FENCING AND TREE PROTECTION FENCING SHALL BE INSTALLED AND ALL EXISTING STORM DRAINAGE SWALE AND INLETS SHALL BE PROTECTED IN ACCORDANCE WITH THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013, AND THESE PLANS.
2. THE CONSTRUCTION SERVICE ENTRANCE SHALL BE STABILIZED TO MINIMIZE THE CREATION OF DUST AND OFF-SITE TRACKING OF SEDIMENTS.
3. IF SUITABLE, THE EXCAVATED SOIL FROM THE PROJECT SITE MAY BE USED AS FILL FOR ON-SITE GRADING THAT IS DEPICTED IN THESE CONSTRUCTION PLANS. THE CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIAL ON-SITE OR OFF-SITE TO A PERMITTED LOCATION.
4. THE PROJECT AREA SHALL BE CLEARED AND GRUBBED.
5. THE PERMANENT ROADWAYS/DRIVEWAYS SHALL BE ROUGHLY GRADED.
6. THE UNDERGROUND UTILITIES INFRASTRUCTURE AND STORMWATER PIPING SYSTEM SHALL BE INSTALLED. ANY DE-WATERING (PUMPED) SHALL BE DIVERTED TO THE ASSOCIATED STORMWATER MANAGEMENT FACILITY(S).
7. THE PERMANENT ROADWAY/DRIVEWAY SUBGRADE SHALL BE COMPACTED, A LIMEROCK BASE SHALL BE ESTABLISHED, AND THEN FOLLOWED BY AN OVERLAY OF ASPHALT.
8. UPON SIGNIFICANT COMPLETION OF CONSTRUCTION, THE STORMWATER PIPING SYSTEM SHALL BE FLUSHED OUT TO REMOVE ACCUMULATED DEBRIS AND SEDIMENT.
9. ALL REMAINING DISTURBED AREAS WITHIN THE CONSTRUCTION AREA SHALL BE COMPLETELY GRASSED AND/OR LANDSCAPED ACCORDING TO THESE PLANS. TURF ESTABLISHMENT SHALL BE PER FDOT STANDARD SPECIFICATIONS SECTION 570. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO REMOVAL OF SILT FENCING AND OTHER EROSION CONTROL APPLICATIONS.

C. SITE DEVELOPMENT DATA:

TOTAL PROJECT SITE AREA:	5.26 ACRES
TOTAL SITE AREA TO BE DISTURBED:	2.59 ACRES
TOTAL IMPERVIOUS AREA (AS SHOWN IN CONSTRUCTION DRAWINGS):	1.38 ACRES
TOTAL OPEN AREA:	3.88 ACRES

D. SOIL CONDITIONS AND STORMWATER QUALITY

THE NRCS DATA FOR THE SITE REVEALS THAT THE SITE SOILS ARE COMPRISED OF ARREDONDO FINE SAND AND MILLHOPPER SAND.

AN EXISTING STORMWATER MANAGEMENT FACILITY WAS DESIGNED TO PROVIDE RATE AND VOLUME CONTROL AND WATER QUALITY TREATMENT OF THE STORMWATER RUNOFF RESULTING FROM THE POST-DEVELOPMENT SITE UNDER 100-YEAR CRITICAL STORM EVENT RAINFALL CONDITIONS.

E. SITE MAP

PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS.

F. STORMWATER OUTFALL LOCATION AND RECEIVING WATER BODY

THE PROJECT SITE IS SERVED BY AN EXISTING MASTER STORMWATER MANAGEMENT FACILITY THAT FULLY RETAINS THE 100-YEAR CRITICAL STORM EVENTS.

III. CONTROLS TO REDUCE POLLUTION

AS OUTLINED IN THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PERMIT, ALL CONSTRUCTION ACTIVITIES SHALL BE CONDUCTED IN A MANNER AS TO NOT VIOLATE STATE WATER QUALITY STANDARDS. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES REQUIRED TO RETAIN SEDIMENT ON-SITE. IF SITE CONDITIONS ARE SUCH THAT ADDITIONAL CONTROL MEASURES ARE REQUIRED OTHER THAN WHAT IS SPECIFIED IN THE EROSION AND SEDIMENTATION CONTROL PLAN, THEN THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL BEST MANAGEMENT PRACTICES. THESE MEASURES MUST BE INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PHASE AND UNTIL AS DIRECTED BY THESE PLANS. THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) AND SECTION IV BELOW PROVIDE DETAILS ON THE SPECIFIC CONTROL MEASURES TO REDUCE STORMWATER POLLUTION.

IV. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES

EXISTING TREES AND NATURAL VEGETATION TO REMAIN ON-SITE SHALL BE PROTECTED BY TREE BARRICADE FENCING AS DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). TYPE III SILT FENCING SHALL PROTECT ALL DRAINAGE STRUCTURES AND SHALL BUFFER AREAS WITH POTENTIAL TO CONTRIBUTE OFF-SITE RUNOFF AND AS SPECIFICALLY DEPICTED ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21). STABILIZATION MEASURES SHALL BE INITIATED FOR EROSION AND SEDIMENT CONTROL ON DISTURBED AREAS AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS, IN PORTIONS OF THE SITE WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. AS SPECIFIED IN SECTION II.B. ABOVE, UPON COMPLETION OF CONSTRUCTION, ALL STORMWATER MANAGEMENT FACILITIES SHALL BE SCRAPED CLEAN OF ACCUMULATED SEDIMENT AFTER THE COMPLETION OF CONSTRUCTION. ALL TURF ESTABLISHMENT SHALL BE PERFORMED MEETING THE REQUIREMENTS OF SECTION 570 OF THE STANDARD SPECIFICATIONS. EVIDENCE OF GROWTH MUST BE PRESENT PRIOR TO FINAL RELEASE.

B. STRUCTURE PRACTICES

AS DEPICTED IN THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), A STORMWATER CONVEYANCE SYSTEM WILL BE CONSTRUCTED AND WILL CONNECT TO AN EXISTING DRY RETENTION FACILITY AND A STORM PIPE CONVEYANCE SYSTEM. TO PREVENT EROSION DURING CONSTRUCTION, TYPE III SILT FENCING WILL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS. ALL EXISTING AND PROPOSED STORM DRAINS AND DRAINAGE SWALES SHALL BE PROTECTED ACCORDING TO THE STATE OF FLORIDA EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL, DATED JULY 2013 OR PER DETAILS PROVIDED ON SHEET C0.21 UNTIL CONSTRUCTION IS COMPLETE. THE STORM PIPE CONVEYANCE SYSTEM SHALL BE FLUSHED OUT TO REMOVE ALL ACCUMULATED DEBRIS AND SEDIMENT UPON COMPLETION OF CONSTRUCTION.

C. DRAINAGE LOCATIONS THAT SERVE AREAS WITH LESS THAN 10 DISTURBED ACRES

AS SPECIFIED IN THE "SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES," SILT FENCE SHALL BE INSTALLED AND INLET/OUTLET PROTECTION SHALL BE INSTALLED PRIOR TO CLEARING AND GRUBBING AND CONSTRUCTION OF THE PERMANENT PAVED AREAS. THE TOTAL CONTRIBUTING DRAINAGE AREA TO THE EXISTING STORMWATER MANAGEMENT SYSTEM IS APPROXIMATELY 5.26 ACRES AND WILL CONSIST OF APPROXIMATELY 2.59 ACRES OF DISTURBED CONSTRUCTION AREA. THEREFORE, NO ADDITIONAL SEDIMENT TRAP BASINS ARE NECESSARY TO PROVIDE SEDIMENT STORAGE ON-SITE DURING CONSTRUCTION. AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN (C0.21), THE EXISTING STORMWATER MANAGEMENT SYSTEM WILL PREVENT OFF-SITE EROSION DURING CONSTRUCTION. SILT FENCES OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT SIDE SLOPE AND DOWN SLOPE BOUNDARIES, INLET LOCATION, OUTLET LOCATIONS, AND OTHER LOCATIONS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION PLAN, AS REQUIRED. BY COMPLETION OF CONSTRUCTION, THE SIDE SLOPES, SWALES, AND ALL DISTURBED AREAS SHALL BE STABILIZED WITH GRASS AND LANDSCAPING AS SPECIFIED ON THE CONSTRUCTION DRAWINGS.

D. DRAINAGE LOCATIONS THAT SERVE AREAS WITH MORE THAN 10 DISTURBED ACRES

NOT APPLICABLE, SEE SECTION C, ABOVE.

V. STORMWATER MANAGEMENT

A. BEST MANAGEMENT PRACTICES

AFTER CONSTRUCTION, THE STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED IN ACCORDANCE WITH THE SPECIFIED STORMWATER MAINTENANCE NOTES IN THE INCLUDED CONSTRUCTION DRAWINGS AND/OR RESPECTIVE MAINTENANCE REPORTS. SPECIFICALLY, THE PROPOSED SMF(S) SHALL BE MOWED REGULARLY IN THE SPECIFIED AREAS, STORM PIPES AND STRUCTURES WILL BE INSPECTED SEMI-ANNUALLY AND CLEANED ANNUALLY, SMF(S) SIDE SLOPES SHALL BE MAINTAINED TO PREVENT EROSION, AND LANDSCAPING AND GRASS THAT PREVENTS EROSION SHALL BE MAINTAINED. ADDITIONALLY, REMEDIAL ACTIONS SHALL BE TAKEN SHOULD THE SMF(S) NOT PERFORM AS DESIGNED.

B. VEGETATED SWALES

WHEN VEGETATED SWALES ARE UTILIZED, SILT FENCING OR EQUIVALENT SEDIMENT CONTROLS SHALL BE INSTALLED AT ADEQUATE INTERVALS TO COLLECT SEDIMENT ALONG THE SWALE. THE SEDIMENT SHALL BE REMOVED WHEN SEDIMENT REACHES ONE-THIRD OF THE HEIGHT OF THE SILT FENCING. SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATIONS, AS REQUIRED.

C. VELOCITY DISSIPATION DEVICES AT DISCHARGE POINTS

WHEN DISCHARGE POINTS ARE NOT LOCATED UNDER WATER, RIP RAP PADS HAVE BEEN PROVIDED AT LOCATIONS WHERE NECESSARY DUE TO ANTICIPATED DISCHARGE VELOCITIES. PLEASE SEE THE CONSTRUCTION PLANS FOR DETAILS AND LOCATIONS, AS NEEDED.

VI. CONTROLS FOR OTHER POTENTIAL POLLUTANTS

A. WASTE DISPOSAL

THE CONTRACTOR SHALL PROVIDE LITTER COLLECTION CONTAINERS WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION. CONTRACTOR SHALL DISPOSE OF ALL UNSUITABLE MATERIALS AND CONSTRUCTION DEBRIS IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.

B. DUST CONTROL

TO PREVENT OFF-SITE VEHICULAR TRACKING OF SEDIMENTS AND DUST GENERATION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE ESTABLISHED BY THE SITE CONTRACTOR. PLEASE SEE THE STORMWATER POLLUTION PREVENTION PLAN (C0.21) FOR DETAILS AND LOCATION(S).

C. EXISTING VERSUS PROPOSED POTABLE AND SANITARY SEWER SYSTEMS

THERE ARE EXISTING SANITARY SEWER AND POTABLE WATER SYSTEMS LOCATED ON THE PROJECT SITE. EXTENSION AND UPGRADES ARE PROPOSED. IF TEMPORARY SANITARY SYSTEMS ARE UTILIZED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY CONTROL AND DISCHARGE ANY SANITARY WASTE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

D. FERTILIZER & PESTICIDES

THE USE OF FERTILIZERS, HERBICIDES, AND PESTICIDES ON THE PROJECT SITE, WILL BE DIRECTED BY THE LANDSCAPE PLAN AND THE FDOT STANDARD SPECIFICATIONS SECTION 570, TO SUPPORT THE GROWTH OF THE PROPOSED VEGETATION. ESTABLISHING THIS VEGETATION WILL AID IN THE STABILIZATION OF THE PROJECT SITE AND REDUCE EROSION. APPLICATION RATES FOR THE FERTILIZERS, HERBICIDES, AND PESTICIDES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO GUARD AGAINST OVER-USE, WHICH CAN LEAD TO VIOLATIONS OF STATE WATER QUALITY STANDARDS.

E. TOXIC MATERIAL

THE CONSTRUCTION SITE WILL BE IN FULL COMPLIANCE WITH STATE AND FEDERAL REQUIREMENTS. IN ADDITION, THE SITE SHALL BE IN COMPLIANCE WITH THE MORE STRINGENT CITY OF ALACHUA HAZARDOUS MATERIALS MANAGEMENT CODE, WHICH ADDRESSES STORAGE AND USE OF TOXIC MATERIALS LESS IN VOLUME THAN THE STATE THRESHOLD REQUIREMENTS.

VII. APPROVED STATE AND LOCAL PLANS

THE CONSTRUCTION DRAWINGS FOR THE PROJECT WERE APPROVED AND PERMITTED BY THE FOLLOWING AGENCIES:

* CITY OF ALACHUA
* ALACHUA COUNTY
* SRWMD
* FDEP

VIII. CONSTRUCTION ACTIVITY DISCHARGES

IN ACCORDANCE WITH THIS PLAN, THERE ARE NO ANTICIPATED DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

IX. CHANGES TO THE POLLUTION PREVENTION PLAN

THIS STORMWATER POLLUTION PREVENTION PLAN SHALL BE AMENDED TO REFLECT ANY APPLICABLE CHANGE IN A STATE, REGIONAL, OR LOCAL PERMIT FOR WHICH THE PERMITTEE RECEIVES WRITTEN NOTICE. WHEN WRITTEN NOTICE IS RECEIVED, THE PERMITTEE SHALL PROVIDE A RE-CERTIFICATION OF THIS POLLUTION PREVENTION PLAN, WHICH HAS BEEN REVISED TO ADDRESS SUCH CHANGES. AMENDMENTS TO THE PLAN SHALL BE PREPARED, SIGNED, DATE, AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.

X. ALTERNATIVE PERMIT REQUIREMENTS

NO ALTERNATIVE PERMIT REQUIREMENTS ARE REQUESTED.

XI. MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE, INSPECTION SCHEDULE, AND REPAIRS OUTLINED IN THIS PLAN. MAINTENANCE SHALL CONTINUE THROUGHOUT THE PROJECT UNTIL WORK IS COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER CONSTRUCTION IS COMPLETE. IN ADDITION TO THE TIMES MENTIONED IN THE PREVIOUS SECTIONS, THE CONTRACTOR SHALL INITIATE ANY REPAIRS WITHIN 24 HOURS OF BEING REPORTED. IN THE EVENT THAT THE EXISTING STORMWATER MANAGEMENT FACILITY DOES NOT PERFORM PROPERLY OR IF A SINKHOLE DEVELOPS, THE PROJECT ENGINEER SHALL BE NOTIFIED TO ASSIST IN COORDINATING REMEDIAL ACTION. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM SILT FENCING WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE SILT FENCE. UPON FINAL COMPLETION OF CONSTRUCTION AND ACCEPTANCE BY BOTH THE CITY AND OWNER, THE OPERATION AND MAINTENANCE ENTITY WILL BE "ADC DEVELOPMENT & INVESTMENT".

XII. INSPECTIONS

THE CONTRACTOR SHALL INSPECT ALL POINTS OF POTENTIAL DISCHARGE FROM THE PROJECT SITE FOR ALL DISTURBED AREAS ON THE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.50 INCHES OR GREATER. FOR POINTS OF DISCHARGE INTO SURFACE WATERS OF THE STATE OR AN MS4, A QUALIFIED INSPECTOR (PROVIDED BY THE OPERATOR) SHALL PERFORM THE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE AT THE SITE TO MONITOR AND DOCUMENT RAINFALL EVENTS 0.50 INCHES OR GREATER. LOCATIONS WHERE THE SITE IS COMPLETELY CONSTRUCTED AND STABILIZED, SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH. ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS PROVIDED ON THIS SHEET. MORE SPECIFICALLY, THE INSPECTION SHALL ENSURE THE FOLLOWING CATEGORIES.

A. DISTURBED AREAS

ALL DISTURBED AREAS AND AREAS USED FOR MATERIAL STORAGE SHALL BE INSPECTED FOR POLLUTANTS ENTERING THE STORMWATER SYSTEM. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE INSPECTED TO ENSURE THEY ARE OPERATING CORRECTLY. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

B. MAINTENANCE PERFORMANCE

BASED ON THE RESULTS OF THE INSPECTION, ALL MAINTENANCE OPERATIONS NEEDED TO ASSURE PROPER COMPLIANCE WITH THIS PLAN SHALL BE DONE IN A TIMELY MANNER, BUT IN NO CASE LATER THAN 7 DAYS FOLLOWING THE INSPECTION.

C. REPORTING REQUIREMENTS

ALL INSPECTIONS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION FORM, A COPY OF WHICH IS PROVIDED ON THIS SHEET. THIS FORM IS CREATED TO SUMMARIZE THE SCOPE OF THE INSPECTION, THE NAME(S) AND QUALIFICATION OF THE INSPECTOR(S), THE DATE OF INSPECTION, RAINFALL DATA, OBSERVATIONS, THE ACTIONS TAKEN TO CORRECT INCIDENTS OF NON-COMPLIANCE WITH THE PROVISIONS OF THIS PLAN. IF NO INCIDENTS OF NON-COMPLIANTS ARE OBSERVED, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE ASSOCIATED PERMIT.

XIII. NON-STORMWATER DISCHARGES

IN ADDITION TO STORMWATER RUNOFF, THIS PLAN APPLIES TO RUNOFF FROM IRRIGATION OPERATIONS AND CONSTRUCTION PRACTICES. THIS PLAN DOES NOT PERTAIN TO DISCHARGES FROM FIRE FIGHTING ACTIVITIES.

XIV. CONTRACTORS CERTIFICATION

THE CONTRACTORS OR SUB-CONTRACTORS SHALL PHOTOCOPY AND COMPLETE THE FORM ON THIS PAGE. IT SHALL BE PROVIDED TO THE OWNER AND KEPT ON FILE PURSUANT TO SECTION XV REGARDING PROJECT RECORDS.

XV. RETENTION OF RECORDS

THE PERMITTEE SHALL RETAIN COPIES OF STORMWATER POLLUTION PREVENTION PLANS AND ALL REPORTS REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED.

THE PERMITTEE SHALL RETAIN A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN AND ALL REPORTS, RECORDS, AND DOCUMENTATION REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE, OR AN APPROPRIATE ALTERNATIVE LOCATION AS SPECIFIED IN THE NOTICE OF INTENT, FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

XVI. NOTICE OF TERMINATION

NOTICE OF TERMINATION:

1. WHERE A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES AUTHORIZED BY THIS PERMIT ARE ELIMINATED, THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION (DEP FORM 62-621.300(6)), SIGNED IN ACCORDANCE WITH PART VII.C OF DEP DOCUMENT NO. 62-621.300(4)(a), WITHIN 14 DAYS OF FINAL STABILIZATION OF THE SITE TO TERMINATE COVERAGE UNDER THIS PERMIT.
2. ELIMINATION OF STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY MEANS THAT ALL DISTURBED SOILS AT THE SITE HAVE BEEN FINALLY STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN REMOVED OR WILL BE REMOVED AT AN APPROPRIATE TIME, OR THAT ALL STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE SITE THAT ARE AUTHORIZED BY THIS GENERIC PERMIT HAVE OTHERWISE BEEN ELIMINATED.
3. FOR CONSTRUCTION ACTIVITIES WHERE THE OPERATOR CHANGES, THE EXISTING OPERATOR SHALL FILE AN N.O.T. IN ACCORDANCE WITH THIS PART WITHIN 14 DAYS OF RELINQUISHING CONTROL OF THE PROJECT TO A NEW OPERATOR.

THE PERMITTEE SHALL SUBMIT A NOTICE OF TERMINATION TO THE FOLLOWING ADDRESS:

NPDES STORMWATER NOTICES CENTER, MS# 2510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2600 BLAIR STONE ROAD
TALLAHASSEE, FLORIDA 32399-2400

PROJECTS THAT DISCHARGED STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY TO A MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) SHALL SUBMIT A COPY OF THE N.O.T. TO THE OPERATOR OF THE MS4.

Responsible Authority Certification
Stormwater Pollution Prevention Plan

Site: COPELAND PARK
Alachua County, Florida

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manages the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME (RESPONSIBLE AUTHORITY) ____________ DATE ____________

Contractor/Subcontractor Certification Statement
Stormwater Pollution Prevention Plan

The contractor(s) or sub-contractor(s) responsible for complying with this stormwater pollution prevention plan shall sign the certification statement below. Multiple copies of this certification statement may be necessary depending on the number of sub-contractors associated with the project

Site: COPELAND PARK
Alachua County, Florida

Contracting Firm: ____________ NAME

____________ ADDRESS

____________ TELEPHONE NUMBER

I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder.

NAME ____________ TITLE ____________

ADDRESS ____________ DATE ____________

Stormwater Pollution Prevention Plan
Inspection Report

Inspector: ____________ Date: ____________ Time: ____________

Date of last rainfall: ____________ Amount of last rainfall: ____________

Stabilization Measures

LOCATION	CONDITION	ACTION REQUIRED

If no action required, mark "N.A."

Note: To be completed every 7 days and within 24 hours of a rainfall event of 0.25 inch or more.

Structural Controls

LOCATION/TYPE	CONDITION	MAINTENANCE REQUIRED

If no maintenance required, mark "N.A."

Recommended Actions:

Results of Previous Recommended Actions:

Other Control

	CONDITION		
	GOOD	FAIR	POOR
Condition of construction entrance/exit?			
Condition of construction access road surface?			
General appearance of site re: trash and debris.			
Appearance of portables for sanitary discharge?			
Materials available for emergency spill response?			
Paint/cleaning compound storage areas condition?			
Lay-down area condition?			

Recommended Actions:

Results of Previous Recommended Actions:

Inspector Signature: ____________ Date: ____________ Time: ____________

The above signature also shall certify that this facility is in compliance with the Stormwater Pollution Prevention Plan and the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities if there are not any incidents of non-compliance identified above.

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

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:
10/31/16 – CITY OF ALACHUA
11/23/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
03/22/17 100% CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: STORMWATER POLLUTION PREVENTION NOTES

TECHNICIAN: T.F. COWART
DESIGNER: R.S. OLNEY, P.E.
QUALITY CONTROL: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

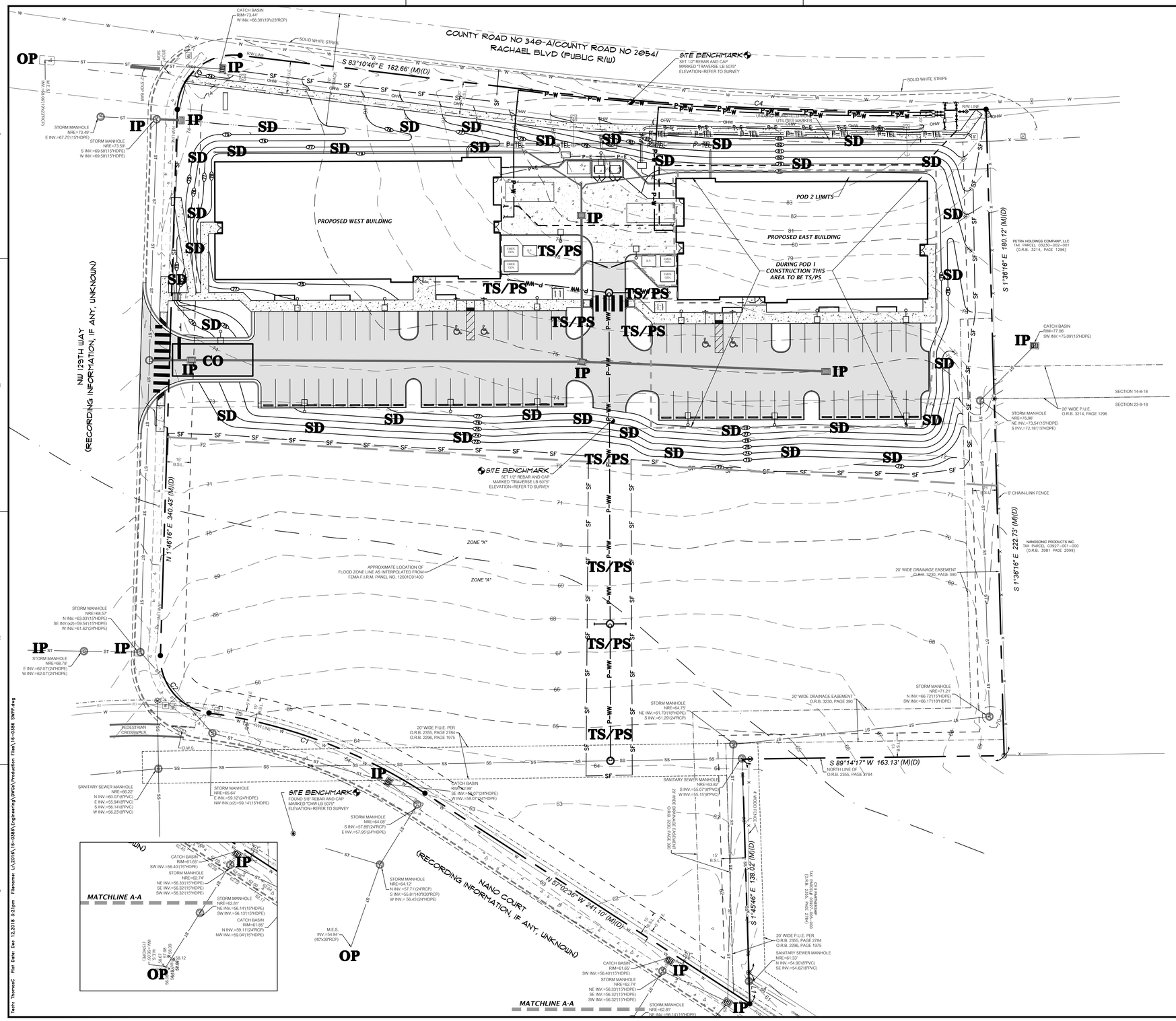
DANIEL H. YOUNG

DANIEL H. YOUNG LICENSE No 70780 Dec 13 2018 STATE OF FLORIDA PROFESSIONAL ENGINEER

FL PE No. 70780

SHEET NO.: C0.20

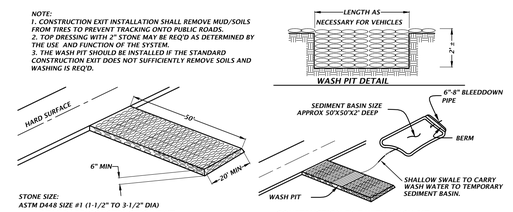
Tech: ThomasC Plot Date: Dec 13,2018 9:03am Filename: L:\2016\16-0386\Engineering\DWGs\Production Files\16-0386 SWPP.dwg



PREVENTION LEGEND

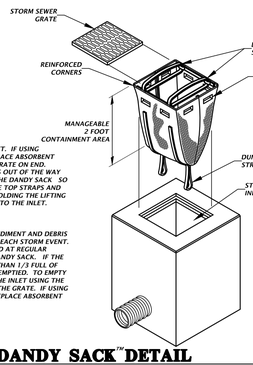
TS	= TEMPORARY SEEDING
PS	= PERMANENT SEEDING
ML	= MULCHING
SD	= SOD STABILIZATION
SF	= SILT BARRIER
TB	= TREE BARRIER
IP	= INLET PROTECTION
OP	= OUTLET PROTECTION
CO	= CONSTRUCTION ENTRANCE/EXIT

NOTE:
1. CONSTRUCTION EXIT INSTALLATION SHALL REMOVE MUD/SOILS FROM TIRES TO PREVENT TRACKING ONTO PUBLIC ROADS.
2. TOP DRESSING WITH 2" STONE MAY BE REQ'D AS DETERMINED BY THE USE AND FUNCTION OF THE SYSTEM.
3. THE WASH PIT SHOULD BE INSTALLED IF THE STANDARD CONSTRUCTION EXIT DOES NOT SUFFICIENTLY REMOVE SOILS AND WASHING IS REQ'D.



TEMPORARY CONSTRUCTION EXIT DETAIL

NTS



INSTALLATION:

REMOVE THE GRATE FROM INLET. IF USING OPTIONAL OIL ABSORBENTS: PLACE ABSORBENT PILLOW IN UNIT. STAND THE GRATE ON END. MOVE THE TOP LIFTING STRAPS OUT OF THE WAY AND PLACE THE GRATE INTO THE DANDY SACK SO THAT THE GRATE IS BELOW THE TOP STRAPS AND ABOVE THE LOWER STRAPS. HOLDING THE LIFTING DEVICES, INSERT THE GRATE INTO THE INLET.

MAINTENANCE:

REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM VICINITY OF UNIT AFTER EACH STORM EVENT. AFTER EACH STORM EVENT AND AT REGULAR INTERVALS, LOOK INTO THE DANDY SACK. IF THE CONTAINMENT AREA IS MORE THAN 1/3 FULL OF SEDIMENT, THE UNIT MUST BE EMPTIED. TO EMPTY UNIT, LIFT THE UNIT OUT OF THE INLET USING THE LIFTING STRAPS AND REMOVE THE GRATE. IF USING OPTIONAL OIL ABSORBENTS: REPLACE ABSORBENT WHEN NEAR SATURATION.

DANDY SACK™ DETAIL

NTS

TYPICAL INSTALLATION SEQUENCE FOR SILT-SAVER FRAME AND FILTER

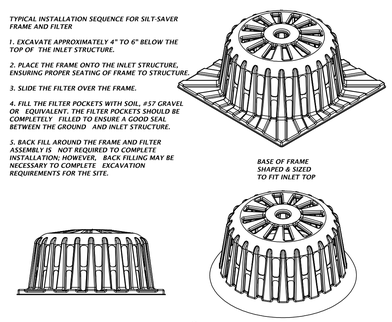
1. EXCAVATE APPROXIMATELY 4" TO 6" BELOW THE TOP OF THE INLET STRUCTURE.

2. PLACE THE FRAME ONTO THE INLET STRUCTURE, ENSURING PROPER SEATING OF FRAME TO STRUCTURE.

3. SLIDE THE FILTER OVER THE FRAME.

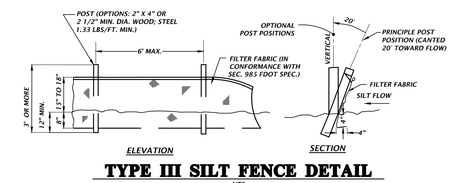
4. FILL THE FILTER POCKETS WITH SOIL. #57 GRAVEL OR EQUIVALENT. THE FILTER POCKETS SHOULD BE COMPLETELY FILLED TO ENSURE A GOOD SEAL BETWEEN THE GROUND AND INLET STRUCTURE.

5. BACK FILL AROUND THE FRAME AND FILTER ASSEMBLY IS NOT REQUIRED TO COMPLETE INSTALLATION; HOWEVER, BACK FILLING MAY BE NECESSARY TO COMPLETE EXCAVATION REQUIREMENTS FOR THE SITE.



SILT-SAVER® DETAIL

NTS



TYPE III SILT FENCE DETAIL

NTS

11801 Research Drive
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(386) 418-1975
(352) 485-3975
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est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 30'

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

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 – CITY OF ALACHUA
11/12/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
03/02/17 – NWFWMD/CITY OF ALACHUA
12/13/17 – CITY OF ALACHUA DOCUMENTS – EXPIRED

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: STORMWATER POLLUTION PREVENTION PLAN

TECHNICIAN: T.F. COWART

DESIGNER: R.S. CORNEY, P.E.

R.S. CORNEY, P.E.
D.H. YOUNG, P.E.

PROJECT NUMBER: 16-0386

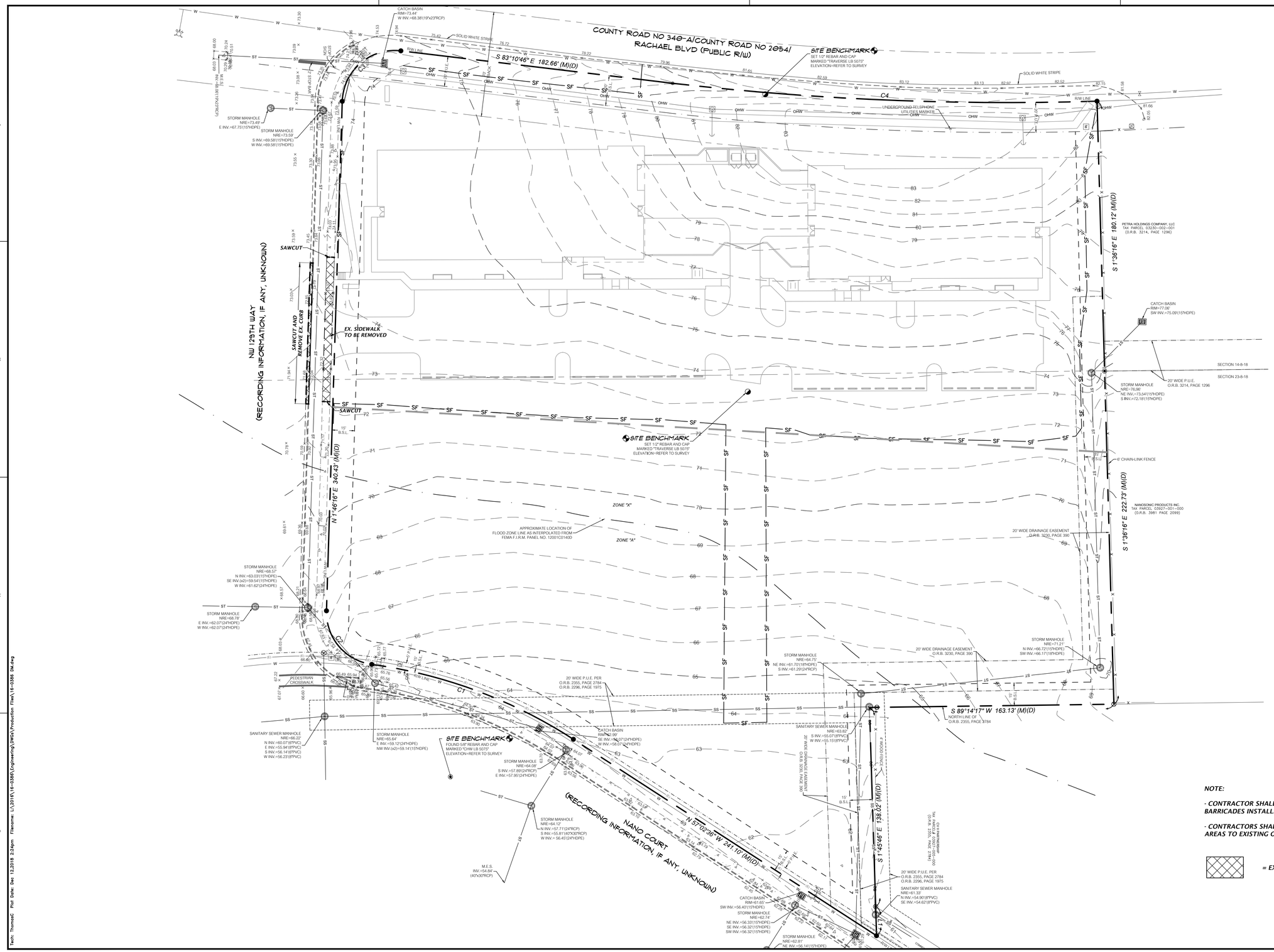
DANIEL H. YOUNG

DANIEL H. YOUNG LICENSE No 70780 STATE OF FLORIDA PROFESSIONAL ENGINEER
Dec 13 2018

FL PE No. 70780

SHEET NO.: C0.21

Tech: ThomasC Plot Date: Dec 12,2018 3:21pm Filename: L:\2016\16-0386\Engineering\CWI\Production Files\16-0386 SWPP.dwg



NOTE:

- CONTRACTOR SHALL HAVE ALL SILT FENCE & TREE BARRICADES INSTALLED PRIOR TO ANY SITE WORK.

- CONTRACTORS SHALL REPAIR/RESTORE ANY DISTURBED AREAS TO EXISTING OR BETTER CONDITION.

= EX. IMPROVEMENTS TO BE REMOVED

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CHW Professional Consultants

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VERIFY SCALE
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0 1"
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SCALES ACCORDINGLY

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
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11/10/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/08/17 – CITY OF ALACHUA
03/20/17 – CITY OF ALACHUA
12/13/17 – CITY OF ALACHUA
CONSTRUCTION DOCUMENTS – EXPIRED

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: DEMOLITION SITE PLAN

TECHNICIAN: T.F. COWART

DESIGNER: R.S. CONEY, P.E.

PROJECT MANAGER: D.H. YOUNG, P.E.

PROJECT NUMBER: 16-0386

DANIEL H. YOUNG

LICENSED PROFESSIONAL ENGINEER No 70780 STATE OF FLORIDA Dec 13 2018

FL PE No. 70780

SHEET NO.: C0.30

Tech: ThomasC Plot Date: Dec 12,2018 2:24pm Filename: L:\2016\16-0386\Engineering\DWGs\Production Files\16-0386 DM.dwg

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 1°45'46" E	14.47'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	144.73'	330.00'	25°07'42"	73.55'	143.57'	N 69°36'26" W
C2	51.28'	35.00'	83°56'33"	31.48'	46.81'	N 40°12'00" W
C3	58.05'	35.00'	95°02'12"	38.22'	51.62'	N 49°17'22" E
C4	283.72'	1943.08'	8°21'58"	142.11'	283.47'	S 87°35'01" E

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SCALE: 1" = 30'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 – CITY OF ALACHUA
11/29/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
02/22/17 – CITY OF ALACHUA
12/13/17 – CITY OF ALACHUA
CONSTRUCTION DOCUMENTS – EXPIRED

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: MASTER SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: R.S. CLINEY, P.E.
QUALITY CONTROL: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C1.00

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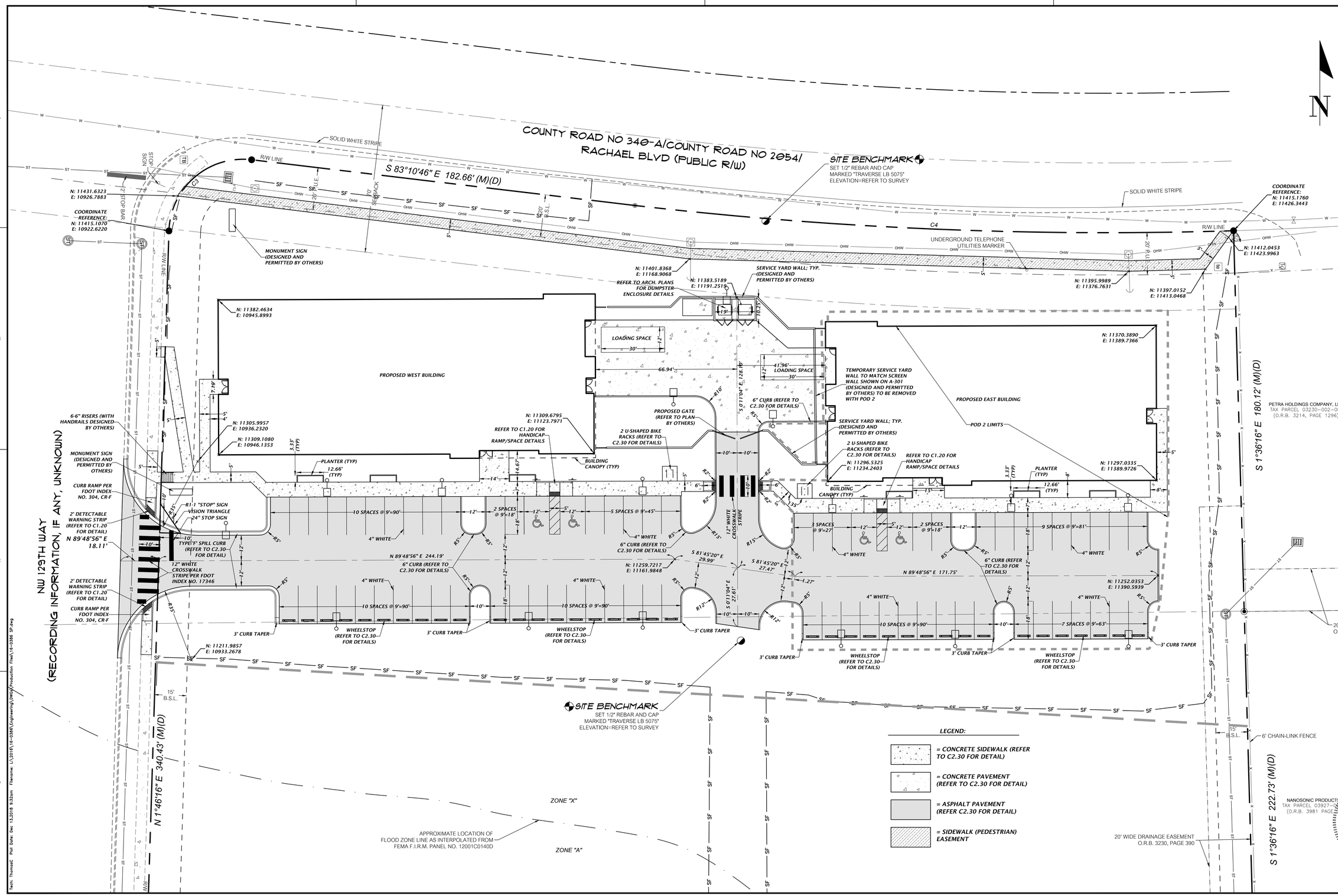

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SCALE: 1"=20'

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 – CITY OF ALACHUA
11/15/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/09/17 – CITY OF ALACHUA
02/10/17 – CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: DETAILED HORIZONTAL CONTROL AND SITE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: R.S. CONEY, P.E.
DRAFTER: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG
No 70780
Dec 13 2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 70780

SHEET NO.: C1.10

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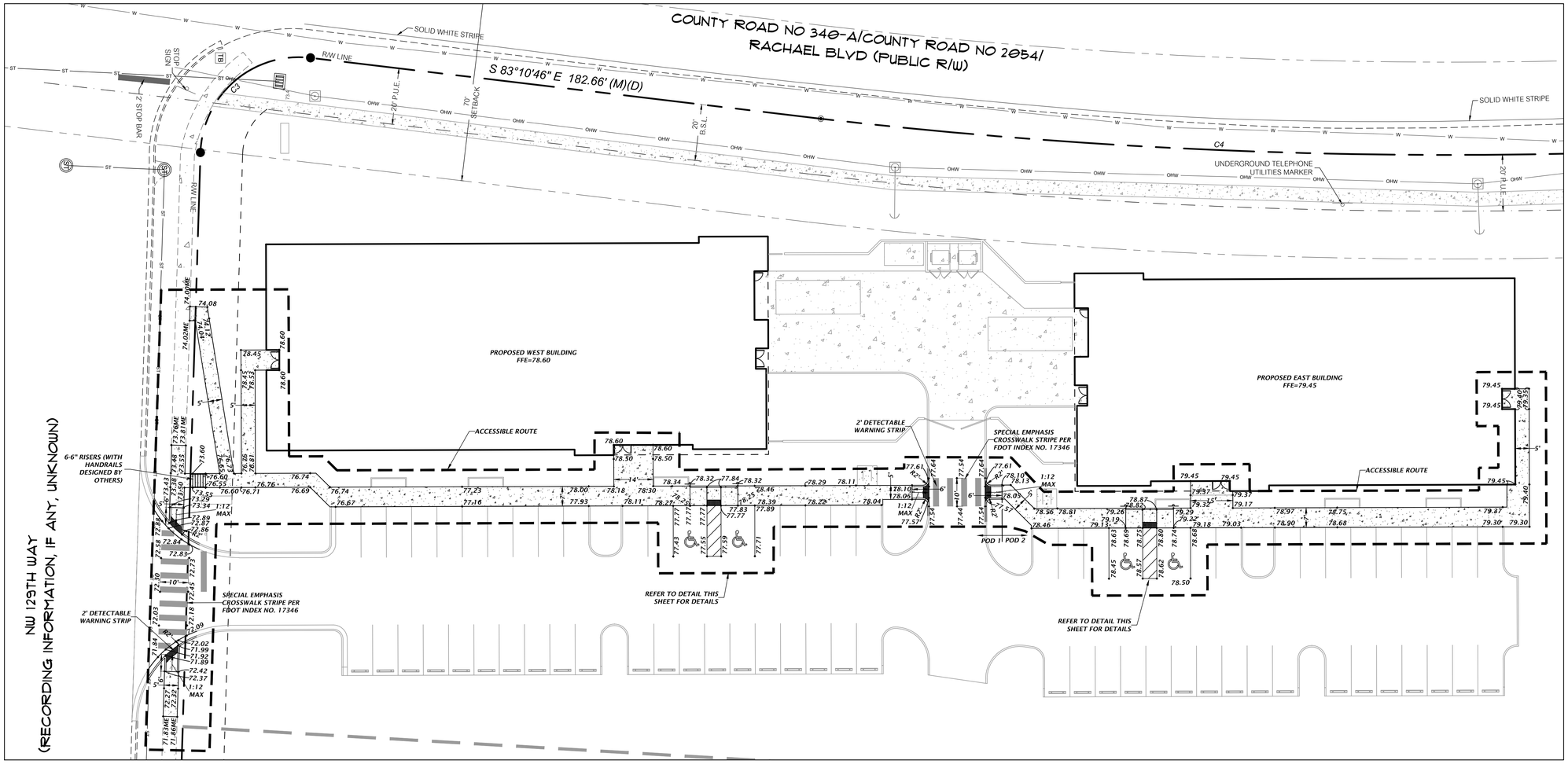
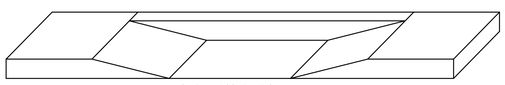
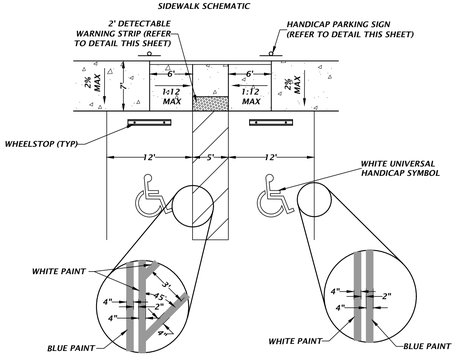


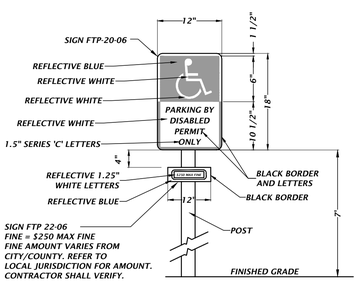


SIDEWALK SCHEMATIC



2 BAY HANDICAP PARKING

NTS

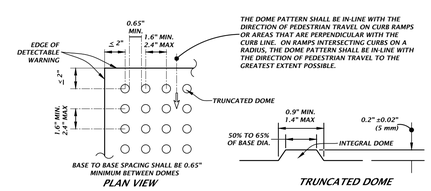


SIGN NOTES:

1. SIGN CONSTRUCTION, DESIGN AND PLACEMENT SHALL COMPLY WITH STATE AND LOCAL STATUTES.

H.C. PARKING SIGN DETAIL

NTS



THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL ON CURB RAMPS OR AREAS THAT ARE PERPENDICULAR WITH THE CURB LINE. ON RAMPS INTERSECTING CURBS ON A RADIUS, THE DOME PATTERN SHALL BE IN-LINE WITH THE DIRECTION OF PEDESTRIAN TRAVEL TO THE GREATEST EXTENT POSSIBLE.

1. PROVIDE DETECTABLE WARNINGS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) SECTION 705-DETECTABLE WARNINGS ON WALKING SURFACES AND THE 2014 FLORIDA BUILDING CODE, ACCESSIBILITY, CHAPTER 7, SECTION 705.
2. RAISED TRUNCATED DOMES SHALL HAVE A BASE DIAMETER FROM 0.9" MIN TO 1.4" MAX, A TOP DIAMETER FROM 50% TO 65% OF BASE DIAMETER, A HEIGHT OF 0.2 INCH (5 mm) NOMINAL, CENTER-TO-CENTER SPACING FROM 1.6" MIN TO 2.4" MAX, AND BASE-TO-BASE SPACING OF 0.65% MINIMUM, MEASURED BETWEEN THE MOST ADJACENT DOMES ON A SQUARE GRID.
3. SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.
4. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES.
5. IF MATS ARE TO BE UTILIZED:
   A - DETECTABLE WARNING SURFACE SHALL CONSIST OF 3-FT WIDE, SURFACE APPLIED, POLYURETHANE MAT WITH IN-LINE TRUNCATED DOME PATTERN.
   B - DETECTABLE WARNING SURFACE SHALL BE SECURED BY ADHESIVE AND STAINLESS STEEL ANCHORS.
   C - ACCEPTABLE PRODUCTS ARE THE SURFACE APPLIED REDIMAT MANUFACTURED BY DETECTABLE WARNING SYSTEMS, INC. OR EQUAL LISTED ON THE FDOT QUALIFIED PRODUCTS LIST IN ACCORDANCE WITH SECTION 527-2.4 OF THE FDOT STANDARD SPECIFICATIONS.
   D - PRIOR TO INSTALLING DETECTABLE WARNING MAT, SCRUB THE SURFACE WITH A WIRE BRISTLE BRUSH. THE EXISTING CONCRETE SURFACE SHALL BE CLEANED OF ANY LOOSE MATERIAL, DUST, OILS, GREASE, AND SEALERS.
   E - ALL INSTALLATIONS SHALL BE MADE IN ACCORDANCE WITH THE DETECTABLE WARNING MAT MANUFACTURER'S SPECIFICATIONS.
6. IF INTERLOCKING PAVERS ARE TO BE UTILIZED:
   A - DETECTABLE WARNING SURFACE FOR THE RAMPS SHALL CONSIST OF INTERLOCKING 4" X 8" ADA DETECTABLE WARNING SURFACE PAVERS HAVING A MINIMUM DEPTH OF 2". CONCRETE PAVERS ARE TO MEET ASTM C902 CLASS SX TYPE 1; AND BRICK PAVERS ARE TO MEET ASTM C55, GRADE N, SOLID BRICK. COLOR TO MEET ADA CONTRAST REQUIREMENTS.
   B - ALL UNITS SHALL BE SOUND AND FREE OF DEFECTS THAT WOULD INTERFERE WITH THE APPEARANCE OF PROPER PLACEMENT OF THE UNIT OR IMPAIR THE STRENGTH OR LONGEVITY OF THE FINAL STRUCTURE. ANY UNITS THAT ARE STRUCTURALLY DAMAGED DURING THE WORK SHALL BE IMMEDIATELY REMOVED AND REPLACED. THE PAVERS ARE TO BE LAID IN A TWO BY TWO BASKETWEAVE PATTERN, FLUSH WITH THE FINISH GRADE OF THE RAMP SURFACE, AND HAVE GAPS BETWEEN 1/16 AND 1/8 INCH. CUT PAVERS (MASONRY SAW ONLY) SHALL BE NO SMALLER THAN ONE-THIRD OF A WHOLE PAVER.
   C - MODIFY FORMWORK OR PROVIDE FORMED GROUT INFILL BEHIND CURVED DROP CURB SECTIONS TO ENSURE STRAIGHT EDGE RESTRAINT FOR PAVERS.
   D - CONCRETE EDGE RESTRAINT FOR WARNING AREA. MAXIMUM GAP OF 1/8" BETWEEN PAVERS AND EDGE. USE1/4" RADIUS ALONG CONCRETE EDGES.
   E - WHEN PAVERS ABUT EITHER EARTH/DIRT OR PAVEMENT, A SIX INCH CONCRETE BAND SHALL BE INSTALLED. BAND SHALL BE WITHIN LIMITS OF THE WIDTH OF PROPOSED CONCRETE AND NOT EXTENDED AN ADDITIONAL SIX INCHES..
7. OTHER METHODS/MATERIALS MAY BE USED FOR THE DETECTABLE WARNING STRIP, BUT THEY MUST MEET THE ABOVE CRITERIA.
8. ALL MATERIALS/METHODS TO BE UTILIZED SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER PRIOR TO ORDERING THE MATERIALS/METHODS. FAILURE TO OBTAIN APPROVAL BEFORE ORDERING OR INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT CONTRACTOR'S EXPENSE. ENGINEER'S APPROVAL DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR THE PERFORMANCE OF THE ITEM,
9. IF FDOT CURB RAMPS ARE SPECIFIED, REFER TO THE FDOT INDEX NO. 304 FOR SPECIFICATIONS CONCERNING THE APPLICABLE DETECTABLE WARNING STRIP TO BE USED WITH FDOT SPECIFIED RAMPS;

DETECTABLE WARNING DETAIL

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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 – CITY OF ALACHUA
11/22/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
02/20/17 – FOR CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: ACCESSIBILITY SITE PLAN

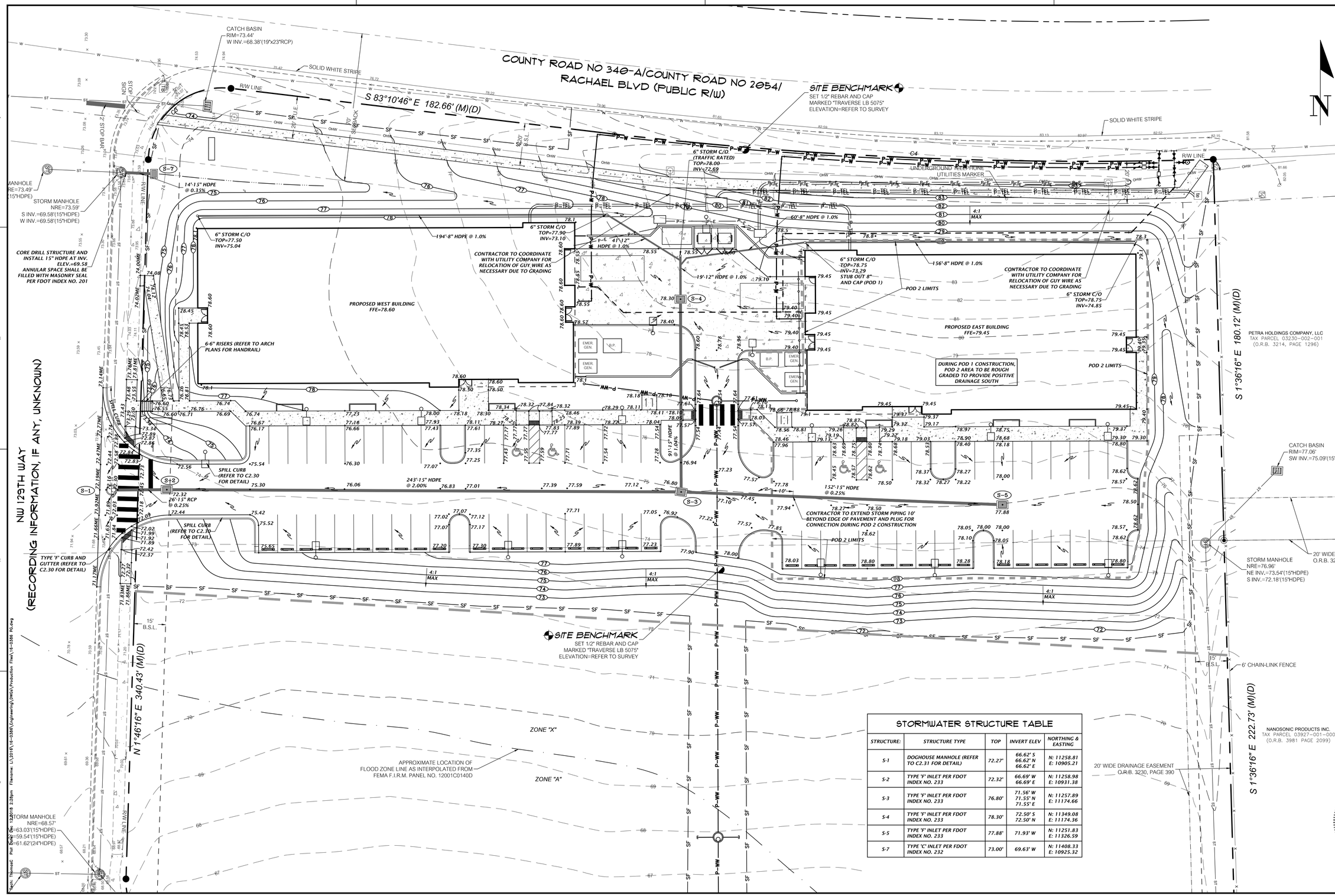
TECHNICIAN: T.F. COMART
DESIGNER: R.G. TOMEY, P.E.
REVIEWER: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: C1.20

Tech: ThomasC Plot Date: Dec 12,2018 2:27pm Filename: L:\2016\16-0386\Engineering\DWG\Production Files\16-0386 AC.dwg



STORMWATER STRUCTURE TABLE

STRUCTURE:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
S-1	DOGHOUSE MANHOLE (REFER TO C2.31 FOR DETAIL)	72.27'	66.62' S 66.62' N 66.62' E	N: 11258.81 E: 10905.21
S-2	TYPE 'F' INLET PER FDOT INDEX NO. 233	72.32'	66.69' W 66.69' E	N: 11258.98 E: 10931.38
S-3	TYPE 'F' INLET PER FDOT INDEX NO. 233	76.80'	71.56' W 71.55' N 71.55' E	N: 11257.89 E: 11174.66
S-4	TYPE 'F' INLET PER FDOT INDEX NO. 233	78.30'	72.50' S 72.50' N	N: 11349.08 E: 11174.36
S-5	TYPE 'F' INLET PER FDOT INDEX NO. 233	77.88'	71.93' W	N: 11251.83 E: 11326.59
S-7	TYPE 'C' INLET PER FDOT INDEX NO. 232	73.00'	69.63' W	N: 11408.33 E: 10925.32

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SUBMITTALS:
10/31/16 – CITY OF ALACHUA
01/03/17 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
12/12/17 – CONCEPT DEVELOPMENT DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

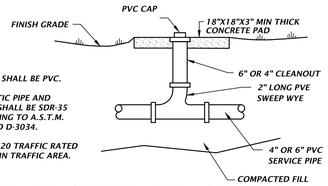
SHEET TITLE: DETAILED GRADING AND DRAINAGE PLAN

TECHNICIAN: T.F. COWART
DESIGNER: R.S. CONEY, P.E.
R.S. CONEY, P.E.
D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG
No 70780
Dec 13 2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 70780

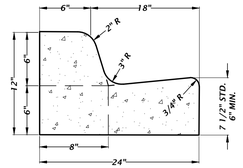
SHEET NO.: C2.10



NOTES:
1. MATERIAL SHALL BE PVC.
2. PVC PLASTIC PIPE AND FITTINGS SHALL BE SDR-35 CONFORMING TO A.S.T.M. STANDARD D-3034.
3. PROVIDE H-20 TRAFFIC RATED COVERED IN TRAFFIC AREA.

INLINE WASTEWATER SERVICE LATERAL

NTS

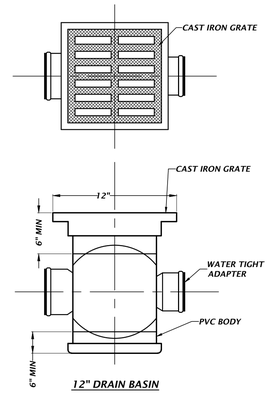


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

TYPE 'F' CONCRETE CURB AND GUTTER DETAIL

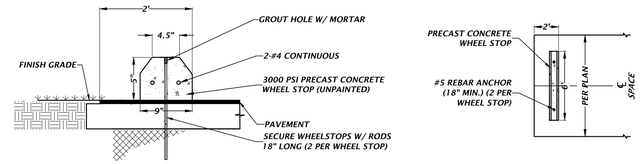
NTS



12" DRAIN BASIN

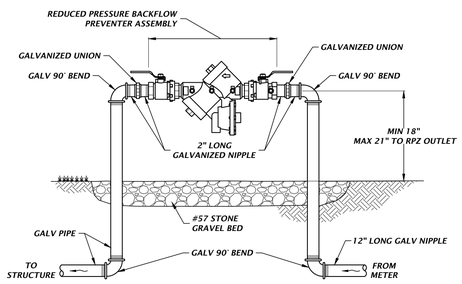
AREA DRAIN BASIN DETAIL

NTS



WHEEL STOP DETAIL

NTS

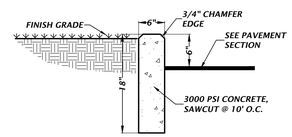


NOTE:

BACKFLOW PREVENTER ASSEMBLY MUST HAVE FREEZE PROTECTION.

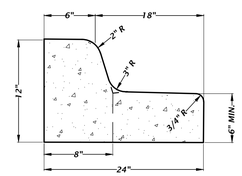
DETAIL No. 240 - 3/4" TO 2" BACKFLOW PREVENTER

NTS



TYPICAL 6" CURB DETAIL

NTS

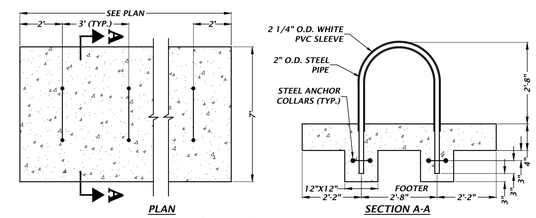


NOTE:

WHEN USED ON THE HIGH SIDE OF ROADWAY, THE CROSS-SLOPE OF THE GUTTER SHALL MATCH THE CROSS-SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6".

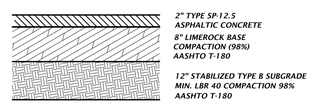
CONCRETE SPILL CURB DETAIL

NTS



U-SHAPE BIKE RACK

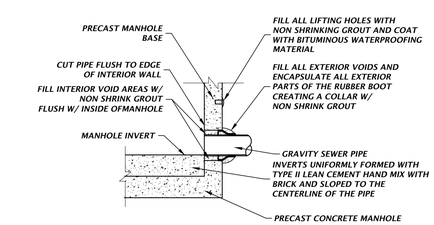
NTS



NOTE: IF EXPANSIVE SOILS ARE ENCOUNTERED MIN. 24" SEPARATION FROM THE BASE COURSE, REFER TO GEOTECHNICAL REPORT FOR MEDIATION.

ASPHALT PAVEMENT DETAIL

NTS

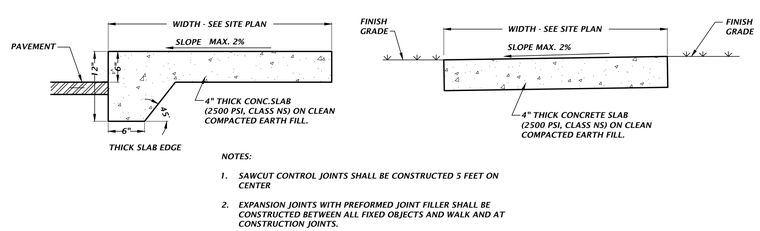


NOTE:

RUBBER BOOT, DOUBLE BANDED, 316 S/S CLAMPS, MEETING THE ASTM C923 STANDARD. Kor-N-Seal® I EX SERIES CONNECTOR WITH DOUBLE STAINLESS STEEL BANDS OR EQUAL

DETAIL No. 340 - MANHOLE PIPE CONNECTION

NTS



NOTES:

1. SAWCUT CONTROL JOINTS SHALL BE CONSTRUCTED 5 FEET ON CENTER
2. EXPANSION JOINTS WITH PREFORMED JOINT FILLER SHALL BE CONSTRUCTED BETWEEN ALL FIXED OBJECTS AND WALK AND AT CONSTRUCTION JOINTS.

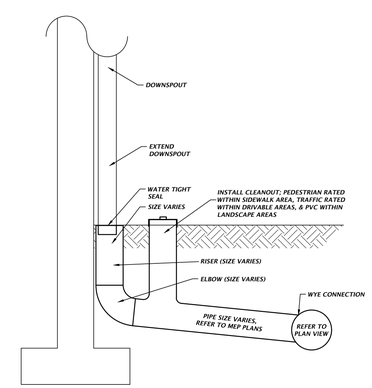
ADJACENT TO PAVEMENT

NTS

NOT ADJACENT TO PAVEMENT

NTS

CONCRETE SIDEWALK DETAILS



DOWNSPOUT CONNECTION DETAIL

NTS

11801 Research Drive
Alachua, Florida 32615
(386) 418-5975
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 – CITY OF ALACHUA
11/29/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
02/07/17 – CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

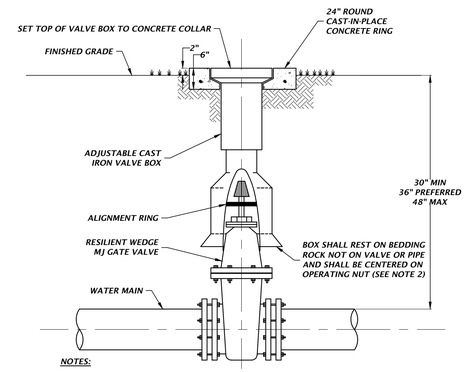
SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: B.S. CLINEY, P.E.
QA/QC: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG
No 70780
Dec 13 2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FL PE No. 70780

SHEET NO.: C2.30

Tech: ThomasC Plot Date: Dec 13,2018 3:28pm Filename: L:\2016\16-0386\Engineering\CHWCx\Production Files\16-0386 DT.dwg

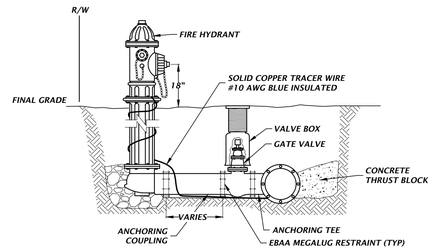


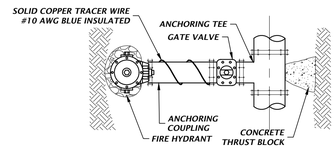
NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. WHEN VALVE BOX IS TO BE INSTALLED IN ROADWAY OR OTHER TRAFFIC AREAS SET VALVE BOX ON FIVE (5) SOLID COMMON BRICKS.
3. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED".
4. INSTALL BRASS ID TAG IN CONCRETE.

DETAIL No. 275 - GATE VALVE FOR WATER AND RECLAIMED WATER MAINS 3" OR LARGER

NTS





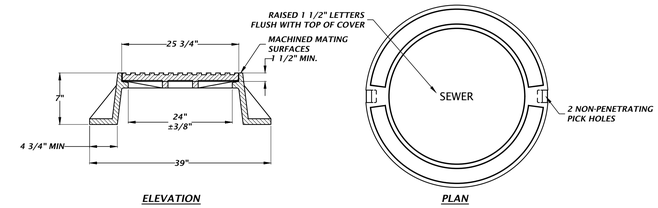
FIRE HYDRANT PERPENDICULAR TO THE MAIN

NOTES:

1. SEE THRUST BLOCK DETAILS FOR BEARING AREA REQUIRED.
2. A NONPOROUS MATERIAL 8 MILS (MIN) VISQUEEN OR 15 lb (MIN) FELT SHOULD BE PLACED BETWEEN THE CONCRETE AND THE ENTIRE FITTING.

DETAIL No. 210 - FIRE HYDRANT

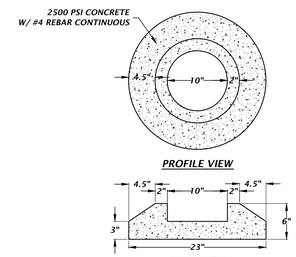
NTS



ELEVATION PLAN

DETAIL No. 350 - STANDARD SEWER MANHOLE FRAME AND COVER

NTS



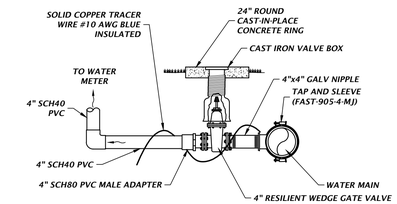
PROFILE VIEW

PLAN VIEW

DETAIL No. 370 - PRECAST CONCRETE CLEANOUT RING

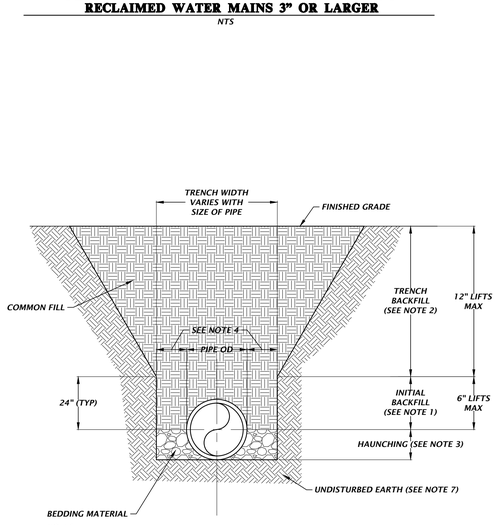
(FOR WASTEWATER CLEANOUTS AND VALVE BOXES)

NTS



DETAIL No. xxx - 4" WATER SERVICE CONNECTION

NTS

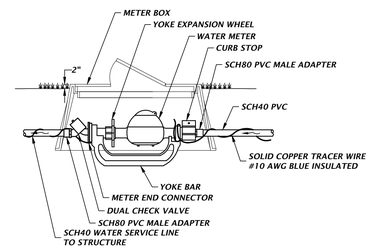


NOTES:

1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. FROM THE SPRINGLINE OF THE PIPE TO TWO (2) FEET ABOVE THE PIPE THE SOIL SHALL BE CAREFULLY BACKFILLED IN 6" LIFTS AND THE SOIL CONSOLIDATED WITH A HAND OPERATED TAMPING MACHINE (OR AS REQUIRED BY CITY, COUNTY, OR STATE INSPECTORS).
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180. AFTER PLACEMENT AND COMPACTION OF THE INITIAL BACKFILL. THE BALANCE OF THE BACKFILL MATERIAL MAY BE MACHINE PLACED OR AS REQUIRED BY THE INSPECTOR AND SHALL NOT CONTAIN ANY ROCKS OR DEBRIS.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX (12" MIN) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6 ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. THE BOTTOM OF THE TRENCH SHALL NOT BE EXCAVATED BELOW THE SPECIFIED GRADE. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

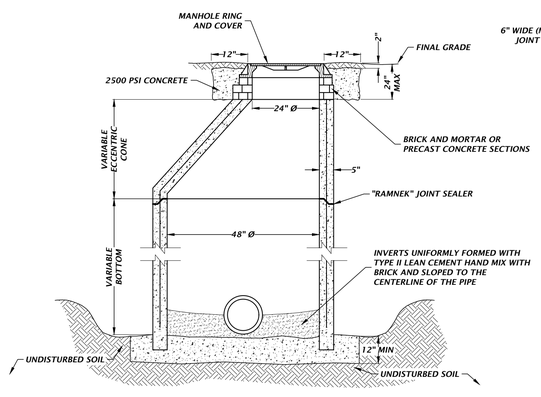
DETAIL No. 420 - BEDDING AND TRENCHING DETAIL

NTS



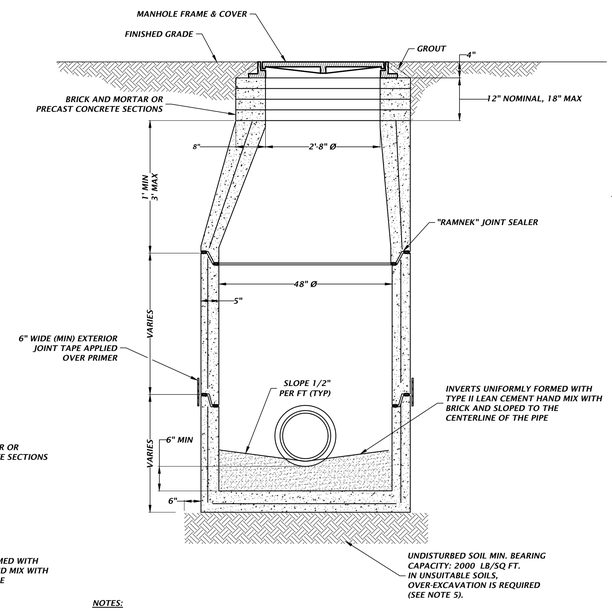
DETAIL No. 230 - 3/4" AND 1" WATER METER ASSEMBLY

NTS



DETAIL No. 380 - STANDARD DOGHOUSE MANHOLE CONSTRUCTION

NTS

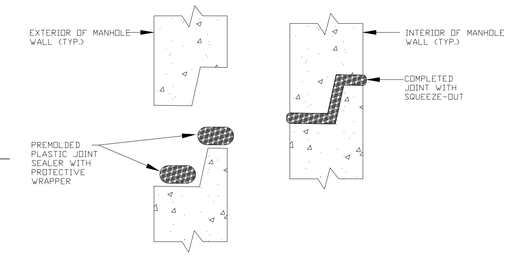


NOTES:

1. PRECAST MANHOLE SECTIONS TO BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITIONS OF A.S.T.M. C-478-73 WITH 4000 LB. CONC., TYPE II CEMENT. ALL LIFTING HOLES AND OUTSIDE INSERTS SHALL BE FILLED WITH NON-SHRINK GROUT AND SEALED WITH "REMNEK" SEALER.
2. THE INTERIOR AND EXTERIOR OF MANHOLE AND THE INTERIOR OF THE ADJUSTMENT RINGS SHALL BE JOINED AND SEALED WITH "RAMNEK" SEALER.
3. ALL M/H JOINTS BELOW THE TOP CONE SECTION SHALL INCLUDE A 6" WIDE (MIN) EXTERIOR JOINT TAPE (W/PRIMER). TAPE ON THE CONE SECTION IS OPTIONAL.
4. PRECAST BASE SECTIONS WITH A BOTTOM SHALL BE INSTALLED ON UNDISTURBED EARTH. BEDDING IS REQUIRED WHEN THE SOIL CONDITIONS ARE WET OR WHEN THE SOIL IS UNSUITABLE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION. IF UNDERCUTTING OCCURS, THE BOTTOM OF THE TRENCH SHALL BE BROUGHT UP TO THE ORIGINAL GRADE WITH APPROVED MATERIAL AND THOROUGHLY COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR.

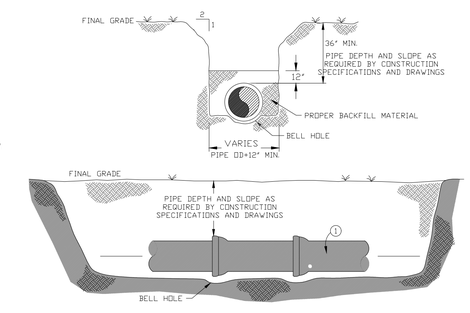
DETAIL No. xxx - STANDARD MANHOLE

NTS



JOINT ARRANGEMENT AND SEALANT

NTS



MATERIALS	
ITEM	DESCRIPTION
1	GRAVITY SEWER MAIN PIPE

NOTES:
1. GRAVITY MAIN PIPE SHALL BE INSTALLED AT THE LINE AND GRADE.
2. PIPE MATERIAL SHALL CONFORM TO WW-2.0.

WASTEWATER GRAVITY MAIN CONSTRUCTION

NTS

11801 Research Drive
Alachua, Florida 32615
(386) 418-1975
(352) 331-3975
www.chw-inc.com
est. 1988 FLORIDA CA-9075
CHW Professional Consultants

SCALE: N/A

VERIFY SCALE BAR IS 1" INCH ON THIS SHEET. IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 – CITY OF ALACHUA
11/21/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
12/06/17 – CONSTRUCTION DOCUMENTS – EXPIRED
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: CONSTRUCTION DETAILS

TECHNICIAN: T.F. COWART
DESIGNER: R.S. CONLEY, P.E.
REVIEWER: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG
No 70780
Dec 13 2018
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FL PE No. 70780

SHEET NO.: C2.31

Tech: Thomas Plot Date: Dec 13,2018 2:28pm Filename: L:\2016\16-0386\Engineering\DWGs\Production Files\16-0386 D1.dwg

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NAME:	STRUCTURE TYPE	TOP	INVERT ELEV	NORTHING & EASTING
MH-1	DOGHOUSE MANHOLE (REFER TO DETAIL C2.31)	64.50'	55.43' N 55.33' E 55.34' W	N: 11009.28 E: 11192.46
MH-2	PRIVATE SANITARY MANHOLE (REFER TO DETAIL ON C2.31)	68.00'	60.00' S 60.10' N 60.40' E 60.40' W	N: 11094.57 E: 11192.18
MH-3	PRIVATE SANITARY MANHOLE (REFER TO DETAIL ON C2.31)	77.73'	72.00' S 72.30' E 73.87' W	N: 11300.91 E: 11191.52

11801 Research Drive
Alachua, Florida 32615
(386) 418-1975
(352) 332-7927
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1"=30'
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:
10/31/16 – CITY OF ALACHUA
11/22/16 – CITY OF ALACHUA
01/04/17 – CITY OF ALACHUA
01/31/17 – CITY OF ALACHUA P&Z
02/05/17 – CITY OF ALACHUA
02/06/17 – CONSTRUCTION DOCUMENTS
12/13/17 – CITY OF ALACHUA

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

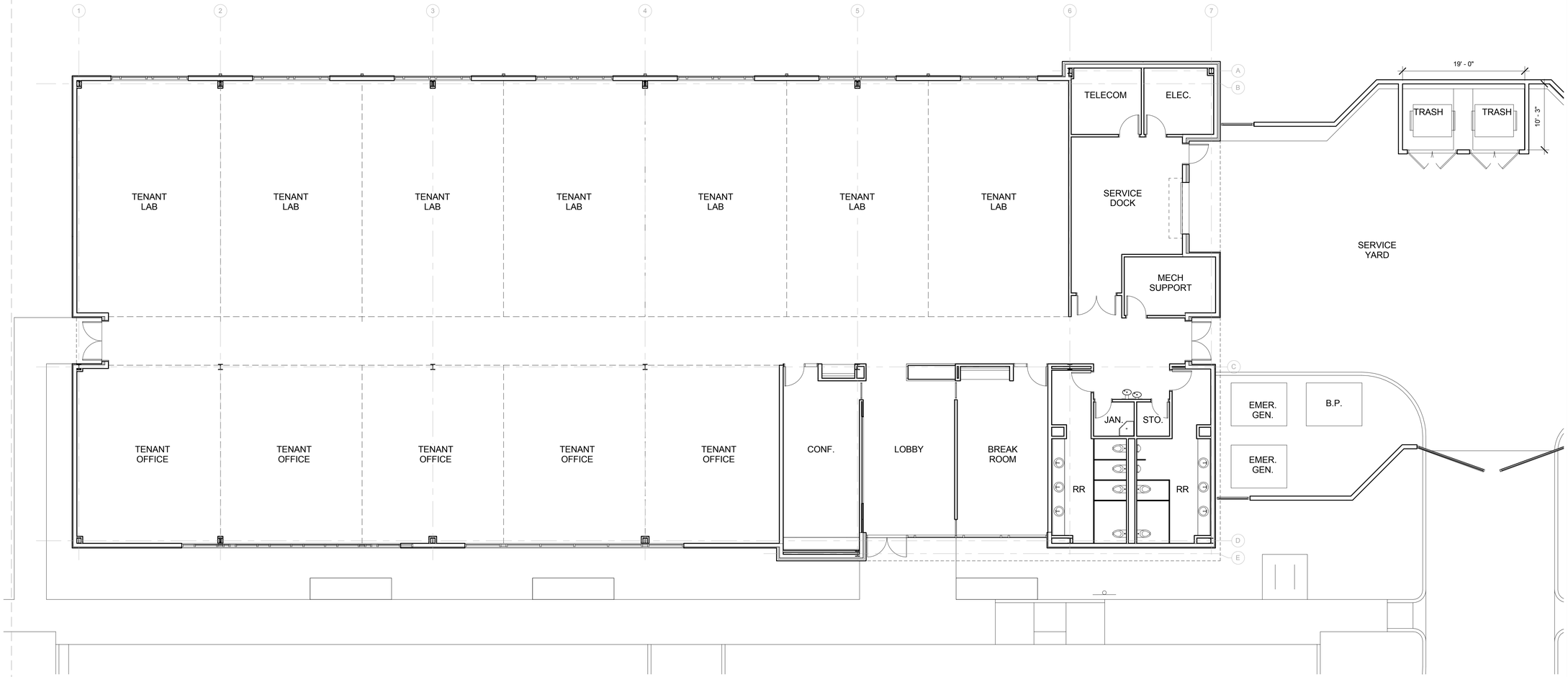
SHEET TITLE: DETAILED UTILITY PLAN

TECHNICIAN: T.F. COWART
DESIGNER: R.S. CONLEY, P.E.
REVIEWER: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG
DANIEL H. YOUNG LICENSED PROFESSIONAL ENGINEER No 70780 STATE OF FLORIDA Dec 13 2018
FL PE No. 70780

SHEET NO.: C3.10

Tech: ThomasC Plot Date: Dec 12,2018 2:05pm Filename: L:\2016\16-0386\Engineering\DWG\Production Files\16-0386 WS.dwg



1 A-101 FLOOR PLAN

SCALE: 1/8" = 1'-0"

8' 0 4' 8' 16'

RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

COPELAND PARK BUILDING 1

ALACHUA, FLORIDA

NOT FOR CONSTRUCTION

CONSULTANTS

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	10/31/16
REVIEWED BY:	MPV
DRAWN BY:	ALM
DESIGNED BY:	RSC

501-0139-000

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SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-101

SITE SUBMITTAL

1 A-102 FLOOR PLAN

SCALE: 1/8" = 1'-0"

8' 0 4' 8' 16'

RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

COPELAND PARK BUILDING 2

ALACHUA, FLORIDA

NOT FOR CONSTRUCTION

CONSULTANTS

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	10/31/16
REVIEWED BY:	MPV
DRAWN BY:	ALM
DESIGNED BY:	RSC

501-0139-000

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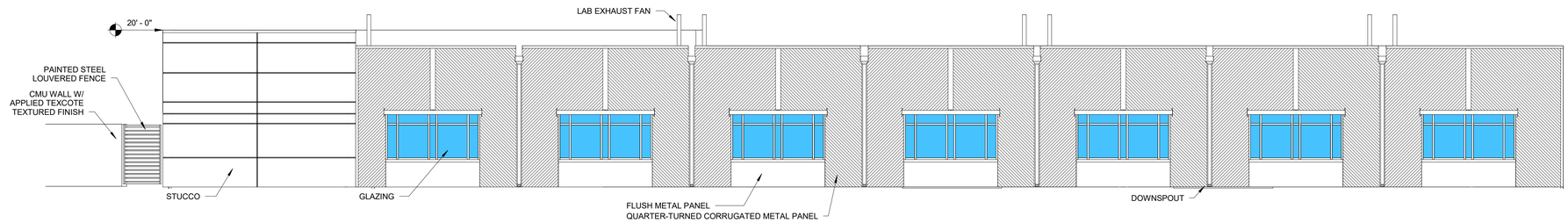
SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A-102

SITE SUBMITTAL



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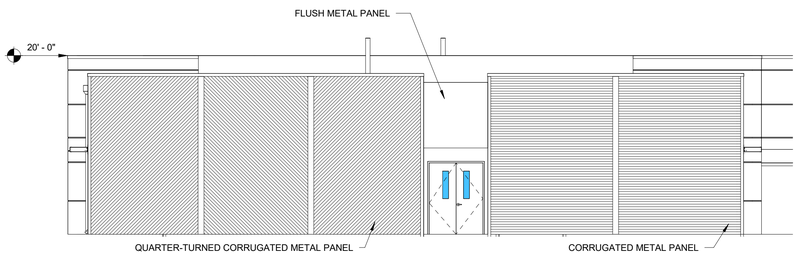
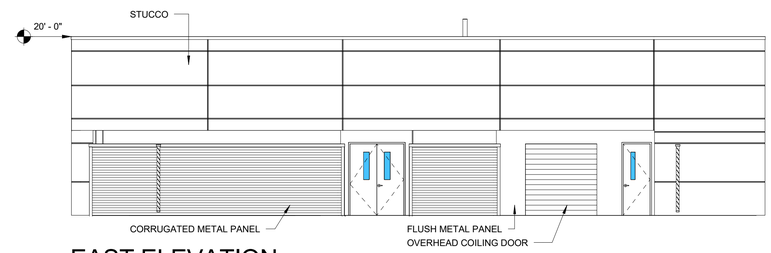


WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

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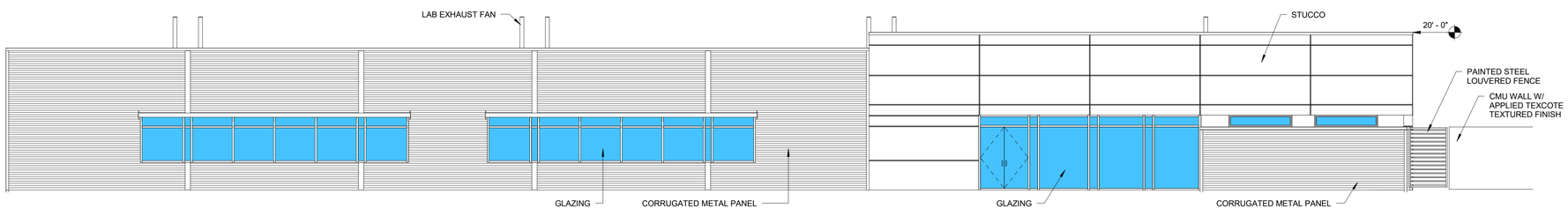
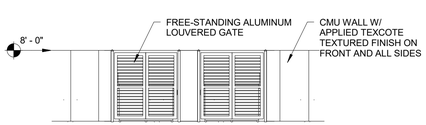


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DUMPSTER ENCLOSURE

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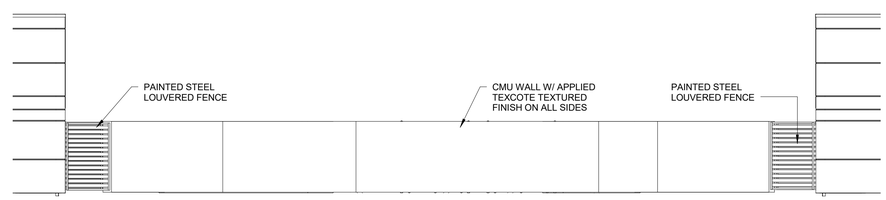
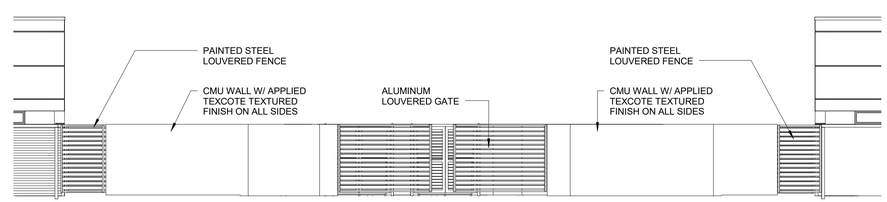


SCREEN WALL - NORTH

SCALE: 1/8" = 1'-0"



SCREEN WALL - SOUTH

SCALE: 1/8" = 1'-0"

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10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 * 5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

COPELAND PARK BUILDING 1

ALACHUA, FLORIDA

NOT FOR CONSTRUCTION

CONSULTANTS

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	1123/16
REVIEWED BY:	MPV
DRAWN BY:	ALM
DESIGNED BY:	RSC

501-0139-000

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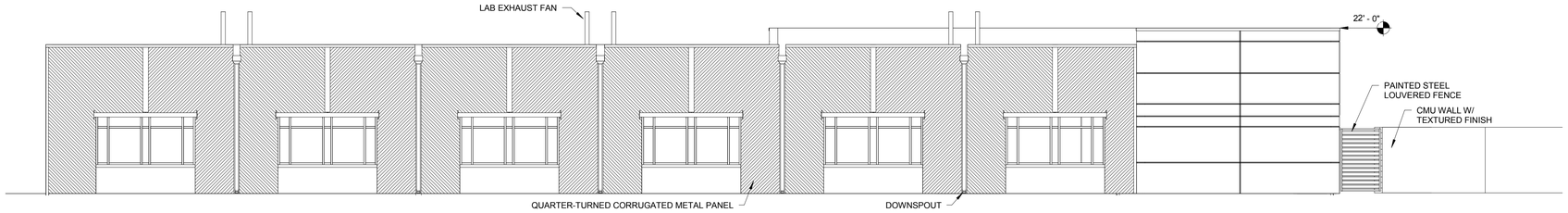
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

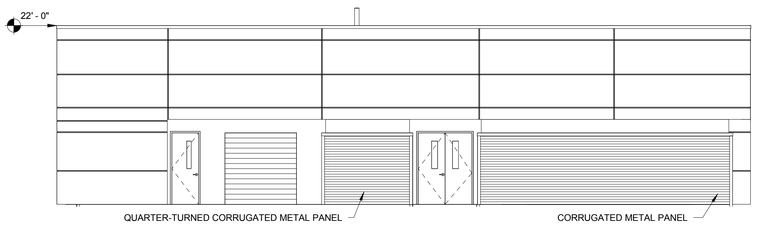
A-301

SITE SUBMITTAL



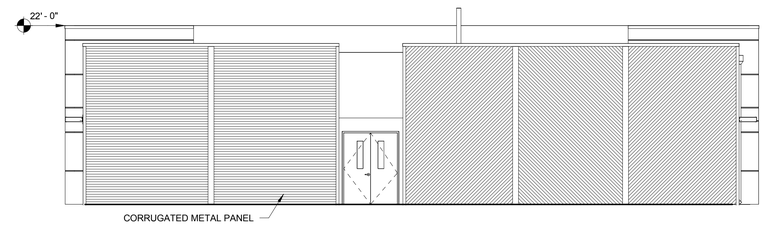
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



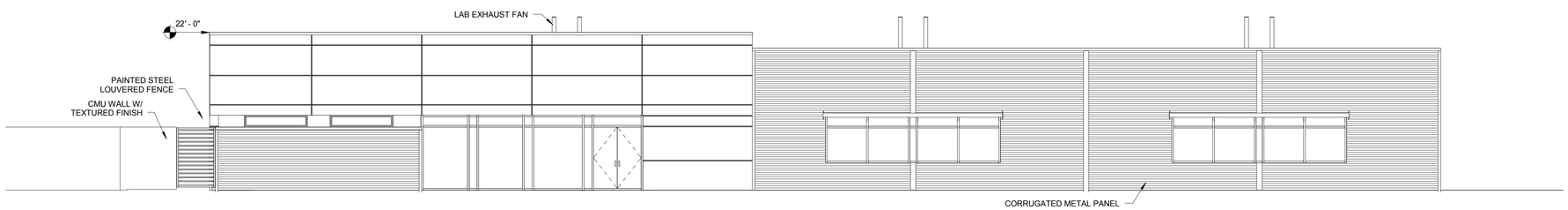
WEST ELEVATION

SCALE: 1/8" = 1'-0"



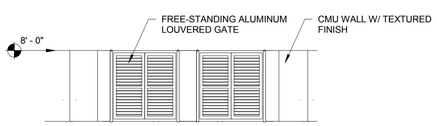
EAST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DUMPSTER ENCLOSURE

SCALE: 1/8" = 1'-0"

RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
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5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

COPELAND PARK
BUILDING 2

ALACHUA, FLORIDA

NOT FOR CONSTRUCTION

CONSULTANTS

AEI Affiliated Engineers

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	10/31/16
REVIEWED BY:	MPV
DRAWN BY:	ALM
DESIGNED BY:	RSC

501-0139-000

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SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-302

SITE SUBMITTAL

30% LANDSCAPED AREA REQUIREMENT

Per City of Alachua Comprehensive Plan Future Land Use Element, Objective 2.4, Policy 2.4.a

POD 1	
TOTAL SITE AREA	229,256 S.F.
TOTAL PROPOSED LANDSCAPED AREA	73,091 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 30%)	31.9%
POD 2	
TOTAL SITE AREA	229,256 S.F.
TOTAL PROPOSED LANDSCAPED AREA	76,690 S.F.
LANDSCAPED AREA % OF TOTAL SITE AREA (MIN. 30%)	33.5%

PARKING AREA LANDSCAPE REQUIREMENTS [Sec. 6.2.2(D)(2)(a) & (b)]

DESCRIPTION	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
PARKING AREA PERIMETER LANDSCAPE (POD 1)	PARKING PERIMETER = 310 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 13 CANOPY TREES REQUIRED 7 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	13 CANOPY TREES PROVIDED 7 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE (POD 1)	PARKING AREA = 13,337 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 7 CANOPY TREES REQUIRED 70 SHRUBS REQUIRED	7 CANOPY TREES PROVIDED 70 SHRUBS PROVIDED
PARKING AREA PERIMETER LANDSCAPE (POD 2)	PARKING PERIMETER = 475 L.F. 4 CANOPY TREES PER 100 L.F. 2 UNDERSTORY/ORNAMENTAL PER 100 L.F. CONTINUOUS ROW OF SHRUBS 19 CANOPY TREES REQUIRED 10 UNDERSTORY TREES REQUIRED CONTINUOUS ROW OF SHRUBS	19 CANOPY TREES PROVIDED 10 UNDERSTORY TREES PROVIDED CONTINUOUS ROW OF SHRUBS PROVIDED
INTERIOR PARKING AREA LANDSCAPE (POD 2)	PARKING AREA = 22,834 S.F. 1 CANOPY TREE REQUIRED PER 2,000 S.F. 10 SHRUBS REQUIRED PER CANOPY TREE REQUIRED 12 CANOPY TREES REQUIRED 120 SHRUBS REQUIRED	12 CANOPY TREES PROVIDED 120 SHRUBS PROVIDED

SITE LANDSCAPE CALCULATIONS [Sec. 6.2.2(D)(1)(c)]

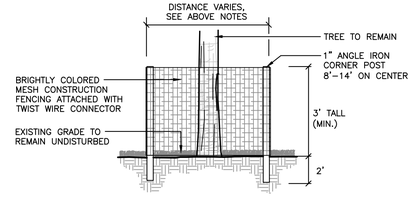
DESCRIPTION	TREE REQUIREMENTS	TREES PROVIDED
PRIMARY SIDE CANOPY TREES (NORTH SIDE, ENTIRE SITE)	3 TREES PER ACRE X 5.26 ACRES = 16 CANOPY TREES REQUIRED	16 CANOPY TREES PROVIDED
REAR SIDE CANOPY TREES (SOUTH SIDE, ENTIRE SITE)	2 TREES PER ACRE X 5.26 ACRES = 11 TREES REQUIRED	11 CANOPY TREES PROVIDED
EAST SIDE CANOPY TREES	2 TREES PER ACRE X 5.26 ACRES = 11 TREES REQUIRED	11 CANOPY TREES PROVIDED
WEST SIDE CANOPY TREES (ENTIRE SITE)	2 TREES PER ACRE X 5.26 ACRES = 11 TREES REQUIRED	11 CANOPY TREES PROVIDED
SITE UNDERSTORY TREES (ENTIRE SITE)	6 UNDERSTORY TREES PER ACRE X 5.26 ACRES = 32 TREES REQUIRED 50% IN FRONT (NORTH) = 16 TREES REQUIRED 25% ON EAST SIDE = 8 TREES REQUIRED 25% ON WEST SIDE = 8 TREES REQUIRED 32 UNDERSTORY TREES REQUIRED	FRONT (NORTH) SIDE 16 UNDERSTORY TREES PROVIDED EAST SIDE 8 UNDERSTORY TREES PROVIDED WEST SIDE 8 UNDERSTORY TREES PROVIDED 32 UNDERSTORY TREES PROVIDED
POD 1 BUILDING FACADE	541 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 22 CANOPY TREES REQUIRED + ROW OF SHRUBS	22 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED
POD 2 BUILDING FACADE	497 LINEAR FEET 4 CANOPY TREES PER 100 LIN. FT. REQUIRED = 20 CANOPY TREES REQUIRED + ROW OF SHRUBS	20 CANOPY TREES PROVIDED ROW OF SHRUBS PROVIDED

PERIMETER BUFFER LANDSCAPE REQUIREMENTS [Section 6.2.2(D)(3)]

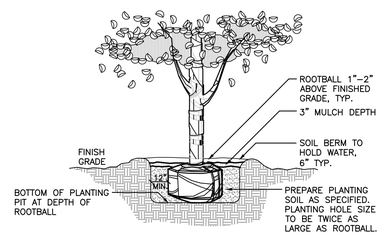
LOCATION	BUFFER LENGTH & TYPE	LANDSCAPE REQUIRED	LANDSCAPE PROVIDED
EASTERN PERIMETER	719 L.F. BUFFER TYPE 'B'	OPTION 2 (1) CANOPY TREE / 40 LIN. FT. + CONTINUOUS HEDGE	18 PROPOSED CANOPY TREES + CONTINUOUS HEDGE
WESTERN PERIMETER	386 L.F. BUFFER TYPE 'B'	OPTION 2 (1) CANOPY TREE / 40 LIN. FT. + CONTINUOUS HEDGE	10 PROPOSED CANOPY TREES + CONTINUOUS HEDGE
SOUTHERN PERIMETER	450 L.F. BUFFER TYPE 'B'	OPTION 2 (1) CANOPY TREE / 40 LIN. FT. + CONTINUOUS HEDGE	12 PROPOSED CANOPY TREES + CONTINUOUS HEDGE

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE
IAE	5	ILEX X ATTENUATA 'EAST PALATKA'	EAST PALATKA HOLLY	8' HT., MIN.
INS	22	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	1.5" CAL., MIN.
LIM	13	LAGERSTROEMIA INDICA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	1.5" CAL., MIN.
LT	19	LIRIODENDRON TULIPIFERA	TULIP TREE	8' HT., MIN.
MG	38	MAGNOLIA GRANDIFLORA 'DD BLANCHARD'	DD BLANCHARD MAGNOLIA	8' HT., MIN.
QA	6	QUERCUS AUSTRINA	BLUFF OAK	8' HT., MIN.
QVP	18	QUERCUS VIRGINIANA 'PARK SIDE'	PARK SIDE LIVE OAK	8' HT., MIN.
TD	32	TAXODIUM DISTICHUM	BALD CYPRESS	8' HT., MIN.
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SP	8	SABAL PALMETTO	CABBAGE PALM	12' C.T., 12" MIN. DBH 24" HT., MIN.
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	
BX	151	BUXUS MICROPHYLLA	BOXWOOD	24" HT., MIN.
DV	58	DIETES VEGETA	AFRICAN IRIS	24" HT., MIN.
IDB	591	ILEX CORNUTA 'DWARF BURFORDII'	DWARF BURFORD HOLLY	24" HT., MIN.
PD	296	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	DWARF PODOCARPUS	24" HT., MIN.
RI	58	RHAPHIOLEPIS INDICA 'ELEANOR TABER'	INDIAN HAWTHORN 'ELEANOR TABER'	24" HT., MIN.
VOS	64	VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT'	MRS. SCHILLER'S DELIGHT VIBURNUM	3 GAL., 16" HT. X 12" SPR.
SOD/SEED		**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
SOD		PASPALUM NOTATUM 'ARGENTINE'	BAHIA GRASS	WEED FREE AND SAND GROWN SOD

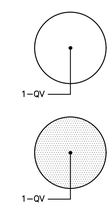


1 TREE PROTECTION DETAIL
SCALE: N.T.S.



2 TREE PLANTING DETAIL
SCALE: N.T.S.

LEGEND



NEW TREES TO BE ADDED

PLANT MATERIAL TO BE INSTALLED AS PART OF POD 2 CONSTRUCTION

GENERAL NOTES

ALL ASPHALT, LIMEROCK, AND CONSTRUCTION DEBRIS TO BE REMOVED FROM PLANTING BEDS AND AREAS TO BE SODDED PRIOR TO LANDSCAPE INSTALLATION. PLANTING DEPTH OF SOIL IN SUCH AREAS SHOULD BE AT LEAST 3'. IF FILL MUST BE ADDED, IT MUST BE FLORIDA CLEAN DEEP FILL (FREE OF WEED SEEDS) SANDY LOAM WITH pH 5.5–6.5.

CANOPY TREES SHALL BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AND ORNAMENTAL OR UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF ONE AND A HALF (1.5) INCHES, UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.

ALL TREES TO BE PLANTED 1"–2" ABOVE FINISHED GRADE.

ALL LANDSCAPED AREAS TO BE MULCHED WITH 3" THICKNESS OF MULCH. PINE BARK MULCH SHALL BE USED IN ALL AREAS.

LEADER SHOOTS AND MAIN STRUCTURAL LIMBS OF TREES WILL NOT BE TOPPED OR PRUNED. TREES TO BE STAKED AS NEEDED, GUYLINES TO BE NON–SYNTHETIC BIODEGRADABLE MATERIAL.

OWNER SHALL BE RESPONSIBLE FOR (1) THE SURVIVAL OF THE LANDSCAPING ELEMENTS AND (2) REMOVAL OF ALL STAKING SYSTEMS WITHIN ONE YEAR. TREES WILL BE STAKED ONLY IF NECESSARY, AND IF STAKED, BIODEGRADABLE TWINE WILL BE USED.

GRASSING

ALL DISTURBED AND UNPAVED AREAS TO BE GRASSED WITH NOXIOUS WEED AND TROPICAL SODA APPLE FREE SOD OR SEEDED AND MULCHED. SEE CIVIL SITE PLANS FOR ADDITIONAL RELATED INFORMATION.

PLANT MATERIAL

ALL PLANT MATERIAL TO BE FLORIDA NO.1 OR BETTER, GRADED IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.

10% OPEN SPACE REQUIREMENT

CITY OF ALACHUA LDR SECTION 6.7.3 (A) STATES THAT THE MINIMUM OPEN SPACE SET ASIDE SHALL BE 10% OF THE DEVELOPMENT SITE. SEE CIVIL PLANS FOR OPEN SPACE CALCULATIONS.

IRRIGATION

LANDSCAPE IRRIGATION TO BE PROVIDED BY AUTOMATIC IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF ALACHUA LDR SECTION 6.2.2(D)(6)(B)(vi). SEE SHEETS IR–1 AND IR–3 FOR IRRIGATION PLANS.

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LC26000084
CHW
Professional Consultants

SCALE: N/A

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

CONSTRUCTION/BID REVISIONS:

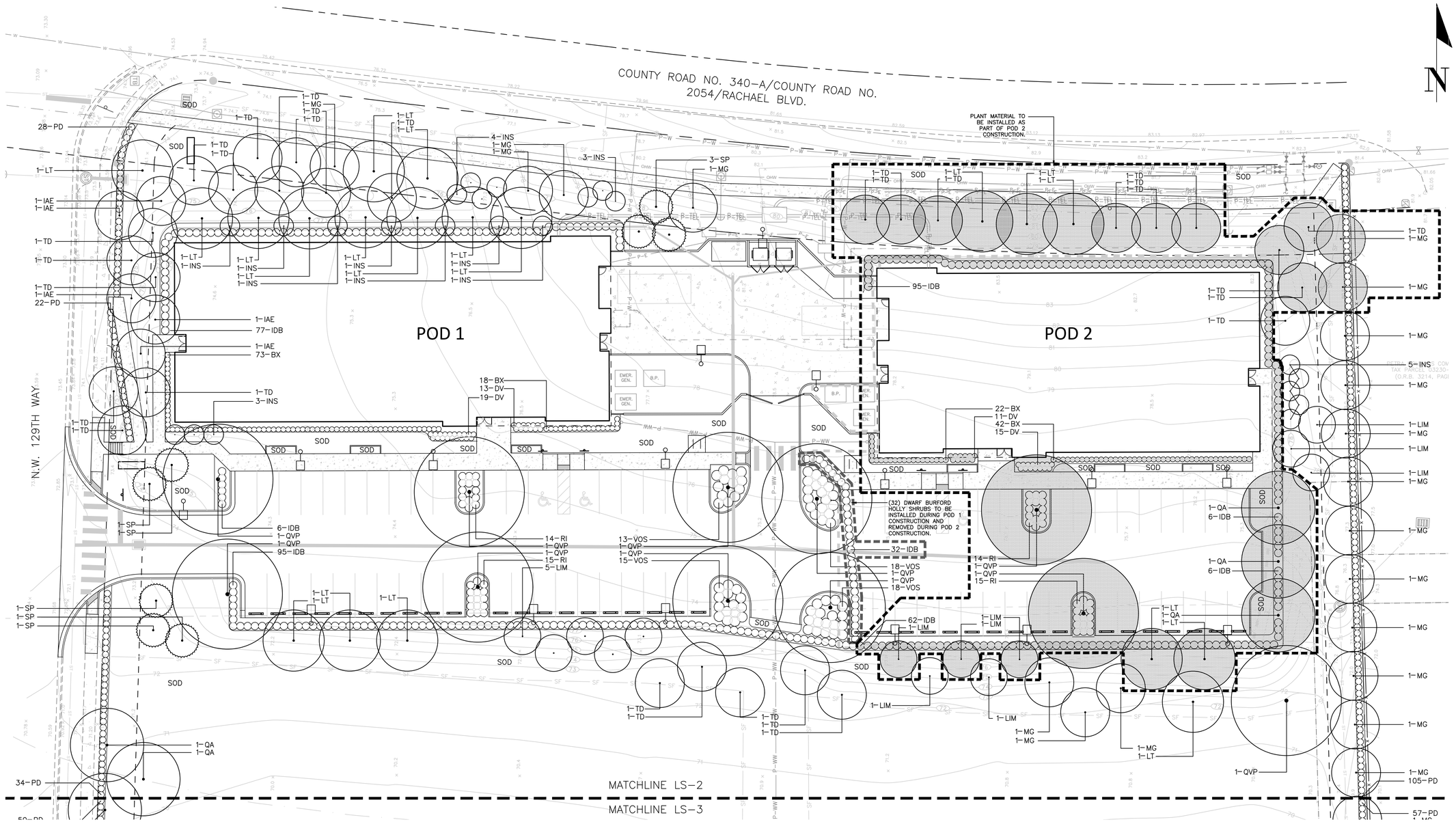
SUBMITTALS:
10/31/16 CITY OF ALACHUA REVIEW
11/23/16 CITY OF ALACHUA REVIEW
01/05/16 CITY OF ALACHUA REVIEW
02/03/17 CITY OF ALACHUA REVIEW
12/13/18 CITY OF ALACHUA REVIEW

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAND PARK PHASE I
SHEET TITLE: LANDSCAPE NOTES & DETAILS

TECHNICIAN: C. TOLAR
DESIGNER: C. TOLAR
QUALITY CONTROL: L. HALL
PROJECT NUMBER: 16–0386

SHEET NO.: LS–1

Tech: cstall Plot Date: Dec 12,2018 2:41pm Filename: L:\2016\16-0386\Design\03_Production\03_SPR\02_Current\16-386-design-base.dwg



GRAPHIC SCALE

0 10 20 40

132 NW 76th Drive
Gainesville, FL 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LC26000084
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE BAR IS 1" INCH ON THIS SHEET. 0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 CITY OF ALACHUA REVIEW
11/23/16 CITY OF ALACHUA REVIEW
01/05/16 CITY OF ALACHUA REVIEW
02/03/17 CITY OF ALACHUA REVIEW
12/13/18 CITY OF ALACHUA REVIEW

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: C. TOLAR
DESIGNER: C. TOLAR
QUALITY CONTROL: L. HALL
PROJECT NUMBER: 16-0386

SHEET NO.: LS-2

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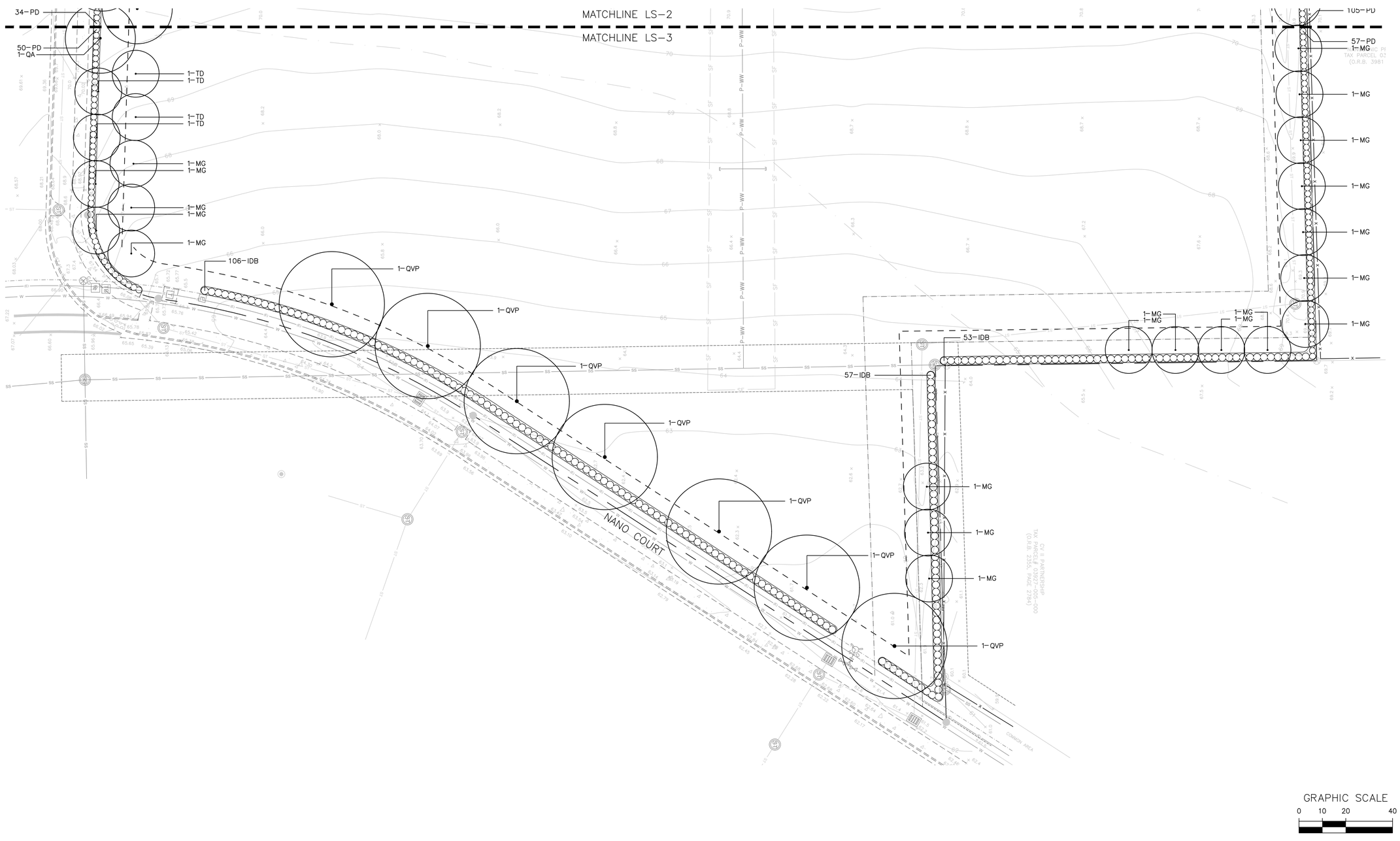

N

Tech: cwell Plot Date: Dec 12,2016 3:41pm Filename: L:\2016\16-0386\Design\03_Production\02_SPR\02_Sorrett\16-386-design-base.dwg

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Gainesville, Florida 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LC26000564
CHW
Professional Consultants

SCALE: 1"=20'

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

CONSTRUCTION/BID REVISIONS:

SUBMITALS:

10/31/16	CITY OF ALACHUA REVIEW
11/22/16	CITY OF ALACHUA REVIEW
01/05/16	CITY OF ALACHUA REVIEW
02/03/17	CITY OF ALACHUA REVIEW
12/13/18	CITY OF ALACHUA REVIEW

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: LANDSCAPE PLAN

TECHNICIAN: C. TOLAR

DESIGNER: C. TOLAR

QUALITY CONTROL: L. HALL

PROJECT NUMBER: 16-0386

SHEET NO.: LS-3

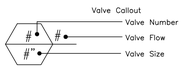
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
A	Two Hunter PCB–25	360	30	0.50	1'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
F	Hunter PROS–12 with GPH Irrigation Products GDFN
	Three HB–60T Single Outlet Emitter
	Area to Receive Dripline Hunter PLD–10–102 On–Surface Pressure Compensating Landscape Dripline. 0.9GPH emitters at 12.0" O.C. Dripline laterals spaced at 16.0" apart, with emitters offset for triangular pattern. UV Resistant.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter PGV–101G in 12" Valve Box.
	Install Nibco 1" PVC bal valve and Rain Bird LCRBY100 filter in Jumbo Valve Box prior to each group of valves.
BF	Wilkins 975XL 1" Backflow Preventer
C	Hunter PC–1200 12 Station Controller
S	Hunter WR–CLIK Wireless Rain Click
M	Water Meter $\frac{3}{4}$"
	Irrigation Lateral Line: PVC Class 160
	Irrigation Mainline: PVC 1–1/2" Class 200 SDR 21
	Pipe Sleeve: PVC Schedule 40 Extend sleeves 18 inches beyond edges of paving or construction.

PHASE 1 IRRIGATION SHALL BE THE INSTALLATION OF ZONES 1–8. PHASE 1 IRRIGATION CONTRACTOR SHALL INSTALL FIVE SPARE WIRES TO ZONE 4 CONTROL VALVE FOR FUTURE EXPANSION ALONG WITH A TEE AND THREE FOOT STUB OF MAINLINE CAPPED.



1.0 GENERAL

1.1 SUMMARY: Includes but not limited to:
A. Furnishing and installing sprinkler system as described in Contract Documents complete with accessories necessary for proper functioning.

1.2 SYSTEM DESCRIPTION:
A. Design Requirements:
1. Layout of Irrigation Heads:
a. Location of heads shown on Drawings is approximate. Actual placement may vary slightly as is required to achieve full, even coverage without spraying onto buildings, sidewalks, fences, etc.
b. During layout, consult with Landscape Architect to verify proper placement and make recommendations, where revisions are advisable.

1.3 QUALITY ASSURANCE:
A. Regulatory Requirements:
1. Work and materials shall be in accordance with latest rules and regulations, and other applicable state or local laws. Nothing in Contract Documents is to be construed to permit work not conforming to these codes.
B. Pre-Installation Conference:
1. Meet with Owner and Landscape Architect to discuss and clarify all aspects of job requirements prior to commencing work of this Section.
C. System Adjustments:
1. Minor adjustments in system will be permitted to avoid existing fixed obstructions.
2. Mainline, laterals, and valves are shown for clarity purposes only. All irrigation equipment to be with landscape area. Mainline, laterals and valves to be installed as far away from existing and new specimen trees as possible.
D. 1. Documentation and submittal of actual water supply performance prior to commencing installation.

1.4 SUBMITTALS:
A. Record Drawings:
1. Prepare an accurate as-built drawing as installation proceeds to be submitted prior to final inspection. Drawing shall include:
a. Detail and dimension changes made during construction.
b. Significant details and dimensions not shown in original Bidding Documents.
2. Maintain, at job site, one copy of Contract Documents (as defined in General Conditions) and relevant shop drawings.
3. Clearly mark each document "PROJECT RECORD COPY" and maintain in good condition for use of the Landscape Architect and Owner.
4. As-built drawing shall be provided in PDF format.
5. Submit product literature for all sprinklers, valves, pipe, wire, wire connectors and controller.
6. Final payment for system will not be authorized until accurate and complete submittals are delivered to the Landscape Architect.
B. Instruction Manual:
1. Provide instruction manual which lists complete instructions for system operation and maintenance.

1.5 PRODUCT STORAGE:
A. During construction and storage, protect materials from damage and prolonged exposure to sunlight.

1.6 WARRANTY:
A. Standard one (1) year warranty stipulated in General Conditions shall include:
1. Completed system including parts and labor.
2. Filling and repairing depressions and replacing plantings due to settlement of irrigation trenches for one (1) year following final acceptance.
3. System adjustment to supply proper coverage to areas to receive water.

1.7 MAINTENANCE:
A. Extra Materials:
1. In addition to installed system, furnish Owner with the following items at close-out:
a. Two sprinkler head bodies of each size and type.
b. Two nozzles for each size and type.
c. Two adjusting keys for each sprinkler head cover type.

2.0 PRODUCTS:

2.1 PIPE, PIPE FITTINGS, AND CONNECTIONS:
A. Pipe shall be continuously and permanently marked with Manufacturer's name, size, schedule, type, and working pressure.
B. Pipe:
1. Pressure Lines: as indicated on plans.
2. Lateral Lines: as indicated on plans.
3. Risers: sch. 80 PVC, gray
C. Fittings:
1. Schedule 40 PVC.
D. Sleeving:
1. Schedule 40 PVC.

2.2 SPRINKLER HEADS:
A. Conform to requirements shown on Drawings as to type, radius of throw, pressure, and discharge.

2.3 AUTOMATIC SPRINKLER SYSTEM:
A. Control valves shall be of size and type indicated on Drawings.
B. Control wire shall be UL listed, color coded copper conductor direct burial size 14. Tape control wire to bottom of main line every ten (10') feet. Where control wire leaves main it shall be enclosed in Class 200 PVC conduit. Use 3M-DBY waterproof wire connectors at splices and locate all splices within valve boxes. Use white or gray color for common wire and other colors for all other wire.
C. Add two extra control wires from panel to valves for use if a wire fails and mark them in the control box as an extra wires. These wires shall be of a different color than the others.

2.4 VALVES:
A. Electric Valves:
1. Make and model shown on Drawings.
B. Gate valves:
1. Bronze construction, angle type, 150 pound class, threaded connections, with cross-type operating handle designed to receive operating key.
C. Automatic Controller:
1. Make and model shown on Drawings.
D. Backflow Preventor:
1. Make and model shown on Drawings.

2.5 VALVE ACCESSORIES:
A. Valve Boxes:
1. Ametek or Brooks rectangular heavy duty valve box with locking lid or Landscape Architect approved equal.
2. Do not install more than one (1) valve in a single box.
3. Valve boxes shall be large enough for easy removal or maintenance of valves.

3.0 EXECUTION:

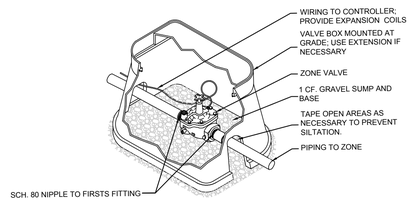
3.1 PREPARATION:
A. Protection:
1. Work of others damaged by this Section during course of its work shall be replaced or repaired by original installer at this Section's expense.

3.2 INSTALLATION:
A. Trenching and Backfilling:
1. Over-excavate trenches by two (2") inches and bring back to indicated depth by filling with fine, rock-free soil or sand.
2. Cover pipe both top and sides with two (2") inches of material specified in paragraph above. In no case shall there be less than two (2") inches of rock-free soil or sand surrounding pipe.
B. Installation of Plastic Pipe:
1. Install plastic pipe in a manner to provide for expansion and contraction as recommended by Manufacturer.
2. Unless otherwise indicated on Drawings, install main lines with a minimum cover of eighteen (18") inches based on finish grade. Install lateral lines with a minimum cover of twelve (12") inches based on finish grade.
3. Install pipe and wires under driveways or parking areas in specified sleeves a minimum of eighteen (18") inches below finish grade or as shown on Drawings.
4. Locate no sprinkler head closer than twelve (12") inches from building foundation. Heads immediately adjacent to mowing strips, walks or curbs shall be one (1") inch below top of mowing strip, walk or curb and have a minimum of one (12") inch clearance between head and walk or curb.
5. Drawings show arrangement of piping. Should local conditions necessitate rearrangement, obtain approval of Landscape Architect prior to proceeding with work.
6. Cut plastic pipe square. Remove burrs at cut ends prior to installation so unobstructed flow will result.
7. Make solvent weld joints in the following manner:
a. Clean mating pipe and fitting with clean, dry cloth and apply one (1) coat of P-70 primer to each.
b. Apply uniform coat of 711 solvent to outside of pipe.
c. Apply solvent to fitting in similar manner.
d. Reapply a light coat of solvent to pipe and quickly insert into fitting.
e. Give pipe or fitting a quarter turn to insure even distribution of solvent and make sure pipe is inserted to full depth of fitting socket.
f. Hold in position for fifteen (15) seconds minimum or long enough to secure joint.
g. Wipe off solvent appearing on outer shoulder of fitting.
h. Do not use an excessive amount of solvent thereby causing an obstruction to form on the inside of pipe.
i. Allow joints to set at least 24 hours before applying pressure to PVC pipe.
8. Tape threaded connection with teflon tape.
9. Install concrete thrust blocks wherever change of direction occurs a PVC main pressure lines unless otherwise detailed on Drawings.
C. Control Valves and Controller:
1. Install controller, control wires, and valves in accordance with Manufacturer's recommendations and according to applicable electrical code.
2. Install valves in plastic boxes with reinforced heavy duty plastic covers. Locate valve box tops at finish grade.
3. Install remote control valves in valve boxes positioned over valve so all parts of valve can be reached for service. Set cover of valve box even with finish grade.
4. Install all valve boxes over nine (9") inches of gravel for drainage.
D. Sprinkler Heads:
1. Prior to the installation of sprinkler heads, open control valves and use full head of water to flush out system.
2. Set sprinkler heads perpendicular to finish grade.
3. Set lawn sprinkler heads adjacent to existing walks, curbs, and other paved areas to grade.
E. Dripline:
1. Install 6" pop up spray and closed nozzle by drip zone control valves to be used as zone operation indicator.
2. Stake dripline every eight feet with 6" sod staple.

3.3 ADJUSTMENT AND CLEANING:
A. Adjust heads to proper grade when turf is sufficiently established to allow walking on it without appreciable harm. Such lowering or raising of of heads shall be part of the original contract with no additional charge to the Owner.
B. Adjust sprinkler heads for proper distribution and trim to ensure spray does not fall on building.
C. Adjust watering time of valves to provide proper amounts of water to all plants.

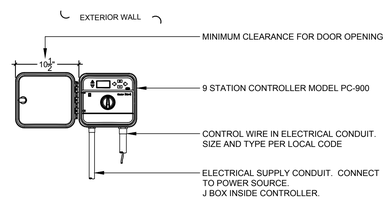
3.4 DEMONSTRATION:
A. After system is installed and approved, instruct Owners Representative in complete operation and maintenance.

END OF SECTION

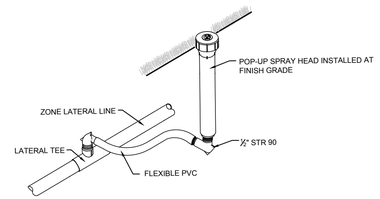


INSTALL TOP OF VALVE A MAXIMUM OF 15" FROM FINISHED GRADE.

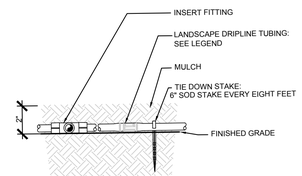
1 ZONE VALVE INSTALLATION DETAIL
N.T.S.



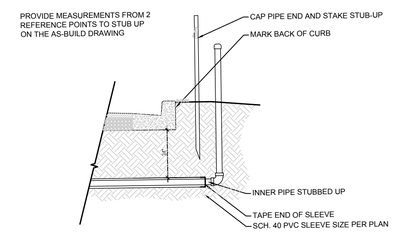
2 CONTROLLER DETAIL
N.T.S.



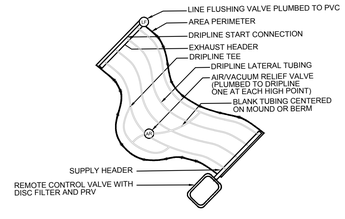
3 SPRAY HEAD INSTALLATION DETAIL
N.T.S.



4 DRIPLINE INSTALLATION DETAIL
N.T.S.



5 SLEEVEING ROUGH-IN DETAIL
N.T.S.



6 IRREGULAR AREA DRIPLINE INSTALLATION DETAIL
N.T.S.

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976, (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LC26000564
CHW
Professional Consultants

SCALE: N/A
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:	
10/31/16	CITY OF ALACHUA REVIEW
01/27/16	CITY OF ALACHUA REVIEW
01/05/16	CITY OF ALACHUA REVIEW
02/03/17	CITY OF ALACHUA REVIEW
12/13/18	CITY OF ALACHUA REVIEW

CLIENT: CONCEPT DEVELOPMENT, INC.
PROJECT: COPELAND PARK PHASE I
SHEET TITLE: IRRIGATION DETAILS & SPECIFICATIONS

TECHNICIAN: C. TOLAR
DESIGNER: C. TOLAR
QUALITY CONTROL: L. HALL
PROJECT NUMBER: 16–0386

SHEET NO.: IR–1

Tech: cwall Plot Date: Dec 12,2018 2:39pm Filename: L:\2016\16-0386\Design\03_Production\02_SPR\03_Current\16-386-design-base - IR.dwg

COUNTY ROAD NO. 340-A/COUNTY ROAD NO. 2054/RACHAEL BLVD.

MATCHLINE IR-2

MATCHLINE IR-3

PETRA HOLDINGS CO
TAX PARCEL 03230-
(O.R.B. 3214, PAGI

KNOW WHAT'S BELOW
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It's fast, it's free, it's the law.
Call 811 two business days before digging

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0 10 20 40

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(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA
LC26000584
CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 CITY OF ALACHUA REVIEW
12/23/16 CITY OF ALACHUA REVIEW
01/05/16 CITY OF ALACHUA REVIEW
02/03/17 CITY OF ALACHUA REVIEW
12/13/18 CITY OF ALACHUA REVIEW

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: C. TOLAR
DESIGNER: C. TOLAR
QUALITY CONTROL: L. HALL
PROJECT NUMBER: 16-0386

SHEET NO.: IR-2

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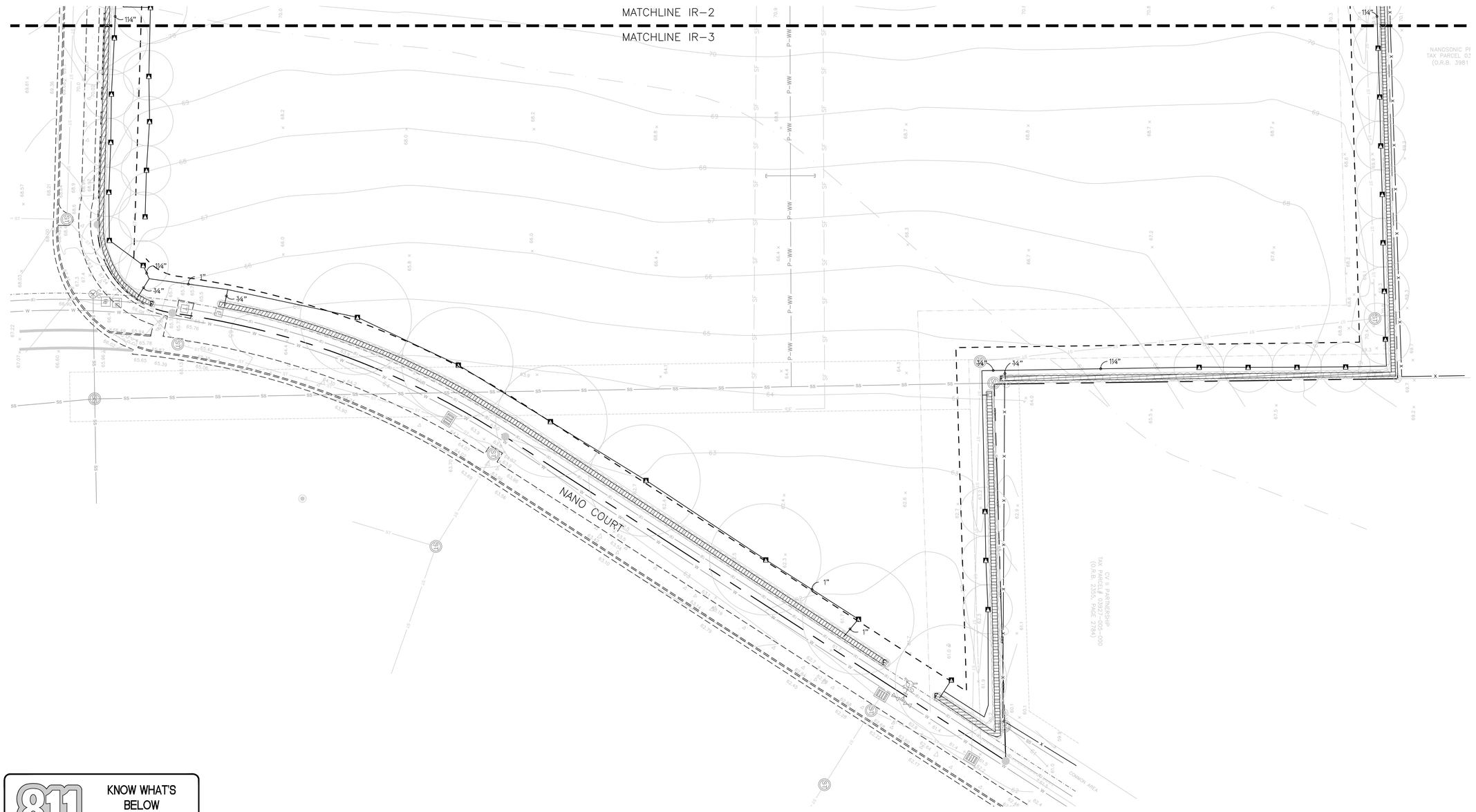

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CHW
Professional Consultants

SCALE: 1"=20'

VERIFY SCALE
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0 1"
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CONSTRUCTION/BID REVISIONS:

SUBMITTALS:
10/31/16 CITY OF ALACHUA REVIEW
11/29/16 CITY OF ALACHUA REVIEW
01/05/16 CITY OF ALACHUA REVIEW
02/03/17 CITY OF ALACHUA REVIEW
12/13/18 CITY OF ALACHUA REVIEW

CLIENT: CONCEPT DEVELOPMENT, INC.

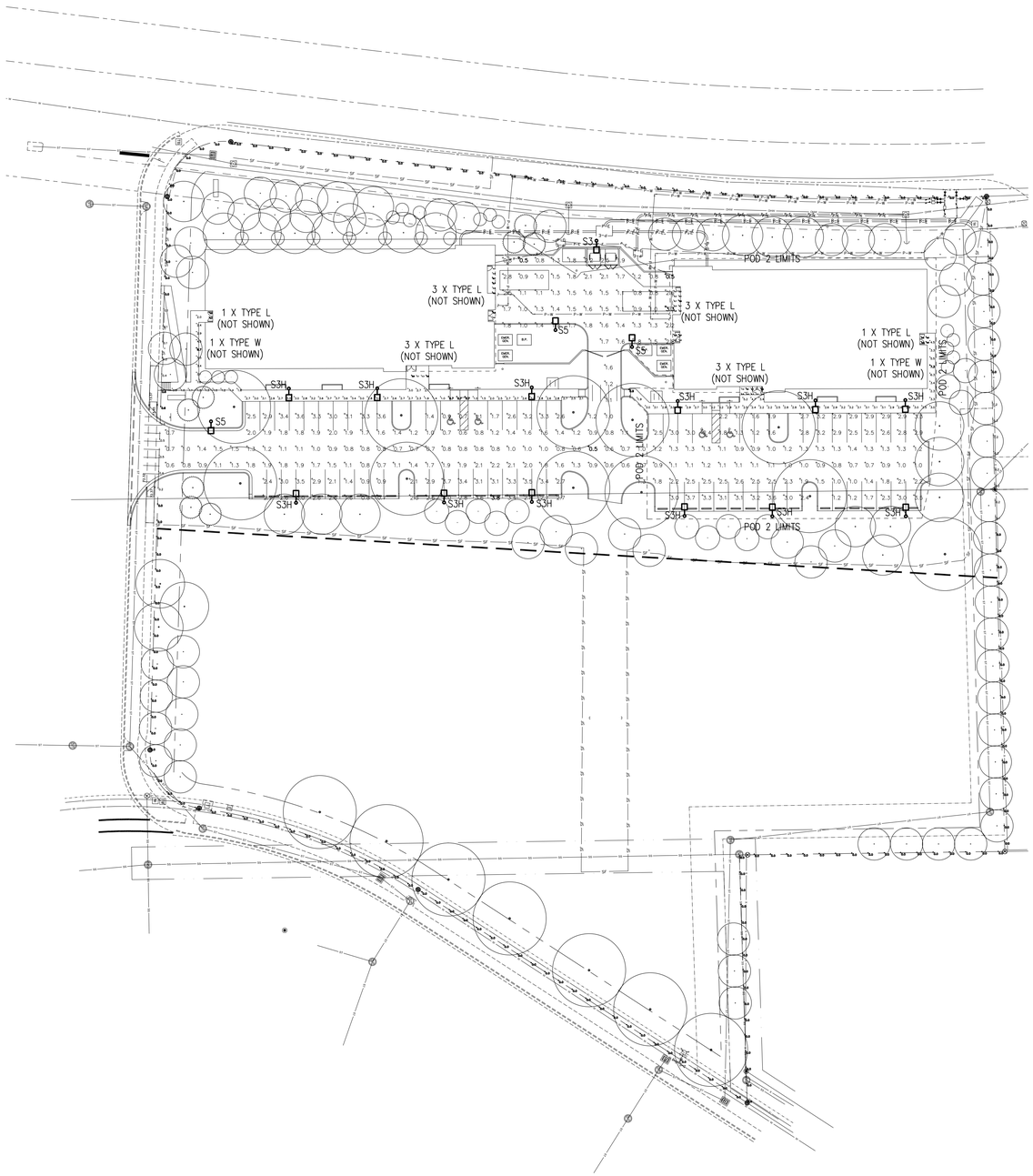
PROJECT: COPELAND PARK PHASE I

SHEET TITLE: IRRIGATION PLAN

TECHNICIAN: C. TOLAR
DESIGNER: C. TOLAR
QUALITY CONTROL: L. HALL
PROJECT NUMBER: 16-0386

SHEET NO.: IR-3

Tech: cwall Plot Date: Dec 12,2018 2:40pm Filename: L:\2016\16-0386\Design\03_Production\03_SPR\03_Current\16-386-design-base - IR.dwg



PHOTOMETRIC STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
LEFT FRONT ENTRY	+	4.2 fc	4.6 fc	3.9 fc	1.2:1	1.1:1
LEFT SERVICE ENTRY	+	5.3 fc	6.7 fc	4.3 fc	1.6:1	1.2:1
LEFT SIDE ENTRY	+	4.2 fc	4.4 fc	4.0 fc	1.1:1	1.1:1
LEFT SIDEWALK	+	2.5 fc	6.7 fc	0.7 fc	9.6:1	3.6:1
PARKING LOT	+	1.8 fc	3.8 fc	0.5 fc	7.6:1	3.6:1
PROPERTY LINE	+	0.0 fc	0.6 fc	0.0 fc	N / A	N / A
RIGHT FRONT ENTRY	+	5.7 fc	7.1 fc	3.2 fc	2.2:1	1.8:1
RIGHT FRONT WALK	+	3.2 fc	7.3 fc	0.9 fc	8.1:1	3.6:1
RIGHT SERVICE ENTRY	+	5.7 fc	7.0 fc	4.7 fc	1.5:1	1.2:1
RIGHT SIDE ENTRY	+	4.1 fc	4.2 fc	4.0 fc	1.1:1	1.0:1
SERVICE YARD	+	1.5 fc	3.3 fc	0.5 fc	6.6:1	3.0:1

LUMINAIRE SCHEDULE FOR PHOTOMETRICS

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts	MH
	S5	3	COOPER	GLEON-AE-01-LED--E1-5MQ	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE V MEDIUM OPTICS		GLEON-AE-01-LED-E1-5MQ.ies	5644	0.81	56	15
	S3	1	COOPER	GLEON-AE-01-LED--E1-T3	GALLEON LED AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE III OPTICS		GLEON-AE-01-LED-E1-T3.ies	5374	0.81	56	15
	S3H	12	COOPER	GLEON-AE-02-LED--E1-T3-700	GALLEON LED AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS		GLEON-AE-02-LED-E1-T3-700.ies	7676	0.81	72	15
	L	14	KIRLIN	LRR-07462-WFL	1 WHITE CIRCUIT BOARD WITH 4 LEDS, SPUN WHITE PAINTED METAL REFLECTOR, CLEAR PRISMATIC FLAT GLASS LENS	FOUR WHITE LEDs	LRR-07462-WFL.IES	1187	0.81	21	CEIL RECESS 9.5
	W	2	H.E. WILLIAMS	VWPH-L30-740-T3 CGL-OPT-EDD-UNV	VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH TYPE III MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND CLEAR GLASS LENS.	(4) LUXEON M 4000K LEDS	VWPH-L30-740-T3-CLR-OPT-EDD-UNV.IES	3106	0.81	88	9

GENERAL NOTES

1. HIGHLIGHTED POINTS REPRESENT MAXIMUM/MINIMUM VALUE FOR EACH AREA.
2. FIXTURES WILL BE CONTROLLED WITH PHOTOCELL AND OPERATE DUSK-TO-DAWN.
3. POLE LIGHT LOCATIONS HAVE BEEN COORDINATED WITH EXISTING AND PROPOSED TREES.

NORTH

SITE PHOTOMETRIC PLAN

SCALE: 1" = 40'

NIX ENGINEERING INC.
2711 NW 6TH ST, STE B
GAINESVILLE, FL 32609
(352) 271-9900

FLORIDA CA#8798, PE#28635
GEORGIA CA#PEF003627, PE#14888

Project Number	1699
Date	12/11/18
Designed By	KWH
Checked By	KWH

Rev	Date	Description

NIX ENGINEERING, INC.
CONSULTING ENGINEERS
2711 NW 6TH ST, STE B
GAINESVILLE, FLORIDA

COPELAND PARK
SITE PHOTOMETRIC PLAN
NW 6TH PL
GAINESVILLE, FL

Drawing Number

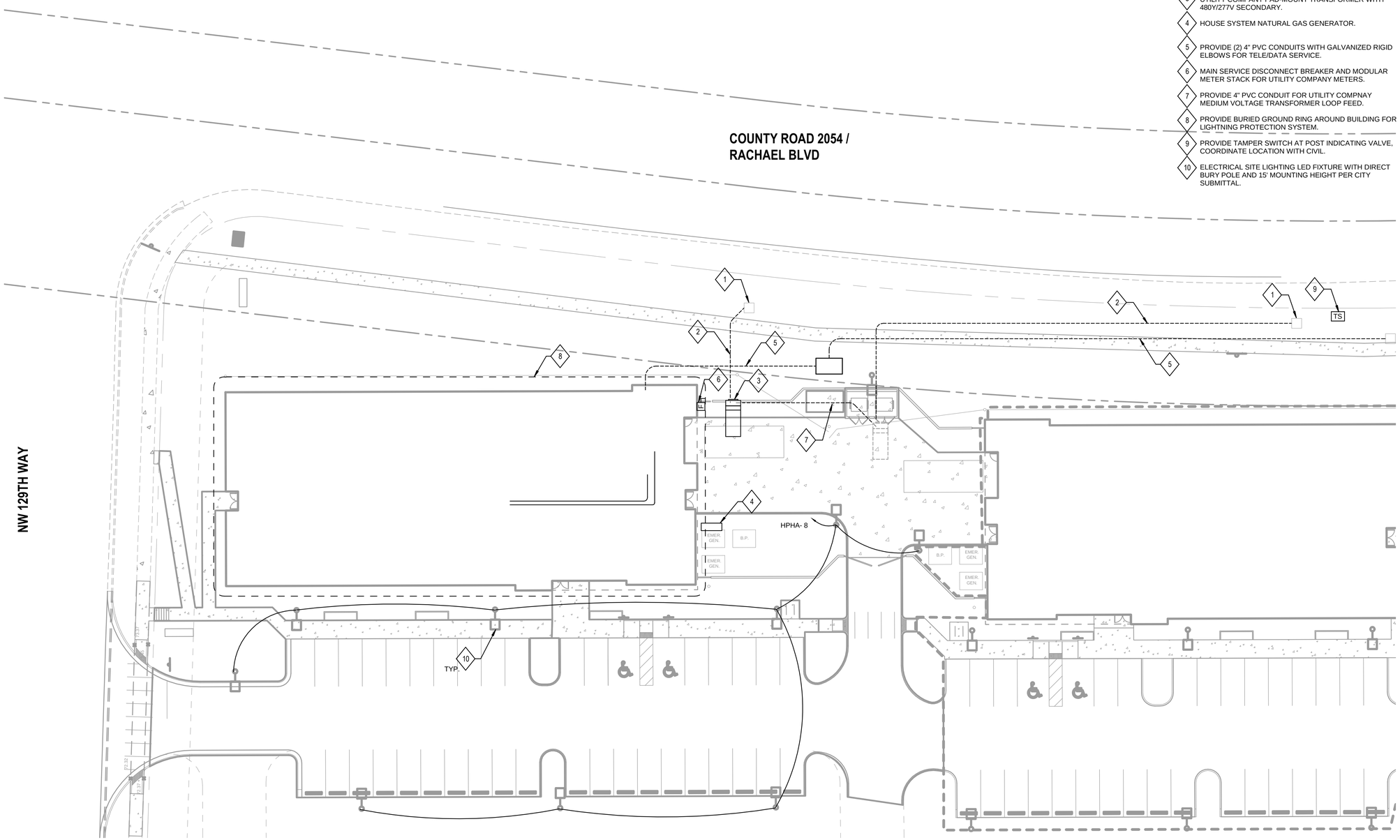
E-1

GENERAL NOTES

1. ELECTRICAL SITE UTILITY WORK TO BE COORDINATED WITH CITY OF ALACHUA.
2. CIRCUIT EXTERIOR LIGHTING VIA TIMECLOCK AND PHOTOCELL CONTROL.

SHEET KEYNOTES

1. EXISTING UTILITY COMPNAY CONCRETE POLE AND OVERHEAD MEDIUM-VOLTAGE CONDUCTORS.
2. PROVIDE (2) 4" PVC CONDUITS FROM EXISTING UTILITY POLE TO UTILITY COMPANY PAD-MOUNTED TRANSFORMER. PROVIDE GALVANIZED RIGID STEEL CONDUIT ELBOWS AT TRANSITION TO ABOVE GRADE.
3. UTILITY COMPANY PAD-MOUNT TRANSFORMER WITH 480Y/277V SECONDARY.
4. HOUSE SYSTEM NATURAL GAS GENERATOR.
5. PROVIDE (2) 4" PVC CONDUITS WITH GALVANIZED RIGID ELBOWS FOR TELE/DATA SERVICE.
6. MAIN SERVICE DISCONNECT BREAKER AND MODULAR METER STACK FOR UTILITY COMPANY METERS.
7. PROVIDE 4" PVC CONDUIT FOR UTILITY COMPNAY MEDIUM VOLTAGE TRANSFORMER LOOP FEED.
8. PROVIDE BURIED GROUND RING AROUND BUILDING FOR LIGHTNING PROTECTION SYSTEM.
9. PROVIDE TAMPER SWITCH AT POST INDICATING VALVE, COORDINATE LOCATION WITH CIVIL.
10. ELECTRICAL SITE LIGHTING LED FIXTURE WITH DIRECT BURY POLE AND 15' MOUNTING HEIGHT PER CITY SUBMITTAL.



N

1 **ELECTRICAL SITE PLAN**

SCALE: 1" = 20'-0"

RS&H

RS&H, Inc.
10748 Deerwood Park Blvd. South
Jacksonville, Florida 32256-0597
904-256-2500 Fax 904-256-2503
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956 *
5620 * LCC000210 * GB238

CONCEPT CONSTRUCTION

COPELAND PARK
BUILDING 1
ALACHUA, FLORIDA

CONSULTANTS

AEI Affiliated Engineers

ENGINEER-OF-RECORD
TOBY S. SMITH FL P.E. NO. 71672

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	06/01/17
REVIEWED BY:	TSS
DRAWN BY:	LFW
DESIGNED BY:	TSS

RS&H PROJECT NO.
501-0193-000

© 2017 RS&H, INC.

SHEET TITLE

ELECTRICAL SITE PLAN

SHEET NUMBER

E100

100% CONSTRUCTION DOCUMENTS

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Site Plan Application

Reference City of Alachua Land Development Regulations Article 2.4.9

A. PROJECT

1. Project Name: COPELAND PARK PHASE I
2. Address of Subject Property: 14189 NW 129TH WAY
3. Parcel ID Number(s): PORTION OF TAX PARCEL NUMBERS 03230-002-000 & 03927-000-000 & 03230-002-003
4. Existing Use of Property: GRAZING LAND SOIL CAPABILITY CLASS VI
5. Future Land Use Map Designation : INDUSTRIAL
6. Zoning Designation: INDUSTRIAL, LIGHT, AND WAREHOUSING (ILW)
7. Acreage: ±6.69

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): DANIEL YOUNG Title: PROJECT MANAGER
   Company (if applicable): CHW
   Mailing address: 11801 RESEARCH DRIVE
   City: ALACHUA State: FL ZIP: 32615
   Telephone: (352)538-6196 FAX: e-mail: DANIELY@CHW-INC.CO
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): ADC DEVELOPMENT & INVESTMENT & ALACHUA COPELAND PARK INVESTMENTS, L
   Mailing Address: P.O. BOX 238 & 3917 NW 97TH BLVD.
   City: LAKE BUTLER & GAINESVILLE State: FL ZIP: 32054 & 32606

   * 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. Site Plan including but not limited to:
   a. Name, location, owner, and designer of the proposed development.
   b. Zoning of the subject property.
   c. Vicinity map - indicating general location of the site and all abutting streets and properties.
   d. Complete legal description.
   e. Statement of Proposed Uses.
   f. Location of the site in relation to adjacent properties, including the means of ingress and egress to such properties and any screening or buffers along adjacent properties.
   g. Date, north arrow, and graphic scale (not to exceed one (1) inch equal to fifty (50) feet.)
   h. Area and dimensions of site.
   i. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, and gutters.
   j. Access and points of connection to utilities (electric, potable water, sanitary sewer, gas, etc.)
   k. Location and dimensions of all existing and proposed parking areas and loading areas.
   l. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas) with detail illustrating compliance with Section 6.2.2 of the Land Development Regulations.

m. Location and size of any lakes, ponds, canals, or other waters and waterways.
n. Structures and major features – fully dimensioned – including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and floor area ratio.
o. Location of waste receptacles and detail of waste receptacle screening.
p. For development consisting of a nonresidential use, except for single tenant retail sales and services uses greater than or equal to 20,000 square feet in area and except for use types within the industrial services, manufacturing and production, warehouse freight and movement, waste-related services, and wholesale sales use categories:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for business uses as provided in Section 6.8.2 of the LDRs, including:
        (a) Calculation of glazing of the front façade.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (d) Sufficient plan detail and calculations of each material utilized in each façade.
q. For development consisting of a nonresidential use where a single tenant is greater than or equal to 20,000 square feet in area:
    i. Architectural plans and dimension plans which demonstrate compliance with the design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet in area as provided in Section 6.8.3 of the LDRs, including:
        (a) Calculation of glazing of the façades facing streets, residential uses, and vacant residential/agricultural land.
        (b) Calculation of the area of ground floor façades subject to glazing.
        (c) If glazing alternatives are used, calculation of area of alternative materials used.
        (d) Detail on the architectural plans and dimension plans depicting façade massing and/or alternatives to required façade massing.
        (e) Color architectural plans depicting the color of all materials used in the façade.
r. For development consisting of one or more of the following: Multi-family residential; Hotel; or Mobile Home Park:
    i. Tabulation of gross acreage.
    ii. Tabulation of density.
    iii. Number of dwelling units proposed.
    iv. Location and percent of total open space and recreation areas.
    v. Floor area of dwelling units.
    vi. Number of proposed parking spaces.
    vii. Street layout.
    viii. Layout of mobile home stands (for mobile home parks only).
    ix. City of Alachua Public School Student Generation Form.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. Stormwater management plan - including the following:

    a. Existing contours at one (1) foot intervals based on U.S. Coastal and Geodetic Datum.
    b. Proposed finished floor elevation of each building site.
    c. Existing and proposed stormwater management facilities with size and grades.
    d. Proposed orderly disposal of surface water runoff.
    e. Centerline elevations along adjacent streets.
    f. Water Management District surfacewater management Statement of proposed uses on the site plan

3. Fire Department Access and Water Supply: The design criteria shall be Chapter 18 of the Florida Fire Prevention Code. Plans must be on separate sealed sheets and must be prepared by a professional Fire engineer licensed in the State of Florida. Fire flow calculations must be provided for each newly constructed building. When required, fire flow calculations shall be in accordance with the Guide for Determination of Required Fire Flow, latest edition, as published by the Insurance Service Office (ISO) and /or Chapter 18, Section 18.4 of the Florida Fire Prevention Code, whichever is greater. All calculations must be demonstrated and provided. All calculations and specifications must be on the plans and not on separate sheets. All fire protection plans are reviewed and approved by the Alachua County Fire Marshal.

4. 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.

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.)

For commercial project Applications:

a. In addition to submitting specific written information regarding your **commercial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your commercial development will comply with these standards.

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 intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

For industrial project Applications:

b. In addition to submitting specific written information regarding your **industrial** development's compliance with the relevant Goals, Objectives, and Policies of the City of Alachua Comprehensive Plan, you must respond directly to the standards listed below. You should be specific in terms of how your industrial development will comply with these standards.

Policy 1.5.d

The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
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 intrusiveness of lighting upon the surrounding area;
7. Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and
10. Performance based zoning requirements that may serve as a substitute for or accompany land development regulations in attaining acceptable site design.
11. Industrial 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 by 5 acres or greater, .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.

6. *For Site Plans for Buildings Less than 80,000 Square Feet in Area:* One (1) set 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's web site) – and all persons/organizations registered to receive notice of development applications.
   For Site Plans for Buildings Greater than or Equal to 80,000 Square Feet in Area: Two (2) 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's web site) – and all persons/organizations registered to receive notice of development applications.

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 to all persons/organizations registered with the City to receive notice, 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. Legal description with tax parcel number, separate from all other documentation on 8.5" x 11" paper.

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 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 (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

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 necessary technical review or additional reviews of the application beyond the initial engineering review fee 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 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.

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

Daniel Young, P.E.

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of November, 2018 by Daniel Young, who is/are personally known to me, or who has/have produced _____ as identification.

Shey 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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____

Parcel ID Number(s): A PORTION OF TAX PARCELS 03230-002-000 & 03927-000-000 LYING EAST OF NW 129TH WAY

Acreage: +/- 3.80

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: AVERY C. ROBERTS Title: MANAGER

Company (if applicable): ADC DEVELOPMENT & INVESTMENT GROUP, LLC

Mailing Address: P.O. BOX 238

City: LAKE BUTLER State: FLORIDA ZIP: 32054

Telephone: (386)496-3509 FAX: (386)496-4309 e-mail: AVERY@FLALAND.COM

C. AUTHORIZED AGENT

Name: DANIEL YOUNG Title: PROJECT MANAGER

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA State: FL ZIP: 32615

Telephone: (352)538-6196 FAX: _____ e-mail: DANIELY@CHW-INC.COM

D. REQUESTED ACTION:

AUTHORIZATION TO APPLY FOR AND OBTAIN PERMITS FOR THE COPELAND PARK PROJECT.

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

Avery C. Roberts, Manager

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Union

The foregoing application is acknowledged before me this 24th day of October, 2018, by Avery C. Roberts, who is/are personally known to me, or who has/have produced _____ as identification.

Signature of Notary Public, State of Florida

DENISE C. HOWARD
MY COMMISSION # FF 193949
EXPIRES: March 16, 2019
Bonded Thru Notary Public Underwriters

City of ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 14189 NW 129TH WAY, ALACHUA, FL

Parcel ID Number(s): 03230-002-003

Acreage: ±1.43

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Matt Cason Title: MANAGING MEMBER

Company (if applicable): ALACHUA COPELAND PARK INVESTMENTS LLC

Mailing Address: 3917 NW 97TH BOULEVARD

City: GAINESVILLE State: FL ZIP: 32606

Telephone: (352)333-3233 FAX: e-mail: BRIAN@CONCEPTCOMPANIES.NET

C. AUTHORIZED AGENT

Name: DANIEL YOUNG Title: PROJECT MANAGER

Company (if applicable): CHW

Mailing address: 11801 RESEARCH DRIVE

City: ALACHUA State: FL ZIP: 32615

Telephone: (352)538-6196 FAX: e-mail: DANIELY@CHW-INC.COM

D. REQUESTED ACTION:

AUTHORIZATION TO APPLY FOR AND OBTAIN PERMITS FOR THE COPELAND PARK PROJECT.

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

Mathew Cason

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 23 day of October, 2018 by Mathew Cason

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

Signature of Notary Public, State of _____

SUSAN H LYNCH
MY COMMISSION # GG034731
EXPIRES September 29, 2020

MEMORANDUM

Copeland Park Phase I
16-0386

CHW Professional Consultants

To:	City of Alachua
From:	Daniel H. Young, P.E.
Date:	November 5, 2018
RE:	Fire Flow Calculations for Copeland Park Phase I

The Copeland Park Phase I site is located on the southeast corner of Rachel Boulevard and NW 129th Way in the City of Alachua. The project site is ±5.26 acres and proposes the construction of a 13,300 sf and 11,750 sf research buildings along with associated parking, stormwater conveyance, utilities, and related site improvements. The associated building types are II (000) and all buildings include an automatic sprinkler system.

The attached fire flow calculations were calculated for Copeland Park Phase I. The ISO Guide for Determination of Needed Fire Flow states that "ISO does not determine a needed fire flow for buildings rated and coded by ISO as protected by an automatic sprinkler system meeting applicable NFPA standards." NFPA permits a 75% reduction in required flow for sprinklered buildings, however, the ISO procedure does not provide a mechanism to account for sprinkler systems. Note that for unsprinklered buildings, the ISO calculation requires a lower flow rate than the NFPA table; therefore the application of a factor similar to the NFPA 75% reduction would result in an ISO sprinklered requirement also being less than the NFPA value. For this project, the ISO calculation does not apply as it does not determine fire flow for sprinklered buildings. Therefore, the NFPA requirement is taken as the needed fire flow for each building.

WEST BUILDING (13,300 SF)

<u>NFPA Table 18.4.5.1.2</u>

Building Type = II (000)
Building Square Footage = ±13,300 sf

Fire Flow per Building = 2,500 gpm
75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 625 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm
Flow Duration = 2 hours

<u>ISO Needed Fire Flow</u>

Fire Flow per Building = 1,500 gpm

EAST BUILDING (11,750 SF)

NFPA Table 18.4.5.1.2

Building Type = II (000)
Building Square Footage = ±11,750 sf

Fire Flow per Building = 2,250 gpm
75% reduction to Fire Flow per approved automatic sprinkler system (18.4.5.3.3) = 563 gpm

Minimum Fire Flow per Building (18.4.5.3.3) = 1,000 gpm
Flow Duration = 2 hours

ISO Needed Fire Flow

Fire Flow per Building = 1,500 gpm

Daniel H. Young
FL PE #70780

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WEST BUILDING (13,300 SF)

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

See FFPC 1-18.4 for information regarding flow credits for fully sprinkled buildings.					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
Fire Area ft2 (×0.0929 for m2)						
I(443),I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
Greater than 295'900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6,000	
		115,801–125,500	83,701–90,600	51,501–55,700	6,250	
		125,501–135,500	90,601–97,900	55,701–60,200	6,500	
		135,501–145,800	97,901–106,800	60,201–64,800	6,750	
		145,801–156,700	106,801–113,200	64,801–69,600	7,000	
		156,701–167,900	113,201–121,300	69,601–74,600	7,250	
		167,901–179,400	121,301–129,600	74,601–79,800	7,500	
		179,401–191,400	129,601–138,300	79,801–85,100	7,750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220. † Measured at 20 psi (139.9 kPa).

Table A.4.1.1 Cross-Reference of Building Construction Types**

NFPA 220 (NFPA 5000)	I(442)	I(332)	II(222)	II(111)	II(000)	III(211)	III(200)	IV(2HH)	V(111)	V(000)
IBC	—	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB

IBC: International Building Code.
[5000: Table A.7.2.1.1]

** This table has been edited to exclude codes not adopted by the State.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:	16-0386	**Date:**	**10/26/2016**
Project:	Copeland Park	**Engineer:**	**R. Olney, PE**
	West Building	**Checked By:**	**R. Olney, P.E.**
Location:	SW Corner of Rachel Blvd and		
	NW 129th Way Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 13,300 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 13,300 **sq. ft.** **(Show calculations below)**

Ai=13,300+ 0/2 = 13,300 sf

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1660.689014**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 178
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 178
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 178
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 178
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 73
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 73
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 73
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 73
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1750 x 0.85 x [1 + (0.08 + 0)

NFF= 1606.5 gpm

NFF= 1500 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

EAST BUILDING (11,750 SF)

Table 18.4.5.1.2 Minimum Required Fire Flow and Flow Duration for Buildings

See FFPC 1-18.4 for information regarding flow credits for fully sprinkled buildings.					Fire Flow gpm† (× 3.785 for L/min)	Flow Duration (hours)
Fire Area ft2 (×0.0929 for m2)						
I(443),I(332), II(222)*	II(111), III(211)*	IV(2HH), V(111)*	II(000), III(200)*	V(000)*		
0–22,700	0–12,700	0–8,200	0–5,900	0–3,600	1,500	2
22,701–30,200	12,701–17,000	8,201–10,900	5,901–7,900	3,601–4,800	1,750	
30,201–38,700	17,001–21,800	10,901–12,900	7,901–9,800	4,801–6,200	2,000	
38,701–48,300	21,801–24,200	12,901–17,400	9,801–12,600	6,201–7,700	2,250	
48,301–59,000	24,201–33,200	17,401–21,300	12,601–15,400	7,701–9,400	2,500	
59,001–70,900	33,201–39,700	21,301–25,500	15,401–18,400	9,401–11,300	2,750	
70,901–83,700	39,701–47,100	25,501–30,100	18,401–21,800	11,301–13,400	3,000	3
83,701–97,700	47,101–54,900	30,101–35,200	21,801–25,900	13,401–15,600	3,250	
97,701–112,700	54,901–63,400	35,201–40,600	25,901–29,300	15,601–18,000	3,500	
112,701–128,700	63,401–72,400	40,601–46,400	29,301–33,500	18,001–20,600	3,750	
128,701–145,900	72,401–82,100	46,401–52,500	33,501–37,900	20,601–23,300	4,000	4
145,901–164,200	82,101–92,400	52,501–59,100	37,901–42,700	23,301–26,300	4,250	
164,201–183,400	92,401–103,100	59,101–66,000	42,701–47,700	26,301–29,300	4,500	
183,401–203,700	103,101–114,600	66,001–73,300	47,701–53,000	29,301–32,600	4,750	
203,701–225,200	114,601–126,700	73,301–81,100	53,001–58,600	32,601–36,000	5,000	
225,201–247,700	126,701–139,400	81,101–89,200	58,601–65,400	36,001–39,600	5,250	
247,701–271,200	139,401–152,600	89,201–97,700	65,401–70,600	39,601–43,400	5,500	
271,201–295,900	152,601–166,500	97,701–106,500	70,601–77,000	43,401–47,400	5,750	
Greater than 295'900	Greater than 166,500	106,501–115,800	77,001–83,700	47,401–51,500	6,000	
		115,801–125,500	83,701–90,600	51,501–55,700	6,250	
		125,501–135,500	90,601–97,900	55,701–60,200	6,500	
		135,501–145,800	97,901–106,800	60,201–64,800	6,750	
		145,801–156,700	106,801–113,200	64,801–69,600	7,000	
		156,701–167,900	113,201–121,300	69,601–74,600	7,250	
		167,901–179,400	121,301–129,600	74,601–79,800	7,500	
		179,401–191,400	129,601–138,300	79,801–85,100	7,750	
		Greater than 191,400	Greater than 138,300	Greater than 85,100	8000	

*Types of construction are based on NFPA 220. † Measured at 20 psi (139.9 kPa).

Table A.4.1.1 Cross-Reference of Building Construction Types**

NFPA 220 (NFPA 5000)	I(442)	I(332)	II(222)	II(111)	II(000)	III(211)	III(200)	IV(2HH)	V(111)	V(000)
IBC	—	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB

IBC: International Building Code.
[5000: Table A.7.2.1.1]

** This table has been edited to exclude codes not adopted by the State.

ISO Needed Fire Flow (NFF) Worksheet

(Page references are to the appropriate sections in the ISO Guide for Determination of Needed Fire Flow)

Petition Number:	16-0386	**Date:**	**10/26/2016**
Project:	Copeland Park	**Engineer:**	**R. Olney, PE**
	East Building	**Checked By:**	**R. Olney, P.E.**
Location:	SW Corner of Rachel Blvd and		
	NW 129th Way Alachua, FL		

Subject Building

Construction Class (p. 4): Noncombustible Construction **construction coefficient (F) (p. 2):** 0.8

Area of largest floor in the building (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 11,750 **sq.ft.**

Total area of all other floors (if modifications are made for division walls (p. 8), the division walls must be shown on the site plan.): 0 **sq. ft.**

Effective Area (A_i) (p. 9) : 11,750 **sq. ft.** **(Show calculations below)**

Ai=11,750+ 0/2 = 13,300 sf

Needed Fire Flow attributed to construction (C_i) (per formula (p. 2)): **1560.922804**

(Round to the nearest 250 gpm. See p. 10 for maximum and minimum values of C_i)

Type of Occupancy: Limited-combustible (C-2) **Occupancy Factor (O_i) (p. 11):** 0.85

Exposures (p. 16)

Front:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 156
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 156
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Back:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 156
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 156
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Left:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 73
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 73
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Right:
- **construction of facing wall of exposure building (p. 4):** Noncombustible Construction
- **Distance (ft.) to the exposure building:** 61 - 100 **Length of exposure wall:** 73
- **Number of stories of exposure wall:** 1 **Length x number of stories:** 73
- **Opening Protection in exposure wall:** Unprotected
- **Factor for exposure (X_i) from Table 330.A (p. 17):** 0.08

Communications (p. 18)

Passageway Opening Protection:
Construction class of communication (Table 330.B) :

Is communication open or enclosed?
Length of communication (in feet):
Factor for Communications (P_i) from Table 330.B on p.19): 0

Calculation of Needed Fire Flow (p. 1)

$NFF=(C_i)(O_i)[1.0+(X+P)_i]$ **(substitute values as determined above. For exposures and communications use the single side with the highest charge.)**

NFF= 1500 x 0.85 x [1 + (0.08 + 0)

NFF= 1377 gpm

NFF= 1500 gpm (rounded to nearest 250 gpm per ISO requirements)

Note: ISO evaluates hydrant distribution by examining the number and type of hydrants within 1,000 feet of each representative building. They also look at the distance from each such hydrant to the subject building, measured as apparatus can lay hose.

Hydrants with at least one large pumper outlet may receive credit for up to 1,000 gpm. Hydrants with at least two hose outlets, but no pumper outlet, may receive credit for up to 750 gpm. And hydrants with only one hose outlet may receive credit for up to 500 gpm.

Hydrants within 300 feet of the subject building may receive credit for up to 1,000 gpm (but not more than the credit that would apply based on the number and type of outlets). Hydrants from 301 feet to 600 feet from the subject building may receive credit for up to 670 gpm (but not more than the credit that would apply based on the number and type of outlets). And hydrants from 601 feet to 1,000 feet from the subject building receive credit for 250 gpm. Under certain circumstances, when all fire department pumpers carry sufficient large-diameter hose, ISO may allow maximum credit for hydrants up to 1,000 feet from the subject building.

More than one fire hydrant may be required for proper distribution of water per ISO requirements.

Hydrant Flow Test Report

Test Date 11/1/2018 **Test Time** 8:55 am

Location

Future Concept Site @ Copeland Park
between Nano Ct. & Rachael Blvd
Alachua, FL

Tested by

Gator Fire Equipment
1032 S. Main Street
Gaineville, FL 32601
352-373-1738
TESTED BY: L. Ashby
WITNESSED BY: B. Gourly

Notes

Flowing hydrant located on Rachael Blvd., East of NW 129 Way.
Static/residual pressure readings take from hydrant located on Rachael Blvd, west of NW 129 Way.

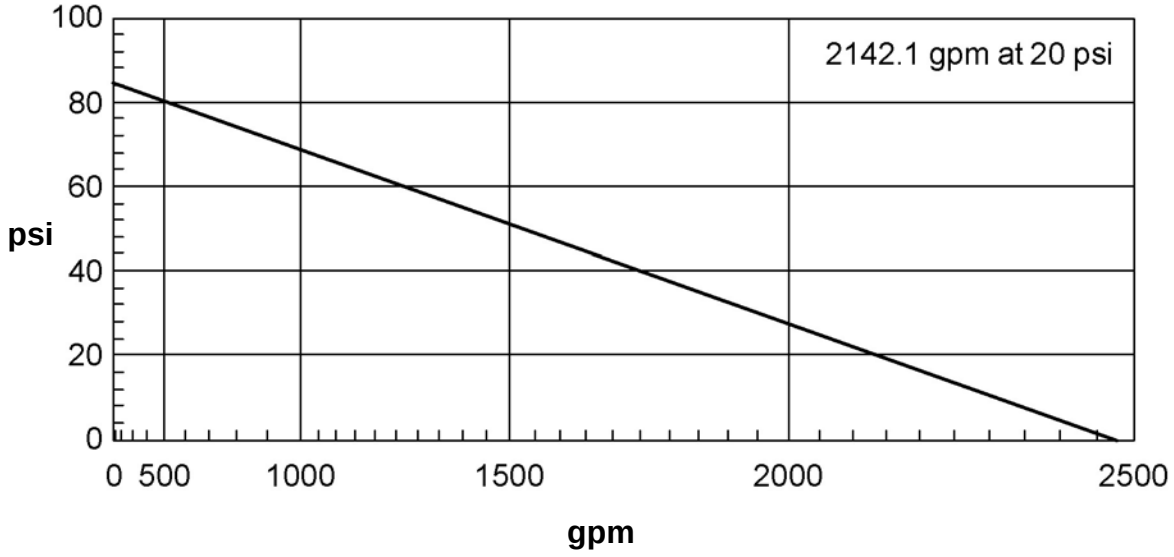
Read Hydrant

85 psi **static pressure**
60 psi **residual pressure**
1 ft **hydrant elevation**

Flow Hydrant(s)

Outlet	Elev	Size	C	Pitot Pressure	Flow
#1	1	5.25	.9	55	1278 gpm

Flow Graph



Created with the free hydrant flow test program from www.igneusinc.com

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

MEMORANDUM

To: City of Alachua Planning & Zoning 16-0386

From: Ryan Thompson, AICP, Project Manager

Date: ~~January 2, 2017~~ Revised October 9, 2018

RE: Copeland Park Phase I – Concurrency Analysis

Copeland Park Phase I consists of two Research & Development buildings (13,300 sf and 11,750 sf), parking area, stormwater conveyance system, and associated infrastructure. The Concurrency Impact Analysis for this application is based on **an increase of 25,050 ft^2 of non-residential space.**

Trip generation is based on the proposed use, Research & Development facilities (ITE 760). Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

The following tables include data from the City of Alachua August 2018 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

Table 1: Trip Generation Calculations

ITE Land Use[1]	Units[2]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Research & Development (ITE 760)	25	11.26	282	1.22	31	1.11	28
Total	**-**	**-**	**282**		**31**		**28**

1. Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.
2. Estimated AM and PM peak trip generator rates are calculated per dwelling or 1,000 square feet.

To determine affected roadway segments, the City of Alachua LDR §2.4.14(H)(2) bases analysis on whether the proposed development generates fewer or more than 1,000 Average Daily Trips (ADT). Based on the calculations in Table 1, the anticipated use only generates **282** ADT. Therefore, the following regulation applies:

(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.

The intersection used to calculate the ½ mile radius was the NW 129th Way (Adjacent to the Project Site) and Rachel Boulevard (CR 2054). There is only one affected roadway segment, as defined by the LDR §2.4.14(H)(2)(a). The affected roadway segment is listed in Table 2.

Table 2: Affected Roadway Segments

	Segment Description	Lanes	Functional Classification	Area Type	LOS
-	CR 2054 (East of SR 235)	2LU	Major Collector	Urban Trans	D

Figure 1 illustrates the anticipated trip distribution. Since the project site directly accesses CR 2054 (East of SR 235), 100% of the vehicles will utilize this roadway. It is anticipated that there will be an even split between vehicles heading west (toward town and I-75) and east (toward Turkey Creek and the City of Gainesville along US 441). Generally, potential trips are evenly dispersed in all directions, accounting for the population, cultural, and commerce draw of Alachua, Gainesville, and High Springs.

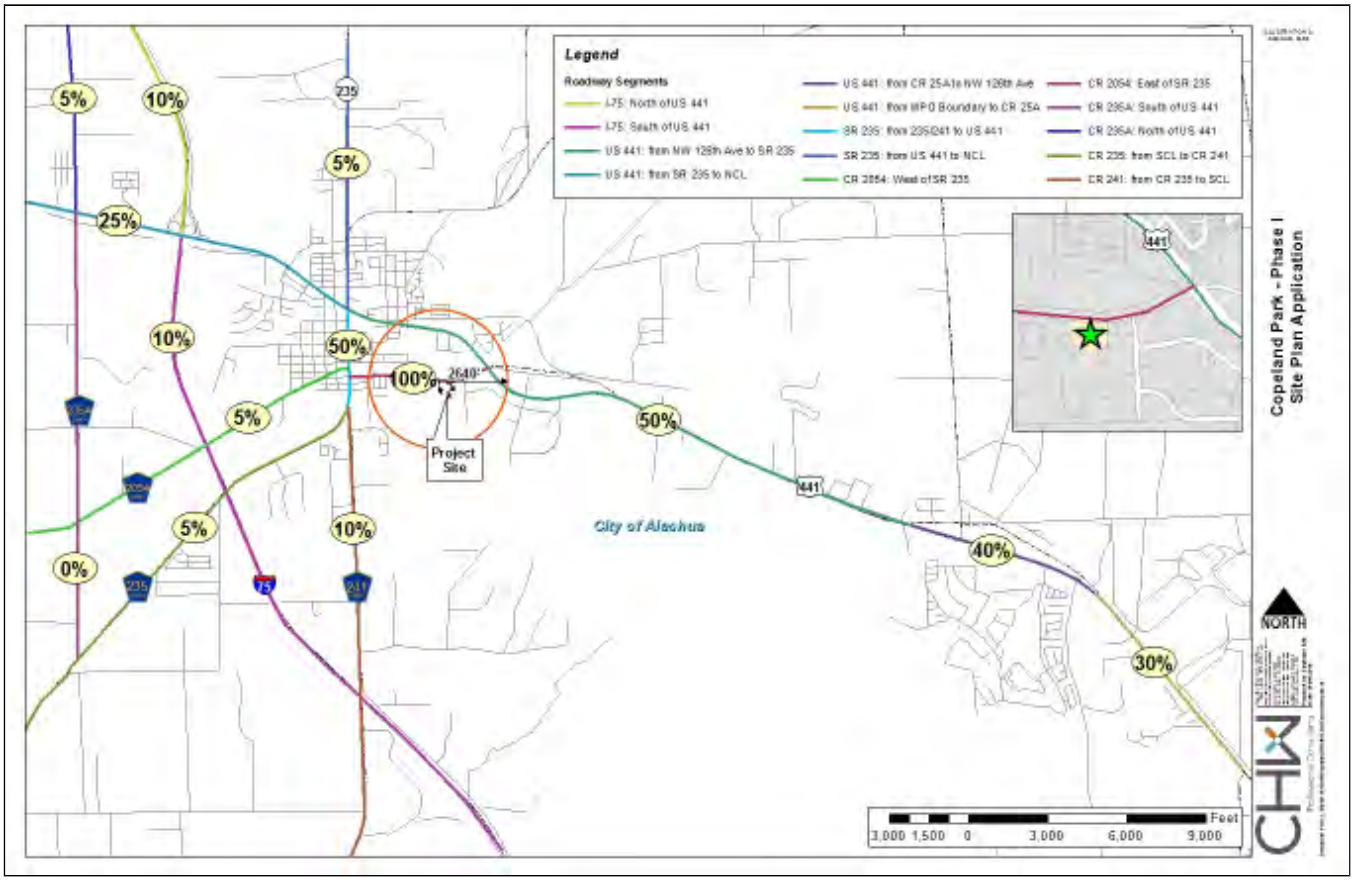


Figure 1: Anticipated Trip Distribution by Roadway Segment

Table 3 identifies the specific impacts for the affected roadway segment. CR 2054 East, which is anticipated to receive the highest percentage of trips generated from this application's approval, retains sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing adopted roadway Level of Service (LOS) as a result of this application's approval.

Table 3: Potential Impacts on Roadways for CR 2054 East

Traffic System Category	AADT	PM
	CR 2054 (East of SR 235)	
Maximum Service Volume[1]	15,120	1,359
Existing Traffic[1]	2,161	205
Reserved Trips[1]	13	3
Available Capacity	12,946	1,151
Projected Trip Generation[2]	282	28
Available Capacity w/ application approval	**12,664**	**1,123**

1. City of Alachua Development Monitoring Report, August 2018.
2. This roadway segment's projected trip distribution percentage is estimated to be 100% for CR 2054 East.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 4: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,236,000
Reserved Capacity[2]	37,817
Residual Capacity[1]	1,026,183
Percentage of Permitted Design Capacity Utilized	55.38%
Net Potential potable water demand[3]	
25,050 ft^2 x 0.1 gallons per unit	2,505
Residual Capacity after application approval	1,023,678

1. City of Alachua Public Services Department, March 2018.
2. City of Alachua Development Monitoring Report, August 2018.
3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 5: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[2]	33,789
Residual Capacity[1]	779,211
Percentage of Permitted Design Capacity Utilized	48.05%
Projected Sanitary Sewer Demand from proposed project[3]	
25,050 ft^2 x 0.1 gallons per unit	2,505
Residual Capacity After application approval	776,706

1. City of Alachua Public Services Department, March 2018.
2. City of Alachua Development Monitoring Report, August 2018.
3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

As calculated in Table 4 and 5, approval of this application will increase demands on the City potable water and sanitary sewer systems, but will not degrade the *level of service* of such facilities.

Table 6: Project Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
New River Solid Waste Facility Capacity[3]	50 years	-
Proposed Potential Solid waste generated[4]		
(((12 lbs. / 1,000 sq. ft. / day x 25,050 ft2) x 365) / 2000)		54.86

1. City of Alachua Development Monitoring Report, August 2018.
2. City of Alachua Comprehensive Plan; U.S Census Bureau, 2010 Census.
3. Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2015.
4. Sincero and Sincero, Environmental *Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.*

Table 6 illustrates there is sufficient solid waste capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards.

Since this application does not propose residential uses, no analysis for recreational facilities or student generation was performed.

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CHW
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132 NW 76th Drive, Gainesville, Florida 32607
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WWW.CHW-INC.COM

MEMORANDUM

To: City of Alachua Planning & Zoning 16-0386

From: Ryan Thompson, AICP, Project Manager

Date: ~~January 2, 2017~~ REVISED October 9, 2018

RE: Copeland Park Phase I – Comprehensive Plan Consistency Analysis

The following identifies how this application is consistent with the City's Comprehensive Plan. Language from the comprehensive plan is provided in normal font, and the consistency statements are provided in **bold** font.

Future Land Use Element (FLUE)

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Response: The proposed development includes two Research and Development buildings, which total ±25,050 square feet (sf). These uses are consistent with the allowed uses within the Industrial Future Land Use (FLU) category.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

Response: Vehicular access to the site is provided via NW 129th Way, which connects Rachael Boulevard (CR-2054, a major collector roadway) and Nano Court. Currently, sidewalks are located along both sides of NW 129th Way. The proposed development plans include pedestrian connections to NW 129th Way, sidewalk along the property site frontage of CR 2054 (D1), parking areas, and building entrances. Enhanced crosswalks are provided where pedestrians must cross parking area drive isles.

2. Buffering from adjacent existing/potential uses;

Response: All adjacent parcels (west of the site) are developed and share the Industrial FLU and Industrial, Light and Warehouse (ILW) Zoning designations. As required by the City's LDR, a 5' Type A buffer or a 7.5' Type B buffer will be provided where the site abuts adjacent property. The proposed plan also includes a 20'-wide drainage easement along the entire west boundary and a 20'-wide Public Utility Easement (PUE) along the northern border of the development area and an additional 20'-wide PUE that cuts through the southern portion of the site.

3. Open space provisions and balance of proportion between gross floor area and site size;

Response: **City of Alachua LDR §6.7.3(A) states that the minimum open space set-aside shall be 10% of the development site. As shown on the Cover Sheet, approximately 74.9% of the site has been categorized as open area, which includes open space, landscaped areas, and buffers.**

4. Adequacy of pervious surface area in terms of drainage requirements;

Response: **A stormwater report has been submitted indicating that the proposed stormwater management facility has the capacity to accept runoff from the impervious surface of the entire site.**

5. Placement of signage;

Response: **All on-site signage will be consistent with City of Alachua's LDR §6.5 Signage requirements.**

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

Response: The Photometric Site Plan shows the locations of all lights. Light placement will not adversely affect surrounding properties and are specifically directed toward building entrances.

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

Response: **As detailed on the Master Site Plan, the parking area is primarily located internal to the proposed development site. Pedestrian circulation is clearly marked and is arranged such that the majority of vehicle traffic is out of the way of pedestrian walkways. Loading areas for delivery trucks are separated from the main parking areas, between the two buildings.**

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

Response: **Per Comprehensive Plan policy 2.4.1, minimum landscaped area shall be 30% of the development site. The proposed Landscape Plan designates more than 30% for landscaped area. As previously mentioned, perimeter buffers and canopy tree requirements have been met as shown on the Landscape Site Plan, as well as parking landscape requirements.**

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

Response: **Site topography is addressed by design. There are no wetlands on-site, nor are there any elements of historic significance present on-site.**

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

Response: **There is no performance based zoning being proposed for this site.**

11. Industrial 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 by 5 acres or greater, .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: **The size of the parcel is 5.26-acres. The site's proposed floor area is 25,050 sf, which results in a 0.11 Floor Area Ratio (FAR). Therefore, the .50 FAR requirement is met. All other design standards addressed within 1-10 of this subsection will also be met.**

Transportation Element (TE)

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.

Response: **The proposed Research and Development buildings will not result in a degradation of transportation Level of Service (LOS) standards. The proposed development will result in 282 AADT and 28 PM Peak trips. Per LDR section 2.4.14(H)(2)(a), affected roadway segments are those that fall within one-half (½) mile of the parcel's boundaries. CR 2054 East is the only affected roadway.**

According to the most recent, August 2018 Development Monitoring Report made available by City staff, there is more than enough capacity on the affected roadway segment to handle the minor increase in AADT created by the proposed application. Therefore, after build-out of the proposed development, there will continue to be a substantial surplus of available trips.

Community Facilities and Natural Groundwater Recharge Element (CFNGAR)

Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.

Response: **The proposed development will allow a net increase of ±25,050 sf of non-residential uses, resulting in an increased demand of 2,505 gallons per day on the City's sanitary sewer system. Currently, there is a residual capacity of 779,211 gallons per day.**

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

Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient

to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.

Response: **The proposed development will allow a net increase of ±25,050 sf of non-residential uses, resulting in an increased demand of 2,505 gallons per day on the City's potable water system. Currently, there is a residual capacity of 1,026,183 gallons per day.**

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

Response: **The proposed development will allow a net increase of ±25,050 sf of non-residential uses, resulting in an increased demand of 54.86 tons per year on the City's solid waste system. Currently, there is a 50-year build-out capacity for the solid waste disposal facility.**

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03229-000-000
MARLOW ALACHUA HOLDINGS LLC 5212 SNEAD ISLAND RD
PALMETTO FL 34221

03229-002-000
THE CHRISTOPHER CORPORATION PO BOX 1000
ALACHUA FL 32616

03229-003-000
PHOENIX COMMERCIAL PARK PO BOX 1000
ALACHUA FL 32616

03230-002-000
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03230-002-001
PETRA HOLDINGS COMPANY LLC 12775 RACHEL BLVD
ALACHUA FL 32615-6698

03230-002-002
PETRA HOLDINGS COMPANY LLC 12775 RACHEL BLVD
Alachua FL 32615

03231-001-000
BARBER LUMBER SALES OF ALACHUA PO BOX 263
ALACHUA FL 32616-0263

03231-002-000
BLUMBERG, GLENN 11421 NW 120TH TER
ALACHUA FL 32615

03231-004-000
DUAL ENTERPRISES LLC
PO BOX 1808
ALACHUA FL 32616

03231-005-000
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03927-000-000
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03927-001-000
Alchem Laboratories Corp.
13305 Rachel Blvd.
Alachua, FL 32615

03927-002-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL 32609

03927-003-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL32609

03927-004-000
BB&C LLC
14000 NW 126TH TER
ALACHUA FL 32615

03927-005-000
CV II PARTNERSHIP
4656 34TH ST SOUTHWEST ORLANDO FL 32811

03927-006-000
BARBER LUMBER SALES OF, ALACHU PO BOX 263
ALACHUA FL 32616-0263

03927-007-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-007-001
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03927-008-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-009-000
O'STEEN BROTHERS INC 1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-010-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-012-000
NANO ADM LLC
13859 PROGRESS BLVD STE 300 ALACHUA FL 32615

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03956-010-004
STATE OF FLA IIF TIITF/UNIVERSITY OF FLORIDA
LIVESTOCK TESTING SITE/BIO BLD
TALLAHASSEE FL 32399

03956-010-018
CITY OF ALACHUA
PO BOX 9
ALACHUA FL

03956-010-019
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03956-010-038
PROGRESS CENTER PROPERTY, OWNE 13709 PROGRESS BLVD
ALACHUA FL 32615

03956-011-000
SNH MEDICAL OFFICE PROPERTIES TWO NEWTON PLACE
NEWTON MA 02458

92060-517-900
CSX TRANSPORTATION INC TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA FL 32653

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

CRAIG PARENTEAU
FDOP
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LYNDA COON
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ALACHUA, FL 32615

JOHN AMERSON
ALL COUNTY MARION PROPERTY MANAGEMENT
2916 NE JACKSONVILLE ROAD
OCALA, FL 34479

03927-013-000
Copeland Industrial Park Owners Association
P.O.Box 365
Lake Butler, FL 32054

03927-015-000
Copeland Industrial Park Owners Association
P.O.Box 365
Lake Butler, FL 32054

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288 TURKEY CREEK
ALACHUA, FL 32615

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT
TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

JEANNETTE HINSDALE
PO BOX 1156
ALACHUA, FL 32616

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

CITY MANAGER
CITY OF ALACHUA
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Interim County Manager
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Gainesville, FL 32601

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ALACHUA, FL 32653

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

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ASSISTANT DIRECTOR PLANNING
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LYNN COULLIAS
7406 NW 126 AVE
ALACHUA, FL 32615

DR LEE A NIBLOCK
ALACHUA COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

03230-002-003
Alachua Copeland Park Investments, LLC
3917 NW 97th Blvd.
Gainesville, FL 32606

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Copeland Park Phase I project. This project encompasses Alachua County tax parcels 03230-002-000 & 03927-000-000. The overall site is approximately 10 acres in size and the plan is to construct four 10,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. Phase I will include a single building, parking, and access.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29, at 11:30 a.m. in the Alachua Branch, Alachua County Library at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

To: Neighbors of tax parcels 03230-002-000 & 03927-000-00
From: Concept Development, Inc.
Date: Friday, September 14, 2018
RE: Neighborhood Meeting Public Notice

ATTENTION: UPDATED MEETING TIME & LOCATION

Dear Neighbor:

A Neighborhood Meeting will be held to discuss a proposed site plan for the Copeland Park Phase I project. This project encompasses Alachua County tax parcels 03230-002-000 & 03927-000-000. The overall site is approximately 10 acres in size and the plan is to construct four 10,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. Phase I will include a single building, parking, and access.

DATE: Saturday, September 29, 2018

TIME: 11:30 AM to 12:15 PM

PLACE: Alachua Branch, Alachua County Library
14913 NW 140th Street
Alachua, FL 32615

CONTACT: Stephen Crawford
stephen@conceptcompanies.net
(352) 333-3233

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

Sincerely,

Stephen Crawford
Project Manager

NEIGHBORHOOD WORKSHOP MEETING
SEPTEMBER 29, 2018
11:30 AM

COPELAND PARK PHASE I

NAME	ADDRESS	PHONE NUMBER
Stephen Crawford	3917 NW 97th Blvd, Gainesville, FL 32606	(352) 333-3233
Janet Crumpton	14100 NW 124 TERR Alachua FL 32615	386 462-9900
	janetcrumpton@acousti.com	
Daniel Klein	13200 NW NAND COURT Alachua, FL 32615	352-441-4887

TODAY IN HISTORY

TODAY IN HISTORY
In 1787, the Constitution of the United States was completed and signed by a majority of delegates attending the Constitutional Convention in Philadelphia.
In 1939, the Soviet Union invaded Poland during World War II, more than two weeks after Nazi Germany had launched its assault.
In 1996, former Vice President Spiro T. Agnew died in Berlin, Maryland, at age 77.
In 1999, President Bill Clinton lifted restrictions on trade, travel and banking imposed on North Korea a half-century earlier, rewarding it for agreeing to curb missile tests.
In 2001, Six days after 9/11, stock prices nosedived but stopped short of collapse in an emotional, flag-waving reopening of Wall Street; the Dow Jones industrial average ended the day down 684.81 at 8,920.70.
In 2011, a demonstration calling itself Occupy Wall Street began in New York, prompting similar protests around the U.S. and the world.

TODAY'S BIRTHDAYS

Sen. Charles E. Grassley, R-Iowa, is 85. Retired Supreme Court Justice David H. Souter is 79. Singer Fee Waybill is 70. Actress Cassandra Peterson ("Elvira, Mistress of the Dark") is 67. Comedian Rita Rudner is 65. Muppeteer Kevin Clash (former voice of Elmo on "Sesame Street") is 58. Actor Kyle Chandler is 53. Director-producer Bryan Singer is 53. Rapper Doug E. Fresh is 52. Actor Malik Yoba is 51. Rock singer Anastacia is 50. Rock musician Keith Flint (Prodigy) is 49. Actor Matthew Settle is 49. Rapper Vinnie (Naughty By Nature) is 48. Actor-comedian Bobby Lee is 47. Actor Felix Solis is 47.

LOTTERY

Sunday, Sept. 16
Pick 2
Early drawing: 9-8
Night drawing: 3-0
Pick 3
Early drawing: 4-0-0
Night drawing: 2-3-5
Pick 4
Early drawing: 5-4-5-8
Night drawing: 9-9-6-1
Pick 5
Early drawing: 1-8-6-8-7
Night drawing: 0-8-6-2-4
Fantasy 5
10-14-21-26-35
SATURDAY'S RESULTS
Lotto
4-5-35-40-46-53
Match...Payoff...Winners
6-of-6...$4.5M...0-Rollover
5-of-6...$5,233...18
4-of-6...$81.50...831
3-of-6...$5.50...17,379
Fantasy 5
4-5-8-13-30
Match...Payoff...Winners
5-of-5...$110,896.30...2
4-of-5...$103...346
3-of-5...$9...10,888

Lawmaker to PM: Dismiss US envoy over aide scandal

By Aron Heller
The Associated Press

JERUSALEM — An Israeli opposition lawmaker on Sunday called on Prime Minister Benjamin Netanyahu to dismiss his ambassador to the United States for failing to report sexual assault allegations against a top Netanyahu aide, ballooning an already embarrassing scandal for the Israeli leader.

Karin Elharrar of the centrist Yesh Atid party said Ron Dermer should be recalled from Washington for not reporting the warnings he received about David Keyes, Netanyahu's spokesman to foreign media. She also lashed out at Netanyahu himself for staying mum on an issue that has engulfed his close associates.

"His silence is thundering. I would expect from the prime minister a clear condemnation, if not at least a mention that the allegations were being looked into," Elharrar told The Associated Press. "Who if not the prime minister should be an example on this matter? It's time that this issue of sexual harassment be at the top of his agenda."

Last week, Julia Salazar, a candidate for New York's state senate, accused Keyes of sexually assaulting her five years ago. Wall Street Journal reporter Shayndi Raice tweeted she too had a "terrible encounter" with Keyes before he became Netanyahu's spokesman. She described him as a "predator" and someone who had "absolutely no conception of the word 'no.'"

At least a dozen other women have since come forward with varying allegations, some of which are said to have been committed since Keyes took up his current position in early 2016. Keyes, 34, denies the allegations, saying all "are deeply misleading and many of them are categorically false." Keyes says he has taken a leave of absence amid the uproar to try and clear his name.

But the scandal has since spread to the rest of Netanyahu's inner circle, which has previously been rocked with accusations of sexual improprieties. Natan Eshel, a former top aide, was forced to resign in 2012 after allegations emerged that he harassed and intimidated a woman in the prime minister's office, including taking pictures up her skirt. Earlier this year, Netanyahu's son Yair came under fire after a recording emerged of him joyriding at taxpayer expense to Tel Aviv strip clubs and making misogynistic comments about strippers, waitresses and other women.

Over the weekend, Dermer, who was perhaps Netanyahu's closest associate before taking office in Washington, confirmed he was warned in late 2016 by New York Times columnist Bret Stephens, then of the Wall Street Journal, about Keyes' aggressive behavior toward women. The New York Times reported that Stephens, who said he had barred Keyes from visiting the Wall Street Journal opinion section because of harassment complaints women there made against him, warned Dermer that "Keyes posed a risk to women in Israeli government offices."

In this July 23 photo, Israeli Prime Minister Benjamin Netanyahu listens to his spokesman David Keyes as he opens the weekly cabinet meeting at his Jerusalem office. [GALI TIBBON/POOL VIA ASSOCIATED PRESS FILE PHOTO]

Residents allowed to return to homes

The Associated Press

LAWRENCE, Mass. — Residents in communities north of Boston that were rocked by natural gas explosions were given the green light Sunday to return to their homes.

Gov. Charlie Baker and other officials announced the move at a morning news conference and said electricity was restored to nearly all affected homes and businesses in Lawrence, North Andover and Andover. Gas service will remain shut off while officials continue investigating what caused Thursday's explosions and fires, and crews inspect the gas lines and connections to homes.

Dozens of homes were destroyed or damaged, a teenager was killed and dozens of people were injured. Thousands of residents were forced to evacuate. Crews have shut off nearly 8,600 gas meters in the area and cleared homes of any gas.

Officials said gas company technicians will turn all the meters back after safety inspections of the entire system are complete — a process expected to take several weeks. They warned residents not to turn the meters back on themselves, not to turn on gas appliances until service is restored and to call 911 and leave their homes if they smell gas.

"It's evident to me and to all of us the Merrimack Valley and the residents of our state are being as supportive as they can be and as kind as they can be to one another during this most difficult time," the Republican governor said. "We still have a very long way to go but we're very happy that people can return to their homes this morning."

Firefighters in Lawrence responded to a fire at an apartment complex Sunday morning after residents had returned, but officials said it wasn't related to the gas problem.

National Transportation Safety Board Chairman Robert Sumwalt said Saturday that there was no evidence to suggest the explosions were intentional.

He said investigators will be looking at how local Columbia Gas officials responded to a "pressure increase" in the Lawrence area that was detected at the company's pipeline control center in Columbus, Ohio, prior to the explosions and fires.

Lawrence Mayor Dan Rivera became emotional at the news conference while thanking people for support and donations to the Lawrence Emergency Fund.

"People have been very generous," he said. "And usually, when we have issues like this, it's really hard to come up with cash because it's mostly stuff out of people's hands. So the fact that we were able to raise $100,000 in two days is heartwarming. It makes us very thankful."

The house owned by Lawrence Police Officer Ivan Soto sits nearly burned to the ground on Jefferson Street, is shown Friday in Lawrence, Mass. [MARY SCHWALM/THE ASSOCIATED PRESS]

UK leader: Talk of leadership during Brexit 'irritating'

By Gregory Katz
The Associated Press

LONDON — British Prime Minister Theresa May concedes that she gets "irritated" by the debate over her leadership during the difficult Brexit negotiations.

She told the BBC in an interview scheduled to be broadcast Monday that she is concerned for the country's future, not her own, as lks about Britain's upcoming exit from the European Union continue.

May faces a split in her Conservative Party, with some influential figures preferring a more complete break with the EU than she is advocating. Roughly 50 hard-liners met Tuesday night to discuss her possible ouster.

In the interview, May said the leadership talk can be distracting.

"I get a little bit irritated, but this debate is not about my future. This debate is about the future of the people of the U.K. and the future of the United Kingdom," she said. "That's what I'm focused on, and that's what we should all be focused on."

The opposition Labour Party is also increasingly divided over the Brexit issue. London Mayor Sadiq Khan broke ranks on Sunday with party leader Jeremy Corbyn to publicly back a second referendum of whether Britain should go forward with plans to leave the EU.

Writing in The Observer, Khan said Britain faces either a bad deal or no deal at all — options he said are "incredibly risky."

He said the public deserves a right to choose between any deal reached by the government or staying in the EU. He said that if no deal is reach, the public should be able to choose between the "no deal" scenario or remaining in the bloc.

The mayor's stance is expected to put more pressure on Corbyn at the Labour Party conference later this month.

In her interview, May criticized former Foreign Secretary Boris Johnson, who resigned in July to protest her plan to keep some close ties to the EU after Brexit.

Johnson, who is seen by many analysts as positioning himself as a possible successor to the embattled prime minister, recently caused a furor by comparing May's Brexit strategy to a "suicide vest."

"I have to say that that choice of language is completely inappropriate," May said.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Foundation Park Phase II project. This project encompasses Alachua County tax parcel 03191-010-001. The overall site is approximately 14.5 acres in size and the plan is to construct three additional 40,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29 at 12:15 p.m. in the Alachua Branch, Alachua County Library, at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

GF-GH047257

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed site plan for the Copeland Park Phase I project. This project encompasses Alachua County tax parcels 03230-002-000 & 03927-000-000. The overall site is approximately 10 acres in size and the plan is to construct four 10,000 square foot research buildings in separate phases, along with associated parking, outdoor storage area, stormwater, utilities, and related site improvements. Phase I will include a single building, parking, and access.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Saturday, September 29, at 11:30 a.m. in the Alachua Branch, Alachua County Library at 14913 NW 140th St., Alachua, FL 32615.

Contact: Stephen Crawford
Phone Number: (352) 333-3233

GF-GH047258

The Gainesville Sun

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GateHouse Media

CONCEPT
COMPANIES

Project: Copeland Park Phase I
From: Concept Development, Inc.
Date: October 1, 2018
RE: Neighborhood Workshop

MEETING MINUTES

A workshop presentation was prepared for this project on Saturday, September 29, 2018 at 11:30 a.m. as shown in the advertisement. The presentation included an explanation of the review process and an explanation of the proposed project. In attendance were two property owners/representatives. One Attendee requested a copy of the architectural plans. A PDF of the plans was emailed to them on October 2, 2018. No questions or complaints were received from the public. Please refer to the attached sign-in sheet for additional information.
The meeting began promptly at 11:30 a.m. and ended at 12:15 p.m.

3917 NW 97th Blvd., Gainesville, Florida 32606
(352) 333-3233
conceptcompanies.net

LEGAL DESCRIPTION

CHW
Professional Consultants

DATE: 16 NOVEMBER 2018

PROJECT NAME: COPELAND PARK
PROJECT NO: 16-0386

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 1°36'16" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 180.12 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID POINT ALSO BEING THE NORTHWEST CORER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3981, PAGE 2099 OF SAID PUBLIC RECORDS; THENCE SOUTH 1°36'16" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 222.73 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, ALSO BEING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°14'17" WEST ALONG SAID NORTH LINE, A DISTANCE OF 163.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 01°45'46" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 138.02 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE CONTINUE SOUTH 01°45'46" EAST, A DISTANCE OF 14.47 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NANO COURT, BEING A PUBLIC RIGHT-OF-WAY; THENCE NORTH 57°02'36" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 241.10 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°36'26" WEST, 143.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°07'42", AN ARC DISTANCE OF 144.73 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°12'00" WEST, 46.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 83°56'33", AN ARC DISTANCE OF 51.28 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 01°46'16" EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 340.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC DISTANCE OF 58.05 FEET TO THE END OF SAID CURVE, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF AFOREMENTIONED RACHAEL BOULEVARD, BEING A PUBLIC RIGHT-OF-WAY; THENCE SOUTH 83°10'46" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°35'01" EAST, 283.47 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°21'58", AN ARC DISTANCE OF 283.72 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

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Warranty Deed

This Indenture, Made this 11th day of July, 2006 A.D., **Between** O'Steen Brothers, Inc. , a corporation existing under the laws of the State of Florida of the County of Alachua, State of Florida, **grantor,** and ADC Development & Investment Group, LLC, a Florida limited liability company
Document #L06000044225 FEI #20-4798771
whose address is: Post Office Box 238, Lake Butler, FL 32054

of the County of Union, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Alachua State of Florida to wit:
See Exhibit "A" attached hereto.

SUBJECT TO THE FOLLOWING:

A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
B. Restrictions and matters appearing on the plat and/or common to the subdivision;
C. Taxes for the year 2006 and subsequent years.

The purpose of reflecting the document number and tax identification number of the Grantee is to avoid any confusion with a limited liability company of the same or similar name.

Grantor hereby reserves for itself, it's successors and/or assigns a non-exclusive easement for Ingress/Egress and Public Utilities over and across the property described in Exhibit B attached hereto.

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

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

Signed, sealed and delivered in our presence:

Printed Name: DARRYL J. TOMPKINS
Witness

Printed Name: Sandra E. Howe
Witness

O'Steen Brothers, Inc.
By: _____ (Seal)
William Brad O'Steen, President
P.O. Address: 1006 SE 4th Street, Gainesville, FL 32601

(Corporate Seal)

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 11th day of July, 2006 by William Brad O'Steen, President of O'Steen Brothers, Inc. , a Florida Corporation, on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.

Notary Public State of Florida
Sandra E Howe
My Commission DD491123
Expires 11/15/2009

Printed Name: Sandra E Howe
Notary Public
My Commission Expires: 11/15/2009

O'STEEN06-110

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Exhibit "A"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 14 AND 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88 DEG. 59 MIN. 32 SEC. WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT-OF-WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 89 DEG. 09 MIN. 48 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEG. 08 MIN. 48 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 455.86 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 88 DEG. 56 MIN. 13 SEC. WEST, A DISTANCE OF 1526.63 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE RUN NORTH 01 DEG. 25 MIN. 37 SEC. WEST, A DISTANCE OF 1335.11 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 23; THENCE RUN SOUTH 89 DEG. 13 MIN. 54 SEC. WEST, A DISTANCE OF 29.24 FEET TO A CONCRETE MONUMENT; THENCE RUN NORTH 01 DEG. 23 MIN. 30 SEC. WEST, A DISTANCE OF 448.94 FEET TO AN IRON PIPE; THENCE RUN NORTH 89 DEG. 37 MIN. 00 SEC. EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 340-A (66 FOOT RIGHT-OF-WAY), A DISTANCE OF 228.17 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 1723.55 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 07 DEG. 09 MIN. 49 SEC., AN ARC DISTANCE OF 215.49 FEET (CHORD BEARING AND DISTANCE OF SOUTH 86 DEG. 47 MIN. 30 SEC. EAST, 215.35 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN SOUTH 83 DEG. 11 MIN. 05 SEC. EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 145.67 FEET TO A BOUNDARY *CORNER ALONG* THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962; THENCE RUN SOUTHERLY AND THEN EASTERLY ALONG THE WEST AND SOUTH BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2340, PAGE 1962 WITH THE FOLLOWING SIX (6) COURSES; SOUTH 06 DEG. 50 MIN. 15 SEC. WEST, 121.22 FEET; SOUTH 71 DEG. 15 MIN. 38 SEC. WEST, 24.34 FEET; SOUTH 03 DEG. 37 MIN. 22 SEC. WEST, 110.55 FEET; NORTH 86 DEG. 46 MIN. 19 SEC. WEST, 107.04 FEET; SOUTH 00 DEG. 51 MIN. 23 SEC. EAST, 358.93 FEET; SOUTH 80 DEG. 27 MIN. 41 SEC. EAST, 690.19 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2330, PAGE 1452 OF SAID PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN EASTERLY, NORTHERLY, THEN WESTERLY, ALONG THE SOUTH, EAST, AND NORTH BOUNDARY LINES RESPECTIVELY OF SAID LANDS WITH THE FOLLOWING FOUR (4) COURSES; SOUTH 80 DEG. 34 MIN. 55 SEC. EAST, 279.85 FEET; THENCE RUN NORTHEASTERLY, WITH A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 970.00 FEET, THROUGH AN ARC ANGLE OF 19 DEG. 28 MIN. 17 SEC., AN ARC DISTANCE OF 329.64 FEET (CHORD BEARING AND DISTANCE OF NORTH 12 DEG. 41 MIN. 16 SEC. EAST, 328.06 FEET); NORTH 02 DEG. 57 MIN. 06 SEC. EAST, 185.30 FEET; NORTH 82 DEG. 15 MIN. 45 SEC. WEST, 21.42 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1986, PAGE 2681 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 82 DEG. 15 MIN. 45 SEC. WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 100.71 FEET TO THE

Exhibit "A" (Continued Pg. 2)

SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2189, PAGE 412 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 06 DEG. 23 MIN. 52 SEC. EAST, A DISTANCE OF 136.86 FEET TO THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2189, PAGE 412; THENCE RUN SOUTH 83 DEG. 11 MIN. 05 SEC. EAST, ALONG THE AFOREMENTIONED SOUTH LINE OF COUNTY ROAD NO. 340-A, A DISTANCE OF 793.94 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 1943.08 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID RIGHT-OF-WAY LINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 20 DEG. 01 MIN. 25 SEC., AN ARC DISTANCE OF 679.06 FEET (CHORD BEARING AND DISTANCE OF NORTH 86 DEG. 35 MIN. 25 SEC. EAST, 675.61 FEET) TO THE WEST RIGHT-OF WAY LINE OF N.W. 126 TERRACE (80 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 01 DEG. 35 MIN. 03 SEC. EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 227.96 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2275 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY THEN SOUTHERLY, ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2275 WITH THE FOLLOWING TWO (2) COURSES; SOUTH 89 DEG. 20 MIN. 04 SEC. WEST, 392.39 FEET; SOUTH 01 DEG. 36 MIN. 01 SEC. EAST, 222.49 FEET TO THE SOUTHWEST CORNER OF SAID LANDS, SAID SOUTHWEST CORNER LOCATED ON THE NORTH BOUNDARY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN RECORDS BOOK 2355, PAGE 2784 OF SAID PUBLIC RECORDS; THENCE RUN WESTERLY, SOUTHERLY, AND EASTERLY ALONG SAID NORTH LINE AND THE WEST AND SOUTH BOUNDARY LINES OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 2355, PAGE 2784 WITH THE FOLLOWING FOUR (4) COURSES; SOUTH 89 DEG. 09 MIN. 52 SEC. WEST, 163.26 FEET; SOUTH 01 DEG. 44 MIN. 38 SEC. EAST, 137.92 FEET; SOUTH 57 DEG. 02 MIN. 36 SEC. EAST, 183.57 FEET; NORTH 89 DEG. 09 MIN. 52 SEC. EAST, 403.95 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2355, PAGE 2784; THENCE RUN SOUTH 01 DEG. 35 MIN. 03 SEC. EAST, ALONG THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF N.W. 126TH TERRACE, A DISTANCE OF 160.80 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2044, PAGE 2959 OF THE SAID PUBLIC RECORDS; THENCE RUN WESTERLY AND THEN SOUTHERLY ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID LANDS THAT WITH THE FOLLOWING TWO (2) COURSES; SOUTH 89 DEG. 00 MIN. 44 SEC. WEST, 314.88 FEET; SOUTH 19 DEG. 04 MIN. 06 SEC. WEST, 170.11 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN WESTERLY AND THEN SOUTHERLY ALONG THE NORTH AND WEST BOUNDARY LINES OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF SAID PUBLIC RECORDS WITH THE FOLLOWING TWO (2) COURSES; SOUTH 89 DEG. 10 MIN. 24 SEC. WEST, 450.16 FEET; SOUTH 01 DEG. 36 MIN. 44 SEC, EAST, 549.84 FEET, TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND BEING SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE NORTH 01°35'03" WEST ALONG THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 23, A DISTANCE OF 1332.71 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4); THENCE SOUTH 89°20'04" WEST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 39.88 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL

Exhibit "A" (Continued Pg. 3)

RECORDS BOOK 2280, PAGE 2275 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE CONTINUE SOUTH 89°20'04" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 224.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°20'04" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 168.02 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2280, PAGE 2275; THENCE NORTH 01°36'01" WEST, A DISTANCE OF 180.36 FEET TO THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 340-A (66 FOOT RIGHT OF WAY), SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 1943.08 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 04°57'38", AN ARC DISTANCE OF 168.23 FEET (CHORD BEARING AND DISTANCE OF NORTH 85°45'10" EAST, A DISTANCE OF 168.18 FEET); THENCE DEPARTING SAID RIGHT OF WAY SOUTH 01°36'01" EAST, A DISTANCE OF 190.87 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 20 FOOT PUBLIC UTILITY EASEMENT OVER, UNDER, AND ACROSS THE SOUTH 20 FEET THEREOF.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN SOUTH 88 DEG. 59 MIN. 32 SEC. WEST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN SOUTH 89 DEG.09 MIN. 48 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 824.69 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 2336, PAGE 2030 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 89 DEG. 09 MIN. 35 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 137.86 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEG. 09 MIN. 35 SEC. WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 318.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23; THENCE RUN SOUTH 88 DEG. 55 MIN. 49 SEC. WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 640.56 FEET; THENCE RUN NORTH 01 DEG. 03 MIN. 47 SEC. WEST, A DISTANCE OF 480.00 FEET TO THE SOUTH LINE OF A 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT; THENCE RUN NORTH 88 DEG. 56 MIN. 13 SEC. EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 163.50 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID SOUTHERLY LINE OF THE 60 FOOT WIDE INGRESS, EGRESS, AND PUBLIC UTILITIES EASEMENT AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 60 DEG. 17 MIN. 32 SEC., AN ARC DISTANCE OF 347.26 FEET (CHORD BEARING AND DISTANCE OF NORTH 58 DEG. 47 MIN. 27 SEC. EAST, 331.46 FEET RESPECTIVELY); THENCE RUN SOUTH 52 DEG. 15 MIN. 02 SEC. EAST, A DISTANCE OF 391.90 FEET; THENCE RUN NORTH 86 DEG. 26 MIN. 19 SEC. EAST, A DISTANCE OF 75.99 FEET; THENCE RUN SOUTH 01 DEG. 36 MIN. 44 SEC. EAST, A DISTANCE OF 212.53 FEET; THENCE RUN SOUTH 34 DEG. 02 MIN. 42 SEC. EAST, A DISTANCE OF 229.82 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 10.05 ACRES MORE OR LESS.

THE ABOVE DESCRIBED OVERALL TRACT OF LAND OF LAND CONTAINS 64.731 ACRES MORE OR LESS.

INSTRUMENT # 2256568
7 PGS

Exhibit "B"

60 FOOT INGRESS/EGRESS AND PUBLIC UTILITIES PARCEL

A TRACT OF LAND SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE AFOREMENTIONED SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, FOR THE POINT OF REFERENCE AND RUN S 88° 59′ 32″ W, ALONG THE SOUTH LINE OF SAID NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, A DISTANCE OF 40.00 FEET TO THE INTERSECTION OF SAID SOUTH LINE WITH THE WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE (80 FOOT RIGHT OF WAY); THENCE RUN N 01° 34′ 39″ W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 710.84 FEET; THENCE RUN N 01° 34′ 50″ W., ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 41.44 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET AND THE POINT OF BEGINNING; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 43° 51′ 09″ AND AN ARC DISTANCE OF 24.49 FEET (CHORD BEARING AND DISTANCE OF N 69° 39′ 16″ W, 23.90 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 25′ 10″ W, A DISTANCE OF 238.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32′ 14″ AN ARC DISTANCE OF 198.92 FEET (CHORD BEARING AND DISTANCE OF N 74° 18′ 43″ W, 195.92 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 57° 02′ 36″ W, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26′ 40″ AN ARC DISTANCE OF 449.77 FEET (CHORD BEARING AND DISTANCE OF S 75° 14′ 04″ W, 399.54 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 393.89 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 18′ 35″ AN ARC DISTANCE OF 167.12 FEET (CHORD BEARING AND DISTANCE OF S 39° 40′ 02″ W, 165.87 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 51° 49′ 20″ W, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56′ 20″ AN ARC DISTANCE OF 130.58 FEET (CHORD BEARING AND DISTANCE OF S 39° 21′ 10″ W, 129.55 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE

CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03′ 13″ AN ARC DISTANCE OF 357.40 FEET (CHORD BEARING AND DISTANCE OF S 57° 54′ 37″ W, 340.19 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 88° 56′ 13″ W, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00′ 16″ AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 64° 26′ 05″ W, 43.13 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, EASTERLY AND SOUTHERLY, SAID CURVE HAVING A RADIUS OF 73.00 FEET; THENCE RUN SOUTHWESTERLY, WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 278° 00′ 32″ AN ARC DISTANCE OF 354.21 FEET (CHORD BEARING AND DISTANCE OF

Exhibit "B" (Continued Pg. 2)

N 01° 03′ 47″ W, 95.78 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 52.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 49° 00′ 16″ AN ARC DISTANCE OF 44.48 FEET (CHORD BEARING AND DISTANCE OF S 66° 33′ 39″ E, 43.13 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 56′ 13″ E, A DISTANCE OF 530.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 62° 03′ 13″ AN ARC DISTANCE OF 292.42 FEET (CHORD BEARING AND DISTANCE OF N 57° 54′ 37″ E, 278.34 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24° 56′ 20″ AN ARC DISTANCE OF 156.70 FEET (CHORD BEARING AND DISTANCE OF N 39° 21′ 10″ E, 155.46 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 51° 49′ 20″ E, A DISTANCE OF 110.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 333.89 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 24°18′ 35″ AN ARC DISTANCE OF 141.66 FEET (CHORD BEARING AND DISTANCE OF N 39° 40′ 02″ E, 140.60 FEET RESPECTIVELY) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 330.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 95° 26′ 40″ AN ARC DISTANCE OF 549.72 FEET (CHORD BEARING AND DISTANCE OF N 75° 14′ 04″ E, 488.33 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 57° 02′ 36″ E, A DISTANCE OF 413.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 270.00 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 34° 32′ 14″ AN ARC DISTANCE OF 162.75 FEET (CHORD BEARING AND DISTANCE OF S 74° 18′ 43″ E, 160.30 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N 88° 25′ 10″ E, A DISTANCE OF 208.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, THROUGH AN ARC ANGLE OF 57° 18′ 35″ AN ARC DISTANCE OF 62.02 FEET (CHORD BEARING AND DISTANCE OF N 59° 45′ 52″ E, 59.46 FEET RESPECTIVELY) TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF N.W. 126TH TERRACE; THENCE RUN S 01° 34′ 50″ E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 97.44 FEET TO THE POINT OF BEGINNING; CONTAINING 4.550 ACRES MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

INSTRUMENT # 2256568
7 PGS

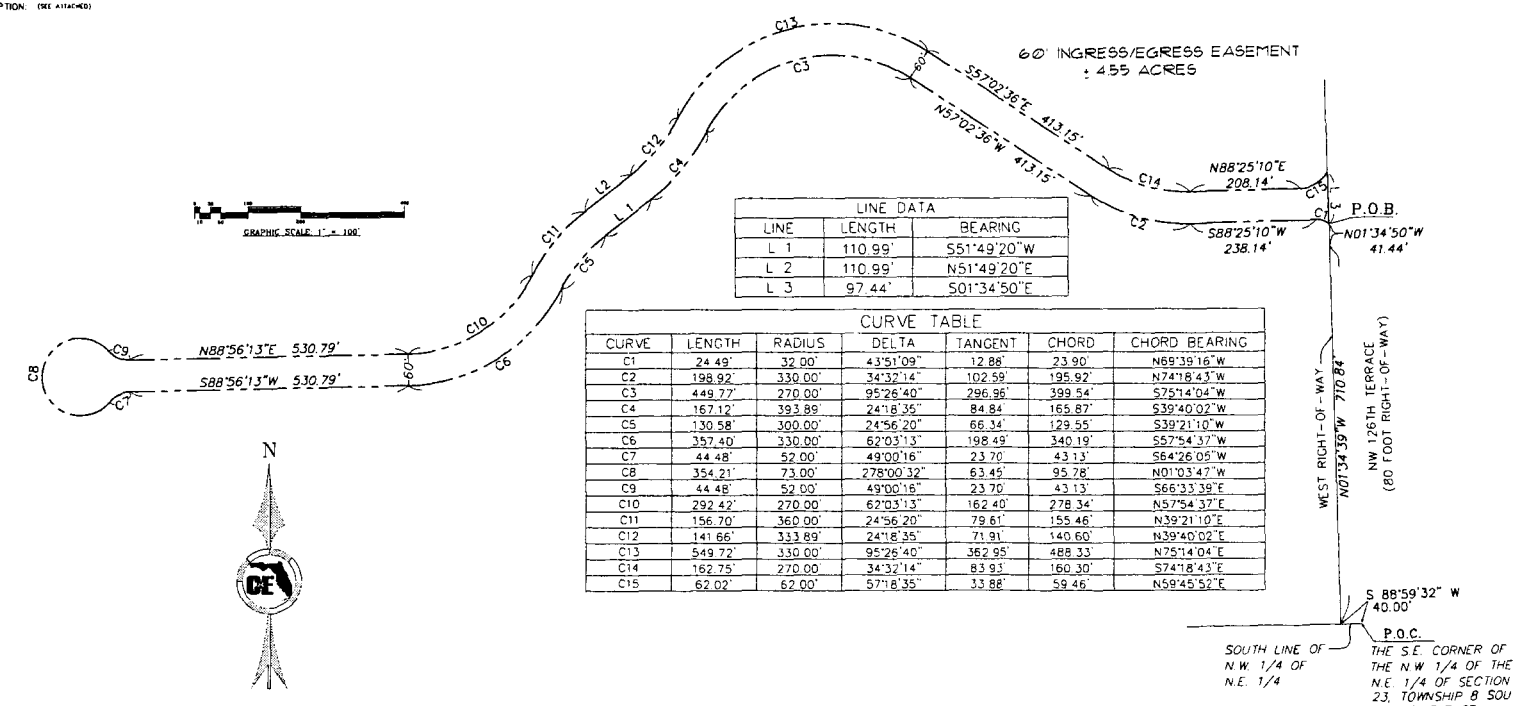
Exhibit "B" (Continued Pg. 3)

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA
•SKETCH - NOT A BOUNDARY SURVEY•

LEGEND:
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT OF WAY
O.R. = OFFICIAL RECORDS BOOK

DESCRIPTION: (SEE ATTACHED)



LINE DATA		
LINE	LENGTH	BEARING
L 1	110.99'	S51°49'20"W
L 2	110.99'	N51°49'20"E
L 3	97.44'	S01°34'50"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	24.49'	32.00'	43°51'09"	12.88'	23.90'	N69°39'16"W
C2	198.92'	330.00'	34°32'14"	102.59'	195.92'	N74°18'43"W
C3	449.77'	270.00'	95°26'40"	296.96'	399.54'	S75°14'04"W
C4	167.12'	393.89'	24°18'35"	84.84'	165.87'	S39°40'02"W
C5	130.58'	300.00'	24°56'20"	66.34'	129.55'	S39°21'10"W
C6	357.40'	330.00'	62°03'13"	198.49'	340.19'	S57°54'37"W
C7	44.48'	52.00'	49°00'16"	23.70'	43.13'	S64°26'05"W
C8	354.21'	73.00'	278°00'32"	63.45'	95.78'	N01°03'47"W
C9	44.48'	52.00'	49°00'16"	23.70'	43.13'	S66°33'39"E
C10	292.42'	270.00'	62°03'13"	162.40'	278.34'	N57°54'37"E
C11	156.70'	360.00'	24°56'20"	79.61'	155.46'	N39°21'10"E
C12	141.66'	333.89'	24°18'35"	71.91'	140.60'	N39°40'02"E
C13	549.72'	330.00'	95°26'40"	362.95'	488.33'	N75°14'04"E
C14	162.75'	270.00'	34°32'14"	83.93'	160.30'	S74°18'43"E
C15	62.02'	62.00'	57°18'35"	33.88'	59.46'	N59°45'52"E

This map prepared by
Certificate of Authorization No. LB 3870
Surveyor and Mapper Registered under
Chapter 472.027 of the Florida
Statutes & Rules 61G17-6 of Florida
Licensed Surveyor and Mapper

STACY A. HALL
Professional Surveyor & Mapper Fla. License No. 3786

Drawing by: STACY A. HALL
Checked by: SAH
Date: 06-05-07
Scale: 1" = 100'
Field Book: N/A
Page: N/A
Drawing No.: 06-0362
Sheet No.: 1 OF 1

Causseaux & Ellington, Inc.
Engineering • Surveying • Planning
6011 NW 1st Place, Gainesville, Florida 32607
Phone: (352) 331-1976 Fax: (352) 332-2646

CERTIFIED TO:
ADC DEV & INVESTMENT GROUP, LLC

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3044874 2 PG(S)
3/1/2017 12:21 PM
BOOK 4497 PAGE 1652
J.K.'JESS' IRBY
Clerk of the Court, Alachua County, Florida
ERECORDED Receipt # 759314
Doc Stamp-Mort: $0.00
Doc Stamp-Deed: $1,154.30
Intang. Tax: $0.00

PREPARED BY & RETURN TO:

Name: Lynn Sullivan, an employee of Providence Title Company, LLC
Address: 3917 NW 97th Boulevard
Gainesville, FL 32606

File No. 2016-315

Parcel No.: 03230-002-000; 03927-000-000

SPACE ABOVE THIS LINE FOR PROCESSING DATA | *SPACE ABOVE THIS LINE FOR RECORDING DATA*

This **SPECIAL WARRANTY DEED**, made the 28th day of February, 2017, by **ADC DEVELOPMENT & INVESTMENT GROUP, LLC**, a Florida limited liability company, hereinafter called the Grantor, to **ALACHUA COPELAND PARK INVESTMENTS,** LLC, a Florida limited liability company, having its principal place of business at 3917 NW 97th Blvd., Gainesville, FL 32606, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in City of Alachua, County of Alachua, State of Florida, viz:

See attached Exhibit "A"

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

SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY, AND SPECIFICALLY INCLUDING THAT DECLARATION OF RESTRICTIVE COVENANTS RECORDED IN O.R. BOOK 4207, PAGE 1999 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

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 that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other. Grantor further warrants that said land is free of all liens and encumbrances, except those recorded in the Public Records of Alachua County, Florida, and except taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Denise C. Howard
Witness Signature
Printed Name: Denise C. Howard

Linda C. Boles
Witness Signature
Printed Name: Linda C. Boles

ADC DEVELOPMENT & INVESTMENT GROUP, LLC

By: _____ L.S.
Name: Avery C. Roberts
Title: Manager

STATE OF FLORIDA
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 28th day of February, 2017, by Avery C. Roberts, Manager of ADC Development & Investment Group, LLC, a Florida limited liability company, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

Denise C. Howard
Signature of Notary
Printed Name: Denise C. Howard
My commission expires: 3/16/2019

DENISE C. HOWARD
MY COMMISSION # FF 193949
EXPIRES: March 16, 2019
Bonded Thru Notary Public Underwriters

Exhibit "A"

A PARCEL OF LAND SITUATED IN SECTIONS 14 & 23, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY AND POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88° 17'42" WEST, 235.32 FEET; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 6°56'35", AN ARC LENGTH OF 235.46 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 0°11'01" EAST, A DISTANCE OF 227.36 FEET; THENCE NORTH 86°38'56" WEST, A DISTANCE OF 276.02 FEET TO THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, BEING A PUBLIC RIGHT OF WAY; THENCE NORTH 1°46'16" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 204.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°17'22" EAST, 51.62 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°02'12", AN ARC LENGTH OF 58.05 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD; THENCE SOUTH 83°11'32" EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 182.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 84°06'44" EAST, 48.25 FEET; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL OF 1°25'22", AN ARC LENGTH OF 48.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.456 ACRES, MORE OR LESS

Parcel: 03230-002-000

Search Date: 10/11/2016 at 3:33:14 PM

Taxpayer:	ADC DEVELOPMENT & INVESTMENT	Legal:	THAT PART OF SW1/4 OF SE1/4 LYING S OF OLD SR-2 (LESS COM SE COR OF NW 1/4 OF NE 1/4 SEC N 1332.71 FT S 39.88 FT W - 224.37 FT POB W 168.02 FT N 180.36 FT NELY ALG CURVE 168.23 FT S 190.87 FT POB PER OR 3214/1296)(LESS COM SE COR OF - SW1/4 OF SE1/4 W 40 FT POB W 224.32 FT N 190.89 FT NELY ALG CURVE 226.95 FT S 227.94 FT POB PER OR 4311/0549) OR 3416/ - 0742
Mailing:	PO BOX 238 LAKE BUTLER, FL 32054		
Location:			
Sec-Twn-Rng:	14-08-18		
Property Use:	06500 - Grzgsoil Class6		
Tax Jurisdiction:	Alachua - 1700		
Area:	Progress Center		
Subdivision:	PlaceHolder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2015	Grzgsoil Class6	1900	233600	0	0	233600	0	1900	1900	0	0	1900	1900	47.78
2014	Grzgsoil Class6	2200	280100	0	0	280100	0	2200	2200	0	0	2200	2200	54.64
2013	Grzgsoil Class6	2200	115900	0	0	115900	0	2200	2200	0	0	2200	2200	54.62
2012	Grzgsoil Class6	2200	115900	0	0	115900	0	2200	2200	0	0	2200	2200	54.53
2011	Grzgsoil Class6	2200	115900	0	0	115900	0	2200	2200	0	0	2200	2200	55.73
2010	Grzgsoil Class6	2200	210400	0	0	210400	0	2200	2200	0	0	2200	2200	55.33
2009	Grzgsoil Class6	2300	210400	0	0	210400	0	2300	2300	0	0	2300	2300	57.57
2008	Vacant Industrial	210400	210400	0	0	210400	0	210400	0	0	0	210400	0	4767
2007	Vacant Comm	210400	210400	0	0	210400	0	210400	0	0	0	210400	0	4783.59
2006	Vacant Comm	136800	136800	0	0	136800	0	136800	0	0	0	136800	0	3455.92

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	ILW		Acre	4.78
			2015 Certified Land Just Value: 233600	2015 Certified Land Assessed Value: 1900

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
07/11/2006	1600000	I	U	3416	742	MS
12/20/2001	301600	V	U	2410	896	MS
12/01/1985	23400	I	U	1614	2167	WD
06/01/1981	100	V	U	1357	587	WD

Parcel: 03927-000-000

Search Date: 10/11/2016 at 3:35:13 PM

Taxpayer:	ADC DEVELOPMENT & INVESTMENT
Mailing:	PO BOX 238 LAKE BUTLER, FL 32054
Location:	13200 NW NANO CT Alachua
Sec-Twn-Rng:	23-08-18
Property Use:	06500 - Grzgsoil Class6
Tax Jurisdiction:	Alachua - 1700
Area:	Progress Center
Subdivision:	PlaceHolder

Legal: NW1/4 OF NE1/4 & NE1/4 OF NW1/4 OR 1293/893 (LESS ELY 40 FT R/W PER OR 1261/102) (LESS OR 1559/2388) (LESS - OR 2044/2959) (LESS OR 2296/1975) (LESS THAT PT OF OR 2330/1452) (LESS THAT PT OF OR 2340/1962)(LESS COM SE COR OF - NW 1/4 OF NE 1/4 W 1002.55 FT POB W 958.56 FT N 480 FT E 163.50 FT NELY ALG CURVE 347.26 FT S 52 DEG E 391.90 - FT N 86 DEG E 75.99 FT S 212.53 FT S 34 DEG E 229.82 FT POB)(LESS PARCEL PER OR 3519/1030 PARCEL K/A 3231-5-1) - (LESS PARCEL PER OR 3537/1378 K/A 3927-8)(LESS PARCELS PER OR 3561 /1415 K/A 3927-9 & 3927-10) (LESS PARCEL - PER OR 3836/988 K/A 3927-11)(LESS PARCEL K/A 3927-12 PER OR 4234/1566) (LESS R/W FOR NANO CT & NW 129TH WAY PER OR 4398/1815) OR 1390/ 294 & OR 3416/742

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2015	Grzgsoil Class6	4700	572900	0	9100	582000	1970	11830	13800	0	1970	11830	11830	313.96
2014	Grzgsoil Class6	4500	572900	0	9400	582300	2910	10990	13900	0	2910	10990	10990	297.38
2013	Grzgsoil Class6	12400	655400	0	5900	661300	0	18300	18300	0	0	18300	18300	454.29
2012	Grzgsoil Class6	12400	655400	0	6200	661600	0	18600	18600	0	0	18600	18600	559.76
2011	Grzgsoil Class6	12400	655400	0	6600	662000	0	19000	19000	0	0	19000	19000	481.29
2010	Grzgsoil Class6	12400	655400	0	6900	662300	0	19300	19300	0	0	19300	19300	485.34
2009	Grzgsoil Class6	12700	655400	0	7200	662600	0	19900	19900	0	0	19900	19900	497.99
2008	Misc. Residence	744700	744700	0	7500	752200	0	752200	0	0	0	752200	0	17348.9
2007	Vacant Comm	817400	817400	0	0	817400	0	817400	0	0	0	817400	0	18596.28
2006	Misc. Residence	456700	456700	0	3400	460100	0	460100	0	0	0	460100	0	11623.32

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	ILW		Acre	9.81
			2015 Certified Land Just Value: 572900	2015 Certified Land Assessed Value: 4700

Miscellaneous

Description	Unit Type	Units
0883 - Fence CL	SF	6000
1682 - Paving 2	SF	6000
		2015 Certified Miscellaneous Value: 9100

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
07/11/2006	1600000	I	U	3416	742	WD
12/01/1981	0	I	U	1390	294	WD
06/01/1980	0	I	U	1293	893	WD

Parcel: 03230-002-003

Search Date: 11/2/2018 at 2:50:18 PM

Taxpayer:	ALACHUA COPELAND PARK INVESTMENTS LLC	**Legal:**	COM NW COR OF LANDS DESC IN OR 3214/1296 (BEING PARCEL K/A 3230-2-1) WLY ALG CURVE 235.32 FT POB S 00 DEG 11 MIN 01 SEC E 227.36 FT N 86 DEG 38 MIN 56 SEC W 276.02 FT N 01 DEG 46 MIN 36 SEC E 204.25 FT NELY ALG CURVE 51.62 FT S 83 DEG 11 MIN 32 SEC E 182.66 FT SELY ALG CURVE 48.25 FT POB OR 4497/1652
Mailing:	3917 NW 97TH BLVD GAINESVILLE, FL 32606		
Location:	14189 NW 129TH WAY ALACHUA		
Sec-Twn-Rng:	14- 08- 18		
Property Use:	06500 - Grzgsoil Class6		
Tax Jurisdiction:	Alachua - 1700		
Area:			
Subdivision:			

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
YeaR	**Use**	**Assessed Value**	**Just Value**	**Value**	**Value**	**Just Value**	**Value**	**Assessed**	**Assessed**	**Exempt**	**Exempt**	**Taxable**	**Taxable**
2018	Grzgsoil Class6	500	159000	0	0	159000	0	500	500	0	0	500	500

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Hay	ILW		Acre	1.46
			2018 Certified Land Just Value: 159000	**2018 Certified Land Assessed Value: 500**

Sale

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
02/28/2017	164900	V	Q	4497	1652	SD

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2017 PAID REAL ESTATE 1012711

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03230 002 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

14189 NW 129TH WAY

THAT PART OF SW1/4 OF SE1/4 LYING S
OF OLD SR-2 (LESS COM
See Additional Legal on Tax Roll

ADC DEVELOPMENT & INVESTMENT
GROUP LLC
PO BOX 238
LAKE BUTLER, FL 32054

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	1,700	0	1,700	14.39
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	1,700	0	1,700	2.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	1,700	0	1,700	2.55
SCHL DISCRNRY & CN (S01)	0.7480	1,700	0	1,700	1.27
SCHL GENERAL	4.3770	1,700	0	1,700	7.44
SCHOOL VOTED (S01)	1.0000	1,700	0	1,700	1.70
SUWANNEE RIVER WATER MGT DIST	0.4027	1,700	0	1,700	0.68
17 CITY OF ALACHUA	5.3900	1,700	0	1,700	9.16
TOTAL MILLAGE	23.1480		**AD VALOREM TAXES**		$39.34

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

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $39.34

If Paid By	Nov 30, 2017				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE 1012711

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03230 002 000	14189 NW 129TH WAY	

ADC DEVELOPMENT & INVESTMENT
GROUP LLC
PO BOX 238
LAKE BUTLER, FL 32054

IF PAID BY	PLEASE PAY
☐ **Nov 30, 2017**	$0.00
☐	
☐	
☐	
☐	

Receipt # 17-0048275 $37.77 Paid 12/04/2017
11/30/2017 Effective Date

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2018 PAID REAL ESTATE 1103454

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03230 002 003		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

COM NW COR OF LANDS DESC IN OR
3214/1296 (BEING PARCE
See Additional Legal on Tax Roll

ALACHUA COPELAND PARK
INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.2829	500	0	500	4.14
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2303	500	0	500	0.62
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP34 PROJECT (S01)	1.5000	500	0	500	0.75
SCHL DISCRNRY & CN (S01)	0.7480	500	0	500	0.37
SCHL GENERAL	4.0160	500	0	500	2.01
SCHOOL VOTED (S01)	1.0000	500	0	500	0.50
SUWANNEE RIVER WATER MGT DIST	0.3948	500	0	500	0.20
17 CITY OF ALACHUA	5.3900	500	0	500	2.70
TOTAL MILLAGE	22.5620		**AD VALOREM TAXES**		$11.29

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
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $11.29

If Paid By Please Pay	Nov 30, 2018 $0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2018 PAID REAL ESTATE 1103454

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03230 002 003	Unassigned Location RE	

ALACHUA COPELAND PARK
INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606

IF PAID BY	PLEASE PAY
☐ **Nov 30, 2018**	$0.00
☐	
☐	
☐	
☐	

Receipt # 18-0006245 $10.84 Paid 11/07/2018

ALATB15081F

John Power TAX COLLECTOR Serving Alachua County

2017 PAID REAL ESTATE 1014333

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03927 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

13200 NW NANO CT

NW1/4 OF NE1/4 & NE1/4 OF NW1/4 OR
1293/893 (LESS ELY 40 FT
See Additional Legal on Tax Roll

ADC DEVELOPMENT & INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.4648	12,000	0	12,000	101.58
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY GENERAL	1.2655	12,000	0	12,000	15.19
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP33 PROJECT (S01)	1.5000	12,000	0	12,000	18.00
SCHL DISCRNRY & CN (S01)	0.7480	12,000	0	12,000	8.98
SCHL GENERAL	4.3770	12,000	0	12,000	52.52
SCHOOL VOTED (S01)	1.0000	12,000	0	12,000	12.00
SUWANNEE RIVER WATER MGT DIST	0.4027	12,000	0	12,000	4.83
17 CITY OF ALACHUA	5.3900	12,000	0	12,000	64.68
TOTAL MILLAGE	23.1480		**AD VALOREM TAXES**		$277.78

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
NON-AD VALOREM ASSESSMENTS			$0.00

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS $277.78

If Paid By	Nov 30, 2017				
Please Pay	$0.00				

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2017 PAID REAL ESTATE 1014333

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • 5830 NW 34TH BLVD • GAINESVILLE, FL 32653-2115

ACCOUNT NUMBER	SITUS	MESSAGE
03927 000 000	13200 NW NANO CT	

ADC DEVELOPMENT & INVESTMENT
PO BOX 238
LAKE BUTLER, FL 32054

IF PAID BY	PLEASE PAY
☐ **Nov 30, 2017**	$0.00
☐	
☐	
☐	
☐	

Receipt # 17-0048275 $266.67 Paid 12/04/2017
11/30/2017 Effective Date

John Power TAX COLLECTOR Serving Alachua County

2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03230 002 003 | Parcel details | **Latest bill** | **Full bill history**

Pay All: $10.84

2018

$10.84 due

Get Bills by Email | **Pay this bill: $10.84**

Owner: ALACHUA COPELAND PARK INVESTMENTS LLC
3917 NW 97TH BLVD
GAINESVILLE, FL 32606
Situs: Unassigned Location RE

Account number: 03230 002 003
Alternate Key: 1103454
Millage code: 1700
Millage rate: 22.5620

Assessed value: 500
School assessed value: 500
Unimproved land value: 500

Location is not guaranteed to be accurate.

Property Appraiser
View

2018 Annual bill

Ad valorem: $11.29
Non-ad valorem: $0.00
Total Discountable: 11.29
No Discount NAVA: 0.00
Total tax:

Legal description

COM NW COR OF LANDS DESC IN OR 3214/1296 (BEING PARCEL K/A 3230-2-1) WLY ALG CURVE 235.32 FT POB S 00 DEG 11 MIN 01 SEC E 227.36 FT N 86 DEG 38 MIN 56 SEC W 276.02 FT N 01 DEG 46 MIN 36 SEC E 204.25 FT NELY ALG CURVE 51.62 FT S 83 DEG 11 MIN 32 SEC E 182.66 FT SELY ALG CURVE 48.25 FT POB OR 4497/1652

Location

Book, page, item: 4497-1652-
Geo number: 14-08-18-03230002003
Range: 18
Township: 08
Section: 14
Neighborhood: 233223.50
Use code: 06500
Total acres: 1.460

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SUWANNEE RIVER WATER MANAGEMENT DISTRICT

9225 CR 49 • LIVE OAK, FLORIDA 32060 • TELEPHONE 386/362-1001 • 800/226-1066 • FAX 386/362-1056
mysuwanneeriver.com

December 1, 2016

Avery C. Roberts
ADC Development & Investment
P.O. Box 238
Lake Butler, FL 32054

Subject: Environmental Resource Permit (ERP): No Permit Required (NPR), ERP-001-2287241, Copeland Park – Research & Development Buildings, Alachua County

Dear Mr. Roberts:

The above referenced proposed project does not require a new ERP from the Suwannee River Water Management District (District). This decision was based on the fact that this project is part of the master system permitted under ERP-001-206572-4. According to the documentation submitted on or before November 2, 2016, it has been determined that the proposed activity: the construction of a 1.32-acre impervious area research & development facility, provides reasonable assurance that:

1. The existing stormwater system is functioning as permitted.
2. The master system will not change as a result of the connection.
3. The project will not exceed any thresholds established by the existing permit.

Please ensure that turbidity, sedimentation, and erosion are controlled during and after construction of the exempt activity to prevent violations of state water quality standards, including any antidegradation provisions of paragraphs 62-4.242(1)(a) and (b), subsections 62-4.242(2) and (3) and Rule 62-302.300, F.A.C., and any special standards for Outstanding Florida Waters and Outstanding National Resource Waters. Erosion and sediment control best management practices shall be installed and maintained in accordance with the guidelines and specifications described in the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual* (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02530), and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual* (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008) (https://www.flrules.org/Gateway/reference.asp?No=Ref-02531).

DON QUINCEY Chair Chiefland, Florida
ALPHONAS ALEXANDER Vice Chair Madison, Florida
VIRGINIA H. JOHNS Secretary/Treasurer Alachua, Florida
KEVIN BROWN Alachua, Florida
GARY F. JONES Old Town, Florida
CHARLES KEITH Lake City, Florida
VIRGINIA M. SANCHEZ Old Town, Florida
RICHARD SCHWAB Perry, Florida
BRADLEY WILLIAMS Monticello, Florida
NOAH VALENSTEIN Executive Director

In addition, construction, alteration, and operation shall not:

- Adversely impound or obstruct existing water flow, cause adverse impacts to existing surface water storage and conveyance capabilities, or otherwise cause adverse water quantity or flooding impacts to receiving water and adjacent lands;
- Cause an adverse impact to the minimum flows and levels established pursuant to Section 373.042, F.S.
- Cause adverse impacts to a Work of the District established pursuant to Section 373.086, F.S.;
- Adversely impede navigation or create a navigational hazard; or
- Cause or contribute to a violation of state water quality standards.

If you have any questions, you may contact me by phone at 386.362.1001 or by email at Brian.Brooker@srwmd.org.

Sincerely,

Brian Brooker

Brian Brooker, E.I.
Division of Resource Management

BB/tm

cc: Randall Olney, CHW, Inc.
Matt Cason, Concept Development, Inc.

DON QUINCEY Chair
Chiefland, Florida

ALPHONAS ALEXANDER Vice Chair
Madison, Florida

VIRGINIA H. JOHNS Secretary/Treasurer
Alachua, Florida

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Old Town, Florida

RICHARD SCHWAB
Perry, Florida

BRADLEY WILLIAMS
Monticello, Florida

NOAH VALENSTEIN
Executive Director

Mitchell Mason

From: Diaz, Mary <Mary.Diaz@srwmd.org>
Sent: Friday, October 26, 2018 3:21 PM
To: Mitchell Mason
Cc: Marshall, Leroy
Subject: RE: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Mr. Mason,

The exemptions are still valid as long as the project is constructed in accordance with the permitted documents.

Thank you,

Mary Diaz, E.I.
Engineer II, Resource Management Division
Suwannee River Water Management District
9225 CR 49, Live Oak, FL 32060
386.362.1001
386.647.3133 (Direct)
800.226.1066 (FL Toll Free)
www.mysuwanneeriver.com
Let us know how we're doing: Contact Us

From: Mitchell Mason <mitchellm@chw-inc.com>
Sent: Wednesday, October 24, 2018 4:16 PM
To: Diaz, Mary <Mary.Diaz@srwmd.org>
Subject: Copeland Park and Foundation Park - Alachua, FL - Exemption Validations

Good afternoon Mary,

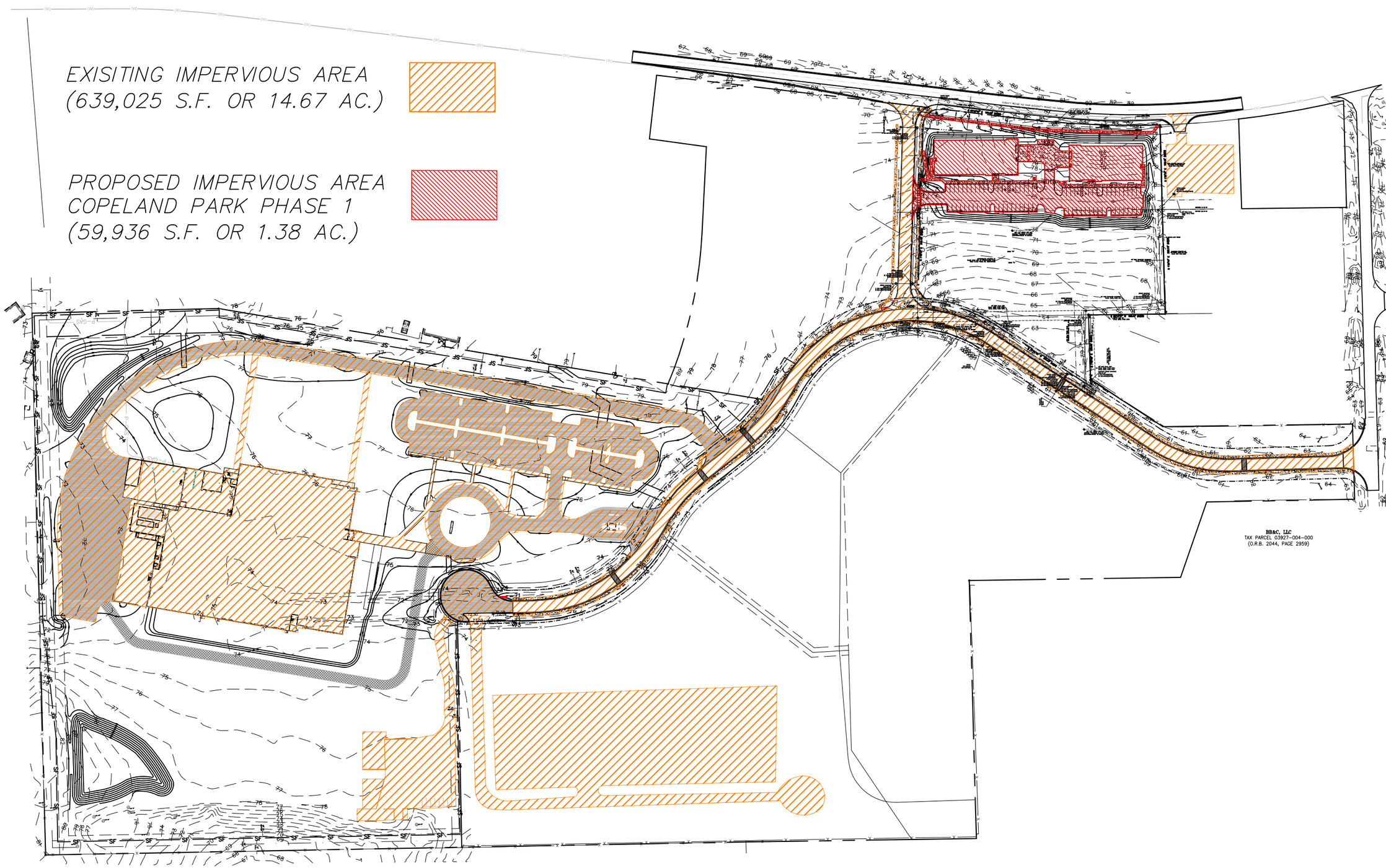
We received exemption (No Permit Required) letters for the Copeland Park Phase I project (ERP No. 228724-1), and the Foundation Park Phase II project (ERP No. 212192-4) in December and August of 2016, respectively. No changes have been proposed to either project since the letters were issued. Can you please confirm that these exemptions are still valid for each project, or provide updated letters if necessary? The original exemption letters are attached for your convenience.

Thank you,

MITCHELL MASON | Project Engineer
t: (386) 518-5141
e: mitchellm@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

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



11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW
Professional Consultants

SCALE: 1"=100'

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:
11/01/16 - SRWMD

CLIENT: CONCEPT DEVELOPMENT, INC.

PROJECT: COPELAND PARK PHASE I

SHEET TITLE: POST DEVELOPMENT MASTER PLAN

TECHNICIAN: T.F. COWART
DESIGNED: T.F. COWART
QUALITY CONTROL: D.H. YOUNG, P.E.
PROJECT NUMBER: 16-0386

DANIEL H. YOUNG

FL PE No. 70780

SHEET NO.: 1 OF 1

Tedh: mitchellm Plot Date: Dec 13,2018 8:44am Filename: L:\2016\16-0386\Engineering\DWGs\Misc Files\161031 16-0386_Copeland Park Impervious Exhibit.dwg

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

ADC DEVELOPMENT & INVESTMENT GROUP, LLC.

Filing Information

Document Number	L06000044225
FEI/EIN Number	20-4798771
Date Filed	04/28/2006
State	FL
Status	ACTIVE

Principal Address

12469 W SR 100
LAKE BUTLER, FL 32054

Changed: 04/16/2007

Mailing Address

P.O. BOX 238
LAKE BUTLER, FL 32054

Registered Agent Name & Address

ROBERTS, AVERY C
12469 W SR 100
LAKE BUTLER, FL 32054

Address Changed: 04/16/2007

Authorized Person(s) Detail

Name & Address

Title MGR

ROBERTS, AVERY C
PO BOX 233
LAKE BUTLER, FL 32054

Title Manager

OSTEEN, DEXTER A
16707 NW CR 241
ALACHUA, FL 32615

Annual Reports

Report Year	**Filed Date**
2014	04/01/2014
2015	04/10/2015
2016	03/28/2016

Document Images

03/28/2016 -- ANNUAL REPORT	View image in PDF format
04/10/2015 -- ANNUAL REPORT	View image in PDF format
04/01/2014 -- ANNUAL REPORT	View image in PDF format
04/01/2013 -- ANNUAL REPORT	View image in PDF format
03/05/2012 -- ANNUAL REPORT	View image in PDF format
03/18/2011 -- ANNUAL REPORT	View image in PDF format
03/19/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
02/18/2008 -- ANNUAL REPORT	View image in PDF format
04/16/2007 -- ANNUAL REPORT	View image in PDF format
04/28/2006 -- Florida Limited Liability	View image in PDF format

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State of Florida, Department of State

Detail by Entity Name

Florida Limited Liability Company
ALACHUA COPELAND PARK INVESTMENTS LLC

Filing Information

Document Number	L17000044355
FEI/EIN Number	N/A
Date Filed	02/24/2017
Effective Date	02/24/2017
State	FL
Status	ACTIVE

Principal Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Mailing Address

3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Registered Agent Name & Address

CASON, MATT
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Name Changed: 04/26/2018

Authorized Person(s) Detail

Name & Address

Title MGR

CRAWFORD, BRIAN
3917 NW 97TH BOULEVARD
GAINESVILLE, FL 32606

Annual Reports

Report Year	Filed Date
2018	04/26/2018

Document Images

04/26/2018 -- ANNUAL REPORT	View image in PDF format
02/24/2017 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

CHW
Professional Consultants

TEL: (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

planning surveying engineering construction

DESCRIPTION

DATE: January 3, 2017
CLIENT: Concept Development
PROJECT NO: 16-0386
DESCRIPTION FOR: Public Utilities Easement #1

A PARCEL OF LAND SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY AND THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°21'54" WEST, 162.84 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 4°48'11", AN ARC LENGTH OF 162.89 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 3°02'11" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING LYING ON THE SOUTHERLY BOUNDARY LINE OF A 20-FOOT PUBLIC UTILITIES EASEMENT; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 27.03 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 4.65 FEET; THENCE NORTH 0°11'04" WEST, A DISTANCE OF 2.23 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 24.55 FEET; THENCE SOUTH 0°11'04" EAST, A DISTANCE OF 9.44 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 17.63 FEET; THENCE NORTH 44°58'19" WEST, A DISTANCE OF 21.16 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 27.15 FEET; THENCE SOUTH 44°48'56" WEST, A DISTANCE OF 9.33 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 17.63 FEET; THENCE NORTH 0°11'04" WEST, A DISTANCE OF 9.44 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 24.55 FEET; THENCE SOUTH 0°11'04" EAST, A DISTANCE OF 2.23 FEET; THENCE SOUTH 89°48'56" WEST, A DISTANCE OF 4.67 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 31.79 FEET THE AFOREMENTIONED SOUTHERLY BOUNDARY LINE OF A 20-FOOT PUBLIC UTILITIES EASEMENT; THENCE SOUTH 83°11'33" EAST ALONG SAID EASEMENT LINE, A DISTANCE OF 20.88 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1963.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 85°10'56" EAST, 122.05 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASEMENT LINE, THROUGH A CENTRAL ANGLE OF 3°33'47", AN ARC LENGTH OF 122.07 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4,168 SQUARE FEET , MORE OR LESS.

ALL AS SHOWN ON THE MAP ATTACHED HEREWITH AND MADE A PART HEREOF

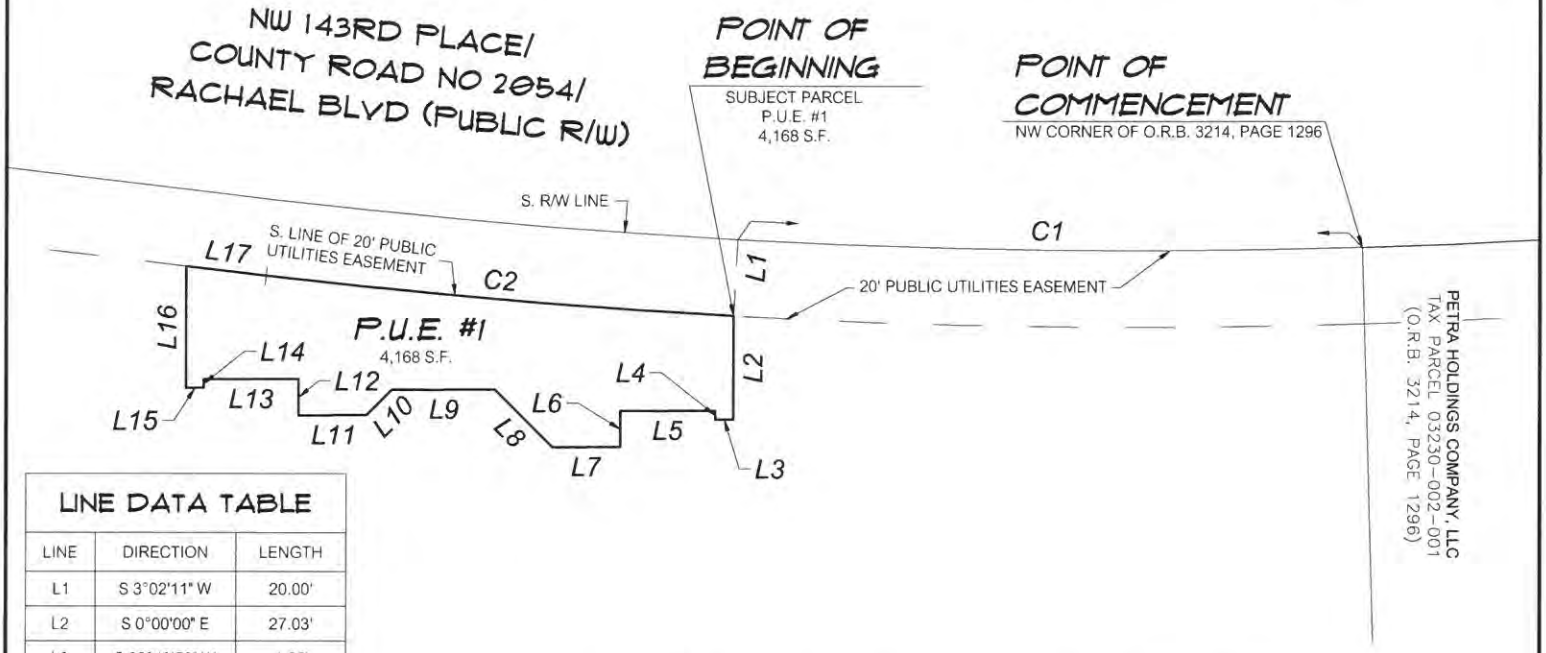
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

N

GRAPHIC SCALE
0 12.5 25 50



LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	S 3°02'11" W	20.00'
L2	S 0°00'00" E	27.03'
L3	S 89°48'56" W	4.65'
L4	N 0°11'04" W	2.23'
L5	S 89°48'56" W	24.55'
L6	S 0°11'04" E	9.44'
L7	S 89°48'56" W	17.63'
L8	N 44°58'19" W	21.16'
L9	S 89°48'56" W	27.15'
L10	S 44°48'56" W	9.33'
L11	S 89°48'56" W	17.63'
L12	N 0°11'04" W	9.44'
L13	S 89°48'56" W	24.55'
L14	S 0°11'04" E	2.23'
L15	S 89°48'56" W	4.67'
L16	N 0°00'00" E	31.79'
L17	S 83°11'33" E	20.88'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	162.89'	1943.08'	4°48'11"	81.49'	162.84'	N 89°21'54" W
C2	122.07'	1963.08'	3°33'47"	61.06'	122.05'	S 85°10'56" E

DESCRIPTION:

(SEE ATTACHED)

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 01°46'16" EAST FOR THE EAST RIGHT-OF-WAY LINE OF NW 129TH WAY

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
R/W = RIGHT OF WAY
P.U.E. = PUBLIC UTILITIES EASEMENT

CERTIFIED TO:

CONCEPT DEVELOPMENT
CITY OF ALACHUA

SHEET NO. 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

MICHAEL L. HARBERT

4 Jan. 17

Professional Surveyor & Mapper Fla. License No. 4995

DATE: 1/3/2017
TECHNICIAN: JTT
CHECKED BY: MLH
PROJECT NUMBER: 16-0386

SCALE: 1" = 50'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CHW Professional Consultants

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com

est. 1988 FLORIDA LB-5075

CHW
Professional Consultants

TEL: (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

planning surveying engineering construction

DESCRIPTION

DATE: January 3, 2017
CLIENT: Concept Development
PROJECT NO: 16-0386
DESCRIPTION FOR: Sidewalk Easement

A 5.00-FOOT STRIP OF LAND SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGIN AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3214, PAGE 1296 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY; THENCE SOUTH 35°56'05" WEST, A DISTANCE OF 22.42 FEET; THENCE SOUTH 88°23'44" WEST, A DISTANCE OF 36.44 FEET; THENCE NORTH 88°23'28" WEST, A DISTANCE OF 207.94 FEET; THENCE NORTH 82°59'04" WEST, A DISTANCE OF 243.41 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF NW 129TH WAY, A PUBLIC RIGHT OF WAY, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 35.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 34°42'11" EAST, 5.65 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 9°15'13", AN ARC LENGTH OF 5.65 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 82°59'04" EAST, A DISTANCE OF 240.55 FEET; THENCE SOUTH 88°23'28" EAST, A DISTANCE OF 207.56 FEET; THENCE NORTH 88°23'44" EAST, A DISTANCE OF 33.70 FEET; THENCE NORTH 36°04'25" EAST, A DISTANCE OF 16.14 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF RACHAEL BOULEVARD, A PUBLIC RIGHT OF WAY, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1943.08 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 88°19'39" EAST, 6.39 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 0°11'19", AN ARC LENGTH OF 6.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2,522 SQUARE FEET , MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HEREWITH AND MADE
A PART HEREOF

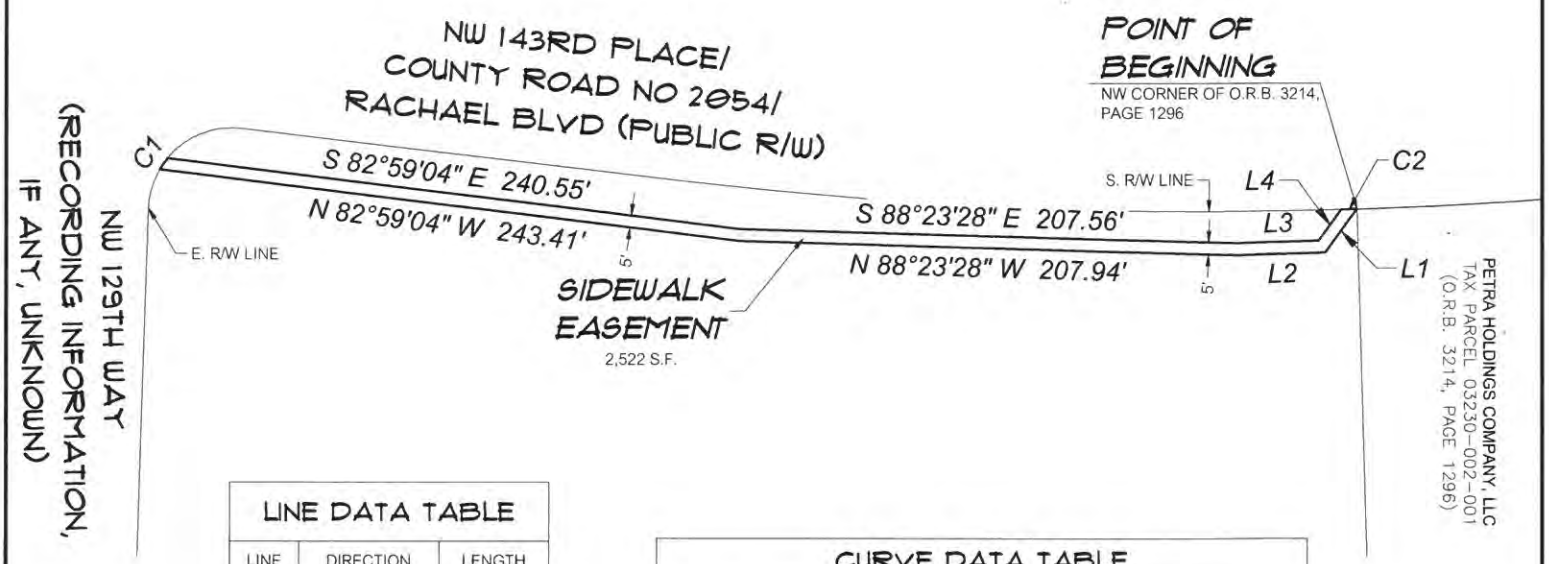
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 14, TOWNSHIP 8 SOUTH, RANGE 18 EAST,
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY

N

GRAPHIC SCALE
0 20 40 80



LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 35°56'05" W	22.42'
L2	S 88°23'44" W	36.44'
L3	N 88°23'44" E	33.70'
L4	N 36°04'25" E	16.14'

CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	5.65'	35.00'	9°15'13"	2.83'	5.65'	N 34°42'11" E
C2	6.39'	1943.08'	0°11'19"	3.20'	6.39'	N 88°19'39" E

LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
S.F. = SQUARE FEET
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 01°46'16" EAST FOR THE EAST RIGHT-OF-WAY LINE OF NW 129TH WAY

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

CONCEPT DEVELOPMENT
CITY OF ALACHUA

SHEET NO: 1 OF 1

This map prepared by:

Certificate of Authorization No. L.B. 5075

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

MICHAEL L. HARBERT

4 JAN. 17

Professional Surveyor & Mapper Fla. License No. 4995

DATE: 1/3/2017
TECHNICIAN: JTT
CHECKED BY: MLH
PROJECT NUMBER: 16-0386

SCALE: 1" = 80'

VERIFY SCALE BAR IS ONE HALF INCH ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

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132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
www.chw-inc.com
est. 1988 FLORIDA LB-5075

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

COPELAND PARK
TYPE S3H

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated. QUICK MOUNT ARM: Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

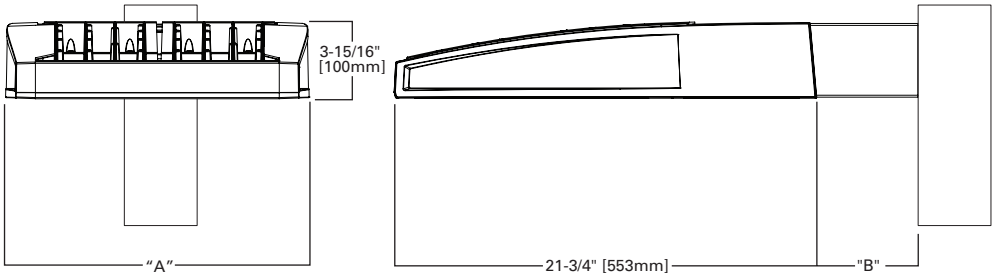
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



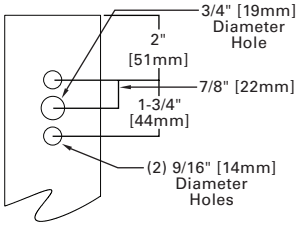
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA

UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA

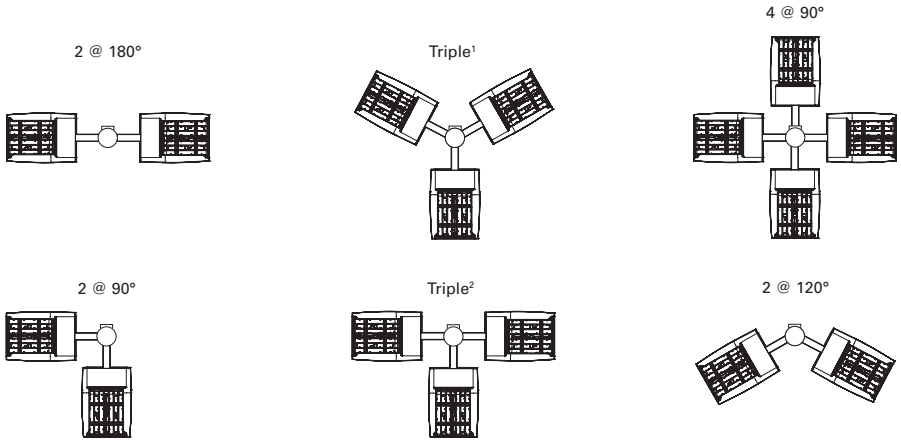
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EATON
Powering Business Worldwide

*www.designlights.org

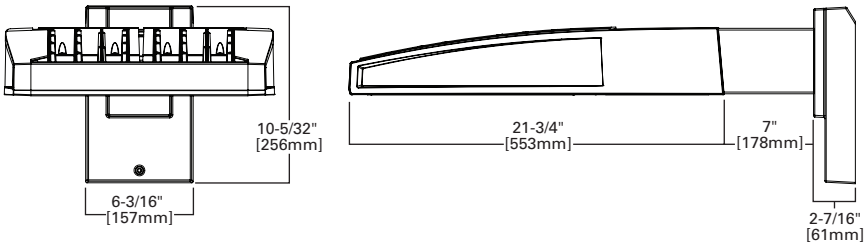
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

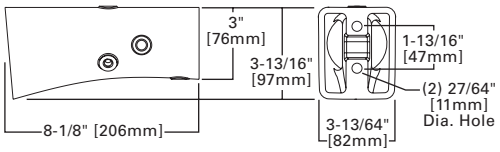


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

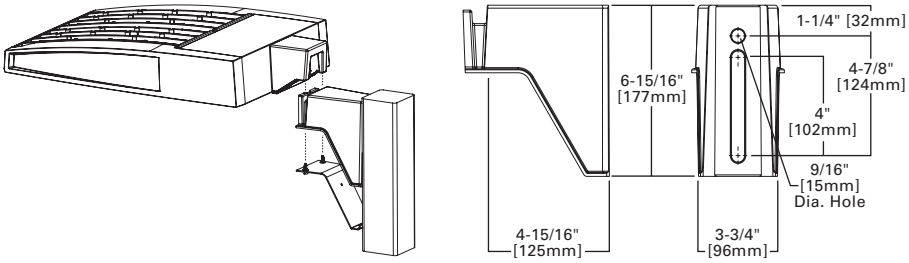
STANDARD WALL MOUNT

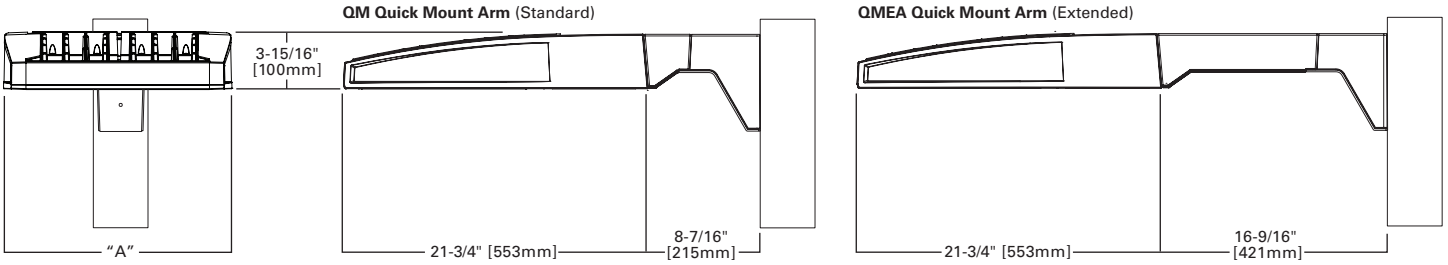


MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)





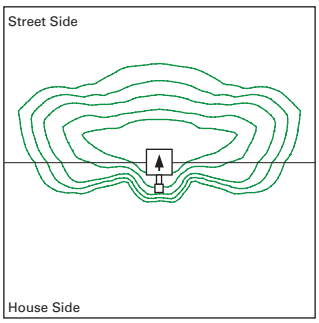
QUICK MOUNT ARM DATA

Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

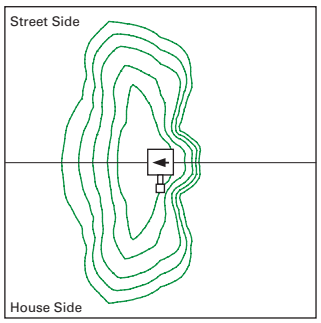
NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

COPELAND PARK
TYPE S3H

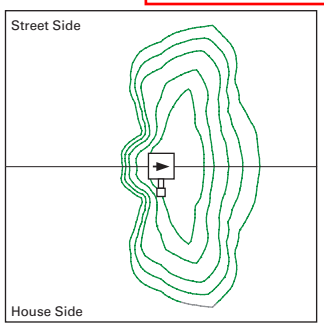
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]

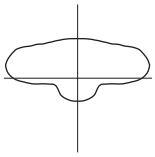


Optics Rotated Right @ 90° [R90]

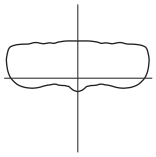
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

T2
(Type II)



SL2
(Type II with Spill Control)



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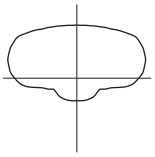
(Type III)



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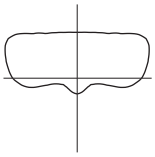

T4FT
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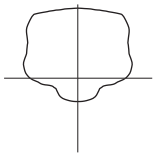
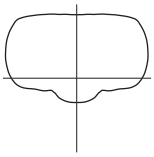
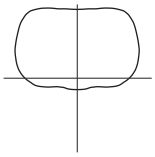


T4W
(Type IV Wide)

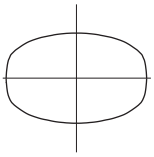


SL4
(Type IV with Spill Control)

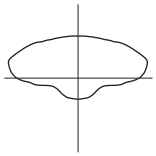


Asymmetric Roadway Distributions

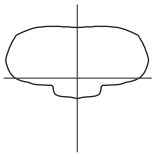
RW
(Rectangular Wide Type I)



T2R
(Type II Roadway)

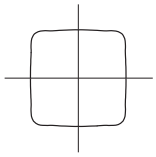


T3R
(Type III Roadway)

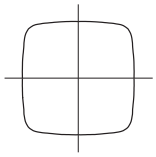


Symmertric Distributions

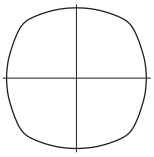
5NQ
(Type V Square Narrow)



5MQ
(Type V Square Medium)

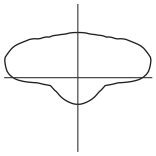


5WQ
(Type V Square Wide)

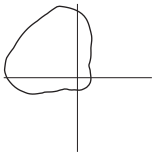


Specialized Distributions

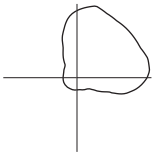
AFL
(Automotive Frontline)



SLL
(90° Spill Light Eliminator Left)



SLR
(90° Spill Light Eliminator Right)



COPELAND PARK
TYPE S3H

NOMINAL POWER AND LUMENS (700MA)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA	700mA
Nominal Power (Watts)		38	72	105	138	176	210	243	276	314	348
Input Current @ 120V (A)		0.32	0.59	0.86	1.14	1.45	1.72	2	2.28	2.58	2.86
Input Current @ 208V (A)		0.21	0.36	0.51	0.67	0.87	1.02	1.18	1.34	1.53	1.69
Input Current @ 240V (A)		0.19	0.32	0.45	0.59	0.77	0.90	1.04	1.18	1.35	1.49
Input Current @ 277V (A)		0.20	0.29	0.40	0.51	0.69	0.80	0.91	1.02	1.20	1.31
Optics											
T2	Lumens	3,854	7,531	11,237	14,847	18,395	22,013	26,033	29,497	32,904	36,430
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4
T2R	Lumens	4,091	7,995	11,929	15,762	19,529	23,370	27,638	31,316	34,932	38,676
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4
T3	Lumens	3,928	7,676	11,453	15,133	18,750	22,437	26,534	30,065	33,537	37,132
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
T3R	Lumens	4,015	7,846	11,707	15,469	19,166	22,936	27,124	30,733	34,283	37,957
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
T4FT	Lumens	3,951	7,720	11,519	15,221	18,858	22,567	26,688	30,240	33,732	37,347
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	3,900	7,620	11,370	15,024	18,615	22,276	26,343	29,849	33,296	36,864
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL2	Lumens	3,847	7,518	11,217	14,821	18,364	21,975	25,988	29,447	32,847	36,368
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
SL3	Lumens	3,927	7,675	11,451	15,131	18,747	22,434	26,531	30,061	33,533	37,126
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
SL4	Lumens	3,731	7,292	10,880	14,376	17,812	21,315	25,208	28,562	31,861	35,275
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G4	B2-U0-G5	B2-U0-G5	B3-U0-G5
5NQ	Lumens	4,051	7,916	11,811	15,606	19,336	23,139	27,365	31,006	34,587	38,294
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3
5MQ	Lumens	4,125	8,062	12,029	15,894	19,692	23,565	27,869	31,577	35,224	38,999
	BUG Rating	B2-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
5WQ	Lumens	4,136	8,083	12,061	15,936	19,745	23,628	27,943	31,661	35,318	39,103
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
SLL/SLR	Lumens	3,451	6,744	10,063	13,296	16,474	19,714	23,314	26,416	29,467	32,625
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5
RW	Lumens	4,014	7,844	11,704	15,465	19,162	22,930	27,118	30,726	34,274	37,948
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
AFL	Lumens	4,029	7,873	11,747	15,522	19,231	23,014	27,216	30,838	34,399	38,086
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=(120-277V) **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)

2L=Two Circuits [12, 13]
7030=70 CRI / 3000K [14]
8030=80 CRI / 3000K [15]
7050=70 CRI / 5000K [15]
7060=70 CRI / 6000K [14]
530=Drive Current Factory Set to 530mA [16]
700=Drive Current Factory Set to 700mA [16]
P=Button Type Photocontrol (120, 208, 240 or 277V)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [13, 17]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [18, 19, 20, 21, 22]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [18, 19, 20, 21, 22]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [18, 19, 20, 21]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 21, 25]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [18, 19, 20, 21, 22, 26]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [18, 19, 20, 21, 23, 26]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [18, 19, 20, 21, 24, 26]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 21, 25, 26]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [18, 19, 20, 21, 22]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [18, 19, 20, 21, 23]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [18, 19, 20, 21, 24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 25]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [27]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [27]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [28]
HSS=Factory Installed House Side Shield [29]
CE=CE Marking [30]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [31]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QM-EA=Quick Mount Extended Length Arm Kit [11]
LS/HSS=Field Installed House Side Shield [29, 32]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
13. Not available with LumaWatt wireless sensors.
14. Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
16. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
17. 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
18. Consult factory for more information.
19. Utilizes internal step-down transformer when 347V or 480V is selected.
20. The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Not available with HA option.
22. Approximately 22' detection diameter at 8' mounting height.
23. Approximately 40' detection diameter at 20' mounting height.
24. Approximately 60' detection diameter at 40' mounting height.
25. Approximately 100' detection diameter at 40' mounting height.
26. Replace X with number of light squares operating in low output mode.
27. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
28. Not available with house side shield (HSS).
29. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
30. CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
31. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
32. One required for each Light Square.

COPELAND PARK
TYPE S3H

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-T3-700.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]P124259
[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24140)
[TESTLAB]Innovations Center P2
[ISSUEDATE]1/16/2014
[LUMCAT]GLEON-AE-02-LED-E1-T3-700
[LUMINAIRE]GALLEON LED AREA AND ROADWAY LUMINAIRE
[MORE](2) 70 CRI, 4000K, 700mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS
[DRIVER]ELECTRONIC DRIVER
[_ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER
[MORE]WITH TEST DISTANCE OF 28.75 FEET
[_ABSOLUTELUMENS]7676
[MANUFAC] EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
[_SEARCH_APPLICATION] Outdoor, Area, Commercial, Industrial, Parking, Roadway, Site, Street, Wet Location
[_SEARCH_MOUNTING] Arm, Pole
[_SEARCH_CRI] 70
[_SEARCH_SOURCETYPE] LED
[_SEARCH_COLORTEMP] 4000K

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	7676
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	107
Total Luminaire Watts	72
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	5624.7
Maximum Candela Angle	55H 67.5V
Maximum Candela (<90 Degrees Vertical)	5624.7
Maximum Candela Angle (<90 Degrees Vertical)	55H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	665.9 (8.7% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-T3-700.IES

COPELAND PARK
TYPE S3H

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	411.5	N.A.	5.4
FM - Front-Medium (30-60)	2883.7	N.A.	37.6
FH - Front-High (60-80)	2653.6	N.A.	34.6
FVH - Front-Very High (80-90)	69.1	N.A.	0.9
BL - Back-Low (0-30)	346.3	N.A.	4.5
BM - Back-Medium (30-60)	791.9	N.A.	10.3
BH - Back-High (60-80)	461.5	N.A.	6.0
BVH - Back-Very High (80-90)	58.5	N.A.	0.8
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	7676.1	N.A.	100.0
BUG Rating	B1-U0-G2		

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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
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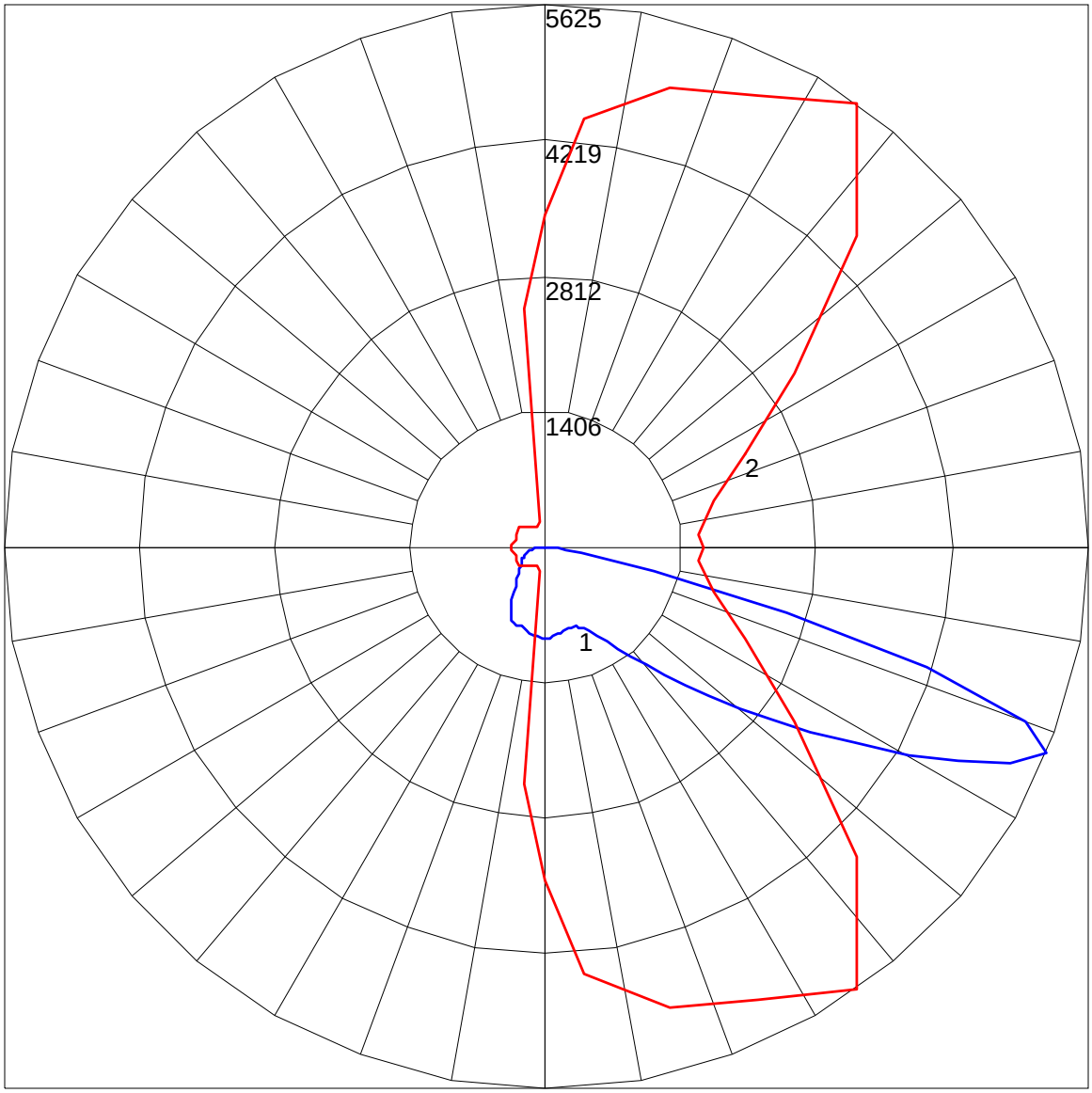
IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-T3-700.IES

COPELAND PARK
TYPE S3H

POLAR GRAPH

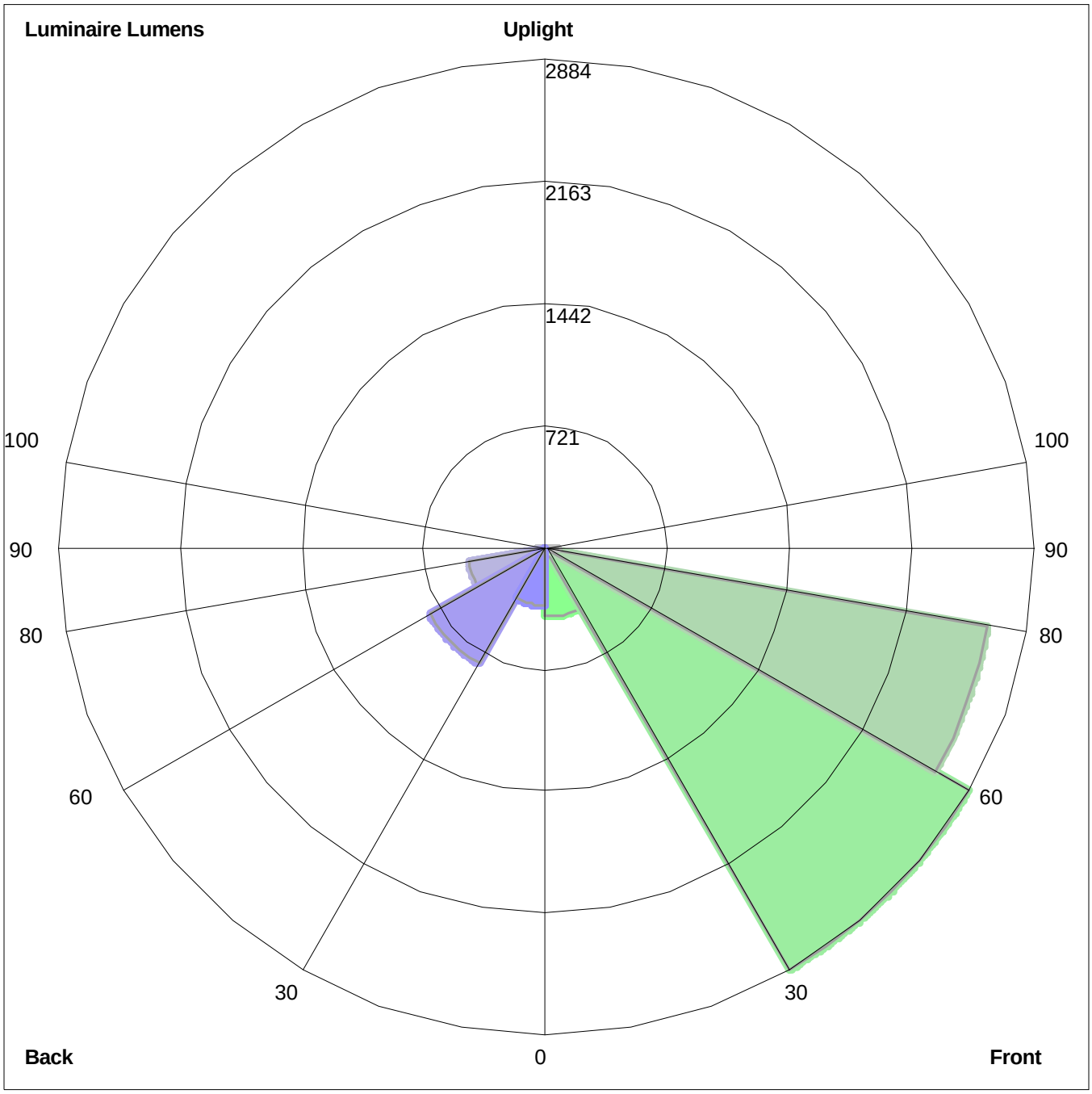


Maximum Candela = 5624.7 Located At Horizontal Angle = 55, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (55 - 235) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-T3-700.IES

COPELAND PARK
TYPE S3H

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=411.5, Medium=2883.7, High=2653.6, Very High=69.1
Back: Low=346.3, Medium=791.9, High=461.5, Very High=58.5
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G2

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

COPELAND PARK
TYPE S5

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated. QUICK MOUNT ARM: Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

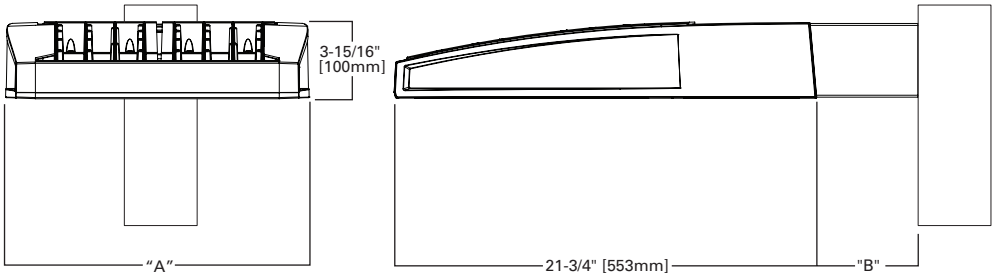
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



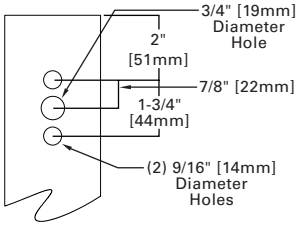
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

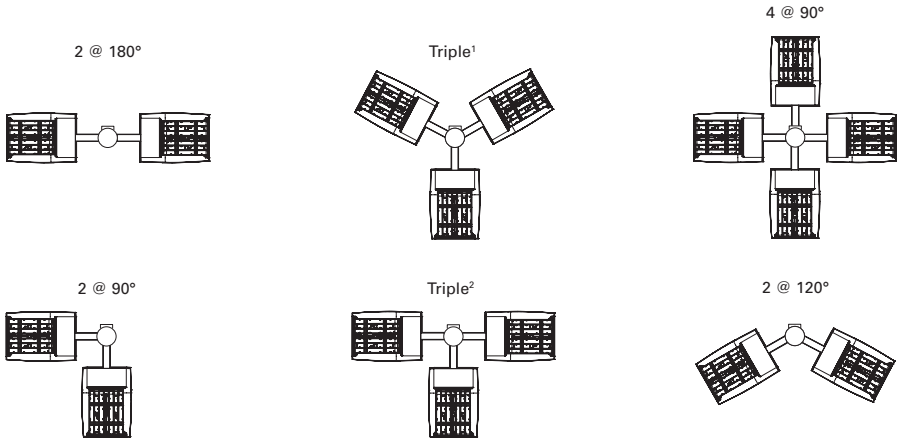
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EATON
Powering Business Worldwide

*www.designlights.org

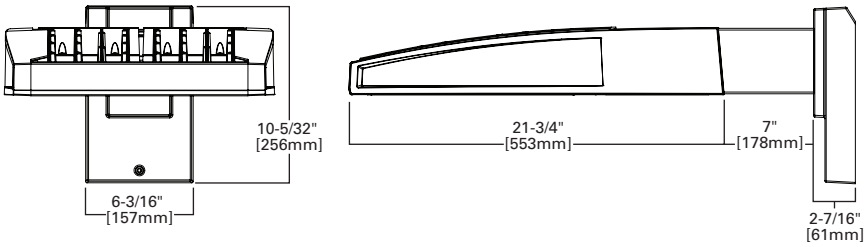
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

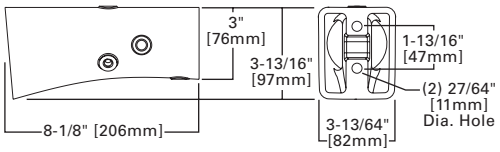


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

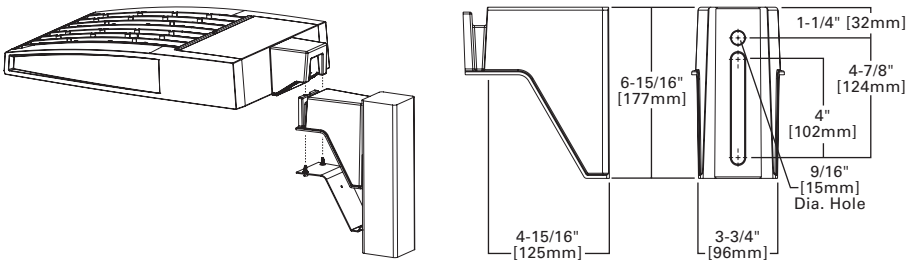
STANDARD WALL MOUNT

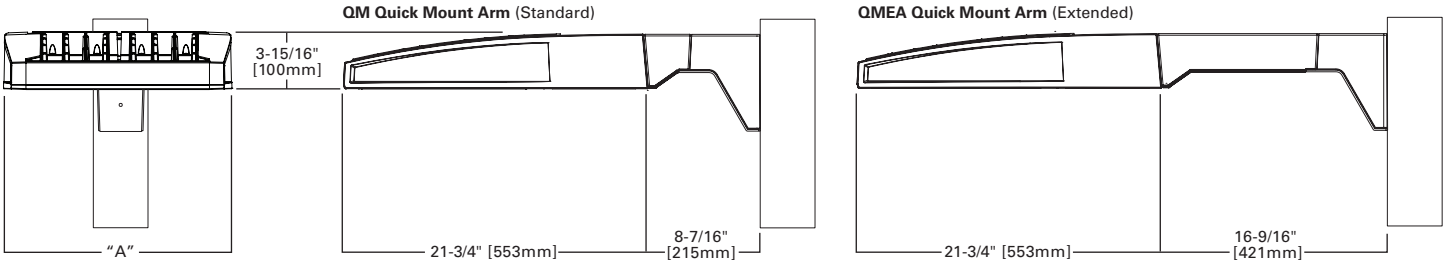


MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



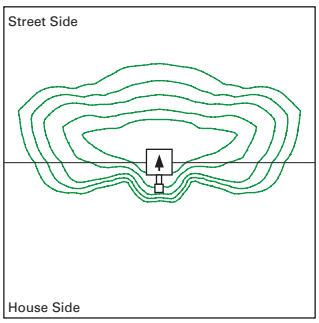


QUICK MOUNT ARM DATA

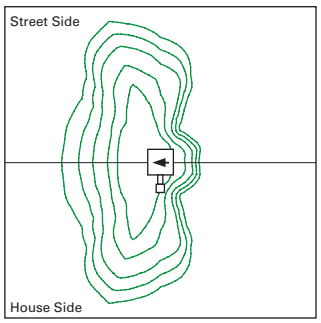
Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

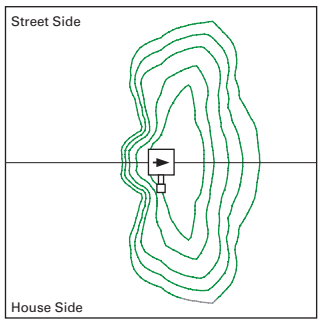
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]

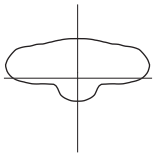


Optics Rotated Right @ 90° [R90]

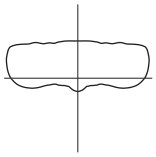
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

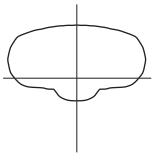
T2
(Type II)



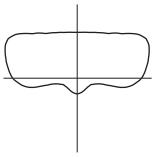
SL2
(Type II with Spill Control)



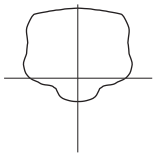
T3
(Type III)



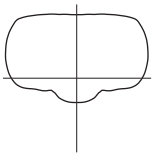
SL3
(Type III with Spill Control)



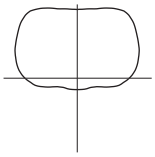
T4FT
(Type IV Forward Throw)



T4W
(Type IV Wide)

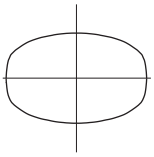


SL4
(Type IV with Spill Control)

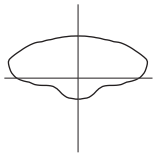


Asymmetric Roadway Distributions

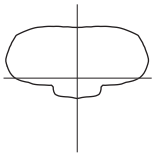
RW
(Rectangular Wide Type I)



T2R
(Type II Roadway)

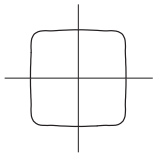


T3R
(Type III Roadway)

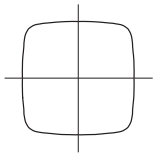


Symmertric Distributions

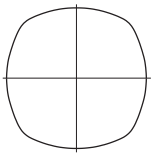
5NQ
(Type V Square Narrow)



5MQ
(Type V Square Medium)

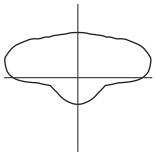


5WQ
(Type V Square Wide)

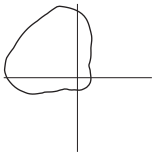


Specialized Distributions

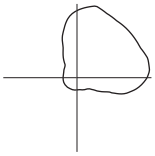
AFL
(Automotive Frontline)



SLL
(90° Spill Light Eliminator Left)



SLR
(90° Spill Light Eliminator Right)



NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

COPELAND PARK
TYPE S5

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=(120-277V) **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)

2L=Two Circuits [12, 13]
7030=70 CRI / 3000K [14]
8030=80 CRI / 3000K [15]
7050=70 CRI / 5000K [15]
7060=70 CRI / 6000K [14]
530=Drive Current Factory Set to 530mA [16]
700=Drive Current Factory Set to 700mA [16]
P=Button Type Photocontrol (120, 208, 240 or 277V)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [13, 17]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [18, 19, 20, 21, 22]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [18, 19, 20, 21, 22]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [18, 19, 20, 21]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 21, 25]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [18, 19, 20, 21, 22, 26]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [18, 19, 20, 21, 23, 26]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [18, 19, 20, 21, 24, 26]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 21, 25, 26]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [18, 19, 20, 21, 22]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [18, 19, 20, 21, 23]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [18, 19, 20, 21, 24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 25]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [27]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [27]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [28]
HSS=Factory Installed House Side Shield [29]
CE=CE Marking [30]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [31]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QM-EA=Quick Mount Extended Length Arm Kit [11]
LS/HSS=Field Installed House Side Shield [29, 32]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
13. Not available with LumaWatt wireless sensors.
14. Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
16. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
17. 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
18. Consult factory for more information.
19. Utilizes internal step-down transformer when 347V or 480V is selected.
20. The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Not available with HA option.
22. Approximately 22' detection diameter at 8' mounting height.
23. Approximately 40' detection diameter at 20' mounting height.
24. Approximately 60' detection diameter at 40' mounting height.
25. Approximately 100' detection diameter at 40' mounting height.
26. Replace X with number of light squares operating in low output mode.
27. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
28. Not available with house side shield (HSS).
29. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
30. CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
31. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
32. One required for each Light Square.

COPELAND PARK
TYPE S5

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-01-LED-E1-5MQ.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]P123920
[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24142)
[TESTLAB]Innovations Center P2
[ISSUEDATE]12/22/2013
[LUMCAT]GLEON-AE-01-LED-E1-5MQ
[LUMINAIRE]GALLEON LED AREA AND ROADWAY LUMINAIRE
[MORE](1) 70 CRI, 4000K, 1A LIGHTSQUARE WITH 16 LEDS AND TYPE V MEDIUM OPTICS
[DRIVER]ELECTRONIC DRIVER
[_ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER
[MORE]WITH TEST DISTANCE OF 28.75 FEET
[_ABSOLUTELUMENS]5644
[MANUFAC] EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
[_SEARCH_APPLICATION] Outdoor, Area, Commercial, Industrial, Parking, Roadway, Site, Street, Wet Location
[_SEARCH_MOUNTING] Arm, Pole
[_SEARCH_CRI] 70
[_SEARCH_SOURCETYPE] LED
[_SEARCH_COLORTEMP] 4000K

CHARACTERISTICS

IES Classification	Type VS
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	5644
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	101
Total Luminaire Watts	56
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	3321.8
Maximum Candela Angle	45H 67.5V
Maximum Candela (<90 Degrees Vertical)	3321.8
Maximum Candela Angle (<90 Degrees Vertical)	45H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	122.8 (2.2% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

COPELAND PARK
TYPE S5

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-01-LED-E1-5MQ.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

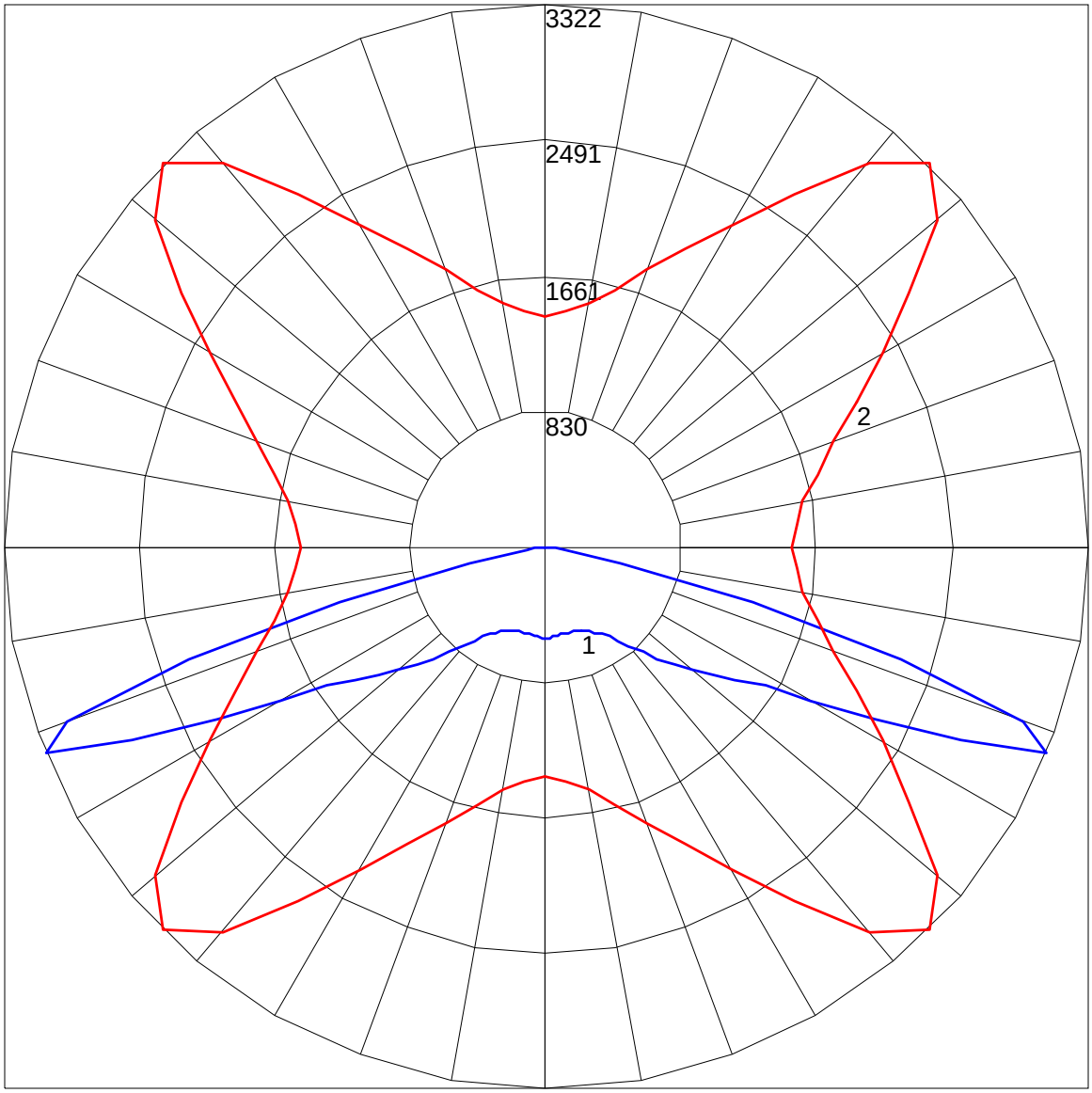
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	232.5	N.A.	4.1
FM - Front-Medium (30-60)	1230.0	N.A.	21.8
FH - Front-High (60-80)	1339.8	N.A.	23.7
FVH - Front-Very High (80-90)	19.7	N.A.	0.3
BL - Back-Low (0-30)	232.5	N.A.	4.1
BM - Back-Medium (30-60)	1230.0	N.A.	21.8
BH - Back-High (60-80)	1339.8	N.A.	23.7
BVH - Back-Very High (80-90)	19.7	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	5644.0	N.A.	100.0
BUG Rating	B3-U0-G1		

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-01-LED-E1-5MQ.IES

COPELAND PARK
TYPE S5

POLAR GRAPH

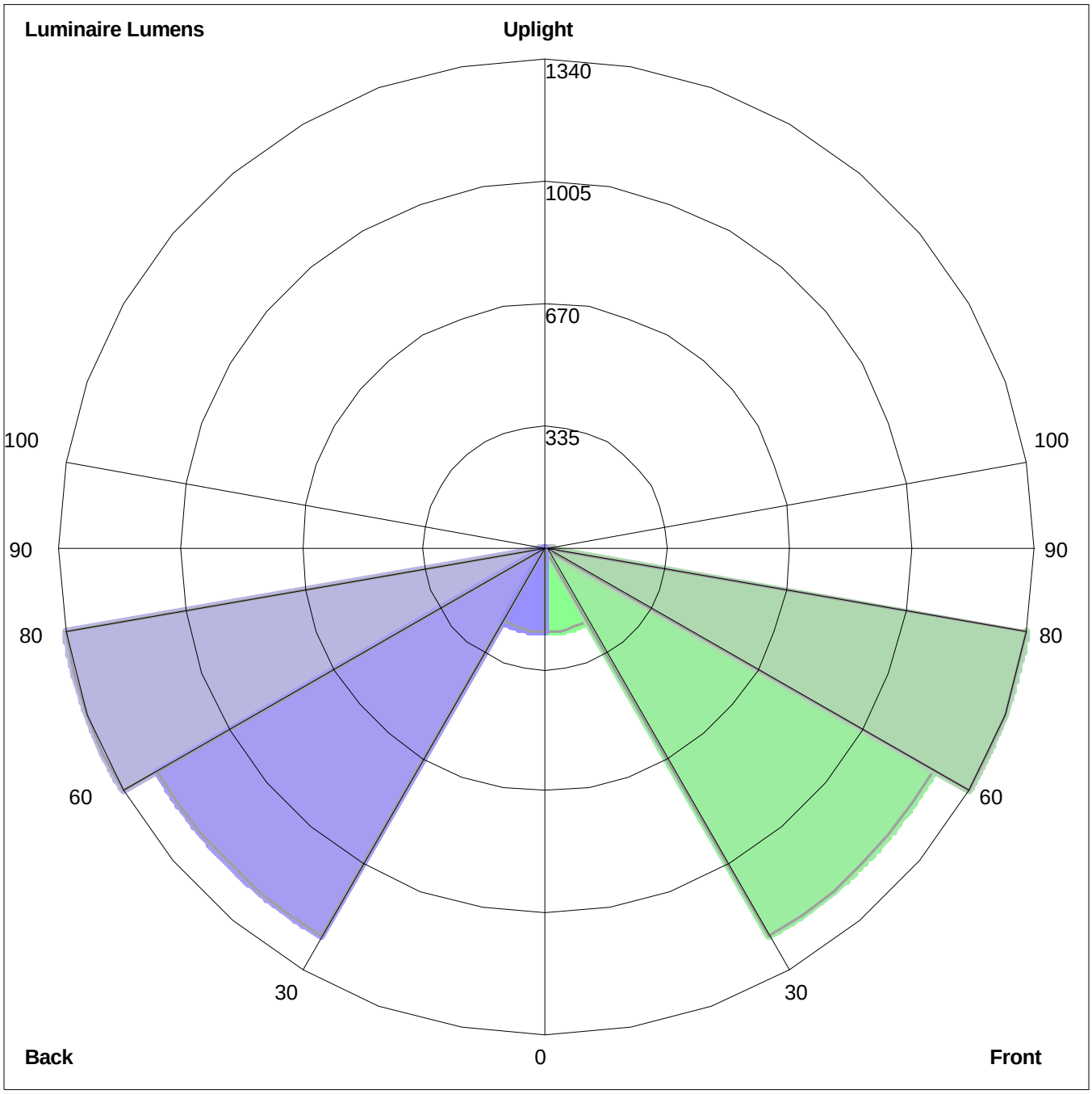


Maximum Candela = 3321.8 Located At Horizontal Angle = 45, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-01-LED-E1-5MQ.IES

COPELAND PARK
TYPE S5

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=232.5, Medium= 1230.0, High=1339.8, Very High=19.7
Back: Low=232.5, Medium= 1230.0, High=1339.8, Very High=19.7
Uplight: Low=0.0, High=0.0

BUG Rating : B3-U0-G1

McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

COPELAND PARK
TYPE S5H

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 6000K CCT and 3000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 530mA and 700mA drive currents.

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during assembly. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated. QUICK MOUNT ARM: Arm is bolted directly to the pole and the fixture slides onto the quick mount arm and is secured via a single fastener, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

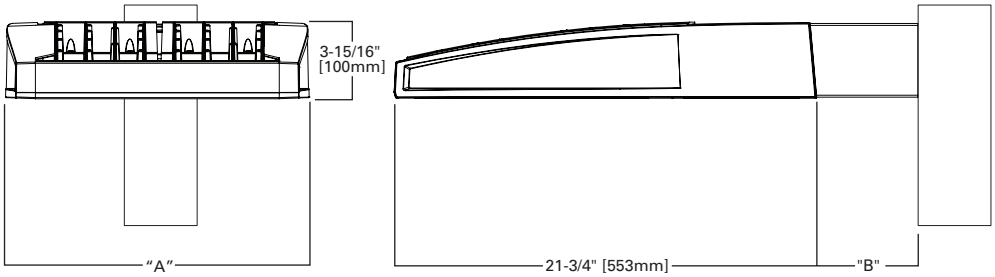
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



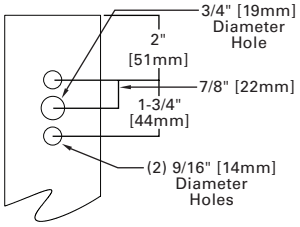
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. **2.** EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

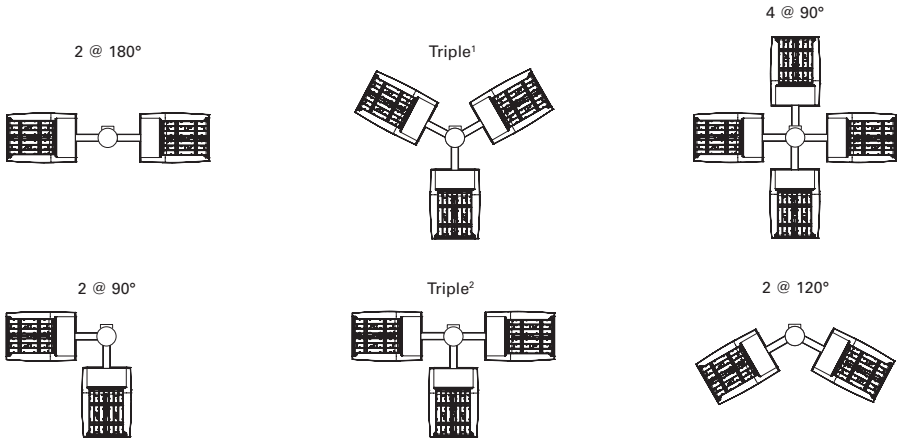
ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EATON
Powering Business Worldwide

*www.designlights.org

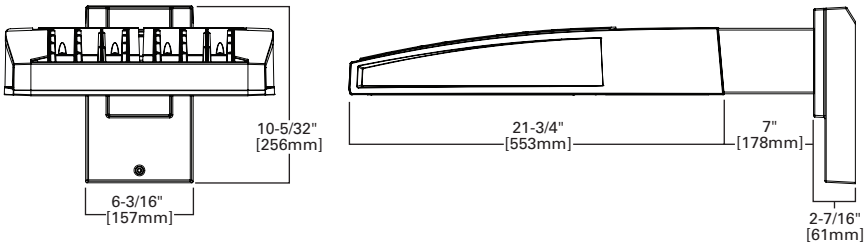
ARM MOUNTING REQUIREMENTS

Configuration	90° Apart	120° Apart
GLEON-AE-01	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-02	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-03	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-04	7" Arm (Standard)	7" Arm (Standard)
GLEON-AE-05	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-06	10" Extended Arm (Required)	7" Arm (Standard)
GLEON-AE-07	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-08	13" Extended Arm (Required)	13" Extended Arm (Required)
GLEON-AE-09	16" Extended Arm (Required)	16" Extended Arm (Required)
GLEON-AE-10	16" Extended Arm (Required)	16" Extended Arm (Required)

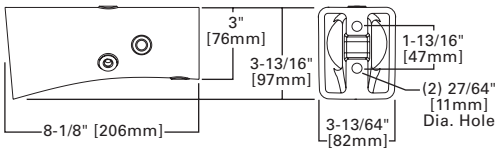


NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. **2** Round poles are 3 @ 90°.

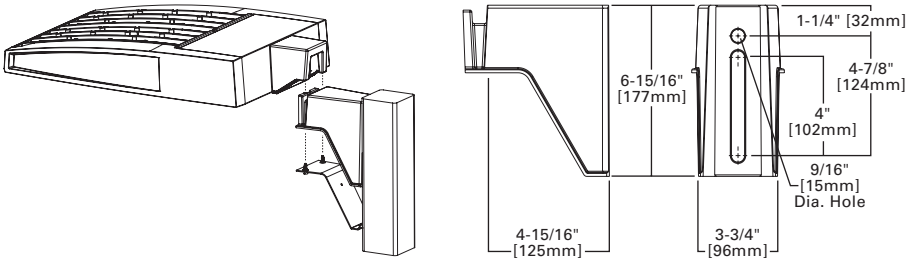
STANDARD WALL MOUNT

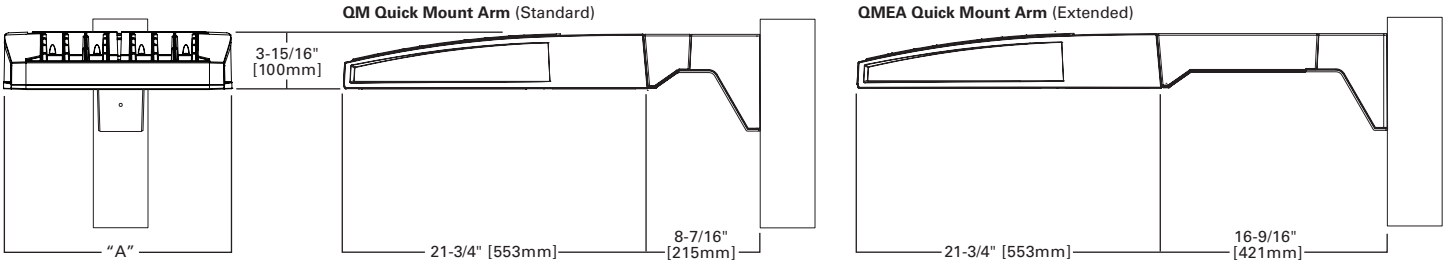


MAST ARM MOUNT



QUICK MOUNT ARM (INCLUDES FIXTURE ADAPTER)



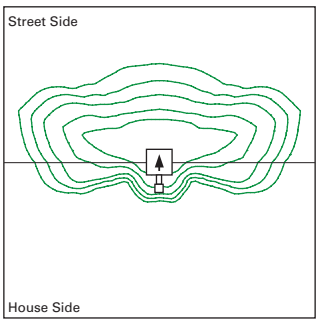


QUICK MOUNT ARM DATA

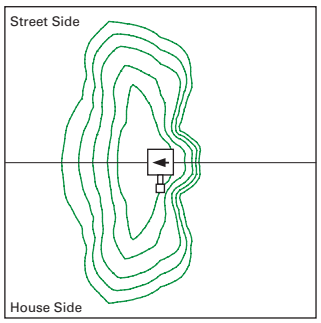
Number of Light Squares [1, 2]	"A" Width	Weight with QM Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA (Sq. Ft.)
1-4	15-1/2" (394mm)	35 (15.91 kgs.)	38 (17.27 kgs.)	1.11
5-6 [3]	21-5/8" (549mm)	46 (20.91 kgs.)	49 (22.27 kgs.)	
7-8	27-5/8" (702mm)	56 (25.45 kgs.)	59 (26.82 kgs.)	

NOTES: 1 QM option available with 1-8 light square configurations. **2** QMEA option available with 1-6 light square configurations. **3** QMEA arm to be used when mounting two fixtures at 90° on a single pole.

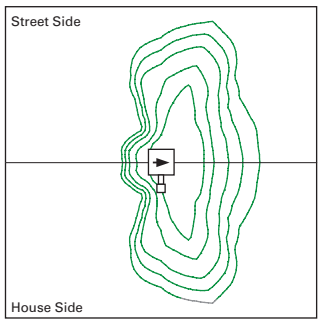
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° [L90]

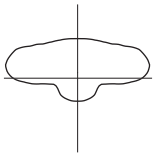


Optics Rotated Right @ 90° [R90]

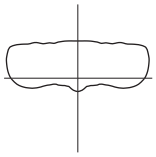
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

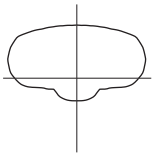
T2
(Type II)



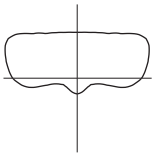
SL2
(Type II with Spill Control)



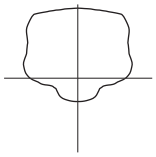
T3
(Type III)



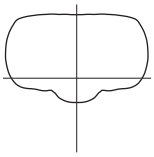
SL3
(Type III with Spill Control)



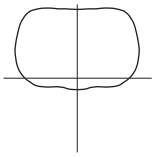
T4FT
(Type IV Forward Throw)



T4W
(Type IV Wide)

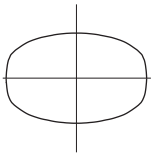


SL4
(Type IV with Spill Control)

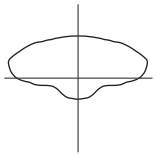


Asymmetric Roadway Distributions

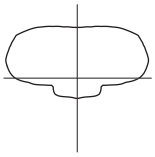
RW
(Rectangular Wide Type I)



T2R
(Type II Roadway)

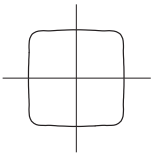


T3R
(Type III Roadway)

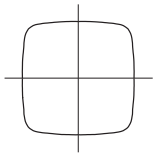


Symmertric Distributions

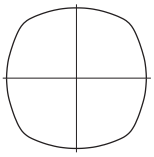
5NQ
(Type V Square Narrow)



5MQ
(Type V Square Medium)

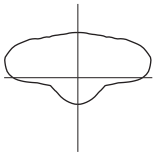


5WQ
(Type V Square Wide)

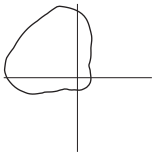


Specialized Distributions

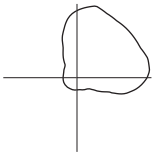
AFL
(Automotive Frontline)



SLL
(90° Spill Light Eliminator Left)



SLR
(90° Spill Light Eliminator Right)



NOMINAL POWER AND LUMENS (1A)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Drive Current		1A	1A	1A	1A	1A	1A	1A	1A	1A	1A
Nominal Power (Watts)		56	107	157	213	264	315	370	421	475	528
Input Current @ 120V (A)		0.47	0.90	1.31	1.79	2.21	2.64	3.09	3.51	3.96	4.41
Input Current @ 208V (A)		0.28	0.51	0.74	1.02	1.25	1.48	1.76	1.99	2.22	2.50
Input Current @ 240V (A)		0.25	0.45	0.65	0.90	1.10	1.30	1.55	1.75	1.95	2.20
Input Current @ 277V (A)		0.23	0.41	0.59	0.82	1.00	1.18	1.41	1.59	1.77	2.00
Optics											
T2	Lumens	5,272	10,303	15,373	20,313	25,168	30,118	35,618	40,357	45,018	49,842
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5
T2R	Lumens	5,597	10,938	16,321	21,565	26,719	31,974	37,813	42,844	47,792	52,914
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B4-U0-G4	B4-U0-G5
T3	Lumens	5,374	10,501	15,669	20,704	25,652	30,697	36,303	41,134	45,884	50,802
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
T3R	Lumens	5,493	10,735	16,017	21,164	26,222	31,379	37,110	42,048	46,904	51,930
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4FT	Lumens	5,405	10,562	15,760	20,824	25,801	30,875	36,514	41,372	46,150	51,096
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
T4W	Lumens	5,335	10,426	15,556	20,555	25,468	30,476	36,042	40,838	45,554	50,436
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
SL2	Lumens	5,263	10,285	15,347	20,278	25,124	30,066	35,556	40,288	44,940	49,756
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
SL3	Lumens	5,373	10,500	15,667	20,701	25,649	30,693	36,298	41,128	45,878	50,794
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
SL4	Lumens	5,105	9,976	14,886	19,669	24,370	29,163	34,488	39,078	43,591	48,262
	BUG Rating	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
5NQ	Lumens	5,542	10,830	16,160	21,352	26,455	31,658	37,439	42,421	47,320	52,392
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4
5MQ	Lumens	5,644	11,029	16,457	21,745	26,942	32,241	38,128	43,202	48,191	53,356
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
5WQ	Lumens	5,659	11,059	16,501	21,803	27,014	32,327	38,230	43,317	48,320	53,498
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5
SLL/SLR	Lumens	4,722	9,227	13,767	18,191	22,539	26,971	31,897	36,141	40,315	44,635
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
RW	Lumens	5,492	10,732	16,014	21,159	26,216	31,372	37,101	42,038	46,893	51,918
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
AFL	Lumens	5,512	10,771	16,072	21,236	26,311	31,486	37,236	42,191	47,063	52,107
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4

* Nominal data for 4000K CCT.

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Theoretical L70 (Hours)
25°C	> 94%	> 350,000
40°C	> 93%	> 250,000
50°C*	> 90%	> 170,000

* 50°C lumen maintenance data applies to 530mA and 700mA drive currents.

ORDERING INFORMATION

Sample Number: GLEON-AE-04-LED-E1-T3-GM-700

Product Family [1, 2]	Light Engine	Number of Light Squares [3]	Lamp Type	Voltage	Distribution	Color	Mounting
GLEON=Galleon	**AE**=1A Drive Current	**01**=1 **02**=2 **03**=3 **04**=4 **05**=5 **06**=6 **07**=7 [4] **08**=8 [4] **09**=9 [5] **10**=10 [5]	**LED**=Solid State Light Emitting Diodes	**E1**=(120-277V) **347**=347V [6] **480**=480V [6, 7]	**T2**=Type II **T2R**=Type II Roadway **T3**=Type III **T3R**=Type III Roadway **T4FT**=Type IV Forward Throw **T4W**=Type IV Wide **5NQ**=Type V Narrow **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **SL2**=Type II w/Spill Control **SL3**=Type III w/Spill Control **SL4**=Type IV w/Spill Control **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right **RW**=Rectangular Wide Type I **AFL**=Automotive Frontline	**AP**=Grey **BZ**=Bronze **BK**=Black **DP**=Dark Platinum **GM**=Graphite Metallic **WH**=White	**[Blank]**=Arm for Round or Square Pole **EA**=Extended Arm [8] **MA**=Mast Arm Adapter [9] **WM**=Wall Mount **QM**=Quick Mount Arm (Standard Length) [10] **QMEA**=Quick Mount Arm (Extended Length) [11]

Options (Add as Suffix)

2L=Two Circuits [12, 13]
7030=70 CRI / 3000K [14]
8030=80 CRI / 3000K [15]
7050=70 CRI / 5000K [15]
7060=70 CRI / 6000K [14]
530=Drive Current Factory Set to 530mA [16]
700=Drive Current Factory Set to 700mA [16]
P=Button Type Photocontrol (120, 208, 240 or 277V)
PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle
R=NEMA Twistlock Photocontrol Receptacle
HA=50°C High Ambient [13, 17]
MS/DIM-L08=Motion Sensor for Dimming Operation, Maximum 8' Mounting Height [18, 19, 20, 21, 22]
MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height [18, 19, 20, 21, 22]
MS/DIM-L40=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height [18, 19, 20, 21]
MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 21, 25]
MS/X-L08=Bi-Level Motion Sensor, Maximum 8' Mounting Height [18, 19, 20, 21, 22, 26]
MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height [18, 19, 20, 21, 23, 26]
MS/X-L40=Bi-Level Motion Sensor, 21' - 40' Mounting Height [18, 19, 20, 21, 24, 26]
MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 21, 25, 26]
MS-L08=Motion Sensor for ON/OFF Operation, Maximum 8' Mounting Height [18, 19, 20, 21, 22]
MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height [18, 19, 20, 21, 23]
MS-L40=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height [18, 19, 20, 21, 24]
MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height (Wide Range) [18, 19, 20, 25]
DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [27]
DIMRF-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [27]
L90=Optics Rotated 90° Left
R90=Optics Rotated 90° Right
MT=Factory Installed Mesh Top
TH=Tool-less Door Hardware
LCF=Light Square Trim Plate Painted to Match Housing [28]
HSS=Factory Installed House Side Shield [29]
CE=CE Marking [30]

Accessories (Order Separately)

OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V
OA/RA1027=NEMA Photocontrol - 480V
OA/RA1201=NEMA Photocontrol - 347V
OA/RA1013=Photocontrol Shorting Cap
OA/RA1014=120V Photocontrol
MA1252=10kV Surge Module Replacement
MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1037-XX=2 @ 180° Tenon Adapter for 2-3/8" O.D. Tenon
MA1197-XX=3 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1188-XX=4 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1189-XX=2 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1190-XX=3 @ 90° Tenon Adapter for 2-3/8" O.D. Tenon
MA1191-XX=2 @ 120° Tenon Adapter for 2-3/8" O.D. Tenon
MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1039-XX=2 @ 180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1192-XX=3 @ 120° Tenon Adapter for 3-1/2" O.D. Tenon
MA1193-XX=4 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1194-XX=2 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
MA1195-XX=3 @ 90° Tenon Adapter for 3-1/2" O.D. Tenon
FSIR-100=Wireless Configuration Tool for Occupancy Sensor [31]
GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares
GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares
GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares
GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares
GLEON-QM=Quick Mount Arm Kit [10]
GLEON-QM-EA=Quick Mount Extended Length Arm Kit [11]
LS/HSS=Field Installed House Side Shield [29, 32]

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium™ Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Standard 4000K CCT and minimum 70 CRI.
4. Not compatible with extended quick mount arm (QMEA).
5. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
6. Requires the use of a step down transformer when combined with MS/DIM, MS/X or DIMRF.
7. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
8. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
9. Factory installed.
10. Maximum 8 light squares.
11. Maximum 6 light squares.
12. 2L is not available with MS/X or MS/DIM at 347V or 480V. 2L in AE-02 through AE-04 requires a larger housing, normally used for AE-05 or AE-06. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
13. Not available with LumaWatt wireless sensors.
14. Extended lead times apply. Use dedicated IES files for 3000K and 6000K when performing layouts. These files are published on the Galleon luminaire product page on the website.
15. Extended lead times apply. For 8030, factor 7030 IES files x .92 (8% lumen loss). For 7050, use 7060 IES files.
16. 1 Amp standard. Use dedicated IES files for 530mA and 700mA when performing layouts. These files are published on the Galleon luminaire product page on the website.
17. 50°C lumen maintenance data applies to 530mA and 700mA drive currents.
18. Consult factory for more information.
19. Utilizes internal step-down transformer when 347V or 480V is selected.
20. The FSIR-100 accessory is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
21. Not available with HA option.
22. Approximately 22' detection diameter at 8' mounting height.
23. Approximately 40' detection diameter at 20' mounting height.
24. Approximately 60' detection diameter at 40' mounting height.
25. Approximately 100' detection diameter at 40' mounting height.
26. Replace X with number of light squares operating in low output mode.
27. LumaWatt wireless sensors are factory installed only requiring network components RF-EM-1, RF-GW-1 and RF-ROUT-1 in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
28. Not available with house side shield (HSS).
29. Only for use with SL2, SL3, SL4 and AFL distributions. The Light Square trim plate is painted black when the HSS option is selected.
30. CE is not available with the DIMRF, MS, MS/X, MS/DIM, P, R or PER7 options. Available in 120-277V only.
31. This tool enables adjustment of parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
32. One required for each Light Square.

COPELAND PARK
TYPE S5H

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-5MQ.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]P123921
[MORE]TEST IS SCALED FROM IESNA LM-79-08 TEST DATA (P24142)
[TESTLAB]Innovations Center P2
[ISSUEDATE]12/22/2013
[LUMCAT]GLEON-AE-02-LED-E1-5MQ
[LUMINAIRE]GALLEON LED AREA AND ROADWAY LUMINAIRE
[MORE](2) 70 CRI, 4000K, 1A LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V MEDIUM OPTICS
[DRIVER]ELECTRONIC DRIVER
[_ABSOLUTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED
[MORE]ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS
[MORE]CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER
[MORE]WITH TEST DISTANCE OF 28.75 FEET
[_ABSOLUTELUMENS]11030
[MANUFAC] EATON - McGRAW-EDISON (FORMER COOPER LIGHTING)
[_SEARCH_APPLICATION] Outdoor, Area, Commercial, Industrial, Parking, Roadway, Site, Street, Wet Location
[_SEARCH_MOUNTING] Arm, Pole
[_SEARCH_CRI] 70
[_SEARCH_SOURCETYPE] LED
[_SEARCH_COLORTEMP] 4000K

CHARACTERISTICS

IES Classification	Type VS
Longitudinal Classification	Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	11030
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	103
Total Luminaire Watts	107
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	6491.4
Maximum Candela Angle	45H 67.5V
Maximum Candela (<90 Degrees Vertical)	6491.4
Maximum Candela Angle (<90 Degrees Vertical)	45H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	239.9 (2.2% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-5MQ.IES

COPELAND PARK
TYPE S5H

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

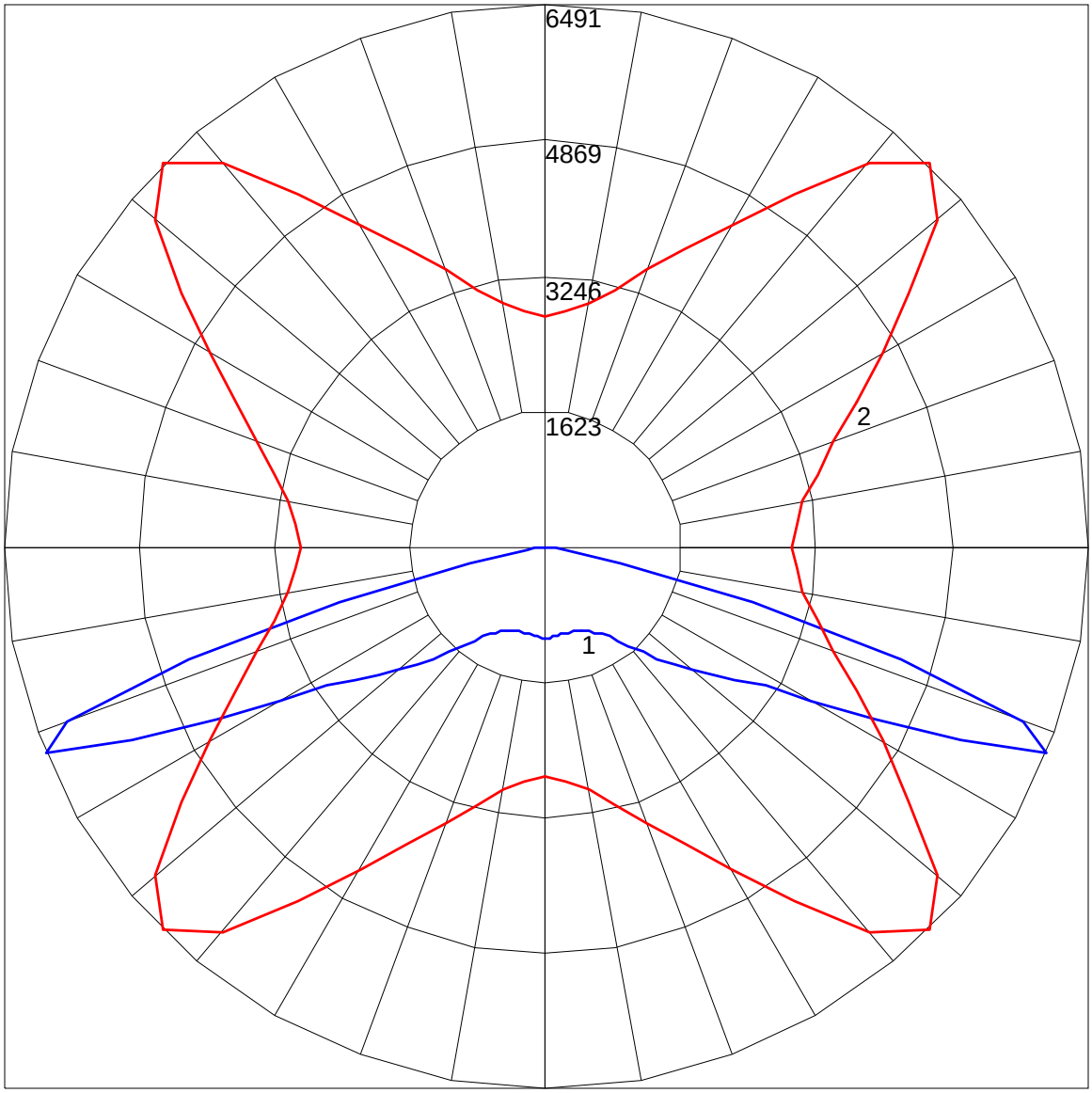
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	454.4	N.A.	4.1
FM - Front-Medium (30-60)	2403.7	N.A.	21.8
FH - Front-High (60-80)	2618.1	N.A.	23.7
FVH - Front-Very High (80-90)	38.5	N.A.	0.3
BL - Back-Low (0-30)	454.4	N.A.	4.1
BM - Back-Medium (30-60)	2403.7	N.A.	21.8
BH - Back-High (60-80)	2618.1	N.A.	23.7
BVH - Back-Very High (80-90)	38.5	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	11029.4	N.A.	100.0
BUG Rating	B4-U0-G2		

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-5MQ.IES

COPELAND PARK
TYPE S5H

POLAR GRAPH

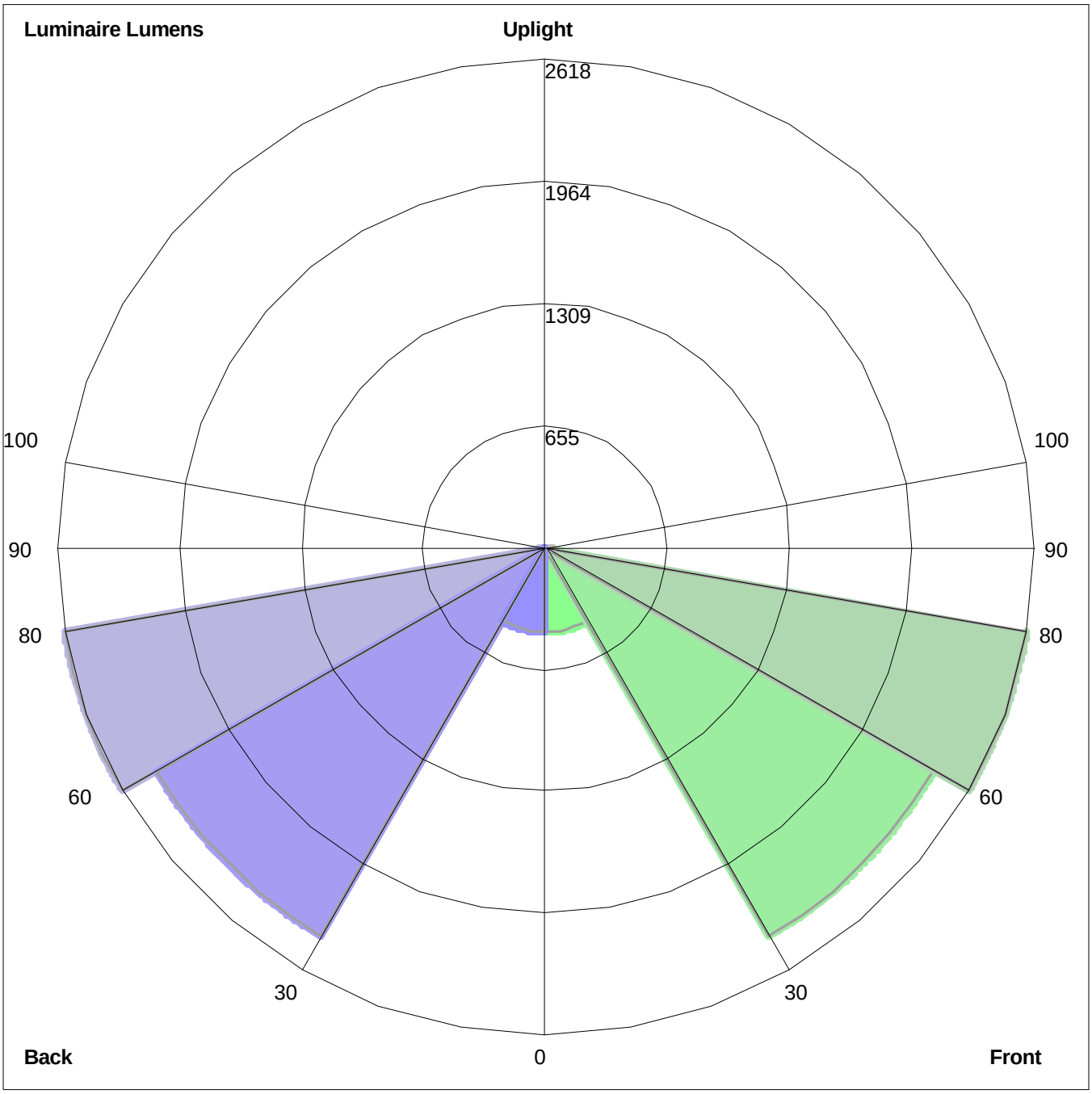


Maximum Candela = 6491.4 Located At Horizontal Angle = 45, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (45 - 225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

IES ROAD REPORT
PHOTOMETRIC FILENAME : GLEON-AE-02-LED-E1-5MQ.IES

COPELAND PARK
TYPE S5H

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=454.4, Medium=2403.7, High=2618.1, Very High=38.5
Back: Low=454.4, Medium=2403.7, High=2618.1, Very High=38.5
Uplight: Low=0.0, High=0.0

BUG Rating : B4-U0-G2

VOLTAIRE ARCHITECTURAL WALL PACK

VWP

LED

CATALOG #:

COPELAND PARK
TYPE W

TYPE:

PROJECT:

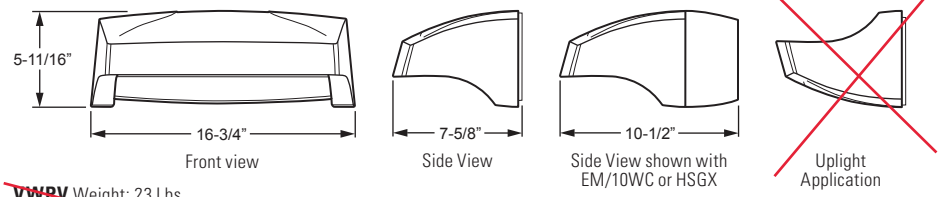
NOTES:

EXAMPLE **VWP H - L30/740 - T3 - DBZ - SDGL - OPTIONS - DIM - UNV**

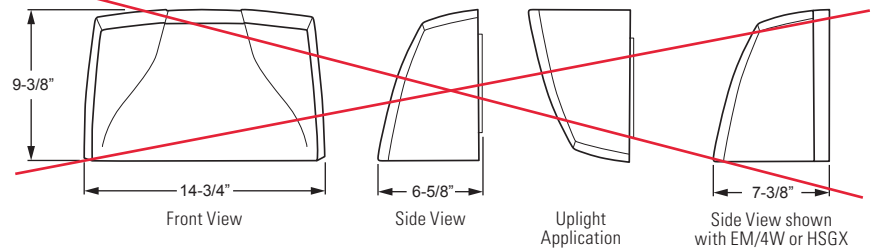
SERIES	TYPE	LUMEN PACKAGE	CRI & CCT	DISTRIBUTION	FINISH	SHIELDING	OPTIONS	DRIVER	VOLTAGE
VWP	H	L30	740	T3	DBZ	SDGL	OPTIONS	DIM	UNV

CROSS SECTIONS

VWPH Weight: 15 Lbs; maximum weight with EM/10WC or HSGX: 27 lbs.



VWPV Weight: 23 Lbs



ORDERING INFORMATION

SERIES

VWP Voltaire Architectural Wall Pack

TYPE

H Horizontal
V Vertical

LED PACKAGE

See back for fixture performance data.

Example: L60/740			
LUMEN PACKAGE	NOMINAL LUMENS	MINIMUM CRI & CCT	AVERAGE SYSTEM WATTAGE
L30	3,000	730 = 70 CRI, 3000K 740 = 70 CRI, 4000K 750 = 70 CRI, 5000K	36
L60	6,000		70

DISTRIBUTION

T3 Type III
TFT Type Forward Throw

FINISH OPTIONS

For custom color, visit the VWP at hew.com.[1]

BLK Black (RAL #9004)
DBZ Dark bronze
DBR Medium bronze
GRAY Standard gray
SLV Satin aluminum (RAL #9006)
WHT White (RAL #9003)

SHIELDING

SDGL Solite® diffused textured tempered glass lens
CGL Clear tempered glass lens

OPTIONS

See page 3 for option details.

EM/4W 4-watt integral emergency LED driver, 500 lumen output (120-277V only) VWPV includes housing extension (increases fixture depth)

SF Single fuse (120V, 277V, or 347V only; must specify voltage)

DF Double fuse (208V, 240V, or 480V only; must specify voltage)

PC Factory-installed button-style photocell (120V, 208V, or 277V only; must specify voltage)

HSGX Empty housing extension used to match units with EM or OCC option.

Conduit entry options available. See page 3 for details.

CR Right side conduit entry
CL Left side conduit entry
CD Dual conduit entry (left and right)

VWPH ONLY

EM/10WC 10-watt emergency LED driver, 1000 lumen output, low temperature, includes housing extension (increases fixture depth; 120-277V only)

OCCWS FSP-211-L_ Factory-installed occupancy sensor, includes housing extension (increases fixture depth), must specify lens, see page 2 for details. Optional FSIR-100 remote controller available, ordered separately, see accessories.

ACCESSORIES (VWPH only)

FSIR-100 Remote controller for occupancy sensor [2]

DRIVER

DIM Dimming driver prewired for 0-10V controls

VOLTAGE

120	120V	**UNV**	120-277V
208	208V	**347**	347V
277	277V	**480**	480V

FEATURES

GENERAL

- Engineered with the highest quality materials to ensure reliability, performance, and quality.
- Provides security and accent lighting for walkways, entries, perimeters, and facades.
- Intended for use in both uplight and downlight applications.
- Aesthetically designed horizontal and vertical housings blend seamlessly with a variety of architectural styles.
- Purposefully modeled to allow runoff of dirt and water for an always-clean appearance.
- Architectural housing extension option can be used with or without EM to maintain aesthetics throughout an entire project
- Optional energy-saving photocell/ occupancy sensor available.
- Rated >50,000 hours at 70% lumen maintenance (L70).
- ANSI 3000K, 4000K or 5000K CCT; minimum 70 CRI.
- Available in six standard finish options.
- This fixture is proudly made in the USA.

THERMAL

- Integral die-cast aluminum heatsink provides optimal passive thermal management.
- Concealed heatsink design preserves architectural appearance.
- Rated for -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 39°C with EM/4W).

OPTICAL

- Acrylic precision optics produce standard IES distributions.
- Full cutoff, dark-sky compliant optics (downlight only) place light where it's needed with minimal glare.

ELECTRICAL

- 0-10V dimming standard.
- 10kA/10kV surge protection standard.
- LED system is designed to minimize electrical connection points for increased reliability.

[1] For custom colors other than RAL, manufacturers' code plus two swatches (minimum 1" square) required.
[2] Please specify quantity required per project.

LED

COPELAND PARK
TYPE W

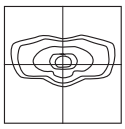
SPECIFICATIONS

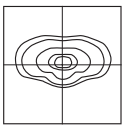
Housing – Die-cast aluminum enclosure.
Thermal Management – Integral die-cast aluminum heatsink and LED assembly provide passive thermal management. Rated -30°C to 40°C ambient operating temperature (-20°C to 40°C with EM/10WC; 0°C to 39°C with EM/4W).
Optical System – Precision, injection-molded, refractive acrylic lensing produces standard IES distributions.
LED Assembly – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI LEDs.
LED Driver – 0-10V dimming.
Electrical – 120-277, 347, and 480 VAC input range; 50-60Hz; power factor >.90; THD <20% at full load. FCC Class A compliant. 10kA/10kV surge protection standard. Quick-disconnect wiring provided.
Finish – Super durable polyester powder coat bonded to phosphate-free, multi-stage pretreated metal, meets and exceeds AAMA 2604 specifications for outdoor durability. Available in six standard colors. Custom colors available.
Mounting – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWPH = 15 lbs, VWPV = 23 Lbs).
Labels – cCSAus certified as luminaire suitable for wet locations.
Certifications & Qualifications –

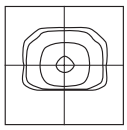
- Calculated L70 lumen maintenance >50,000 hours per IES TM-21.
- Tested to IES LM-79-08 standards.
- Lighting Facts listed.
- DLC qualified products listed at www.designlights.org.
- IDA Dark-Sky approved (downlight applications only).
- RoHS compliant.
- IP65 rated.
- Title 24 compliant with OCCWS FSP-211-L_ option.
- BUG classified per IES TM-15-11.

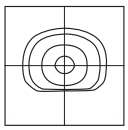
Warranty – 5-year limited warranty, see hew.com/warranty.

DISTRIBUTION


T3
Clear Glass (CGL)


T3
Solite Glass (SDGL)


TFT
Clear Glass (CGL)

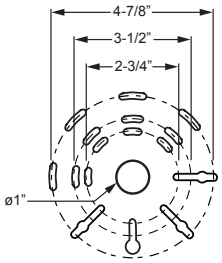

TFT
Solite Glass (SDGL)

FIXTURE PERFORMANCE DATA

SERIES	DISTRIBUTION	LUMEN PACKAGE	WATTAGE[1]	CCT	CLEAR GLASS (CGL)		SOLITE GLASS (SDGL		BUG RATINGS
					DELIVERED LUMENS [2 3]	EFFICACY (LM/W)[2 3]	DELIVERED LUMENS [2 3]	EFFICACY (LM/W)[2 3]	
VWPH	T3	L30	36	3000	3174	88.2	2963	82.3	B1-U0-G1
				4000	3327	92.4	3106	86.3	
				5000	3438	95.5	3209	89.1	
		L60	70	3000	5933	84.8	5887	84.1	B1-U0-G1
				4000	6611	94.4	6172	88.2	
				5000	6831	97.6	6376	91.1	
	TFT	L30	36	3000	2713	75.4	2533	70.4	B1-U0-G1
				4000	2844	79.0	2655	73.8	
				5000	2939	81.6	2743	76.2	
		L60	70	3000	5470	78.1	5065	72.4	B2-U0-G2
				4000	5688	81.3	5309	75.8	
				5000	5876	83.9	5486	78.4	
VWPV	T3	L30	36	3000	3115	86.5	2908	80.8	B1-U0-G1
				4000	3403	94.5	3177	88.3	
				5000	3385	94.0	3160	87.8	
		L60	70	3000	6171	88.2	5813	83.0	B2-U0-G1
				4000	6804	97.2	6351	90.7	
				5000	6767	96.7	6317	90.2	
	TFT	L30	36	3000	2840	78.9	2651	73.6	B1-U0-G1
				4000	3103	86.2	2896	80.4	
				5000	3086	85.7	2881	80.0	
		L60	70	3000	5822	83.2	5126	73.2	B3-U0-G1
				4000	5999	85.7	5600	80.0	
				5000	5967	85.2	5570	79.6	

1 Wattage shown is average for 120V through 277V input.
2 Efficacy/lumen output shown is average based on voltage input of 120V through 277V.
3 Photometrics tested in accordance with IESNA LM-79. Results shown are based on 25°C ambient temperature.

BOLT PATTERN DETAIL



COPELAND PARK
TYPE W

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L30-740-T3-SDGL-OPT-DIM-UNV.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]ATAL009418
[TESTLAB]ATAL-LABS
[ISSUEDATE]06/17/15
[MANUFAC]WILLIAMS OUTDOOR
[OTHER]H.E. WILLIAMS, INC. - CARTHAGE, MO.
[LUMCAT]VWPH-L30-740-T3-SDGL-OPT-EDD-UNV
[LUMINAIRE]VOLTAIRE HORIZONTAL ARCHITECTURAL WALL PACK WITH TYPE III
[MORE]MOLDED REFRACTIVE CLEAR ACRYLIC LED LENS AND A SOLITE GLASS
[MORE]LENS.
[LAMPCAT]X4-LUXEON M 4000K
[LAMP](4) LUXEON M 4000K LEDS
[BALLASTCAT]X1-EUC-052S070DT
[BALLAST](1) INVENTRONICS ELECTRONIC DRIVER
[OTHER]INPUT WATTS: 35.42, AMPS: 0.2961, VAC: 120.04, TEMP: 25.6 C
[_SEARCH_SOURCETYPE] LED
[_SEARCH_APPLICATION] Outdoor, Architectural, Area, Commercial, Facade, Industrial, Manufacturing, Office, Site, Direct, Wet
[_SEARCH_MOUNTING] Wall
[_SEARCH_CERTIFICATION] DLC

CHARACTERISTICS

IES Classification	Type II
Longitudinal Classification	Very Short
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Luminaire Lumens	3106
Downward Total Efficiency	N.A. (absolute)
Total Luminaire Efficiency	N.A. (absolute)
Luminaire Efficacy Rating (LER)	88
Total Luminaire Watts	35.4
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	1192
Maximum Candela Angle	0H 30V
Maximum Candela (<90 Degrees Vertical)	1192
Maximum Candela Angle (<90 Degrees Vertical)	0H 30V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Luminaire Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	301 (9.7% Luminaire Lumens)
Cutoff Classification (deprecated)	N.A. (absolute)

COPELAND PARK
TYPE W

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L30-740-T3-SDGL-OPT-DIM-UNV.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

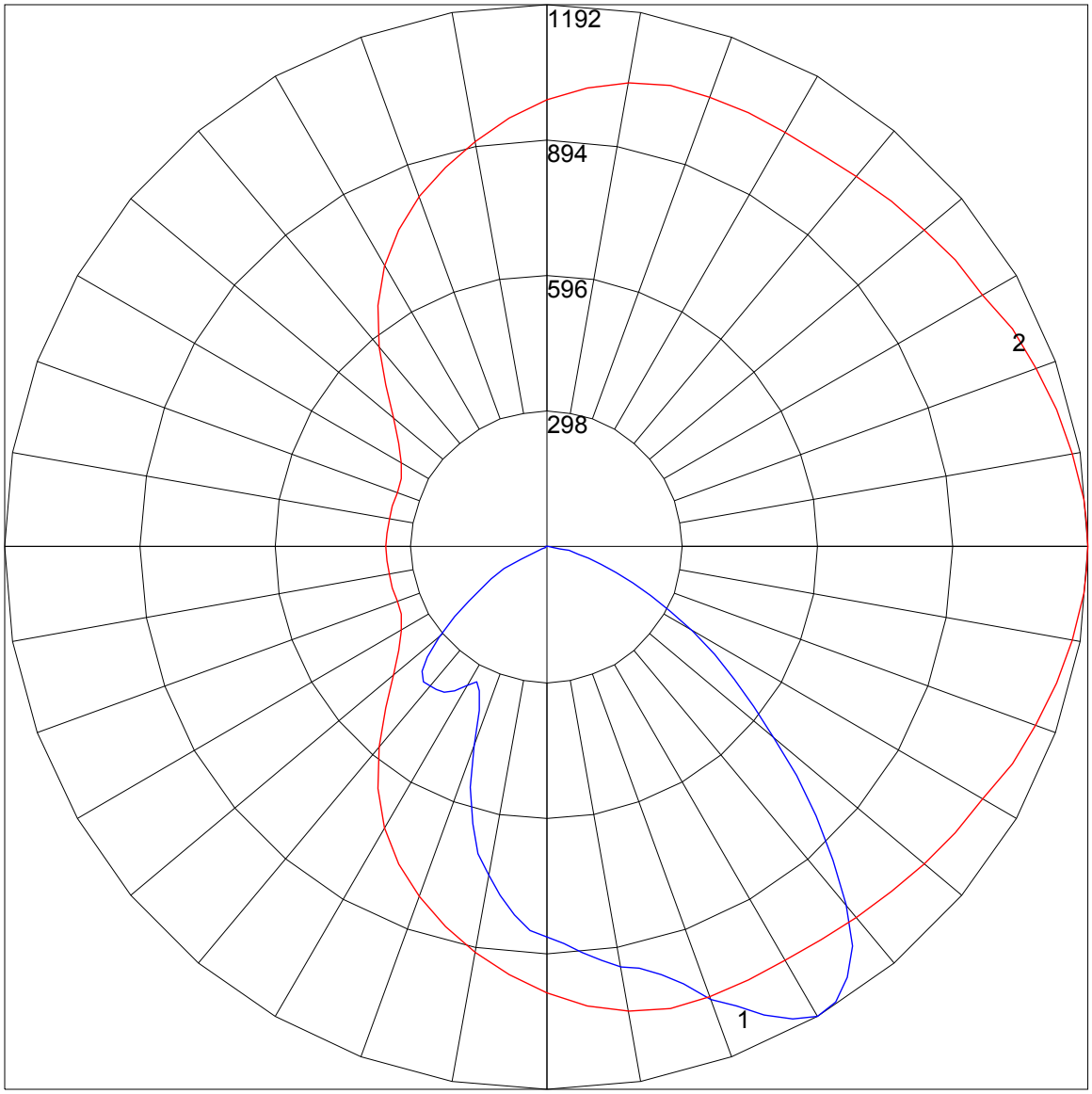
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	427.7	N.A.	13.8
FM - Front-Medium (30-60)	1139.2	N.A.	36.7
FH - Front-High (60-80)	482.3	N.A.	15.5
FVH - Front-Very High (80-90)	37.7	N.A.	1.2
BL - Back-Low (0-30)	290.5	N.A.	9.4
BM - Back-Medium (30-60)	534.6	N.A.	17.2
BH - Back-High (60-80)	184.6	N.A.	5.9
BVH - Back-Very High (80-90)	9.7	N.A.	0.3
UL - Uplight-Low (90-100)	0.0	N.A.	0.0
UH - Uplight-High (100-180)	0.0	N.A.	0.0
Total	3106.3	N.A.	100.0
BUG Rating	B1-U0-G1		

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

COPELAND PARK
TYPE W

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L30-740-T3-SDGL-OPT-DIM-UNV.IES

POLAR GRAPH

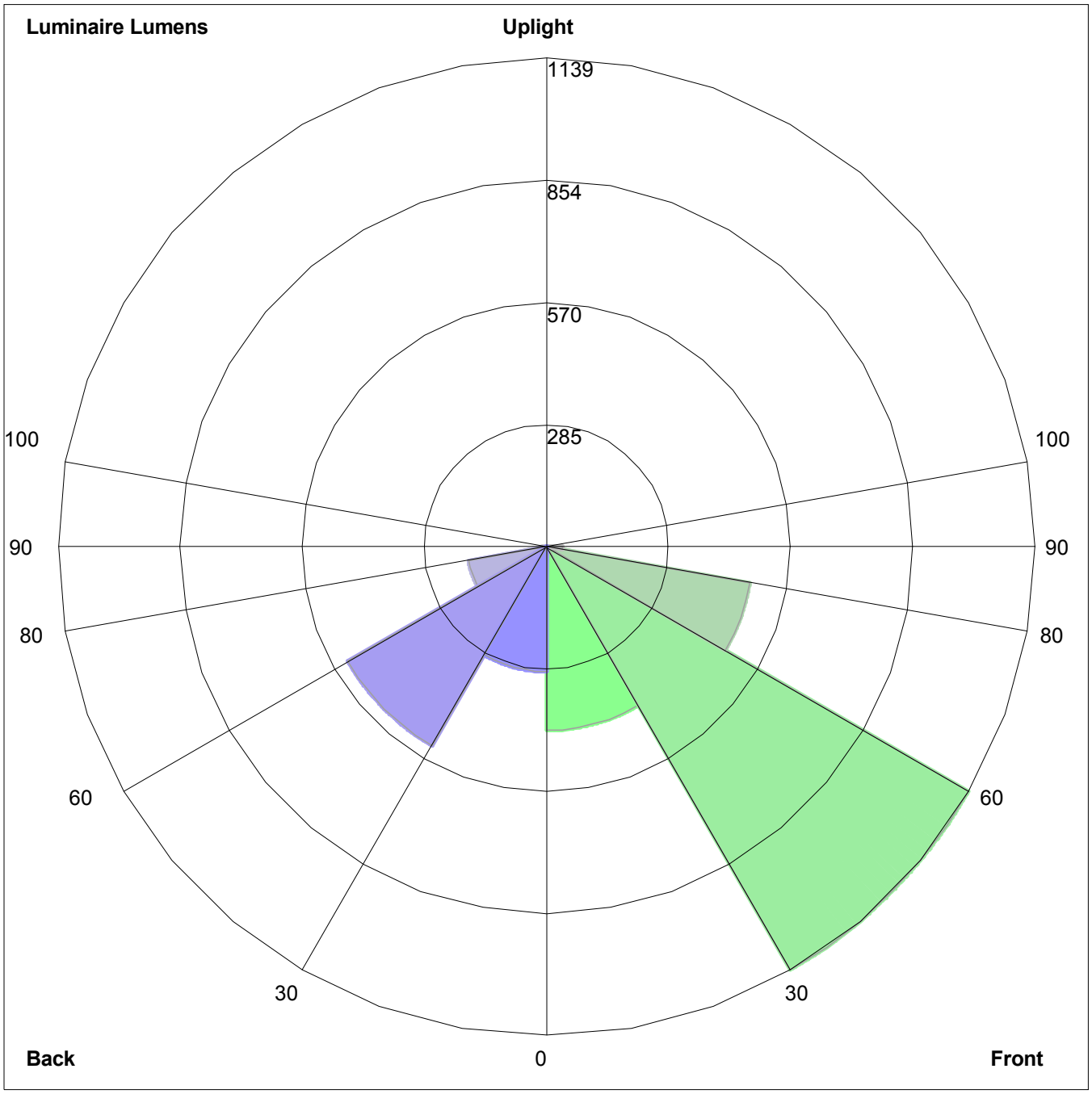


Maximum Candela = 1192 Located At Horizontal Angle = 0, Vertical Angle = 30
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (30) (Through Max. Cd.)

COPELAND PARK
TYPE W

IES ROAD REPORT
PHOTOMETRIC FILENAME : VWPH-L30-740-T3-SDGL-OPT-DIM-UNV.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=427.7, Medium=1139.2, High=482.3, Very High=37.7
Back: Low=290.5, Medium=534.6, High=184.6, Very High=9.7
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G1

KIRLIN
Lighting Since 1895

CATALOG #	COPELAND PARK TYPE L		TYPE
JOB NAME		WATTAGE	VOLTAGE

7" LED 1300 • 800 LUMEN SERIES 20 • 11 WATT **LRR-07462**

Sealed & Gasketed 7" Downlight • LED Type IC

Up to 90,000 Hour Life • 3 Distributions
LM-80 Qualified • LM-79 Certified Photometry • Wet Location

Specifications

Delivered System Performance*
- Standard MFL distribution: 1327 delivered lumens / 63 LPW / 0.7 SC.
- -NFL: 1317 lumens / 63 LPW / 0.5 SC.
- -WFL: 1187 lumens / 57 LPW / 1.3 SC.
- 20 watt LED array. 3500°K standard (or see Options -27K, -30K or -41K).
- Up to 85 CRI and 90,000 hour life (L70**). For 90+ CRI, see Option -HC.
- Option -43: 800 lumen / 11 watt instead.
- Fully sustainable: removable for servicing.

Thermal Management System
- All aluminum proprietary heat sink, components and housing maximize cool operation and long life while minimizing maintenance.

LED Power Supply
- Suitable for outdoor / indoor use: -30°C (-22°F) to 60°C (140°F).
- 120-277V / 50-60Hz standard. Load insensitive.
- **0-10V CCR dimming standard. (100-10%)**
- For Lutron HiLume dimming, see -29 or -39.
- Kirlin remote SmartSupply™ driver instead, see Option -SS for restrictions and details.

Trim / Lens Assembly
- Rustproof 100% aluminum grooveless, smooth, self-flanged white trim.
- Regressed tempered prismatic spread lens.
- See Option -GE for green acrylic filter.

5X Sealed and Gasketed
- (1) Silicone seal between trim and lens seals lens to trim, (2) closed cell gasketing between trim and housing flange seals trim to housing, (3) closed cell gasketing on trim flange seals flange to ceiling (4) closed cell gasketing on bottom pan seals housing to ceiling and (5) neoprene O-rings on stainless steel fasteners seal fasteners to trim.
- Meets ASTM E283 restricted airflow of 2 CFM maximum.

Acrylic Enameled Aluminum Housing
- Rustproof and corrosion resistant: Exceeds 1000 hour ASTM 5% salt spray test.
- Shallow depth fits restricted plenums.
- Cool operation: Extends life of all components.
- Fully sustainable: Entire luminaire, including light engine, is modular, easily visible, serviced through aperture. Built-in plaster flange.
- Air Tight design (CCEA compliant) available, see Option -AT.

Outlet Box
- UL listed J-box with insulated removable cover. Prewired 14 GA (NEC) with ½" and ¾" knockouts.

IP65

"IP65 Rated"
Sealed Housing Optional (CCEA)

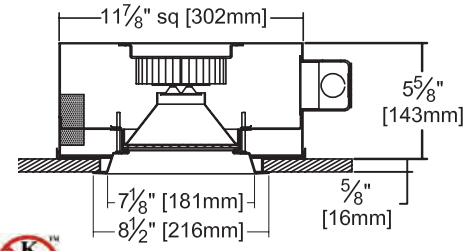
Installation
- Recesses indoor/outdoor in covered locations.
- Accommodates ceilings up to 1¼" thick.
- 27" galvanized hanger bars with adjustable mounting brackets (2) supplied.
- For residential mounting hardware for wood joist ceilings, see Option -RH.

UL, C-UL (Canada) Listings
- Wet, damp or dry locations, covered ceilings.
- Type IC: for direct contact with insulation.
- Through-branch conductors (4 #12 AWG 90°C) for Type IC Listing.

CE & FCC Compliance
- Meets IEC/EN 60601-1-2 electromagnetic compatibility standard for medical electrical equipment.
- FCC Part 15 certified for EMI/RFI emissions.

5 Year **FIVE YEAR Limited Warranty**
- Complete standard fixture.

Performance at a Glance



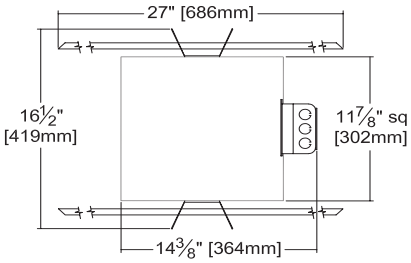
Air Tight Optional

Ceiling Cut-out 8" Dia.

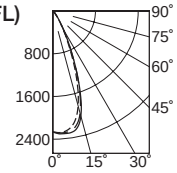
Projected L70** for Kirlin Luminaires	
In Open Plenum	90,000 hours
In Insulation (Type IC)	60,000 hours

**Hours at 70% lumen maintenance

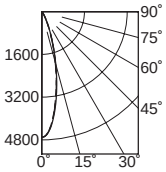
EEE Exceptional Energy Efficiency



STANDARD (MFL) DISTRIBUTION
Lumens: 1327
Beam: ~40°
SC: 0.7
LPW: 63
Efficiency: 93.5%
ITL Test: 79852



Option -NFL
Lumens: 1317
Beam: ~25°
SC: 0.5
LPW: 63
Efficiency: 92.8%
ITL Test: 79851



-WFL also available - See next page

THE KIRLIN COMPANY
3401 EAST JEFFERSON AVENUE • DETROIT, MICHIGAN 48207-4232
(313) 259-6400 • Fax: (313) 259-9409 OR (313) 259-3121 • www.kirlinlighting.com

*See note next page

CATALOG NUMBER
LRR-07462

LATITUDES LED LIGHTING

DUE TO OUR CONTINUING EFFORT TO IMPROVE PRODUCTS, TECHNICAL INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE. THE KIRLIN COMPANY EXPECTS PHOTOMETRIC PERFORMANCE TO IMPROVE SIGNIFICANTLY AND FREQUENTLY AS LED SOURCE TECHNOLOGY IMPROVES.

LED LIGHTING
REV AUG 2015

COPELAND PARK
TYPE L

LRR-07462

7” LED 1300 • 800 LUMEN SERIES 20 • 11 WATT

KIRLIN
Since 1895

Detailed Photometry - Installed Fixture

Photometric testing done in accordance with IESNA LM-79-08

Photometry from I.T.L., Boulder, CO

STANDARD (MFL)

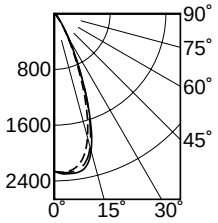
Lumens: 1327
Beam: ~40°
SC: 0.7
LPW: 63
Efficiency: 93.5%
ITL Test: 79852

EEE

Total System Watts 21.0

Cone of Light▲

Dist.	FC	Dia.
6	62.9	4.4
8	35.4	5.9
10	22.7	7.3
12	15.7	8.8
14	11.6	10.3
16	8.8	11.7



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	2265	2265	2265	2265	2265
5	2272	2279	2288	2305	2305
10	1835	1887	1978	2025	2035
15	717	754	795	813	801
20	189	190	181	198	205
25	59	58	56	60	64
30	23	24	25	25	24
35	10	23	11	11	10
40	3	3	3	3	2
45	1	1	1	1	0
90	0	0	0	0	0

Option -NFL

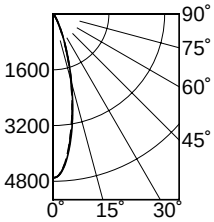
Lumens: 1317
Beam: ~25°
SC: 0.5
LPW: 63
Efficiency: 92.8%
ITL Test: 79851

EEE

Total System Watts 21.0

Cone of Light▲

Dist.	FC	Dia.
6	130.4	2.7
8	73.4	3.6
10	47.1	4.4
12	32.6	5.3
14	24.0	6.2
16	18.3	7.1



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	4696	4696	4696	4696	4696
5	4204	4190	4217	4241	4249
10	1998	1980	1956	1998	2030
15	575	539	514	534	564
20	139	127	117	124	139
25	43	42	45	42	43
30	16	16	18	17	16
35	7	7	8	7	7
40	2	2	2	2	2
45	0	0	1	1	1
90	0	0	0	0	0

Option -WFL

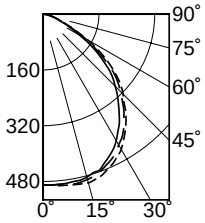
Lumens: 1187
Beam: ~66°
SC: 1.3
LPW: 57
Efficiency: 73.2%
ITL Test: 83255

EEE

Total System Watts 20.9

Cone of Light▲

Dist.	FC	Dia.
6	13.6	7.8
8	7.7	10.4
10	4.9	12.9
12	3.4	15.5
14	2.5	18.1
16	1.9	20.7



CANDLEPOWER DISTRIBUTION					
	0.0	22.5	45.0	67.5	90.0
0	490	490	490	490	490
5	494	493	491	490	490
10	501	498	491	484	484
15	473	472	461	450	449
20	410	407	402	387	381
25	324	322	314	301	292
30	214	213	200	189	185
35	86	86	82	76	76
40	30	29	29	28	28
45	8	8	8	8	8
90	0	0	0	0	0

LM-80 Qualified • LM-79 Certified Photometry

* LED manufacturers maintain a tolerance of ±7% on flux (lumens) and power (electrical) measurements. Kirlin photometrics are actual test data from Independent Testing Laboratories (ITL) where photometry was measured from 1418 lumen (20W) and 1622 lumen (20W -WFL) light engines (within the established tolerance).

▲Cone of Light Key
(Dia. (in ft.) shown is where FC value is half the FC at nadir.)

Ft. Distance from fixture
FC Footcandles at nadir (0°)
Dia. Circle of light at 50% of FC

Options

LED Power Supply

-29 **Two wire** full range (100-1%) PWM dimming instead (Lutron). 120V only. Not available with Option -EI.
-39 **Three wire** full range (100-1%) PWM dimming instead (Lutron).
-43 800 lumen / 11 watt series package instead. Apply lumen factor of 60.7% to above data. Also see Options -29 and -39.
-97 Specify other voltage. Consult factory.
-EI Remote emergency inverter for 100% of rated lumens. Run time: 90+ minutes. 120 or 277V, 60 Hz input only. Specify voltage. Not for use with -SS SmartSupply™ driver or with Option -29.
-SS Remote mounted Kirlin SmartSupply™ driver, sold separately. Drives up to 12 (20W only) luminaires. Order LPS-1220A (0-10V analog for 100-1% PWM dimming). See submittal sheet at www.kirlinlighting.com.

Color (CCT and CRI)

-27K Color temperature 2700°K instead.
-30K Color temperature 3000°K instead.
-41K Color temperature 4100°K instead.
-HC 90+ CRI instead. 2700° or 3000°K only. Reduces output by ~15%.

Optics

-NFL Narrow flood distribution. (0.5 SC)
-WFL Wide flood distribution. (1.3 SC)

Trims

-13 Clear poly lens below standard lens. Photometric distribution is unaffected.
-35T Natural aluminum acrylic enameled trim.
-37T Dark bronze acrylic enameled trim.
-38T Black acrylic enameled trim.
-94 Custom color/finish. Specify. Consult factory.
-CF Custom color filter (Rosco). Specify.
-DF Electrically isolated “dead front” gasketed trim.
-GE Green acrylic filter mounted in lens asembly.

Other

-99 Special modification. Consult factory.
-AT Air tight version. Meets ASTM E283 restricted airflow of 2 CFM maximum. CCEA Approved.
-FS In-line fusing.
-RH Residential mounting hardware instead. Suitable for wood joist ceilings with spacing from 14⅛” to 25⅞” with ⅝” vertical adjustability.

SUBMITTAL DATA

JOB NAME

TYPE

WATTAGE VOLTAGE

CATALOG NUMBER

APPROVAL STAMP

ARRA QUALIFIED

LIMITED WARRANTY: CATALOGED KIRLIN FIXTURES ARE WARRANTED FREE OF DEFECTS IN WORKMANSHIP OR MATERIAL FOR THREE YEARS FROM DATE OF PURCHASE, INSTALLED TO N.E.C., IN NORMAL USE. Manufacturer at his option will replace or repair such fixture or refund the purchase price on presentation of proof of purchase and defective fixture at the offices of manufacturer within three years of original shipment. Liability of manufacturer is limited to the foregoing, and manufacturer shall not be liable for any other damages, direct or indirect, sustained or suffered by purchaser or any person. This warranty is supplied to the buyer in place of all other warranties, expressed or implied. Seller does not warrant as to merchantability or fitness for a particular use, nor will any oral statement constitute a warranty or amend this specific warranty. Abnormal use, abuse of the fixture, improper installation, or repair, or modification of the fixture without prior written authorization from the manufacturer will render the warranty void.

COPELAND PARK
TYPE L

IES ROAD REPORT
PHOTOMETRIC FILENAME : LRR-07462-WFL.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
[TEST]ITL83255
[TESTLAB]INDEPENDENT TESTING LABORATORIES, INC.
[ISSUEDATE]11/03/14
[MANUFAC]THE KIRLIN COMPANY
[LUMCAT]LRR-07462-WFL
[LUMINAIRE]FABRICATED METAL HOUSING, FABRICATED METAL HEAT SINK MOUNTING
[MORE]BRACKET, EXTRUDED FINNED BLACK FINISHED METAL HEAT SINK, 1 WHITE CIRCUIT
[MORE]BOARD WITH 4 LEDS, SPUN WHITE PAINTED METAL REFLECTOR AROUND LEDS, SPUN
[MORE]WHITE PAINTED METAL UPPER REFLECTOR, SPUN WHITE PAINTED METAL LOWER
[MORE]REFLECTOR/TRIM, CLEAR PRISMATIC FLAT GLASS LENS OVER UPPER APERTURE OF
[MORE]LOWER REFLECTOR. LENS PRISMS UP.
[LAMP]FOUR WHITE LIGHT EMITTING DIODES (LEDS) EACH WITH CLEAR HEMISPHERICAL
[MORE]INTEGRAL LENS, VERTICAL BASE-UP POSITION.
[OTHER]INPUT ELECTRICAL: 120.0 VOLTS, 20.9 WATTS, 0.177 AMPS
[_MOUNTING]RECESSED
[_LEDDRIVER]THOMAS RESEARCH PRODUCTS LED25W-18-C1400-D, DRIVER HAS
[MORE]MULTIPLE LEADS, ONLY LINE INPUT AND LED OUTPUT LEADS
[MORE]CONNECTED FOR THIS TEST.
[_NOTE]DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED AT RATED INPUT
[MORE]VOLTAGE (120VAC, 60Hz) TO THE DRIVER.
[OTHER]TEST PROCEDURE: IESNA LM-79-08
[OTHER]TEST DISTANCE = 20.0 FEET
[_ABSOLUTELUMENS]1187

CHARACTERISTICS

IES Classification	Type VS
Longitudinal Classification	Very Short
Lumens Per Lamp	1187 (1 lamp)
Total Lamp Lumens	1187
Luminaire Lumens	1187
Downward Total Efficiency	100 %
Total Luminaire Efficiency	100 %
Luminaire Efficacy Rating (LER)	57
Total Luminaire Watts	20.9
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	501
Maximum Candela Angle	0H 15V
Maximum Candela (<90 Degrees Vertical)	501
Maximum Candela Angle (<90 Degrees Vertical)	0H 15V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Lamp Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	14 (1.2% Lamp Lumens)
Cutoff Classification (deprecated)	Full Cutoff

COPELAND PARK
TYPE L

IES ROAD REPORT
PHOTOMETRIC FILENAME : LRR-07462-WFL.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

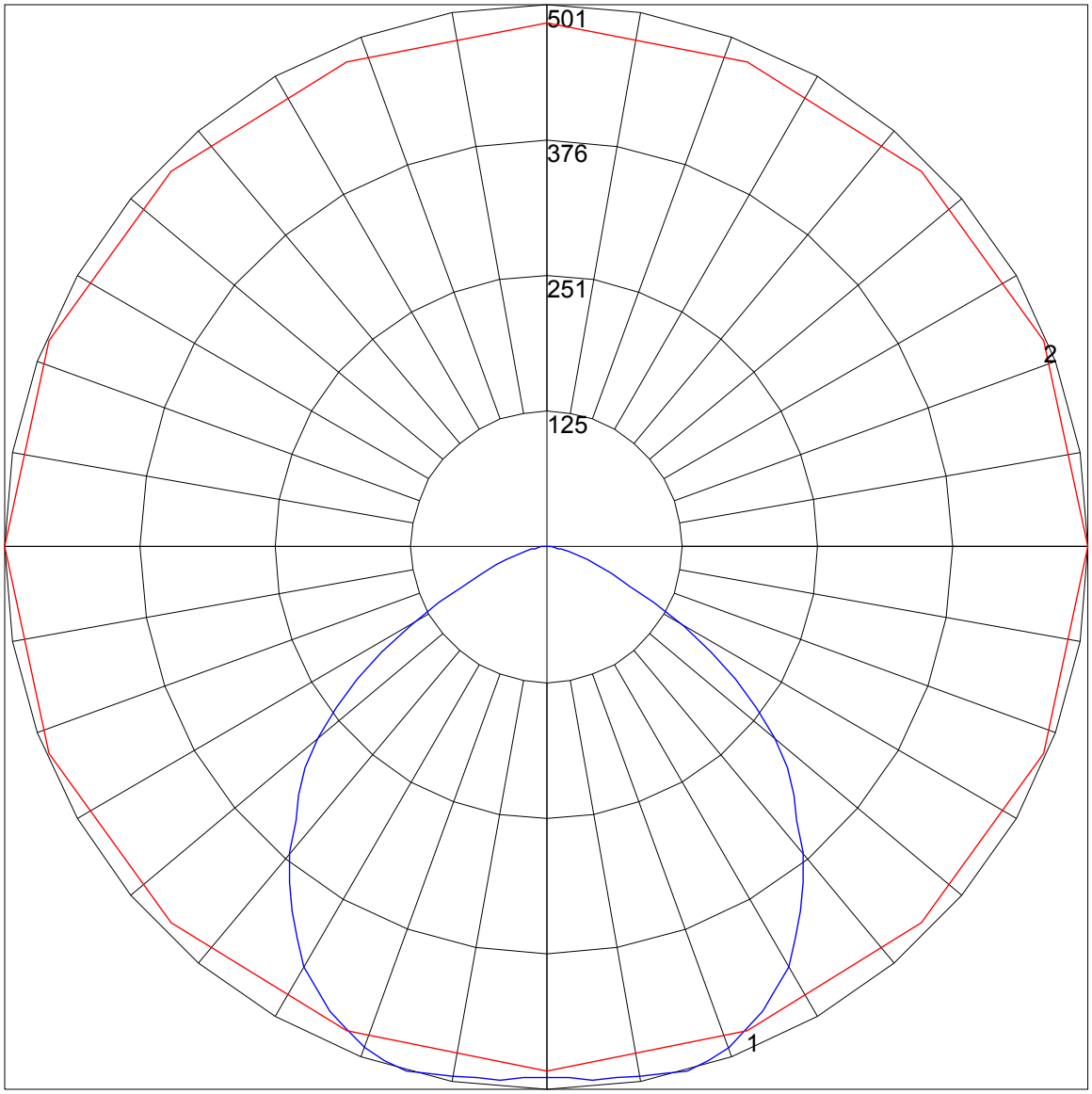
	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	198.9	16.8	16.8
FM - Front-Medium (30-60)	333.2	28.1	28.1
FH - Front-High (60-80)	57.3	4.8	4.8
FVH - Front-Very High (80-90)	4.1	0.3	0.3
BL - Back-Low (0-30)	198.9	16.8	16.8
BM - Back-Medium (30-60)	333.2	28.1	28.1
BH - Back-High (60-80)	57.3	4.8	4.8
BVH - Back-Very High (80-90)	4.1	0.3	0.3
UL - Uplight-Low (90-100)	0.0	0.0	0.0
UH - Uplight-High (100-180)	0.0	0.0	0.0
Total	1187.0	100.0	100.0
BUG Rating	B1-U0-G0		

Photometric Toolbox Professional Edition - Copyright 2002-2011 by Lighting Analysts, Inc.
Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturers photometric file.

COPELAND PARK
TYPE L

IES ROAD REPORT
PHOTOMETRIC FILENAME : LRR-07462-WFL.IES

POLAR GRAPH

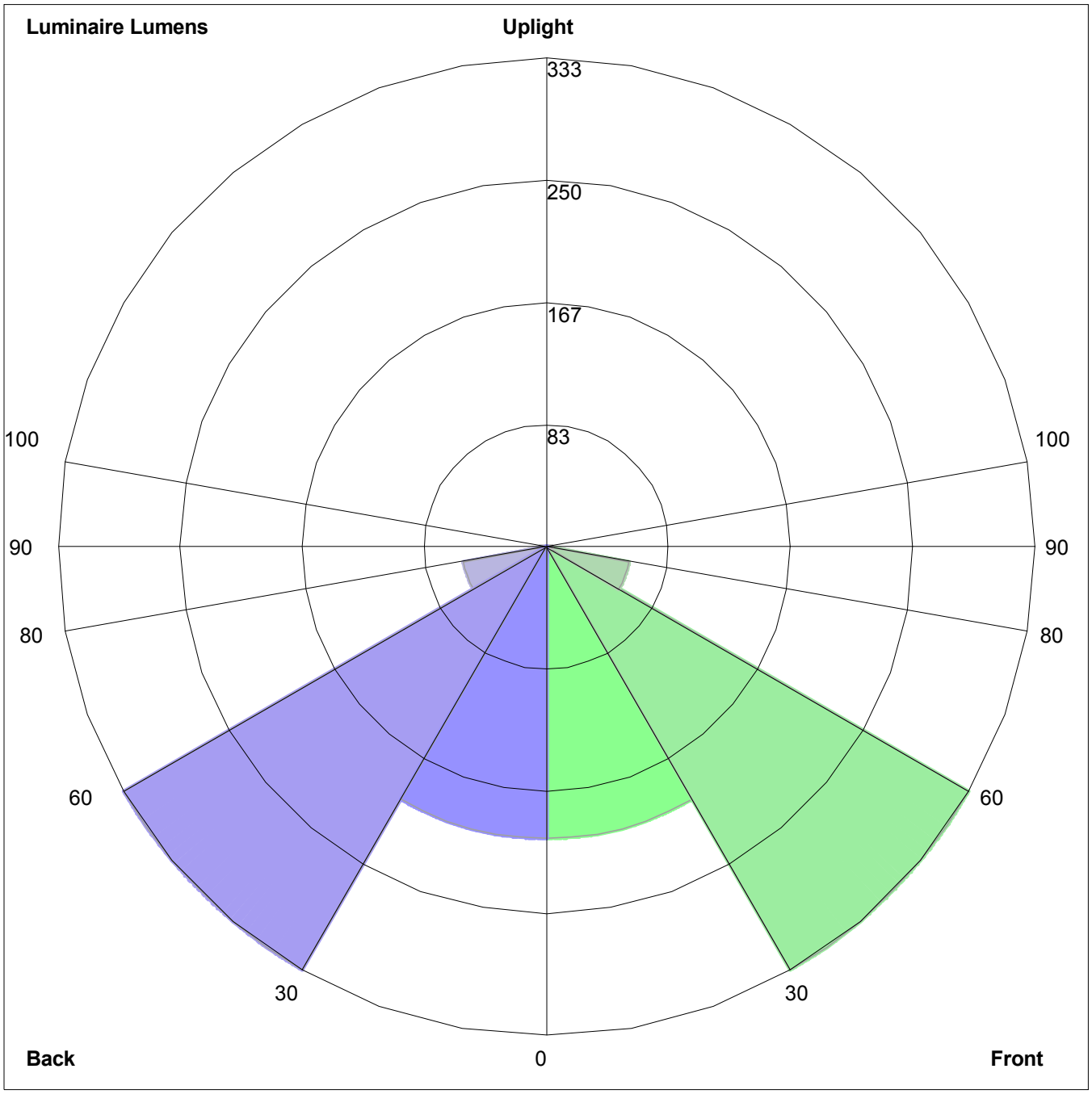


Maximum Candela = 501 Located At Horizontal Angle = 0, Vertical Angle = 15
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (15) (Through Max. Cd.)

COPELAND PARK
TYPE L

IES ROAD REPORT
PHOTOMETRIC FILENAME : LRR-07462-WFL.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH



Luminaire Lumens:
Front: Low=198.9, Medium=333.2, High=57.3, Very High=4.1
Back: Low=198.9, Medium=333.2, High=57.3, Very High=4.1
Uplight: Low=0.0, High=0.0

BUG Rating : B1-U0-G0

COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in Chapter 77, Article II of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a Verification Request Form or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name: ADC Development & Investment & Alachua Copeland Park Investments, LLC	Applicant/Agent Name: Daniel Young, P.E.
Phone: Contact Agent	Company: CHW
Email: Contact Agent	Phone: (352) 331-1976
	Email: daniely@chw-inc.com
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers: 03230-002-000, 03927-000-000, & 03230-002-003	Address: TBD
City: Alachua	Zip: 32615

PART 3. SELF-CERTIFICATION

I, Daniel Young owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. ☑ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)
3. ☐ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)
4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

PART 4. PROJECT INFORMATION

If you selected Self-certification [2] or [3] above, in addition to the information described in this form, your self-certification must also include:

- One set of plans, drawings, or sketches and other supporting documents that clearly and legibly depict and describe the proposed activities in sufficient detail to demonstrate that the work complies with protection requirements (buffer distances) or qualifies for the exemption.

Please answer the following:

Were wetlands and surface waters delineated by a qualified professional according to standards outlined in Florida Administrative Code Rule 62-340.300 for wetlands, and Rule 62-340.600 for surface waters?

☐ Yes ☐ No *Please note: wetland boundaries not delineated by a qualified professional are likely to be inaccurate. You may submit a Verification Request Form to verify compliance with protection requirements.*

Exemptions: Please list the exemption(s) you are requesting to use (refer to Sec. 77.21(a))

Describe in detail how the proposed work will comply with the terms and conditions of the above exemption:

Date Activity is proposed to commence _____ to be completed _____

PART 5. URBAN REDEVELOPMENT PROJECTS

Please submit the following:

- One set of plans and drawings, recent survey, environmental information, and other supporting documents and calculations clearly and legibly depicting that the existing site is 40%, or more, impervious surfaces.

ACKNOLWEDGMENT

I understand this notice is provided as self-certification of compliance with Chapter 77, Article II, Alachua County Code, or qualification to use exemption(s) found in Section 77.21.

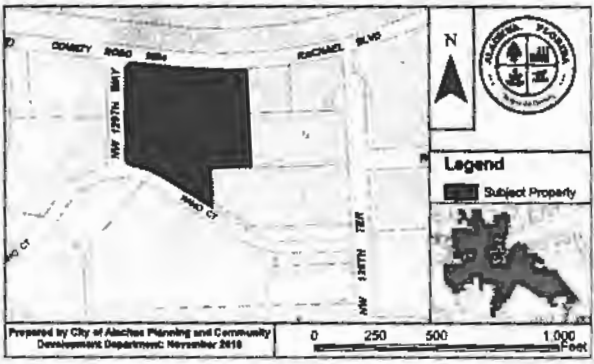
Daniel Young		11/2/2018
Typed/Printed Name	Signature	Date

IMPORTANT: Applications for activities that do not comply with protection requirements found in Chapter 77, Article II nor any of the listed exemptions in Section 77.21, and are requesting to impact wetland and/or surface waters or their buffers must submit an ***Application Form***. Final Alachua County BOCC approval of the proposed impacts and Mitigation and Monitoring Plan must be secured prior to initiating the activity within wetlands or buffers.

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 8, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Daniel Young, P.E., LEED A.P., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for ADC Development & Investment Group, LLC, and Alachua Copeland Park Investments, LLC property owners, for consideration of a Site Plan for the construction of two (2) buildings, a ±13,300 square foot building and a ±11,750 square foot building, with associated parking, stormwater, utilities, and supporting site improvements, on a ±5.26 acre subject property, located south of County Road 2054 (also known as Rachael Boulevard), east of NW 129th Way, and north of Nano Court; A portion of Tax Parcel Nos. 03230-002-000, 03230-002-003, and 03927-000-000; FLUM: Industrial; Zoning: Light & Warehouse Industrial (ILW).



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 - December 27, 2018)

City of ALACHUA

THE GOOD LIFE COMMUNITY

Mailed 12/19/2018
KC
Copeland Park

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

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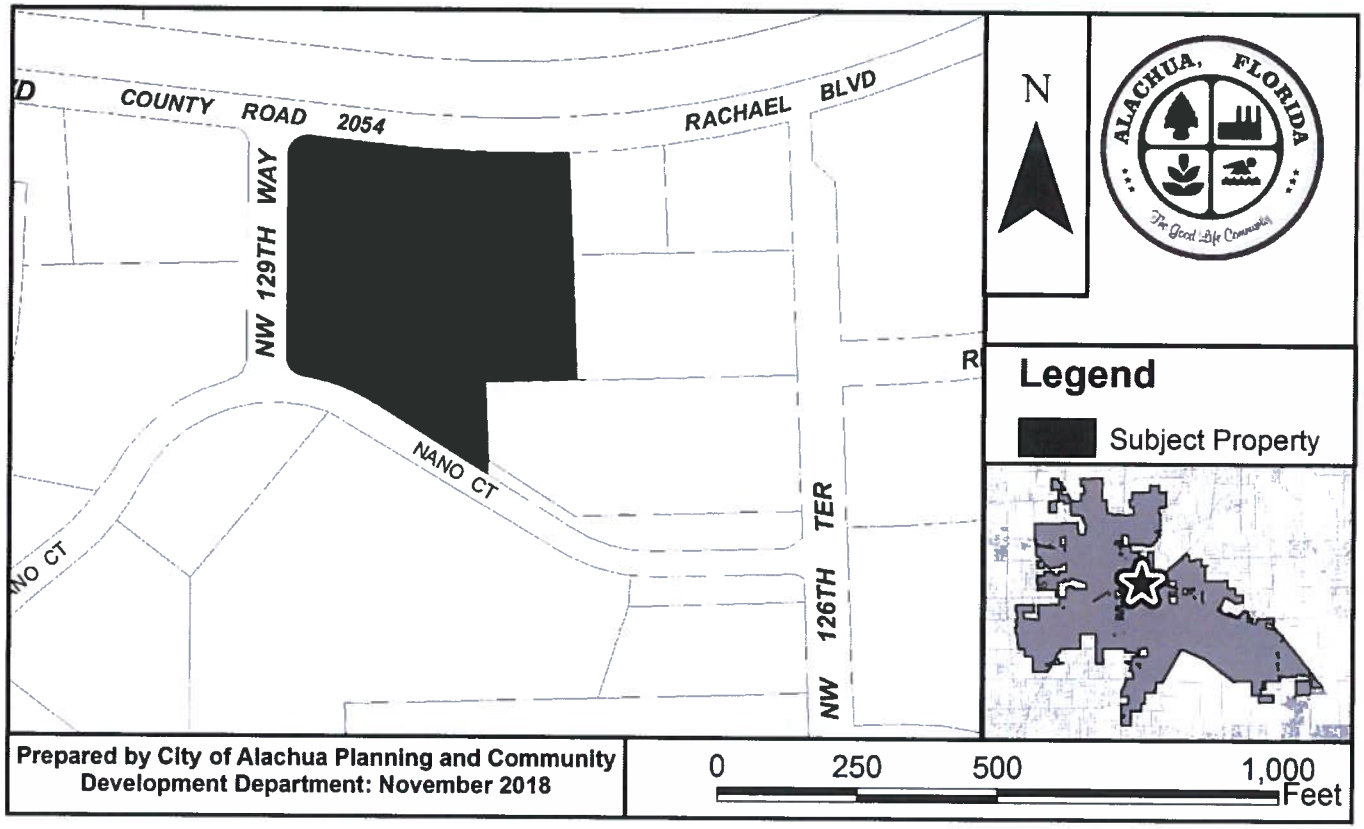

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the 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 101 at least 48 hours prior to the public hearing.

P.O. Box 9 ♦ Alachua, Florida 32616-0009
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ALACHUA FL 32616

03229-003-000
PHOENIX COMMERCIAL PARK PO BOX 1000
ALACHUA FL 32616

03230-002-000
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03230-002-001
PETRA HOLDINGS COMPANY LLC 12775 RACHEL BLVD
ALACHUA FL 32615-6698

03230-002-002
PETRA HOLDINGS COMPANY LLC 12775 RACHEL BLVD
Alachua FL 32615

03231-001-000
BARBER LUMBER SALES OF ALACHUA PO BOX 263
ALACHUA FL 32616-0263

03231-002-000
BLUMBERG, GLENN 11421 NW 120TH TER
ALACHUA FL 32615

03231-004-000
DUAL ENTERPRISES LLC
PO BOX 1808
ALACHUA FL 32616

03231-005-000
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03927-000-000
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LAKE BUTLER FL 32054

03927-001-000
Alchem Laboratories Corp.
13305 Rachel Blvd.
Alachua, FL 32615

03927-002-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL 32609

03927-003-000
KOOZ PROPERTIES LLC
2815 NW 13TH ST STE 423
GAINESVILLE, FL32609

03927-004-000
BB&C LLC
14000 NW 126TH TER
ALACHUA FL 32615

03927-005-000
CV II PARTNERSHIP
4656 34TH ST SOUTHWEST ORLANDO FL 32811

03927-006-000
BARBER LUMBER SALES OF, ALACHU PO BOX 263
ALACHUA FL 32616-0263

03927-007-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-007-001
ADC DEVELOPMENT & INVESTMENT PO BOX 238
LAKE BUTLER FL 32054

03927-008-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-009-000
O'STEEN BROTHERS INC 1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-010-000
O'STEEN BROTHERS INC
1006 SE 4TH ST
GAINESVILLE, FL 32601

03927-012-000
NANO ADM LLC
13859 PROGRESS BLVD STE 300 ALACHUA FL 32615

03929-001-000
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03956-010-004
STATE OF FLA IIF TIITF/UNIVERSITY OF FLORIDA
LIVESTOCK TESTING SITE/BIO BLD
TALLAHASSEE FL 32399

03956-010-018
CITY OF ALACHUA
PO BOX 9
ALACHUA FL

03956-010-019
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03956-010-038
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333 TURKEY CREEK
ALACHUA, FL 32615

CRAIG PARENTEAU
FDOP
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

LYNDA COON
7216 NW 126 AVE
ALACHUA, FL 32615

JOHN AMERSON
ALL COUNTY MARION PROPERTY MANAGEMENT
2916 NE JACKSONVILLE ROAD
OCALA, FL 34479

03927-013-000
Copeland Industrial Park Owners Association
P.O.Box 365
Lake Butler, FL 32054

03927-015-000
Copeland Industrial Park Owners Association
P.O.Box 365
Lake Butler, FL 32054

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

PRESIDENT
TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

JEANNETTE HINSDALE
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TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

CITY MANAGER
CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616

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Interim County Manager
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Gainesville, FL 32601

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ALACHUA, FL 32653

DAVID FOREST
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ALACHUA, FL 32615

LINDA DIXON, AICP
ASSISTANT DIRECTOR PLANNING
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GAINESVILLE, FL 32641

LYNN COULLIAS
7406 NW 126 AVE
ALACHUA, FL 32615

DR LEE A NIBLOCK
ALACHUA COUNTY MANAGER
12 SE 1ST STREET
GAINESVILLE, FL 32601

03230-002-003
Alachua Copeland Park Investments, LLC
3917 NW 97th Blvd.
Gainesville, FL 32606

Bonnie Flynn
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AFFIDAVIT FOR POSTED LAND USE SIGN

I Jessica Junkin, POSTED THE LAND USE
(name)
SIGN ON 12/19/18 FOR THE Copeland Park Site Plan - 1/8/19 PZB Hearing
(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)

5
(number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Upland Industrial Park Replat of Lots 2 - 5: A request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for consideration of the Replat of Lots 2 through 5 of Upland Industrial Park. Tax Parcel Numbers 05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005 (Quasi-Judicial Hearing).

PREPARED BY: Justin Tabor, AICP

RECOMMENDED ACTION:

Staff recommends that the Planning & Zoning Board transmit the Replat of Lots 2 - 5 of Upland Industrial Park to the City Commission with a recommendation to approve, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the Replat of Lots 2 - 5 of Upland Industrial Park to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.

Summary

This application is a request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for a request to replat Lots 2 through 5 of Upland Industrial Park.

The plat of Upland Industrial Park was recorded in 2008, and consists of a total of six (6) lots ranging in size from ±1.00 acres to ±1.50 acres, as well as a drainage area / common area, primarily comprised of a stormwater management facility (±1.40 acres), and a private roadway (NW 101st Drive, which provides access to the six (6) lots. A ±9,000 square foot building was constructed on Lot 1 in 2010, and a ±10,000 square foot building was constructed on Lot 6 in 2015. In 2016, the Future Land Use Map (FLUM) Designation and zoning of Lots 1 and 6 were amended from Industrial to Commercial and Light & Warehouse Industrial (ILW) to Commercial and Commercial Intensive (CI), respectively.

Lots 2 through 5 comprise the remaining undeveloped portion of Upland Industrial Park. There are presently no improvements on the subject property. The property owner is seeking to replat the four (4) lots into a total of two (2) lots in order to develop each newly reconfigured lot with a new building. The proposed buildings would be ±23,400 square feet and ±26,700 square feet. A site plan application for the proposed buildings and associated site improvements has been reviewed concurrent with this final plat application. Should the City Commission approve the replat of Lots 2 through 5, the site plan application will be scheduled for a future Planning & Zoning Board meeting date.

Section 2.4.10(B)(1)(c) City's Land Development Regulations (LDRs) states that the relocation of lot lines of any lot or lots within an already approved subdivision requires subdivision review. Additionally, Section 2.4.10(F)(1)(b) requires review of a minor subdivision for any revisions to single lots within existing platted subdivisions. Sections 2.4.10(F)(2) and (3) of the LDRs establishes the procedures and requirements for a minor subdivision. An analysis of the application's compliance with the applicable standards of these sections has been provided within the Staff Report.

ATTACHMENTS:

Description

- Staff Report & Staff Supporting Materials
- Replat of Lots 2 - 5, Upland Industrial Park
- Application & Supporting Materials
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request to replat Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots (minor subdivision review)
APPLICANT/AGENT:	Aaron Hickman, P.S.M., CHW
PROPERTY OWNER:	Upland Properties of NCF, LLC
PARCEL ID NUMBER(S):	05964-002-002, 05964-002-003, 05964-002-004, & 05964-002-005
FLUM DESIGNATION:	Industrial
ZONING:	Light & Warehouse Industrial (ILW)
OVERLAY:	N/A
ACREAGE:	± 4.82
PROJECT PLANNER:	Justin Tabor, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the Replat of Lots 2 – 5 of Upland Industrial Park to the City Commission with a recommendation to approve.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the Replat of Lots 2 – 5 of Upland Industrial Park to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve.*

SUMMARY & BACKGROUND

This application is a request by Aaron Hickman, P.S.M., of CHW, applicant and agent for Upland Properties of NCF, LLC, property owner, for a request to replat Lots 2 through 5 of Upland Industrial Park.

The plat of Upland Industrial Park was recorded in 2008, and consists of a total of six (6) lots ranging in size from ±1.00 acres to ±1.50 acres, as well as a drainage area / common area, primarily comprised of a stormwater management facility (±1.40 acres), and a private roadway (NW 101st Drive, which provides access to the six (6) lots. A ±9,000 square foot building was constructed on Lot 1 in 2010, and a ±10,000 square foot building was constructed on Lot 6 in 2015. In 2016, the Future Land Use Map (FLUM) Designation and zoning of Lots 1 and 6 were amended from Industrial to Commercial and Light & Warehouse Industrial (ILW) to Commercial and Commercial Intensive (CI), respectively.

Lots 2 through 5 comprise the remaining undeveloped portion of Upland Industrial Park. There are presently no improvements on the subject property. The property owner is seeking to replat the four (4) lots into a total of two (2) lots in order to develop each newly reconfigured lot with a new building. The proposed buildings would be ±23,400 square feet and ±26,700 square feet. A site plan application for the proposed buildings and associated site improvements has been reviewed concurrent with this final plat application. Should the City Commission approve the replat of Lots 2 through 5, the site plan application will be scheduled for a future Planning & Zoning Board meeting date.

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Figure 1. Plat of Upland Industrial Park

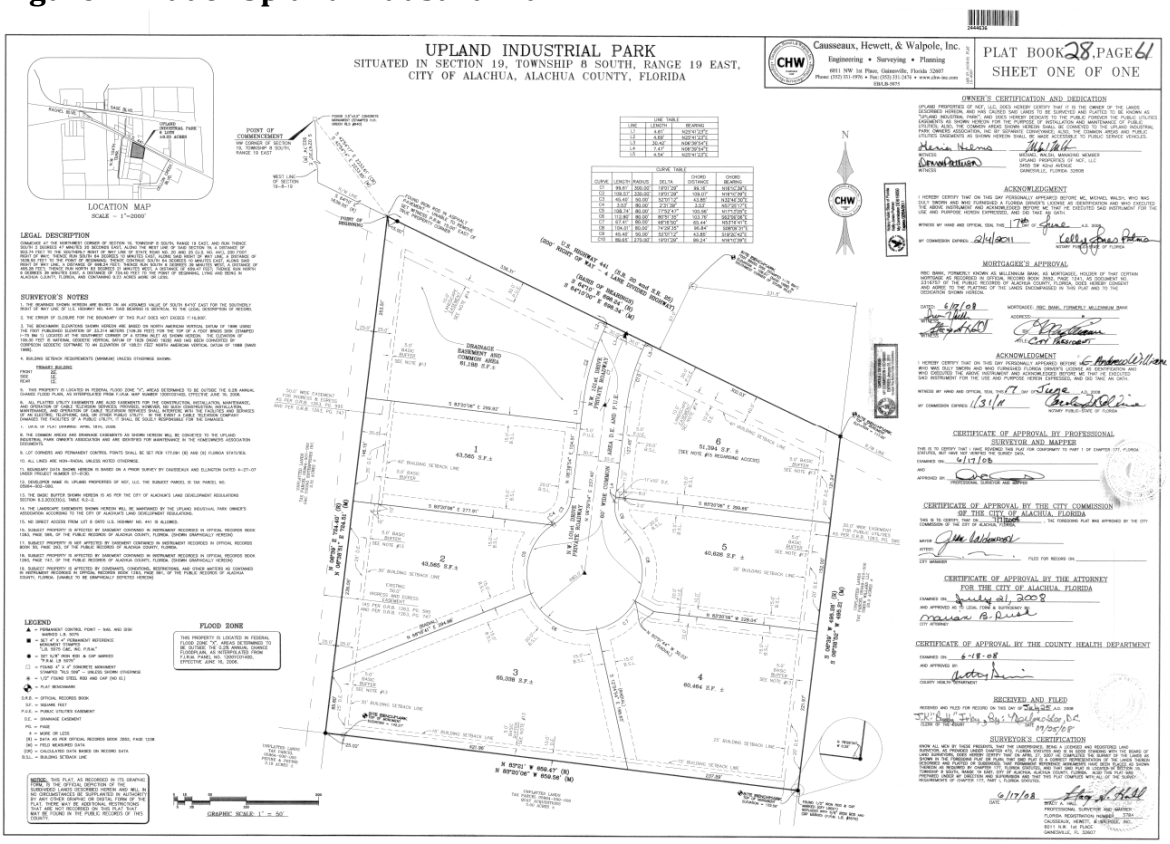


Figure 2. Plat of Upland Industrial Park, with Lots 2 – 5 Denoted

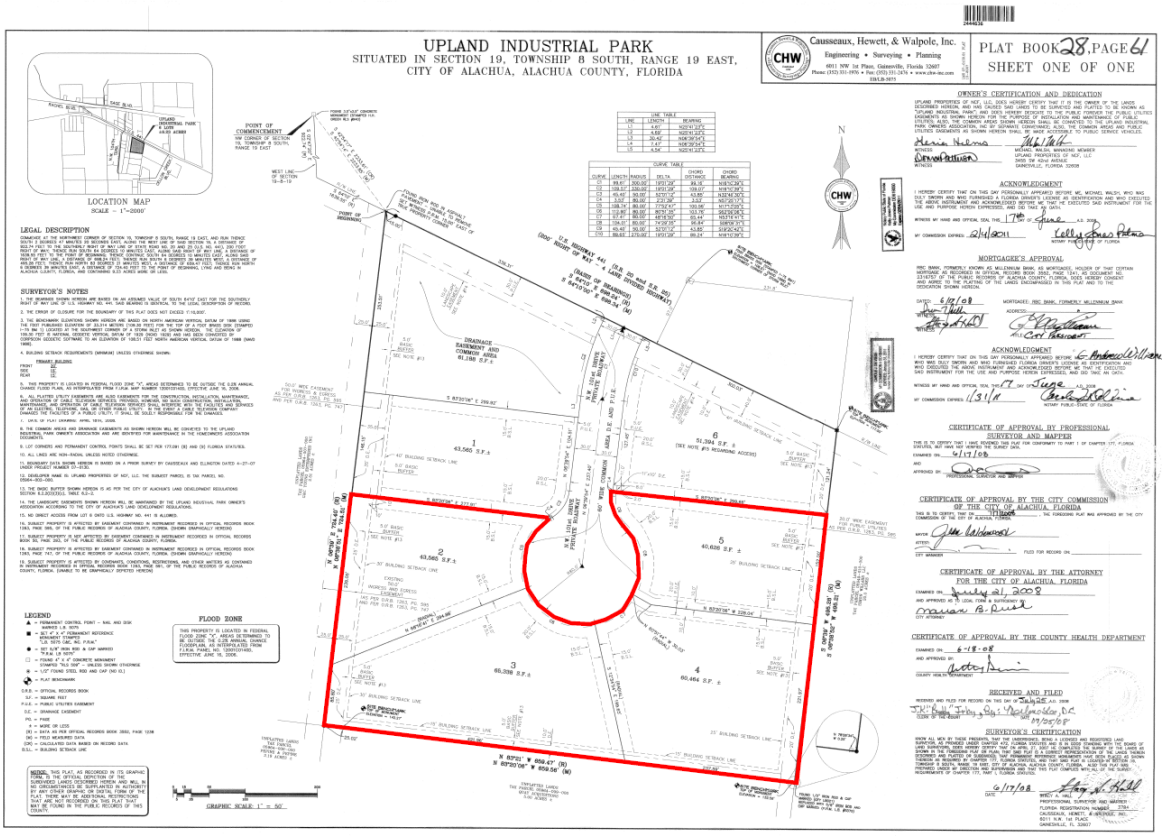
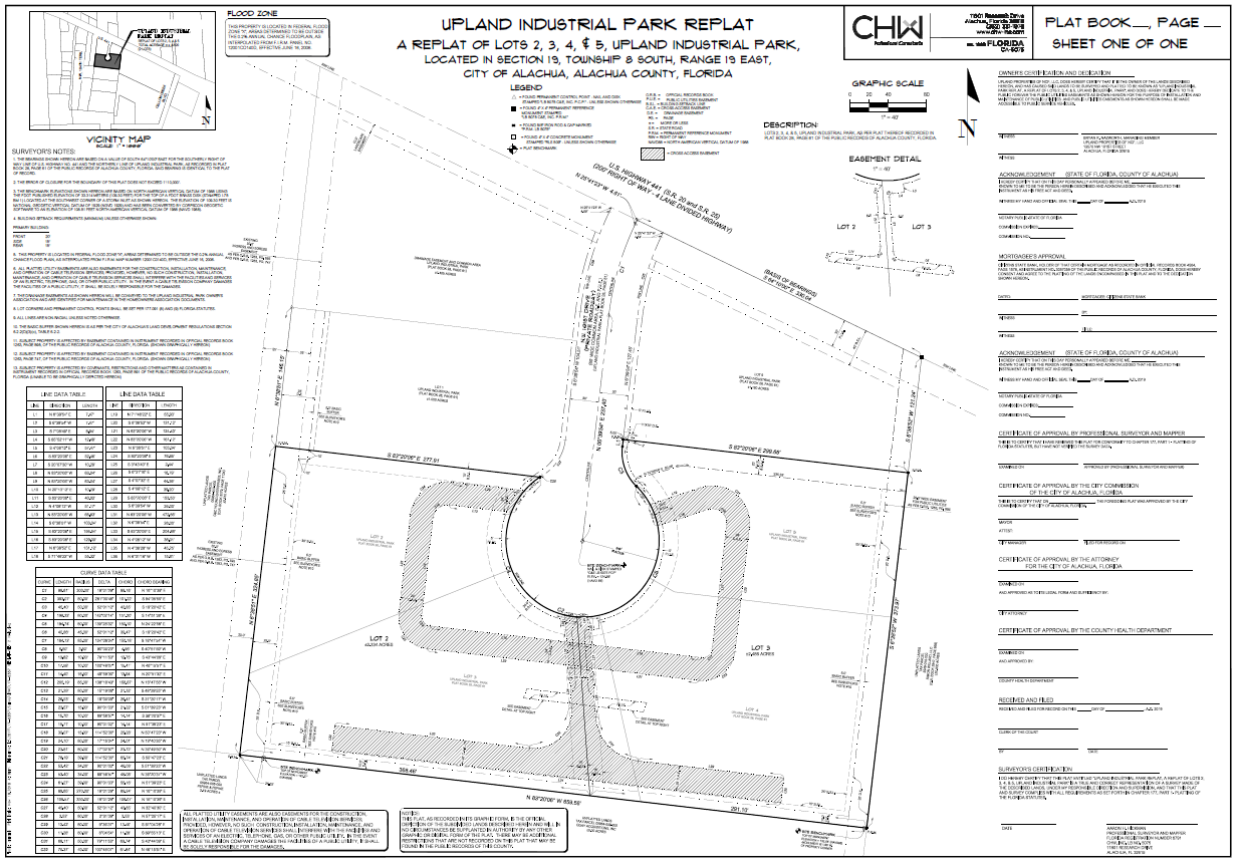


Figure 3. Proposed Replat of Lots 2 – 5 of Upland Industrial Park



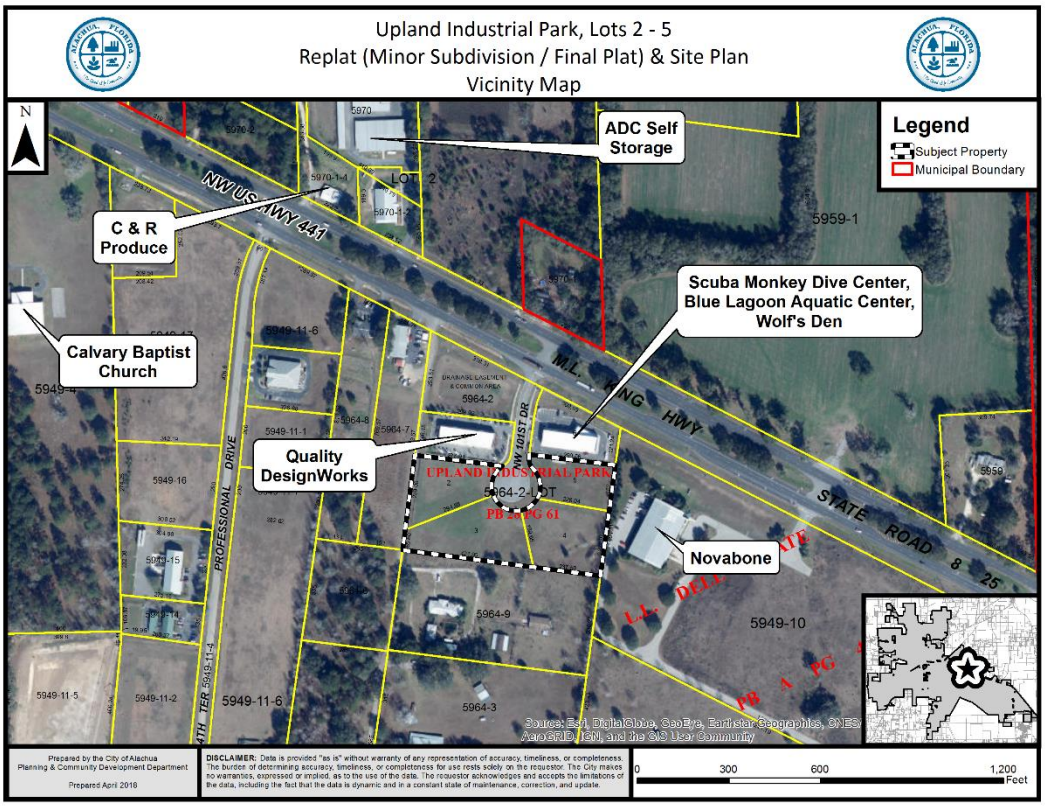
SURROUNDING USES

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.

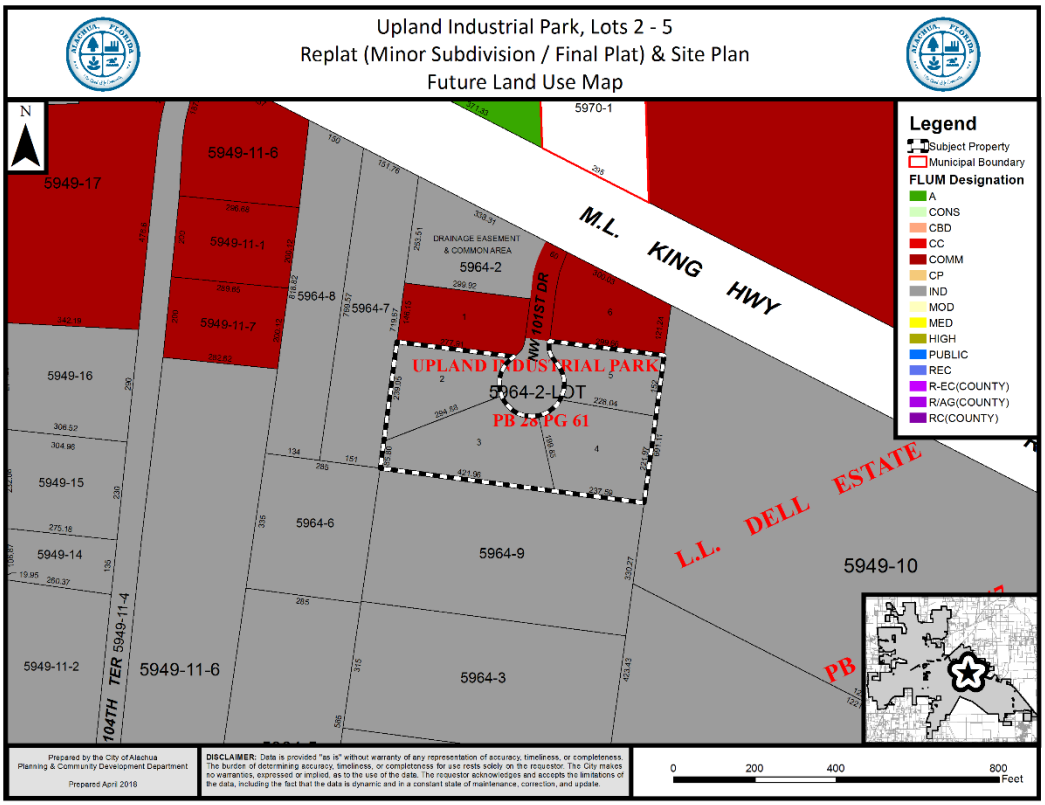
Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Lots 1 and 6, Upland Industrial Park: Quality Design Works; Florida HOSA; American Forestry Management; Scuba Monkey Dive Center / Blue Lagoon Aquatic Center; Wolf's Den	Commercial	Commercial Intensive (CI)
South	Quay Acquisitions	Industrial	Light and Warehouse Industrial (ILW)
East	NovaBone	Industrial	Light and Warehouse Industrial (ILW)
West	Vacant Industrial Lands	Industrial	Light and Warehouse Industrial (ILW)

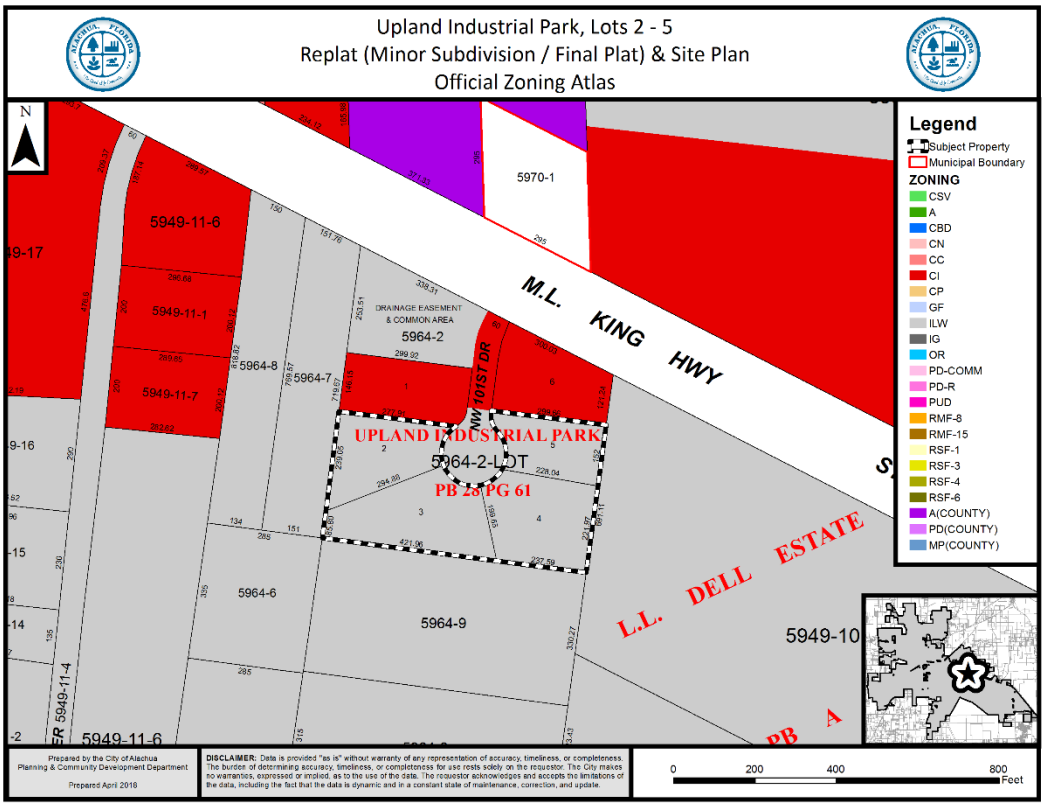
Map 1. Vicinity Map



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. A neighborhood meeting was not held regarding the minor subdivision application. However, a neighborhood meeting is required for site plan applications. As such, a neighborhood meeting was held for companion site plan application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in a newspaper of general circulation. Materials submitted by the applicant indicate that the meeting was unattended.

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.

<u>Future Land Use Element</u>

GOAL 1: Future Land Use Map 2025:

The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure

economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

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

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

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

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

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

Evaluation and Findings of Consistency with Goal 1, Objective 1.5, and Policy 1.5.a: The subject property has an Industrial FLUM Designation, which permits a variety of uses. As proposed by the companion site plan application, the use of the property would primarily consist of multitenant uses.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.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 30% of the development site. 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.

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.

Evaluation and Findings of Consistency with Objective 5.1: An environmental conditions and site suitability analysis is provided in this report. The proposed replat complies with the environmental protection standards as set forth in the City of Alachua Comprehensive Plan and Land Development Regulations.

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

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

Evaluation and Findings of Consistency with Objective 5.2 and Policy 5.2.a: An analysis of the anticipated impacts to public facilities is provided within this report. This analysis demonstrates that the anticipated development would not adversely affect the level of service (LOS) standard of any monitored public facilities.

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

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

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

Analysis of Consistency with Objective 5.2: The subject property is located within water and wastewater service areas. Water, wastewater, and electric utility infrastructure exists within and along the right-of-way of NW 101st Drive. No additional demand upon the potable water or wastewater system will be created as a result of this replat itself, however, a public facilities impact analysis is provided in this report based upon the type of development anticipated by the companion site plan application. This analysis indicates that, based upon current demand, the development will not adversely affect the Level of Service (LOS) standards for any monitored public facilities.

Transportation Element

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

Analysis of Consistency with Objective 1.1: An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the anticipated development will not adversely affect the Level of Service (LOS) standards for transportation facilities.

Community Facilities & Natural Groundwater Aquifer Recharge Element

Policy 1.1.d:
The City hereby establishes the following level of service standards for sanitary sewer facilities:

Levels of Service

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This

level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.

c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Policy 1.1.d: An analysis of the anticipated impacts to sanitary sewer facilities is provided within this report. The anticipated development would not adversely affect the level of service for sanitary sewer facilities.

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

3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Evaluation and Findings of Consistency with Policy 1.2.a: The subject property is located within the City's utility service area. Future development will be required to connect to the City's 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, and indicates that, based upon current demand, the anticipated development will not adversely affect the Level of Service (LOS) standards for solid waste facilities.

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.f: The City shall permit the use of off-site retention facilities, if they are part of previously approved master stormwater retention or detention facility.

Evaluation and Findings of Consistency with Objective 3.1 and Policy 3.1.f: The proposed development would convey the development's stormwater runoff to an existing stormwater basin located to the north of the subject property. The stormwater basin was previously permitted and was designed as a master system to serve development within the Upland Industrial Park subdivision.

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 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.

Evaluation and Findings of Consistency with Policy 4.1.b: The subject property is located within the City's utility service area. Future development will be required to connect to the City's potable water system.

Policy 4.1.c: The City establishes the following level of service standards for potable water:

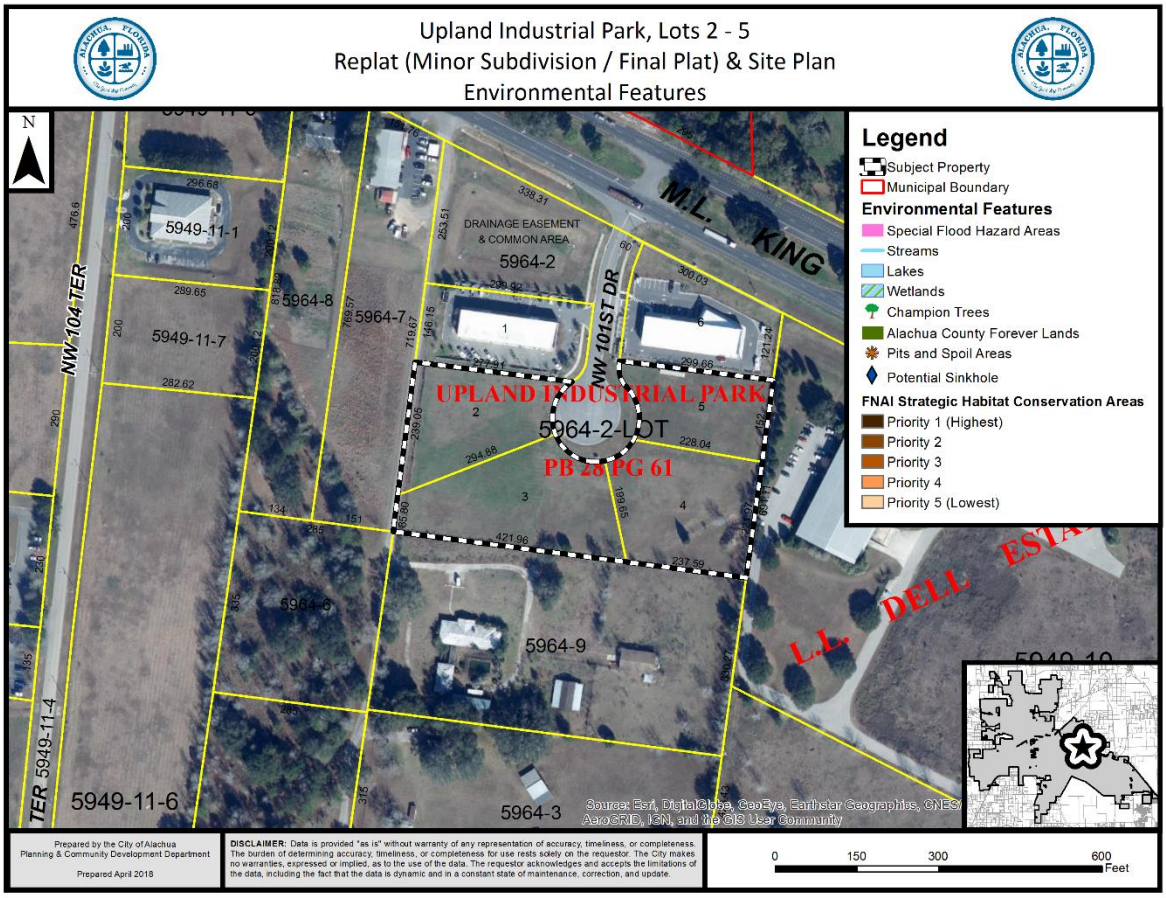
1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Evaluation and Findings of Consistency with Objective 4.1.c: An analysis of the anticipated impacts to potable water facilities is provided within this report. The

anticipated development would not adversely affect the level of service for potable water facilities.

ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS

Map 4. Environmental Features



Wetlands

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

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

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: 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

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 two (2) soil types found on the subject property:

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.

Kendrick Sand (5% – 8% slopes)
Hydrologic Soil Group: A
This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

Evaluation: There are no significant limitations for small commercial buildings, therefore there are no known issues related to the soils located on the subject property.

Flood Potential

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

Evaluation: The subject property contains areas classified as Flood Zone X (areas determined to be outside of the 500-year floodplain), therefore there are no issues related to flood potential.

Karst-Sensitive Features

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

Evaluation: There are no known geologic features located on the subject property which could indicate an increased potential for karst sensitivity.

Wellfield Protection Zones

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

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

Historic Structures/Markers and Historic Features

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

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

> *2.4.10(F)(3) Minor subdivision standards.* A minor subdivision shall be approved on a finding that the application complies the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.
>
> **Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards. In addition, the application has been reviewed for compliance with other applicable sections on the City's LDRs, including but not limited to Article 3, Zone Districts, and Article 5, Density, Intensity, and Dimensional Standards, and is found to be in compliance with the applicable provisions contained therein.

PUBLIC FACILITIES IMPACT

The analysis of each public facility provided below represents an analysis of the impacts anticipated to be generated for the subject property, based upon the type of development proposed by the companion site plan application.

At present, 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. While a minor subdivision is a final development order, future development of the subject property will require approval of a site plan. Facility capacity will be re-evaluated and capacities reserved as part of the review of a site plan(s), and must be available to support the proposed development prior to the issuance of a final development order associated with the site plan application.

Transportation Impact

Table 2. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	Level of Service (LOS)
3/4 (106)	US Highway 441 (from NW 126th Ave to SR 235)	4D	Principle Arterial	Urban	D

1 Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].
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 3. Potential Trip Generation

Land Use[1]	AADT (Enter/Exit)[2]	AM Peak Hour (Enter/Exit)[2]	PM Peak Hour (Enter/Exit)[2]
General Light Industrial (ITE Code 110)	172 (86 / 86)	32 (28 / 4)	29 (5 / 24)
General Office Building (ITE Code 710)	149 (74 / 75)	22 (19 / 3)	22 (3 / 19)
Total	**321 (160 / 161)**	**54 (47 / 7)**	**51 (8 / 43)**

1 Source: ITE Trip Generation, 10th Edition.
2 Formulas: AADT – ITE Code 110: 4.96 trips per 1,000 square feet of floor area x 34,700 square feet (50% entering/50% exiting); AM Peak Hour – 0.92 trips per 1,000 square feet of floor area x 34,700 square feet (87% entering/13% exiting); PM Peak Hour – 0.83 trips per 1,000 square feet of floor area x 34,700 square feet (18% entering/82% exiting); ITE Code 710: 9.74 trips per 1,000 square feet of floor area x 15,300 square feet (50% entering/50% exiting); AM Peak Hour – 1.47 trips per 1,000 square feet of floor area x 15,300 square feet (88% entering/12% exiting); PM Peak Hour – 1.42 trips per 1,000 square feet of floor area x 15,300 square feet (18% entering/82% exiting);

Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126th Ave to SR 235)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,579
Reserved Trips[4]	1,425
Available Capacity[4]	25,696
Increase in Daily Trips Generated by Development[5]	321
Residual Capacity[6]	**25,375**

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 State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua October 2018 Development Monitoring Report.
5 While the application is for a Final Development Order, a site plan will be required for future development. Concurrency will be reserved as part of the site plan Final Development Order.

Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM Peak Hour)

Traffic System Category	Segment 3/4 US Highway 441 (from NW 126th Ave to SR 235)[1]
PM Peak Trips	
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,765
Reserved Trips[4]	199
Available Capacity[4]	2,146
Increase in PM Peak Hour Trips Generated by Development	51
Residual Capacity[5]	**2,095**

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 State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua October 2018 Development Monitoring Report.
5 While the application is for a Final Development Order, a site plan will be required for future development. Concurrency will be reserved as part of the site plan Final Development Order.

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of the roadway segment identified above. Concurrency and impacts to the transportation network will be revaluated during Site Plan review.

Potable Water Impacts

Table 5. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity[1]	2,300,000
Less Actual Potable Water Flows[1]	1,236,000
Reserved Capacity[2]	47,917
Available Capacity	1,016,083
Potential Demand Generated by Development[3]	7,500
Residual Capacity	**1,008,583**
Percentage of Permitted Design Capacity Utilized	**56.15%**

Sources:
1 City of Alachua Public Services Department, March 2018
2 City of Alachua October 2018 Development Monitoring Report
3 Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 square feet x 50,000 square feet

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of potable water facilities. Concurrency and impacts to the potable water system will be revaluated during Site Plan review.

Sanitary Sewer Impacts

Table 6. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows[1]	687,000
Reserved Capacity[2]	43,889
Available Capacity	769,111
Potential Demand Generated by Development[3]	7,500
Residual Capacity	**761,611**
Percentage of Permitted Design Capacity Utilized	**49.23%**

Sources:
4 City of Alachua Public Services Department, March 2018
5 City of Alachua October 2018 Development Monitoring Report
6 Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 square feet x 50,000 square feet

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of wastewater facilities. Concurrency and impacts to the wastewater system will be revaluated during Site Plan review.

Solid Waste Impacts

Table 7. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Existing Demand[1]	39,744	7,253.28
Reserved Capacity[2]	4,371.79	797.85
Potential Demand Generated by Development[3]	602	110
New River Solid Waste Facility Capacity[4]	**50 years**	

Sources:
1 Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2017); Policy 2.1.a, CFNGAR Element (Formula: 9,936 persons x 0.73 tons per person per year.)
2 City of Alachua October 2018 Development Monitoring Report.
3 Sincero & Sincero, Environmental Engineering: A Design Approach (Formula: 12 pounds per day per 1,000 square feet x 50,000 square feet).
4 New River Solid Waste Facility, April 2018.

Evaluation: The impacts anticipated to be generated by the subdivision would not adversely affect the Level of Service (LOS) of solid waste facilities. Concurrency and impacts to the solid waste system will be revaluated during Site Plan review.

Recreation Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

Public School Facilities Impacts

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

EXHIBIT "A"

TO

REPLAT OF LOTS 2 – 5 OF UPLAND INDUSTRIAL PARK

MINOR SUBDIVISION FINAL PLAT APPLICATION

STAFF REPORT

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 10, 2018

Also sent electronically to aaronh@chw-inc.com

Aaron Hickman, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Planning & Zoning Board (PZB) Public Hearing: Replat of Upland Industrial Park Lots 2 – 5 (Minor Subdivision / Final Plat)

Dear Mr. Hickman:

The City of Alachua has reviewed the revised application materials for the above referenced application, submitted electronically on November 26, 2018, and finds that the materials address the Staff's review comments. As such, the application may now be scheduled for a hearing before the Planning and Zoning Board (PZB).

You must provide 13 *double-sided, three-hole punched, color sets* of the **complete** application package and plans and a digital copy of all materials in PDF format on a CD *no less than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard.* The application has been scheduled for the **January 8, 2019** PZB meeting; therefore, the above referenced materials must be submitted to the City no later than ***Wednesday, December 19, 2018.*** Materials may be submitted earlier than this date.

Should you have any questions, please feel free to contact me at (386) 418-6100, ext. 107 or via email at jtabor@cityofalachua.com.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
Bryan Nazworth, Upland Properties of NCF, LLC (*by electronic mail*)
Project File

DELLSALTER
ATTORNEYS AT LAW

November 19, 2018

City of Alachua
c/o Marion Rush, City Attorney
Rush & Glassman
726 N.E. 1st Street
Alachua, FL 32601

In re: Proposed re-plat of Lots 2, 3, 4 and 5 of Upland Industrial Park, (the "Property") according to plat recorded in Plat Book 28, Page 61, Public Records of Alachua County, Florida, (the "Plat").

Dear Ladies and Gentlemen:

Pursuant to the requirements of the City of Alachua for the platting or re-platting of lands in the City of Alachua, Florida, and the recording of said plats or re-plats, this letter is written as a statement of the condition of the title of the Property as of the date of this opinion. I have examined the legal description for the proposed re-plat of Lots 2, 3, 4 and 5 in Upland Industrial Park and find it to be accurate and further find that title to the Property as of the date of this opinion is as follows:

1. Title to Lots 2, 3, 4 and 5 is vested in Upland Properties of NCF, LLC, a Florida limited liability company.

2. As to Lots 2 and 3, a Mortgage in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1578, Public Records of Alachua County, Florida.

3. As to Lots 2 and 3, a Collateral Assignment of Leases, Rents and Profits in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1595, Public Records of Alachua County, Florida.

4. As to Lots 2 and 3, a UCC Financing Statement in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1599, Public Records of Alachua County, Florida.

5. There are no liens or mortgages affecting Lots 4 and 5.

Sincerely yours,

Dell Salter, P.A.

James D. Salter

JDS/de

p 352 416-0090
3940 NW 16th Boulevard, Bldg. B | Gainesville, Florida 32605 | www.dellsalterlaw.com

Re: Upland

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Nov 26, 2018 08:13 AM
Subject : Re: Upland 2 attachments
To : Aaron Hickman <AaronH@chw-inc.com>
Cc : John Maxfield <JohnM@chw-inc.com>, kwinburn <kwinburn@cityofalachua.org>

Aaron,

Thanks for the quick response. The cross hatching and detail help to clarify the area of each easement.

I believe the updated title opinion is the only item needed to schedule the replat for a hearing. In my previous email to John, I mentioned scheduling the replat for a hearing before the City Commission at its 1/14 meeting. However, since this is a minor subdivision, the application must first be heard by Planning & Zoning Board. The January PZB Meeting is on Tuesday, 1/8. If we receive the title opinion by Tuesday, 12/11, and there are no issues presented by the information therein, we should be able to schedule the application for the January PZB meeting. We should also be able to schedule the replat for a hearing before the City Commission prior to the February PZB meeting, so ultimately the time frames for approval of the Site Plan is unchanged.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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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: "Aaron Hickman" <AaronH@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>, "John Maxfield" <JohnM@chw-inc.com>
Cc: "kwinburn" <kwinburn@cityofalachua.org>
Sent: Monday, November 19, 2018 4:25:20 PM
Subject: RE: Upland

Good afternoon Justin,
Attached is the Updated PDF of the Plat. I've added some cross hatching to better define the Cross Access Easement. I also created a separate Easement detail for the PUE. That should clear this comment.

I put a remainder back in to the Attorney for the updated Title Opinion Letter. I will forward that as soon it I get it.

FYI: Tommy Bon is no longer employed at CHW. Please send all future emails regarding this project directly to me.

AARON H. HICKMAN, P.S.M. | Director of Surveying + Mapping
t: (386) 518-5132 | **c:** (352) 538-7234
e: aaronh@chw-inc.com
W: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
t: (904) 619-6521 | 8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
t: (352) 331-1976 | 11801 Research Drive, Alachua, FL 32615
t: (352) 414-4621 | 101 NE 1st Ave., Ocala, FL 34470
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION

From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, November 19, 2018 8:19 AM
To: John Maxfield <JohnM@chw-inc.com>
Cc: Thomas Bon <tommyb@chw-inc.com>; Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Re: Upland

John,

We received the revised application and materials for the Upland site plan on Thursday, 11/15. I'm not sure where the date of 11/15 to resubmit for the 1/8 PZB was derived, but we will review the revised application and materials and let you know if there are any remaining comments to address in order for the application to be able to be scheduled for a public hearing.

As we've discussed previously, the City Commission must first approve the replat of Lots 2 - 5 before the PZB can consider the site plan. There were 2 comments sent by email to Tommy on 10/23 which need to be addressed in order for the replat to be scheduled for a public hearing. I haven't received a response to these comments. Given notice requirements, we are unable to schedule the replat for the 12/10 City Commission Meeting. Due to the holidays, the City Commission meets only once in December; the next meeting after the 12/10 meeting will be 1/14/19.

For convenience, the 2 remaining comments on the replat application are below. I have also attached the replat submitted on 10/18 with comments to further explain the second comment below:

- **Updated Title Opinion:** The response received on 10/18/18 states the updated title opinion letter has been requested and will be provided as soon as it is received. This must be received and deemed to meet the requirements of the City's LDRs and Chapter 177, F.S., before the item can be scheduled for a hearing.
- **Cross Access Easement:** It is unclear on the plat if the Cross Access Easement covers the area near the south end of the cul-de-sac (as shown on the proposed Site Plan). This should be clarified through call outs or other means that clearly indicate the Cross Access Easement extends over the area and connects to the Cross Access Easement extending east / west south of the cul-de-sac. There are also lines that depict the Cross Access Easement that cross, and could be clarified to reduce confusion between the Cross Access Easement and the PUE in the same area. See the attached drawing with notes.

Sincerely,

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Thursday, November 15, 2018 12:51:00 PM
Subject: Upland

Justin – we are working to resubmit Upland today but I just got a curve ball thrown at me by the architect. If we don't get this submitted to you until Monday morning, can you still get the staff report ready by 12/12 for a P&Z hearing on 1/8? Alternatively, can I submit everything today and submit a revision to the fire flow on Monday once we get things resolved with the architect? Let me know as soon as you can. Thanks.

JOHN MAXFIELD, PE | Senior Engineer
t: (352) 331-1976 ext 142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

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RE: Upland

From : Aaron Hickman <AaronH@chw-inc.com> Mon, Nov 19, 2018 04:25 PM
Subject : RE: Upland 3 attachments
To : Justin Tabor <jtabor@cityofalachua.org>, John Maxfield <JohnM@chw-inc.com>
Cc : Kathy Winburn <kwinburn@cityofalachua.org>

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From: Justin Tabor <jtabor@cityofalachua.org>
Sent: Monday, November 19, 2018 8:19 AM
To: John Maxfield <JohnM@chw-inc.com>
Cc: Thomas Bon <tommyb@chw-inc.com>; Kathy Winburn <kwinburn@cityofalachua.org>
Subject: Re: Upland

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Sincerely,

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From: "John Maxfield" <JohnM@chw-inc.com>
To: "Justin Tabor" <jtabor@cityofalachua.org>
Sent: Thursday, November 15, 2018 12:51:00 PM
Subject: Upland

Justin – we are working to resubmit Upland today but I just got a curve ball thrown at me by the architect. If we don't get this submitted to you until Monday morning, can you still get the staff report ready by 12/12 for a P&Z hearing on 1/8? Alternatively, can I submit everything today and submit a revision to the fire flow on Monday once we get things resolved with the architect? Let me know as soon as you can. Thanks.

JOHN MAXFIELD, PE | Senior Engineer
t: (352) 331-1976 ext 142 | c: (352) 672-0227
e: johnm@chw-inc.com
w: www.chw-inc.com

JACKSONVILLE.GAINESVILLE.OCALA
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
PLANNING.DESIGN.SURVEYING.ENGINEERING.CONSTRUCTION.

17-0357 REPLAT-REV 3_11-19-18.pdf
1 MB

Revised Application & Materials, dated 10/18/18 - Upland Lots 2 - 5 Replat

From : Justin Tabor <jtabor@cityofalachua.com> Tue, Oct 23, 2018 03:25 PM
Subject : Revised Application & Materials, dated 10/18/18 - Upland Lots 2 - 5 Replat 1 attachment
To : Thomas Bon <tommyb@chw-inc.com>
Cc : John Maxfield <JohnM@chw-inc.com>, Kathy Winburn <kwinburn@cityofalachua.com>

Tommy,

I have reviewed revised application and materials for the replat of Lots 2 - 5 of Upland Industrial Park, submitted on and dated October 18, 2018. Upon review, most of the comments issued to you in a letter dated September 6, 2018 were addressed. There are a couple items, however, which must be addressed / clarified before the item can be scheduled for a public hearing / Planning & Zoning Board (PZB) Meeting. Due to notice requirements, the next PZB Meeting for which the item could be scheduled is the December 10 meeting. In order to be scheduled for the December 10 meeting, materials addressing the following must be received **no later than Thursday, November 8**.

Please address the following:

- **Updated Title Opinion:** The response received on 10/18/18 states the updated title opinion letter has been requested and will be provided as soon as it is received. This must be received and deemed to meet the requirements of the City's LDRs and Chapter 177, F.S., before the item can be scheduled for a hearing.
- **Cross Access Easement:** It is unclear on the plat if the Cross Access Easement covers the area near the south end of the cul-de-sac (as shown on the proposed Site Plan). This should be clarified through call outs or other means that clearly indicate the Cross Access Easement extends over this area and connects to the Cross Access Easement extending east / west south of the cul-de-sac. There are also lines that depict the Cross Access Easement that cross, and could be clarified to reduce confusion between the Cross Access Easement and the PUE in the same area. See the attached drawing with notes.

Please feel free to contact me if you have any questions.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

City Hall Hours of Operation
Monday - Thursday, 7:30 AM - 6:00 PM

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17-0357 REPLAT-REV 2 with Comments 10-23-18.pdf
2 MB

City of Alachua

ADAM BOUKARI
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **September 13, 2018**

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

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Upland Industrial Park (Lots 2-5) (Replat)**

Public Services have reviewed the Upland Industrial Park (Lots 2- 5) Replat Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	No Comments
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician

PO Box 9
Alachua, Florida 32616-0009

"The Good Life Community"
www.cityofalachua.com

Phone: (386) 418-6140
Fax: (386) 418-6164

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

September 6, 2018

Also sent by electronic mail to tommyb@chw-inc.com

Tommy Bon, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Review of Revised Application & Materials, Dated August 16, 2018: Upland Industrial Park, Lots 2 – 5 Replat (Minor Subdivision / Final Plat)

Dear Mr. Bon:

On August 16, 2018, the City of Alachua received your revised application and materials for the Replat of Lots 2 -5 of Upland Industrial Park (a Minor Subdivision / Final Plat). The revised application and materials were submitted to address the comments issued at the project's Development Review Team (DRT) Meeting, held on April 23, 2018.

The revised application and materials 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, additional revisions must be made to the application before the application may be scheduled for a hearing before the Planning & Zoning Board.

Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed in by **5:00 PM** on **Thursday, September 20, 2018**. 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.

Please address the following:

3. *Concurrency Impact Analysis*
   a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

      Remaining Issues: The applicant responded, *"[e]ngineering to address in submittal"*. The Concurrency Impact Analysis is a requirement of a final plat / minor subdivision application, and must be included with the application materials for such applications. The applicant must submit revised Concurrency Impact Analysis with application materials (NOTE: An electronic copy of the revised Concurrency Impact Analysis was included with the Site Plan materials, however, copies of the Analysis must be provided with each application package).

4. *Comprehensive Plan Consistency Analysis*
   a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

      Remaining Issues: The applicant responded, *"[e]ngineering to address in submittal"*. The Comprehensive Plan Consistency Analysis is a requirement of a final plat / minor subdivision application, and must be included with the application materials for such applications. The applicant must submit revised Comprehensive Plan Consistency Analysis with application materials (NOTE: An electronic copy of the revised Comprehensive Plan Consistency Analysis was included with the Site Plan materials, however, copies of the Analysis must be provided with each application package)

   b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).

      Remaining Issues: Comment was not addressed.

5. *Miscellaneous / General Comments*
   a. Cross access easement as depicted on the plat does not cover the area of ingress/egress connection to NW 101st Drive, nor does the cross access easement cover all area along the access drive between and located on the property line between Lots 2 and 3. Please address.

      Remaining Issues: The applicant responded, *"[p]er Engineering, all linework for cross access is good"*.

      A cross access easement is needed from the proposed ingress/egress at the south end of the cul-de-sac (as depicted on the proposed Site Plan for Lots 2 – 5 of Upland Industrial Park) to the south end of the ingress/egress drive aisle between the building on Lots 2 -3 and the building on Lots 4 – 5. This drive aisle is located on the proposed lot line between proposed Lots 2 and 3 (or the recorded Lots 2-3 and 4-5), and serves to provide shared access to both proposed lots. Further, this drive aisle serves to provide as an ingress to the property for both proposed lots for service / delivery vehicles.

      As such, a cross access easement is needed and shall be required for areas that are to provide joint access to the proposed lots.

7. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:
      Final Plat Attachment #4, Comprehensive Plan Consistency Analysis
      Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: ***Policy 2.4.a, FLUE***.

      Remaining Issues: Comment was not addressed.

Additional Comments Based Upon 8/21/2018 Materials

1. Please review Submittal Requirements (accessible on City Web Site). All application materials are to be provided with each submittal. The following were not provided within 8/21/2018 materials: Concurrency Impact Analysis; Comprehensive Plan Consistency Analysis; legal description; copy of mailing labels; proof of payment of taxes.
2. The title opinion submitted is dated March 29, 2018. An updated and current title opinion will be required before the item is scheduled for a public hearing before the PZB.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
John Maxfield, CHW, Inc. (*by electronic mail*)
Bryan Nazworth, Upland Properties of NCF, LLC (*by electronic mail*)
Project File

August 25, 2018

engineers • surveyors • planners

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I – Platting (Florida Statutes)

I have reviewed the Plat of 'Upland Industrial Park Replat', dated: August 16, 2018, and find it to be in conformance with all Sections and Subsections of Florida Statutes Chapter 177, Part I – Platting.

Sincerely,

Robert W. Graver, Fl PSM 4239
eda – engineers – surveyors – planners, inc.
Corporate Certificate of Authorization LB 2389

Upland Industrial Park, Lots 2 - 5 Replat & Site Plan

From : Justin Tabor <jtabor@cityofalachua.com> Mon, Aug 13, 2018 03:10 PM
Subject : Upland Industrial Park, Lots 2 - 5 Replat & Site Plan
To : John Maxfield <JohnM@chw-inc.com>, Thomas Bon <tommyb@chw-inc.com>

John, Tommy,

On Thursday, 8/9, we received the revised application and materials for the Upland Industrial Park, Lots 2 - 5 Site Plan. It does not appear, however, that the revised application and materials for the companion replat were submitted.

Could you advise of the status of submitting the revised replat application? For the Site Plan to move forward to a public hearing, it is important that the replat be resubmitted, as it will need to go to the Planning & Zoning Board and City Commission prior to the Site Plan.

Please contact me if you have any questions.

Sincerely,

Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace | PO Box 9
Alachua, Florida 32616
386.418.6100 x 107 | fax: 386.418.6130
jtabor@cityofalachua.com

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City of Alachua

TRACI L. GRESHAM
CITY MANAGER

RODOLFO VALLADARES, P.E.
PUBLIC SERVICES DIRECTOR

INTER-OFFICE COMMUNICATION

DATE: **May 10th, 2018**

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

FROM: **Rodolfo Valladares, P.E.** RJV
Public Services Director

RE: **Upland Industrial Park (Lots 2-5)**
Minor Subdivision/Final Plat
Site Plans

Public Services have reviewed the Upland Industrial Park (Lots 2- 5), Minor Subdivision/Final Plat, Site Plans and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	**General Note: Easements;** - sheet C3.00 Easement (PUE) on lot #5 to include existing pad mounted transformer. This transformer (*located northeast transformer on cul-de-sac*) does not fall within the 20-ft easement annotated for the potable water line. Underground primary between existing transformers to remain within PUE. Provide easement annotate drawings accordingly. **[Approved as Noted]**
2.	**General Note: Irrigation;** sheet C3.00 Provide an irrigation meter per lot. Relocate and provide irrigation meter near bank of meters. **[Approved as Noted]**
	END OF COMMENTS

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner
Harry Dillard – Lead Engineering Technician

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 23, 2018

Also sent by electronic mail to tommyb@chw-inc.com

Tommy Bon, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Development Review Team (DRT) Summary for: Upland Industrial Park, Lots 2 – 5 Replat (Minor Subdivision / Final Plat)

Dear Mr. Maxfield:

The application referenced above was reviewed at our April 23, 2018 Development Review Team (DRT) Meeting. 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, May 3, 2018**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the City Commission. 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.

As discussed at the DRT Meeting, please address the following insufficiencies:

Minor Subdivision / Final Plat Review Comments

1. *Compliance with Chapter 177, Part I, Florida Statutes*
   a. Please address the requirements of Chapter 177.091(7), F.S., as related to the northwest corner of Lot 2.

2. *Compliance with Land Development Regulations (LDRs)*
   a. Graphically depict the 15' minimum side setback for Lot 3 along the north property line. Note the BSL on plat may be increased to be consistent with the width of the PUE.

3. *Concurrency Impact Analysis*
   a. References within the Concurrency Impact Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

4. *Comprehensive Plan Consistency Analysis*
   a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". The street name "NW 13th Street" is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.

b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

5. *Miscellaneous / General Comments*
   a. Cross access easement as depicted on the plat does not cover the area of ingress/egress connection to NW 101st Drive, nor does the cross access easement cover all area along the access drive between and located on the property line between Lots 2 and 3. Please address.
   b. For consistency with the record plat and with Surveyor's Note #10, please label the "5' Buffer" as shown along the east, south, and west perimeter of the subject property as "5' **Basic** Buffer", and reference Note #10 on the plat drawing where the buffer is called out.
   c. Please review Surveyor's Notes #16, #18, and #19 of the record plat to confirm the applicability of these notes to the subject property. These notes pertain to ingress/egress easement along west property line of Lot 2 and covenants, conditions, restrictions and other matters. If applicable, add the notes to Surveyor's Notes on the proposed Replat.
   d. Please correct the reference to the "City of Alachua" in the Certificate of Approval by the City Commission, immediately above the signature line.
   e. Please confirm the name of and address for the managing member in the owner's certification is correct.

6. *Public Services / Professional Surveyor and Mapper Review Comments*
   a. Comments from the Public Services Department to be provided under separate cover.
   b. Comments from Alachua County Fire Rescue to be provided under separate cover.
   c. The applicant must address the comments provided by Robert W. Graver, PSM, of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 17, 2018.

7. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:
      Final Plat Attachment #4, Comprehensive Plan Consistency Analysis
      Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: ***Policy 2.4.a. FLUE***.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

Attachments: Letter from Robert W. Graver, PSM, of EDA Engineers – Surveyors – Planners, Inc., dated April 17, 2018

cc: Kathy Winburn, AICP, Planning & Community Development Director (*by electronic mail*)
Adam Hall, AICP, Planner (*by electronic mail*)
John Maxfield, CHW, Inc. (*by electronic mail*)
Project File

engineers · surveyors · planners

April 17, 2018

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I – Platting (Florida Statutes)

I have reviewed the Plat of 'Upland Industrial Park Replat', dated: April 5, 2018, for conformity to Florida Statutes Chapter 177, Part I – Platting and find it to be in conformance with all Sections and Subsections with the following exceptions:

1) A Permanent Reference Monument needs to be placed at the northwest corner of Lot 2 (177.091 (7)).
2) The description of the abbreviations "R/W"and "NAVD88" need to be added to the legend. (177.091 (29)).

Further:

1) In my opinion in both the Certificate of Approval by Professional Surveyor and Mapper and the Surveyor's Certificate the reference to Chapter 177, Part I should read "Chapter 177, Part I – Platting".
2) In the Certificate of Approval by the City Commission it is stated that the foregoing Plat was approved by the City Commission of the City of Alachua County, Florida". It is my opinion this should read "the City of Alachua, Florida".
3) Note 11 of the Surveyor's Notes refers to the maintenance of a Landscape Easement which is not a part of this Plat.

Sincerely,

Robert W. Graver
eda – engineers – surveyors – planners, inc.
2404 N.W. 43rd Street
Gainesville, Florida 32606

City of Alachua
Development Review Team (DRT) Meeting

Project Name: Upland Industrial Park, Lots 2 - 5 Replat (Minor Subdivision / Final Plat) & Site PLan

Meeting Date: April 23, 2018 (Applicant DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Justin Tabor	jtabor@cityofalachua.com	COA	386-418-6100x107
Harry Dillard	HDillard " "	COA	386-418-6144
Tommy Bon	Tommyb@chw-inc.com		317-0260
JOHN MAXFIELD	JOHNM@CHW-INC.com		352-672-0227
Kathy Winburn	kwinburn@coa.com	COA	352-418-6100x105

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 2 - 5

APPLICATION TYPES: (1) Minor Subdivision / Final Plat (replatting Lots 2 – 5)
(2) Site Plan

PROPERTY OWNER: Upland Properties of NCF, LLC

APPLICANTS/AGENTS: Tommy Bon, PSM, CHW, Inc. (Minor Subdivision / Final Plat);
John Maxfield, P.E., CHW, Inc. (Site Plan)

DRT MEETING DATE: April 23, 2018

DRT MEETING TYPE: Applicant

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

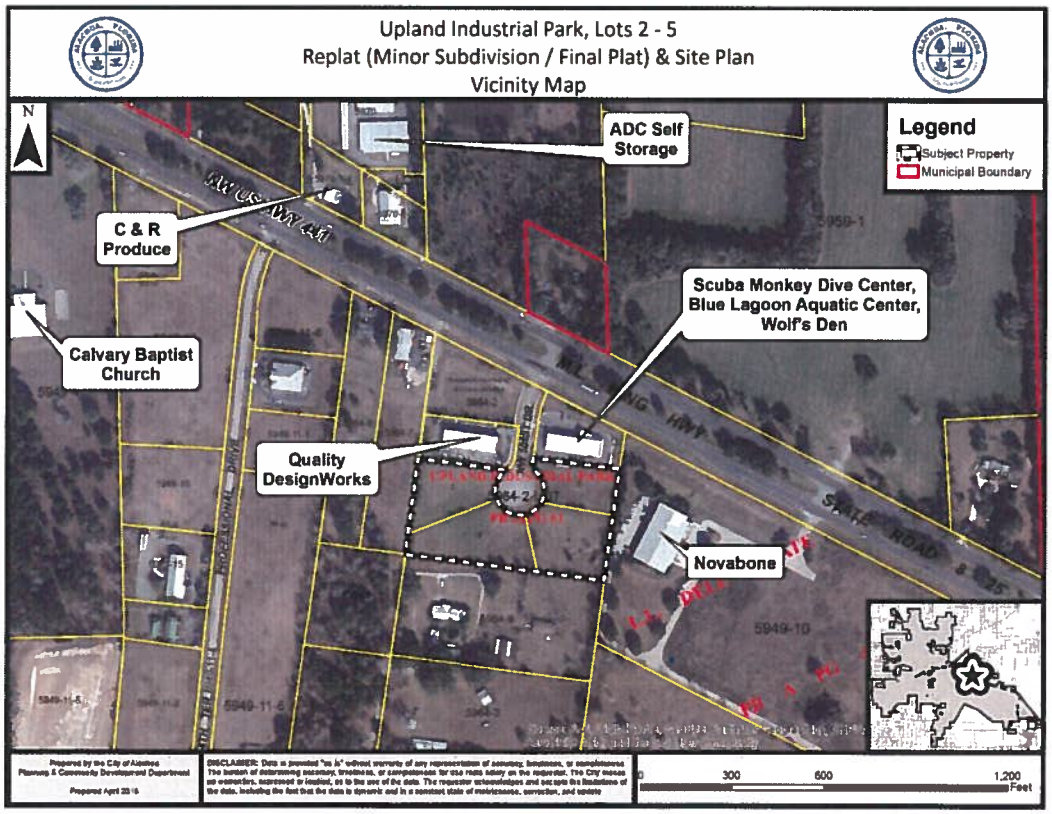
OVERLAY: N/A

ACREAGE: ±4.82 acres

PARCELS: Tax Parcels 05964-002-002 – 05964-002-005

PROJECT SUMMARY: (1) A request to reconfigure Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots; (2) A request to construct a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements

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, May 3, 2018.**



7. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:
      Final Plat Attachment #4, Comprehensive Plan Consistency Analysis
      Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: ***Policy 2.4.a. FLUE***.

Site Plan Review Comments

8. *Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)*
   a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.
   b. "Light industrial" is not a use type established in Table 6.1-1. The intended use type may be "light manufacturing". Revise the use type identified on Sheet C0.00 to identify the correct use type.
   c. Identify location of and dimension minimum required off-street loading spaces in accordance with minimum standards per Section 6.1.5 (minimum 1 space for Lots 2 – 3, 2 spaces for Lots 4 –5).
   d. The circulation pattern for waste collection restricts the ability of trucks to circulate around the building. Circulation pattern of the site must accommodate waste collection trucks. Provide AutoTurn simulation demonstrating an acceptable traffic flow for waste collection.
   e. "Do Not Enter" signs are called out on Sheets C1.01 and C1.02 at the drive aisle between the proposed lots, however, pavement markings indicate traffic is intended to be able to enter through drive aisle. Please address.
   f. For Lots 4 – 5, Sheet C0.00 notes a maximum of 54 parking spaces, however, the calculations above do not equal 54 spaces. Please correct.

9. *Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Section 6.2.2(D)(1)(c) requires three canopy trees per acre on the primary or street facing side plus an additional four canopy trees for every 100 lineal feet of façade, planted in front of the façade. Calculations for site landscaping, primary side canopy trees, on Sheet LS-1 over-count the number of trees provided given the building façade requirements of the same section. Correct the number provided for site landscaping, primary side canopy trees, to account for those provided to meet building façade landscape requirement.
   b. Based upon the calculations provided on Sheet LS-1, 16 understory trees are required in front of the structures to meet site landscaping requirements. One additional understory tree is required in front of the structures to meet site landscaping requirements.
   c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.
   d. Based upon calculations on Sheet LS-1, parking lot perimeter landscaping requires 17 canopy trees. It appears some trees within interior landscape islands are being credited to meet parking lot perimeter buffer requirements, and that an additional 2 canopy trees are required along the parking lot perimeter to meet the minimum requirement per Section 6.2.2.(D)(2)(b)(iv).
   e. Sheet IR-2 shows only one irrigation meter for the entire site. One irrigation meter shall be provided for Lots 2 – 3, and a second irrigation meter shall be provided for Lots 4 – 5.
   f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all

15. *Comprehensive Plan Consistency Analysis*
    a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
    b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
    c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

16. *Miscellaneous / General Comments*
    a. Please complete Countywide Wetland Protection Code Self-Certification Form and submit to Alachua County Environmental Protection Department (please contact Alachua County EPD directly should you have any questions regarding this form). A hard copy has been attached, but can be completed at http://alachuacounty.us/Depts/epd/Pages/WetlandsProtection.aspx.
    b. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.
    c. Sheet C0.00: add floor area ratio to general notes.
    d. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.
    e. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.
    f. Sheets C0.00: the date of the boundary and topographic survey, as stated in General Note 4, is different than the date of the survey submitted with the plans.
    g. Sheet C0.10: General Note 14 – reference to "Alachua County Environmental Protection Department" should be changed to the "Landscape Architect for the Project".
    h. C1.00 – C1.02, C2.00 – C2.02: General Note 2 references Geotechnical Engineering Report by GSE Engineering and Consulting, Inc. This report has not been submitted with application materials.

17. *Public Services / Professional Surveyor and Mapper Review Comments*
    a. Comments from the Public Services Department to be provided under separate cover.
    b. Comments from Alachua County Fire Rescue to be provided under separate cover.
    c. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 18, 2018.

April 18, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan. Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.

2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.

2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.

3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

2. Add proposed door locations to the buildings to determine accessibility compliance.

3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.

2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.

3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.

4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?

5. Specify where the AC Units will be located.

6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?

7. Add dimensions to the loading zones.

8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.

2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stromwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.

3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.

4. Will the proposed building have downspouts? How will the water be collected?

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.

3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."

4. Will the buildings require gas? Has coordination with communications occurred? Will sleeves be provided to prevent damaging the pavement at time of tenant occupancy?

5. Within the Potable Water Connection and Water Meter Details 1 & 2, correct and add the following:
    a. Proposed tees are not tapped.
    b. Add weather protection to the backflow preventers.
    c. Add gate valves to the services to allow for the ability to isolate each service.
    d. Call out the 2" tees and the 2" 90-degree bend.
    e. Call out bend after the DDC backflow preventer if the intent is for the line to connect at an angle

6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.

7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.

8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.

9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.

10. Add potable water and sanitary sewer connection locations to the building.

COUNTYWIDE WETLAND PROTECTION CODE SELF-CERTIFICATION FORM

Instructions: Submit this form to self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements outlined in Chapter 77, Article II of the Alachua County Code, or is exempt under Sec. 77.21. If you are unsure if your activity is in compliance or exempt, please fill out a Verification Request Form or contact staff at wetlands@alachuacounty.us for more information. Please note, you do not need to submit this form for bona-fide farm operations consistent with the provisions of F.S. 163.3162 or F.S. 823.14(6).

PART 1. APPLICANT INFORMATION	
Owner Name:	Applicant/Agent Name:
Phone:	Company:
Email:	Phone:
	Email:
PART 2. PROPERTY INFORMATION	
Tax Parcel Numbers:	Address:
City:	Zip:

PART 3. SELF-CERTIFICATION

I, _____ owner of the property or authorized agent for the owner, self-certify that the proposed activity complies with the surface water, wetland and buffer protection requirements found in Chapter 77, Article II of the Alachua County Code based on the following (select all that apply):

1. ☐ There are no wetlands, other surface waters, or buffers on or adjacent to the property (if you select this option, proceed to Acknowledgment and submit your self-certification)
2. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is outside of protected wetlands, surface waters and buffers (complete Part 4, Project Information)
3. ☐ There are wetlands, or other surface waters, or buffers present on or adjacent to the property, and there is work proposed in wetlands, other surface waters or buffers, but the proposed activity is exempt by Section 77.21(a) as follows (complete Part 4, Project Information)
4. ☐ There are wetlands, other surface waters, or buffers present on or adjacent to the property, but the proposed activity is exempt by Section 77.21(b) as an Urban Redevelopment Project (complete Part 5, Urban Redevelopment Projects).

City of Alachua
Development Review Team (DRT) Meeting

Project Name: Upland Industrial Park Replat (Minor Subdivision / Final Plat) & Site Plan

Meeting Date: April 19, 2018 (Sfatt DRT)

PLEASE PRINT CLEARLY

Name	Email	Mailing Address	Phone
Harry Dillard	HDillard" "		386-418-6144
Adam Hall	ahall@cityofalachua.com	CoA	386-418-6100 x 105
Kathy Winburn	kwinburn@coa.com	COA	386-418-6100x105
Justin Tabor			

DEVELOPMENT REVIEW TEAM SUMMARY

PROJECT NAME: Upland Industrial Park, Lots 2 - 5

APPLICATION TYPES: (1) Minor Subdivision / Final Plat (replatting Lots 2 – 5)
(2) Site Plan

PROPERTY OWNER: Upland Properties of NCF, LLC

APPLICANTS/AGENTS: Tommy Bon, PSM, CHW, Inc. (Minor Subdivision / Final Plat);
John Maxfield, P.E., CHW, Inc. (Site Plan)

DRT MEETING DATE: April 19, 2018

DRT MEETING TYPE: Staff

FLUM DESIGNATION: Industrial

ZONING: Light & Warehouse Industrial (ILW)

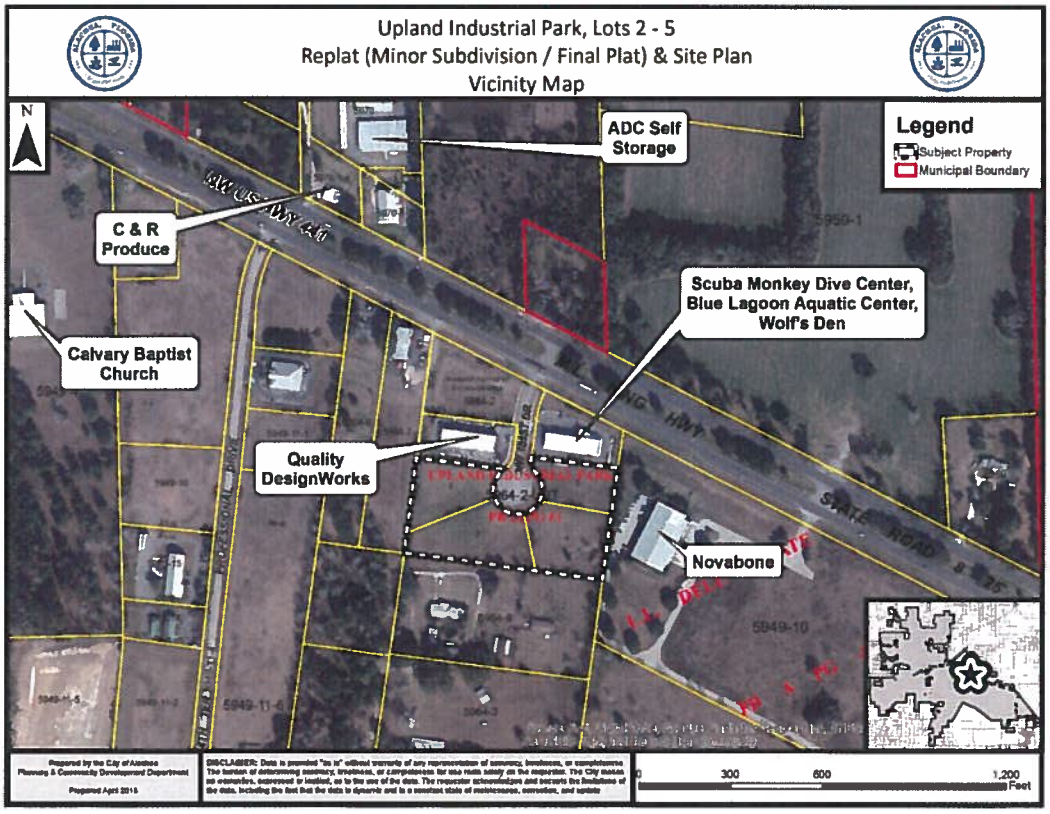
OVERLAY: N/A

ACREAGE: ±4.82 acres

PARCELS: Tax Parcels 05964-002-002 – 05964-002-005

PROJECT SUMMARY: (1) A request to reconfigure Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, into a total of two (2) lots; (2) A request to construct a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements

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, May 3, 2018.**



7. *Completeness Review Comments*
   a. The applicant must address the remaining completeness review comments, as noted in a letter dated April 9, 2018:
      Final Plat Attachment #4, Comprehensive Plan Consistency Analysis
      Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: ***Policy 2.4.a, FLUE***.

Site Plan Review Comments

8. *Compliance with Section 6.1, Off-Street Parking and Loading Standards (and Traffic Circulation)*
   a. The applicant has utilized a parking standard of 1 space per 300 square feet of floor area for office space (30% of each building). Per Table 6.1-1, the parking standard for all office use types is 1 space per 330 square feet of floor area. Revise accordingly.
   b. "Light industrial" is not a use type established in Table 6.1-1. The intended use type may be "light manufacturing". Revise the use type identified on Sheet C0.00 to identify the correct use type.
   c. Identify location of and dimension minimum required off-street loading spaces in accordance with minimum standards per Section 6.1.5 (minimum 1 space for Lots 2 – 3, 2 spaces for Lots 4 –5).
   d. The circulation pattern for waste collection restricts the ability of trucks to circulate around the building. Circulation pattern of the site must accommodate waste collection trucks. Provide AutoTurn simulation demonstrating an acceptable traffic flow for waste collection.
   e. "Do Not Enter" signs are called out on Sheets C1.01 and C1.02 at the drive aisle between the proposed lots, however, pavement markings indicate traffic is intended to be able to enter through drive aisle. Please address.
   f. For Lots 4 – 5, Sheet C0.00 notes a maximum of 54 parking spaces, however, the calculations above do not equal 54 spaces. Please correct.

9. *Compliance with Section 6.2, Tree Protection / Landscape / Xeriscape Standards*
   a. Section 6.2.2(D)(1)(c) requires three canopy trees per acre on the primary or street facing side plus an additional four canopy trees for every 100 lineal feet of façade, planted in front of the façade. Calculations for site landscaping, primary side canopy trees, on Sheet LS-1 over-count the number of trees provided given the building façade requirements of the same section. Correct the number provided for site landscaping, primary side canopy trees, to account for those provided to meet building façade landscape requirement.
   b. Based upon the calculations provided on Sheet LS-1, 16 understory trees are required in front of the structures to meet site landscaping requirements. One additional understory tree is required in front of the structures to meet site landscaping requirements.
   c. Shrubs not provided within interior parking lot landscape islands. Per Section 6.2.2(D)(2)(a)(iii), shrubs shall be required at the minimum rate of ten shrubs per canopy or ornamental/understory tree. Revise accordingly.
   d. Based upon calculations on Sheet LS-1, parking lot perimeter landscaping requires 17 canopy trees. It appears some trees within interior landscape islands are being credited to meet parking lot perimeter buffer requirements, and that an additional 2 canopy trees are required along the parking lot perimeter to meet the minimum requirement per Section 6.2.2.(D)(2)(b)(iv).
   e. Sheet IR-2 shows only one irrigation meter for the entire site. One irrigation meter shall be provided for Lots 2 – 3, and a second irrigation meter shall be provided for Lots 4 – 5.
   f. Section 6.2.3(B) requires sides of waste receptacle screens providing service to be gated, and for such gates to be constructed of a material consistent with screening material used on all

15. *Comprehensive Plan Consistency Analysis*
    a. References within the Comprehensive Plan Consistency Analysis to NW US Highway 441 also identify the highway as "NW 13th Street". This title is not applicable to the portion of NW US Highway 441 proximate to the subject property. Revise accordingly.
    b. Please clarify within the Comprehensive Plan Consistency Analysis the stated uses, and the square footage associated with such uses, are potential uses/area. If a tenant(s) or a definitive use is known, please clarify within the application the known use(s).
    c. The applicant's analysis of consistency with Policy 1.5.a, FLUE, states the "...site will have direct access onto US-441..." The property fronts NW 101st Drive, but is proximate to US 441. Please address.

16. *Miscellaneous / General Comments*
    a. Sheet C0.15: Section C-C labeled as "Typical Retaining Wall Section C-C". No retaining wall depicted for Typical Section C-C.
    b. Sheet C0.00: add floor area ratio to general notes.
    c. Sheet C0.00: Setbacks reflect information not applicable to Lots 2 – 5 (i.e., front setback from US 441; side setbacks along NW 101st Drive. In addition, the setbacks as stated are not consistent with those as per the recorded plat and the proposed replat. Revise accordingly.
    d. C0.00: Note 11 – Note should state that uses "shall be" consistent with the uses permitted in ILW zoning. "Proposed Possible Uses" is also not necessary, given the statement which proceeds this information.
    e. Sheets C0.00: the date of the boundary and topographic survey, as stated in General Note 4, is different than the date of the survey submitted with the plans.
    f. Sheet C0.10: General Note 14 – reference to "Alachua County Environmental Protection Department" should be changed to the "Landscape Architect for the Project".
    g. C1.00 – C1.02, C2.00 – C2.02: General Note 2 references Geotechnical Engineering Report by GSE Engineering and Consulting, Inc. This report has not been submitted with application materials.

17. *Public Services / Professional Surveyor and Mapper Review Comments*
    a. Comments from the Public Services Department to be provided under separate cover.
    b. Comments from Alachua County Fire Rescue to be provided under separate cover.
    c. The applicant must address the comments provided by Sergio Reyes, P.E., of EDA Engineers – Surveyors – Planners, Inc., in a letter dated April 18, 2018.

April 18, 2018

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
PO Box 9
Alachua, FL 32616

Re: Upland Industrial Park, Lots 2-5 - Site Plan

Dear Mr. Tabor,

Thank you for the opportunity to review the Upland Industrial Park, Lots 2-5 - Site Plan. Please find my comments below:

Comments:

ISO Needed Fire Flow (NFF) Worksheet

1. For the proposed East Building, revise the Right Exposure to account for the existing building in Lot 6. From the plans, the proposed building appears to be approximately 85-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed East Building.

2. For the proposed West Building, revise the Left Exposure to account for the existing building in Lot 1. From the plans, the proposed building appears to be approximately 95-ft from the existing building. Submit revised calculations showing the updated needed fire flow requirement for the proposed West Building.

Sheet C0.00

1. Add a total impervious area calculation to your development data table to show compliance with the existing SRWMD ERP permitted percentage of impervious area.

2. Add loading zone requirement to parking table. Include the calculation to demonstrate compliance.

3. The ADA criteria specified for number of required parking spaces is for the incorrect range of parking spaces. Update criteria specified to match the number of parking spaces provided on the plans.

2. Add proposed door locations to the buildings to determine accessibility compliance.

3. What is the second dashed line in from the west property line?

Sheets C1.01/ C1.02

1. Add proposed door locations to the buildings to determine accessibility compliance.

2. How are delivery trucks supposed to access the back of the buildings? Each of the driveways to the rear have "Do Not Enter" signs.

3. How will the garbage truck turn around? Verify garbage truck maneuverability to the dumpster.

4. On Sheet C1.02, should the "No Left Turn" sign be a "No Right Turn" sign?

5. Specify where the AC Units will be located.

6. What type of delivery trucks are anticipated? Have AutoTurn simulations been conducted to ensure that the trucks can maneuver behind the proposed buildings?

7. Add dimensions to the loading zones.

8. Add sufficient dimensional tie down information to make the site constructible. (i.e. Add northing and eastings at the building corners.)

Sheets C2.01/C2.02

1. Add door locations to show compliance with accessibility requirements. Ensure that grades adjacent to doors do not exceed 2%.

2. Due to the slope on the proposed driveway, we recommend inlets at the end of the driveway to collect stromwater runoff before it enters the cul-de-sac to prevent nuisance flooding within the cul-de-sac.

3. Provide stormwater pipe calculations to demonstrate that the existing inlets and pipes in NW 101st Drive can accommodate the runoff generated by the proposed development.

4. Will the proposed building have downspouts? How will the water be collected?

detailed sheets was 1" = 20'. This sheet has a scale of 1"=30'.

2. Per the City of Alachua Design Construction Requirements (COA DCR), "The number of fire hydrants required for a project will be determined based on the fire flow demand calculations. One hydrant will be required for each 1,000 gpm of demand, with at least one hydrant located within 500-feet of the most remote point of the building, as the fire truck drives. The remaining hydrants shall be located within 1,000-feet of the most remote point of the building, as the fire truck drives." Demonstrate that no portion of the building is greater than 500-ft to a fire hydrant as the truck travels. Per the submitted ISO Needed Fire Flow Calculations, 2,250 gpm are required and therefore, two (2) fire hydrants are required. Demonstrate that the buildings are within 1,000-ft of a second hydrant.

3. Submit NFPA Needed Fire Flow Calculations. Per COA DCR, Section 2.3.C.7.b. "Engineer shall provide signed and sealed fire flow demand calculations in accordance with NFPA and Florida Fire Prevention Code requirements."

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6. For the water meters, add a note to call out the specified Utility Detail on Sheet C0.14.

7. Show the routes of the water services to the building to ensure that the water services meet all required clearances.

8. Add a note at the sanitary sewer cleanout at the right-of-way that it is the end of the City of Alachua Maintenance.

9. Add the proposed irrigation water meter and backflow preventer, shown on Sheet IR-2, to the utility plan. Specify the size of the irrigation water meter and backflow preventer.

10. Add potable water and sanitary sewer connection locations to the building.

engineers · surveyors · planners

April 17, 2018

The City of Alachua Planning & Community Development Department
Attention: Justin Tabor
P.O. Box 9
Alachua, Florida 32616-0009

Re: Review of 'Upland Industrial Park Replat' for conformity to Chapter 177, Part I – Platting (Florida Statutes)

I have reviewed the Plat of 'Upland Industrial Park Replat', dated: April 5, 2018, for conformity to Florida Statutes Chapter 177, Part I – Platting and find it to be in conformance with all Sections and Subsections with the following exceptions:

1) A Permanent Reference Monument needs to be placed at the northwest corner of Lot 2 (177.091 (7)).
2) The description of the abbreviations "R/W"and "NAVD88" need to be added to the legend. (177.091 (29)).

Further:

1) In my opinion in both the Certificate of Approval by Professional Surveyor and Mapper and the Surveyor's Certificate the reference to Chapter 177, Part I should read "Chapter 177, Part I – Platting".
2) In the Certificate of Approval by the City Commission it is stated that the foregoing Plat was approved by the City Commission of the City of Alachua County, Florida". It is my opinion this should read "the City of Alachua, Florida".
3) Note 11 of the Surveyor's Notes refers to the maintenance of a Landscape Easement which is not a part of this Plat.

Sincerely,

Robert W. Graver
eda – engineers – surveyors – planners, inc.
2404 N.W. 43rd Street
Gainesville, Florida 32606

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 11, 2018

VIA HAND DELIVERY

Mr. Sergio Reyes, P.E.
EDA Engineers, Surveyors, Planners, Inc.
2404 NW 43rd Street
Gainesville, FL 32606

RE: Review of Upland Industrial Park, Lots 2 – 5 Minor Subdivision / Final Plat (Replat) & Site Plan

Dear Mr. Reyes:

The City of Alachua Planning & Community Development Department requests your firm conduct a **surveying review** of the referenced final plat (replat) and an **engineering review** of the referenced Site Plan. The Minor Subdivision / Final Plat application proposes to replat Lots 2 – 5 of Upland Industrial Park, as per the plat thereof recorded in Plat Book 28, Page 61, of the Official Records of Alachua County, reconfiguring the ±4.82 acre subject property into a total of two (2) lots. The Site Plan application proposes to construct a ±23,439 square foot building and a ±26,682 square foot building, with associated drainage, paving, grading and infrastructure improvements on the subject property.

Please provide comments by **5:00 PM on Wednesday, April 18, 2018**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding these applications, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director
Project Files

City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

April 9, 2018

Also sent by electronic mail to tommyb@chw-inc.com

Tommy R. Bon, PSM
Causseaux, Hewett, & Walpole, Inc.
11801 Research Drive
Alachua, FL 32615

RE: Conditional Application Acceptance: Replat of Lots 2 – 5, Upland Industrial Park Minor Subdivision / Final Plat

Dear Mr. Bon:

On April 5, 2018, the City of Alachua received your application and materials for the Minor Subdivision / Final Plat for a proposed Replat of Upland Industrial Park Lots 2 – 5, which proposes to reconfigure the ±4.82 acre subject property (Tax Parcel Numbers 05964-002-002 – 05964-002-005) into a total of two (2) lots.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness, and finds the aforementioned application to be complete, conditional upon submission of certain materials as further described below. Please address the following deficiencies no later than **5:00 PM on Monday, April 16, 2018**. The materials addressing these deficiencies may be submitted digitally to the project planner.

The comments below are based solely on a preliminary review of your application for completeness. Detailed comments will be provided at a Development Review Team (DRT) Meeting, which will be scheduled under separate cover.

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

1. **Application Submittal Requirements:**
   Action to Address Deficiency: Provide a copy of all application materials in PDF format on a CD. Further information about submittal requirements may be accessed on the City's web site.

2. **Subdivision Application, Section A.1., Project Name:**
   Action to Address Deficiency: Please clarify this application is to replat Lots 2 – 5 of Upland Industrial Park.

3. **Final Plat Attachment #3, Concurrency Impact Analysis:**
   Actions to Address Deficiencies:
   a. Throughout the Concurrency Impact Analysis, the project is referenced as the "Upland Industrial Park Site Plan". Please revise to address the correct application type.
   b. The Concurrency Impact Analysis uses data from the August 2017 Development Monitoring Report. The most current report is dated March 2018. Please revise the report to use current data.
   c. Since this application is for a non-residential subdivision, concurrency is not reserved as part of the subdivision approval, but will be reserved as part of any site plan approval(s) for development on the property. Please ensure Concurrency Impact Analysis addresses this matter.

4. **Final Plat Attachment #4, Comprehensive Plan Consistency Analysis**
   Action to Address Deficiency: Responses to some Comprehensive Plan policies do not reflect the proposed application type. Please revise the responses to the following policies to address the correct application type: Policy 1.5.b 1. – 4., 6. – 8., #11., FLUE; Policies 2.4.a – b, FLUE; Policy 2.5.a, FLUE; Policies 1.1.d,4.1.b, & 4.1.c, CFNGAR.

5. **Final Plat Attachment #5, City of Alachua Public School Student Generation Form**
   Action to Address Deficiency: The application is for a non-residential development, and as such, this form is not applicable.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised application.

Sincerely,

Justin Tabor, AICP
Principal Planner

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

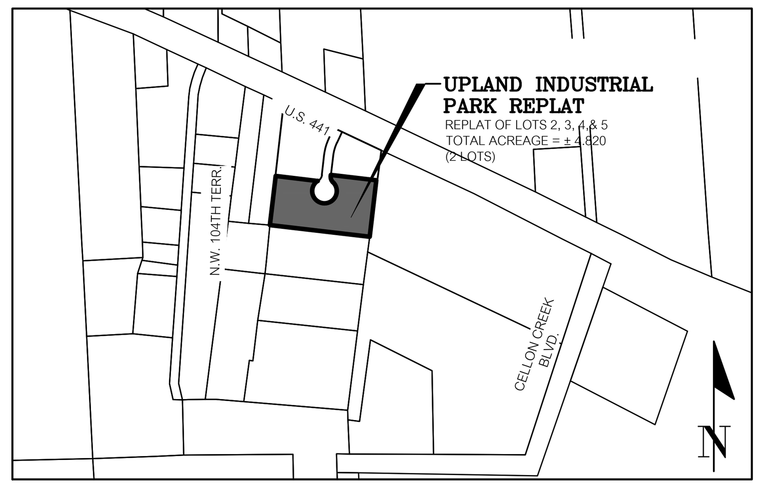
UPLAND INDUSTRIAL PARK REPLAT

A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __

SHEET ONE OF ONE



VICINITY MAP
SCALE: 1" = 1000'

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001CO140D, EFFECTIVE JUNE 16, 2006.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 64°10'00" EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AND THE NORTHERLY LINE OF UPLAND INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.

2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.

3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FDOT PUBLISHED ELEVATION OF 33.314 METERS (109.30 FEET) FOR THE TOP OF A FDOT BRASS DISK (STAMPED I-75 BM 1) LOCATED AT THE SOUTHWEST CORNER OF A STORM INLET AS SHOWN HEREON. THE ELEVATION OF 109.30 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSCON GEODETIC SOFTWARE TO AN ELEVATION OF 108.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

4. BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:

PRIMARY BUILDING:

FRONT 20'
SIDE 15'
REAR 15'

5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 12001C0140D, EFFECTIVE JUNE 16, 2006.

6. ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.

7. THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

10. THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c), TABLE 6.2-2.

11. SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 595, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

12. SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 747, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

13. SUBJECT PROPERTY IS AFFECTED BY COVENANTS, RESTRICTIONS AND OTHER MATTERS AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 591 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (UNABLE TO BE GRAPHICALLY DEPICTED HEREON)

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 6°39'54" E	7.47'
L2	S 6°39'54" W	7.47'
L3	S 7°08'49" E	8.94'
L4	S 85°52'11" W	12.48'
L5	S 4°08'12" E	57.47'
L6	S 83°20'06" E	52.46'
L7	S 20°07'30" W	10.28'
L8	N 83°20'06" W	63.04'
L9	N 83°20'06" W	63.04'
L10	N 20°13'12" E	10.29'
L11	S 83°20'06" E	40.02'
L12	N 4°08'12" W	51.17'
L13	N 83°20'06" W	65.63'
L14	S 6°38'51" W	103.04'
L15	S 83°20'06" E	156.54'
L16	S 83°20'06" E	129.00'
L17	N 6°38'52" E	131.12'
L18	S 71°46'22" W	55.32'

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L19	N 71°46'22" E	55.93'
L20	S 6°38'52" W	131.12'
L21	N 83°20'06" W	124.43'
L22	N 83°20'06" W	161.12'
L23	N 6°38'51" E	103.04'
L24	S 83°20'06" E	76.65'
L25	S 3°43'40" E	2.44'
L26	S 6°31'16" E	18.79'
L27	S 4°07'32" E	44.36'
L28	S 4°08'12" E	39.20'
L29	S 83°20'06" E	153.53'
L30	S 6°39'54" W	26.00'
L31	N 83°20'06" W	472.56'
L32	N 6°39'54" E	26.00'
L33	S 83°20'06" E	204.88'
L34	N 4°08'12" W	36.01'
L35	N 4°38'28" W	45.25'
L36	N 6°31'16" W	15.81'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	99.61'	300.00'	19°01'29"	99.16'	N 16°10'39" E
C2	393.07'	80.00'	281°30'46"	101.22'	S 84°35'55" E
C3	45.40'	50.00'	52°01'12"	43.85'	S 19°20'42" E
C4	198.32'	80.00'	142°02'14"	151.30'	S 14°51'39" E
C5	194.74'	80.00'	139°28'32"	150.10'	N 24°22'58" E
C6	40.86'	45.00'	52°01'12"	39.47'	S 19°20'42" E
C7	184.12'	85.00'	124°06'24"	150.18'	S 16°41'54" W
C8	5.50'	3.50'	90°00'23"	4.95'	S 40°51'59" W
C9	13.82'	10.00'	79°11'53"	12.75'	S 43°44'09" E
C10	17.59'	10.00'	100°48'07"	15.41'	N 46°15'51" E
C11	14.40'	16.50'	49°59'30"	13.94'	N 20°51'32" E
C12	205.19'	85.00'	138°18'43"	158.87'	N 16°47'55" W
C13	21.39'	80.00'	15°19'06"	21.32'	S 48°29'55" W
C14	26.53'	80.00'	19°00'09"	26.41'	S 31°20'17" W
C15	23.57'	15.00'	90°01'03"	21.22'	S 51°39'23" W
C16	15.70'	10.00'	89°58'57"	14.14'	S 38°20'37" E
C17	15.71'	10.00'	90°01'02"	14.14'	N 51°39'23" E
C18	30.07'	15.00'	114°52'30"	25.28'	N 50°47'23" W
C19	24.10'	80.00'	17°15'34"	24.01'	N 19°40'35" W
C20	23.81'	80.00'	17°02'57"	23.72'	N 36°49'50" W
C21	78.19'	39.00'	114°52'30"	65.74'	S 50°47'23" E
C22	53.42'	34.00'	90°01'02"	48.09'	S 51°39'23" W
C23	53.40'	34.00'	89°58'57"	48.08'	N 38°20'37" W
C24	61.27'	39.00'	90°01'03"	55.16'	N 51°39'23" E
C25	89.65'	270.00'	19°01'29"	89.24'	N 16°10'39" E
C26	109.57'	330.00'	19°01'29"	109.07'	N 16°10'39" E
C27	45.40'	50.00'	52°01'12"	43.85'	N 32°40'30" E
C28	3.53'	80.00'	2°31'39"	3.53'	N 57°25'17" E
C29	13.42'	80.00'	9°36'37"	13.40'	S 81°04'28" E
C30	11.28'	80.00'	8°04'54"	11.28'	S 89°55'13" E
C31	69.11'	50.00'	79°11'53"	63.74'	S 43°44'09" E
C32	70.37'	40.00'	100°48'07"	61.64'	N 46°15'51" E

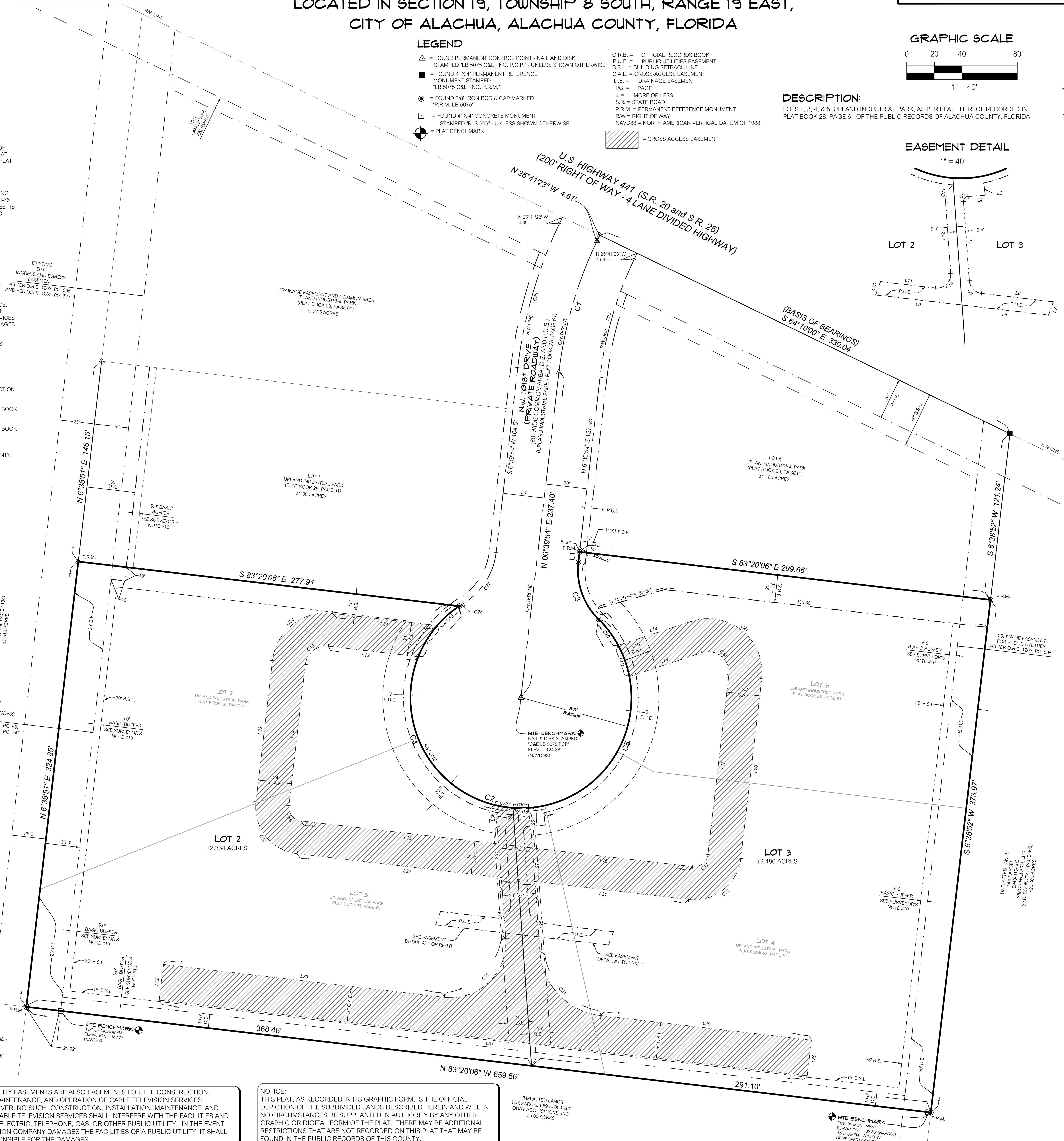
LEGEND

- △ = FOUND PERMANENT CONTROL POINT - NAIL AND DISK STAMPED "LB 5075 C&E, INC. P.C.P." - UNLESS SHOWN OTHERWISE
- ■ = FOUND 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED "LB 5075 C&E, INC. P.R.M."
- ◉ = FOUND 5/8" IRON ROD & CAP MARKED "P.R.M. LB 5075"
- ⊡ = FOUND 4" X 4" CONCRETE MONUMENT STAMPED "RLS 509" - UNLESS SHOWN OTHERWISE
- ⊕ = PLAT BENCHMARK

O.R.B. = OFFICIAL RECORDS BOOK
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
C.A.E. = CROSS-ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
PG. = PAGE
± = MORE OR LESS
S.R. = STATE ROAD
P.R.M. = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
(hatched box) = CROSS ACCESS EASEMENT

DESCRIPTION:

LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.



ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.

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.

OWNER'S CERTIFICATION AND DEDICATION

UPLAND PROPERTIES OF NCF, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "UPLAND INDUSTRIAL PARK REPLAT, A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

____
WITNESS

____
BRYAN K. NAZWORTH, MANAGING MEMBER
UPLAND PROPERTIES OF NCF, LLC
13570 NW 101ST STREET
ALACHUA, FLORIDA 32615

____
WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ____________, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______DAY OF ____________ A.D. 2019

____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:________________

COMMISSION NO.:________________

MORTGAGEE'S APPROVAL

CITIZENS STATE BANK, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4564, PAGE 1578, AS INSTRUMENT NO. 3097059 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: ________________ MORTGAGEE: CITIZENS STATE BANK

________________ BY: ________________
WITNESS

________________ TITLE: ________________
WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, ____________, KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS ______DAY OF ____________ A.D. 2019

____
NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:________________

COMMISSION NO.:________________

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

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

________________ ________________
EXAMINED ON 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 PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

____
MAYOR

ATTEST:

________________ ________________
CITY MANAGER FILED FOR RECORD ON

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

____
EXAMINED ON

AND APPROVED AS TO ITS LEGAL FORM AND 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. 2019

____
CLERK OF THE COURT

________________ ________________
BY DATE

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "UPLAND INDUSTRIAL PARK REPLAT, A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

____
DATE

____
AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: aaronh Plot Date: Nov 19,2018 4:19pm Filename: L:\2017\17-0357\Survey\DWG\17-0357 REPLAT-REV 2 NAD.dwg

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.
☑ **Minor Subdivision** – refer only to Final Plat section of this application.

A. PROJECT

1. Project Name: Upland Industrial Park
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 05964-002-002, 05964-002-003, 05964-002-004, 05964-002-005
4. Existing Use of Property: Vacant Industrial
5. Future Land Use Map Designation : Industrial
6. Zoning Designation: Industrial Light Warehouse (ILW)
7. Acreage: 4.82

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☑ Agent
2. Name of Applicant(s) or Contact Person(s): Tommy R. Bon, PSM Title: Project Surveyor
   Company (if applicable): CHW
   Mailing address: 11801 Research Drive
   City: Alachua State: FL ZIP: 32615
   Telephone: ( )352-331-1976 FAX: ( ) e-mail: tommyb@chw-inc.com
3. If the applicant is agent for the property owner*:
   Name of Owner (title holder): Upland Properties of NCF, LLC
   Mailing Address: 6318 NW 18th Drive
   City: Gainesville State: Florida ZIP: 32653

* 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

Preliminary Plat Attachments:

1. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft;
   b. Proposed name of subdivision.
   c. Name, address, and telephone number of the subdivider and agent of subdivider.
   d. Name, address, telephone number and registration number of surveyor or engineer.
   e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
   f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   g. Legal description of the property to be subdivided.

h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
j. Block letters and lot numbers, lot lines, and scaled dimensions.
k. Zoning district boundaries on abutting properties.
l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
m. Minimum building setback lines as required by the Land Development Regulations.
n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
o. Surface drainage and direction of flow and method of disposition and retention indicated.
p. Inscription stating "NOT FOR FINAL RECORDING".
q. Tree location survey in conformance with LDR Article 6.2.1(G).
r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

2. 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.

3. 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.)

4. Existing and/or proposed covenants and restrictions.

5. Two (2) 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).

6. 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.

7. City of Alachua Public School Student Generation Form

8. Legal description with tax parcel number.

9. Proof of ownership.

10. Proof of payment of taxes.

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

12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

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 necessary technical review or additional reviews of the application beyond 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.

<u>All 14 attachments are required for a complete application.</u> 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.

Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).

Construction Plans Attachments:

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: 1inch=200 ft.
   b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
   c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
   d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
   e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
   f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
   g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
   h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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. Legal description with tax parcel number.

6. Proof of ownership.

7. Proof of payment of taxes.

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

9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

All 10 attachments are required for a complete application. 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.

Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.

Final Plat Attachments:

1. A copy of this original application must accompany the submission.

2. Plans, to include but not limited to:
   a. Scale: at least 1inch = 200 ft.
   b. Name of subdivision shall be shown in bold legible letters, as stated in 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.
   c. Name and address of subdivider.
   d. North arrow, graphic scale, and date of plat drawing.
   e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
   f. Exact boundary line of the tract, determined by a field 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.
   g. Legal description of the property to be subdivided.
   h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
   i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
   j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
   k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
   l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
   m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
   n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
   o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
   p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
   q. Lots must be numbered in numerical order and blocks lettered alphabetically.
   r. Accurate location and description of monuments and markers.
   s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
   t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
   u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
   v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. 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.
   w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
   x. Title certification as required by Chapter 177, Florida Statutes.

Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins

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. Legal description with tax parcel number.

6. City of Alachua Public School Student Generation Form.

7. One (1) set (two [2] sets for Minor Subdivisions) 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. Proof of ownership.

9. Proof of payment of taxes.

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

11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).

12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

13. **For Minor Subdivisions: 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 12/13 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

Tommy R. Bon, PSM

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 February, 2018 by Tommy R. Bon, PSM

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

as identification.

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Signature of Notary Public, State of Florida

CHW Professional Consultants

JACKSONVILLE | GAINESVILLE | OCALA
8563 Argyle Business Loop, Ste., 3, Jacksonville, FL 32244
11801 Research Drive, Alachua, FL 32615
101 NE 1st Ave., Ocala, FL 34470
WWW.CHW-INC.COM

Concurrency Impact Analysis

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director 17-0357

From: Craig Brashier, AICP, Director of Planning

Date: May 29, 2018

RE: Upland Industrial Park Minor Subdivision / Final Plat

This application is for a minor subdivision / final plat for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed, ±4.8-acre non-residential development will be two (2) multi-tenant buildings totaling ±50,000 ft^2 for industrial and office uses. The site is located southwest of US-441 at the end of NW 101st Drive. Due to the site's non-residential use, the estimated impacts to local transportation and utility infrastructure are calculated, but not for Alachua's schools and recreation facilities. Since this application is for a non-residential subdivision, concurrency is not reserved as part of the subdivision approval but will be reserved as part of any site plan approval(s) for development of the property.

This analysis will serve as a concurrency report that intends to estimate how approval of the proposed development will impact City of Alachua public facilities. These estimates are provided in the calculations below:

TRANSPORTATION IMPACT ANALYSIS

Table 1: Trip Generation Calculations

Land Use[1] (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
General Light Industrial (ITE 110)	34.7	6.97	242	1.01	35	1.08	38
General Office Building (ITE 710)	15.3	11.03	169	1.56	24	1.49	23
Total	**-**	**-**	**411**	**-**	**59**	**-**	**61**

1. Source: ITE Trip Generation 9th Edition

Conclusion: The proposed development will create a minimal impact on the area's transportation infrastructure on the currently vacant site. Approval of the proposed development is anticipated to generate an estimated **411 net daily vehicle trips** to local roadways.

Table 1: Potential Impacts on Roadways, Segment 3/4

	AADT	PM
Traffic System Category	**Segment 3/4: U.S. Hwy 441** (From NW 126th Ave to SR 235)	
Maximum Service Volume[1]	35,500	3,200
Existing Traffic[1]	18,579	1,765
Reserved Trips[1]	1,848	264
Available Capacity	15,073	1,171
Projected Trip Generation[2]	411	61
Available Capacity w/ Development Approval	**14,662**	**1,110**

1. *Source*: City of Alachua March 2018 Development Monitoring Report
2. *Source*: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 3/4.

Conclusion:
Tables 1 identifies the intended facility's specific impact on Roadway Segment 3/4. This segment of US-441 will continue to have sufficient roadway capacity during both AADT and PM Peak. In fact, the affected roadway segment will not experience a failing roadway Level of Service (LOS) as a result of the proposed development's approval.

PUBLIC FACILITIES IMPACT ANALYSIS

Table 2: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity[1]	2,300,000
Less actual Potable Water Flows[1]	1,301,000
Reserved Capacity[1]	61,382
Residual Capacity[1]	937,618
Percentage of Permitted Design Capacity Utilized[1]	59.23%
Projected Potable Water Demand from Proposed Project[2]	7,500
Residual Capacity after Proposed Project	**930,118**

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft^2

Conclusion
Quality: The proposed development will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).

Quantity: The proposed development is estimated to generate **7,500 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 3: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity[1]	1,500,000
Less Actual Treatment Plant Flows[1]	654,000
Reserved Capacity[1]	57,094
Residual Capacity[1]	788,906
Percentage of Permitted Design Capacity Utilized[1]	47.41%
Projected Sanitary Sewer Demand from Proposed Project[2]	7,500
Residual Capacity After Proposed Project	**781,406**

1. Source: City of Alachua March 2018 Development Monitoring Report
2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 15 gallons per 100 ft. of floor space x 50,000 ft^2

Conclusion
Quality: The approval of the proposed development will not negatively impact sanitary sewer quality standards of the U.S. EPA and the FDEP.

Quantity: The proposed development is estimated to generate **7,500 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's sanitary sewer system that is being utilized will not exceed 85% as a result of the proposed development's approval.

Table 4: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[1]	5,287.39	964.95
New River Solid Waste Facility Capacity[1]	50 years	
Solid Waste Generated by Proposed Project[2]		**110**

1. Source: City of Alachua March 2018 Development Monitoring Report.
2. Source: Sincero and Sincero; Environmental Engineering: A Design Approach. Prentice Hall, New Jersey, 1996.
Formula Used: (((12 lbs. / 1,000 ft^2/day x 50,000 ft^2) x 365)/2,000)

Conclusion
As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed development will not negatively impact the adopted solid waste LOS as the site is only expected to generate **110 tons of solid waste per year**—well below the current capacity.

Stormwater
The Grading and Drainage Plan that was submitted during the site's development review process conveyed the site's elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. The SMF is consistent with LOS standards provided in the City of Alachua Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

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CHW Professional Consultants

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Comprehensive Plan Consistency Analysis

To:	Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director	17-0357
From:	Craig Brashier, AICP, Director of Planning	
Date:	May 29, 2018	
RE:	Upland Industrial Park Minor Subdivision / Final Plat	

This application is for a minor subdivision / final plat for Lots 2/3 and 4/5 in the master planned Upland Industrial Park within the City of Alachua. The proposed non-residential development will be two (2) multi-tenant buildings totaling ±50,000 ft^2 for office/industrial uses. The site is located southwest of US-441 at the end of NW 101st Drive. This analysis will serve as a consistency report that will document how the proposed site is consistent and complies with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

Future Land Use Element

Objective 1.5: Industrial
The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

This application is consistent with Objective 1.5 of the City of Alachua Comprehensive Plan to provide industrial services within the City of Alachua, the County, and the greater North Central Florida Region.

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

The proposed ±4.8-acre industrial site will have access onto US-441, a major transportation corridor, from NW 101st Drive. US-411 will provide convenient access for future tenants.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

The ±4.8-acre project site is anticipated to include ±35,000-sq. ft. of industrial space and ±15,000-sq. ft. office space. The site possesses an underlying Industrial FLU designation and is also surrounded by adjacent properties that have Industrial and Commercial FLU and Zoning Districts. Therefore, the proposed industrial development is consistent with the list of permitted uses found within Policy 1.5.b. of the City of Alachua Comprehensive Plan and will not negatively impact adjacent properties.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

The proposed industrial development is located within a platted commercial subdivision of the City that possesses an existing cul-de-sac with direct vehicular and nonvehicular access to US-441 for all lots. In addition, the sidewalk connects to the sidewalk along US 441, further supporting Policy 1.5.d of the City of Alachua Comprehensive Plan.

2. Buffering from adjacent existing/potential uses;

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development meets or exceeds the buffering minimums required by the City of Alachua as per the standards found within the City of Alachua Land Development Regulations Table 6.2-1. The site will have a minimum 5' buffer along the eastern, southern, and western boundaries.

3. Open space provisions and balance of proportion between gross floor area and site size;

Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. Perimeter buffers will also increase the site's open space.

4. Adequacy of pervious surface area in terms of drainage requirements;

The Grading and Drainage Plan submitted during the site's development review process illustrates the proposed development's consistency with this performance standard. Onsite water drainage will be successfully mitigated by the ±1.4-acre master drainage basin located along Upland Industrial Park's frontage. This site is already permitted by the SRWMD. The proposed development is consistent with the existing permit.

5. Placement of signage;

The proposed development's signage will be consistent with the City of Alachua Land Development Regulations. The City of Alachua Development Standards §6.5.4 (C)(2)(b) states that the freestanding signs may be located on any lot parcel or outparcel that is part of the development.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

The photometric plan submitted during the site's development review process shows consistency with all applicable development standards required for developments of this size and intent. The plan illustrated that:

- **Onsite lamp lumens will not exceed the 8,500-lumen maximum established in 6.4.4(D)(2) of the LDR.**
- **Lighting for the site will be directed inward in order to limit light pollution on adjacent properties (6.4.4 (B)(1)).**
- **Impacts from onsite lighting to adjacent properties shall be minimized due the surrounding area's nonresidential character (6.4.3 (A)).**

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

Development plans submitted during Upland Industrial Park's development review process demonstrated that the proposed development allows for safe and convenient onsite circulation. As a result, the project site is consistent with the City's required safety standards for onsite circulation patterns. Delivery trucks are routed to the rear of the building while employees, customers, and pedestrians are directed to the front of the building.

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

Landscaping plans submitted during the site's development review process illustrated that the site meets the following required landscaping standards found within the City of Alachua Comprehensive Plan and Land Development Regulations:

- **Three canopy trees (per acre) planted on the primary or street-facing side, two canopy trees (per acre) planted on the side or rear of each structure, and four canopy trees for each 100 lineal feet of façade (6.2.2 (D)(c)(i)).**
- **Six ornamental/understory trees per acre, with 50% planted in the front and 25% planted on each side (6.2.2 (D)(c)(ii)).**
- **Row of shrubs planted along all facades (6.2.2 (D)(c)(iii)).**
- **A combination of solid sod to cover 100% of the lot site that is disturbed by construction. The area within 20 feet of the front building will also be sodded (6.2.2 (D)(c)(iv)).**

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

There are no topographical or soil issues that will constrain site development. The site's natural topography ranges from 142 to 108 from south to north respectively. A retaining wall will be constructed along the southern boundary to address grade changes. The ±4.8-acre site does not possess any significant features such as existing vegetation, floodplains, wetlands, or items or areas of historical value. Onsite soils (Arredondo Fine Sand, 5 to 8% Slopes and Kendrick Sand, 5 to 8 % Slopes) are conducive to nonresidential developments of this nature and can facilitate the proposed building footprint. In addition, the site did not have any significant trees or vegetation and no known archeological sites were found.

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

No performance based zoning requirements were proposed for this site in order to attain an acceptable design.

11. Industrial 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 by 5 acres or greater, .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.

Development plans submitted during Upland Industrial Park's development review process demonstrated that the subject property is consistent with this performance standard. The proposed development has a 0.24 FAR, therefore meeting the required maximum of 0.75 FAR.

Objective 2.4: Landscaping and Tree Protection Standards:
The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.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 30% of the development site. 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.

The landscaping contained within the project site internally and along the perimeter is equal to ±67,274 sq. ft. (1.54 acres) or 32% of the site. Therefore, the site exceeds the minimum landscaped area amount of 30% and is consistent with this Comprehensive Plan Policy.

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.

Development plans submitted during Upland Industrial Park's development review process illustrated that the project area meets or exceeds the buffering minimums required by the City of Alachua as per the requirements found within the City of Alachua Land Development Regulations Tables 6.2-1 and 6.2-2. According to Table 6.2-2, the required buffers include a basic buffer with a 5-ft. width. The site satisfies this requirement by having a 5' buffer along the eastern, southern and western boundary.

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 shown on development plans previously submitted during the site's development review process, Upland Industrial Park's ±1.4-acre drainage easement/common area is significantly greater than 10% of the entire master development's total land area. Therefore, the subject lots' open space requirement is already satisfied by the Park's existing drainage facility and is consistent with the policies set forth by the City of Alachua Comprehensive Plan. The buffers will also add to the site's open space.

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.

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.

Upland Industrial Park's natural topography ranges from 142 to 108 from south to north respectively, which can be seen on the CHW Topographic Survey submitted during the site's development review process. A retaining wall will be constructed to address grade changes. As illustrated within the survey, no FEMA floodplains or National Wetland Inventory (NWI)-identified wetlands are found within the ±4.8-acre project site. In addition, the proposed development will respect the Park's existing topography by utilizing natural slopes to ensure that the intended industrial facility will be serviced by the Upland Industrial Park's existing ±1.4-acre master drainage basin.

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

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

The proposed non-residential facility will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with this application. Calculations are provided in the Concurrency Analysis that illustrate the sit's estimated impact to public facilities.

Transportation Element

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

The site will maintain one access point to US 441. The existing access point is ±375 ft. from the closest adjacent ingress/egress point.

Vision 2020

GOAL 1: Economic Development
The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start - up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

The proposed ±4.8-acre industrial site is located within the City of Alachua along US-441. The intended use will provide local employment opportunities and bring forth additional economic activity that will assist the City in growing Alachua's economy.

Economic Element

GOAL 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

This industrial project site is a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. The site represents an expansion of economic vitality via an industrial development within city limits and will become a hub of local employment for the City of Alachua and County constituents. Development of this industrial facility will assist the City in ensuring the further growth of Alachua's economy.

Community Facilities and Natural Groundwater Aquifer Recharge Element

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

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.
c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The development plans previously submitted during the site's development review process show that the proposed development will remain consistent with the City of Alachua wastewater Level of Service Standards. The wastewater generated from the proposed industrial use will drain from the site via two (2) existing Polyvinyl Chloride (PVC) gravity mains into an existing sanitary sewer manhole located within the adjacent cul-de-sac's center-most point. From there,

wastewater will flow northeast where it will connect to the City's existing wastewater infrastructure located along US-441. Concurrency with public facilities are examined further in the Concurrency Analysis provided with this application's submittal.

GOAL 3: Stormwater
Develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

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.
3. 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 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.

The drainage plans previously submitted during the site's development review process demonstrated that the proposed development will remain consistent with the City of Alachua stormwater Level of Service Standards. Runoff generated from the site's development will flow northeast into the existing ±1.4-acre master drainage basin located at the Upland Industrial Park's frontage along US-441. Stormwater concurrency is examined further in the Concurrency Analysis provided with this document's submittal. This basin is already permitted by SRWMD and the proposed development is consistent with the issued permit.

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

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 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.

Policy 4.1.c: The City establishes the following level of service standards for potable water

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

The development plans previously submitted during the site's development review process show that the site will remain consistent with the City of Alachua potable water Level of Service Standards. The site's potable water needs will be serviced by a PVC potable water main that surrounds the Upland Industrial Park cul-de-sac. Concurrency with public facilities is examined further in the Concurrency Analysis provided with this document's submittal.

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LEGAL DESCRIPTION

CHW
Professional Consultants

DATE: February 7, 2018
CLIENT: Upland Properties of NCF, LLC
PROJECT NAME: Upland Industrial Park Lots 2, 3, 4, 5
PROJECT NO: 17-0357
DESCRIPTION FOR: Minor Subdivision Application

LOTS 2, 3, 4 AND 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE TAX PARCEL NUMBERS ARE:

LOT 2 – TP#: 05964-002-002
LOT 3 – TP#: 05964-002-003
LOT 4 – TP#: 05964-002-004
LOT 5 – TP#: 05964-002-005

Recording $ 27.00
Doc Stamps $ 4375.00
Intangible Tax $ ——
Total $ 4402.00

RETURN TO: SPMH&M-AL

Prepared by and return to:
Melissa Jay Murphy, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
Post Office Box 357399
Gainesville, FL 32635-7399
352-376-8201
File Number: **07-0089.4 AL**

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2316756 3 PGS
2007 FEB 27 08:26 AM BK 3552 PG 1238
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#319889
Doc Stamp-Deed: 4,375.00

2316756

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **26th** day of **February, 2007** between **MBI Holdings, LLC, a Illinois limited liability company** whose post office address is **252 W. Adams Street, Morton, IL 61550**, grantor, and **Upland Properties of NCF, LLC, a Florida limited liability company** whose post office address is **3455 SW 42nd Avenue, Gainesville, FL 32608**, grantee:

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

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

See Exhibit "A" attached hereto and made a part hereof.

Parcel Identification Number: 05964-002-000

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2006**.

DoubleTime®

INSTRUMENT # 2316756
3 PGS

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:

MBI Holdings, LLC, a Illinois limited liability company

By: John R. Faklaris
John R. Faklaris, Manager

JAMES S. COCHRAN
Witness Name: James S. Cochran

Witness Name: JAMES P. SMITH

(Corporate Seal)

State of ILLINOIS
County of Tazewell

The foregoing instrument was acknowledged before me this 22nd day of February, 2007 by John R. Faklaris, Manager of MBI Holdings, LLC, a Illinois limited liability company, on behalf of the corporation. He/she [X] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

Patrick H. Mooney
Notary Public

OFFICIAL SEAL
PATRICK H. MOONEY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES NOVEMBER 14, 2007

Printed Name: PATRICK H. MOONEY

My Commission Expires: 11/14/07

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INSTRUMENT # 2316756
3 PGS

Exhibit A

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, AND RUN THENCE SOUTH 2 DEG 47 MIN 20 SEC EAST, ALONG THE WEST LINE OF SAID SECTION 19 A DISTANCE OF 922.74 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20 AND 25 (US NO. 441), 200 FOOT RIGHT OF WAY; THENCE RUN SOUTH 64 DEG 10 MIN EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1639.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 64 DEG 10 MIN EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 698.24 FEET; THENCE RUN SOUTH 6 DEG 39 MIN WEST, A DISTANCE OF 495.28 FEET; THENCE RUN NORTH 83 DEG 21 MIN WEST, A DISTANCE OF 659.47 FEET; THENE RUN NORTH 6 DEG 39 MIN EAST, A DISTANCE OF 724.40 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: 05964-002-000

COPY

John Power TAX COLLECTOR Serving Alachua County

2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05964 002 002 | Parcel details | **Latest bill** | **Full bill history**

2017	2016	2015	2014	...	2009
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-16 $1,752.09
Receipt #17-0020612

Owner: UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615
Situs: Unassigned Location RE

Account number: **05964 002 002**
Alternate Key: 1028560
Millage code: 1700
Millage rate: 23.1480

Assessed value: 69,420
School assessed value: 87,100
Unimproved land value: 87,100

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill — **View**

Ad valorem: $1,741.75
Non-ad valorem: $83.34
Total Discountable: 1825.09
No Discount NAVA: 0.00
Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 2

Location

Book, page, item: --
Geo number: 19-08-19-05964002002
Range: 19
Township: 08
Section: 19
Neighborhood: 233200.60
Use code: 04000
Total acres: 1.000

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John Power TAX COLLECTOR Serving Alachua County

2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05964 002 003 | Parcel details | **Latest bill** | **Full bill history**

2017	2016	2015	2014	...	2009
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-16 $2,588.48
Receipt #17-0020609

Owner: UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615
Situs: Unassigned Location RE

Account number: **05964 002 003**
Alternate Key: 1028561
Millage code: 1700
Millage rate: 23.1480

Assessed value: 104,130
School assessed value: 130,700
Unimproved land value: 130,700

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill — **View**

Ad valorem: $2,612.99
Non-ad valorem: $83.34
Total Discountable: 2696.33
No Discount NAVA: 0.00
Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 3

Location

Book, page, item: --
Geo number: 19-08-19-05964002003
Range: 19
Township: 08
Section: 19
Neighborhood: 233200.60
Use code: 04000
Total acres: 1.500

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2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05964 002 004 | Parcel details | **Latest bill** | **Full bill history**

2017	2016	2015	2014	...	2009
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-16 $2,400.95
Receipt #17-0020605

Owner: UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615
Situs: Unassigned Location RE

Account number: **05964 002 004**
Alternate Key: 1028562
Millage code: 1700
Millage rate: 23.1480

Assessed value: 96,360
School assessed value: 120,900
Unimproved land value: 120,900

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill — **View**

Ad valorem: $2,417.65
Non-ad valorem: $83.34
Total Discountable: 2500.99
No Discount NAVA: 0.00
Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 4

Location

Book, page, item: --
Geo number: 19-08-19-05964002004
Range: 19
Township: 08
Section: 19
Neighborhood: 233200.60
Use code: 04000
Total acres: 1.388

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2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05964 002 005 | Parcel details | **Latest bill** | **Full bill history**

2017	2016	2015	2014	...	2009
PAID	**PAID**	**PAID**	**PAID**		**PAID**

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2017-11-16 $1,640.93
Receipt #17-0020600

Owner: UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua, FL 32615
Situs: Unassigned Location RE

Account number: **05964 002 005**
Alternate Key: 1028563
Millage code: 1700
Millage rate: 23.1480

Assessed value: 64,810
School assessed value: 81,300
Unimproved land value: 81,300

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual bill — **View**

Ad valorem: $1,625.96
Non-ad valorem: $83.34
Total Discountable: 1709.30
No Discount NAVA: 0.00
Total tax:

Legal description

UPLAND INDUSTRIAL PARK PB 28 PG 61 LOT 5

Location

Book, page, item: --
Geo number: 19-08-19-05964002005
Range: 19
Township: 08
Section: 19
Neighborhood: 233200.60
Use code: 04000
Total acres: 0.933

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DELLSALTER
ATTORNEYS AT LAW

November 19, 2018

City of Alachua
c/o Marion Rush, City Attorney
Rush & Glassman
726 N.E. 1st Street
Alachua, FL 32601

In re: Proposed re-plat of Lots 2, 3, 4 and 5 of Upland Industrial Park, (the "Property") according to plat recorded in Plat Book 28, Page 61, Public Records of Alachua County, Florida, (the "Plat").

Dear Ladies and Gentlemen:

Pursuant to the requirements of the City of Alachua for the platting or re-platting of lands in the City of Alachua, Florida, and the recording of said plats or re-plats, this letter is written as a statement of the condition of the title of the Property as of the date of this opinion. I have examined the legal description for the proposed re-plat of Lots 2, 3, 4 and 5 in Upland Industrial Park and find it to be accurate and further find that title to the Property as of the date of this opinion is as follows:

1. Title to Lots 2, 3, 4 and 5 is vested in Upland Properties of NCF, LLC, a Florida limited liability company.

2. As to Lots 2 and 3, a Mortgage in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1578, Public Records of Alachua County, Florida.

3. As to Lots 2 and 3, a Collateral Assignment of Leases, Rents and Profits in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1595, Public Records of Alachua County, Florida.

4. As to Lots 2 and 3, a UCC Financing Statement in favor of Citizens State Bank recorded in O.R. Book 4564, Page 1599, Public Records of Alachua County, Florida.

5. There are no liens or mortgages affecting Lots 4 and 5.

Sincerely yours,

Dell Salter, P.A.

James D. Salter

JDS/de

p 352.416-0090
3940 NW 16th Boulevard, Bldg. B | Gainesville, Florida 32605 | www.dellsalterlaw.com

BOUNDARY SURVEY

OF LOTS 2, 3, 4, & 5 OF UPLAND INDUSTRIAL PARK, LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

DESCRIPTION:

LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

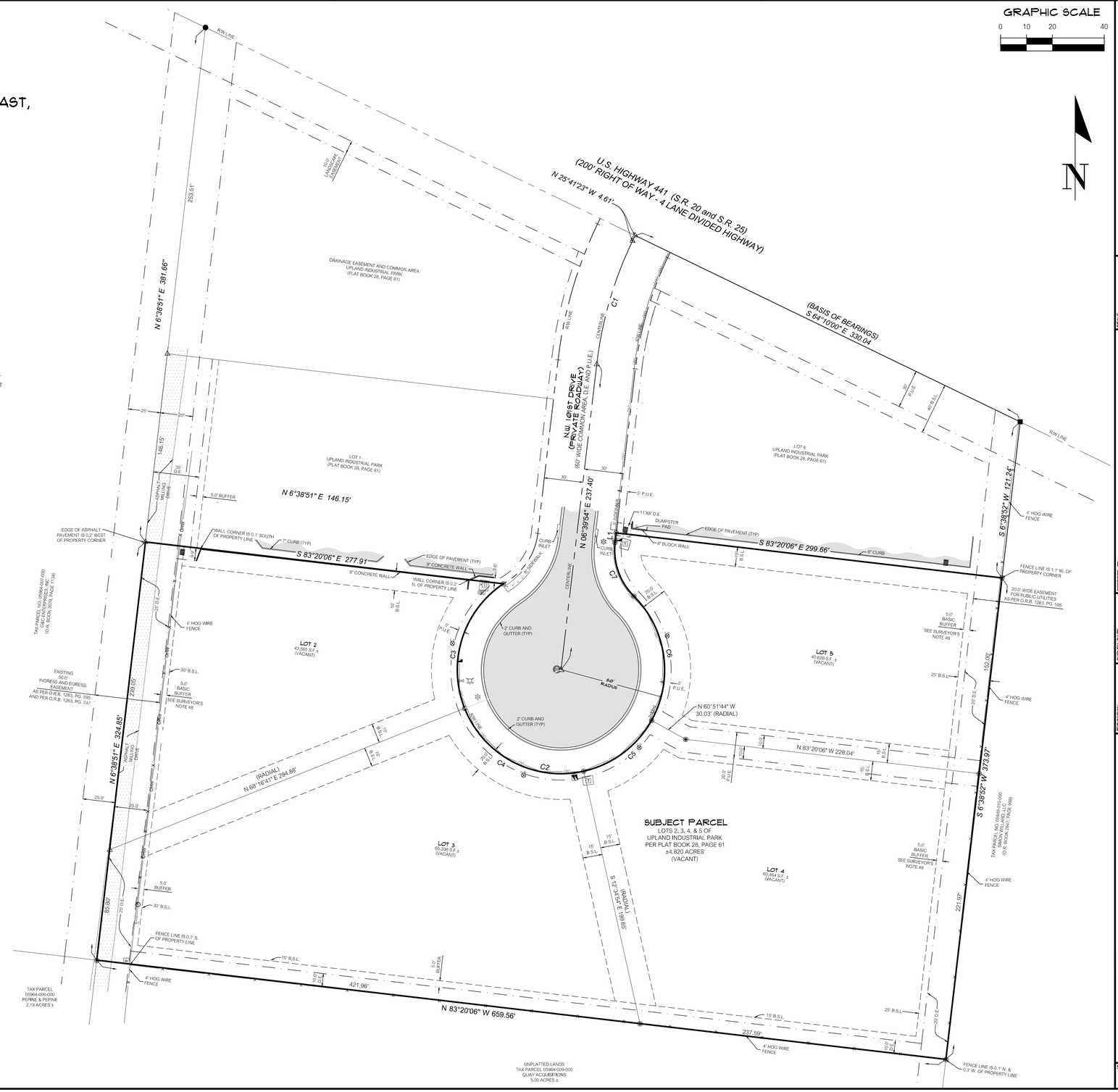
1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 64°10'00" EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AND THE NORTHERLY LINE OF UPLAND INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SYMBOLS, AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. EASEMENT AND BUILDING SETBACK LINES SHOWN HEREON ARE BASED ON THE PLAT OF RECORD.
8. THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c). TABLE 6.2-2.

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	99.61'	300.00'	19°01'29"	99.16'	N 16°10'39" E
C2	393.07'	80.00'	281°30'46"	101.22'	S 84°35'55" E
C3	108.74'	80.00'	77°52'47"	100.56'	N 17°13'05" E
C4	112.90'	80.00'	80°51'35"	103.76'	S 62°09'06" E
C5	67.41'	80.00'	48°16'50"	65.44'	N 53°16'41" E
C6	104.01'	80.00'	74°29'35"	96.84'	S 8°06'31" E
C7	45.40'	50.00'	52°01'12"	43.85'	S 19°20'42" E

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L1	N 6°39'54" E	7.47'



LEGEND

P.U.E. = PUBLIC UTILITIES EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE
TYP = TYPICAL
R/W = RIGHT OF WAY
T.P. = TAX PARCEL
CONC. = CONCRETE
D.E. = DRAINAGE EASEMENT

= FOUND NAIL AND DISK STAMPED "C&E LB 5075 PCP"
= FOUND CONCRETE MONUMENT "C&E LB 5075 PRM"
= FOUND 5/8" REBAR & CAP MARKED "LB 5075"
(W) = FOUND 1/2" IRON ROD (NO ID)
= CLEANOUT
= FIRE HYDRANT
= FIBER OPTIC LINE MARKER
= GUY ANCHOR
= WOOD LIGHT POLE
= SANITARY SEWER MANHOLE
= STORM SEWER MANHOLE
= SEWER VALVE
= TRANSFORMER
= WOODEN POWER POLE
= WATER VALVE
= WATER METER
= STORM INLET
= CURB INLET
= BACKFLOW PREVENTER
= ELECTRIC BOX
= ELECTRIC METER
= BOLLARD
OHW = OVERHEAD WIRE
X = FENCE (SIZE AND TYPE AS NOTED)
= ASPHALT SURFACE
= CONCRETE SURFACE
= MILLED ASPHALT SURFACE

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0140D, EFFECTIVE JUNE 16, 2006.

Tech: tommyb Plot Date: Apr 05,2018 8:45am Filename: L:\3017\17-0357\Survey\DWG\17-0357 Boundary.dwg

11801 Research Drive
Alachua, FL 32615
(386) 418-5975
www.chw-inc.com
est. 1988 FLORIDA CA-5075
CHW Professional Consultants

SCALE: 1" = 20'
VERIFY SCALE BAR IS ONE INCH ON YOUR DRAWING 0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

CERTIFIED TO: UPLAND PROPERTIES OF NCF, LLC

SURVEY DATE: 09-27-2017
REVISION DATE: N/A
PROJECT NUMBER: 17-0357
TECHNICIAN: RAB
CREW CHIEF: NW
DRAWN BY: TRB
FIELD BOOK & PAGE: 540/35

This map prepared by:
THOMAS R. BON
Professional Surveyor & Mapper Fla. License No. 6547
Certificate of Authorization No. LB. 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.: 1 OF 1

UPLAND INDUSTRIAL PARK REPLAT

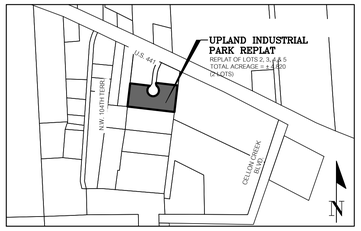
A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK,

LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

CHW Professional Consultants
11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com
est. 1988 FLORIDA CA-5075

PLAT BOOK __, PAGE __

SHEET ONE OF ONE



VICINITY MAP
SCALE: 1" = 1000'

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001CO140D, EFFECTIVE JUNE 16, 2006.

LEGEND

- △ = FOUND PERMANENT CONTROL POINT - NAIL AND DISK STAMPED "LB 5075 C&E, INC. P.C.P." - UNLESS SHOWN OTHERWISE
- ■ = FOUND 4" X 4" PERMANENT REFERENCE MONUMENT STAMPED "LB 5075 C&E, INC. P.R.M."
- ◉ = FOUND 5/8" IRON ROD & CAP MARKED "P.R.M. LB 5075"
- ⊡ = FOUND 4" X 4" CONCRETE MONUMENT STAMPED "RLS 509" - UNLESS SHOWN OTHERWISE
- ✥ = PLAT BENCHMARK

O.R.B. = OFFICIAL RECORDS BOOK
P.U.E. = PUBLIC UTILITIES EASEMENT
B.S.L. = BUILDING SETBACK LINE
C.A.E. = CROSS-ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
PG. = PAGE
± = MORE OR LESS
S.R. = STATE ROAD
P.R.M. = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988

▨ = CROSS ACCESS EASEMENT

GRAPHIC SCALE
0 20 40 80
1" = 40'

N

DESCRIPTION:

LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF SOUTH 64°10'00" EAST FOR THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441 AND THE NORTHERLY LINE OF UPLAND INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 28, PAGE 61 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. SAID BEARING IS IDENTICAL TO THE PLAT OF RECORD.

2. THE ERROR OF CLOSURE FOR THE BOUNDARY OF THIS PLAT DOES NOT EXCEED 1':10,000'.

3. THE BENCHMARK ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 USING THE FDOT PUBLISHED ELEVATION OF 33.314 METERS (109.30 FEET) FOR THE TOP OF A FDOT BRASS DISK (STAMPED I-75 BM 1) LOCATED AT THE SOUTHWEST CORNER OF A STORM INLET AS SHOWN HEREON. THE ELEVATION OF 109.30 FEET IS NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929) AND HAS BEEN CONVERTED BY CORPSCON GEODETIC SOFTWARE TO AN ELEVATION OF 108.51 FEET NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).

4. BUILDING SETBACK REQUIREMENTS (MINIMUM) UNLESS OTHERWISE SHOWN:

PRIMARY BUILDING:

FRONT	20'
SIDE	15'
REAR	15'

5. THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS INTERPOLATED FROM F.I.R.M. MAP NUMBER 12001C0140D, EFFECTIVE JUNE 16, 2006.

6. ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.

7. THE DRAINAGE EASEMENTS AS SHOWN HEREON WILL BE CONVEYED TO THE UPLAND INDUSTRIAL PARK OWNER'S ASSOCIATION AND ARE IDENTIFIED FOR MAINTENANCE IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.

8. LOT CORNERS AND PERMANENT CONTROL POINTS SHALL BE SET PER 177.091 (8) AND (9) FLORIDA STATUTES.

9. ALL LINES ARE NON-RADIAL UNLESS NOTED OTHERWISE.

10. THE BASIC BUFFER SHOWN HEREON IS AS PER THE CITY OF ALACHUA'S LAND DEVELOPMENT REGULATIONS SECTION 6.2.2(D)(3)(c), TABLE 6.2-2.

11. SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 595, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

12. SUBJECT PROPERTY IS AFFECTED BY EASEMENT CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 747, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA. (SHOWN GRAPHICALLY HEREON)

13. SUBJECT PROPERTY IS AFFECTED BY COVENANTS, RESTRICTIONS AND OTHER MATTERS AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1263, PAGE 591 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA (UNABLE TO BE GRAPHICALLY DEPICTED HEREON)

LINE DATA TABLE

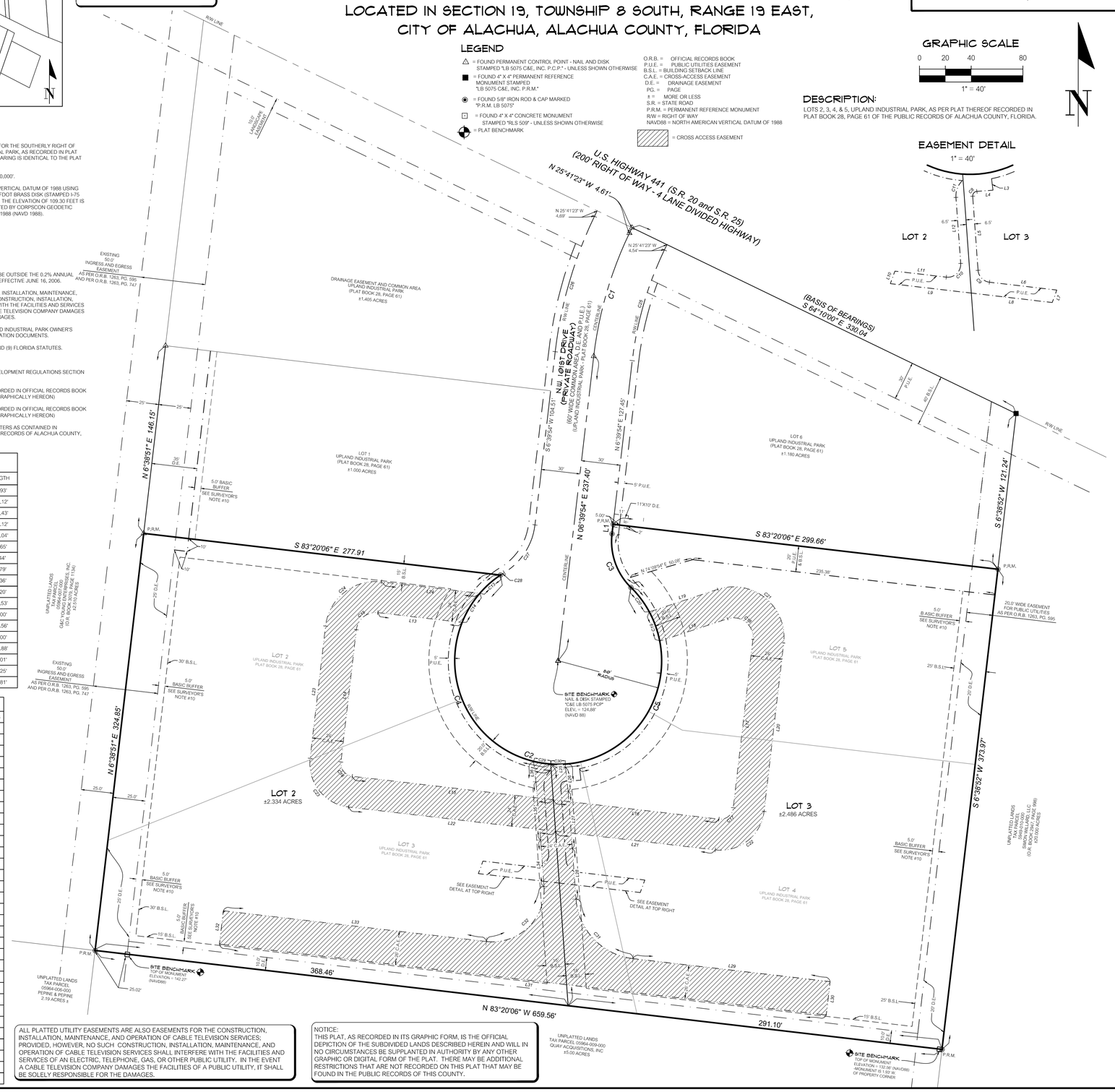
LINE	DIRECTION	LENGTH
L1	N 6°39'54" E	7.47'
L2	S 6°39'54" W	7.47'
L3	S 7°08'49" E	8.94'
L4	S 85°52'11" W	12.48'
L5	S 4°08'12" E	57.47'
L6	S 83°20'06" E	52.46'
L7	S 20°07'30" W	10.28'
L8	N 83°20'06" W	63.04'
L9	N 83°20'06" W	63.04'
L10	N 20°13'12" E	10.29'
L11	S 83°20'06" E	40.02'
L12	N 4°08'12" W	51.17'
L13	N 83°20'06" W	65.63'
L14	S 6°38'51" W	103.04'
L15	S 83°20'06" E	156.54'
L16	S 83°20'06" E	129.00'
L17	N 6°38'52" E	131.12'
L18	S 71°46'22" W	55.32'

LINE DATA TABLE

LINE	DIRECTION	LENGTH
L19	N 71°46'22" E	55.93'
L20	S 6°38'52" W	131.12'
L21	N 83°20'06" W	124.43'
L22	N 83°20'06" W	161.12'
L23	N 6°38'51" E	103.04'
L24	S 83°20'06" E	76.65'
L25	S 3°43'40" E	2.44'
L26	S 6°31'16" E	18.79'
L27	S 4°07'32" E	44.36'
L28	S 4°08'12" E	39.20'
L29	S 83°20'06" E	153.53'
L30	S 6°39'54" W	26.00'
L31	N 83°20'06" W	472.56'
L32	N 6°39'54" E	26.00'
L33	S 83°20'06" E	204.88'
L34	N 4°08'12" W	36.01'
L35	N 4°38'28" W	45.25'
L36	N 6°31'16" W	15.81'

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	99.61'	300.00'	19°01'29"	99.16'	N 16°10'39" E
C2	393.07'	80.00'	281°30'46"	101.22'	S 84°35'55" E
C3	45.40'	50.00'	52°01'12"	43.85'	S 19°20'42" E
C4	198.32'	80.00'	142°02'14"	151.30'	S 14°51'39" E
C5	194.74'	80.00'	139°28'32"	150.10'	N 24°22'58" E
C6	40.86'	45.00'	52°01'12"	39.47'	S 19°20'42" E
C7	184.12'	85.00'	124°06'24"	150.18'	S 16°41'54" W
C8	5.50'	3.50'	90°00'23"	4.95'	S 40°51'59" W
C9	13.82'	10.00'	79°11'53"	12.75'	S 43°44'09" E
C10	17.59'	10.00'	100°48'07"	15.41'	N 46°15'51" E
C11	14.40'	16.50'	49°59'30"	13.94'	N 20°51'32" E
C12	205.19'	85.00'	138°18'43"	158.87'	N 16°47'55" W
C13	21.39'	80.00'	15°19'06"	21.33'	S 48°29'55" W
C14	26.53'	80.00'	19°00'09"	26.41'	S 31°20'17" W
C15	23.57'	15.00'	90°01'03"	21.22'	S 51°39'23" W
C16	15.70'	10.00'	89°58'57"	14.14'	S 38°20'37" E
C17	15.71'	10.00'	90°01'02"	14.14'	N 51°39'23" E
C18	30.07'	15.00'	114°52'30"	25.28'	N 50°47'23" W
C19	24.10'	80.00'	17°15'34"	24.01'	N 19°40'35" W
C20	23.81'	80.00'	17°02'57"	23.72'	N 36°49'50" W
C21	78.19'	39.00'	114°52'30"	65.74'	S 50°47'23" E
C22	53.42'	34.00'	90°01'02"	48.09'	S 51°39'23" W
C23	53.40'	34.00'	89°58'57"	48.08'	N 38°20'37" W
C24	61.27'	39.00'	90°01'03"	55.16'	N 51°39'23" E
C25	89.65'	270.00'	19°01'29"	89.24'	N 16°10'39" E
C26	109.57'	330.00'	19°01'29"	109.07'	N 16°10'39" E
C27	45.40'	50.00'	52°01'12"	43.85'	N 32°40'30" E
C28	3.53'	80.00'	2°31'39"	3.53'	N 57°25'17" E
C29	13.42'	80.00'	9°36'37"	13.40'	S 81°04'28" E
C30	11.28'	80.00'	8°04'54"	11.28'	S 89°55'13" E
C31	69.11'	50.00'	79°11'53"	63.74'	S 43°44'09" E
C32	70.37'	40.00'	100°48'07"	61.64'	N 46°15'51" E



EASEMENT DETAIL

1" = 40'

ALL PLATTED UTILITY EASEMENTS ARE ALSO 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.

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.

OWNER'S CERTIFICATION AND DEDICATION

UPLAND PROPERTIES OF NCF, LLC, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "UPLAND INDUSTRIAL PARK REPLAT, A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK"; AND DOES HEREBY DEDICATE TO THE PUBLIC FOREVER THE PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES. AND PUBLIC UTILITIES EASEMENTS AS SHOWN HEREON SHALL BE MADE ACCESSIBLE TO PUBLIC SERVICE VEHICLES.

WITNESS

BRYAN K. NAZWORTH, MANAGING MEMBER
UPLAND PROPERTIES OF NCF, LLC
13570 NW 101ST STREET
ALACHUA, FLORIDA 32615

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME,
KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2019

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

MORTGAGEE'S APPROVAL

CITIZENS STATE BANK, HOLDER OF THAT CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4564, PAGE 1578, AS INSTRUMENT NO. 3097059 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, DOES HEREBY CONSENT AND AGREE TO THE PLATTING OF THE LANDS ENCOMPASSED IN THIS PLAT AND TO THE DEDICATION SHOWN HEREON.

DATED: _____ MORTGAGEE: CITIZENS STATE BANK

BY: _____

WITNESS

TITLE: _____

WITNESS

ACKNOWLEDGEMENT (STATE OF FLORIDA, COUNTY OF ALACHUA)

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME,
KNOWN TO ME TO BE THE PERSON HEREIN DESCRIBED AND ACKNOWLEDGED THAT HE EXECUTED THIS INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____DAY OF _____ A.D. 2019

NOTARY PUBLIC-STATE OF FLORIDA

COMMISSION EXPIRES:_____

COMMISSION NO.:_____

CERTIFICATE OF APPROVAL BY PROFESSIONAL SURVEYOR AND MAPPER

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

EXAMINED ON _____ 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 PLAT WAS APPROVED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.

MAYOR

ATTEST:

CITY MANAGER _____ FILED FOR RECORD ON _____

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

EXAMINED ON _____

AND APPROVED AS TO ITS LEGAL FORM AND 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. 2019

CLERK OF THE COURT

BY _____ DATE _____

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS PLAT ENTITLED "UPLAND INDUSTRIAL PARK REPLAT, A REPLAT OF LOTS 2, 3, 4, & 5, UPLAND INDUSTRIAL PARK" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS, UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THIS PLAT AND SURVEY COMPLIES WITH ALL REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART 1- PLATTING OF THE FLORIDA STATUTES.

DATE _____

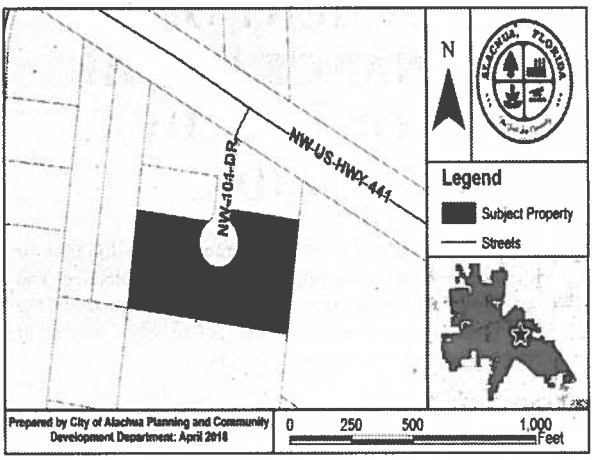
AARON H. HICKMAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6791
CHW, INC. LB NO. 5075
11801 RESEARCH DRIVE
ALACHUA, FL 32615

Tech: dsmith Plot Date: Nov 19,2018 4:19pm Filename: L:\2017\17-0357\Survey\DWG\17-0357 REPLAT-REV 2 NAD.dwg

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 January 8, 2019, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Aaron Hickman P.S.M, of CHW, applicant and agent, for Upland Properties of NCF, LLC, property owner, for consideration of the Replat of Lots 2 through 5 of Upland Industrial Park, as per the plat thereof, recorded in Plat Book 28, Page 61, of the Public Records of Alachua County, Florida. The replat proposes to reconfigure the four (4) existing lots into a total of two (2) lots, and is comprised of a ±4.82 acre subject property; located the terminus of NW 101st Drive; consisting of Tax Parcel Nos. 05964-002-002, 05964-002-003, 05964-002-004, and 05964-002-005. Future Land Use Map (FLUM) Designation: Industrial; Zoning: Light and Warehouse Industrial (ILW).



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 - December 27, 2018)

Mailed 12/18/2018
RC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

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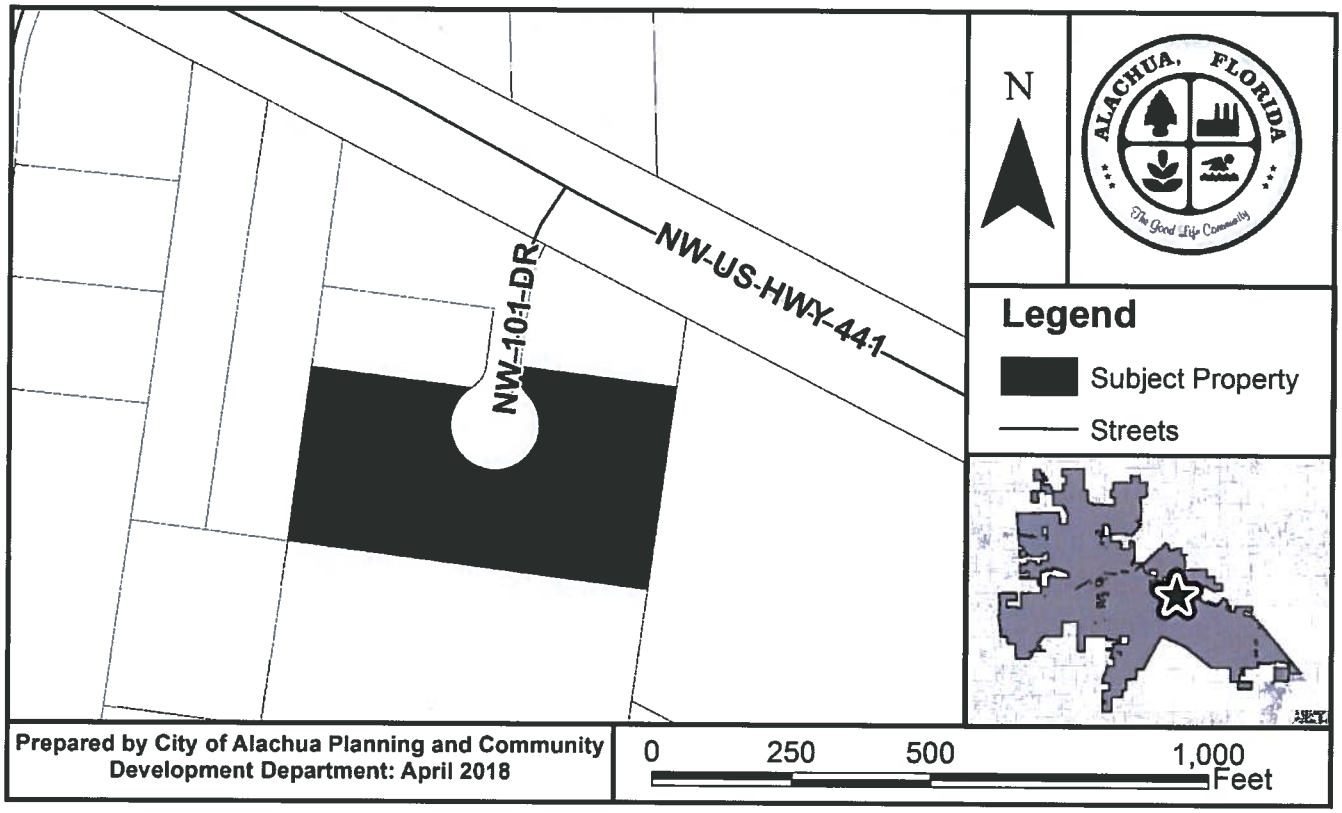

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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

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

05964-008-000
INTERFAITH COMMUNITY SERVICES
7505 NW 142ND AVE
ALACHUA FL 32615

05949-011-001
ROUHANI & BRANTLY ASSOCIATES
2475 NW 138TH TER
Gainesville FL 32606

05959-001-000
ADG COMMERCIAL HOLDINGS LLC
PO BOX 233
LAKE BUTLER FL 32054

05970-001-000
CRUCE D W
13631 NW HIGHWAY 441
ALACHUA FL 32615

05964-006-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-005-000
PEPINE & PEPINE CO-TRUSTEES
6308 SW 37TH WAY
GAINESVILLE FL 32608

05964-009-000
QUAY ACQUISITIONS INC
13640 US HWY 441
ALACHUA FL 32615

05964-003-000
BOSTON, JOFFRE T & TERESA S
1733 NW 39TH DR
GAINESVILLE FL 32605-3530

05949-010-000
SIMON WILLARD LLC
60 THOREAU ST STE 248
CONCORD MA 01742

05949-018-000
NEAL BRUCE D & LANETTE T
554 SW WINDSOR DR
LAKE CITY FL 32024

05964-007-000
G & C YOUNG ENTERPRISES INC
PO BOX 820
ALACHUA FL 32616

05949-011-006
CHAMBERS & WALLACE
1225 NW FRONTIER DR
LAKE CITY FL 32055

05964-002-000
UPLAND INDUSTRIAL PARK OWNERS ASSN INC
6318 NW 18TH DR
GAINESVILLE FL 32653

05964-002-004
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-003
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-005
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-002
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

05964-002-006
SCUBA MONKEY DIVE CENTER LLC
13585 NW 101ST DR STE 700
ALACHUA FL 32615

05964-002-001
UPLAND PROPERTIES OF NCF LLC
13570 NW 101ST DR STE 100
Alachua FL 32615

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Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

John Amerson
All County Marion Property Management
2916 NE Jacksonville Road
Ocala, Florida 34479

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Craig Parenteau
FDEP
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
PO Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Avenue
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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AFFIDAVIT FOR POSTED LAND USE SIGN

I Jessica Jenkin, POSTED THE LAND USE
(name)
SIGN ON 12/19/18 FOR THE Upland Lots 2-5 Replat - 1/8/19 PZB & 2/11/19 CCOM Hearings
(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)

2
(number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Large Scale Comprehensive Plan Amendment: A request by PJDJ, Inc., DMR 239 Estates, LLC. and Eric Fields, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property. Consisting of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Legislative Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by PJDJ, Inc., DR 239 Estates, LLC, and Eric J. Fields, property owners, 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 Rural/Agriculture (County) to Agriculture on the ± 191.68 acre subject property The subject property is comprised of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000. The subject property is located south of NW 199th Ave/ Alligator Road, west of NW CR 239, and east of CR 241.

The subject property was annexed through Ordinances 18-09 and 18-10 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture, a comparable City Future Land Use Designation. The Agriculture FLUM Designation permits a density of .2 dwelling units per acre (a maximum of 38 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 38 dwelling units for the subject property).

ATTACHMENTS:

Description

- Staff Report
- Exhibit "A" Staff Supporting Materials

- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property
PROPERTY OWNERS:	PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields
LOCATION:	South of NW 199th Ave/ Alligator Road, west of NW CR 239, and east of CR 241
PARCEL ID NUMBER(S):	02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000
ACREAGE:	± 191.68 total
PROJECT PLANNER:	Adam Hall, AICP
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 PJDJ, Inc., DR 239 Estates, LLC, and Eric J. Fields, property owners, 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 Rural/Agriculture (County) to Agriculture on the ± 191.68 acre subject property The subject property is comprised of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000. The subject property is located south of NW 199th Ave/ Alligator Road, west of NW CR 239, and east of CR 241.

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DRAFT

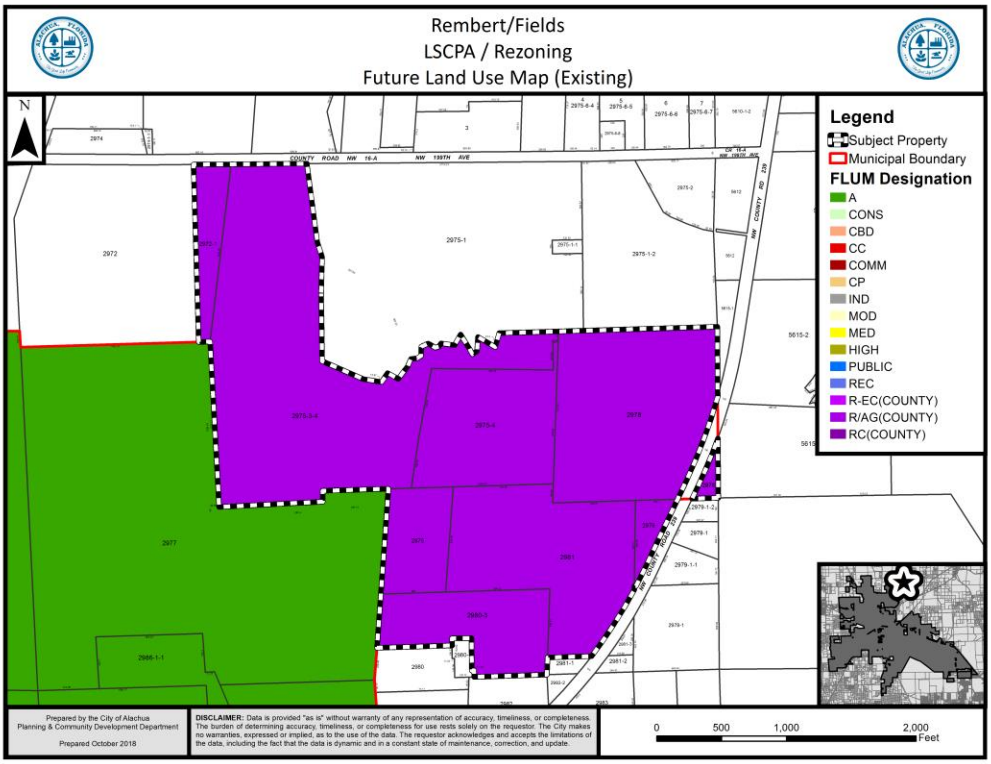
FLUM DESIGNATION COMPARISON

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:

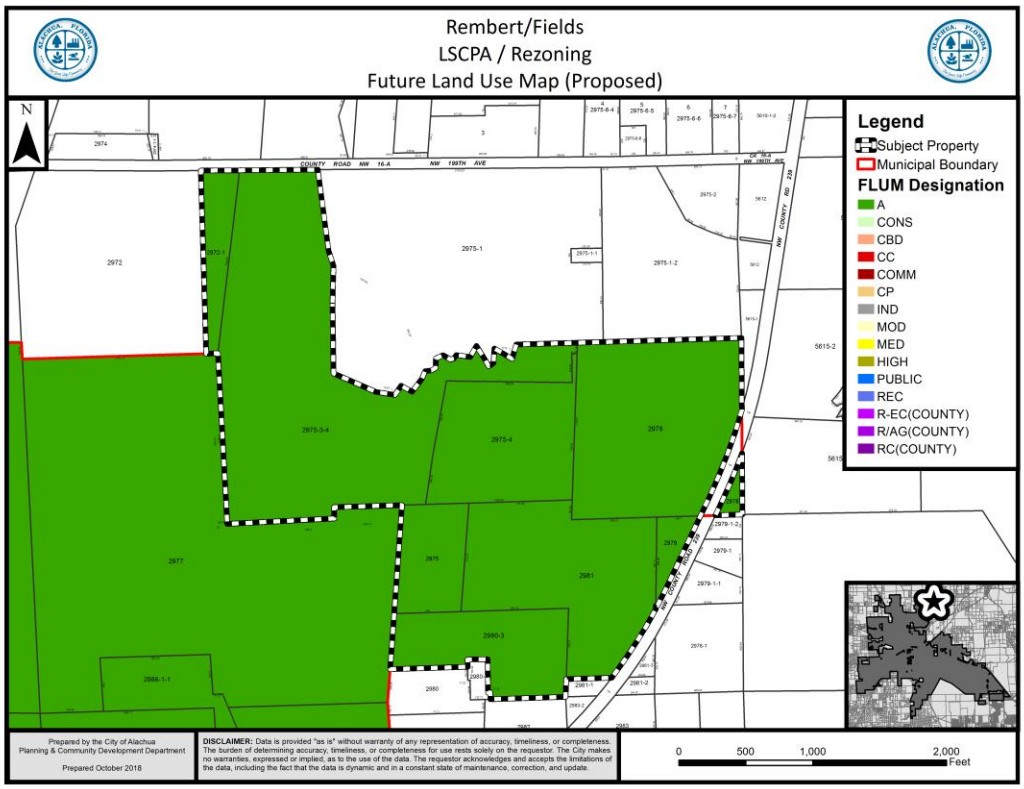
	Existing FLUM Designation (±237.58)	**Proposed FLUM Designation (±161.14 acres)**
FLUM District:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwellings/acre 38 dwelling units	.2 dwellings/acre 38 dwelling units
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Residential uses, agri-business, and agricultural operations
**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.*		

DRAFT

Map 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

DRAFT

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

EXISTING USES

The subject property has one single-family residence and several associated accessory farm structures.

SURROUNDING USES

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

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

DRAFT

Map 3. Vicinity Map

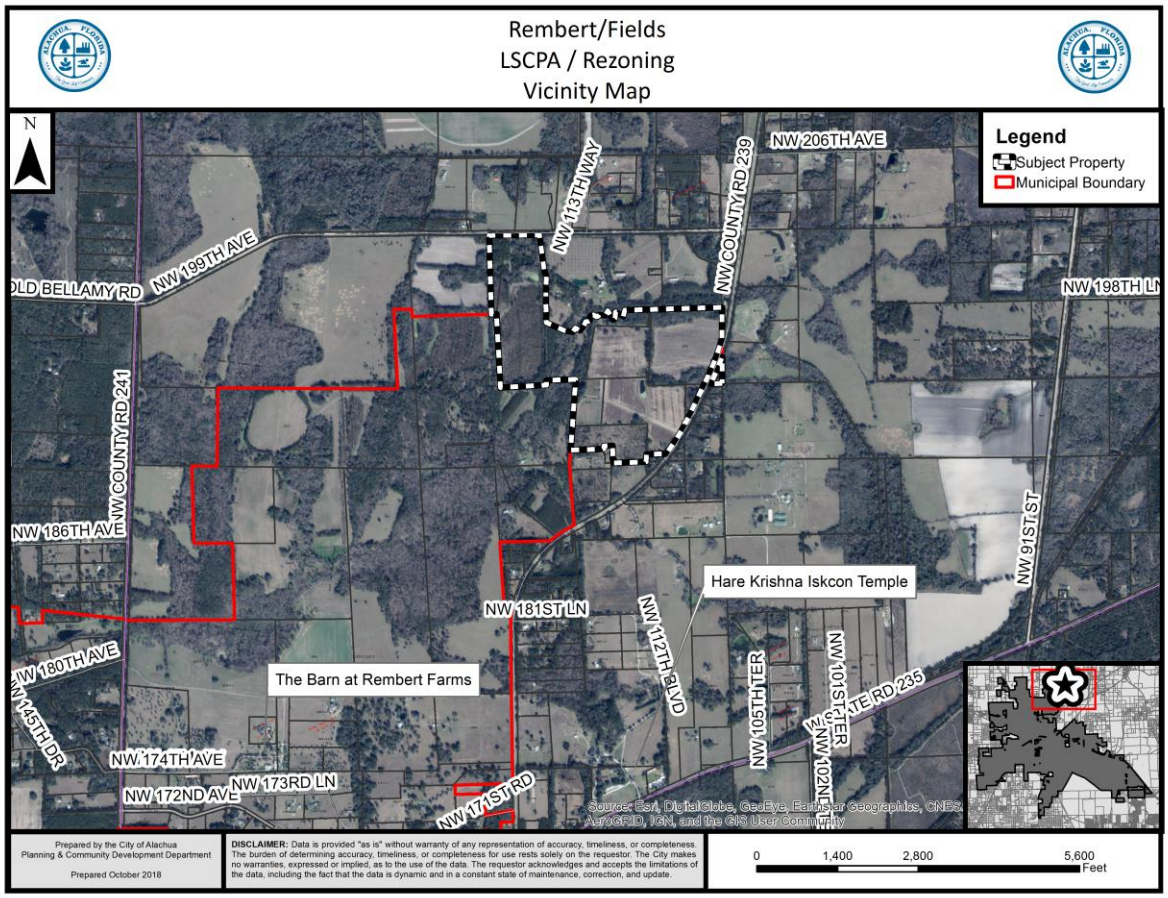


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Rural/Agricultural (County)	A (County)
East	Agriculture	Rural/Agricultural (County)	A (County)
West	Agriculture	Agriculture	A
South	Agriculture	Rural/Agricultural (County); Agriculture	A (County); A

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
02975-000-000	Single family residential/ Agriculture	Rural/ Agriculture (County)	Agriculture	±9.28
02972-001-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±5.93
02975-003-004	Agriculture	Rural/ Agriculture (County)	Agriculture	±68.67
02978-000-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±36.39
02975-004-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±21.55
02981-000-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±30.64
02979-000-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±2.59
02980-003-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±15.57

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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 proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

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 use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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: GIS data available from Alachua County appears to indicate the potential presence of a wetlands on the property. Further, a portion of the property is located within a special flood hazard area. Any potential

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development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable

DRAFT

to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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. An analysis of the proposed amendment's consistency with Section 163.3177 shows that 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.

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Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use

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map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential 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
- Recreation Element
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Future Land Use Element

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;

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12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property .

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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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.

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

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

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,

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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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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inventory shall be established in the City's Land Development Regulations.

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

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

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Wetlands

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

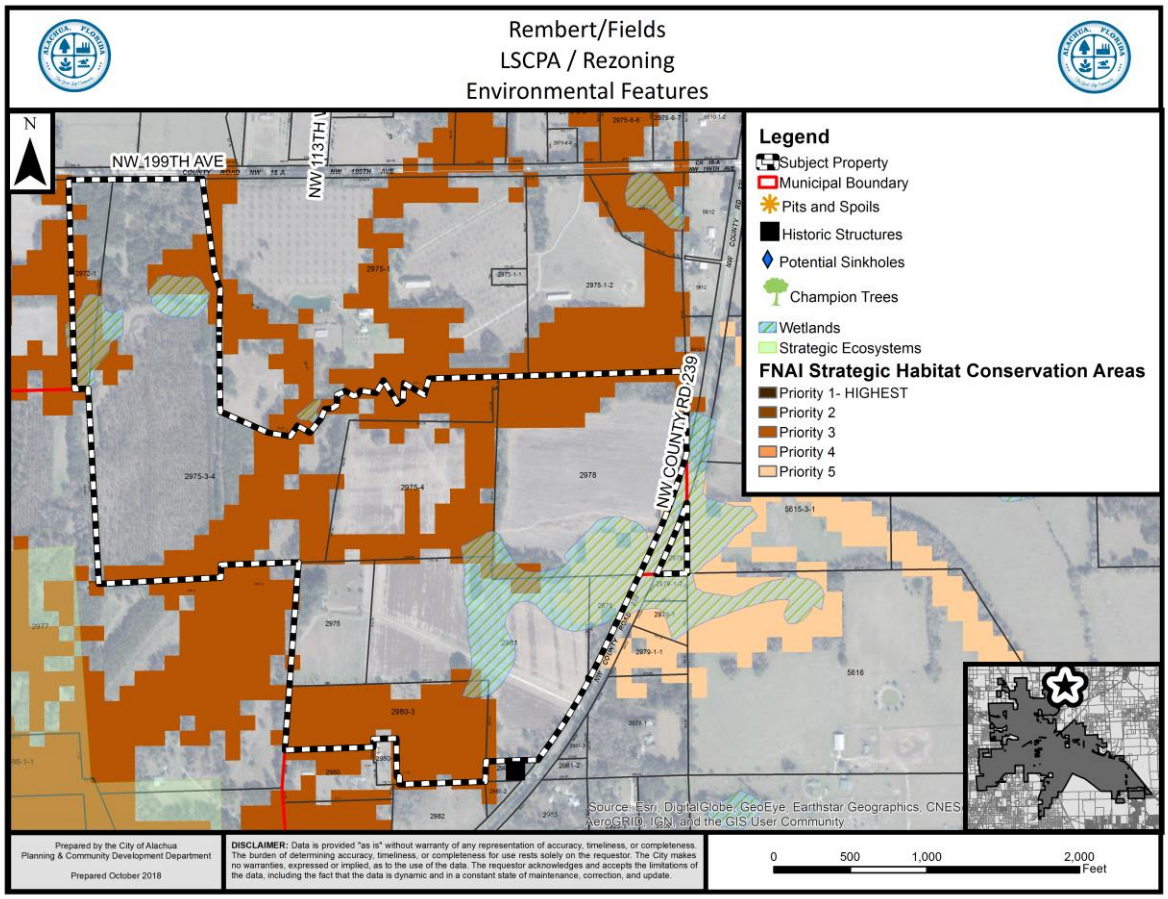
Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

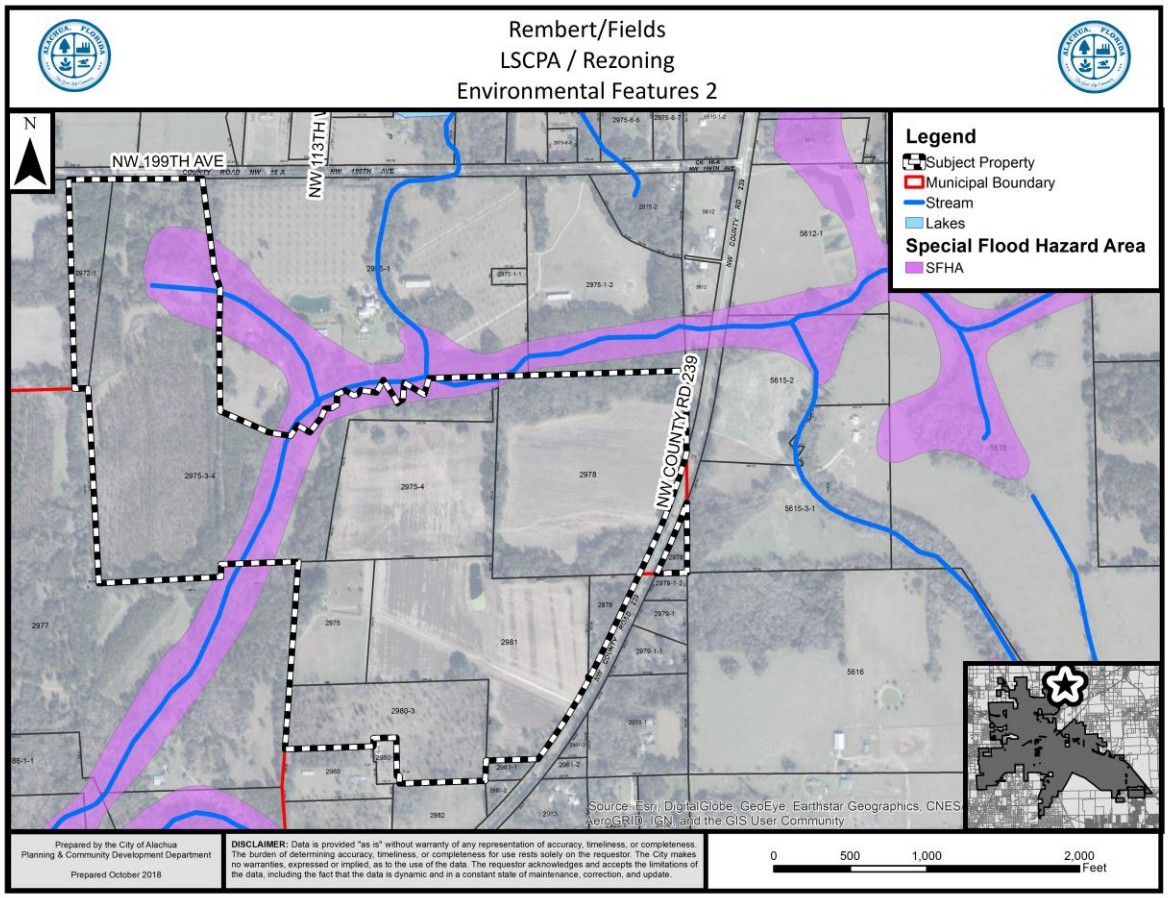
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private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

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

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain Priority 3 and Priority 5 lands identified in the PNA data layer, as well as prioritized lands. 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 ten (10) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited	5.1%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	5.2%
Pompano sand	A/D	Poorly drained	Very limited	7.0%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	17.9%
Chipley sand	A	Somewhat poorly drained	Not limited	17.7%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Not limited	36.4%
Blichton sand, 0 to 2 percent slopes	C/D	Poorly drained	Very limited	1.3%
Sparr fine sand	A	Somewhat poorly drained	Not limited	3.8%
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	4.3%
Blichton sand, 5 to 8 percent slopes	C/D	Poorly drained	Very limited	1.3%

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Evaluation: A majority of the site is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0130D 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) and areas with Flood Zone "A" designations (areas determined to be within the 500 year flood plain without base flood elevation data available).

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

Karst-Sensitive Features

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

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

Wellfield Protection Zone

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

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

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Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	**38 dwelling units**	**38 dwelling units**

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

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.

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Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	SR 235 (From US 441 to NCL of Alachua)	2U	Arterial	N/A	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 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[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing [2] (ITE Code 220 (9th ed.))	362 (181/181)	17 (3/14)	20 (15/5)

1 Source: ITE Trip Generation, 10th editions
2 Formulas: AADT – 9.52 trips per dwelling unit x 38 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 38 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 38 dwelling units (67% entering/33% exiting).

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

Traffic System Category	SR 235 (from US 441 to NCL)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	14,400
Existing Traffic[3]	7,537
Reserved Trips[4]	29
Available Capacity[4]	6,834
Increase/Decrease in Daily Trips Generated by Development	362
Residual Capacity After Development's Impacts[5]	6,472

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.***

DRAFT

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

Traffic System Category	SR 235 (from US 441 to NCL)[1]
Maximum Service Volume[2]	1,290
Existing Traffic[3]	716
Reserved Trips[4]	2
Available Capacity[4]	572
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	20
Residual Capacity After Development's Impacts[5]	552

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

DRAFT

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	10,450
Residual Capacity	**1,015,733**
Percentage of Permitted Design Capacity Utilized	**55.83%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	9,500
Residual Capacity	**769,711**
Percentage of Permitted Design Capacity Utilized	**48.69%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat 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.

DRAFT

Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	.45
Residual Recreational Capacity After Impacts	**67.33**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 38 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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 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]	**29.15 %**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.45 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 not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. 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]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	360.24	65.74
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: 9,892 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 38 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, March 2016*

DRAFT

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

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. 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.

DRAFT

EXHIBIT "A"

TO

PJDJ, INC., DR 239 ESTATES, LLC, AND ERIC J. FIELDS LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION STAFF REPORT

DRAFT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

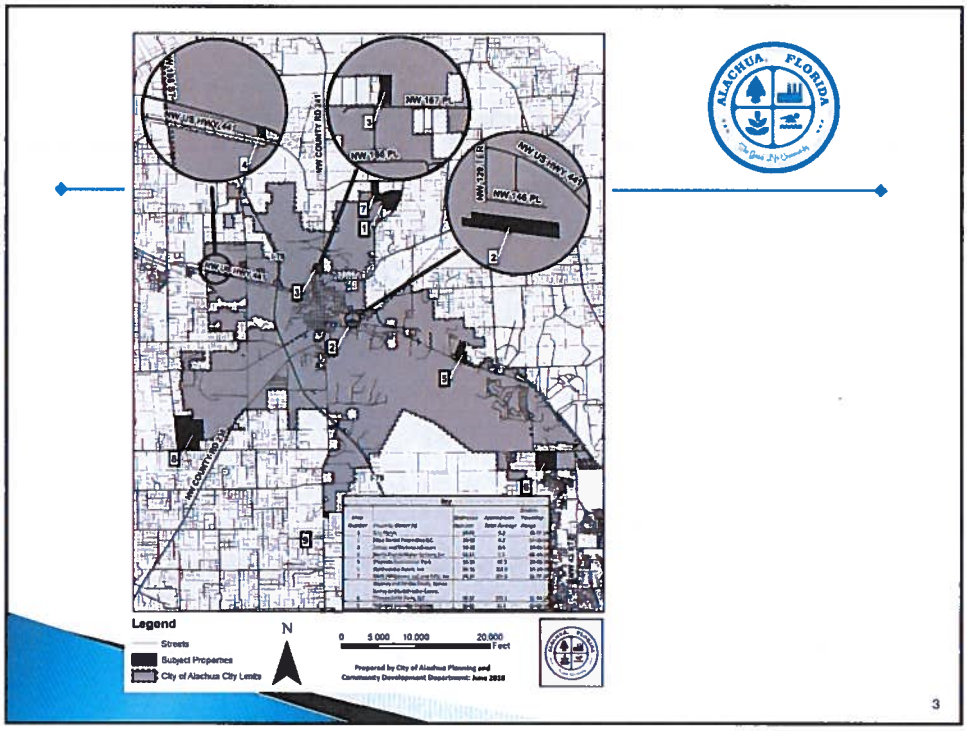
November 27, 2018

1

Overview

- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2


NW 167 PL
NW 168 PL
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Prepared by City of Alachua Planning and Community Development Department: June 2018
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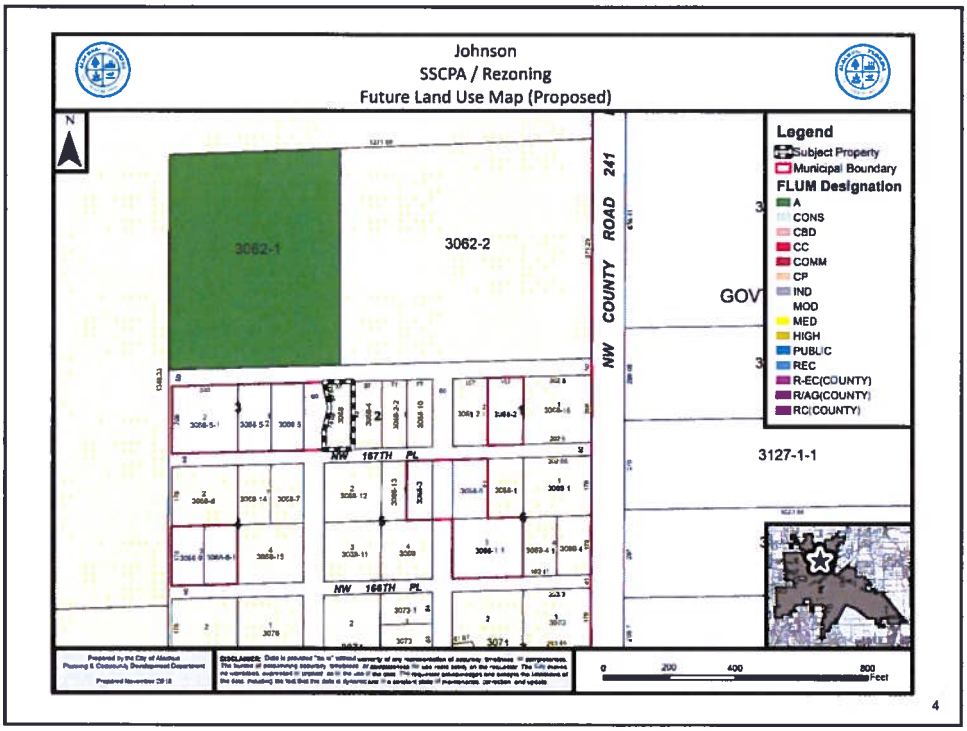
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SSCPA / Rezoning
Future Land Use Map (Proposed)
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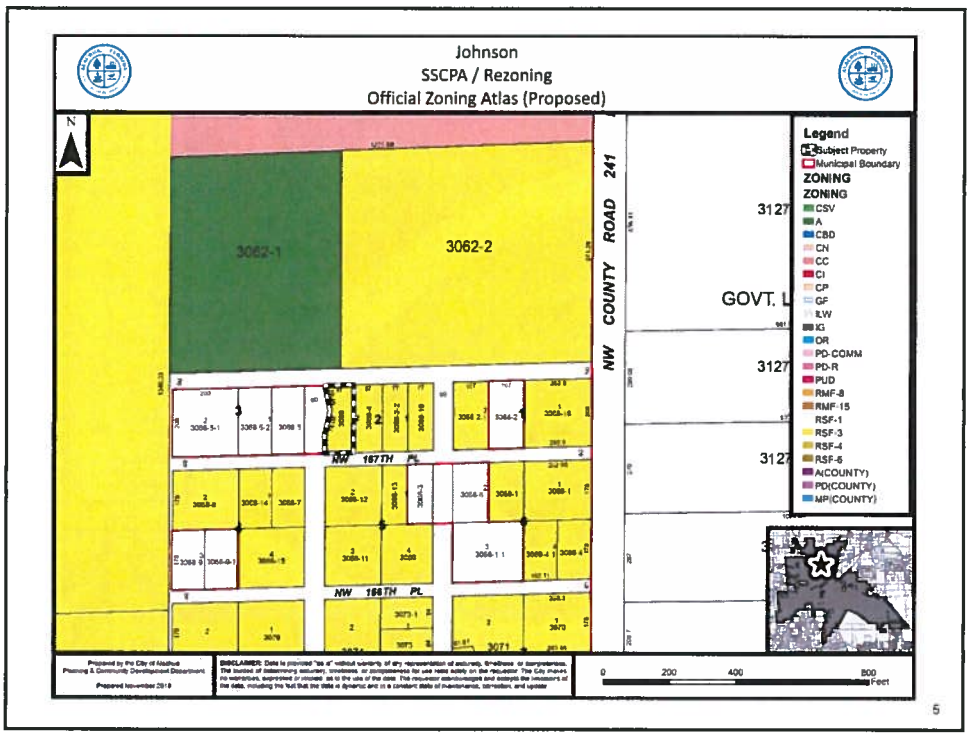
Johnson
SSCPA / Rezoning
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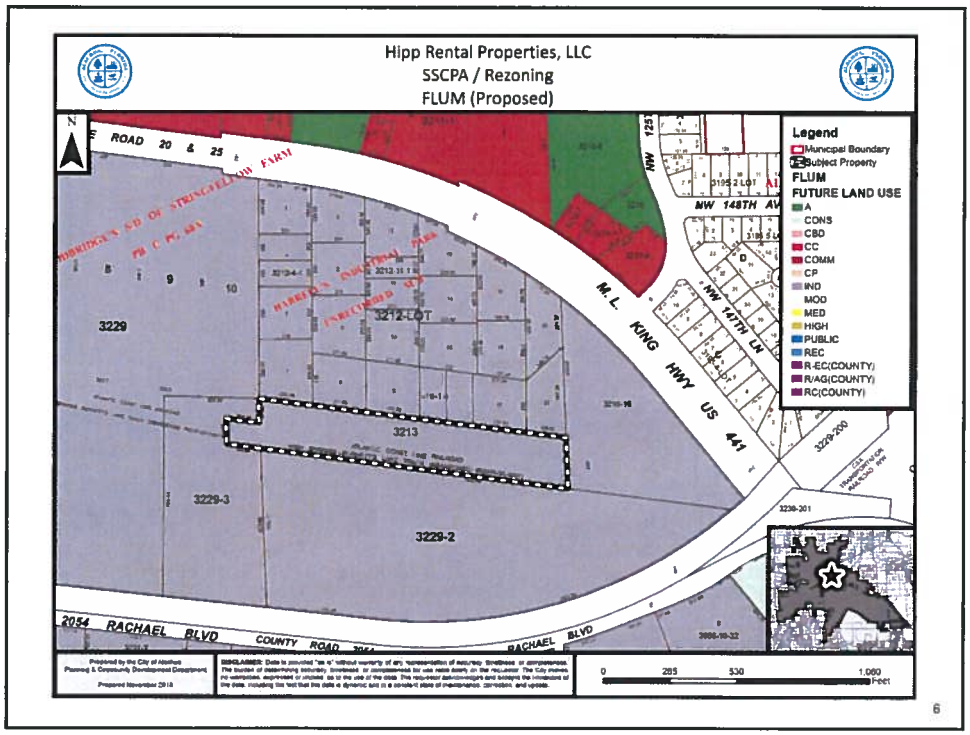
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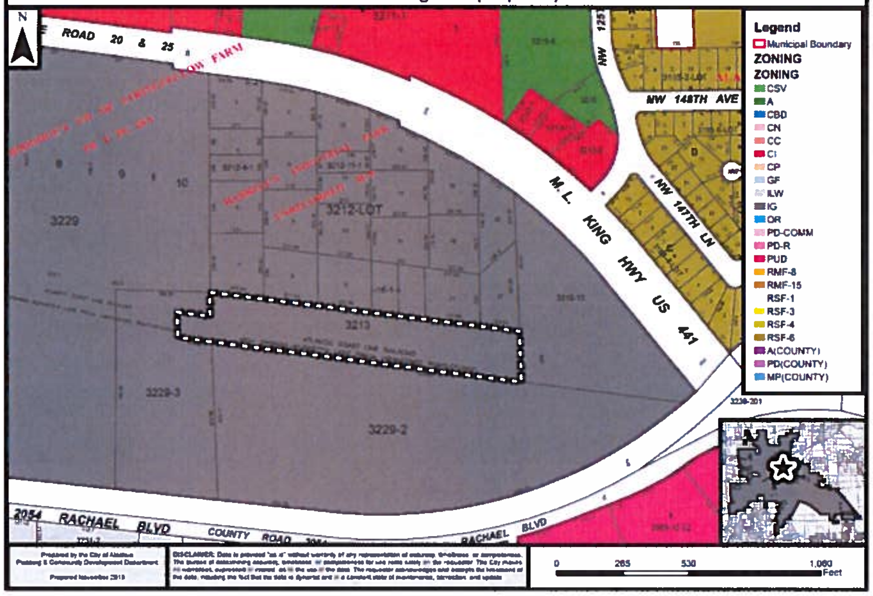
Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)



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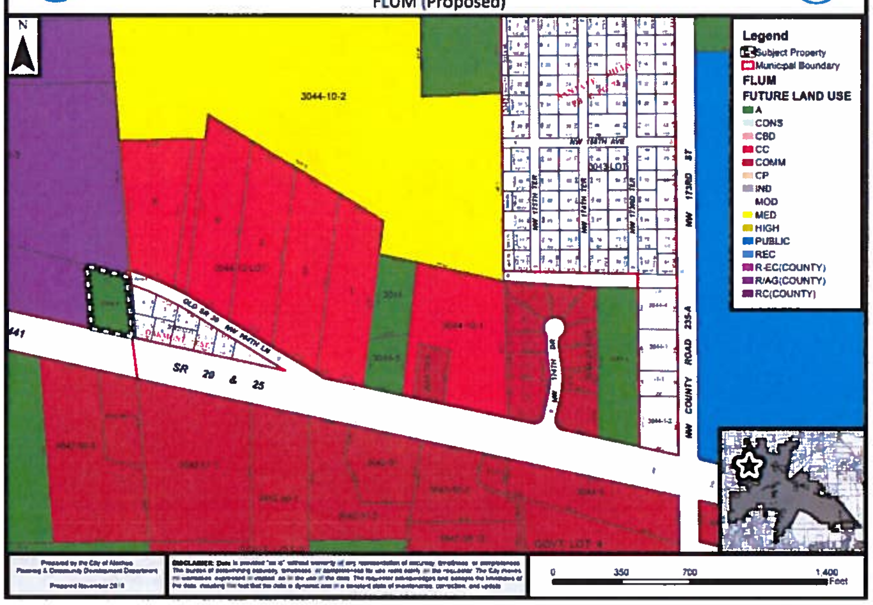
North Florida Water Systems, Inc
SSCPA / Rezoning
FLUM (Proposed)



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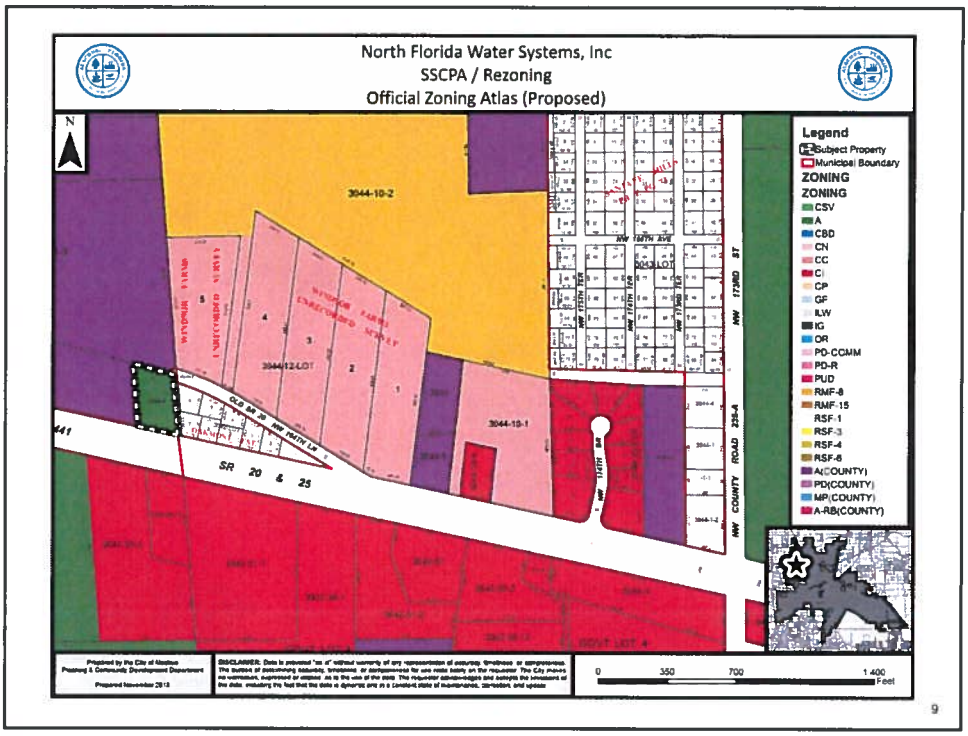
North Florida Water Systems, Inc
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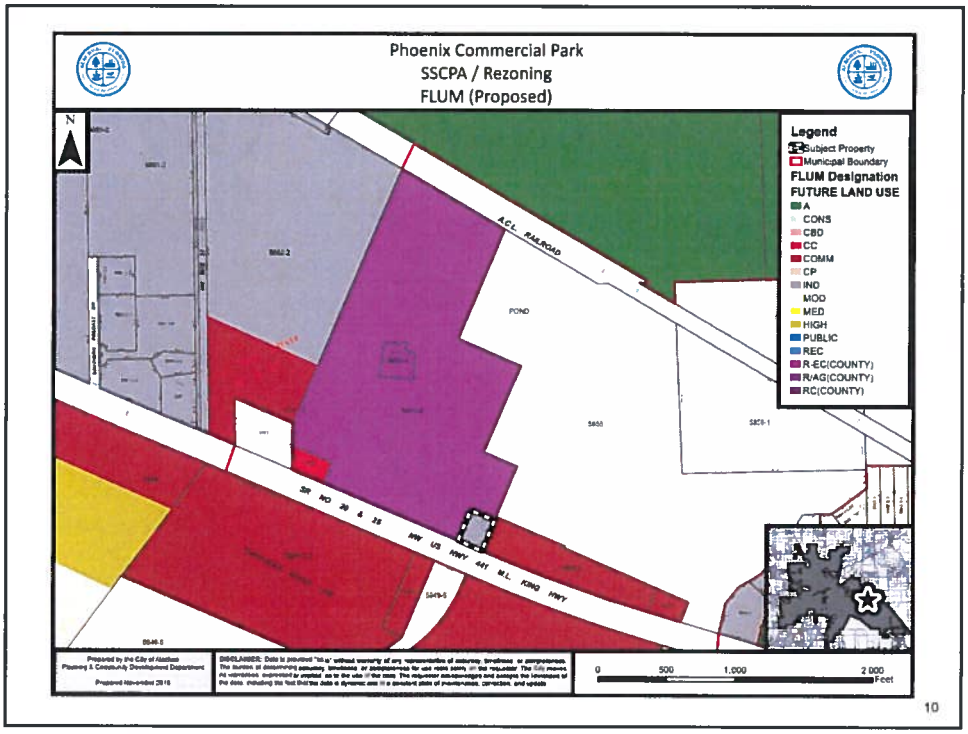
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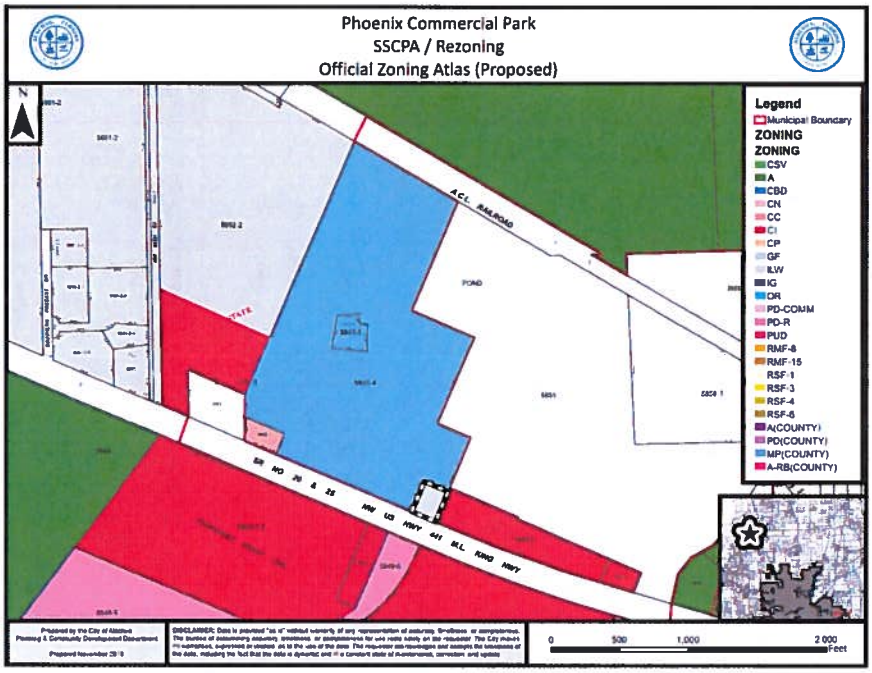
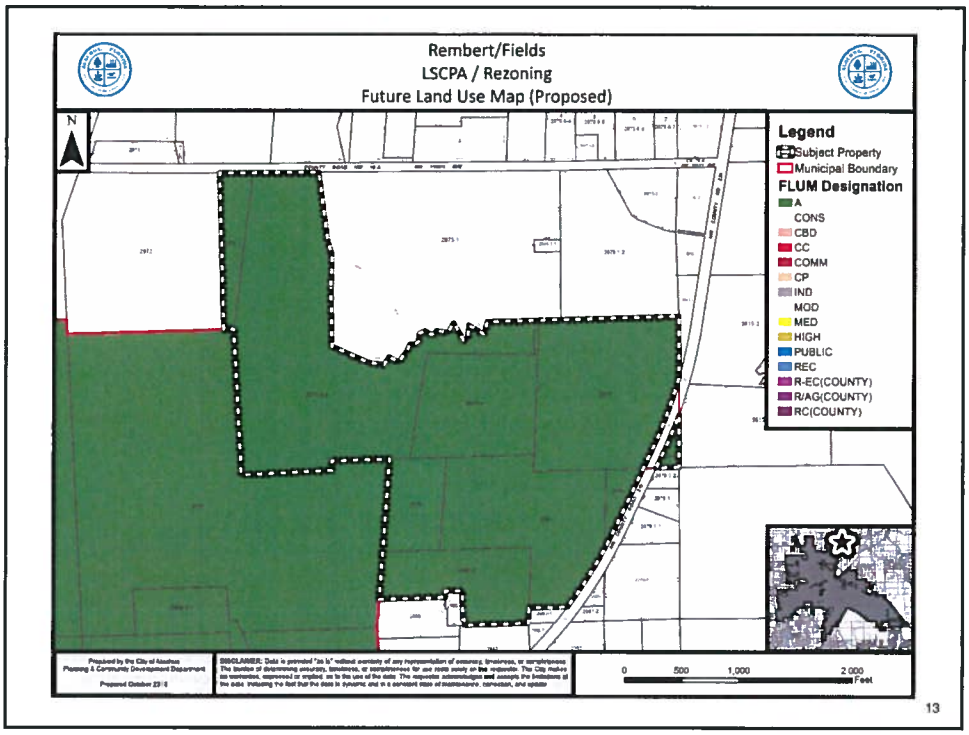


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12


Rembert/Fields
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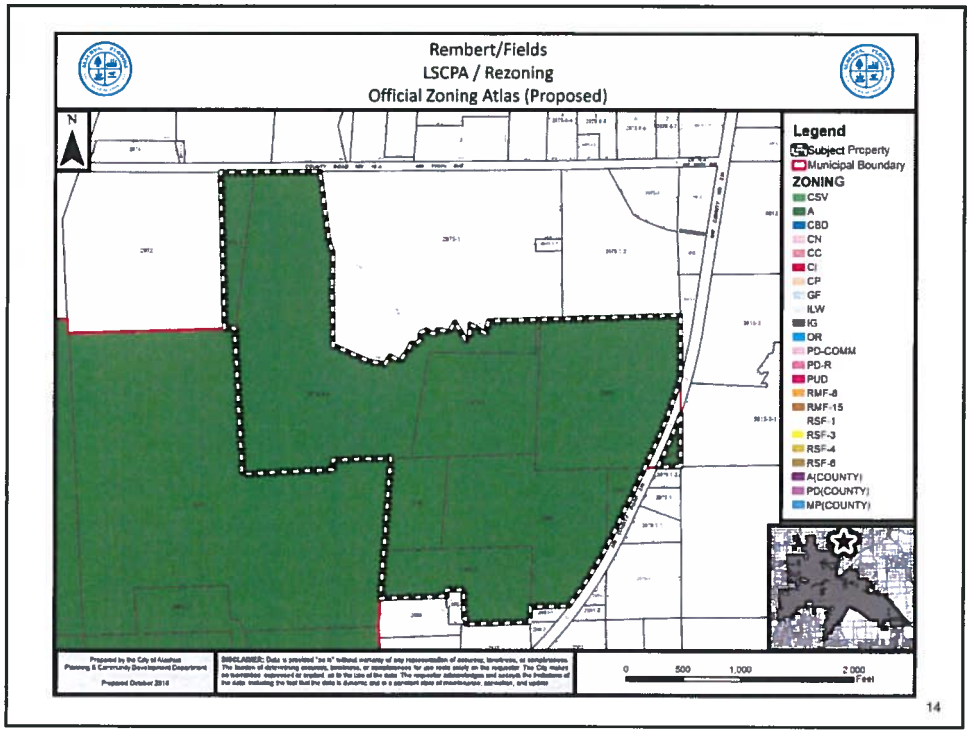
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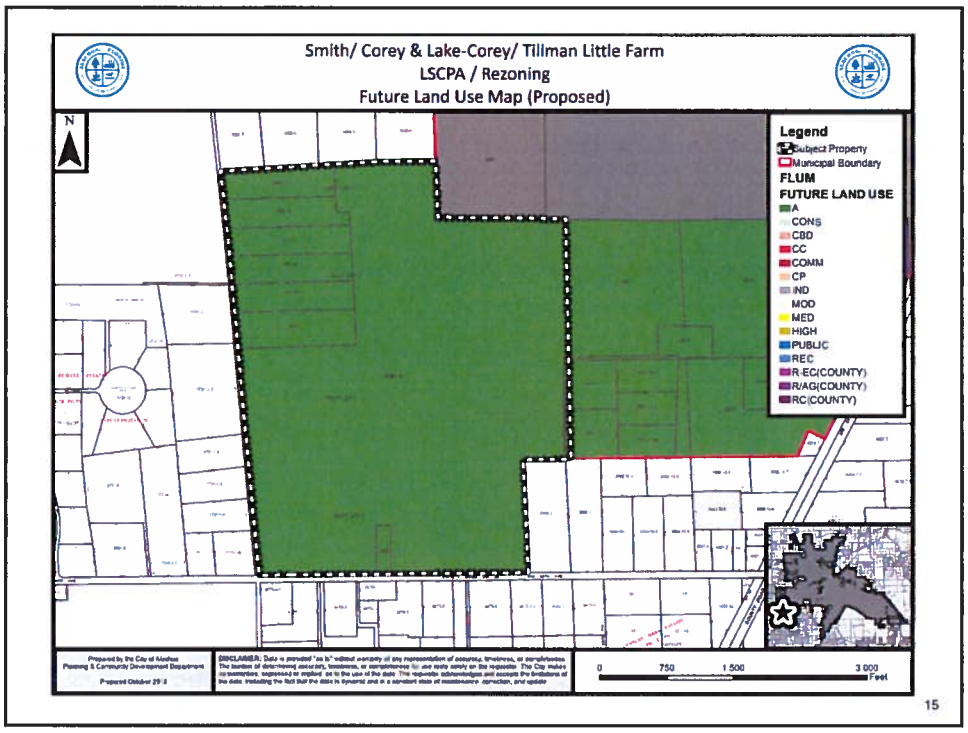
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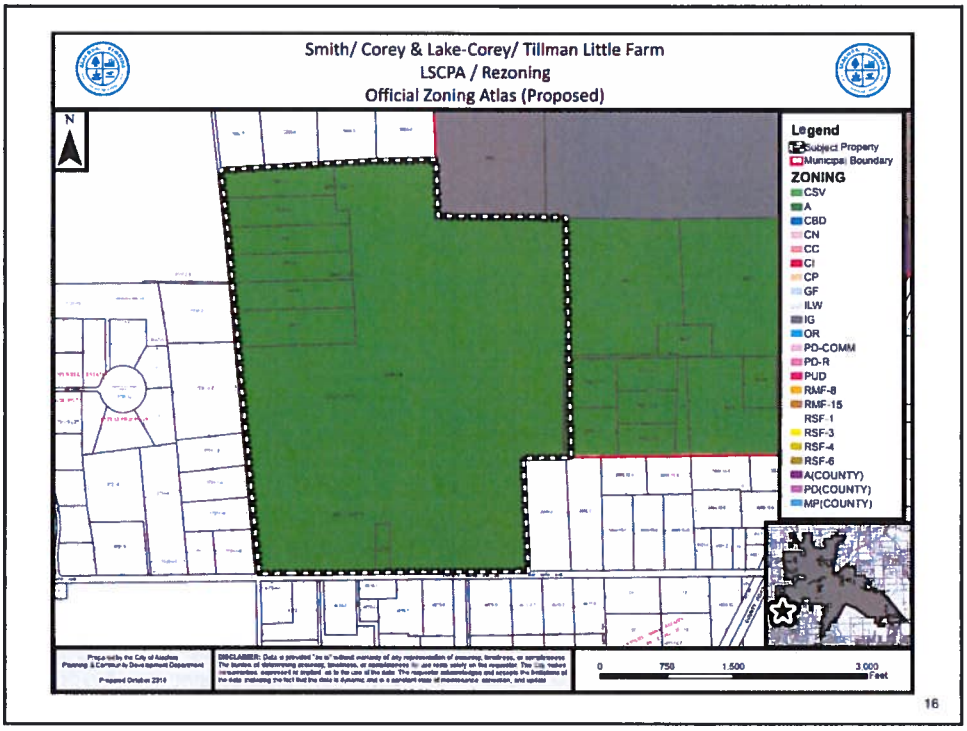
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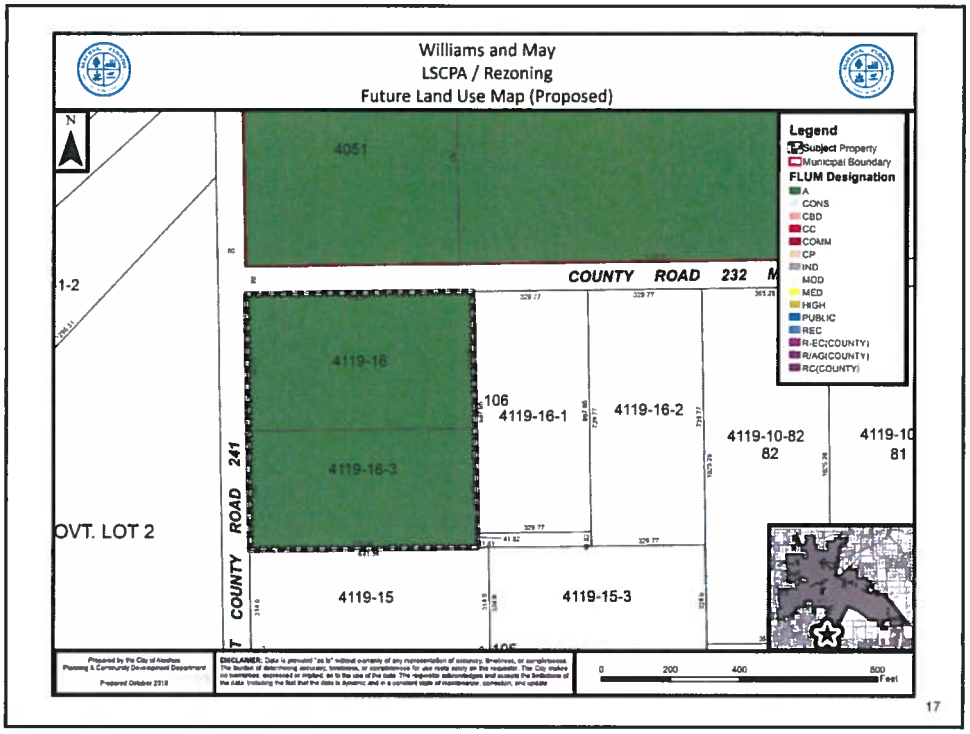
Williams and May
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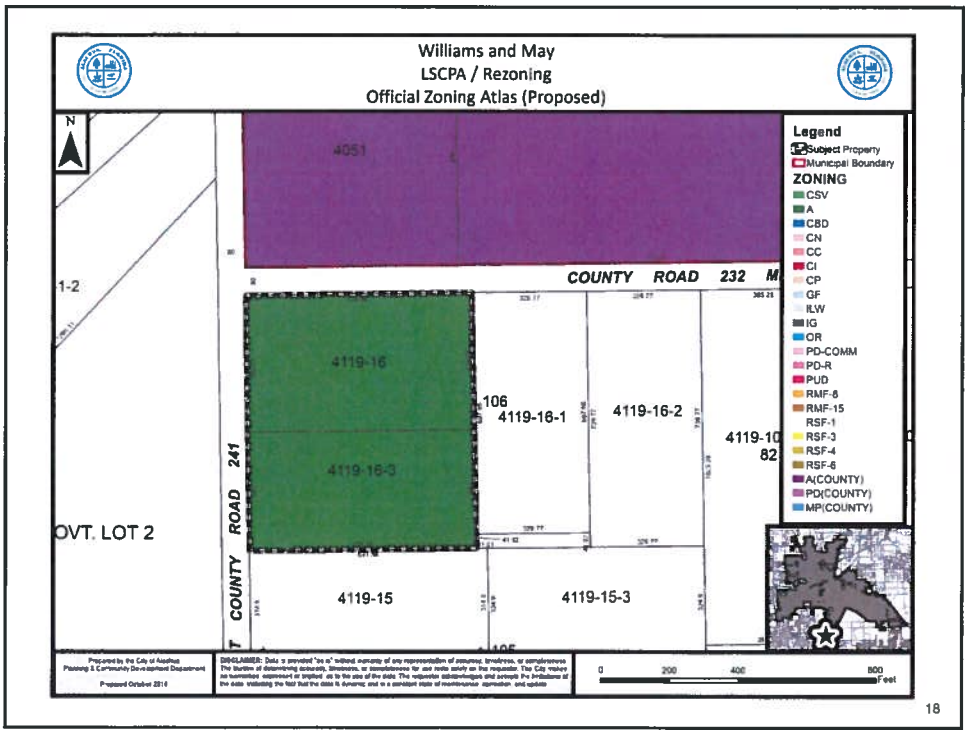
Williams and May
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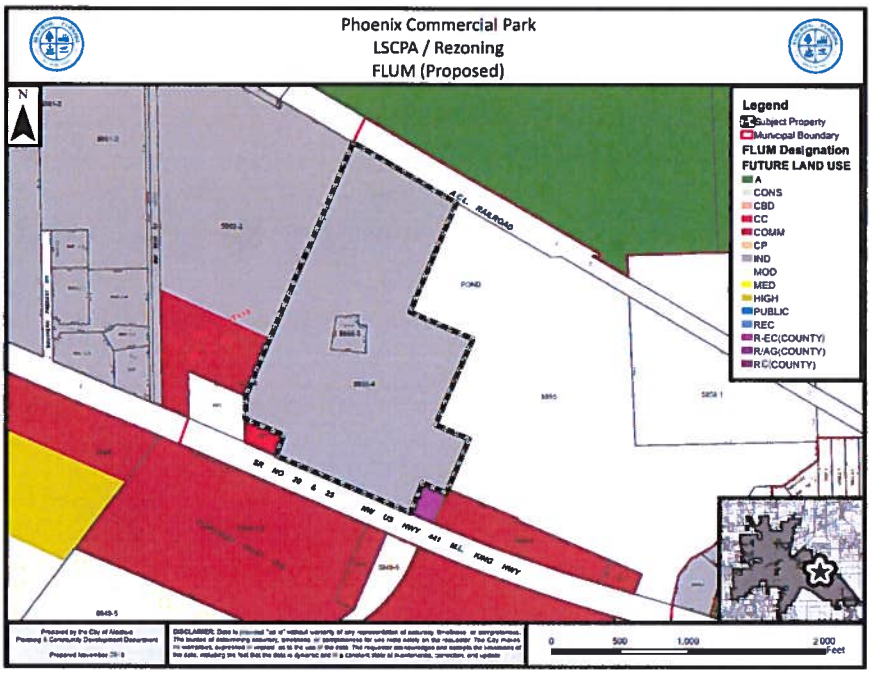
Phoenix Commercial Park
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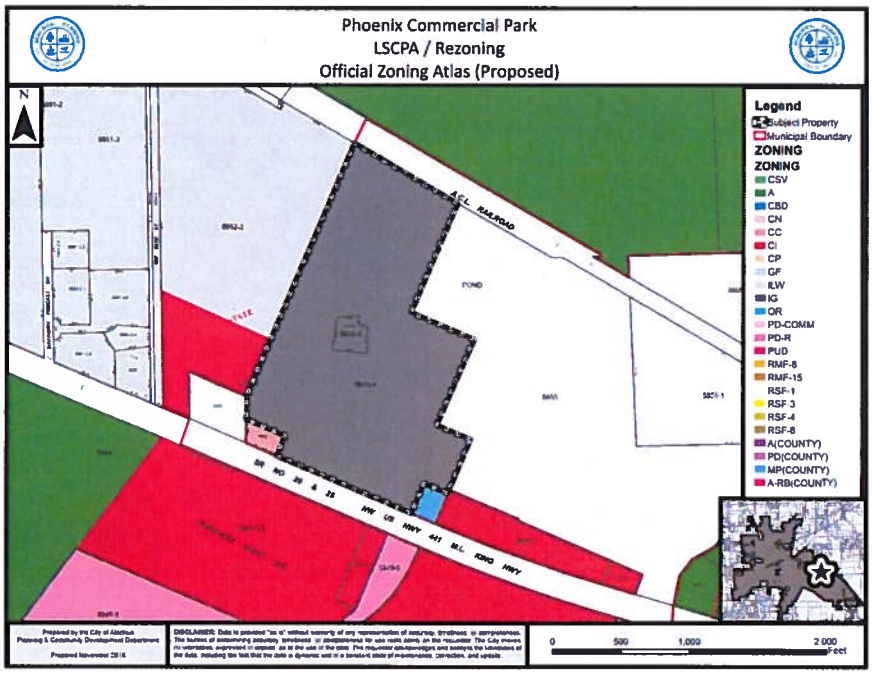
Phoenix Commercial Park
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Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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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: Rembert LSCPA
2. Address of Subject Property: 19104 NW CR 239
3. Parcel ID Number(s): 2972-1-0, 2975-3-4, 2978-0-0, 2975-4-0, 2981-0-0, 2979-0-0, 2980-3-0
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 184

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;

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.

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: Rembert RZ
2. Address of Subject Property: 19104 NW CR 239
3. Parcel ID Number(s): 2972-1-0, 2975-3-4, 2978-0-0, 2975-4-0, 2981-0-0, 2979-0-0, 2980-3-0
4. Existing Use of Property: Ag
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agriculutral (A) (Alachua County)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 184

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.)

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

D. Rembert

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of NC County of Macon

The foregoing application is acknowledged before me this 15 day of October, 2018, by D. Rembert

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

NOTARY SEAL

SARAH L BRYSON
NOTARY PUBLIC
MACON COUNTY, NC
My Commission Expires 6-23-2021

Signature of Notary Public, State of NC

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.

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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

D. REMBERT

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of NC County of Macon

The foregoing application is acknowledged before me this 15 day of October, 2016, by D. Rembert

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

NOTARY SEAL

SARAH L BRYSON
NOTARY PUBLIC
MACON COUNTY, NC
My Commission Expires 6-23-2021

Signature of Notary Public, State of NC

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

City of Alachua
Comprehensive Plan Amendment Application

RECEIVED
NOV 19 2018
BY: ...

☑ **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: Rembert/ Fields LSCPA
2. Address of Subject Property: 19104 NW CR 239
3. Parcel ID Number(s): 2972-1-0, 2975-3-4, 2978-0-0, 2975-4-0, 2981-0-0, 2979-0-0, 2980-3-0
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 184

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.

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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.

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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

Eric Fields

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 1st day of Nov, 20 18 by Eric Jeffrey Fields

_____, who is/are personally known to me, or who has/have produced drivers license F432221072021D as identification.

NOTARY SEAL

FRANCESCA MANGOLD
Notary Public – State of Florida
Commission # GG 091621
My Comm. Expires Aug 3, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

RECEIVED
NOV 19 2018
BY:

A. PROJECT

1. Project Name: Rembert/ Fields RZ
2. Address of Subject Property: 19110 NW CR 239
3. Parcel ID Number(s): 02975-000-000
4. Existing Use of Property: SFR
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agriculutral (A) (Alachua County)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 9.28

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: _____
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   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
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   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.

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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

Eric Fields

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 16th day of nov., 2018, by Eric Jeffrey Fields

_____, who is/are personally known to me, or who has/have produced drivers license F432221072021 0 as identification.

NOTARY SEAL

FRANCESCA MANGOLD
Notary Public - State of Florida
Commission # GG 091621
My Comm. Expires Aug 3, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±190.67 ACRE PROPERTY FROM AGRICULTURE (ALACHUA COUNTY) TO AGRICULTURE; LOCATED SOUTH OF NW 199TH AVE/ ALLIGATOR ROAD; WEST OF NW COUNTY ROAD 239; AND EAST OF COUNTY ROAD 241; TAX PARCEL NUMBERS 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on _____, 2018 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 _____, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20____, and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

DRAFT

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture (Alachua County) to Agriculture on Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 as described by the legal descriptions and sketches found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

DRAFT

Section 6. Effective Date

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

PASSED on first reading the 5th day of November, 2018.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 20___.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

PAGE 1 OF 4

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO AGRICULTURAL:

Legal Description

Tax Parcel 02975-000-000

A portion of the Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at the southwest corner of the Northwest ¼ of Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida and run thence South 06°14'56" West, along the west line of the Southwest ¼ of Southeast ¼ of said Section 36, a distance of 664.58 feet to the southwest corner of that certain parcel of land described in Official Records Book 1781, page 1793 of the Public Records of Alachua County, Florida; thence South 89°40'45" East, along the south line of said certain parcel of land, 500.00 feet to a corner on the west line of that certain parcel of land described in Official Records Book 2864, page 1495 of said Public Records; thence North 06°14'56" East, 812.74 feet to the northwest corner of said certain parcel of land (Official Records Book 2864, page 1495) and to a point on the south line of that certain parcel of land described in Official Records Book 3358, page 370 of said Public Records and to a point on the north line of said certain parcel of land described in Official Records Book 1781, page 1793; thence North 89°39'01" West, along the south line of said certain parcel of land (Official Records book 3358, page 370), and along said north line, 323.56 feet to the northeast corner of that certain parcel of land described in Official Records Book 2407, page 820 of said Public Records; thence North 89°38'36" West, along said south line (Official Records Book 3358, page 370), 176.28 feet to the northwest corner of said certain parcel of land described in Official Records Book 2407, page 820; thence South 06°18'04" West, 148.45 feet to the Point of Beginning.

Containing 9.28 Acres, more or less.

EXHIBIT "A"

AND

Legal Description

Tax Parcel Nos. 02975-003-004, 02975-004-000, 02978-000-000, 02979-000-000, 02980-003-000 and 02981-000-000

A portion of Section 36, Township 7 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 36, Township 7 South, Range 18 East, Alachua County, Florida and run thence North 88°23'24" West, along the north line of said Section 36, a distance of 1112.41 feet to the northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence South 03°52'36" West, along the west line of said Northeast ¼ of Northeast ¼, a distance of 1375.13 feet to a point on the south right of way line of N.W. 199th Avenue (80 foot right of way); thence North 88°21'39" West, along said south right of way line, 1981.77 feet to the northeast corner of that certain tract of land described in Official Records Book 3358, page 370 of the Public Records of Alachua County, Florida and to the Point of Beginning; thence southerly along the east line of said certain tract of land through the following six (6) courses: 1) South 05°12'46" East, 610.07 feet; 2) South 15°47'30" East, 120.11 feet; 3) South 03°52'24" West, 282.63 feet; 4) South 01°33'51" West, 520.37 feet; 5) South 64°02'22" East, 345.59 feet; 6) South 78°36'45" East, 128.94 feet; thence continue South 78°36'45" East, 15.87 feet to the centerline of a creek; thence easterly, along said centerline of the creek through the following eighteen (18) courses: 1) North 36°14'15" East, 82.97 feet; 2) South 58°39'14" East, 92.68 feet; 3) North 39°53'06" East, 120.86 feet; 4) North 25°09'01" East, 62.85 feet; 5) North 85°06'16" East, 48.50 feet; 6) North 60°20'01" East, 36.58 feet; 7) North 03°07'52" East, 69.39 feet; 8) North 68°23'04" East, 59.76 feet; 9) South 56°19'26" East, 62.63 feet; 10) North 75°48'29" East, 26.96 feet; 11) North 39°29'38" East, 32.90 feet; 12) South 79°34'06" East, 104.34 feet; 13) North 31°56'45" East, 94.17 feet; 14) South 29°49'29" East, 135.68 feet; 15) South 24°47'11" East, 41.15 feet; 16) North 58°26'10" East, 43.93 feet; 17) North 05°46'51" East, 109.17 feet; 18) South 57°24'32" East, 154.27 feet; thence North 18°16'41" East, 118.23 feet to a point on the north line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence South 89°35'07" East, along said north line, 461.28 feet to the northeast corner of said Northwest ¼ of the Southeast ¼; thence continue South 89°35'07" East, 1225.94 feet to the northeast corner of the Northeast ¼ of the Southeast ¼ of said Section 36; thence South 01°45'35" West, along the east line of said Northeast ¼ of Southeast 1/4 , a distance of 552.42 feet to a point on the westerly right of way line of State Road No. 239 (100' Right of Way) and to a point lying on the arc of a curve, concave northwesterly, having a radius of 3769.72 feet; thence southwesterly along said westerly right of way line and along the arc of said curve, through a central angle of

EXHIBIT "A"

PAGE 3 OF 4

09°22'35", an arc distance of 616.91 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 22°37'42" West, 616.22 feet; thence South 27°19'00" West, along said westerly right of way line, 809.94 feet to the beginning of a curve concave northwesterly, having a radius of 3769.72 feet; thence southwesterly along said westerly right of way line and along the arc of said curve, through a central angle of 02°19'43", an arc distance of 153.22 feet to a point on the south line of the Northeast ¼ of Southeast ¼ of Southeast ¼ of said Section 36, said arc being subtended by a chord having a bearing and distance of South 28°28'52" West, 153.20 feet to a point on the south line of the Northeast ¼ of Southeast ¼ of Southeast ¼ of Section 36; thence North 89°40'45" West, along said south line, 14.15 feet to a point on the east line of the West ½ of Southeast ¼ of Southeast ¼ of said Section 36; thence South 02°53'45" West, along said east line, 27.02 feet to a point on said westerly right of way line and to a point lying on the arc of a curve, concave northwesterly, having a radius of 3769.72 feet; thence southwesterly along said westerly right of way line and along the arc of said curve, through a central angle of 09°15'29", an arc distance of 609.12 feet, said arc being subtended by a chord having a bearing and distance of South 34°44'48" West, 608.46 feet; thence North 89°42'31" West, 341.05 feet to a point on the west line of the Southeast ¼ of Southeast ¼ of said Section 36; thence South 04°01'04" West, 131.61 feet to a point on the south line of said Section 36; thence North 89°42'15" West, along said south line, 561.90 feet; thence North 01°29'18" East, 50.00 feet; thence North 89°42'15" West, 17.22 feet; thence North 01°29'18" East, 249.74 feet; thence North 88°52'31" West, 150.75 feet; thence South 01°20'26" West, 54.39 feet; thence North 89°42'15" West, 579.66 feet to a point on the west line of the Southeast ¼ of said Section 36; thence North 06°14'56" East, 415.75 feet to the southwest corner of the North ½ of Southwest ¼ of Southeast ¼ of said Section 36 and to the southwest corner of that certain parcel of land described in Official Records Book 1781, page 1793 of the Public Records of Alachua County, Florida; thence South 89°40'45" East, along the south line of said North ½ of Southwest ¼ of Southeast ¼ and along the south line of said certain parcel of land (Official Records Book 1781, page 1793) , a distance of 500.00 feet; thence North 06°14'56" East, 812.74 feet to a point on the north line of said certain parcel of land (Official Records Book 1781, page 1793); thence North 89°39'01" West, along said north line of said certain parcel of land (Official Records Book 1781, page 1793), 323.56 feet to the northeast corner of that certain parcel of land described in Official Records Book 2407, page 820 of said Public Records; thence North 89°38'36" West, along the north line of said certain parcel of land (Official Records Book 2407, page 820) and along the south line of said certain tract of land described in Official Records Book 3358, page 370 of said Public Records, 684.29 feet; thence South 00°55'57" West, along said south line of said certain tract of land (Official Records Book 3358, page 370), a distance of 83.76 feet; thence South 89°07'55" West, 886.15 feet to the southwest corner of said certain tract of land (Official Records Book 3358, page 370); thence northerly along the west line of said certain tract of land (Official Records Book 3358, page 370) through the following three (3) courses: 1) North 02°44'41" East, 1279.77 feet; 2) North 89°35'25" West, 88.00 feet; 3) North 00°24'43" East, 1367.57 feet to the northwest corner of said certain tract of land and to a point on said south right of way line of N.W. 199th Avenue;

EXHIBIT "A"

thence South 88°21'39" East, along said south right of way line, 874.85 feet to the Point of Beginning.

Containing 181.39 Acres, more or less.

Together With:

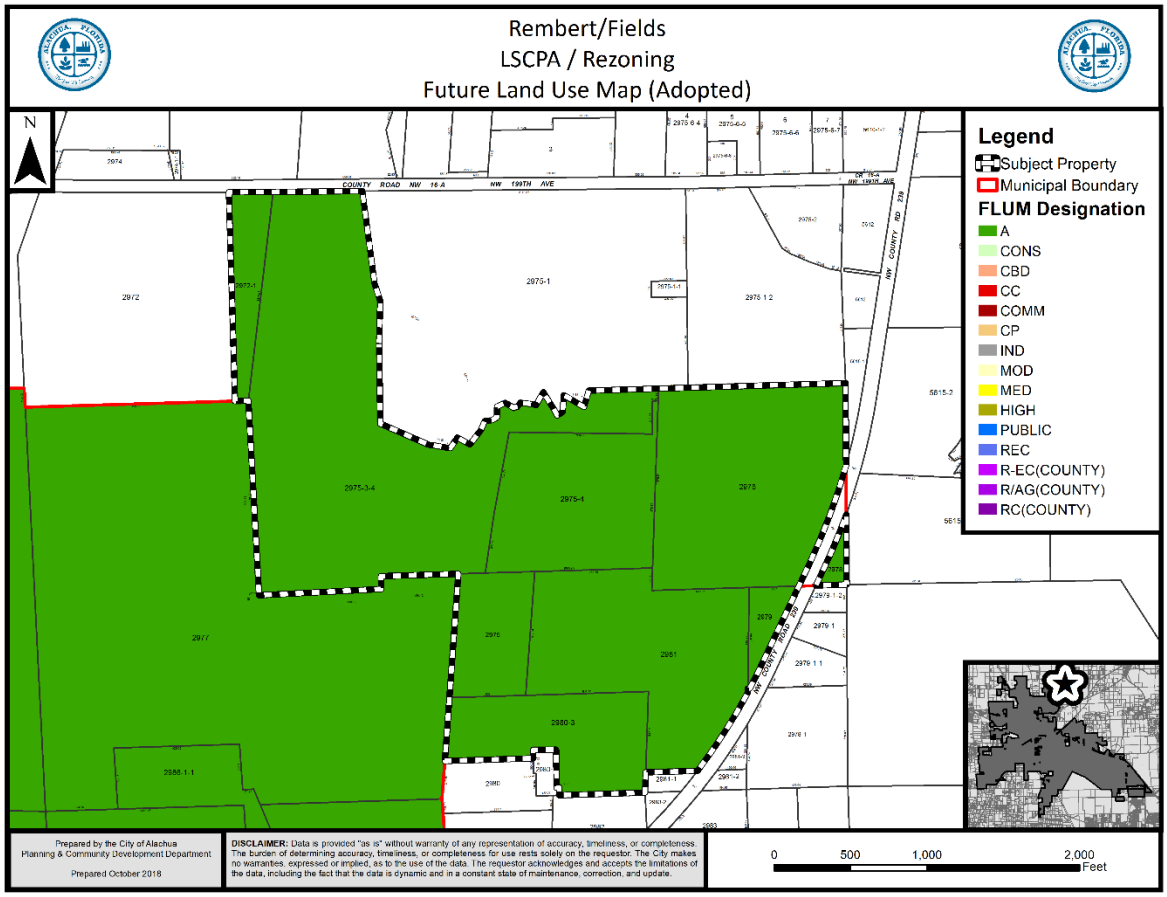
A portion of the Northeast ¼ of the Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at the southeast corner of the Northeast ¼ of Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida and run thence North 01°45'35" East, along the east line of said Northeast ¼ of Southeast ¼, a distance of 451.37 feet to a point on the easterly right of way line of State Road No. 239 (100' Right of Way), said point lying on the arc of a curve, concave northwesterly, having a radius of 3869.72 feet; thence southwesterly along said right of way line and along the arc of said curve, through a central angle of 04°52'39", an arc distance of 329.42 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 24°52'41" West, 329.32 feet; thence South 27°19'00" West, along said right of way line, 170.12 feet to a point on the south line of said Northeast ¼ of Southeast ¼: thence South 89°38'57" East, along said south line, 202.75 feet to the Point of Beginning.

Containing 1.01 Acres, more or less.

Dr

EXHIBIT "B"


Rembert/Fields
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)
COUNTY ROAD NW 16 A
NW 199TH AVE
NW COUNTY RD 235
NW COUNTY ROAD 235
2972
2975-1
2975-3-4
2975-1
2975
2977
2975
2981
2980-3
2980-1-1
2979 1
2979 1 1
2978 1
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2018
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

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 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1a: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 2a: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

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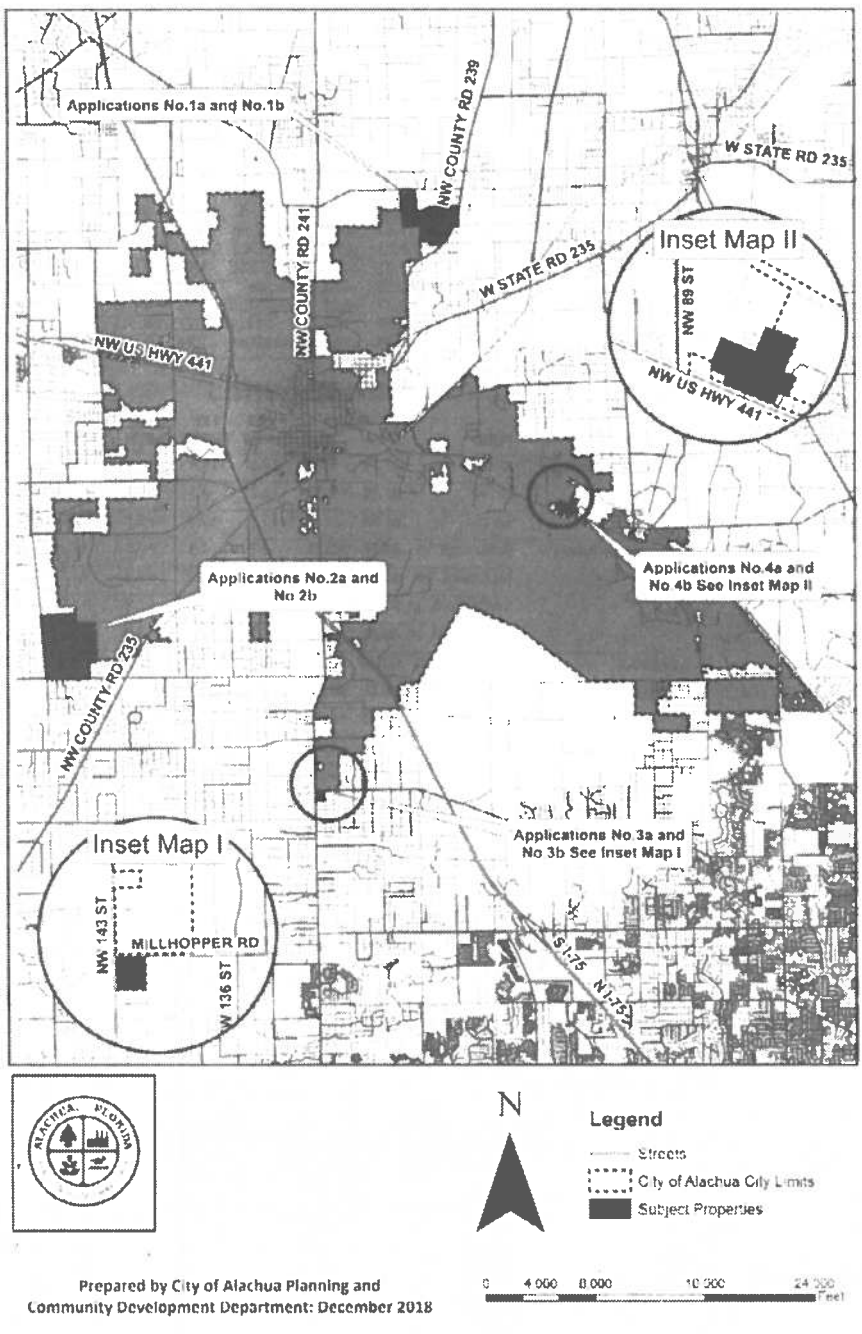
Application 4a: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Industrial General (IG).



Prepared by City of Alachua Planning and Community Development Department: December 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045837

City of ALACHUA

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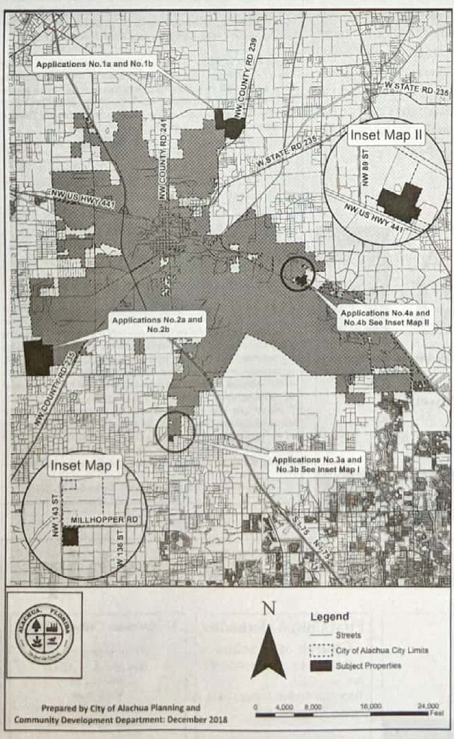

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

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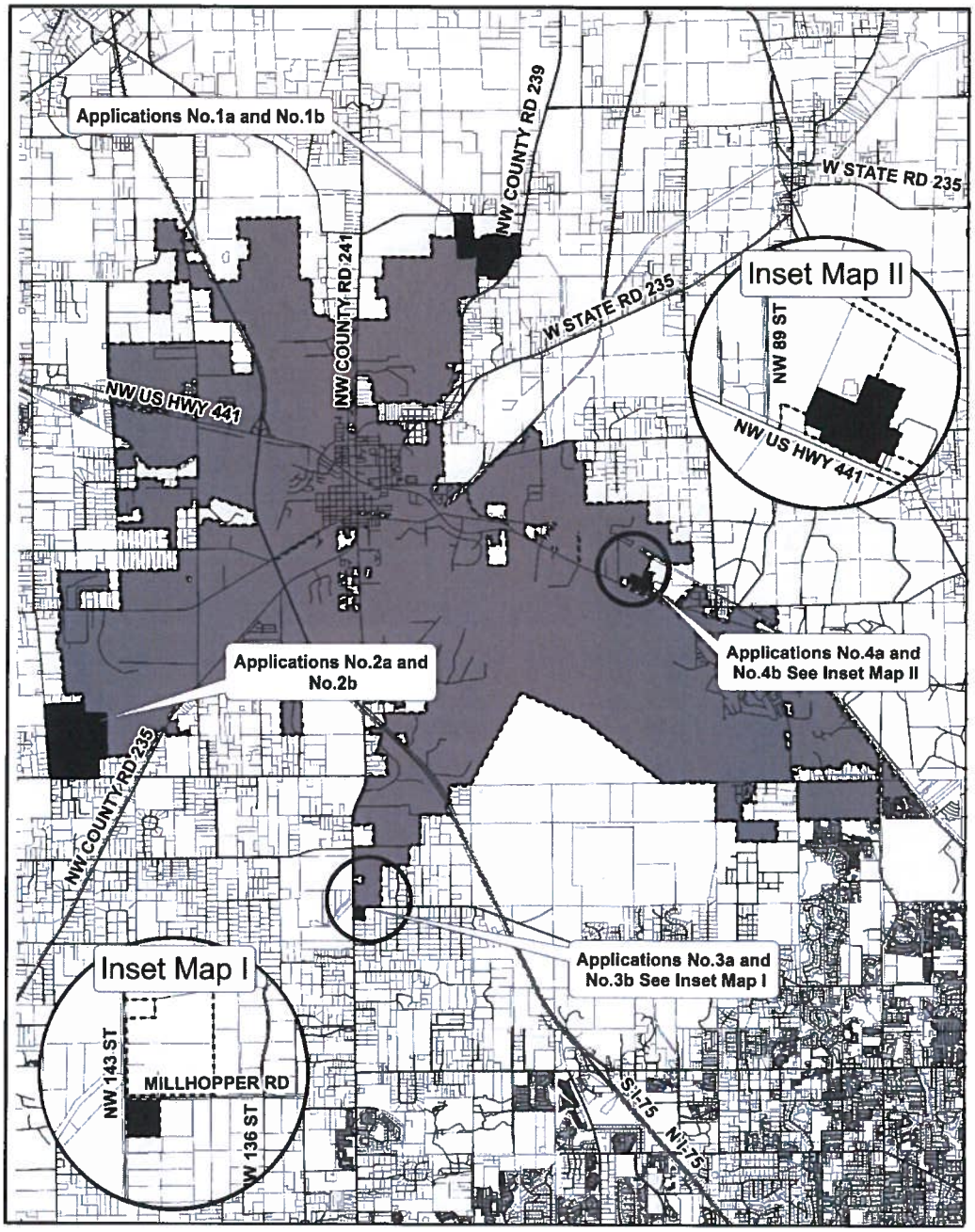
City of ALACHUA

THE GOOD LIFE COMMUNITY



N

Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
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ALACHUA, FL 32615

STEVENS & TEEL
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ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
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ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

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ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
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ALACHUA, FL 32616-0279

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
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ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE SIGN ON 12/19/15
(Name) (Date)

FOR THE DMR 239 Estates, PJDJ, Fields LSCPA LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

4
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural(A) on a ±191.68 acre subject property. Consisting of Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on the subject property.

The subject property was annexed through Ordinances 18-09 and 18-10 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Agriculture Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

> *The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)*

ATTACHMENTS:

Description

- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A")(Alachua County) to Agricultural ("A") on a ±191.68 acre subject property
PROPERTY OWNER:	PJDJ, Inc., DR 239 Estates, LLC, and Eric J. Fields
LOCATION:	South of NW 199th Ave/ Alligator Road, west of NW CR 239, and east of CR 241
PARCEL ID NUMBER(S):	02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000
ACREAGE:	± 191.68 total
PROJECT PLANNER:	Adam J. Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on the subject property.

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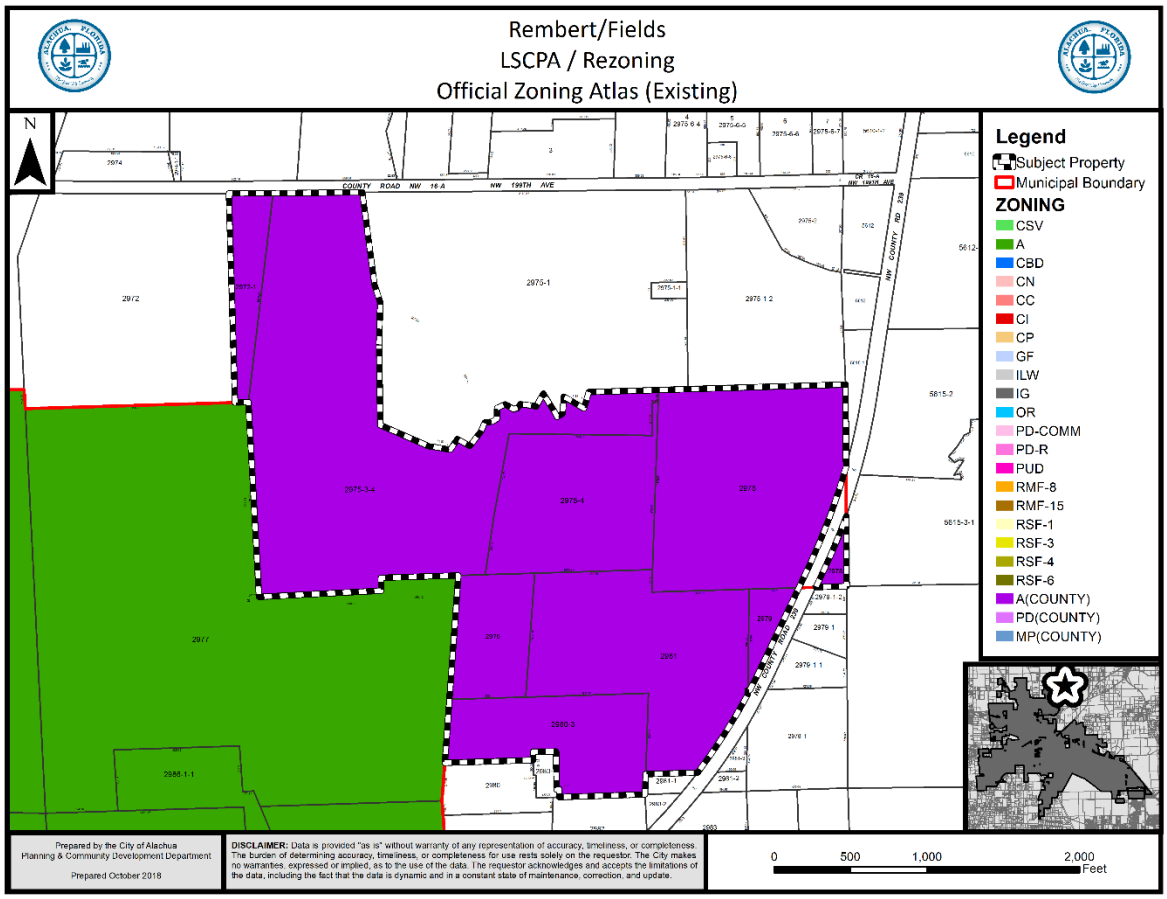
Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural ("A") (Alachua County)	Agricultural ("A")
Max. Gross Density:	38 Dwelling Units	38 Dwelling Units
Floor Area Ratio:	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units

** The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.*

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SURROUNDING USES

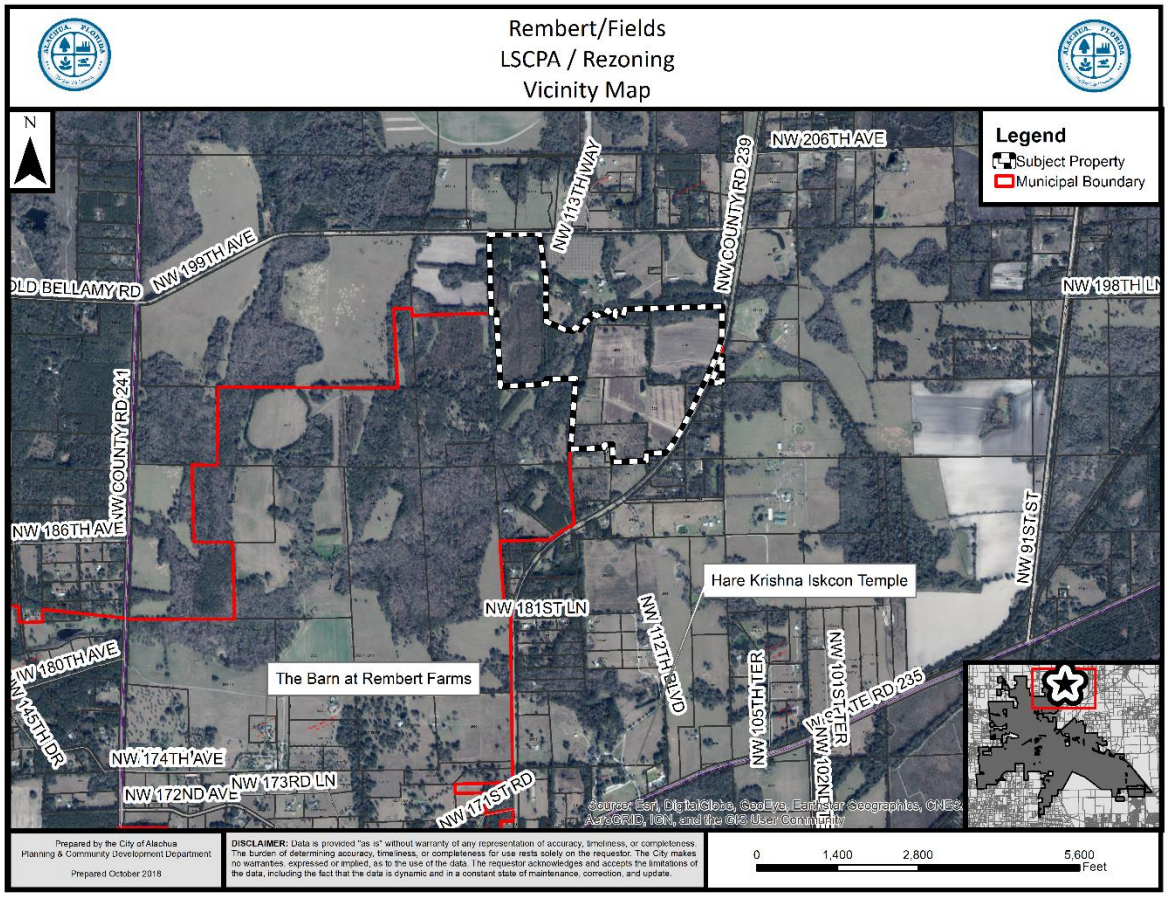
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture	Rural/Agricultural (County)	A (County)
East	Agriculture	Rural/Agricultural (County)	A (County)
West	Agriculture	Agriculture	A
South	Agriculture	Rural/Agricultural (County); Agriculture	A (County); A

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

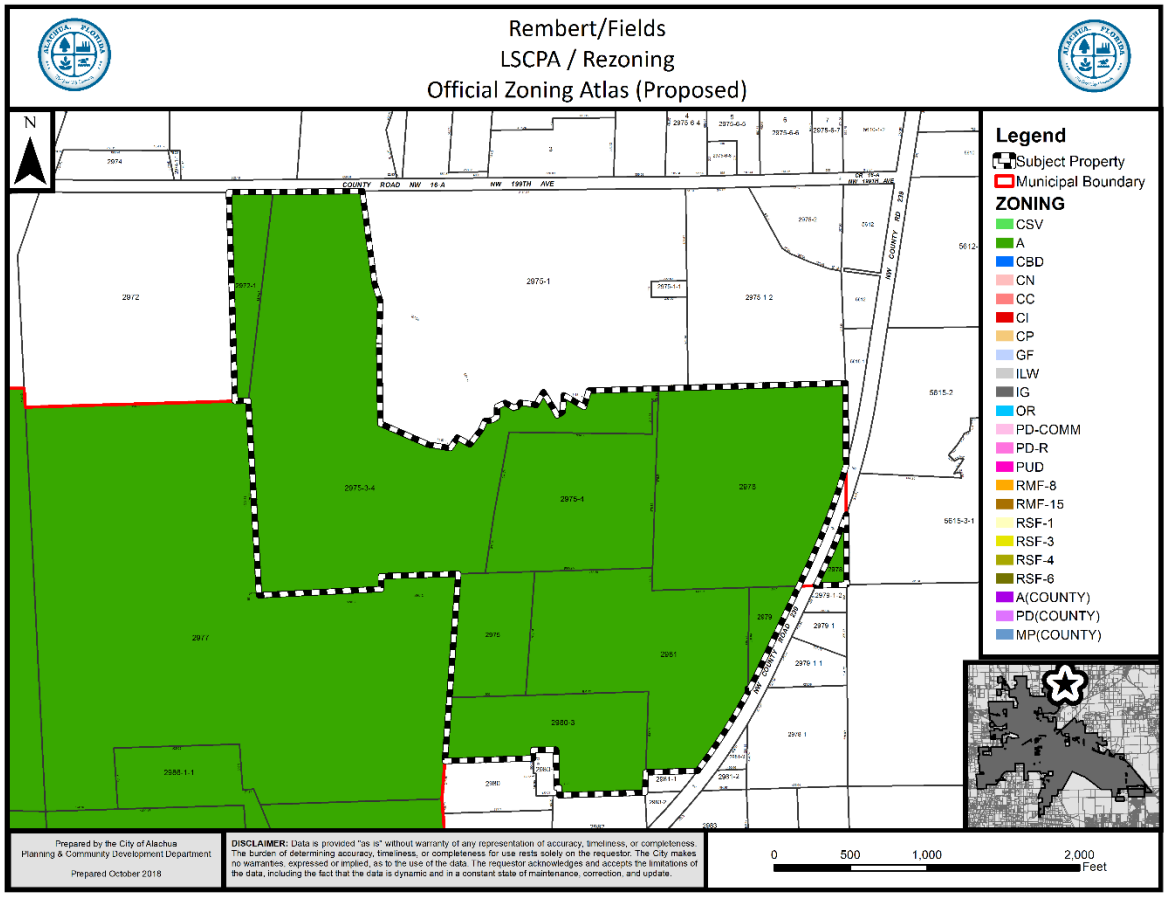


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
02975-000-000	Single family residential/ Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±9.28
02972-001-000	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±5.93
02975-003-004	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±68.67
02978-000-000	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±36.39
02975-004-000	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±21.55
02981-000-000	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±30.64
02979-000-000	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±2.59
02980-003-000	Agriculture	Agricultural ("A") (Alachua County)	Agricultural ("A)	±15.57

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NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November ___, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, there were ____ individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A") and Residential Single Family-3 ("RSF-3") to Residential Multiple Family -8 ("RMF-8"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
02975-000-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02975-000-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02972-001-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02975-003-004	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02978-000-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02975-004-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02981-000-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02979-000-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
02980-003-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential 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
- 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

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

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Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property.

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity,

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location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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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.

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

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

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,

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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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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inventory shall be established in the City's Land Development Regulations.

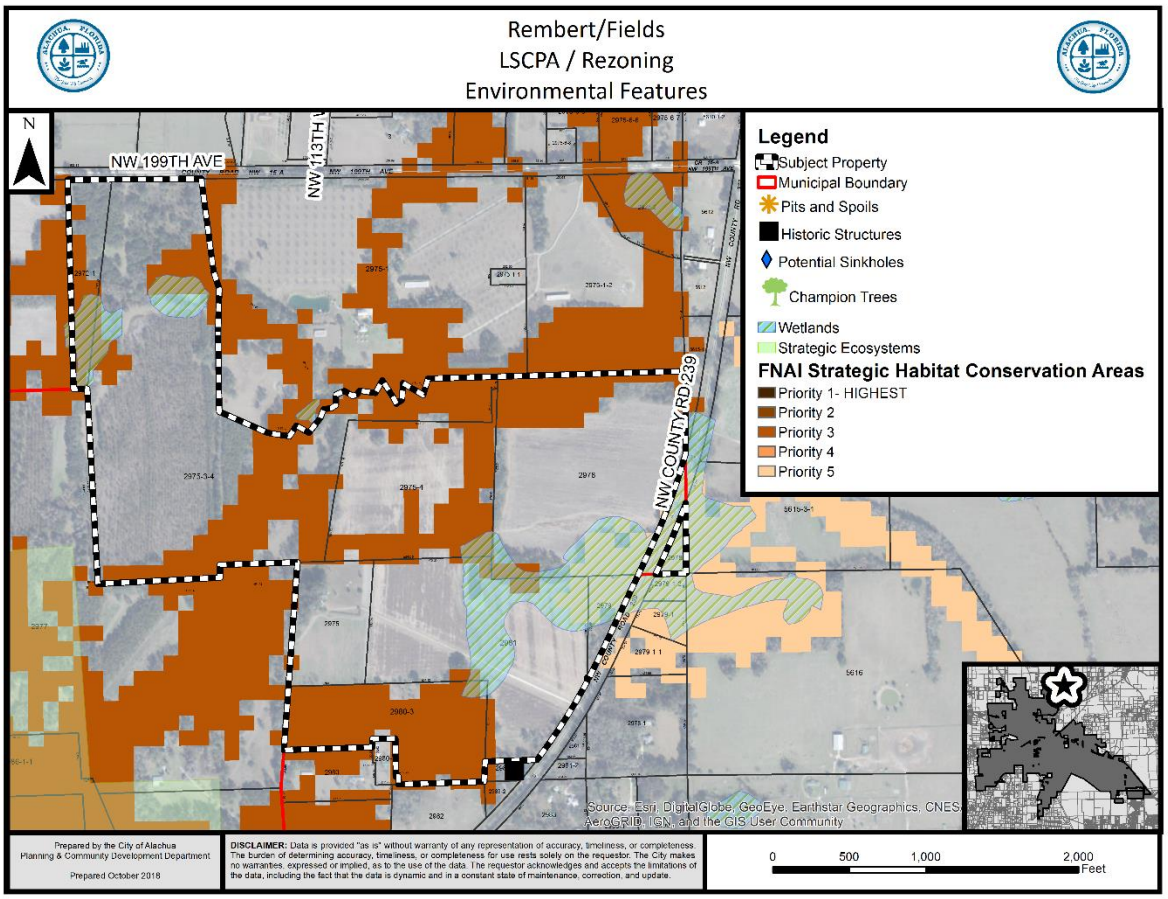
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

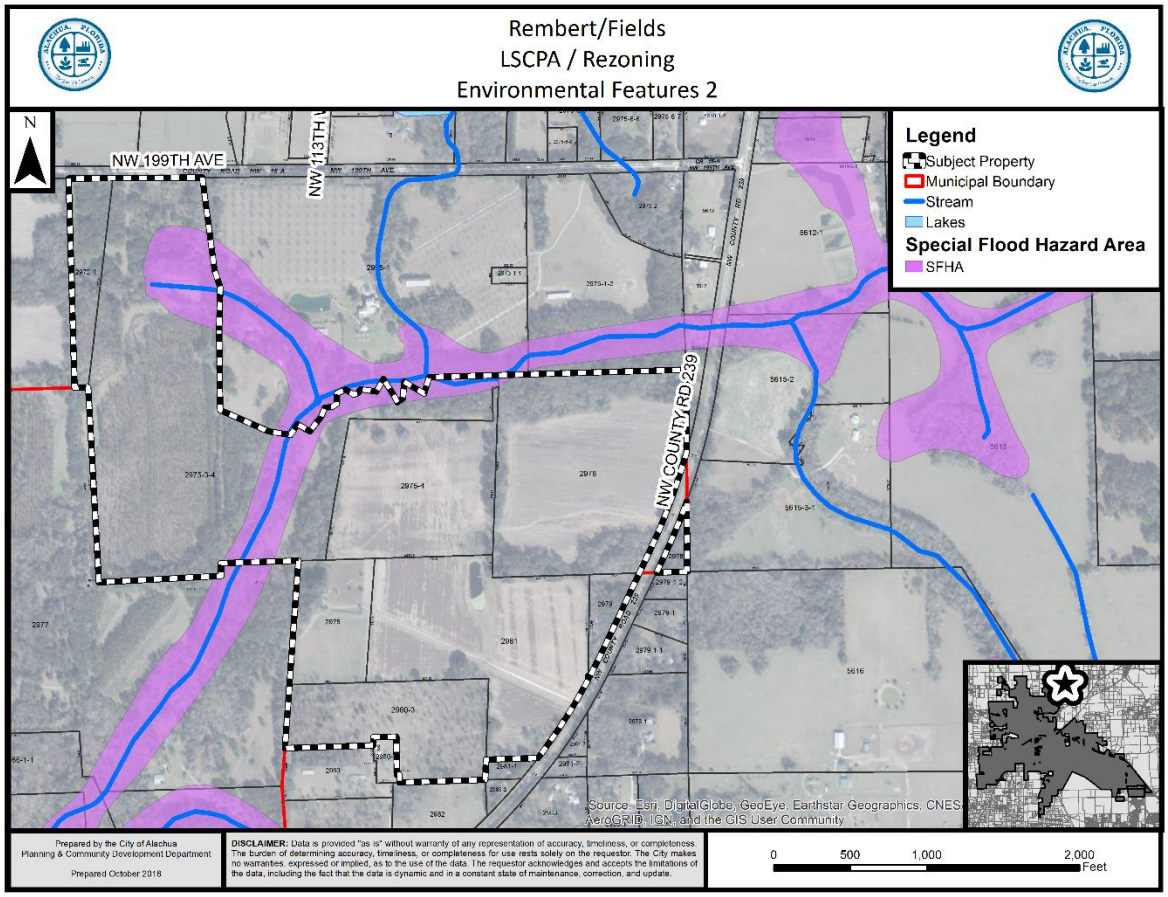
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4a. Environmental Features



Map 4b. Environmental Features



Wetlands

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain Priority 3 and Priority 5 lands identified in the PNA data layer, as well as prioritized lands. 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 ten (10) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Kanapaha sand, 0 to 5 percent slopes	A/D	Poorly drained	Very limited	5.1%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	5.2%
Pompano sand	A/D	Poorly drained	Very limited	7.0%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	17.9%
Chipley sand	A	Somewhat poorly drained	Not limited	17.7%
Lochloosa fine sand, 2 to 5 percent slopes	A	Somewhat poorly drained	Not limited	36.4%
Blichton sand, 0 to 2 percent slopes	C/D	Poorly drained	Very limited	1.3%
Sparr fine sand	A	Somewhat poorly drained	Not limited	3.8%
Lochloosa fine sand, 5 to 8 percent slopes	B	Somewhat poorly drained	Not limited	4.3%
Blichton sand, 5 to 8 percent slopes	C/D	Poorly drained	Very limited	1.3%

Evaluation: A majority of the site is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0130D 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) and areas with Flood Zone "A" designations (areas determined to be within the 500 year flood plain without base flood elevation data available).

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

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The proposed amendment would permit agricultural and limited residential uses in a predominately agricultural/ rural area.

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

Evaluation and Findings: The proposed amendment would permit agricultural uses in areas located immediately adjacent to existing agricultural uses.

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

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

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

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

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed application would agricultural uses adjacent to existing agricultural uses.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses

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that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Agricultural ("A") lands adjacent to existing lands with similar zoning designations. Therefore, this amendment will not result in the creation of isolated zoning districts.

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

Evaluation and Findings: The subject property is not located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure.

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

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

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PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	**38 dwelling units**	**38 dwelling units**

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

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
NA	SR 235 (From US 441 to NCL of Alachua)	2U	Arterial	N/A	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 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

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Table 4. Potential Trip Generation[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing [2] (ITE Code 220 (9th ed.))	362 (181/181)	17 (3/14)	20 (15/5)

1 Source: ITE Trip Generation, 10th editions
2 Formulas: AADT – 9.52 trips per dwelling unit x 38 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 38 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 38 dwelling units (67% entering/33% exiting).

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

Traffic System Category	SR 235 (from US 441 to NCL)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	14,400
Existing Traffic[3]	7,537
Reserved Trips[4]	29
Available Capacity[4]	6,834
Increase/Decrease in Daily Trips Generated by Development	362
Residual Capacity After Development's Impacts[5]	6,472

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.***

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

Traffic System Category	SR 235 (from US 441 to NCL)[1]
Maximum Service Volume[2]	1,290
Existing Traffic[3]	716
Reserved Trips[4]	2
Available Capacity[4]	572
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	20
Residual Capacity After Development's Impacts[5]	552

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.***

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

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Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	10,450
Residual Capacity	**1,015,733**
Percentage of Permitted Design Capacity Utilized	**55.83%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	9,500
Residual Capacity	**769,711**
Percentage of Permitted Design Capacity Utilized	**48.69%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat 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.

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Recreational Impacts

Table 8a. Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage[1]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	.45
Residual Recreational Capacity After Impacts	**67.33**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 38 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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	.09 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 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]	**29.15 %**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.45 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 not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. 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]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	360.24	65.74
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: 9,892 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 38 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, March 2016*

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

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. 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.

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Exhibit A- Table 4.1-1 Table of Allowed Uses

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

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

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

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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		

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

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

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placement on existing building																								
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)

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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)

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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																								

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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)

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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)

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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	

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Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

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Department or discount store												P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)												P	P	P	P				A				4.3.4(G)(3)
Crematory		S												S		P	P					A	4.3.4(G)
Entertainment establishment												P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P		A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P				A				4.3.4(G)
General media store													P	P	P	P			A	A	A		4.3.4(G)
Liquor store													S	P	P	P			A		A		4.3.4(G)
Laundromat															P	P			A				4.3.4(G)(5)
Non-medical marijuana dispensing																							
Pawn shop															P				A				4.3.4(G)(8)
Precious metals dealer															P				A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P			A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P				A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P			A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P				A				4.3.4(G)(10)

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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				

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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																								

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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)

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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.

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EXHIBIT "B"

TO

APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY'S OFFICIAL ZONING ATLAS

ON BEHALF OF

PJDJ, INC., DR 239 ESTATES, LLC, AND ERIC J. FIELDS

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

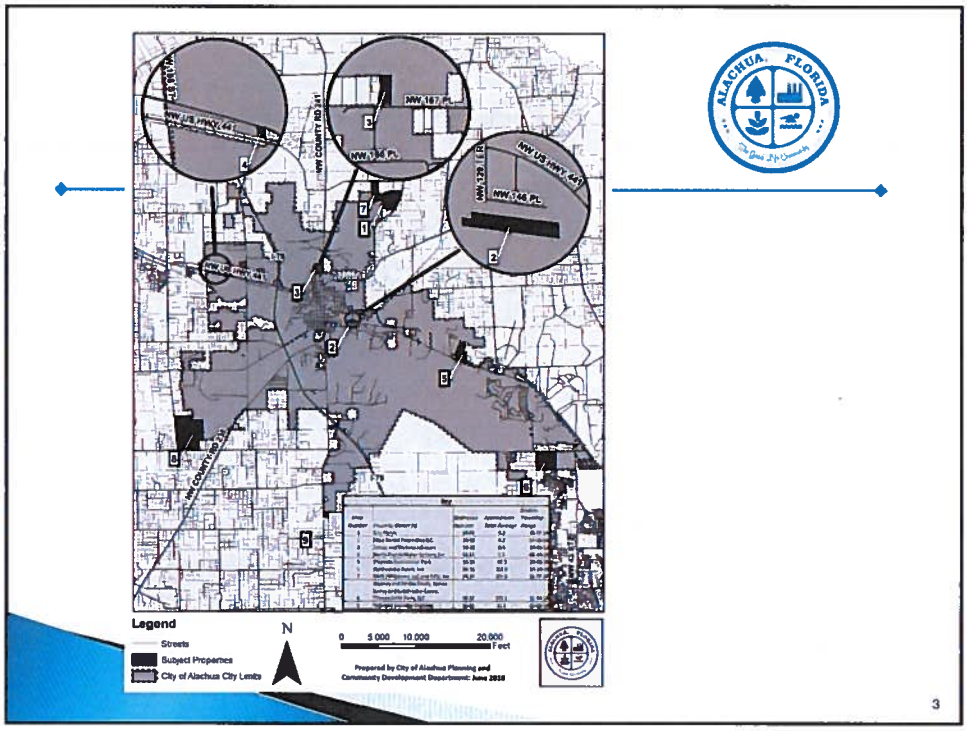
November 27, 2018

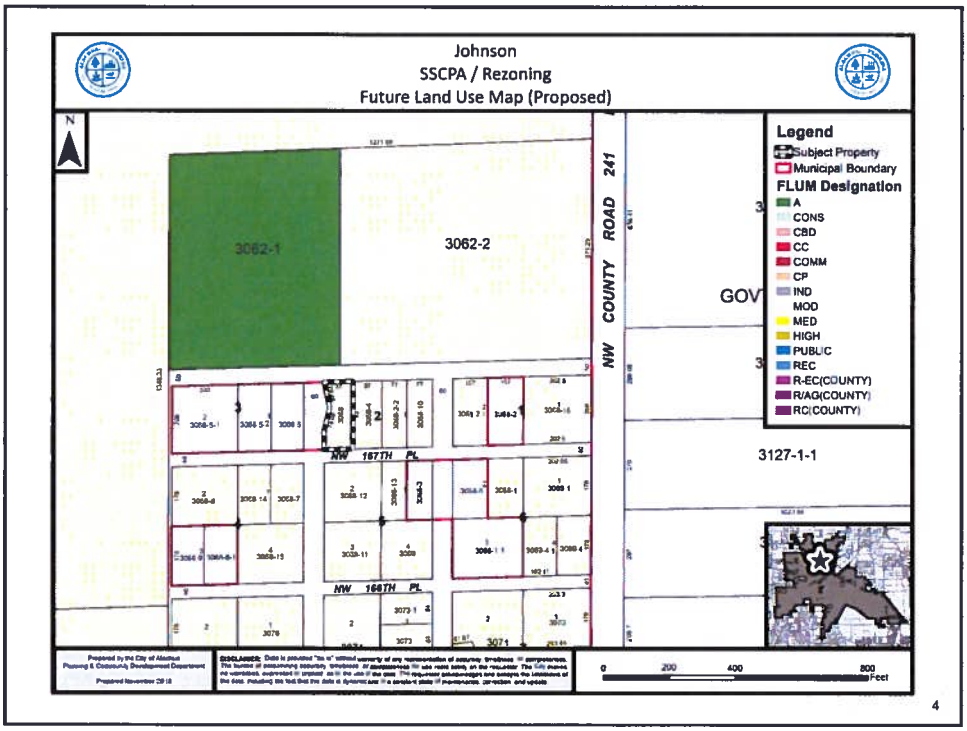
1

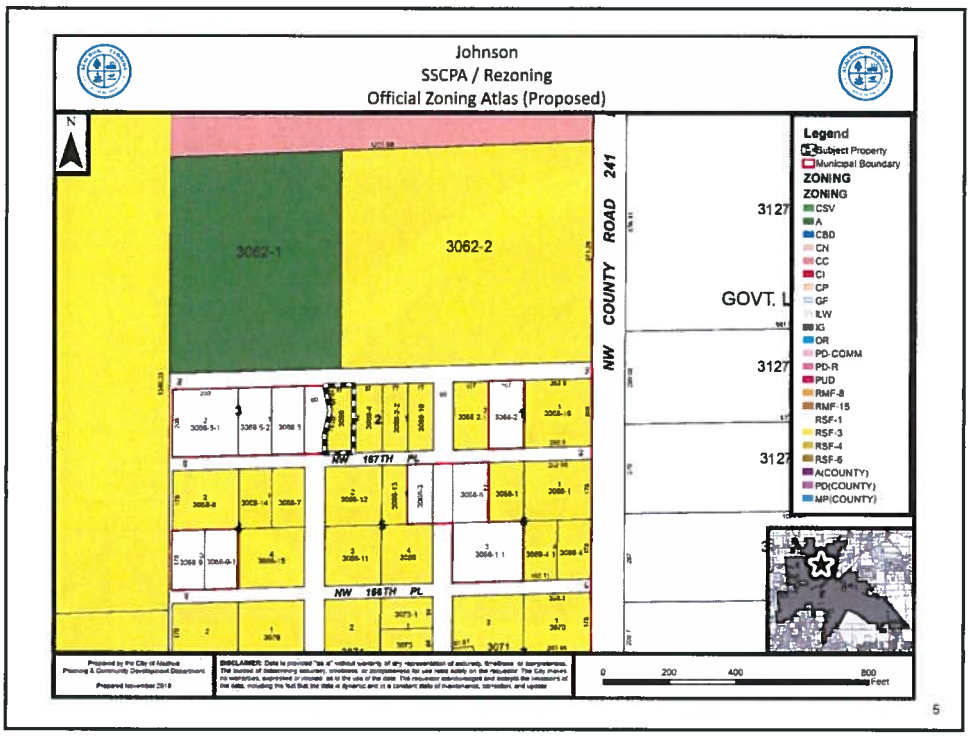
Overview

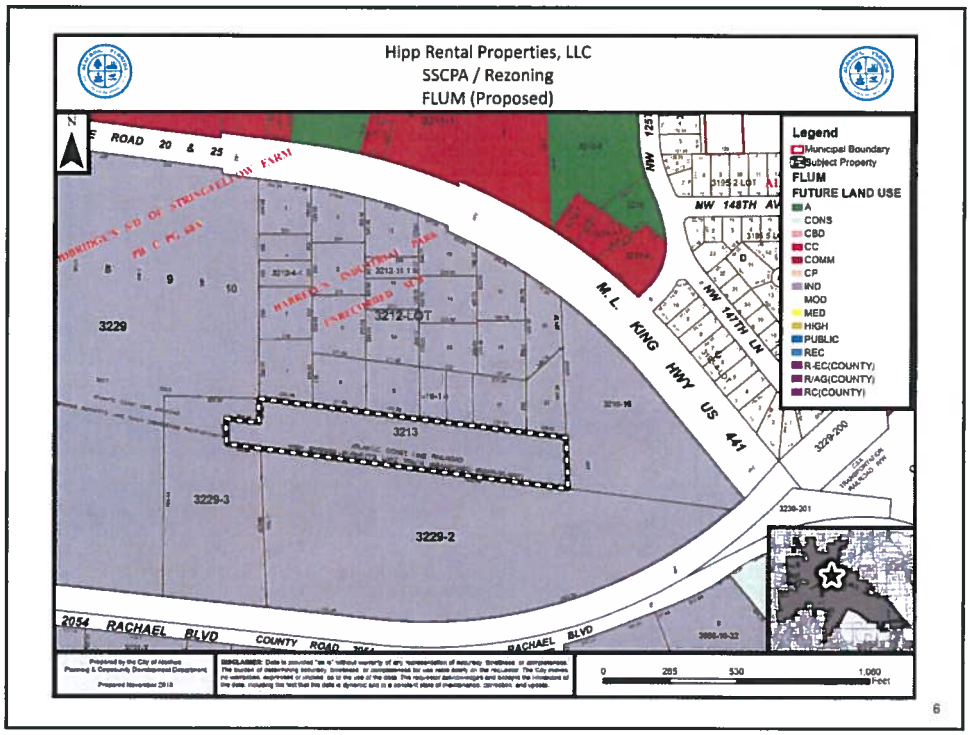
- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

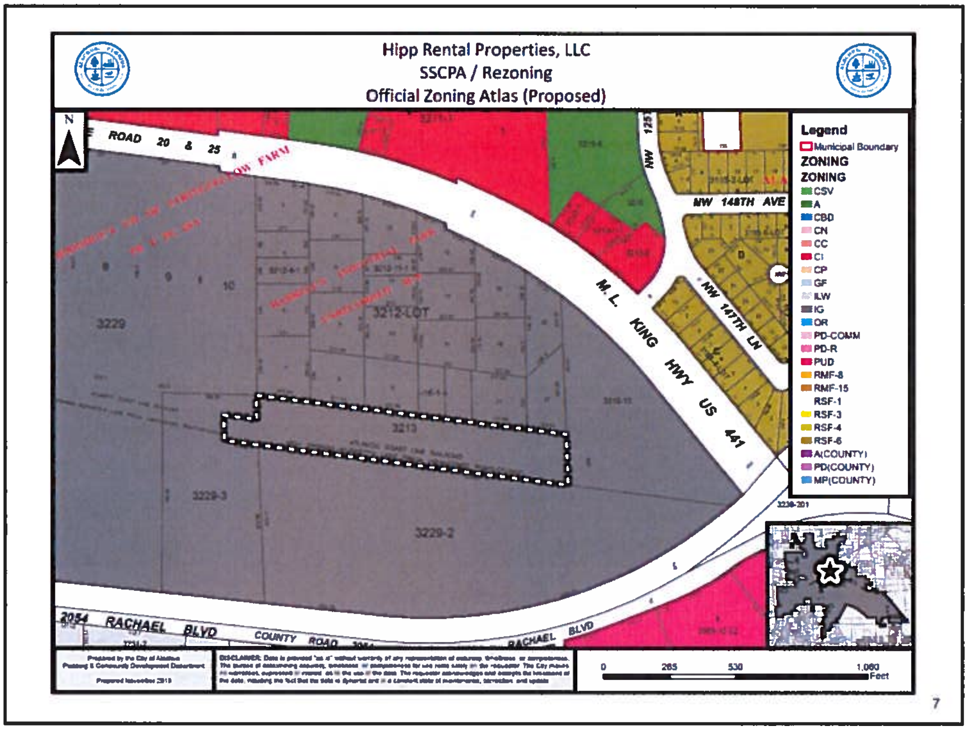
2


NW 167 PL
NW 168 PL
NW US HWY 441
NW COUNTY RD 241
Legend
Streets
Subject Properties
City of Alachua City Limits
N
0 5,000 10,000 20,000 Feet
Prepared by City of Alachua Planning and Community Development Department: June 2018
3


Johnson
SSCPA / Rezoning
Future Land Use Map (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 167TH PL
NW 168TH PL
GOV
3127-1-1
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)
0 200 400 800 Feet
4


Johnson
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 157TH PL
NW 156TH PL
GOVT. L
Legend
Subject Property
Municipal Boundary
ZONING
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)
MPI(COUNTY)
0 200 400 800 Feet
5


Hipp Rental Properties, LLC
SSCPA / Rezoning
FLUM (Proposed)
N
ROAD 20 & 25
3229
3212-LOT
3213
3229-3
3229-2
M. L. KING HWY US 441
NW 148TH AV
NW 147TH LN
2054 RACHAEL BLVD
COUNTY ROAD
RACHAEL BLVD
Legend
Municipal Boundary
Subject Property
FLUM
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 265 530 1,060 Feet
6


Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
ROAD 20 & 25
M. L. KING HWY US 441
NW 148TH AVE
NW 147TH LN
3229
3212-LOT
3213
3229-3
3229-2
RACHAEL BLVD
COUNTY ROAD
Legend
Municipal Boundary
ZONING
ZONING
CSV
A
CBD
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CC
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ILW
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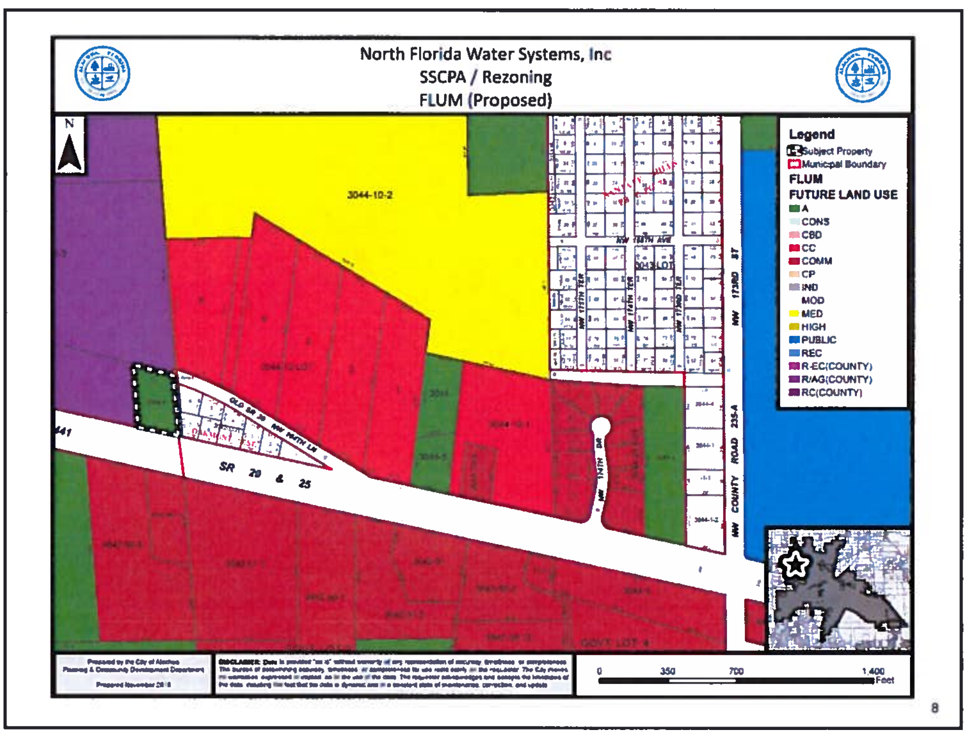
OR
PD-COMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0
265
530
1,060
Feet
7


North Florida Water Systems, Inc
SSCPA / Rezoning
FLUM (Proposed)
N
3044-10-2
NW 148TH AVE
SR 20 & 25
NW 173RD ST
NW COUNTY ROAD 235-A
Legend
Subject Property
Municipal Boundary
FLUM
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
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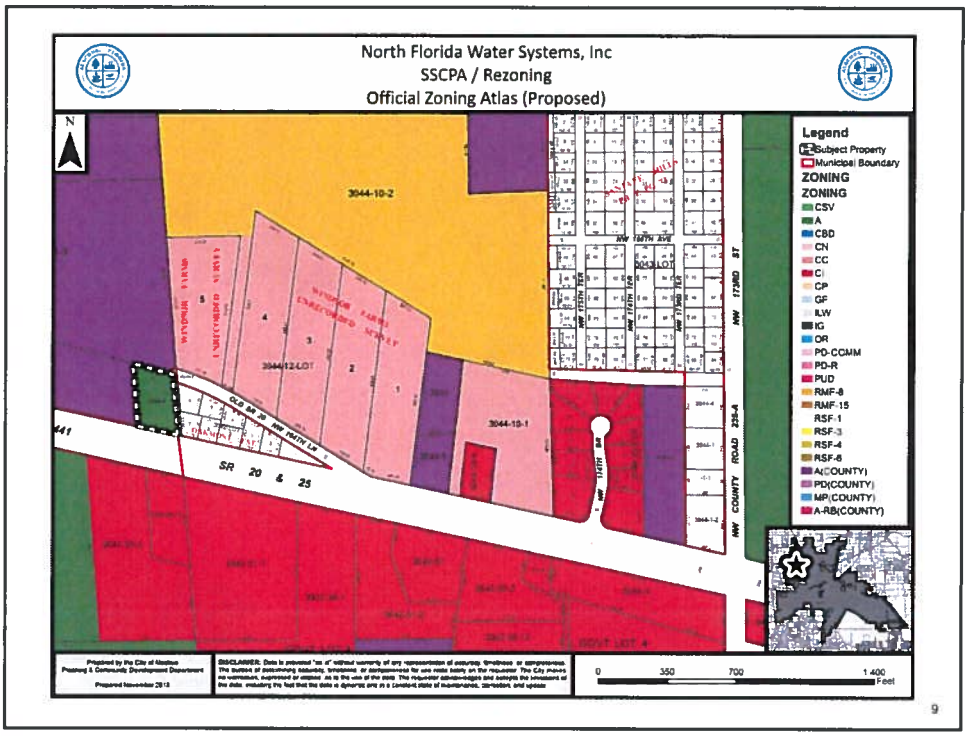
350
700
1,400
Feet
8


North Florida Water Systems, Inc
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
ZONING
CSV
A
CBD
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ILW
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OR
PD-CCMM
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
A-RB(COUNTY)
3044-10-2
3044-12-LOT
3044-10-1
SR 20 & 25
NW 172ND ST
NW COUNTY ROAD 235-A
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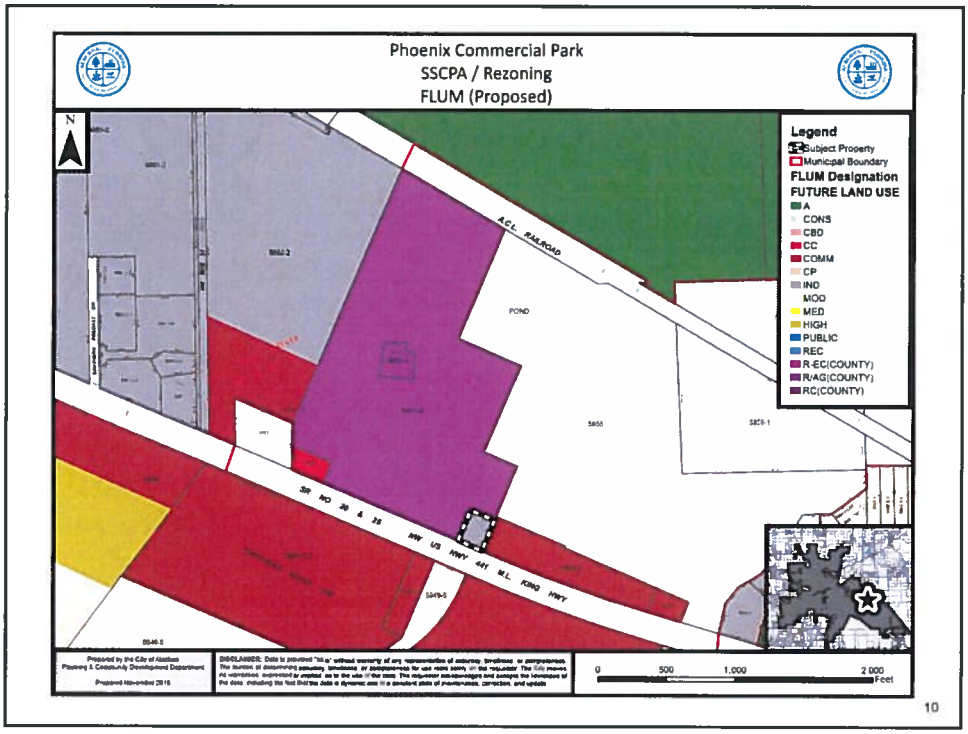
Feet
9


Phoenix Commercial Park
SSCPA / Rezoning
FLUM (Proposed)
N
Legend
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FLUM Designation
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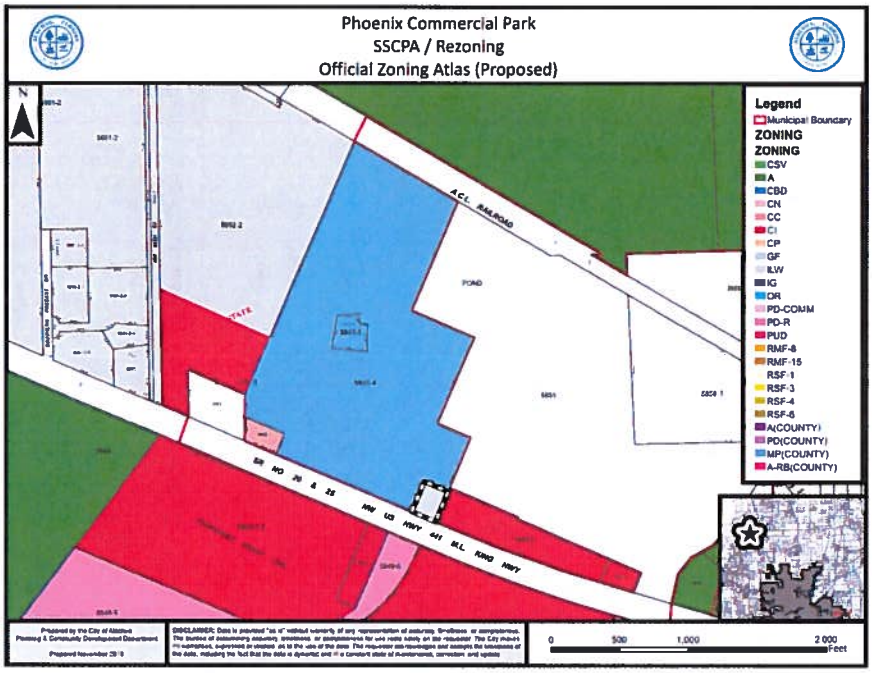
10

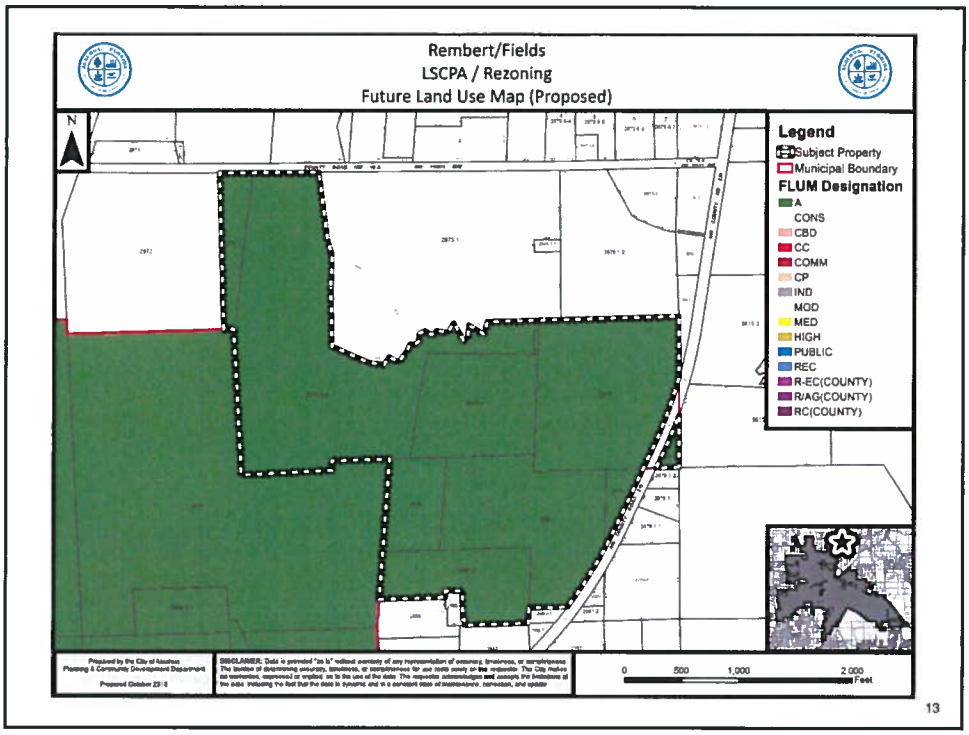


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12


Rembert/Fields
LSCPA / Rezoning
Future Land Use Map (Proposed)
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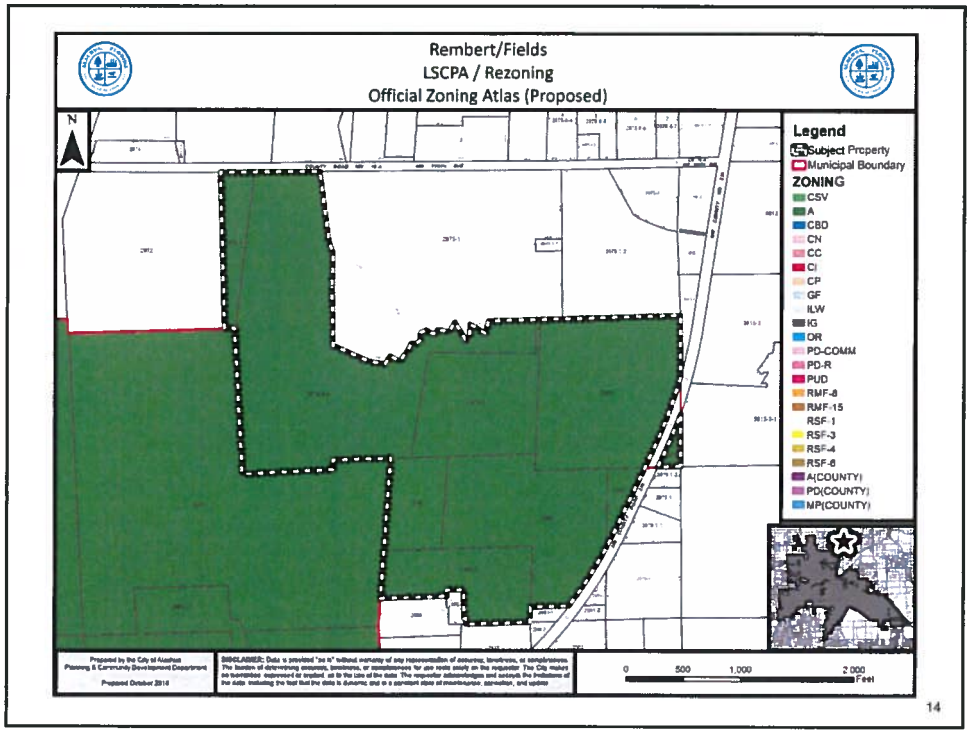
13


Rembert/Fields
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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OR
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RSF-4
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MP(COUNTY)
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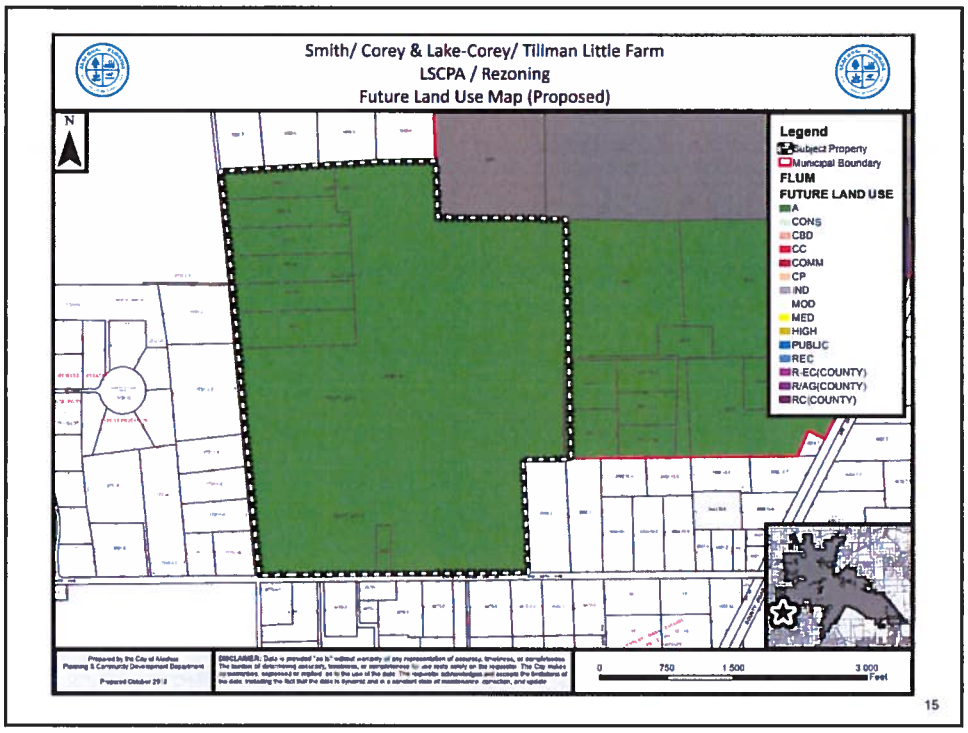
14


Smith/ Corey & Lake-Corey/ Tillman Little Farm
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R/AG(COUNTY)
RC(COUNTY)
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Feet
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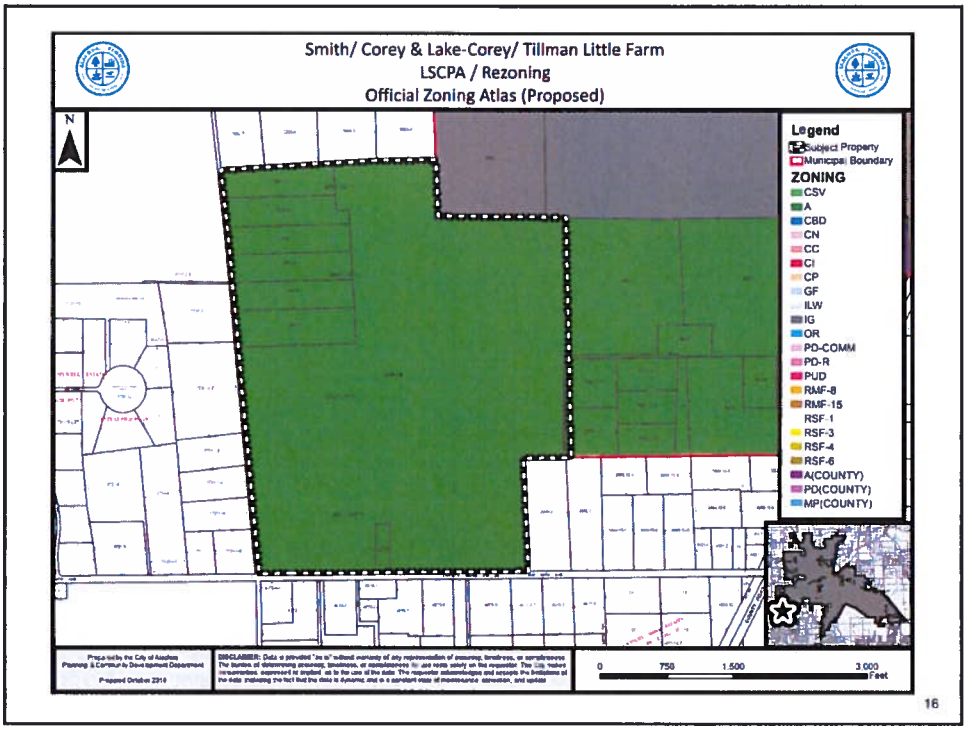
Smith/ Corey & Lake-Corey/ Tillman Little Farm
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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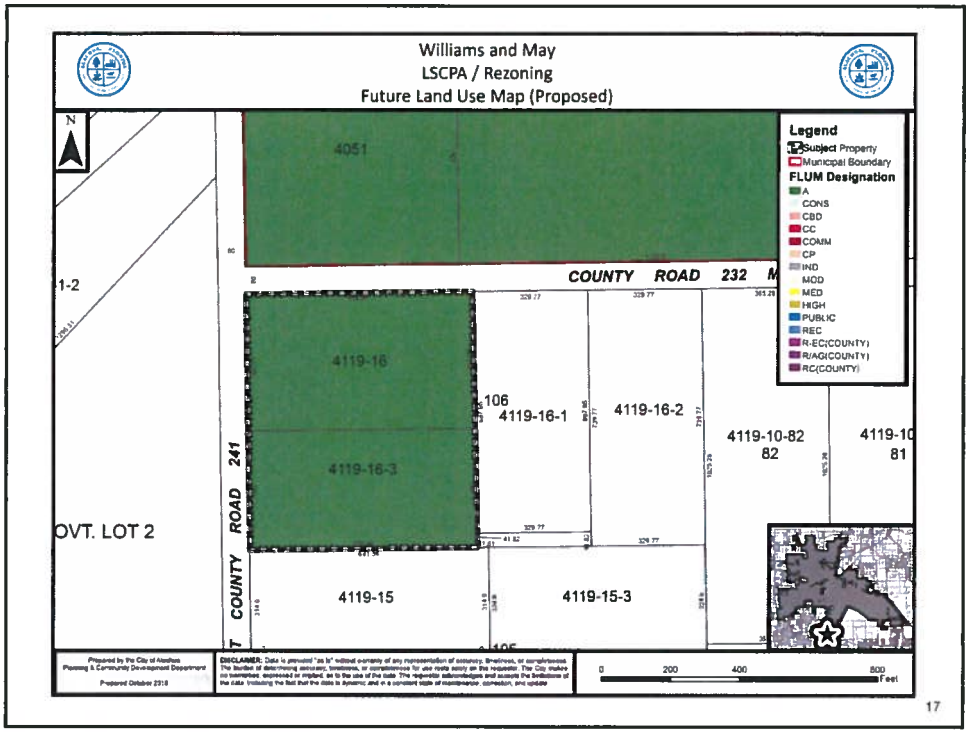
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0 750 1,500 3,000
Feet
16


Williams and May
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4051
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1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10-82
82
4119-10
81
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
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CBD
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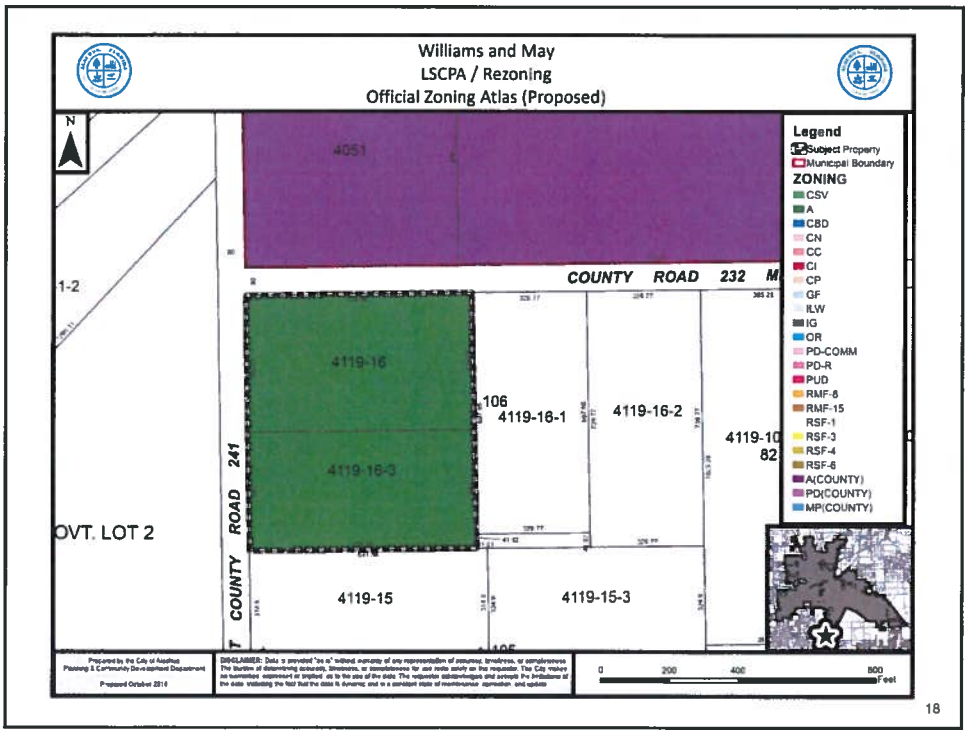
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 200 400 800 Feet
17


Williams and May
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
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CBD
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PD-R
PUD
RMF-8
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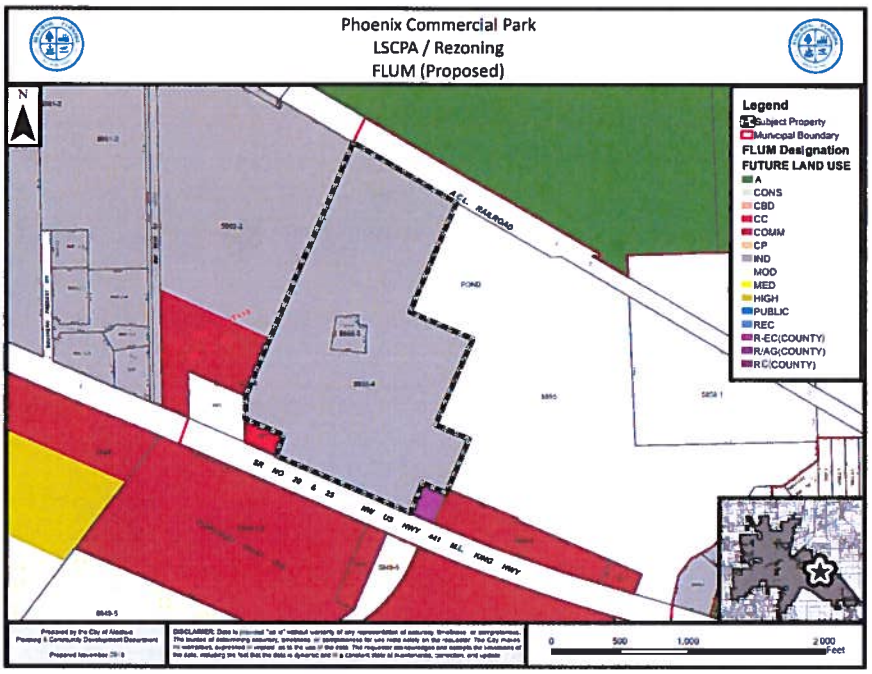
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0 200 400 800 Feet
18


Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
FUTURE LAND USE
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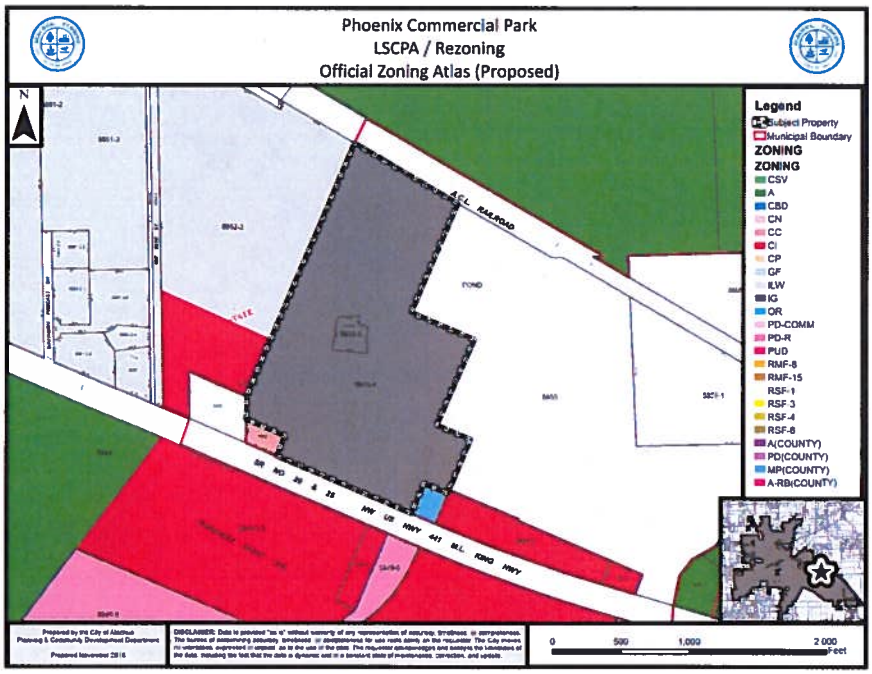
R-EC(COUNTY)
R/AG(COUNTY)
R C(COUNTY)
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

19


Phoenix Commercial Park
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
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RMF-15
RSF-1
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A(COUNTY)
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MP(COUNTY)
A-RB(COUNTY)
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

20

Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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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: Rembert LSCPA
2. Address of Subject Property: 19104 NW CR 239
3. Parcel ID Number(s): 2972-1-0, 2975-3-4, 2978-0-0, 2975-4-0, 2981-0-0, 2979-0-0, 2980-3-0
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 184

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;

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.

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: Rembert RZ
2. Address of Subject Property: 19104 NW CR 239
3. Parcel ID Number(s): 2972-1-0, 2975-3-4, 2978-0-0, 2975-4-0, 2981-0-0, 2979-0-0, 2980-3-0
4. Existing Use of Property: Ag
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agriculutral (A) (Alachua County)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 184

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.)

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

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

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

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

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

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

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

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

Signature of Applicant

Signature of Co-applicant

D. Rembert

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of NC County of Macon

The foregoing application is acknowledged before me this 15 day of October, 2018, by D. Rembert

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

NOTARY SEAL

SARAH L BRYSON
NOTARY PUBLIC
MACON COUNTY, NC
My Commission Expires 6-23-2021

Signature of Notary Public, State of NC

10. Proof of ownership.

11. Proof of payment of taxes.

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Signature of Applicant

Signature of Co-applicant

D. REMBERT

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of NC County of Macon

The foregoing application is acknowledged before me this 15 day of October, 2016, by D. Rembert

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

NOTARY SEAL

SARAH L BRYSON
NOTARY PUBLIC
MACON COUNTY, NC
My Commission Expires 6-23-2021

Signature of Notary Public, State of NC

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

City of Alachua
Comprehensive Plan Amendment Application

RECEIVED
NOV 19 2018
BY: ...

☑ **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: Rembert/ Fields LSCPA
2. Address of Subject Property: 19104 NW CR 239
3. Parcel ID Number(s): 2972-1-0, 2975-3-4, 2978-0-0, 2975-4-0, 2981-0-0, 2979-0-0, 2980-3-0
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 184

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
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   Company (if applicable): _____

   Mailing address: _____

   City: _____ State: _____ ZIP: _____

   Telephone: (___) _____ FAX: (___) _____ e-mail: _____
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   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.

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   If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

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   (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.

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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

Eric Fields

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 1st day of Nov, 20 18 by Eric Jeffrey Fields

_____, who is/are personally known to me, or who has/have produced drivers license F432221072021D as identification.

NOTARY SEAL

FRANCESCA MANGOLD
Notary Public – State of Florida
Commission # GG 091621
My Comm. Expires Aug 3, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

RECEIVED
NOV 19 2018
BY:

A. PROJECT

1. Project Name: Rembert/ Fields RZ
2. Address of Subject Property: 19110 NW CR 239
3. Parcel ID Number(s): 02975-000-000
4. Existing Use of Property: SFR
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agriculutral (A) (Alachua County)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 9.28

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: _____

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   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*
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   vi. *Adverse Effect on Local Character*
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   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

Eric Fields

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 16th day of nov., 2018, by Eric Jeffrey Fields

_____, who is/are personally known to me, or who has/have produced drivers license F432221072021 0 as identification.

NOTARY SEAL

FRANCESCA MANGOLD
Notary Public - State of Florida
Commission # GG 091621
My Comm. Expires Aug 3, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) (ALACHUA COUNTY) TO AGRICULTURAL (A) ON A ±190.67 ACRE SUBJECT PROPERTY; LOCATED SOUTH OF NW 199TH AVE/ ALLIGATOR ROAD; WEST OF NW COUNTY ROAD 239; AND EAST OF COUNTY ROAD 241; TAX PARCEL NUMBERS 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

DRAFT

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, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2019, and on _____, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, 2019, and _____, 2019, 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 of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed 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:

DRAFT

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Agricultural (A) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

DRAFT

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the _____day of _____, 2019.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____day of _____, 2019.

DRAFT

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

_____
Adam Boukari, City Manager/Clerk

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

Legal Description

Tax Parcel 02975-000-000

A portion of the Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at the southwest corner of the Northwest ¼ of Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida and run thence South 06°14'56" West, along the west line of the Southwest ¼ of Southeast ¼ of said Section 36, a distance of 664.58 feet to the southwest corner of that certain parcel of land described in Official Records Book 1781, page 1793 of the Public Records of Alachua County, Florida; thence South 89°40'45" East, along the south line of said certain parcel of land, 500.00 feet to a corner on the west line of that certain parcel of land described in Official Records Book 2864, page 1495 of said Public Records; thence North 06°14'56" East, 812.74 feet to the northwest corner of said certain parcel of land (Official Records Book 2864, page 1495) and to a point on the south line of that certain parcel of land described in Official Records Book 3358, page 370 of said Public Records and to a point on the north line of said certain parcel of land described in Official Records Book 1781, page 1793; thence North 89°39'01" West, along the south line of said certain parcel of land (Official Records book 3358, page 370), and along said north line, 323.56 feet to the northeast corner of that certain parcel of land described in Official Records Book 2407, page 820 of said Public Records; thence North 89°38'36" West, along said south line (Official Records Book 3358, page 370), 176.28 feet to the northwest corner of said certain parcel of land described in Official Records Book 2407, page 820; thence South 06°18'04" West, 148.45 feet to the Point of Beginning.

Containing 9.28 Acres, more or less.

AND

Legal Description

Tax Parcel Nos. 02975-003-004, 02975-004-000, 02978-000-000, 02979-000-000, 02980-003-000 and 02981-000-000

A portion of Section 36, Township 7 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 36, Township 7 South, Range 18 East, Alachua County, Florida and run thence North 88°23'24" West, along the north line of said Section 36, a distance of 1112.41 feet to the northwest corner of the Northeast ¼ of the Northeast ¼ of said Section 36; thence South 03°52'36" West, along the west line of said Northeast ¼ of Northeast ¼, a distance of 1375.13 feet to a point on the south right of way line of N.W. 199th Avenue (80 foot right of way); thence North 88°21'39" West, along said south right of way line, 1981.77 feet to the northeast corner of that certain tract of land described in Official Records Book 3358, page 370 of the Public Records of Alachua County, Florida and to the Point of Beginning; thence southerly along the east line of said certain tract of land through the following six (6) courses: 1) South 05°12'46" East, 610.07 feet; 2) South 15°47'30" East, 120.11 feet; 3) South 03°52'24" West, 282.63 feet; 4) South 01°33'51" West, 520.37 feet; 5) South 64°02'22" East, 345.59 feet; 6) South 78°36'45" East, 128.94 feet; thence continue South 78°36'45" East, 15.87 feet to the centerline of a creek; thence easterly, along said centerline of the creek through the following eighteen (18) courses: 1) North 36°14'15" East, 82.97 feet; 2) South 58°39'14" East, 92.68 feet; 3) North 39°53'06" East, 120.86 feet; 4) North 25°09'01" East, 62.85 feet; 5) North 85°06'16" East, 48.50 feet; 6) North 60°20'01" East, 36.58 feet; 7) North 03°07'52" East, 69.39 feet; 8) North 68°23'04" East, 59.76 feet; 9) South 56°19'26" East, 62.63 feet; 10) North 75°48'29" East, 26.96 feet; 11) North 39°29'38" East, 32.90 feet; 12) South 79°34'06" East, 104.34 feet; 13) North 31°56'45" East, 94.17 feet; 14) South 29°49'29" East, 135.68 feet; 15) South 24°47'11" East, 41.15 feet; 16) North 58°26'10" East, 43.93 feet; 17) North 05°46'51" East, 109.17 feet; 18) South 57°24'32" East, 154.27 feet; thence North 18°16'41" East, 118.23 feet to a point on the north line of the Northwest ¼ of the Southeast ¼ of said Section 36; thence South 89°35'07" East, along said north line, 461.28 feet to the northeast corner of said Northwest ¼ of the Southeast ¼; thence continue South 89°35'07" East, 1225.94 feet to the northeast corner of the Northeast ¼ of the Southeast ¼ of said Section 36; thence South 01°45'35" West, along the east line of said Northeast ¼ of Southeast 1/4 , a distance of 552.42 feet to a point on the westerly right of way line of State Road No. 239 (100' Right of Way) and to a point lying on the arc of a curve, concave northwesterly, having a radius of 3769.72 feet; thence southwesterly along said westerly right of way line and along the arc of said curve, through a central angle of

09°22'35", an arc distance of 616.91 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 22°37'42" West, 616.22 feet; thence South 27°19'00" West, along said westerly right of way line, 809.94 feet to the beginning of a curve concave northwesterly, having a radius of 3769.72 feet; thence southwesterly along said westerly right of way line and along the arc of said curve, through a central angle of 02°19'43", an arc distance of 153.22 feet to a point on the south line of the Northeast ¼ of Southeast ¼ of Southeast ¼ of said Section 36, said arc being subtended by a chord having a bearing and distance of South 28°28'52" West, 153.20 feet to a point on the south line of the Northeast ¼ of Southeast ¼ of Southeast ¼ of Section 36; thence North 89°40'45" West, along said south line, 14.15 feet to a point on the east line of the West ½ of Southeast ¼ of Southeast ¼ of said Section 36; thence South 02°53'45" West, along said east line, 27.02 feet to a point on said westerly right of way line and to a point lying on the arc of a curve, concave northwesterly, having a radius of 3769.72 feet; thence southwesterly along said westerly right of way line and along the arc of said curve, through a central angle of 09°15'29", an arc distance of 609.12 feet, said arc being subtended by a chord having a bearing and distance of South 34°44'48" West, 608.46 feet; thence North 89°42'31" West, 341.05 feet to a point on the west line of the Southeast ¼ of Southeast ¼ of said Section 36; thence South 04°01'04" West, 131.61 feet to a point on the south line of said Section 36; thence North 89°42'15" West, along said south line, 561.90 feet; thence North 01°29'18" East, 50.00 feet; thence North 89°42'15" West, 17.22 feet; thence North 01°29'18" East, 249.74 feet; thence North 88°52'31" West, 150.75 feet; thence South 01°20'26" West, 54.39 feet; thence North 89°42'15" West, 579.66 feet to a point on the west line of the Southeast ¼ of said Section 36; thence North 06°14'56" East, 415.75 feet to the southwest corner of the North ½ of Southwest ¼ of Southeast ¼ of said Section 36 and to the southwest corner of that certain parcel of land described in Official Records Book 1781, page 1793 of the Public Records of Alachua County, Florida; thence South 89°40'45" East, along the south line of said North ½ of Southwest ¼ of Southeast ¼ and along the south line of said certain parcel of land (Official Records Book 1781, page 1793) , a distance of 500.00 feet; thence North 06°14'56" East, 812.74 feet to a point on the north line of said certain parcel of land (Official Records Book 1781, page 1793); thence North 89°39'01" West, along said north line of said certain parcel of land (Official Records Book 1781, page 1793), 323.56 feet to the northeast corner of that certain parcel of land described in Official Records Book 2407, page 820 of said Public Records; thence North 89°38'36" West, along the north line of said certain parcel of land (Official Records Book 2407, page 820) and along the south line of said certain tract of land described in Official Records Book 3358, page 370 of said Public Records, 684.29 feet; thence South 00°55'57" West, along said south line of said certain tract of land (Official Records Book 3358, page 370), a distance of 83.76 feet; thence South 89°07'55" West, 886.15 feet to the southwest corner of said certain tract of land (Official Records Book 3358, page 370); thence northerly along the west line of said certain tract of land (Official Records Book 3358, page 370) through the following three (3) courses: 1) North 02°44'41" East, 1279.77 feet; 2) North 89°35'25" West, 88.00 feet; 3) North 00°24'43" East, 1367.57 feet to the northwest corner of said certain tract of land and to a point on said south right of way line of N.W. 199th Avenue;

thence South 88°21'39" East, along said south right of way line, 874.85 feet to the Point of Beginning.

Containing 181.39 Acres, more or less.

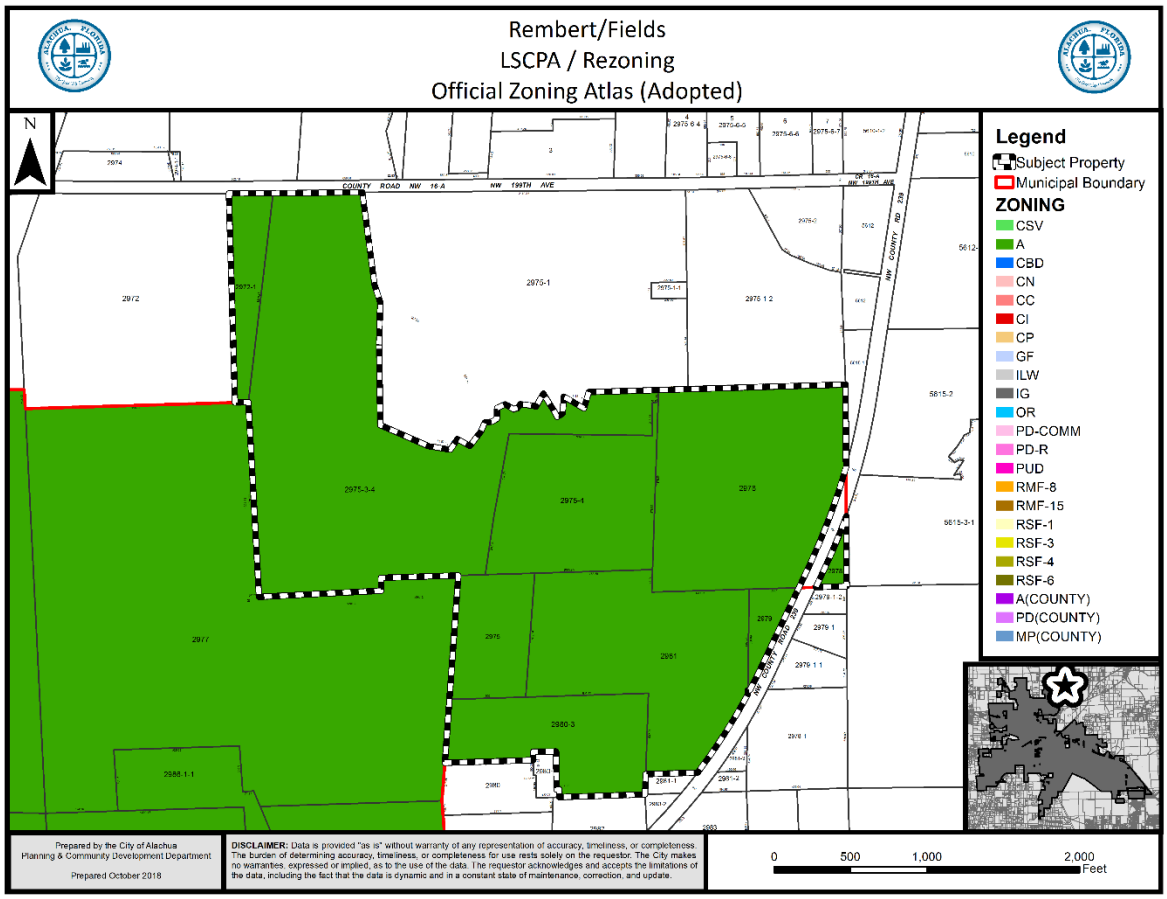
Together With:

A portion of the Northeast ¼ of the Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at the southeast corner of the Northeast ¼ of Southeast ¼ of Section 36, Township 7 South, Range 18 East, Alachua County, Florida and run thence North 01°45'35" East, along the east line of said Northeast ¼ of Southeast ¼, a distance of 451.37 feet to a point on the easterly right of way line of State Road No. 239 (100' Right of Way), said point lying on the arc of a curve, concave northwesterly, having a radius of 3869.72 feet; thence southwesterly along said right of way line and along the arc of said curve, through a central angle of 04°52'39", an arc distance of 329.42 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of South 24°52'41" West, 329.32 feet; thence South 27°19'00" West, along said right of way line, 170.12 feet to a point on the south line of said Northeast ¼ of Southeast ¼: thence South 89°38'57" East, along said south line, 202.75 feet to the Point of Beginning.

Containing 1.01 Acres, more or less.

EXHIBIT "B"


Rembert/Fields
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 2018
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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NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

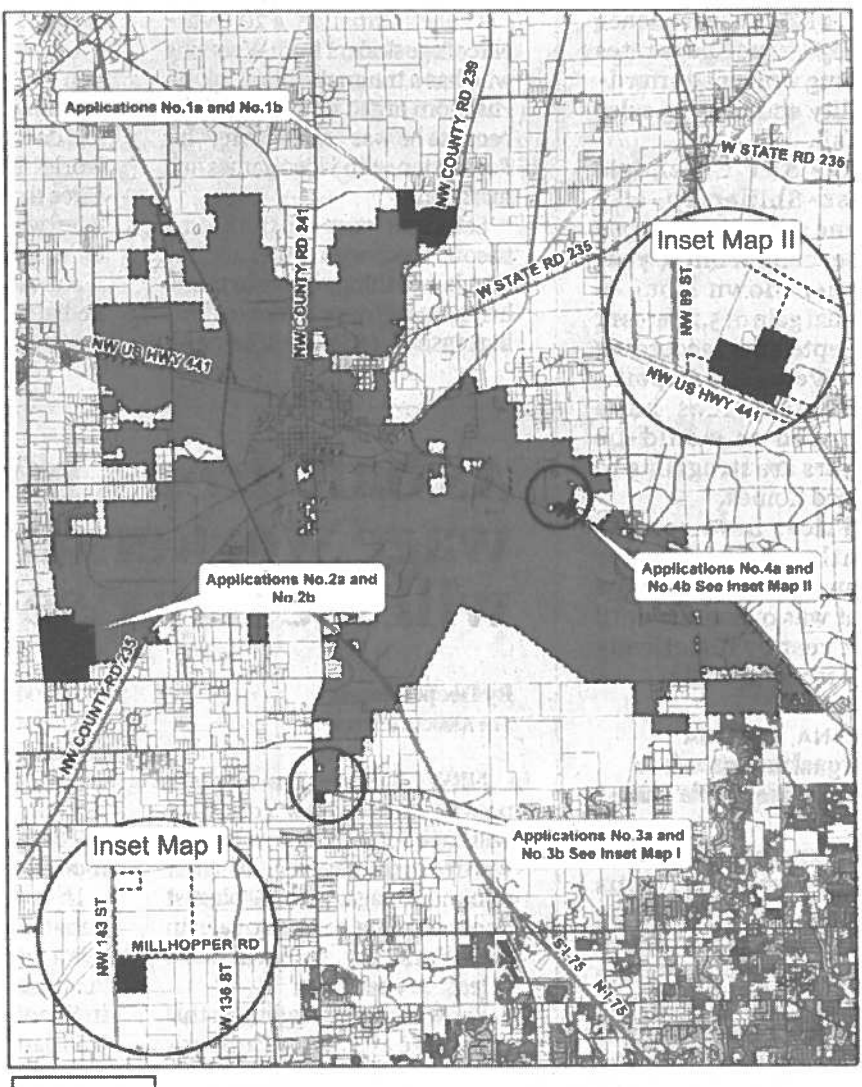
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1b: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 2b: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 3b: A request by John May and John Williams, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 4b: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Proposed FLUM: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).



Legend

- Streets
- City of Alachua City Limits
- Subject Properties

Prepared by City of Alachua Planning and Community Development Department: December 2018

0 4,000 8,000 16,000 24,000 Feet

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045938

City of ALACHUA

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

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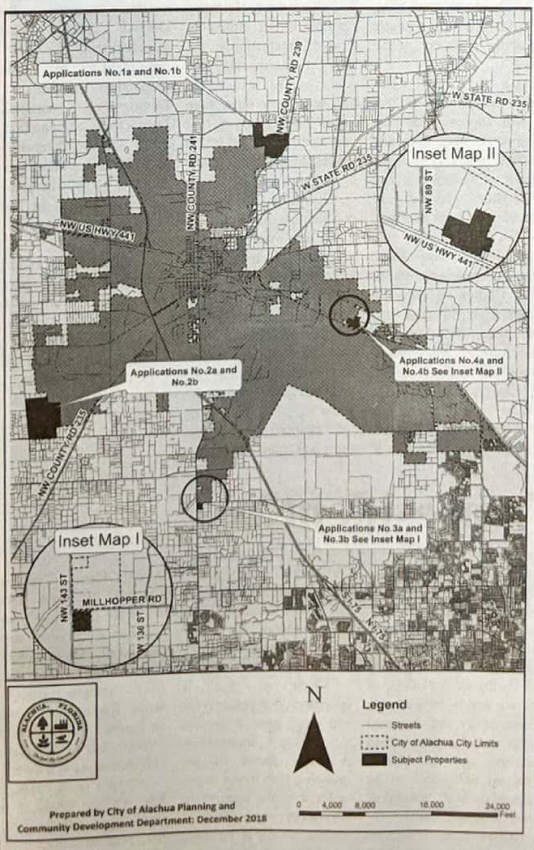

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
RC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1b: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

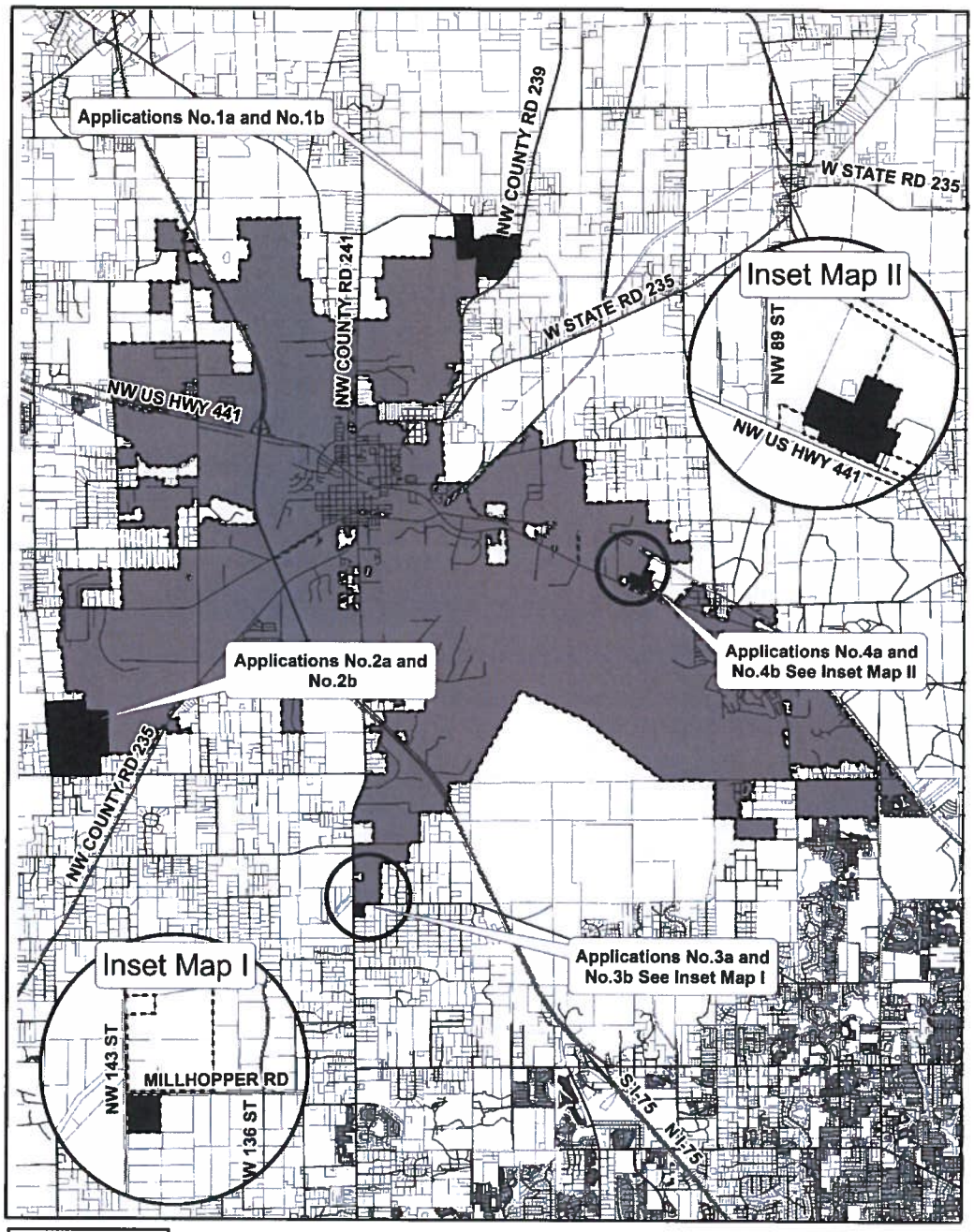
Application 2b: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 3b: A request by John May and John Williams, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 4b: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Proposed FLUM: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

City of ALACHUA

THE GOOD LIFE COMMUNITY



N

Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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.

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE SIGN ON 12/19/18
(Name) (Date)

FOR THE DMR 239 Estates, PJDJ, Fields RZ LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

4
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Large Scale Comprehensive Plan Amendment: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property. Consisting of Tax Parcel Numbers Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by Rodney and Deidra Smith, James Corey and Judith Lake-Corey, Tillman Little Farm, LLC, property owners, 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 Rural/Agriculture (County) to Agriculture on the ± 354.07 acre subject property The subject property is comprised of Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. The subject property is located north of NW 94th Ave, east of NW 202nd Street, West of NW CR 235

The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture, a comparable City Future Land Use Designation. The Agriculture FLUM Designation permits a density of .2 dwelling units per acre (a maximum of 70 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 70 dwelling units for the subject property).

ATTACHMENTS:

Description

- Staff Report
- Exhibit "A" Staff Supporting Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property
PROPERTY OWNERS:	Rodney and Deidra Smith, James Corey and Judith Lake-Corey, Tillman Little Farm, LLC.
LOCATION:	North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235
PARCEL ID NUMBER(S):	03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011
ACREAGE:	± 354.07 total
PROJECT PLANNER:	Adam Hall, AICP
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 Rodney and Deidra Smith, James Corey and Judith Lake-Corey, Tillman Little Farm, LLC, property owners, 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 Rural/Agriculture (County) to Agriculture on the ± 354.07 acre subject property The subject property is comprised of Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. The subject property is located north of NW 94th Ave, east of NW 202nd Street, West of NW CR 235

The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

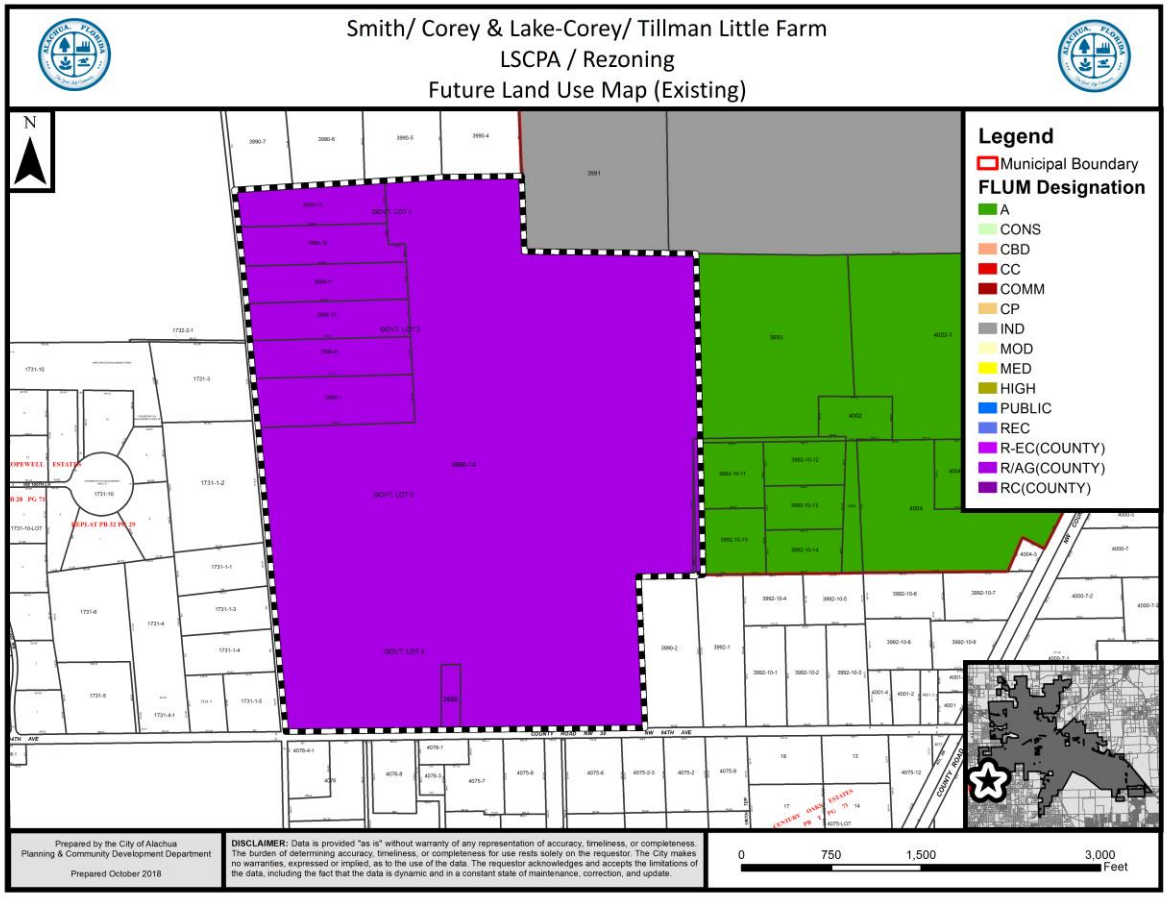
The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture, a comparable City Future Land Use Designation. The Agriculture FLUM Designation permits a density of .2 dwelling units per acre (a maximum of 70 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 70 dwelling units for the subject property).

FLUM DESIGNATION COMPARISON

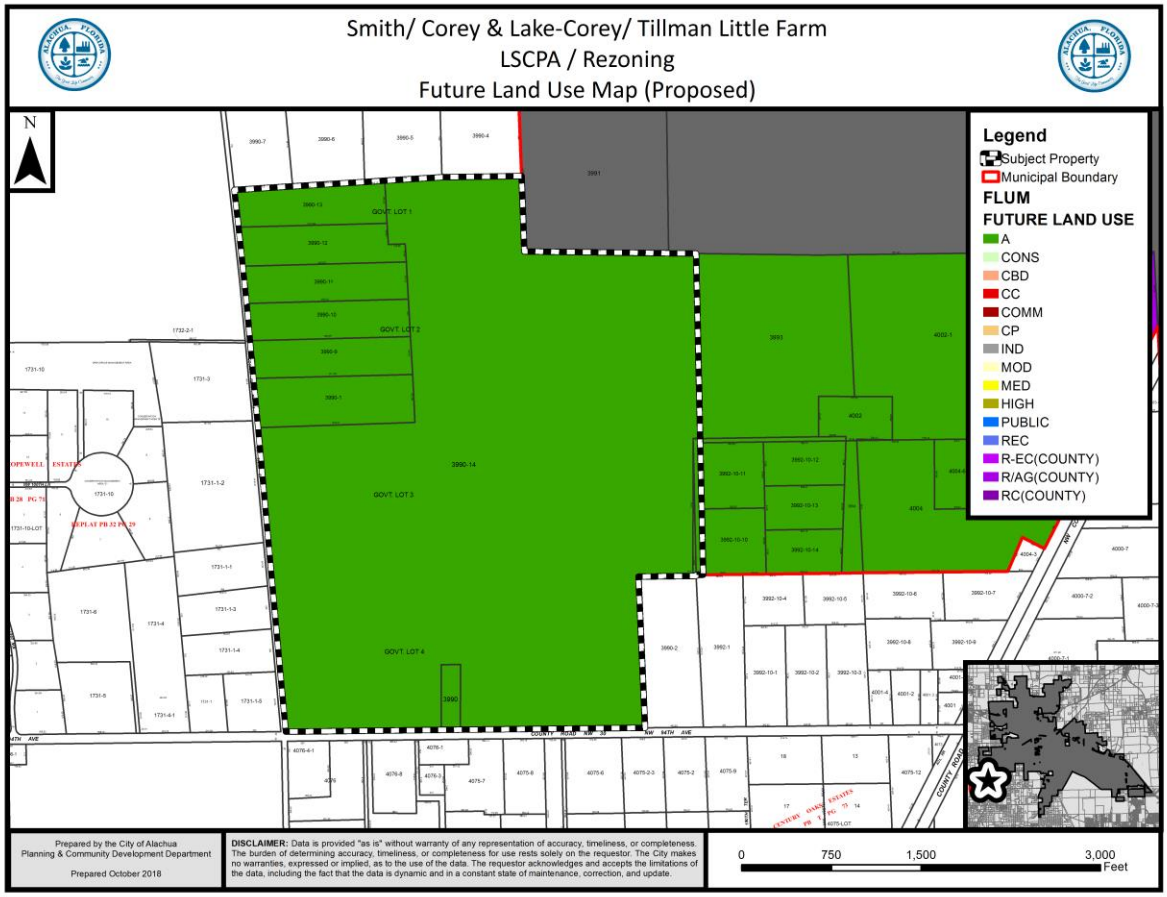
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±354.07)	**Proposed FLUM Designation (±354.07 acres)**
FLUM District:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwellings/acre 70 dwelling units	.2 dwellings/acre 70 dwelling units
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Residential uses, agri-business, and agricultural operations
**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 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

EXISTING USES

The subject property has four single-family residences and several associated accessory farm structures.

SURROUNDING USES

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

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

Map 3. Vicinity Map

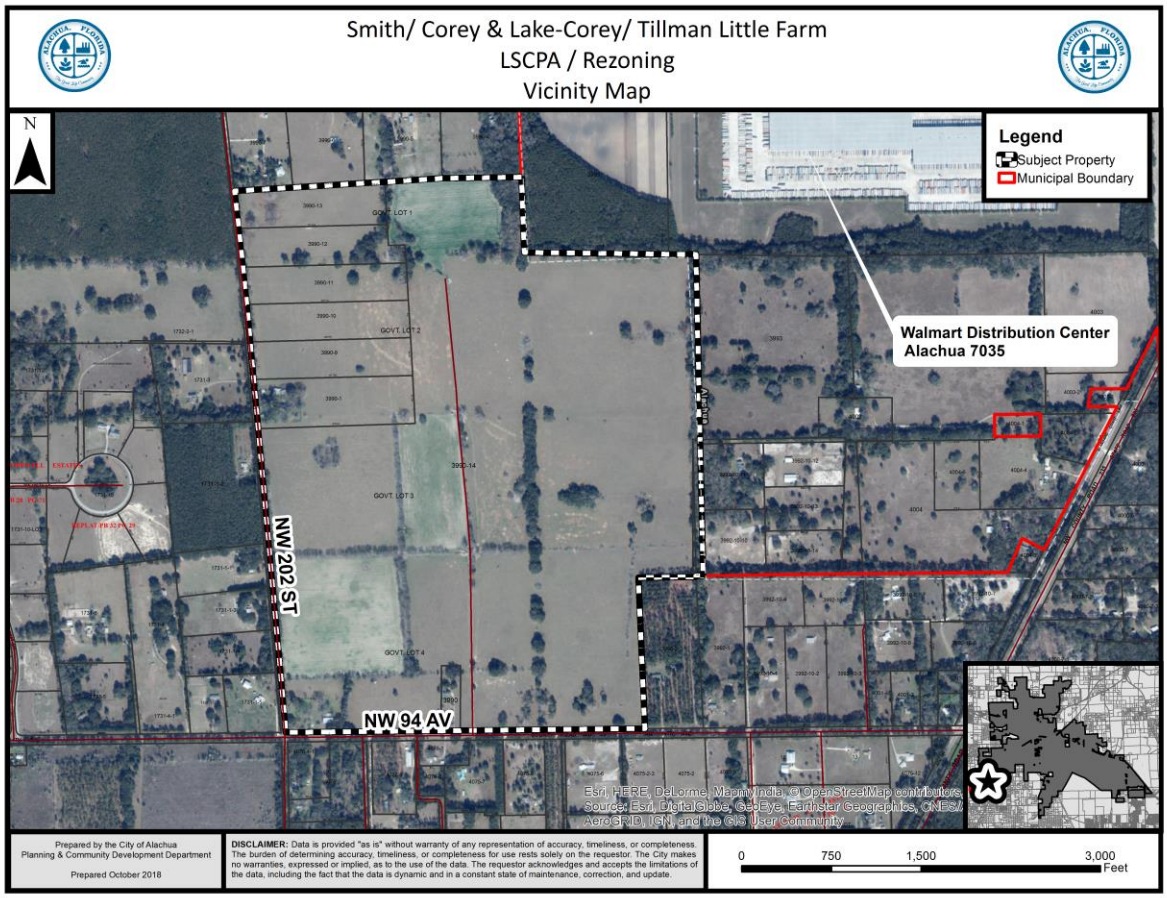


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture Vacant Industrial	Rural/Agriculture(County) Industrial	A (County) IG
East	Agriculture	Agriculture	A
West	Agriculture	Rural/Agriculture(County)	A (County)
South	Agriculture	Rural/Agriculture(County)	A (County)

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
03990-013-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±9.60
03990-012-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±9.74
03990-011-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±9.71
03990-010-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±9.69
03990-009-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±9.69
03990-001-000	Single family residential/ Agriculture	Rural/ Agriculture (County)	Agriculture	±12.33
03990-014-000	Agriculture	Rural/ Agriculture (County)	Agriculture	±286.86
03990-000-000	Single family residential/ Agriculture	Rural/ Agriculture (County)	Agriculture	±2.00
03990-003-001	Agriculture	Rural/ Agriculture (County)	Agriculture	±0.35
Portion of 03992-010-010	Agriculture	Rural/ Agriculture (County)	Agriculture	±0.75
Portion of 03992-010-011	Agriculture	Rural/ Agriculture (County)	Agriculture	±0.75

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 proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

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 use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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: GIS data available from Alachua County appears to indicate the potential presence of a wetlands on the property. Further, a portion of the property is located within a special flood hazard area. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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. An analysis of the proposed amendment's consistency with Section 163.3177 shows that 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: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No adverse impact on natural resources or ecosystems will result from this amendment.

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

   Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

4. Promotes conservation of water and energy.

   Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

   Evaluation & Findings: The subject property is presently designated for agricultural

use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

   Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

   Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential 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

- 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

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;

7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property .

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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.

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

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

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

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

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

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

ENVIRONMENTAL CONDITIONS ANALYSIS

Wetlands

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

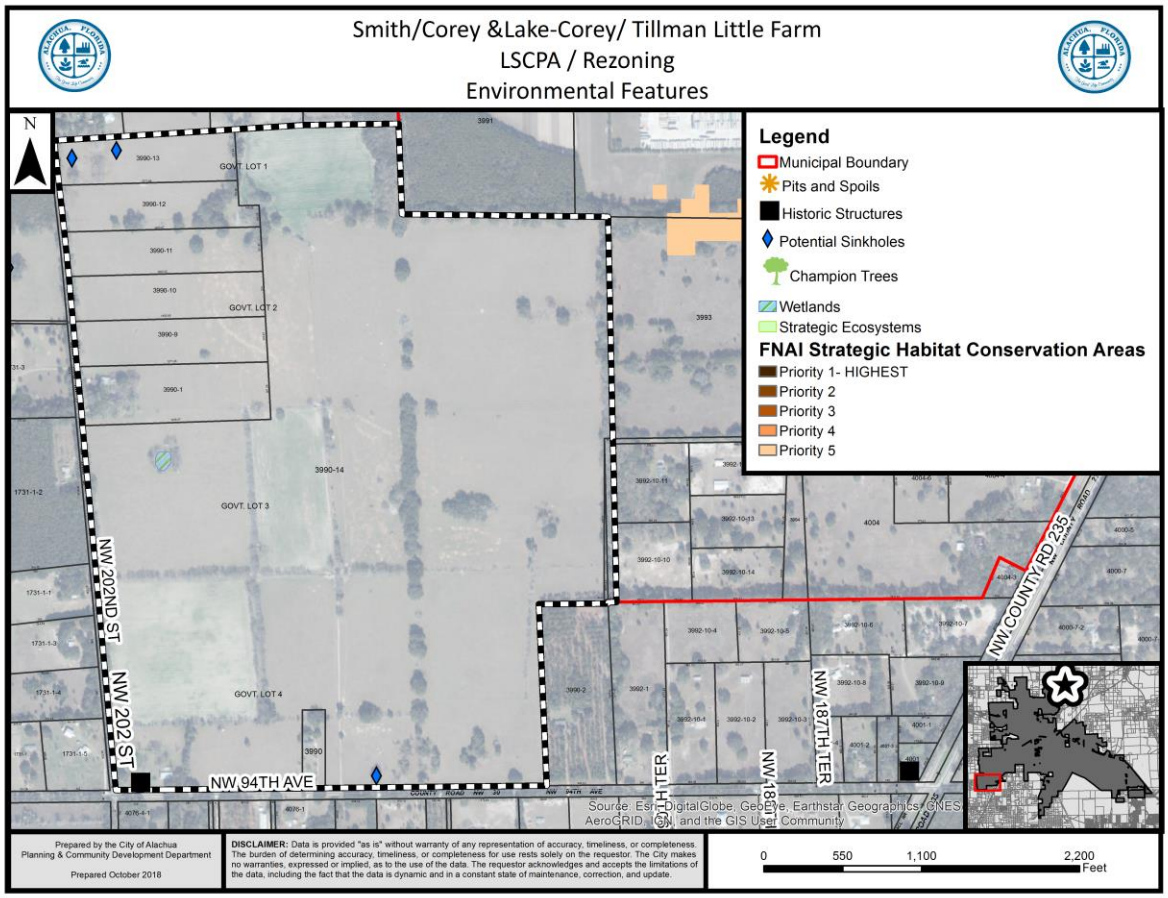
Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

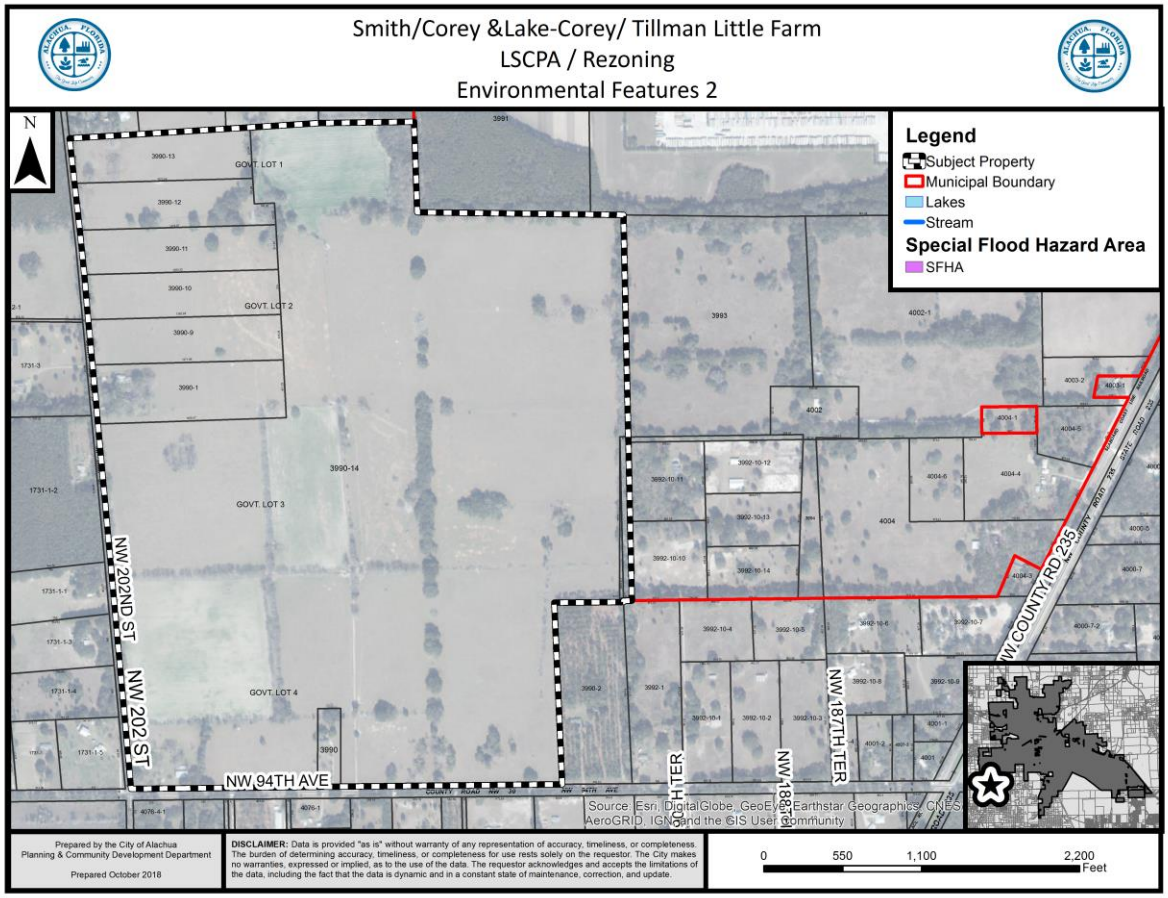
Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private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

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

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Regulated Plant & Animal Species

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

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer . 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 seven (7) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out 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	22.8%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	43.5%
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	24.3%
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	1.4%
Bonneau fine sand, 2 to 5 percent slopes	C	Moderately well drained	Not limited	3.4%
Pedro-Jonesville complex, 0 to 5 percent slopes	A	Well drained	Very limited	2.8%
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited	1.7%

Evaluation: A majority of the site is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0120D and 0260D 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) and no Special Flood Hazard Areas (SFHAs).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	**70 dwelling units**	**70 dwelling units**

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

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
NA	CR 235 (From SCL to CR241)	2U	County Maintained Arterial	N/A	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 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[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing [2] (ITE Code 220 (9th ed.))	666 (333/333)	31 (5/26)	36 (24/12)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 9.52 trips per dwelling unit x 70 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 70 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 70 dwelling units (67% entering/33% exiting).

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	6,341
Reserved Trips[4]	0
Available Capacity[4]	8,779
Increase/Decrease in Daily Trips Generated by Development	666
Residual Capacity After Development's Impacts[5]	8,113

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Maximum Service Volume[2]	1,359
Existing Traffic[3]	602
Reserved Trips[4]	0
Available Capacity[4]	757
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	36
Residual Capacity After Development's Impacts[5]	721

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	19,250
Residual Capacity	**1,006,933**
Percentage of Permitted Design Capacity Utilized	**56.22%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	17,500
Residual Capacity	**761,711**
Percentage of Permitted Design Capacity Utilized	**49.22%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat 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]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	.83
Residual Recreational Capacity After Impacts	**67.08**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 70dwellings / [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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	.17 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.23 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]	**29.38 %**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.83 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 not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. 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]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	663.60	121.11
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: 9,892 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 70 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, April 2018*

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

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. 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

RODNEY AND DEIDRA SMITH, JAMES COREY AND JUDITH LAKE-COREY, TILLMAN LITTLE FARM, LLC. LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

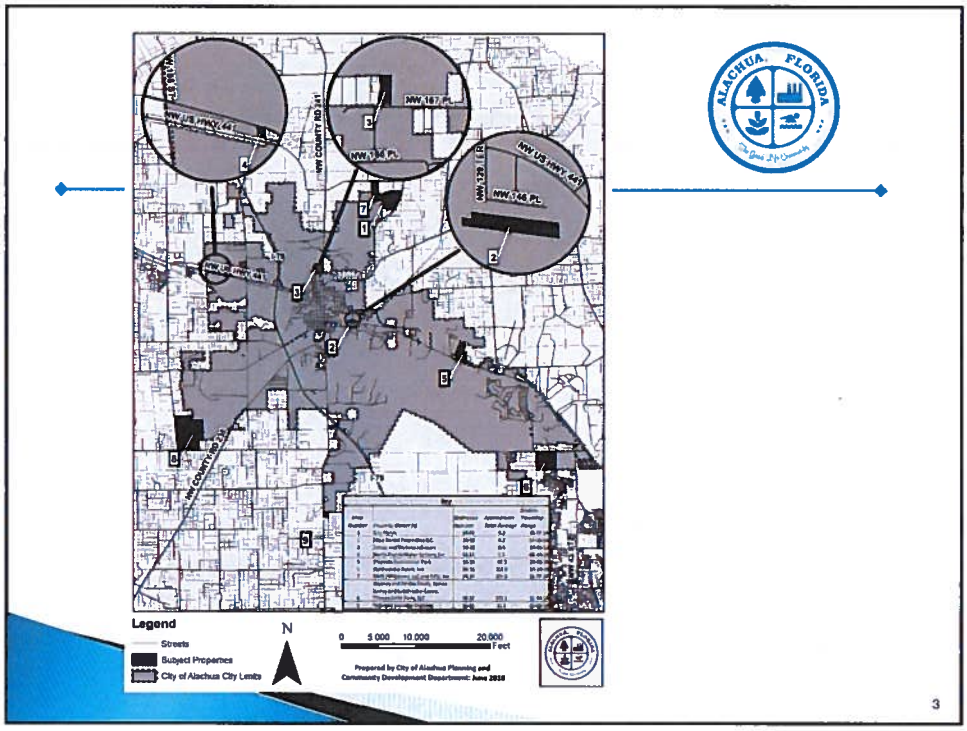
November 27, 2018

1

Overview

- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2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NW 168 PL
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Prepared by City of Alachua Planning and Community Development Department: June 2018
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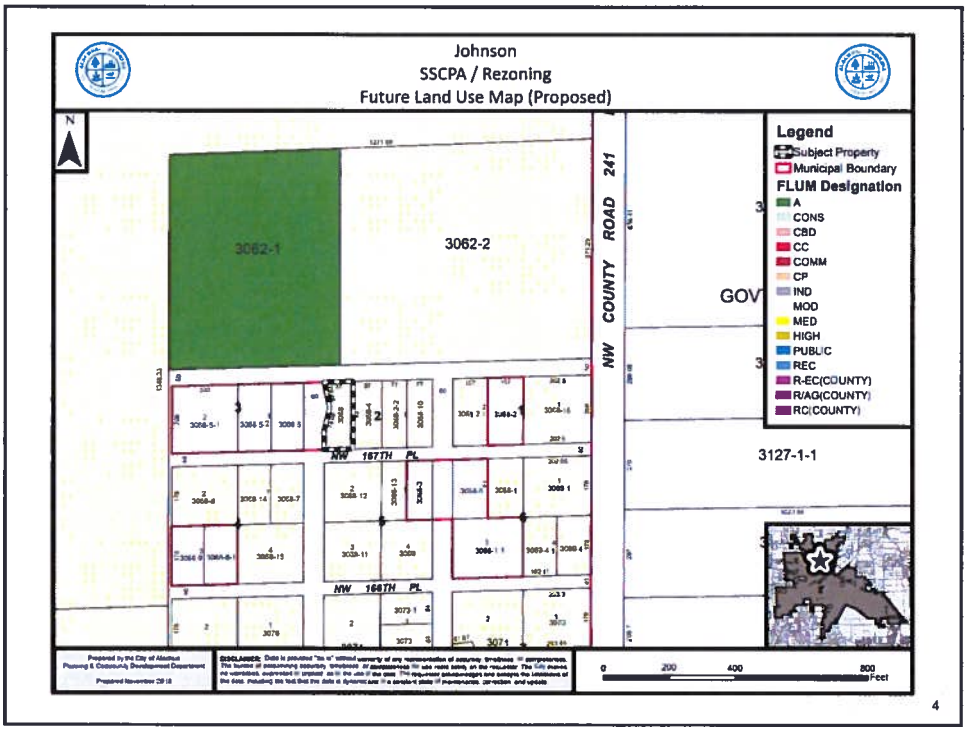
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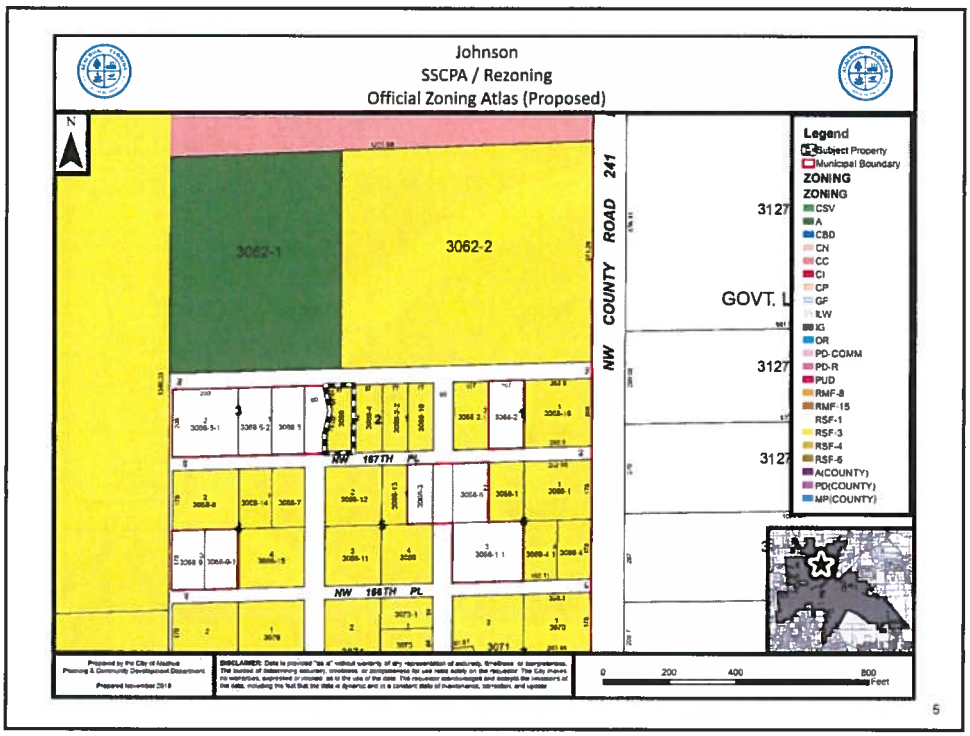
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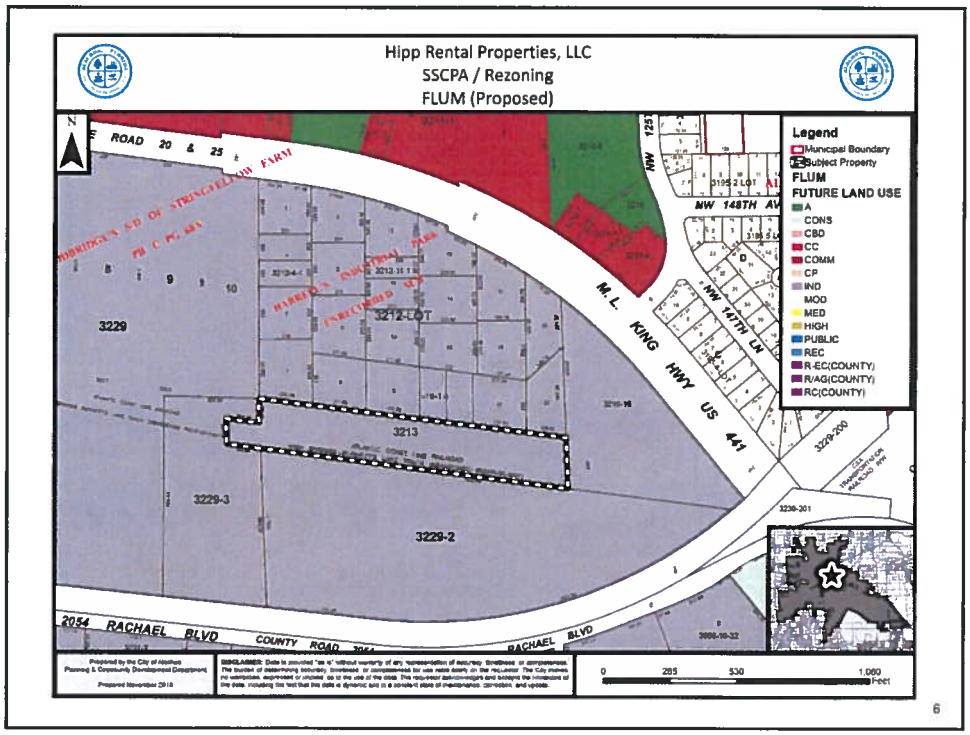
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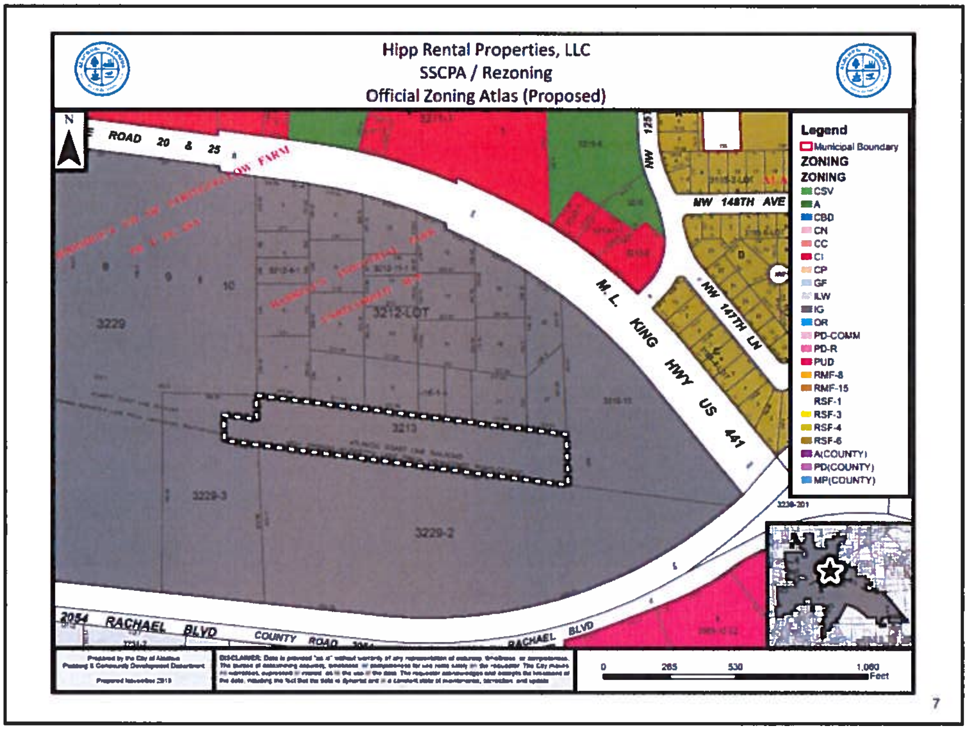
Hipp Rental Properties, LLC
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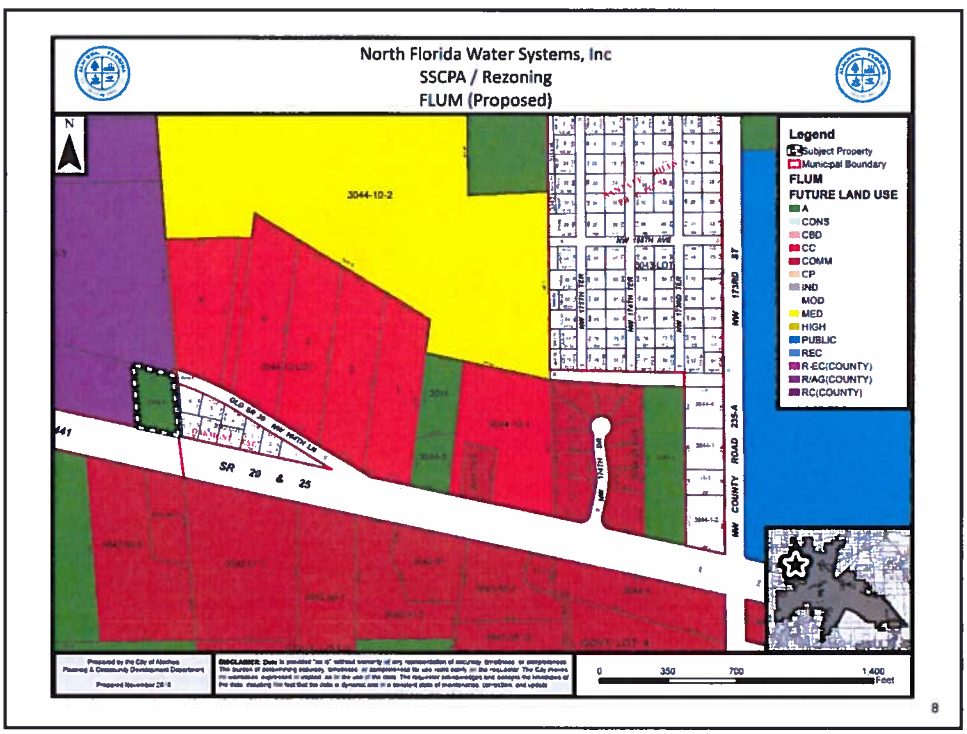
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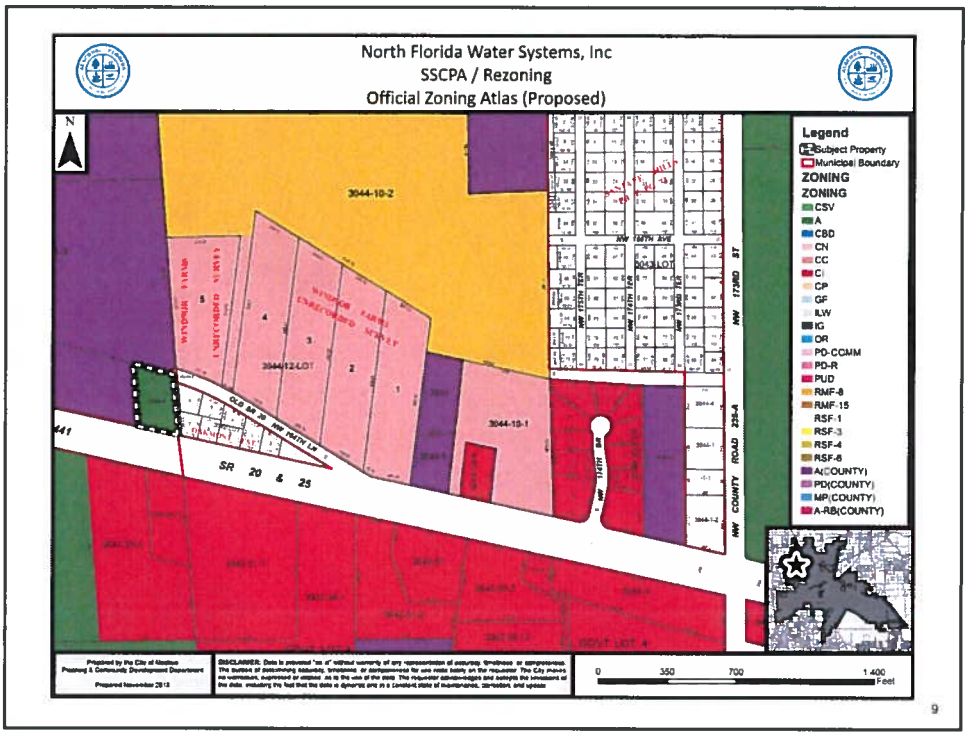
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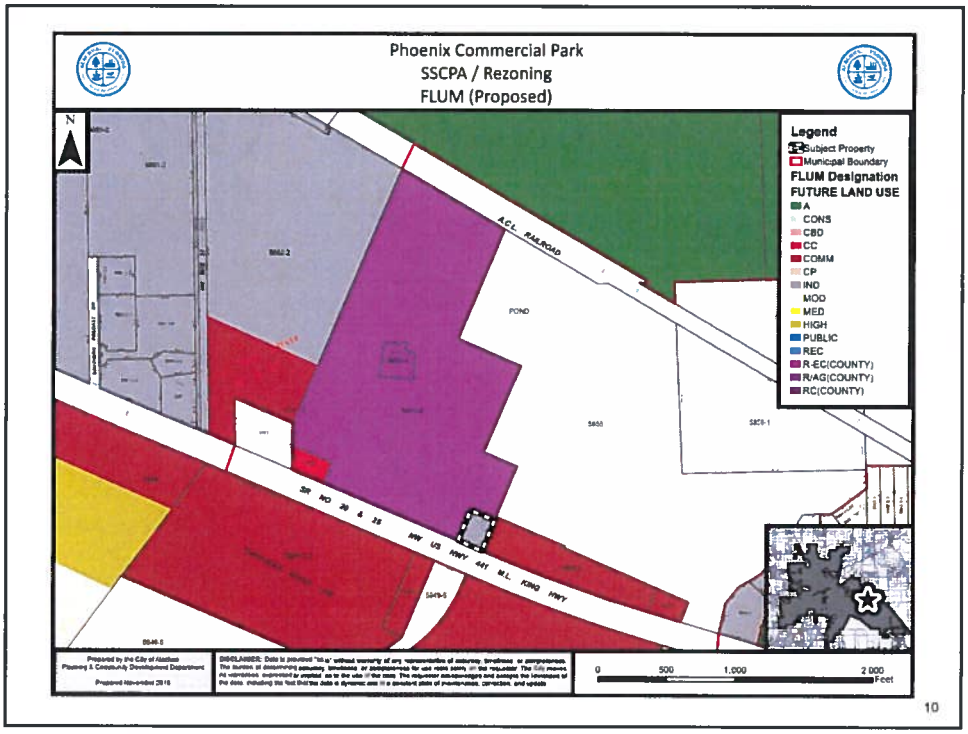
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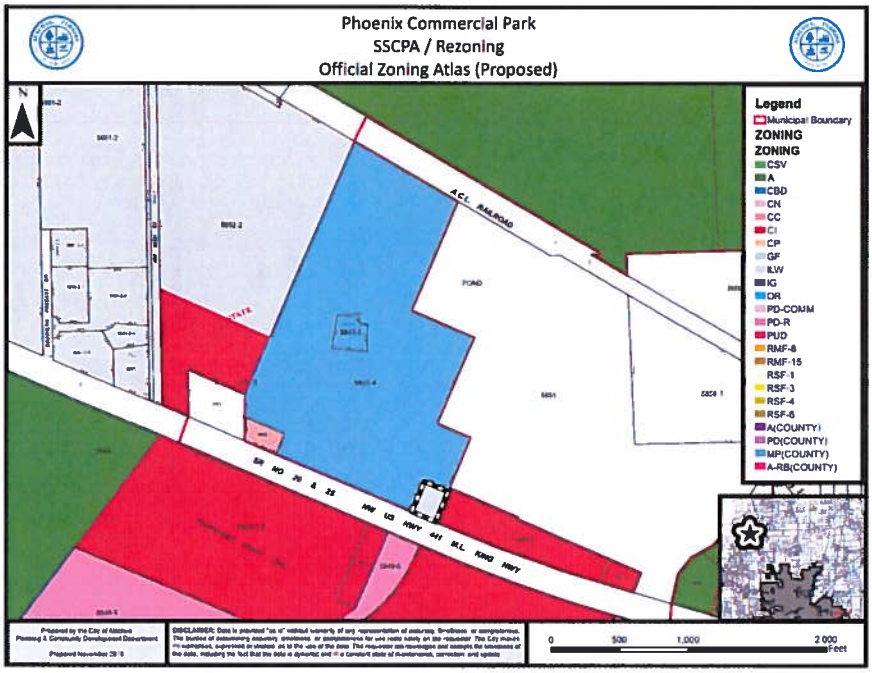
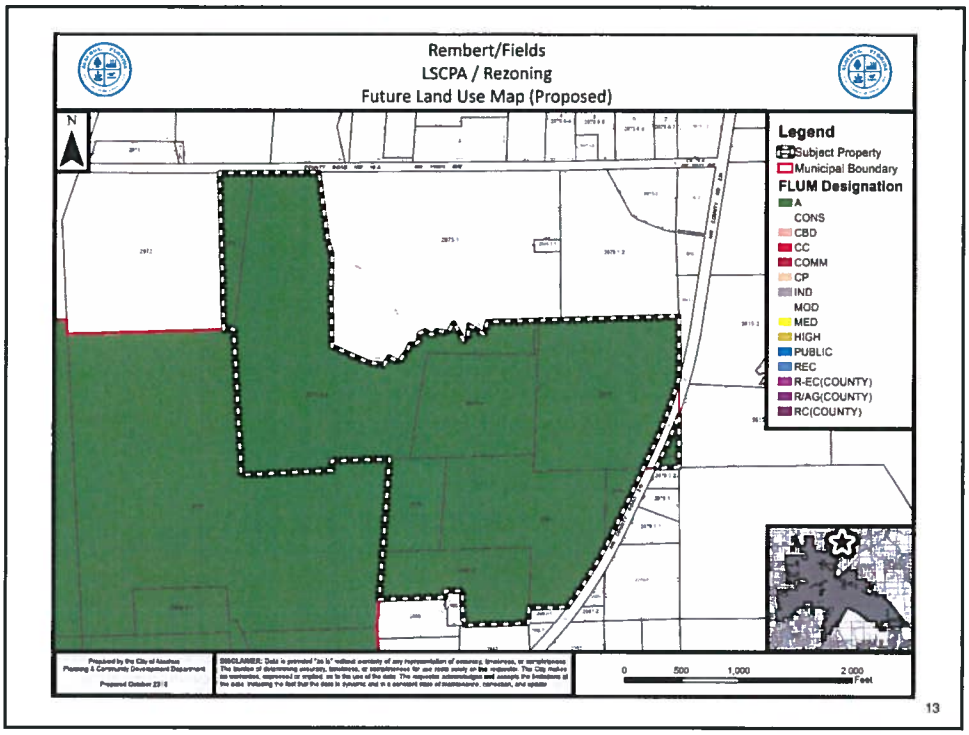


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12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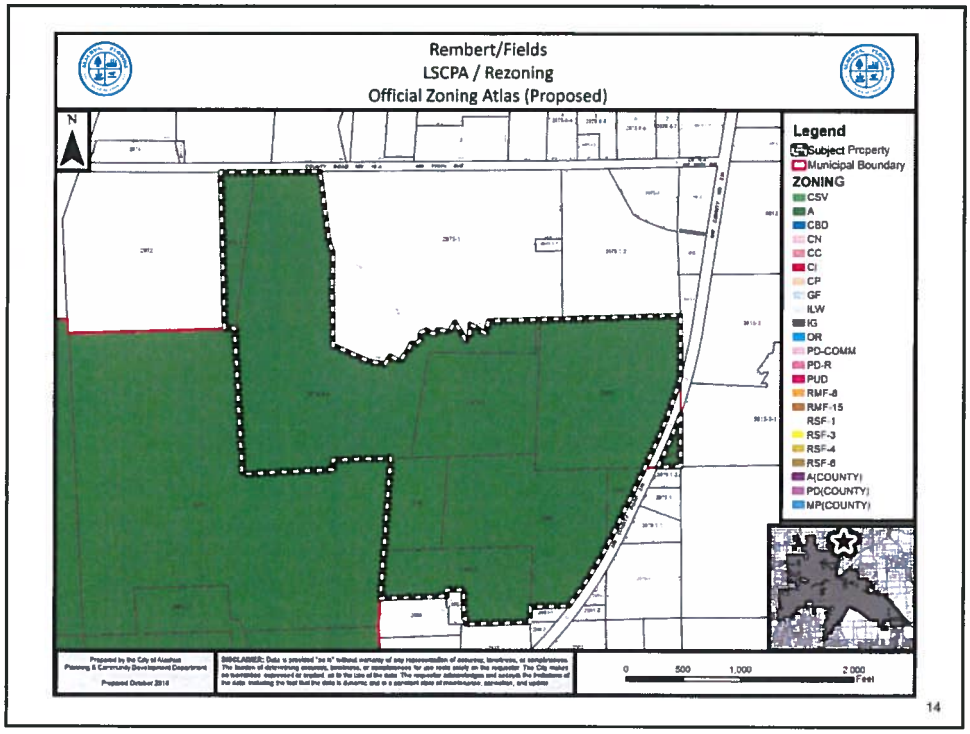
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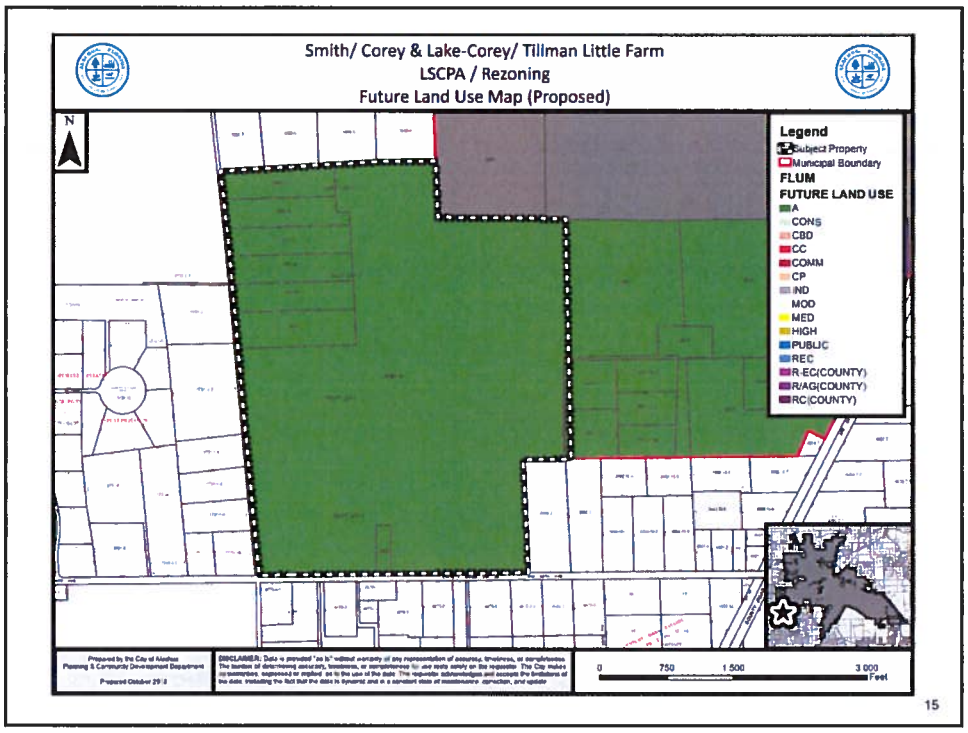
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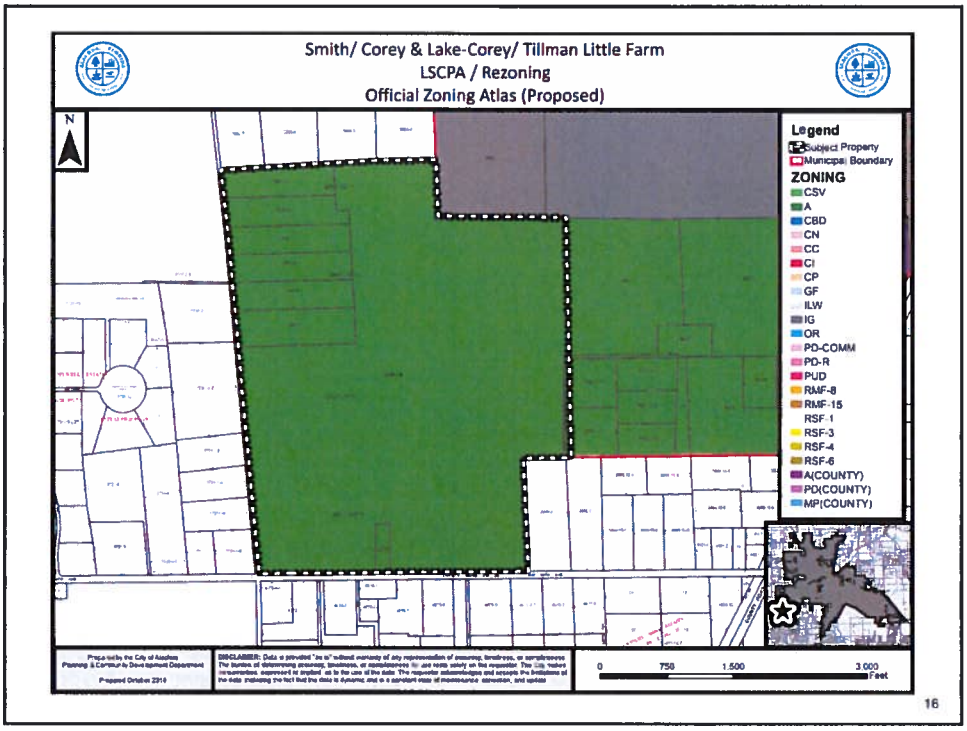
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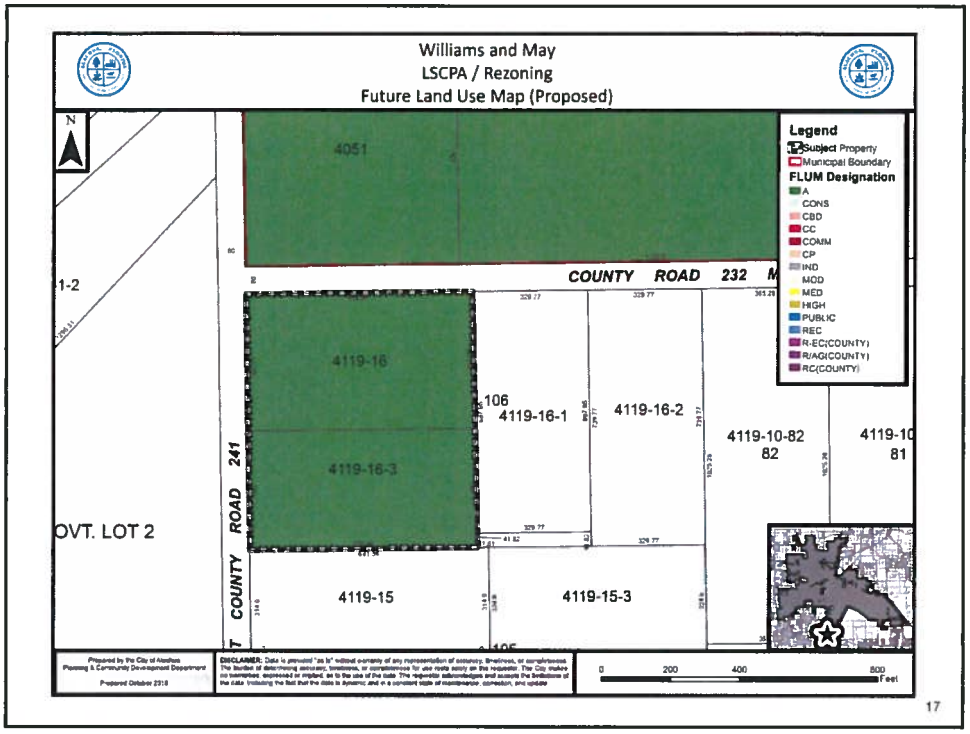
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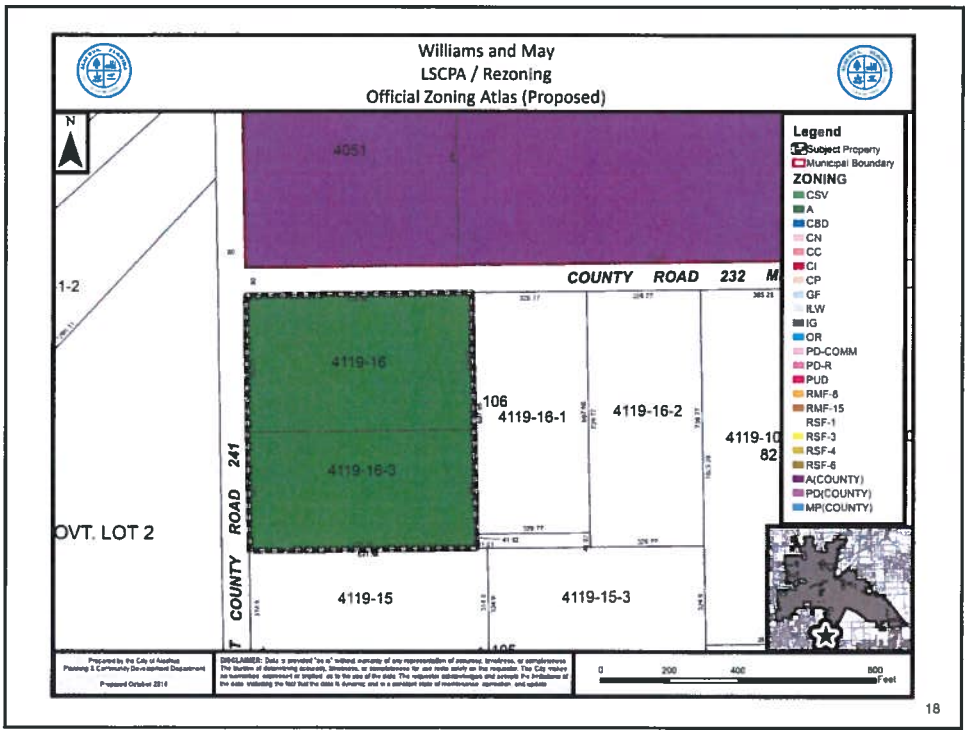
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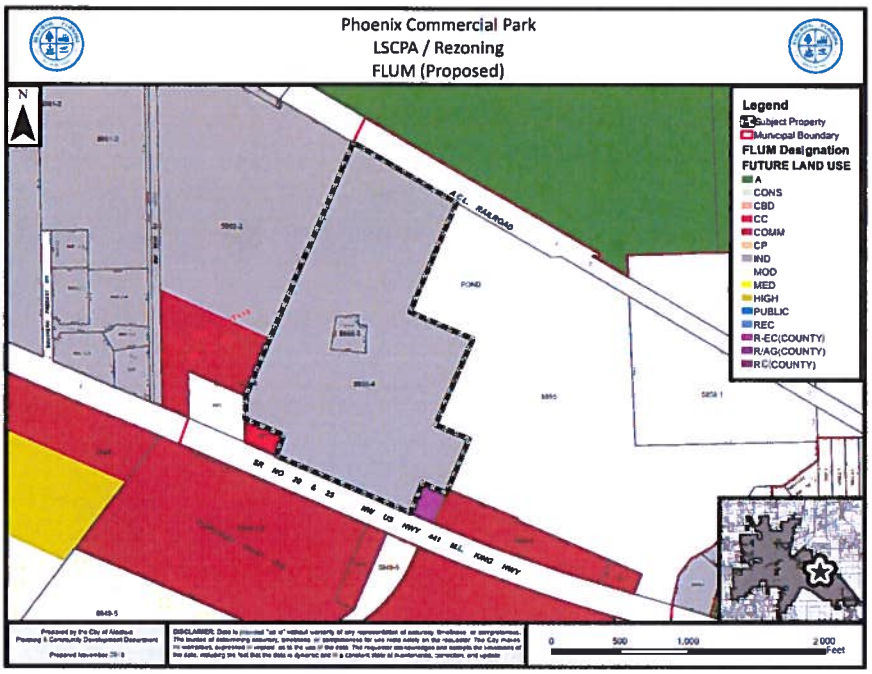
Phoenix Commercial Park
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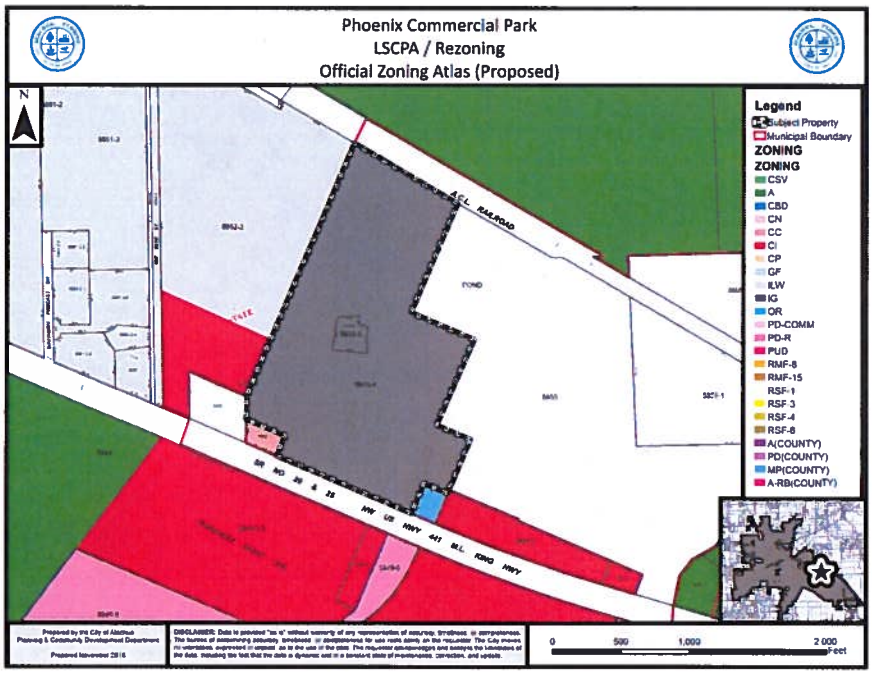
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Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: 10/15/18 Acceptance Date: 10/15/18
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: Smith, Lake and Corey LSCPA
2. Address of Subject Property: 19816 NW 94th Ave
3. Parcel ID Number(s): 3990,3990-1,3990-9,03990-10 through 03990-14, 3990-3, 3990-3-1
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 352.22

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.

James F Corey
Signature of Applicant

JAMES F. COREY
Typed or printed name and title of applicant

Judith A Lake-Corey
Signature of Co-applicant

Judith ~~James~~ A Lake-Corey
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15 day of October, 2018, by Judith Lake-Corey & James Corey who is/are personally known to me, or who has/have produced FL DL C600-446-37-409-0 Passport 530609413 as identification.

NOTARY SEAL

SARAH LYNN GREEN
MY COMMISSION # GG 218578
EXPIRES: May 16, 2022
Bonded Thru Notary Public Underwriters

Sarah L Green
Signature of Notary Public, State of FL

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #:
Application Fee: $
Filing Date: 10/15/18
Acceptance Date: 10/15/18
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: Smith, Lake, and Lake-Corey RZ
2. Address of Subject Property: 19816NW 94th Ave
3. Parcel ID Number(s): 3990, 3990-1, 3990-9 through 03990-14, 3990-3, 3990-3-1
4. Existing Use of Property: Ag
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural (A)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 352.22

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.

James F Corey
Signature of Applicant

Judith A Lake Corey
Signature of Co-applicant

JAMES F. COREY
Typed or printed name and title of applicant

Judith A Lake-Corey
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15 day of October, 2018 by Judith Lake-Corey and James Corey, who is/are personally known to me, or who has/have produced FL DL C600446374080 Passport 530609413 as identification.

NOTARY SEAL

SARAH LYNN GREEN
MY COMMISSION # GG 218578
EXPIRES: May 16, 2022
Bonded Thru Notary Public Underwriters

Sarah L Green
Signature of Notary Public, State of FL

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: Smith, Lake and Corey LSCPA
2. Address of Subject Property: 19816 NW 94th Ave
3. Parcel ID Number(s): 3990,3990-1,3990-9,03990-10 through 03990-14, 3990-3, 3990-3-1
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 352.22

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.

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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.

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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

RODNEY SMITH
Typed or printed name and title of applicant

DEIDRA C SMITH
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of October, 2018, by Rodney and Deidra Smith, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

FRANCESCA MANGOLD
Notary Public – State of Florida
Commission # GG 091621
My Comm. Expires Aug 3, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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6. Existing Zoning Designation: Agricultural (A)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 352.22

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.)

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

_____	_____
Signature of Applicant	Signature of Co-applicant
_____	_____
Typed or printed name and title of applicant	Typed or printed name of co-applicant

State of _____ 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 _____

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±354.07 ACRE PROPERTY FROM AGRICULTURE (ALACHUA COUNTY) TO AGRICULTURE; LOCATED NORTH OF NW 94TH AVE, EAST OF NW 202ND STREET; WEST OF NW COUNTY ROAD 235; TAX PARCEL NUMBERS 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 AND PORTIONS OF 03992-010-010 AND 03992-010-011; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on _____, 2018 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 _____, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20____, and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

DRAFT

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture (Alachua County) to Agriculture on Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 as described by the legal descriptions and sketches found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

DRAFT

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 5th day of November, 2018.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 20___.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor
SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

PAGE 1 OF

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO AGRICULTURE:

PARCEL 1

(O.R.B. 4181, PAGE 2193)

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 05°14'05" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 05°14'05" WEST, A DISTANCE OF 4542.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 3946, PAGE 1681 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 85°55'51" EAST, ALONG THE NORTH LINE OF SAID PARCEL 6 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4181, PAGE 2193, A DISTANCE OF 1769.88 FEET; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4181, PAGE 2193, THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 88°13'01" EAST, 660.00; (2) THENCE SOUTH 02°05'28" EAST, 658.77 FEET; (3) THENCE SOUTH 89°17'33" EAST, 1372.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EASTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 01°22'25" EAST, 1555.70 FEET; (2) THENCE SOUTH 00°05'39" WEST, 1138.75 FEET; (3) THENCE SOUTH 89°23'44" WEST, 454.48 FEET; (4) THENCE SOUTH 02°32'24" EAST, 1264.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, BEING SITUATED ON THE NORTH RIGHT OF WAY LINE OF NW 94th AVENUE; THENCE SOUTH 89°23'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 3043.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD NW 202nd STREET. THE ABOVE DESCRIBED LANDS CONTAIN 352.22 ACRES, MORE OR LESS.

TOGETHER WITH: PARCEL 2

(O.R.B. 4081, PAGE 258)

A TRACT OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARS.Y DESCRIBED AS FOLLOWS:

DRAFT

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST /4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN NORTH 00°17'43" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 14 OF SECTION 31, A DISTANCE OF 19.00 FEET TO THE INTERSECTION OF SAID WEST LINE WITH A FENCE LINE RUNNING EAST AND WEST; THENCE RUN NORTH 89°48'01" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 58.65 FEET TO A FENCE CORNER AND THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 00°20'21" WEST, ALONG A FENCE LINE, A DISTANCE OF 1107.95 FEET; THENCE RUN SOUTH 89°52'43" EAST, A DISTANCE OF 59.50 FEET; THENCE RUN NORTH 00°17'43" WEST, A DISTANCE OF 2.60 FEET TO A FENCE LINE RUNNING EAST AND WEST; THENCE RUN NORTH 89°55'53" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 59.50 FEET TO A FENCE CORNER AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2202, PAGE 2996 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 01°02'46" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1110.56 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN SOUTH 89°48'01" EAST, A DISTANCE OF 26.85 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH: PARCEL 3

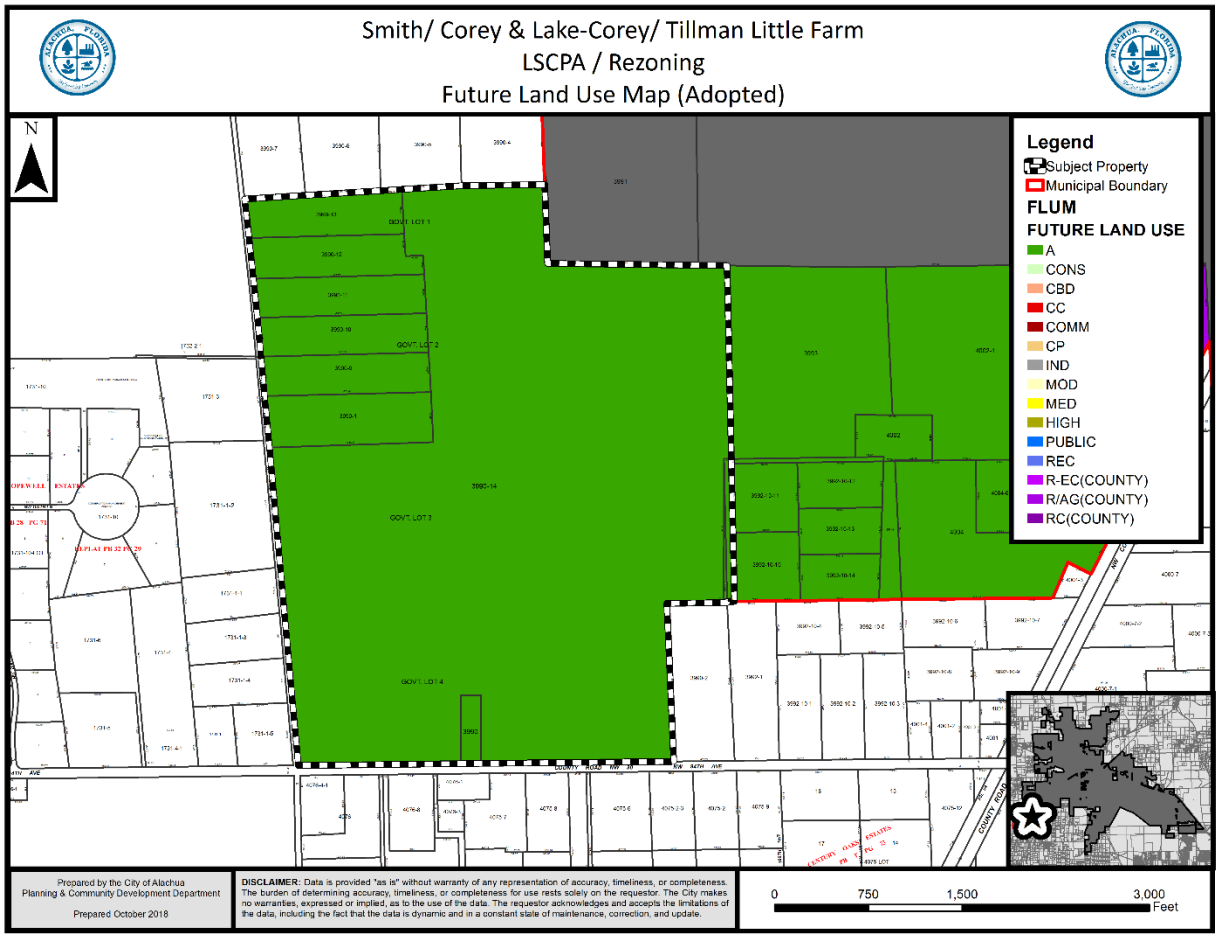
(O.R.B. 2314, PAGE 579)

A TRACT OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.00°17' 43"W., ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 19.00 FEET TO THE INTERSECTION OF SAID WEST LINE WITH A FENCE LINE RUNNING EAST AND WEST AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE N.00°17'43' W., ALONG SAID WEST LINE, A DISTANCE OF 1108.02 FEET; THENCE RUN N.89°52'43'W., A DISTANCE OF 59.50 FEET TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE RUN S.00°20' 21"E., ALONG SAID FENCE LINE, A DISTANCE OF 1107.95 FEET TO A FENCE CORNER; THENCE RUN S.89°48'01'E., ALONG A FENCE LINE, A DISTANCE OF 58.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.503 ACRES MORE OR LESS.

DRAFT

EXHIBIT "B"


Smith/ Corey & Lake-Corey/ Tillman Little Farm
LSCPA / Rezoning
Future Land Use Map (Adopted)
N
Legend
Subject Property
Municipal Boundary
FLUM
FUTURE LAND USE
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 2018
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.
0 750 1,500 3,000
Feet

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 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1a: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 2a: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

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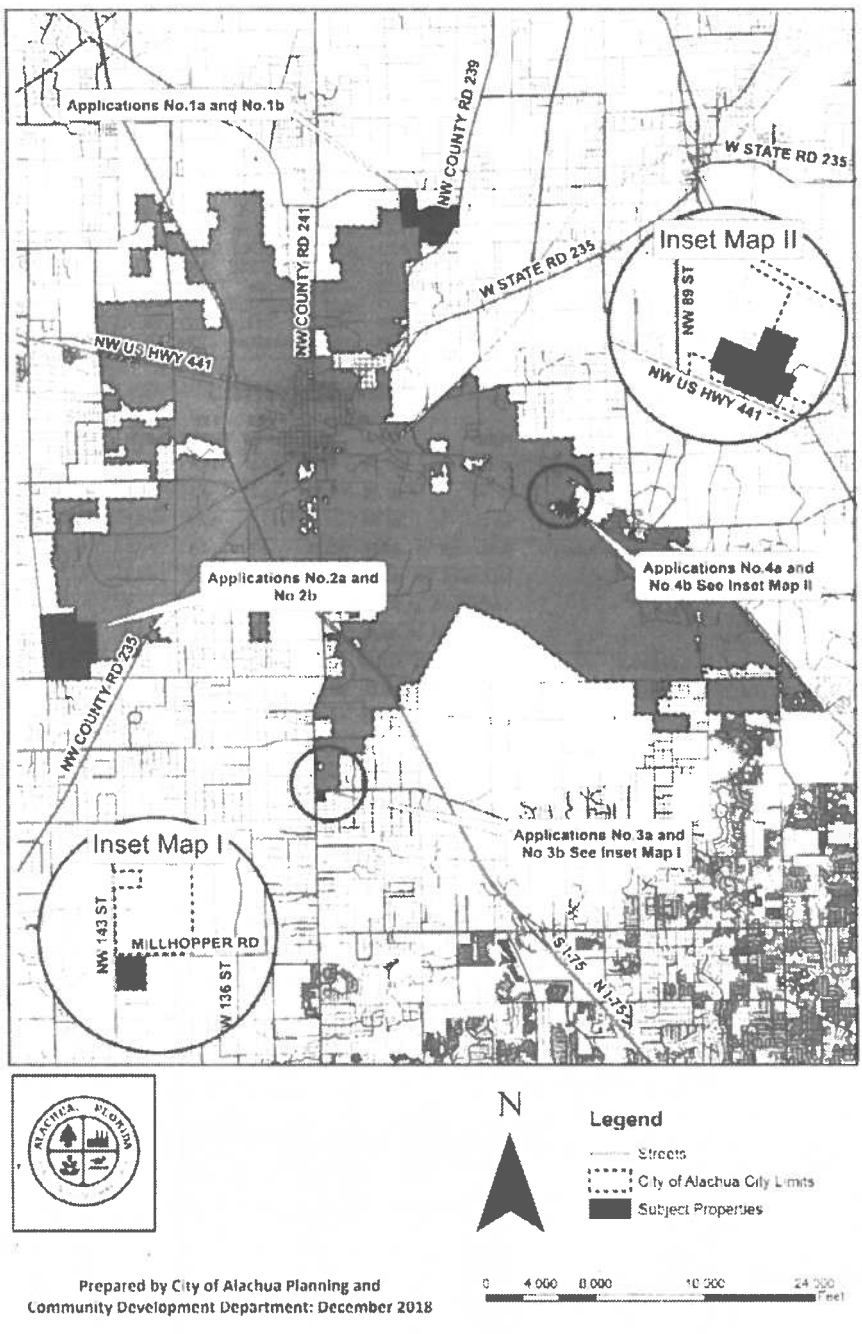

Prepared by City of Alachua Planning and Community Development Department: December 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045837

City of ALACHUA

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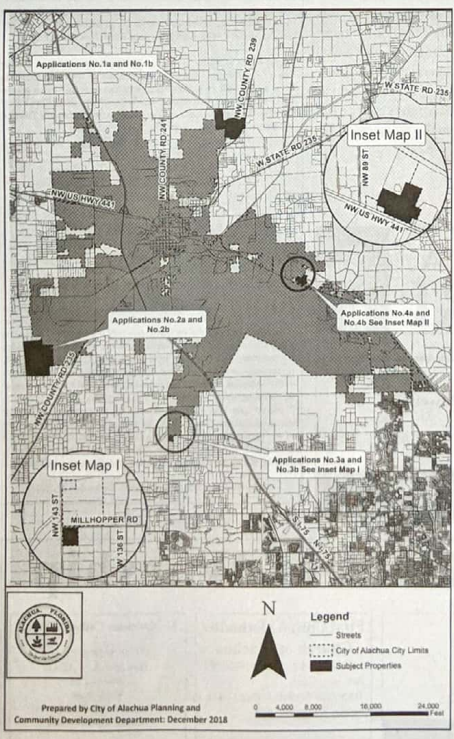

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

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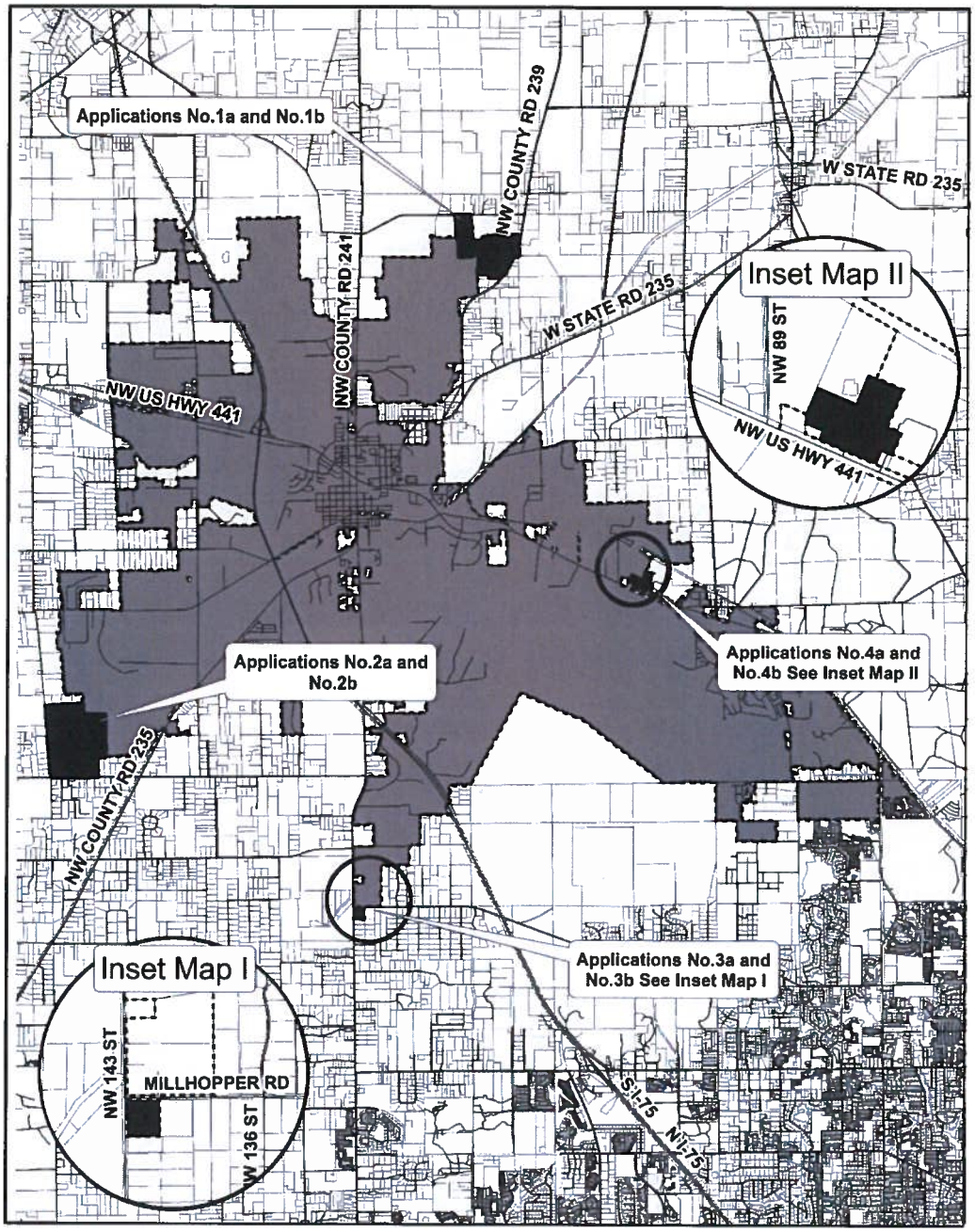
City of ALACHUA

THE GOOD LIFE COMMUNITY



N

Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Kathy Winburn, POSTED THE LAND USE SIGN ON 12/22/18
(Name) (Date)

FOR THE Smith, Tillman Little Farm, Corey and Lake Corey LSCPA LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Kathy Winburn
(Signature)

Seven (7)
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±354.07 acre subject property. Consisting of Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 (Quasi-Judicial Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on the subject property.

The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Agriculture Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

> *The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)*

ATTACHMENTS:

Description

- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A")(Alachua County) to Agricultural ("A") on a ±354.07 acre subject property
PROPERTY OWNER:	Rodney and Deidra Smith, James Corey and Judith Lake-Corey, Tillman Little Farm, LLC.
LOCATION:	North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235
PARCEL ID NUMBER(S):	03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011
ACREAGE:	± 354.07 total
PROJECT PLANNER:	Adam J. Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on the subject property.

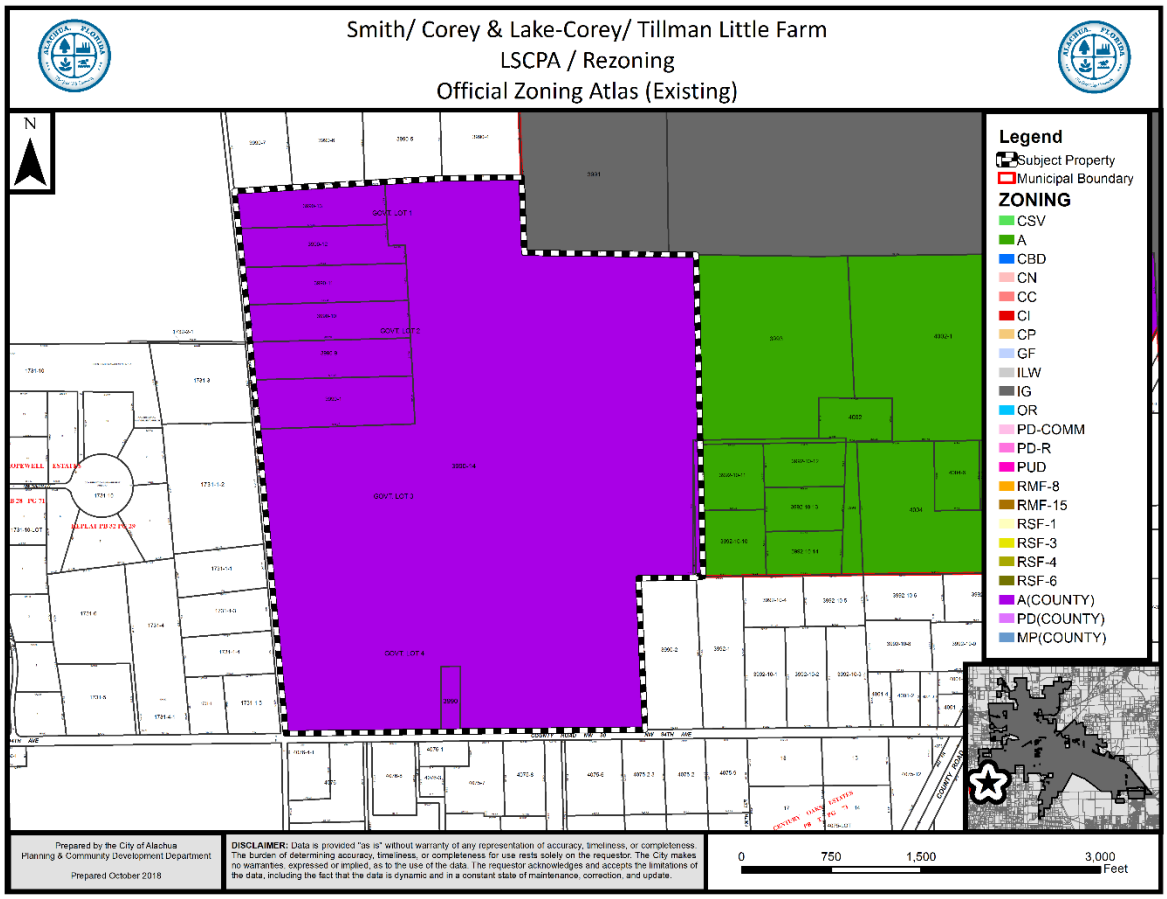
The subject property was annexed through Ordinance 18-17 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Agriculture Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

> *The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)*

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural ("A") (Alachua County)	Agricultural ("A")
Max. Gross Density:	.2 dwellings/acre 70 dwelling units	.2 dwellings/acre 70 dwelling units
Floor Area Ratio:	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units
** The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.*		

SURROUNDING USES

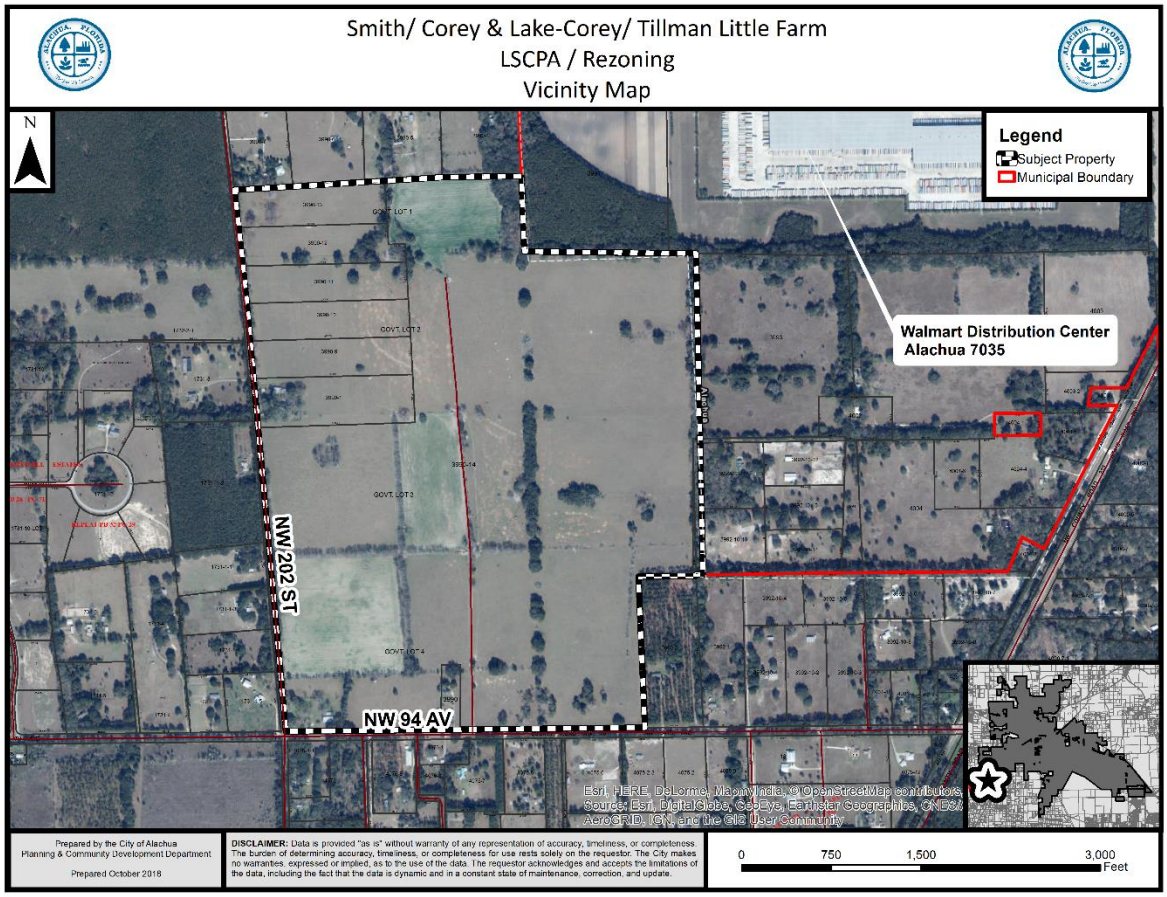
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Agriculture Vacant Industrial	Rural/Agriculture(County) Industrial	A (County) IG
East	Agriculture	Agriculture	A
West	Agriculture	Rural/Agriculture(County)	A (County)
South	Agriculture	Rural/Agriculture(County)	A (County)

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

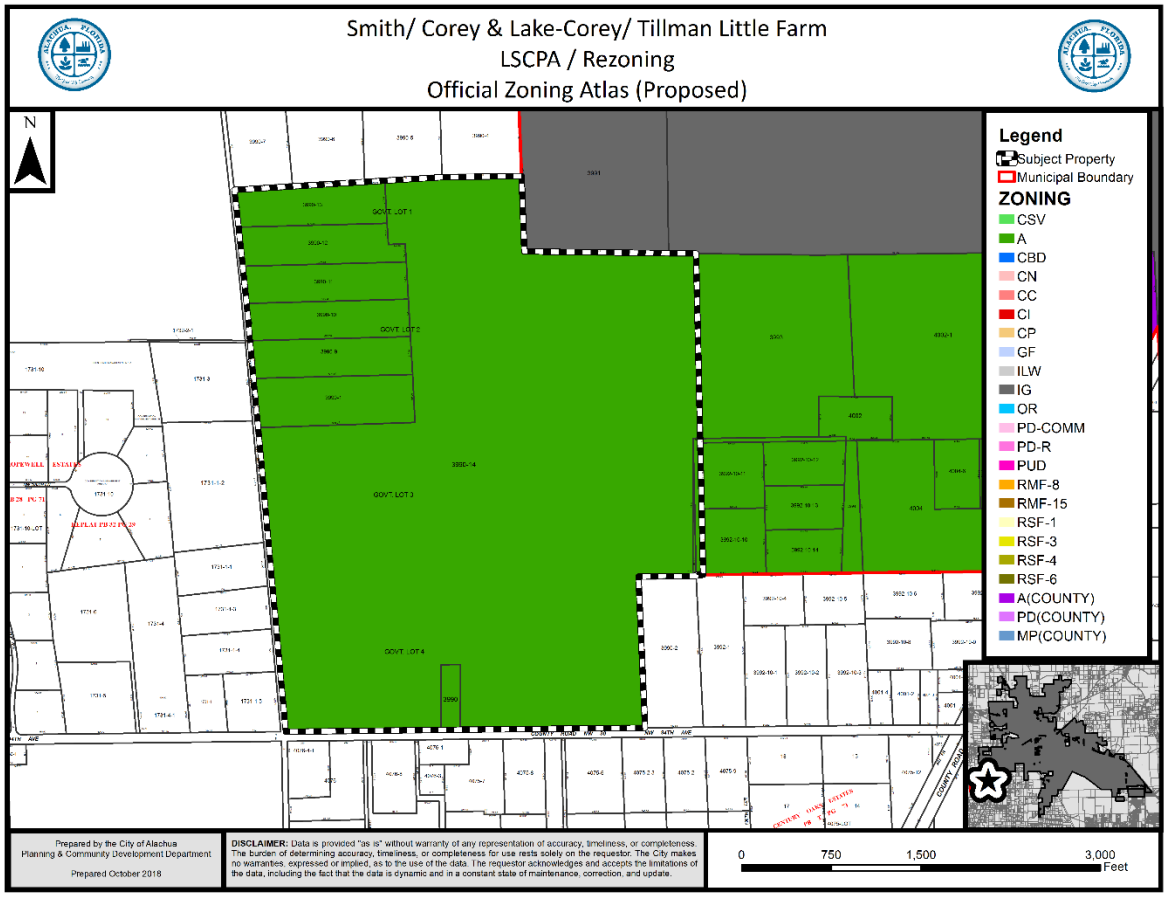


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
03990-013-000	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±9.60
03990-012-000	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±9.74
03990-011-000	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±9.71
03990-010-000	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±9.69
03990-009-000	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±9.69
03990-001-000	Single family residential/ Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±12.33
03990-014-000	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±286.86
03990-000-000	Single family residential/ Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±2.00
03990-003-001	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±0.35
Portion of 03992-010-010	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±0.75
Portion of 03992-010-011	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)	±0.75

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November ___, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, there were ____ individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A")(Alachua Count) to Agricultural ("A"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
03990-013-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-012-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-011-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-010-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-009-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-001-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-014-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-000-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
03990-003-001	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
Portion of 03992-010-010	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
Portion of 03992-010-011	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture 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
- 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

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property.

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

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

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

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

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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.

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the

infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

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

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

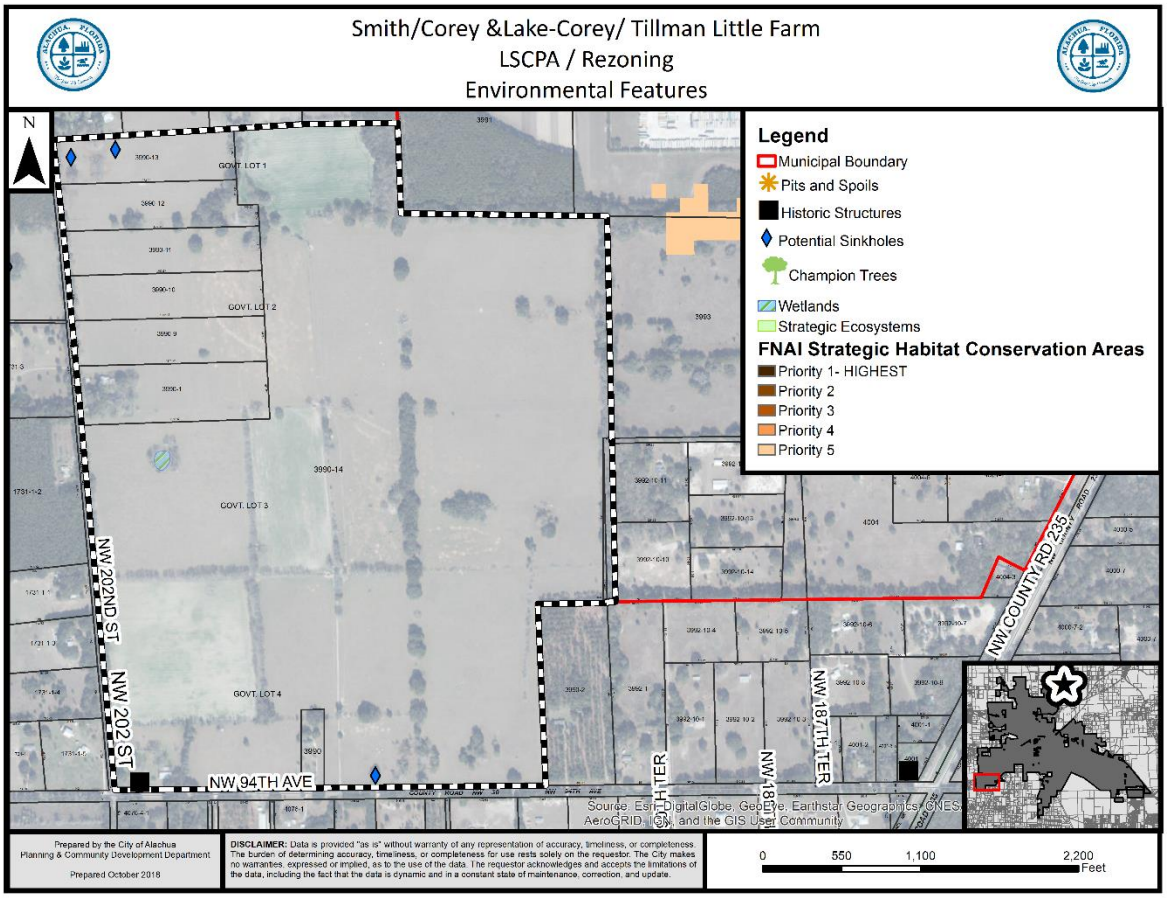
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

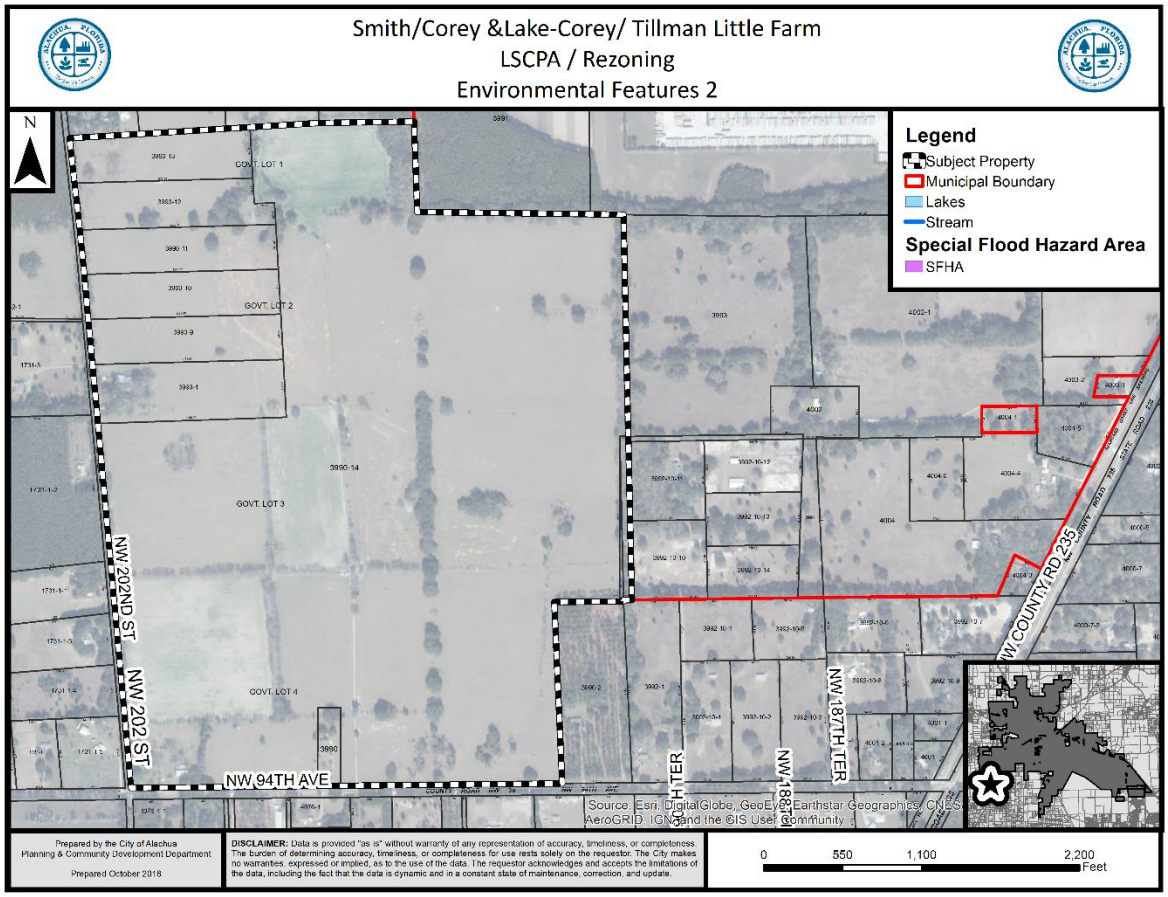
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4a. Environmental Features



Map 4b. Environmental Features



Wetlands

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

Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer . 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 seven (7) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out 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	22.8%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	43.5%
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	24.3%
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	1.4%
Bonneau fine sand, 2 to 5 percent slopes	C	Moderately well drained	Not limited	3.4%
Pedro-Jonesville complex, 0 to 5 percent slopes	A	Well drained	Very limited	2.8%
Kendrick sand, 5 to 8 percent slopes	B	Well drained	Not limited	1.7%

Evaluation: A majority of the site is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0120D and 0260D 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) and no Special Flood Hazard Areas (SFHAs).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed

amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The proposed amendment would permit agricultural and limited residential uses in a predominately agricultural/ rural area.

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

Evaluation and Findings: The proposed amendment would permit agricultural uses in areas located immediately adjacent to existing agricultural uses.

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

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

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

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

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed application would agricultural uses adjacent to existing agricultural uses.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Agricultural ("A") lands adjacent to existing lands with similar zoning designations. Therefore, this amendment will not result in the creation of isolated zoning districts.

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

Evaluation and Findings: The subject property is not located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure.

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

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	**70 dwelling units**	**70 dwelling units**

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

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
NA	CR 235 (From SCL to CR241)	2U	County Maintained Arterial	N/A	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 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[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing [2] (ITE Code 220 (9th ed.))	666 (333/333)	31 (5/26)	36 (24/12)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 9.52 trips per dwelling unit x 70 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 70 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 70 dwelling units (67% entering/33% exiting).

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	6,341
Reserved Trips[4]	0
Available Capacity[4]	8,779
Increase/Decrease in Daily Trips Generated by Development	666
Residual Capacity After Development's Impacts[5]	8,113

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Maximum Service Volume[2]	1,359
Existing Traffic[3]	602
Reserved Trips[4]	0
Available Capacity[4]	757
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	36
Residual Capacity After Development's Impacts[5]	721

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	19,250
Residual Capacity	**1,006,933**
Percentage of Permitted Design Capacity Utilized	**56.22%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	17,500
Residual Capacity	**761,711**
Percentage of Permitted Design Capacity Utilized	**49.22%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat 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]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	.83
Residual Recreational Capacity After Impacts	**67.08**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 70dwellings / [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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	.17 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.23 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]	**29.38 %**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.83 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 not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. 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]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	663.60	121.11
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: 9,892 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 70 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, April 2018*

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

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. 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- Table 4.1-1 Table of Allowed Uses

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

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

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

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

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

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

placement on existing building																								
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)

Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																						4.3.3(A)(1), (3)
Equestrian facility		P													S		S							4.3.3(A)(1)
Farm co-op		P																						4.3.3(A)(1)
Farm machinery repair		S																						4.3.3(A)(1)
Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)

Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)
Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								

Animal hospital		P											P		S					A				4.3.3(C)(1)
Animal shelter		S											S							A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)

Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	
Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)

Manufacturing, light															P	P	P		A			A		
Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services										S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	

Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)

Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)
Tire disposal or recycling																		S						4.3.4(M)(3)

Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

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

EXHIBIT "B"

TO

APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY'S OFFICIAL ZONING ATLAS

ON BEHALF OF

RODNEY AND DEIDRA SMITH, JAMES COREY AND JUDITH LAKE-COREY, TILLMAN LITTLE FARM, LLC

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

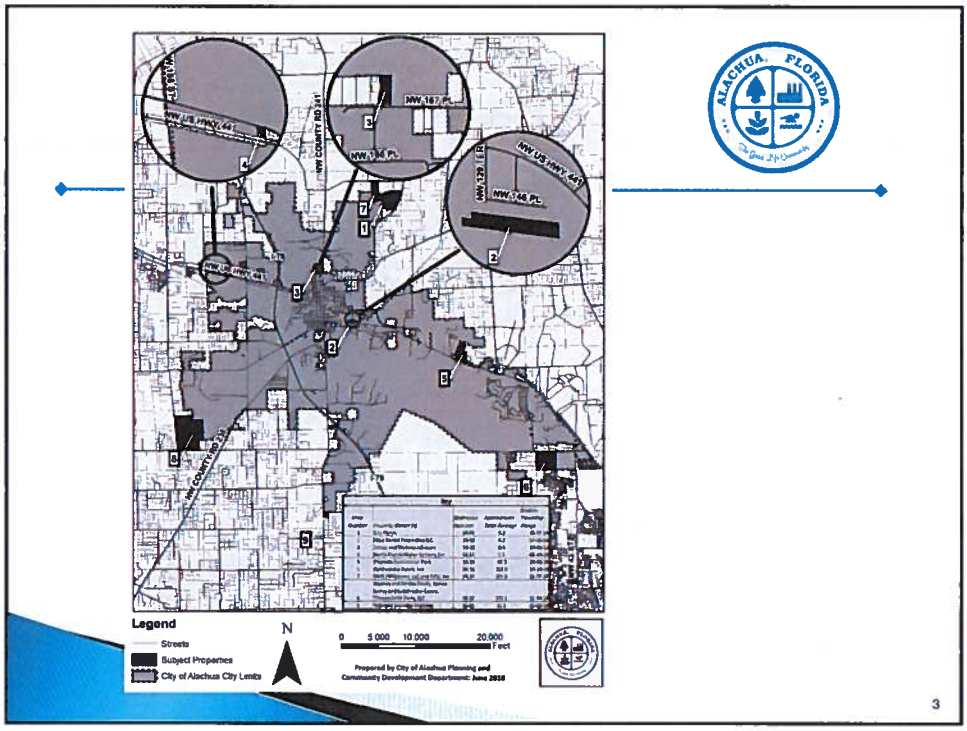
November 27, 2018

1

Overview

- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2


NW 167 PL
NW 168 PL
NW US HWY 441
NW COUNTY RD 241
Legend
Streets
Subject Properties
City of Alachua City Limits
N
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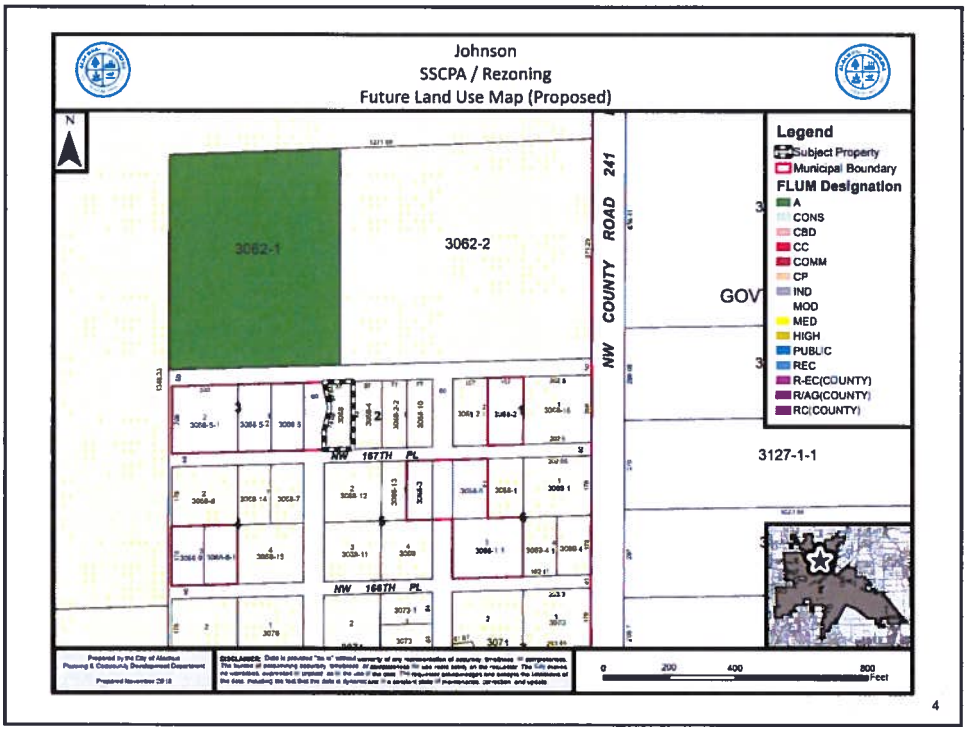
Prepared by City of Alachua Planning and Community Development Department: June 2018
3


Johnson
SSCPA / Rezoning
Future Land Use Map (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 167TH PL
NW 168TH PL
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Legend
Subject Property
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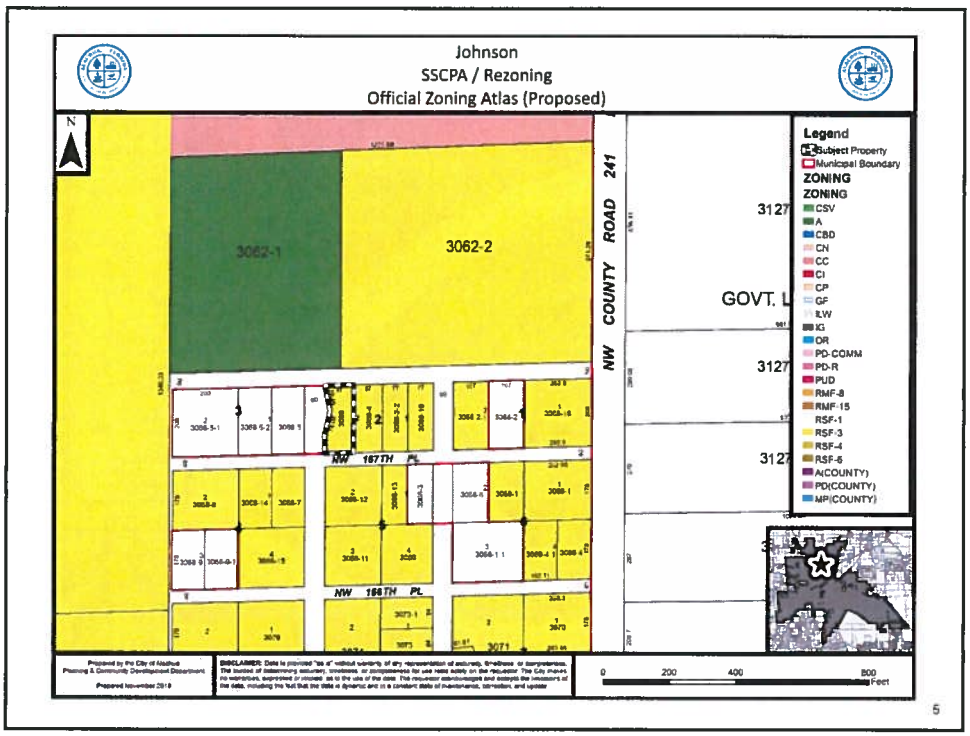
Johnson
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Official Zoning Atlas (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 157TH PL
NW 156TH PL
GOVT. L
Legend
Subject Property
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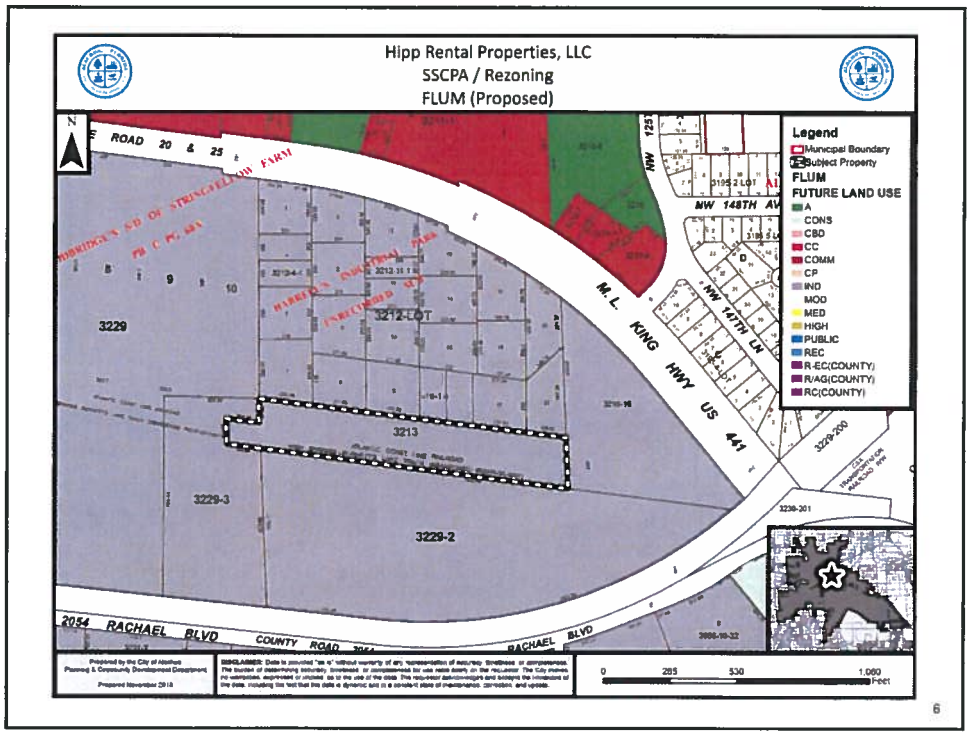
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FLUM (Proposed)
N
ROAD 20 & 25
3229
3212-LOT
3213
3229-3
3229-2
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COUNTY ROAD
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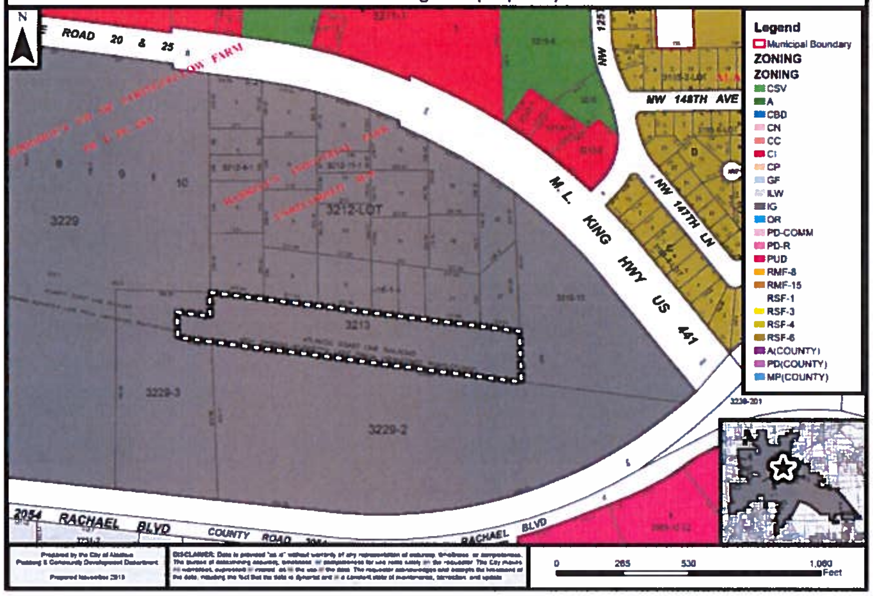
Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)



7

North Florida Water Systems, Inc
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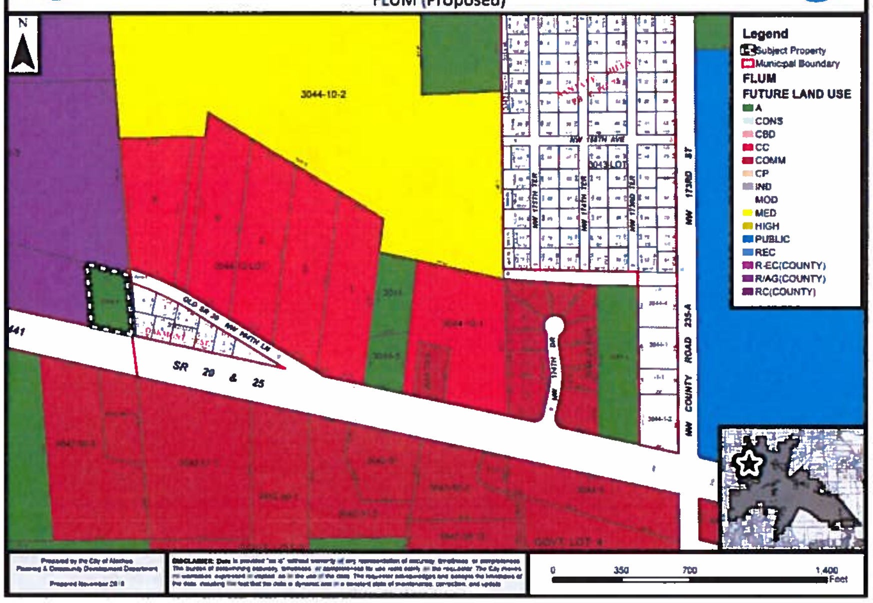
FLUM (Proposed)



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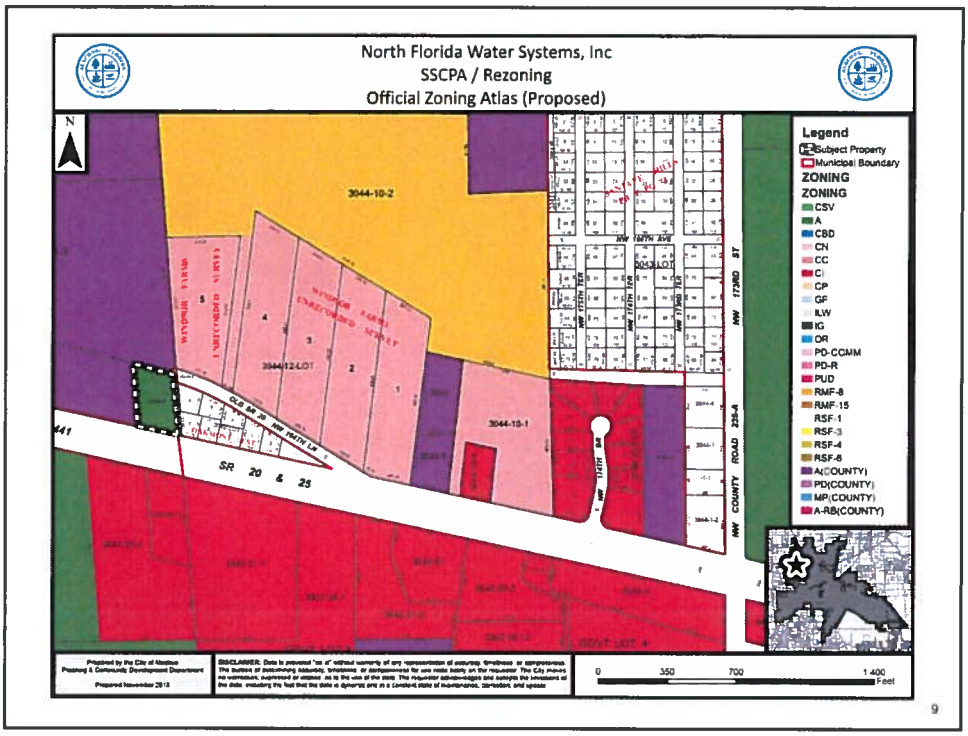
North Florida Water Systems, Inc
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
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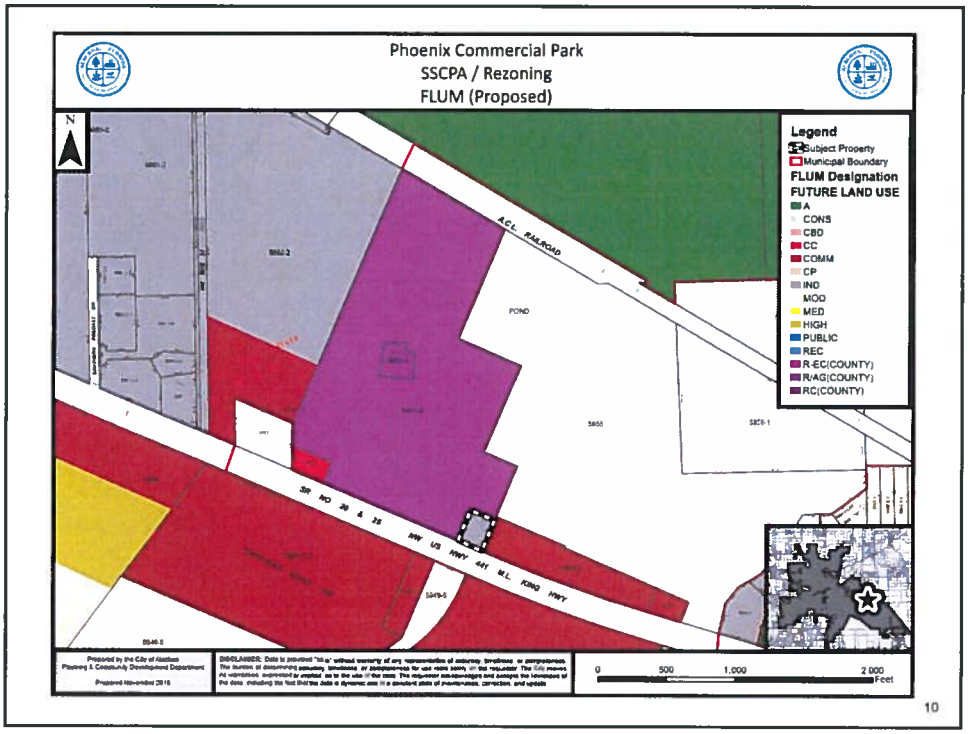
Phoenix Commercial Park
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FLUM (Proposed)
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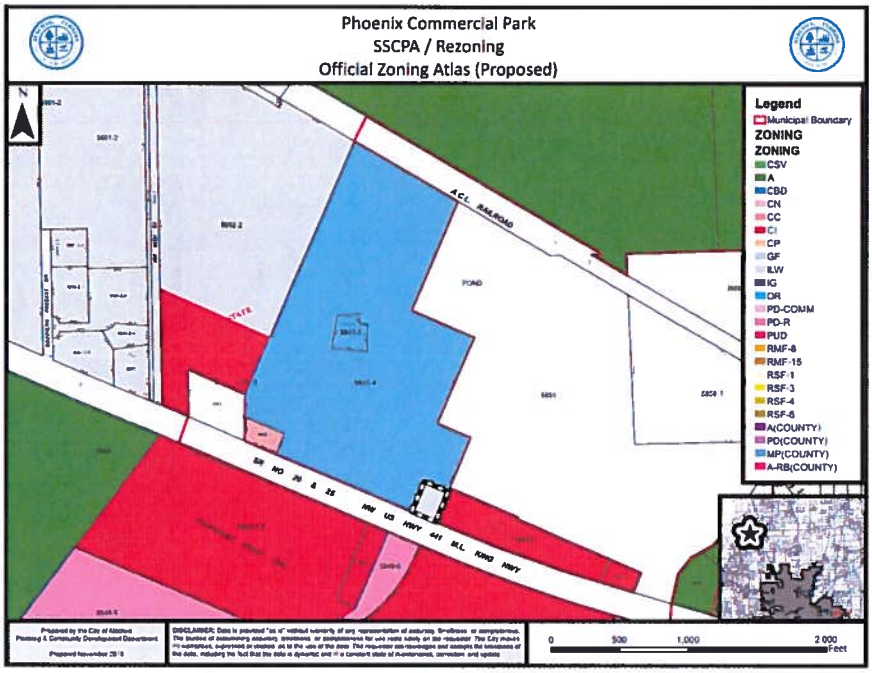
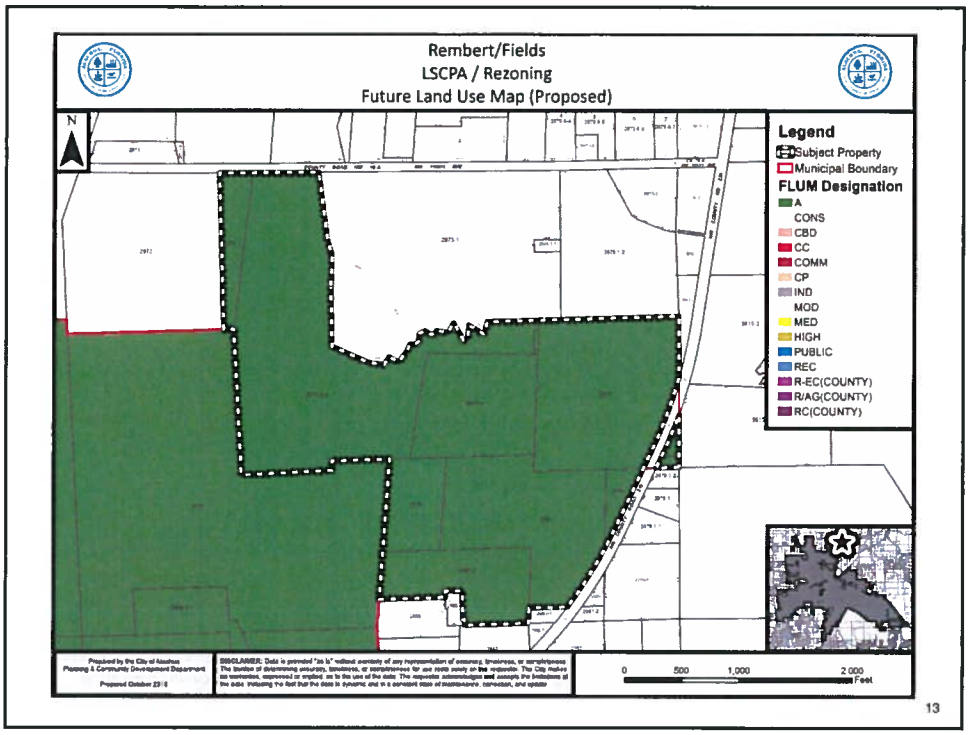


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12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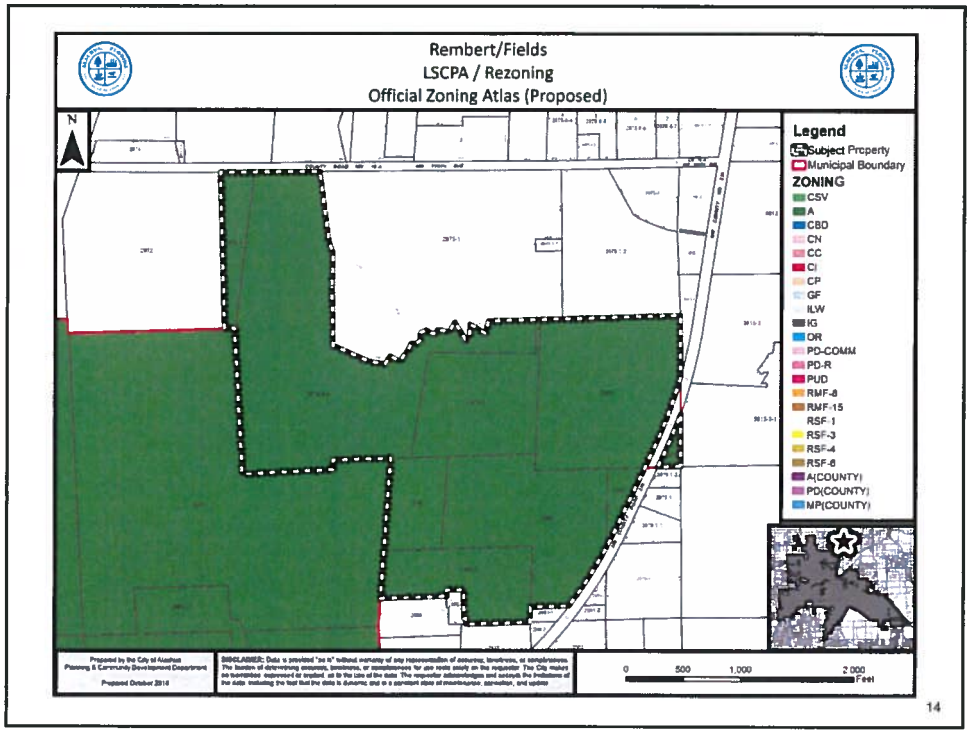
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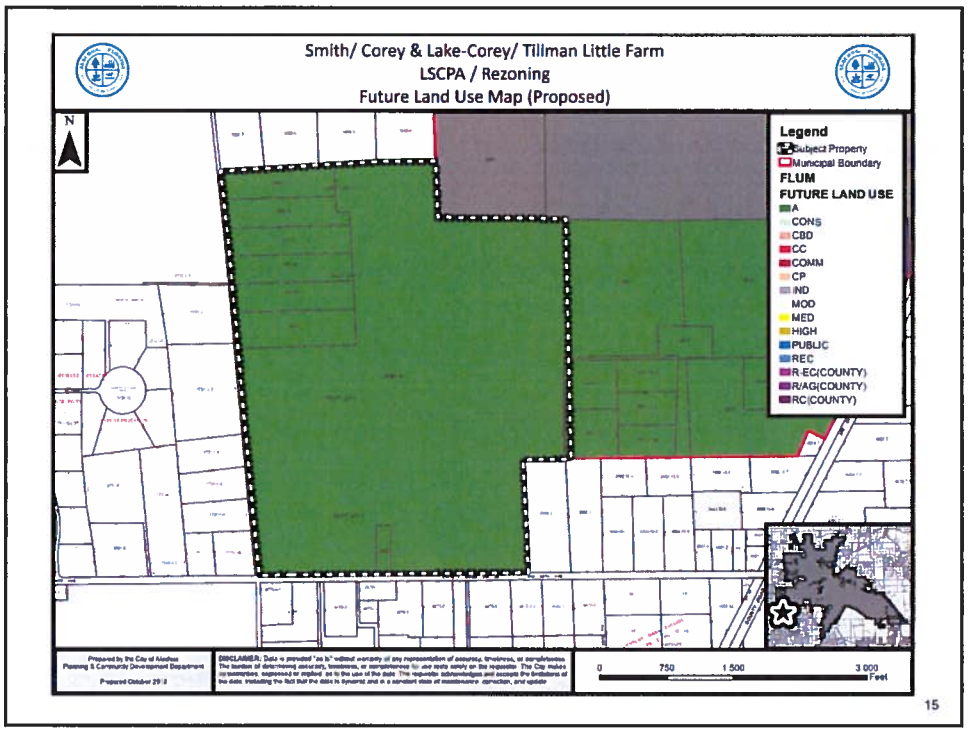
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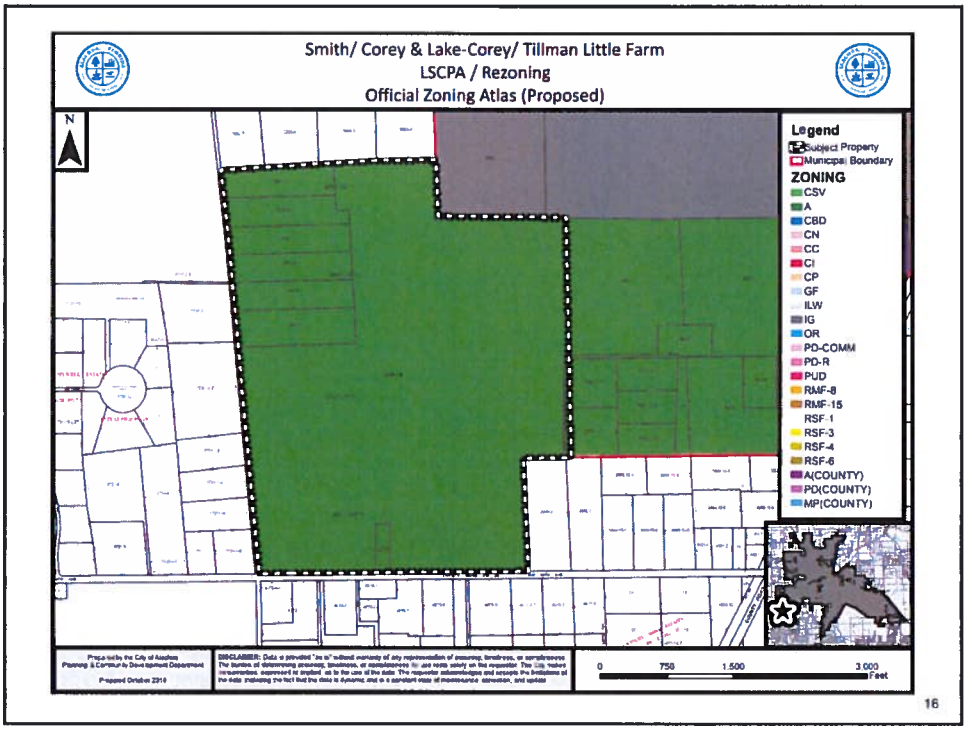
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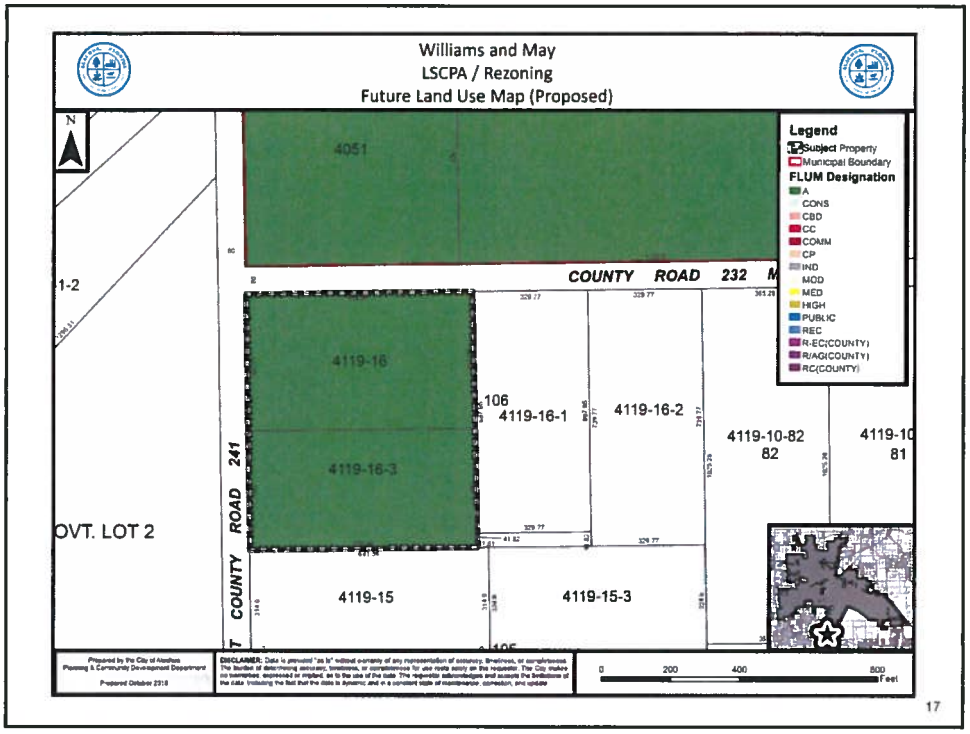
Williams and May
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4051
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1-2
4119-16
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106
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4119-16-2
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OVT. LOT 2
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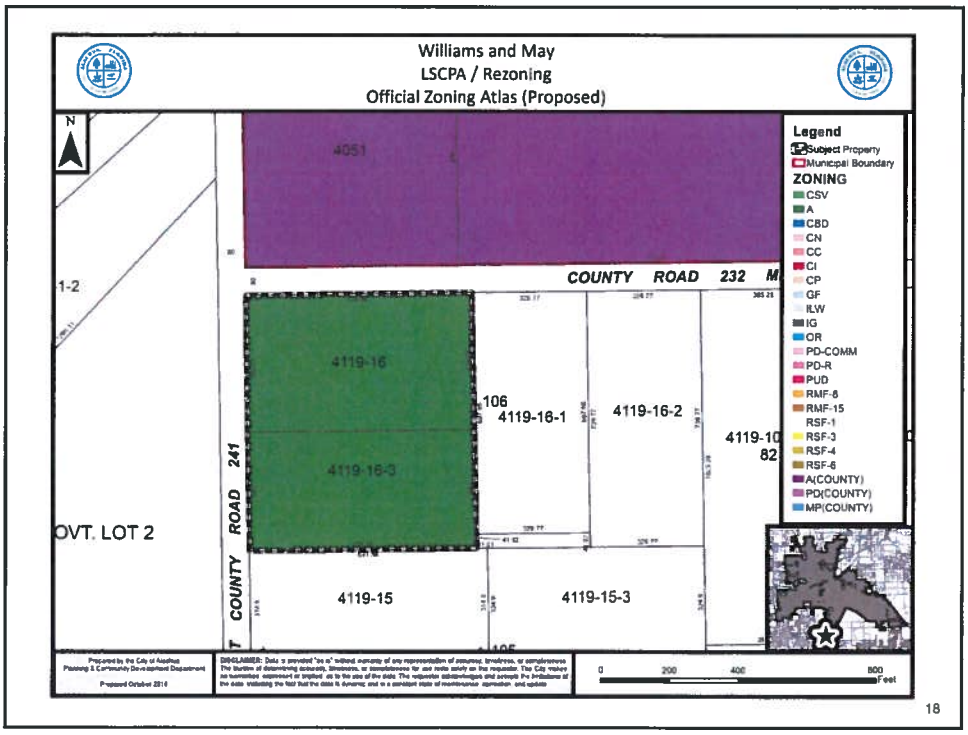
Williams and May
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COUNTY ROAD 232
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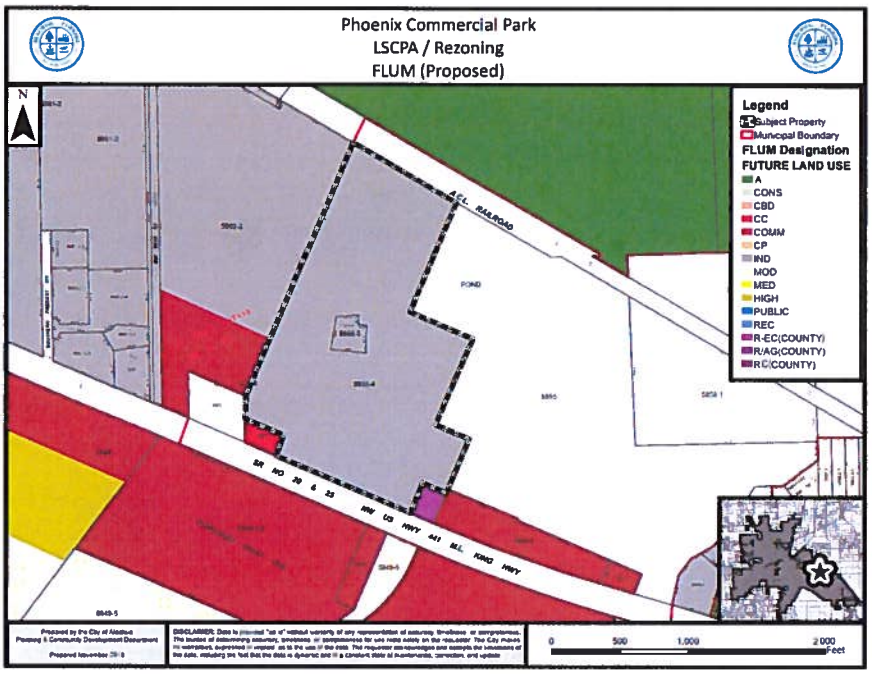
Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Proposed)
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FLUM Designation
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SR 90 & 25 NW US HWY 441 M.L. KING HWY
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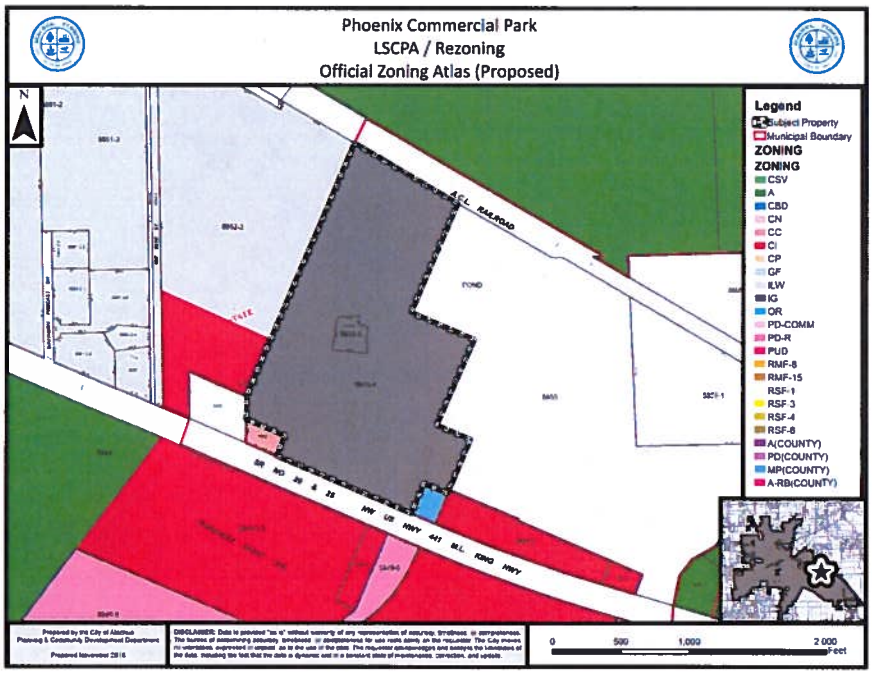
19


Phoenix Commercial Park
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

20

Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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Bend along line to expose Pop-up Edge

AVERY 5260™

FOR PLANNING USE ONLY
Case #: _____
Application Fee: $_____
Filing Date: 10/15/18 Acceptance Date: 10/15/18
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: Smith, Lake and Corey LSCPA
2. Address of Subject Property: 19816 NW 94th Ave
3. Parcel ID Number(s): 3990,3990-1,3990-9,03990-10 through 03990-14, 3990-3, 3990-3-1
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 352.22

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.

James F Corey
Signature of Applicant

JAMES F. COREY
Typed or printed name and title of applicant

Judith A Lake-Corey
Signature of Co-applicant

Judith ~~James~~ A Lake-Corey
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15 day of October, 2018, by Judith Lake-Corey & James Corey who is/are personally known to me, or who has/have produced FL DL C600-446-37-409-0 Passport 530609413 as identification.

NOTARY SEAL

SARAH LYNN GREEN
MY COMMISSION # GG 218578
EXPIRES: May 16, 2022
Bonded Thru Notary Public Underwriters

Sarah L Green
Signature of Notary Public, State of FL

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #:
Application Fee: $
Filing Date: 10/15/18
Acceptance Date: 10/15/18
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: Smith, Lake, and Lake-Corey RZ
2. Address of Subject Property: 19816NW 94th Ave
3. Parcel ID Number(s): 3990, 3990-1, 3990-9 through 03990-14, 3990-3, 3990-3-1
4. Existing Use of Property: Ag
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural (A)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 352.22

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.

James F Corey
Signature of Applicant

Judith A Lake Corey
Signature of Co-applicant

JAMES F. COREY
Typed or printed name and title of applicant

Judith A Lake-Corey
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15 day of October, 2018 by Judith Lake-Corey and James Corey, who is/are personally known to me, or who has/have produced FL DL C600446374080 Passport 530609413 as identification.

NOTARY SEAL

SARAH LYNN GREEN
MY COMMISSION # GG 218578
EXPIRES: May 16, 2022
Bonded Thru Notary Public Underwriters

Sarah L Green
Signature of Notary Public, State of FL

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: Smith, Lake and Corey LSCPA
2. Address of Subject Property: 19816 NW 94th Ave
3. Parcel ID Number(s): 3990,3990-1,3990-9,03990-10 through 03990-14, 3990-3, 3990-3-1
4. Existing Use of Property: Ag
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 352.22

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;
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   (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,
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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.

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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

RODNEY SMITH
Typed or printed name and title of applicant

DEIDRA C SMITH
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 31st day of October, 2018, by Rodney and Deidra Smith, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

FRANCESCA MANGOLD
Notary Public – State of Florida
Commission # GG 091621
My Comm. Expires Aug 3, 2021
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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6. Existing Zoning Designation: Agricultural (A)
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8. Acreage: 352.22

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

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

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

_____	_____
Signature of Applicant	Signature of Co-applicant
_____	_____
Typed or printed name and title of applicant	Typed or printed name of co-applicant

State of _____ 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 _____

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) (ALACHUA COUNTY) TO AGRICULTURAL (A) A ±354.07 ACRE PROPERTY FROM AGRICULTURE (ALACHUA COUNTY) TO AGRICULTURE; LOCATED NORTH OF NW 94TH AVE, EAST OF NW 202ND STREET; WEST OF NW COUNTY ROAD 235; TAX PARCEL NUMBERS 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 AND PORTIONS OF 03992-010-010 AND 03992-010-011; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2019, and on _____, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, 2019, and _____, 2019, 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 of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed 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

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Agricultural (A) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the _____day of _____, 2019.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____day of _____, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

PARCEL 1

(O.R.B. 4181, PAGE 2193)

A PARCEL OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE NORTH 05°14'05" WEST, ALONG THE WEST LINE OF SAID SECTION 31, A DISTANCE OF 40.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 05°14'05" WEST, A DISTANCE OF 4542.14 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED AS PARCEL 6 IN OFFICIAL RECORDS BOOK 3946, PAGE 1681 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 85°55'51" EAST, ALONG THE NORTH LINE OF SAID PARCEL 6 AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4181, PAGE 2193, A DISTANCE OF 1769.88 FEET; THENCE CONTINUE ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 4181, PAGE 2193, THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTH 88°13'01" EAST, 660.00; (2) THENCE SOUTH 02°05'28" EAST, 658.77 FEET; (3) THENCE SOUTH 89°17'33" EAST, 1372.00 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE EASTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 01°22'25" EAST, 1555.70 FEET; (2) THENCE SOUTH 00°05'39" WEST, 1138.75 FEET; (3) THENCE SOUTH 89°23'44" WEST, 454.48 FEET; (4) THENCE SOUTH 02°32'24" EAST, 1264.39 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, BEING SITUATED ON THE NORTH RIGHT OF WAY LINE OF NW 94th AVENUE; THENCE SOUTH 89°23'44" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 3043.79 FEET TO THE POINT OF BEGINNING.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD NW 202nd STREET. THE ABOVE DESCRIBED LANDS CONTAIN 352.22 ACRES, MORE OR LESS.

TOGETHER WITH: PARCEL 2

(O.R.B. 4081, PAGE 258)

A TRACT OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARS.Y DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST /4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE

AND RUN NORTH 00°17'43" WEST, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 14 OF SECTION 31, A DISTANCE OF 19.00 FEET TO THE INTERSECTION OF SAID WEST LINE WITH A FENCE LINE RUNNING EAST AND WEST; THENCE RUN NORTH 89°48'01" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 58.65 FEET TO A FENCE CORNER AND THE TRUE POINT OF BEGINNING; THENCE RUN NORTH 00°20'21" WEST, ALONG A FENCE LINE, A DISTANCE OF 1107.95 FEET; THENCE RUN SOUTH 89°52'43" EAST, A DISTANCE OF 59.50 FEET; THENCE RUN NORTH 00°17'43" WEST, A DISTANCE OF 2.60 FEET TO A FENCE LINE RUNNING EAST AND WEST; THENCE RUN NORTH 89°55'53" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 59.50 FEET TO A FENCE CORNER AT THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2202, PAGE 2996 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 01°02'46" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1110.56 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE RUN SOUTH 89°48'01" EAST, A DISTANCE OF 26.85 FEET TO THE TRUE POINT OF BEGINNING.

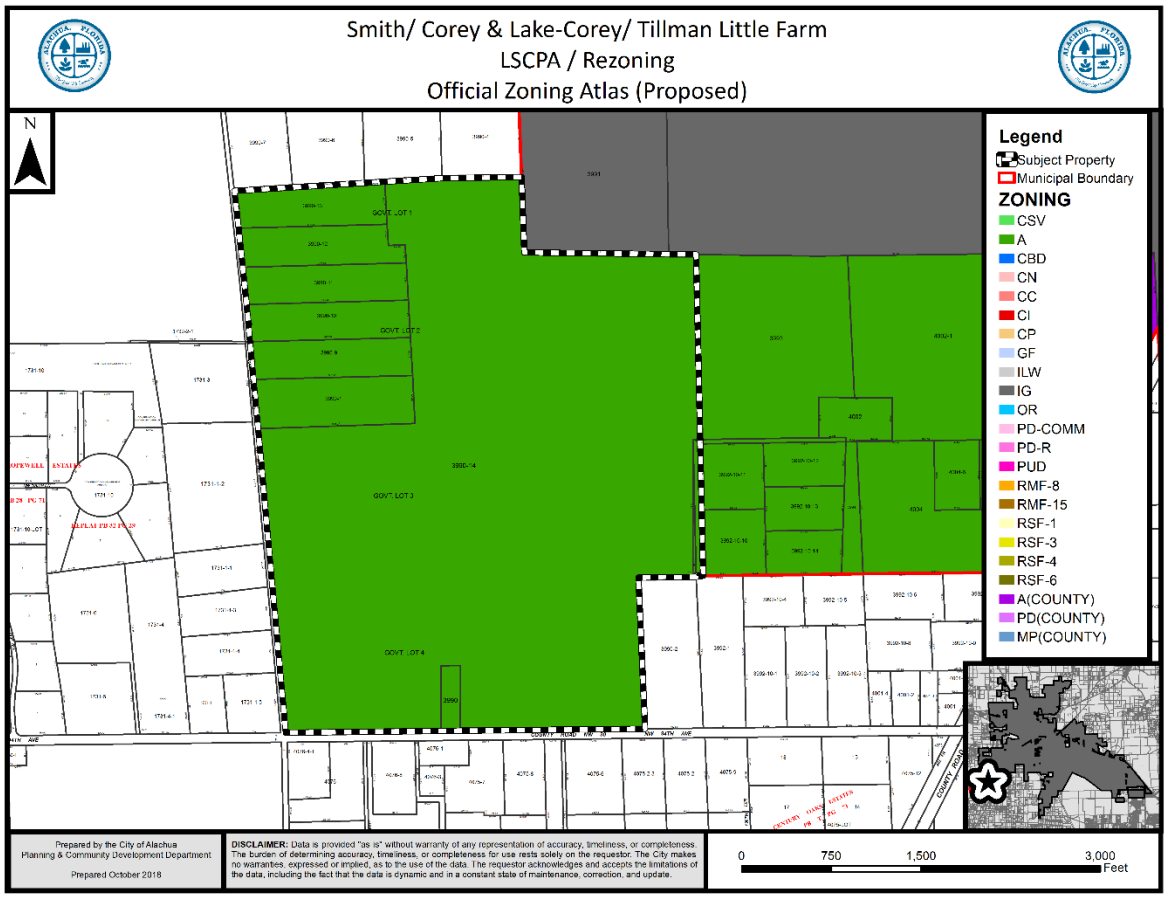
TOGETHER WITH: PARCEL 3

(O.R.B. 2314, PAGE 579)

A TRACT OF LAND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE AFOREMENTIONED SECTION 31, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN N.00°17' 43"W., ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, A DISTANCE OF 19.00 FEET TO THE INTERSECTION OF SAID WEST LINE WITH A FENCE LINE RUNNING EAST AND WEST AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE N.00°17'43' W., ALONG SAID WEST LINE, A DISTANCE OF 1108.02 FEET; THENCE RUN N.89°52'43'W., A DISTANCE OF 59.50 FEET TO A FENCE LINE RUNNING NORTH AND SOUTH; THENCE RUN S.00°20' 21"E., ALONG SAID FENCE LINE, A DISTANCE OF 1107.95 FEET TO A FENCE CORNER; THENCE RUN S.89°48'01'E., ALONG A FENCE LINE, A DISTANCE OF 58.65 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.503 ACRES MORE OR LESS.

EXHIBIT "B"


Smith/ Corey & Lake-Corey/ Tillman Little Farm
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 2018
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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750
1,500
3,000
Feet

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

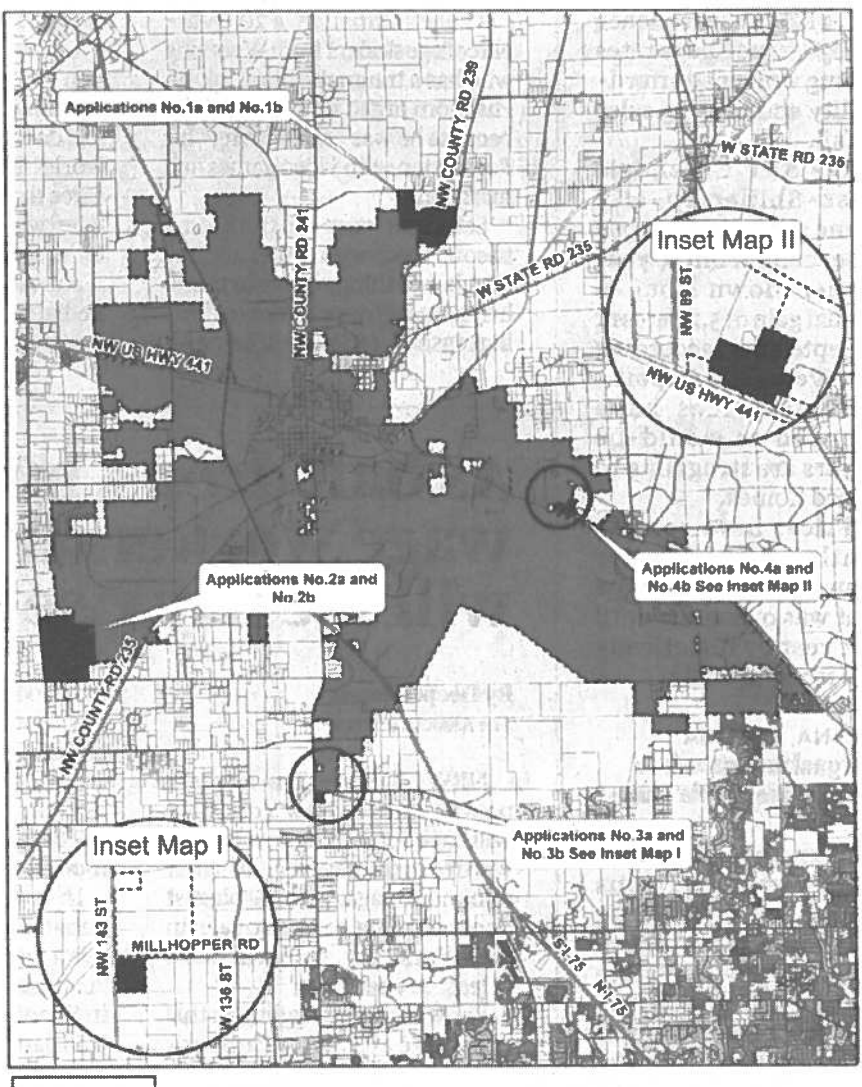
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1b: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 2b: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 3b: A request by John May and John Williams, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 4b: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Proposed FLUM: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).



Legend

- Streets
- City of Alachua City Limits
- Subject Properties

Prepared by City of Alachua Planning and Community Development Department: December 2018

0 4,000 8,000 16,000 24,000 Feet

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045938

City of ALACHUA

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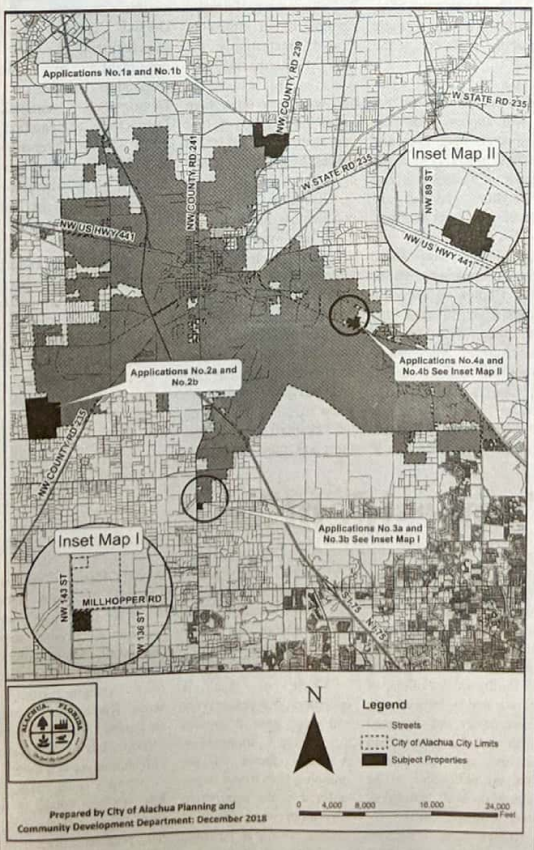

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
RC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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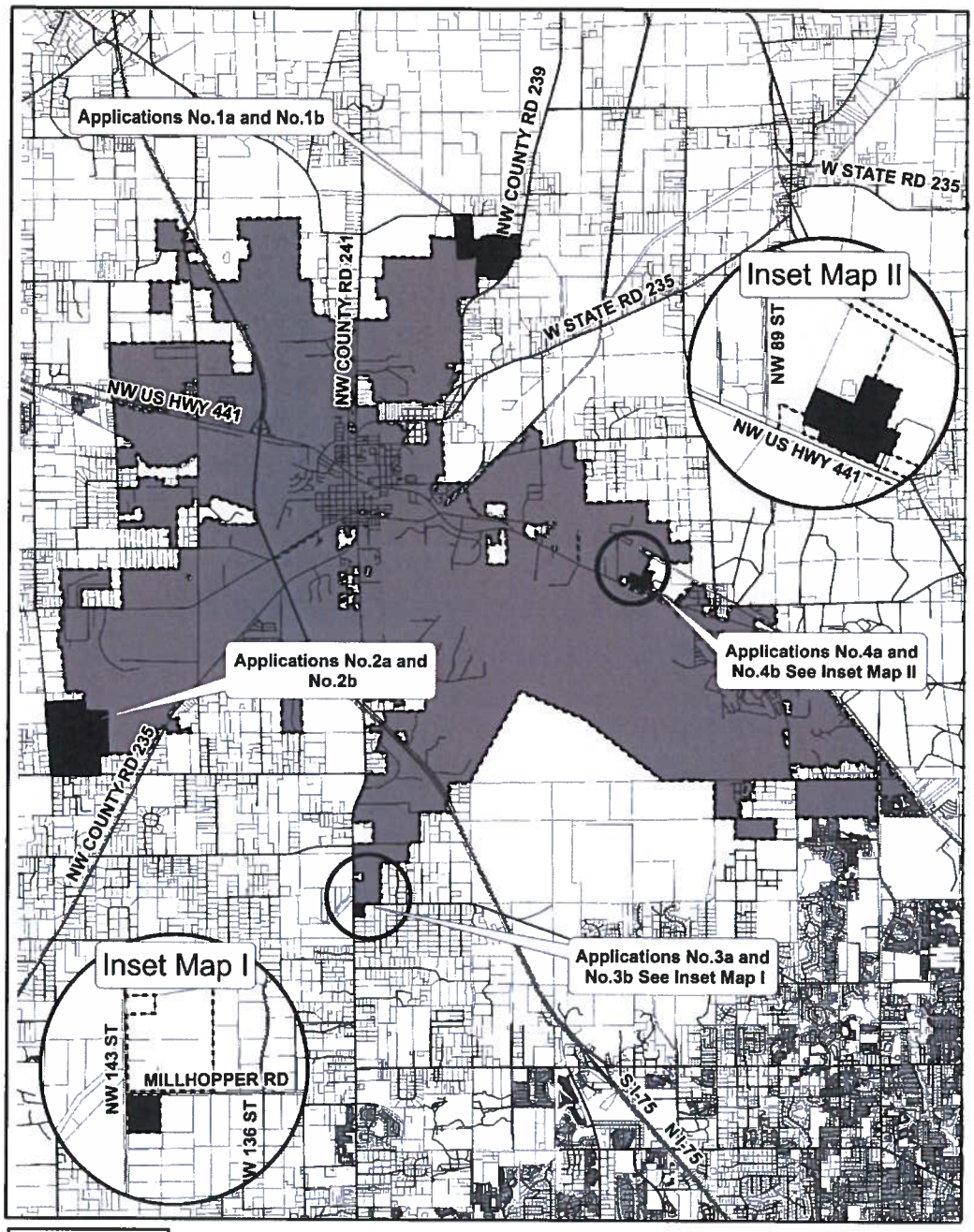
City of ALACHUA

THE GOOD LIFE COMMUNITY



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Legend

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- City of Alachua City Limits
- Subject Properties

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Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Kathy Winburn, POSTED THE LAND USE SIGN ON 12/22/18
(Name) (Date)

FOR THE Smith, Tillman Little Farm, Corey and Lake Corey RZ LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

Kathy Winburn
(Signature)

Seven (7)
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Large Scale Comprehensive Plan Amendment: A request by John May and John Williams, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property. Consisting of Tax Parcel Numbers 04119-016-000 and 04119-016-003. (Legislative Hearing)

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Large Scale Comprehensive Plan Amendment (LSCPA) is a request by John May and John Williams, property owners, 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 Rural/Agriculture (County) to Agriculture on the ± 11.20 acre subject property The subject property is comprised of Tax Parcel Numbers 04119-016-000 and 04119-016-003. The subject property is located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd Street).

The subject property was annexed through Ordinance 18-16 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture, a comparable City Future Land Use Designation. The Agriculture FLUM Designation permits a density of .2 dwelling units per acre (a maximum of 2 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 2 dwelling units for the subject property).

ATTACHMENTS:

Description

- Staff Report
- Exhibit "A" Staff Supporting Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Rural/Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property
PROPERTY OWNERS:	John May and John Williams
LOCATION:	South of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd Street)
PARCEL ID NUMBER(S):	04119-016-000 and 04119-016-003
ACREAGE:	± 11.20
PROJECT PLANNER:	Adam Hall, AICP
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 John May and John Williams, property owners, 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 Rural/Agriculture (County) to Agriculture on the ± 11.20 acre subject property The subject property is comprised of Tax Parcel Numbers 04119-016-000 and 04119-016-003. The subject property is located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd Street).

The subject property was annexed through Ordinance 18-16 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

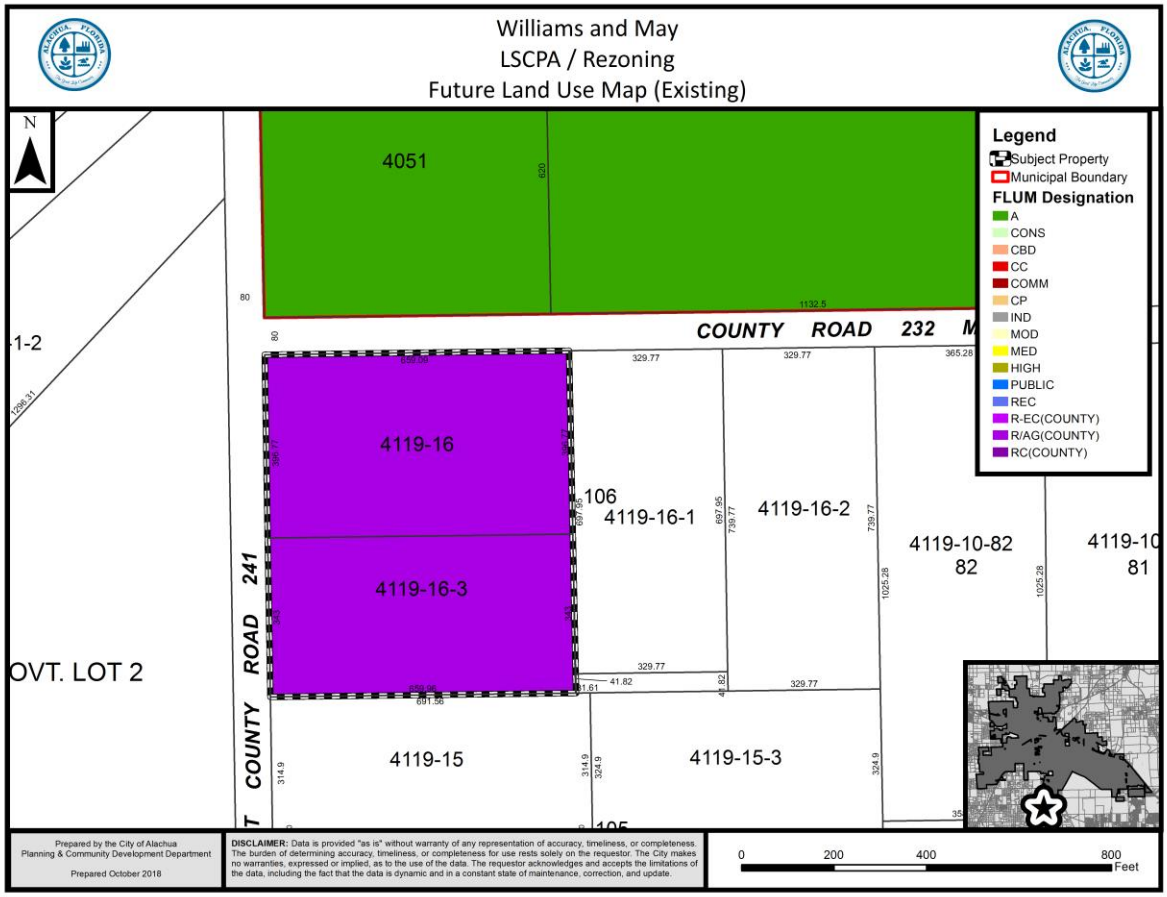
The subject property presently has a Rural/Agriculture (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Agriculture, a comparable City Future Land Use Designation. The Agriculture FLUM Designation permits a density of .2 dwelling units per acre (a maximum of 2 dwelling units for the subject property); the Rural/Agriculture (County) Land Use permits .2 dwelling units per acre (a maximum of 2 dwelling units for the subject property).

FLUM DESIGNATION COMPARISON

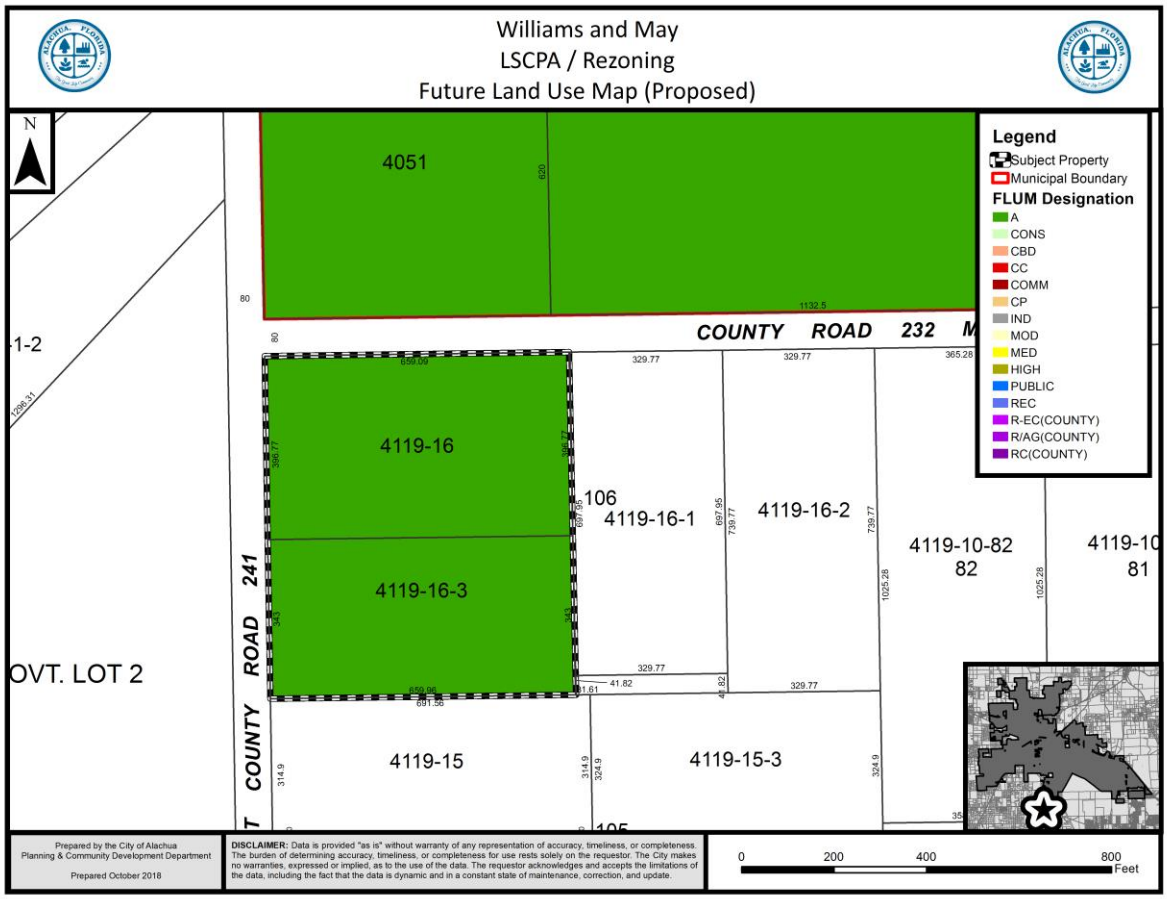
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed Future Land Use Map ("FLUM") Designations:

	Existing FLUM Designation (±11.20)	**Proposed FLUM Designation (±11.20 acres)**
FLUM District:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwellings/acre 2 dwelling units	.2 dwellings/acre 2 dwelling units
Floor Area Ratio:	N/A	N/A
Typical Uses*:	Agricultural activities including forestry and other agricultural uses, such as cattle grazing, cultivation of field crops, vegetable crops, dairies and those commercial or other uses on a limited scale serving or ancillary to agricultural activities, such as farm equipment and supplies, sales or service, farmers' markets, agritourism activities ,composting, limited agricultural processing (Source: Objective 6.2, Alachua County Comprehensive Plan, Future Land Use Element)	Residential uses, agri-business, and agricultural operations
**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 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

EXISTING USES

The subject property is currently vacant.

SURROUNDING USES

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

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

Map 3. Vicinity Map

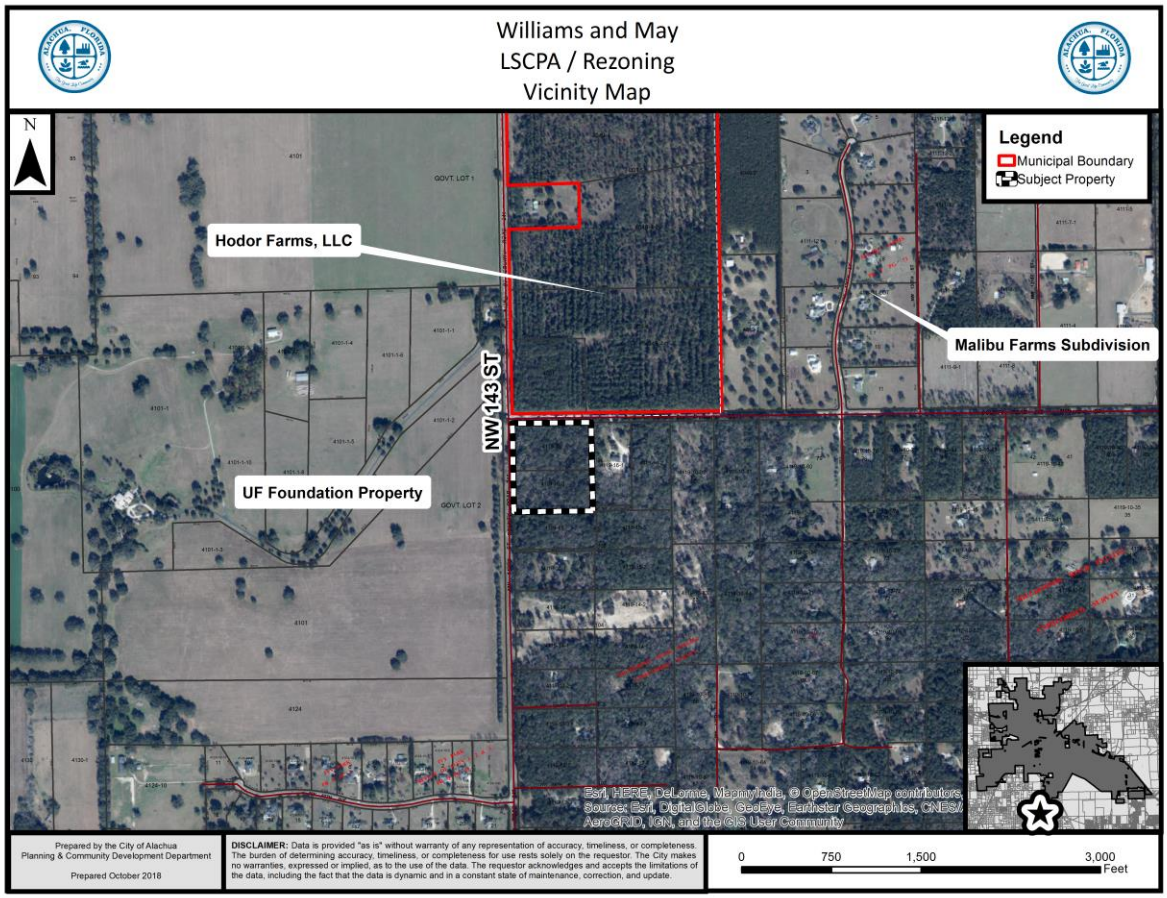


Table 1. Surrounding Land Uses

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

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
04119-016-000	Vacant	Rural/ Agriculture (County)	Agriculture	±6.00
04119-016-003	Vacant	Rural/ Agriculture (County)	Agriculture	±5.20

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 proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

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 use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

(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: GIS data available from Alachua County appears to indicate the potential presence of a wetlands on the property. Further, a portion of the property is located within a special flood hazard area. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable

to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No proposed extension or connection is included with this land use change.

(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 presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable

to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment.

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. An analysis of the proposed amendment's consistency with Section 163.3177 shows that 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: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

4. Promotes conservation of water and energy.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use

map amendment.

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

   Evaluation & Findings: The subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for agricultural use. The proposed amendment would change the FLUM Designation of the property from Rural/Agriculture (County) to Agriculture, which is comparable to the County designation. No intensification or densification is a part of this Future Land Use Map amendment. No extension of infrastructure is proposed as a part of this future land use map amendment.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential 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
- 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

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;
4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property .

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

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

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

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

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location,

and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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.

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

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

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

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

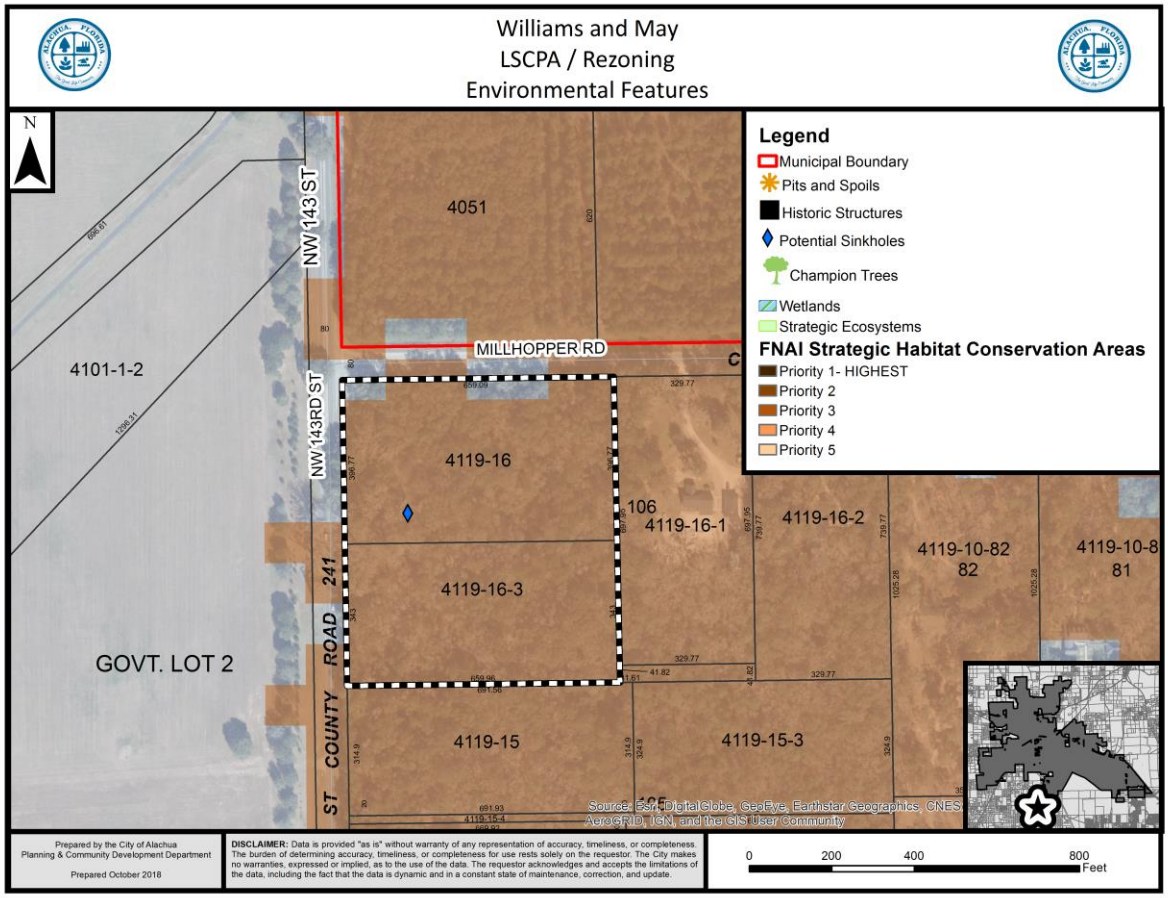
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

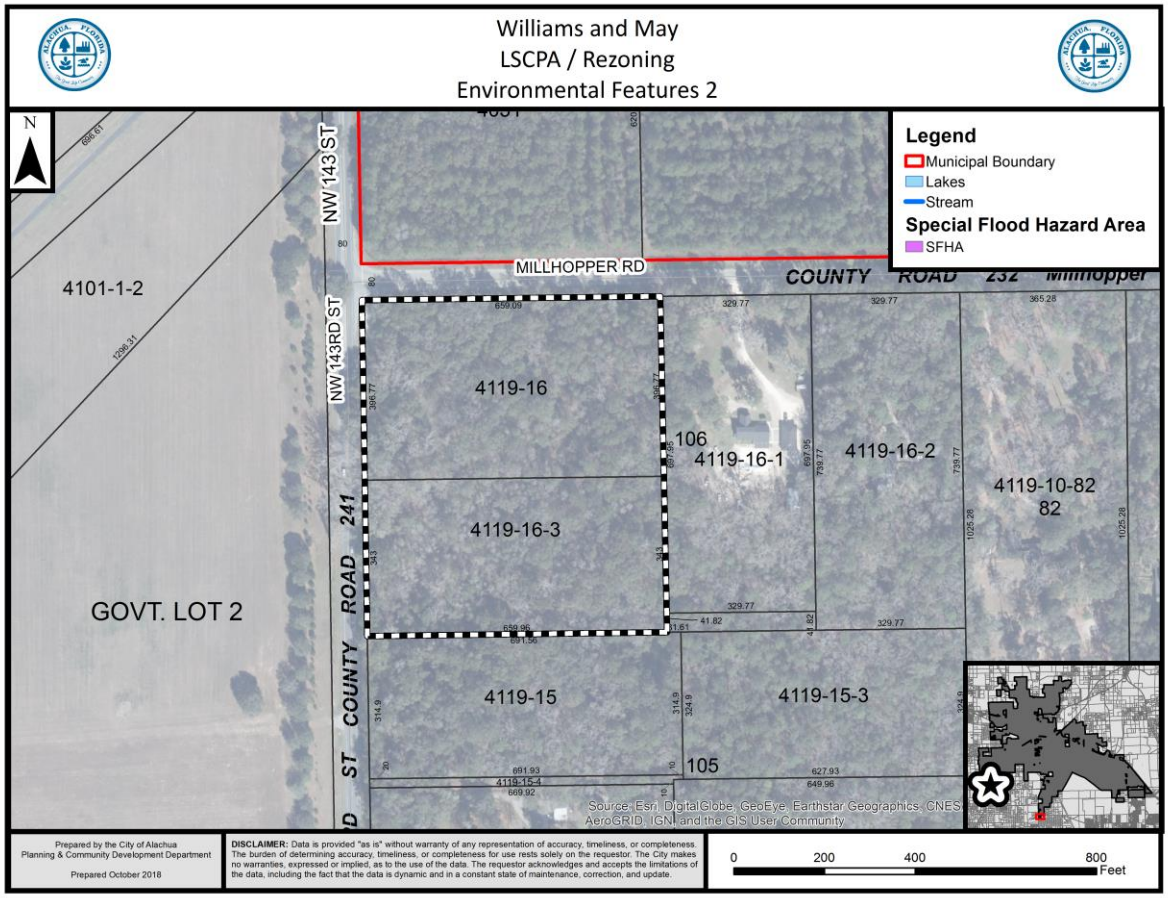
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

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

Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain Priority 3 lands identified in the PNA data layer, which indicates presence of potential habitat for listed species. 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 four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	84.20%
Norfolk loamy fine sand, 2 to 5 percent slopes	B	Well drained	Not limited	1.30%
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	6.30%
Bonneau fine sand, 2 to 5 percent slopes	C	Moderately well drained	Not limited	8.20%

Evaluation: The site is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	**2 dwelling units**	**2 dwelling units**

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

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
NA	CR 235 (From SCL to CR241)	2U	County Maintained Arterial	N/A	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 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[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing [2] (ITE Code 220 (10th ed.))	19 (9/9)	1 (0/1)	1 (1/0)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 9.52 trips per dwelling unit x 2 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 2 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 2 dwelling units (67% entering/33% exiting).

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	6,341
Reserved Trips[4]	0
Available Capacity[4]	8,779
Increase/Decrease in Daily Trips Generated by Development	19
Residual Capacity After Development's Impacts[5]	8,760

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.***

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Maximum Service Volume[2]	1,359
Existing Traffic[3]	602
Reserved Trips[4]	0
Available Capacity[4]	757
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	1
Residual Capacity After Development's Impacts[5]	756

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.***

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	550
Residual Capacity	**1,006,933**
Percentage of Permitted Design Capacity Utilized	**55.41%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	500
Residual Capacity	**761,711**
Percentage of Permitted Design Capacity Utilized	**48.10%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat 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]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	.01
Residual Recreational Capacity After Impacts	**67.08**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 70dwellings / [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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	0.0 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 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]	**28.89 %**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.83 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 not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. 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]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	19.00	3.46
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: 9,892 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 2 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, April 2018*

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

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. 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

JOHN MAY AND JOHN WILLIAMS LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION
STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

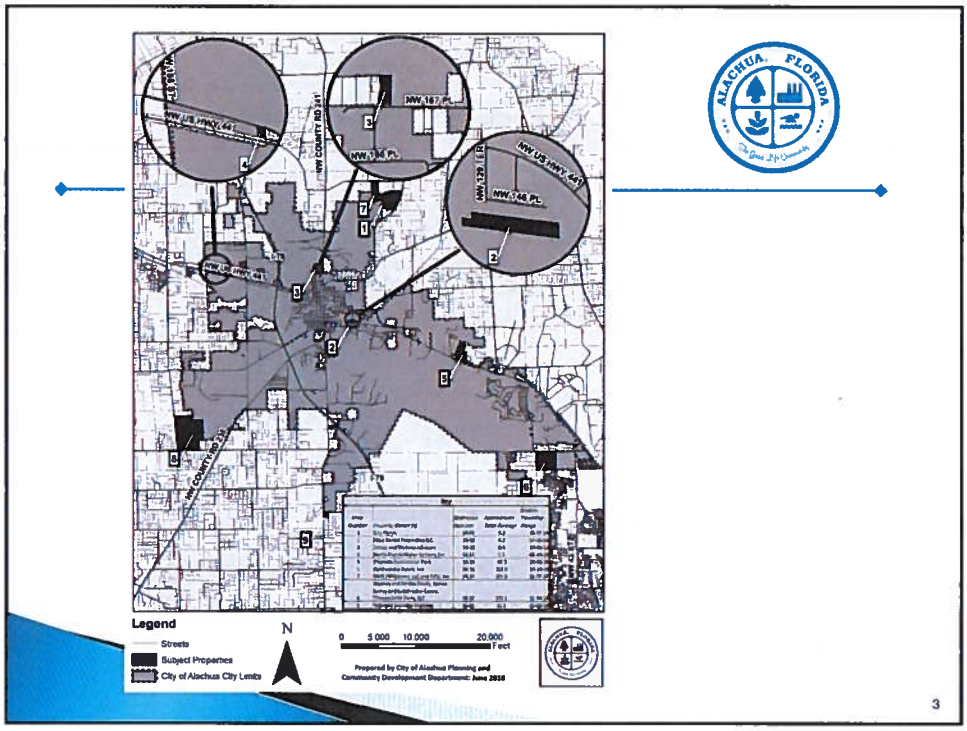
November 27, 2018

1

Overview

- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2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Prepared by City of Alachua Planning and Community Development Department: June 2018
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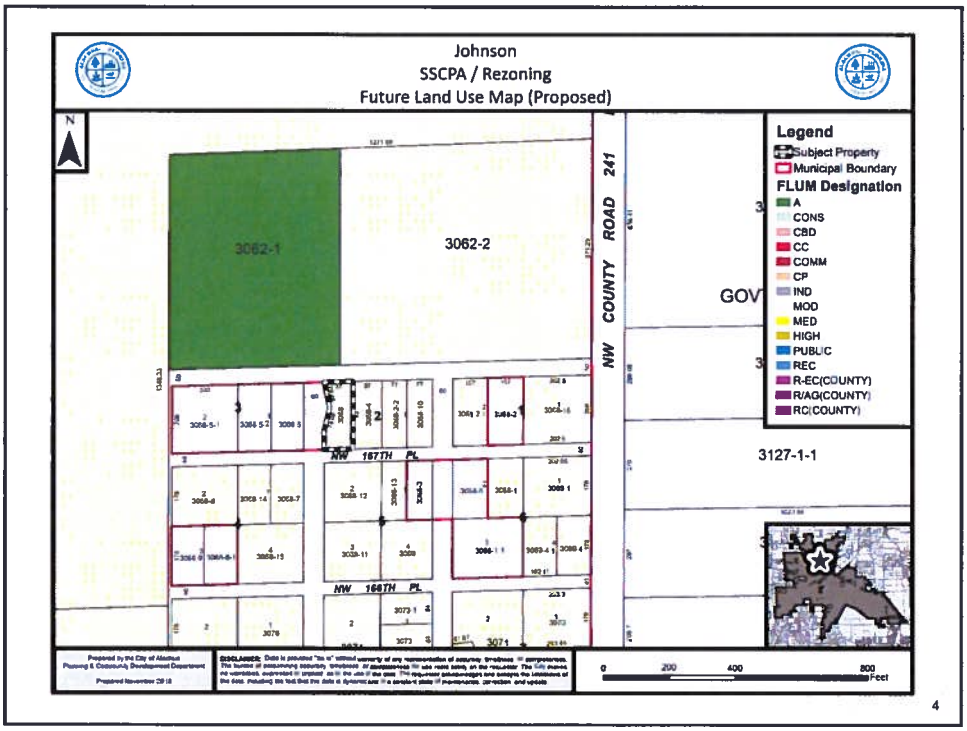
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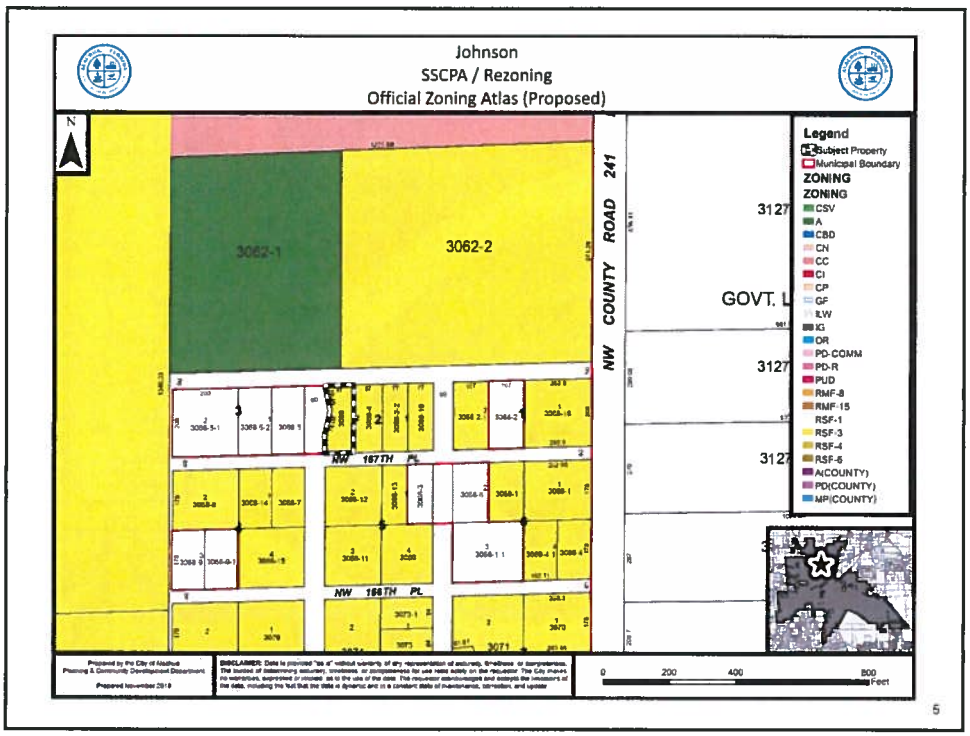
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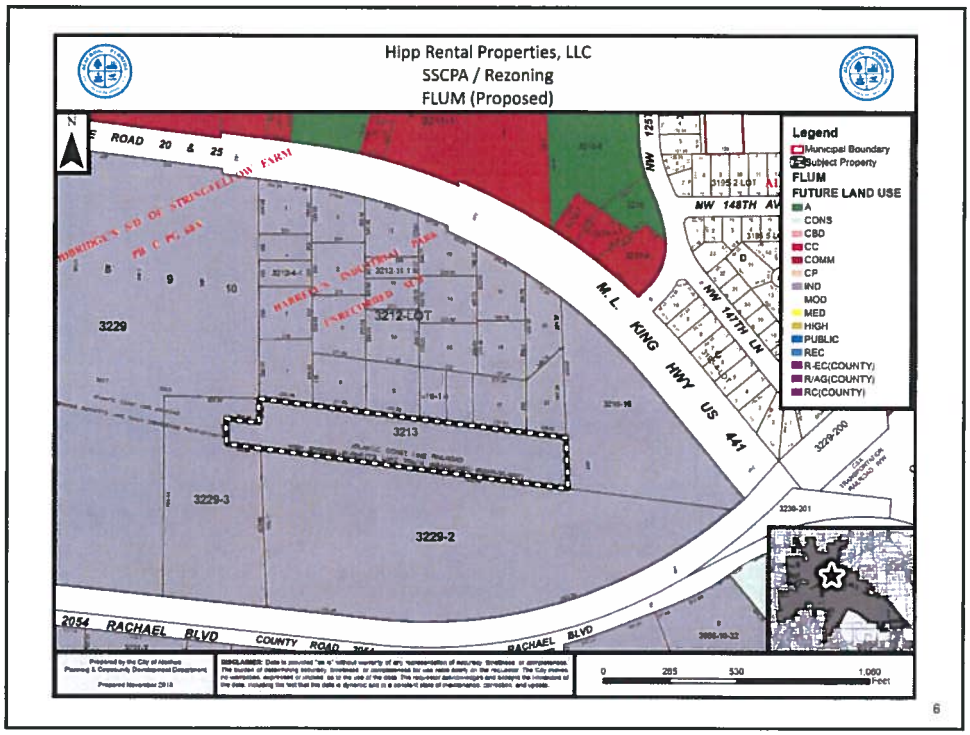
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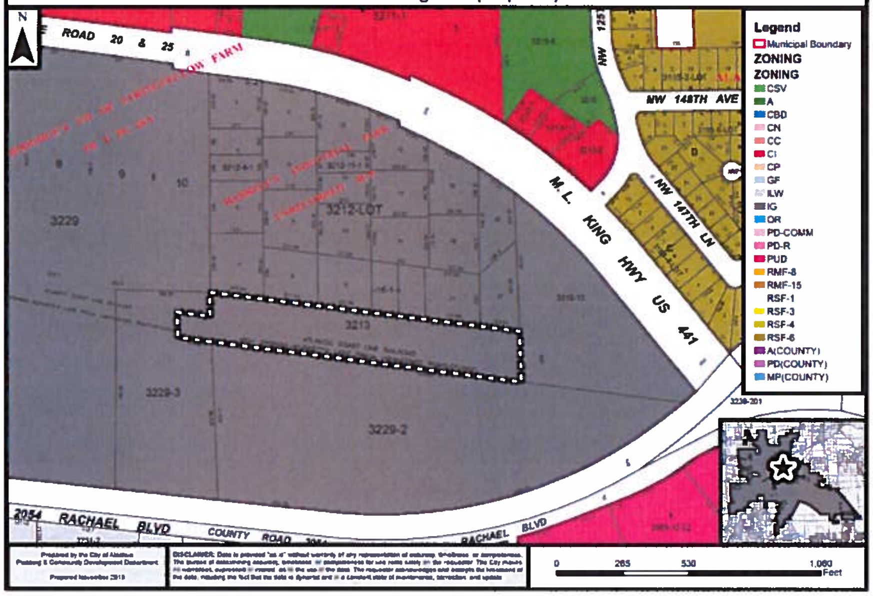
Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)



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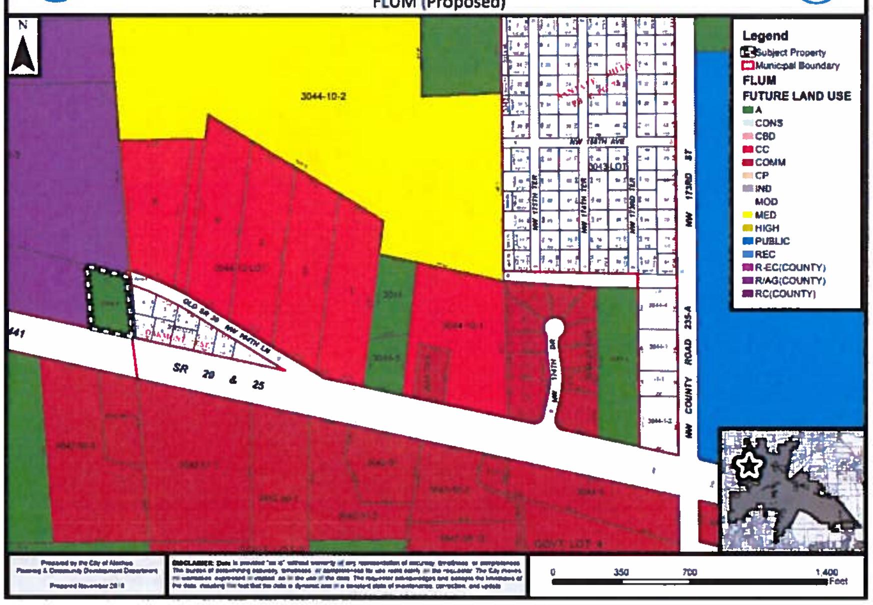
North Florida Water Systems, Inc
SSCPA / Rezoning
FLUM (Proposed)



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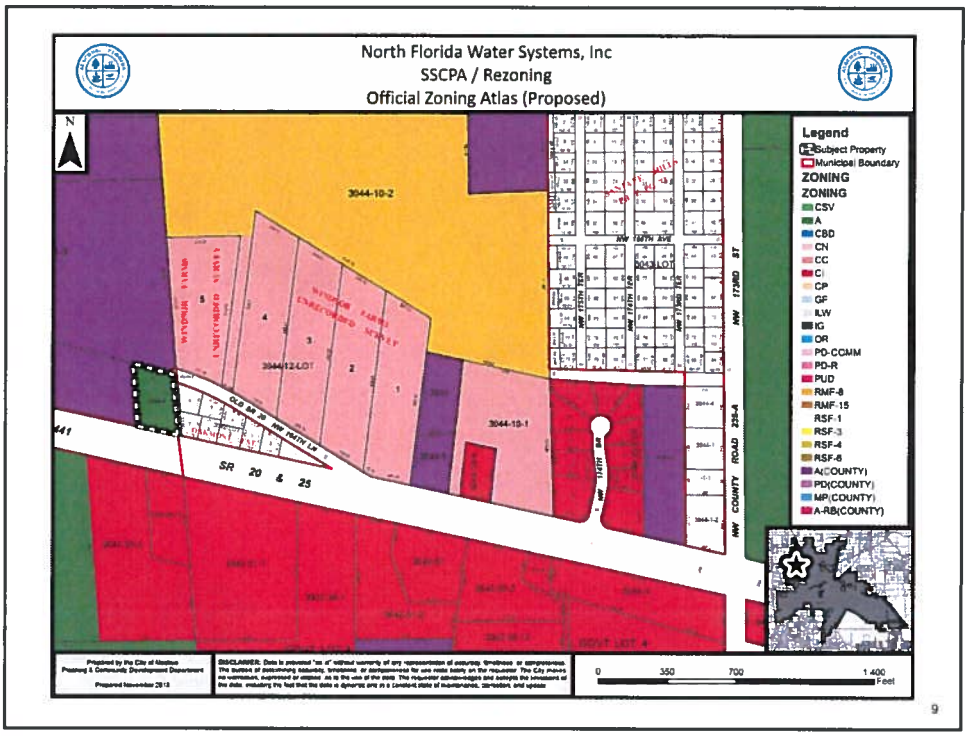
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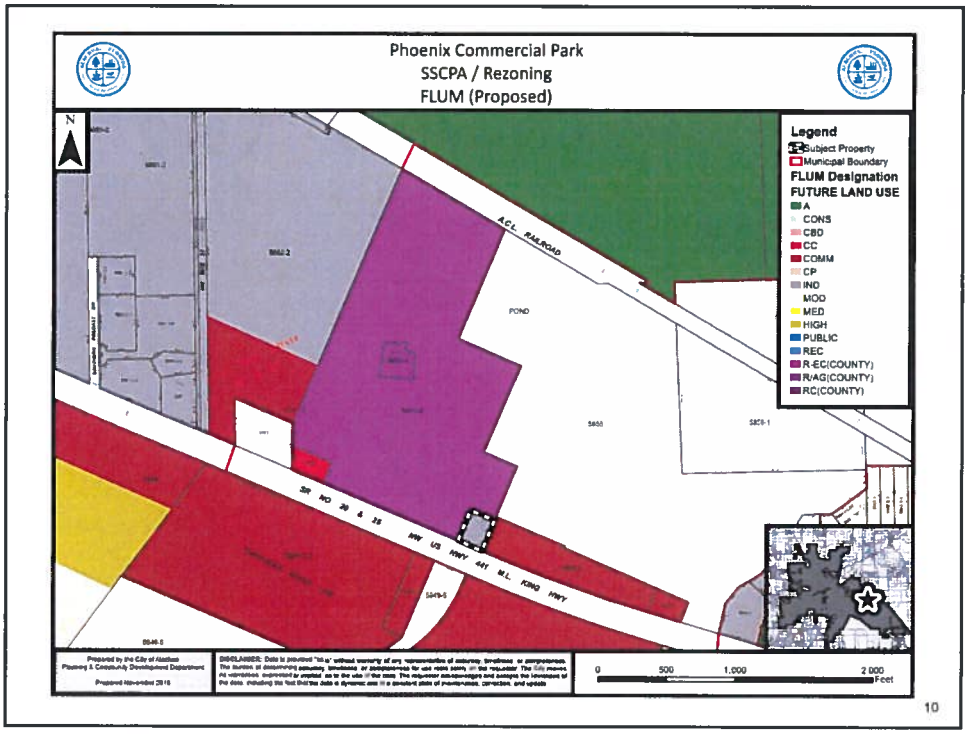
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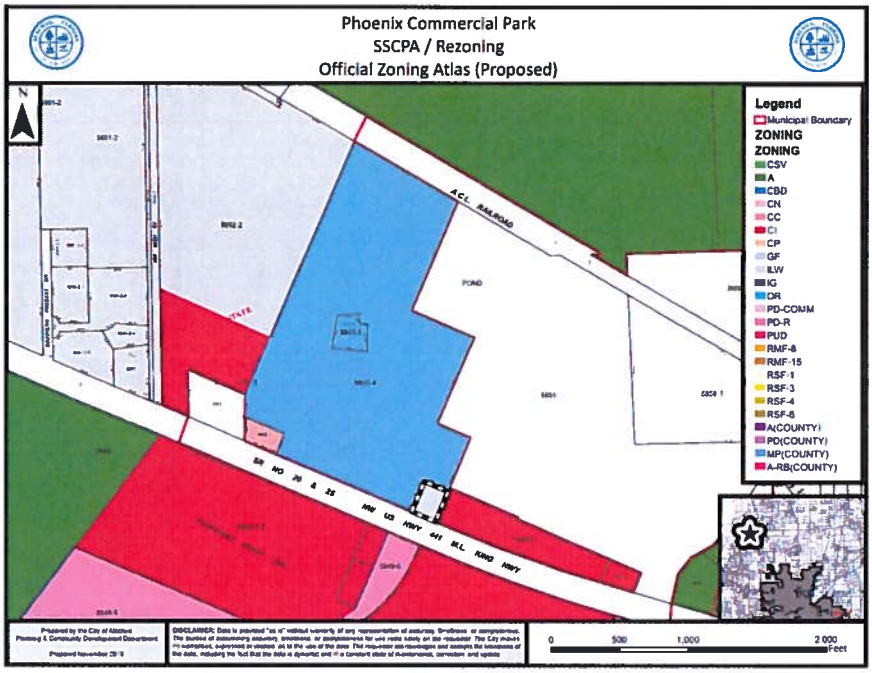
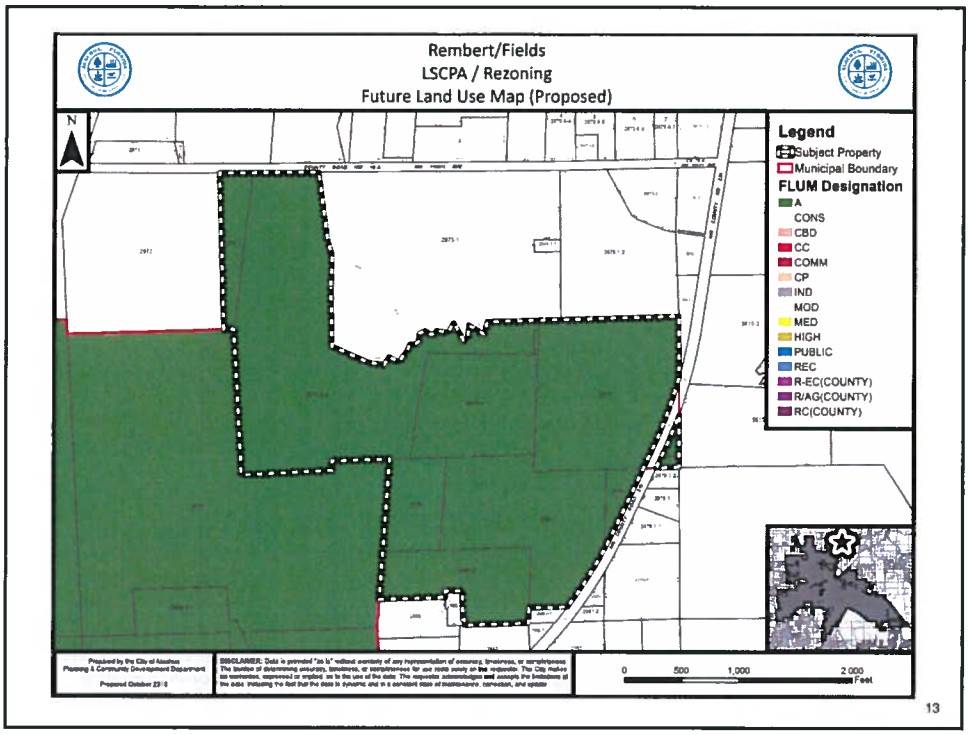


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12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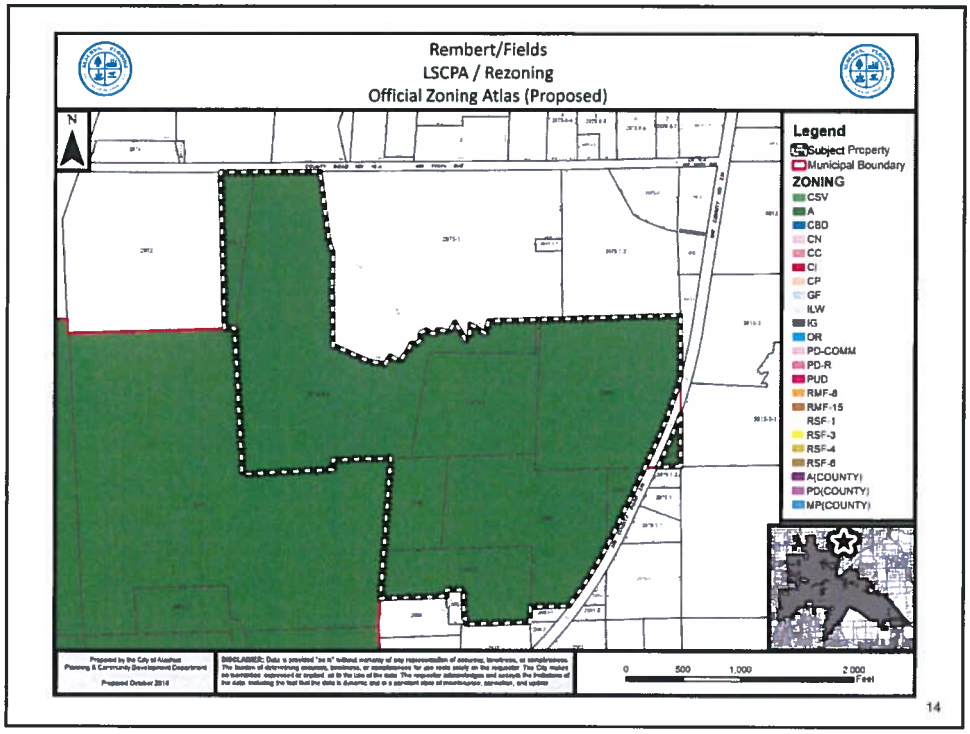
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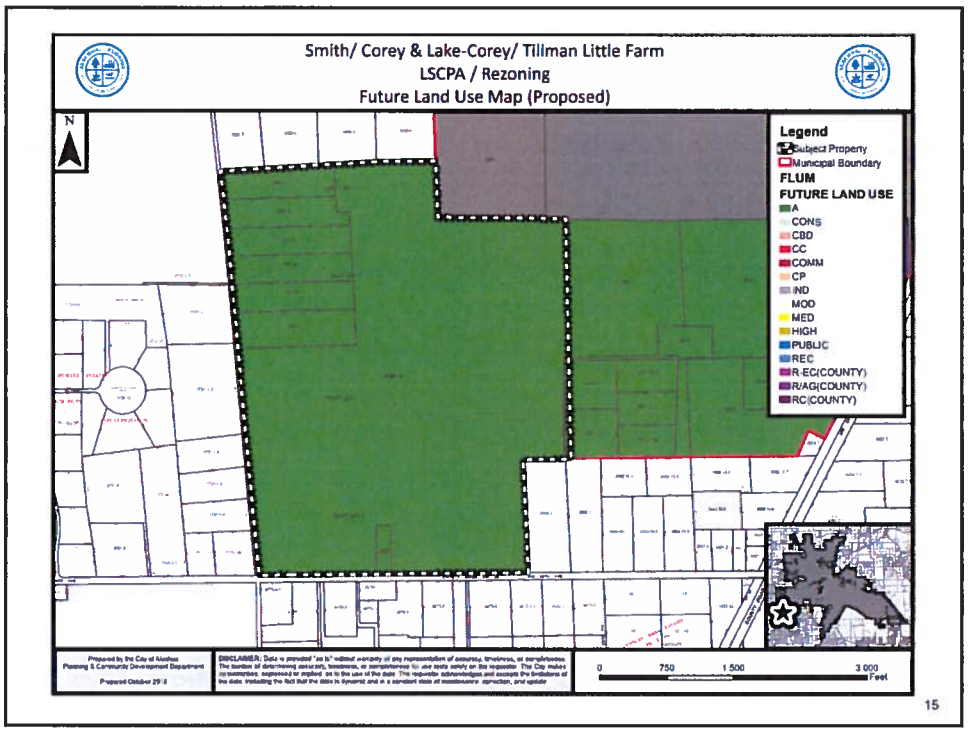
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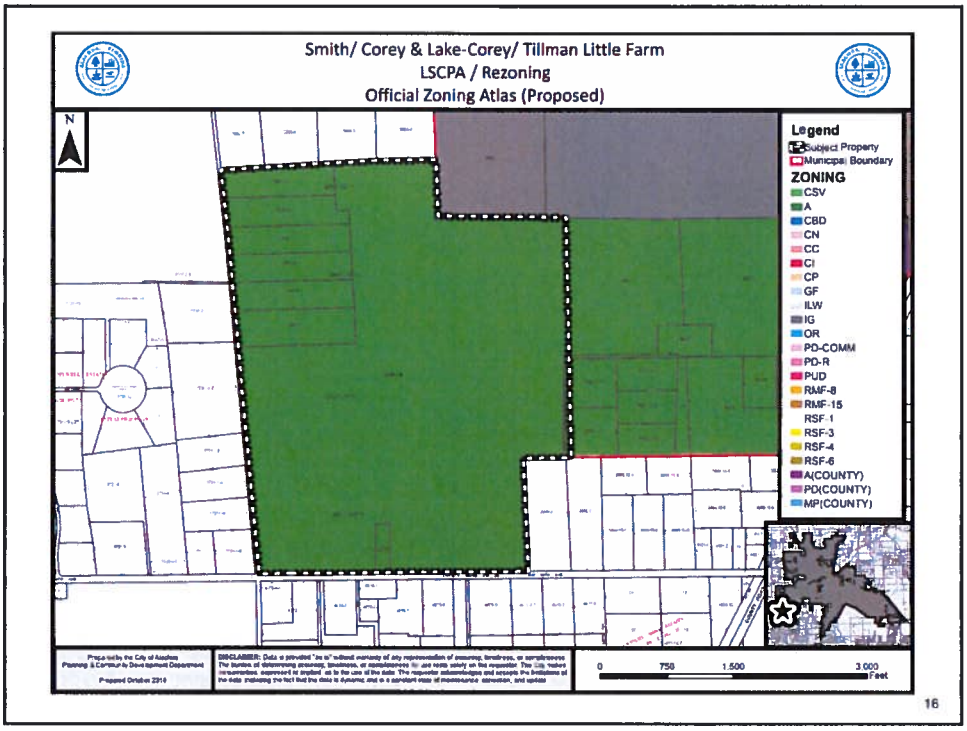
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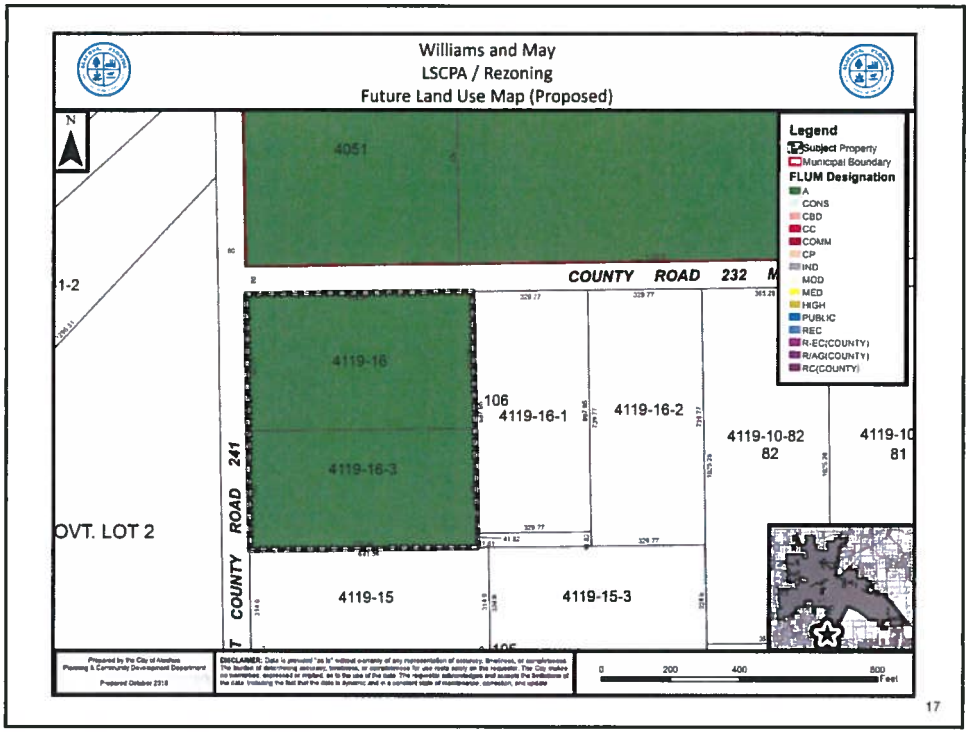
MP(COUNTY)
0 750 1,500 3,000
Feet
16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4051
COUNTY ROAD 232
1-2
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4119-16-3
106
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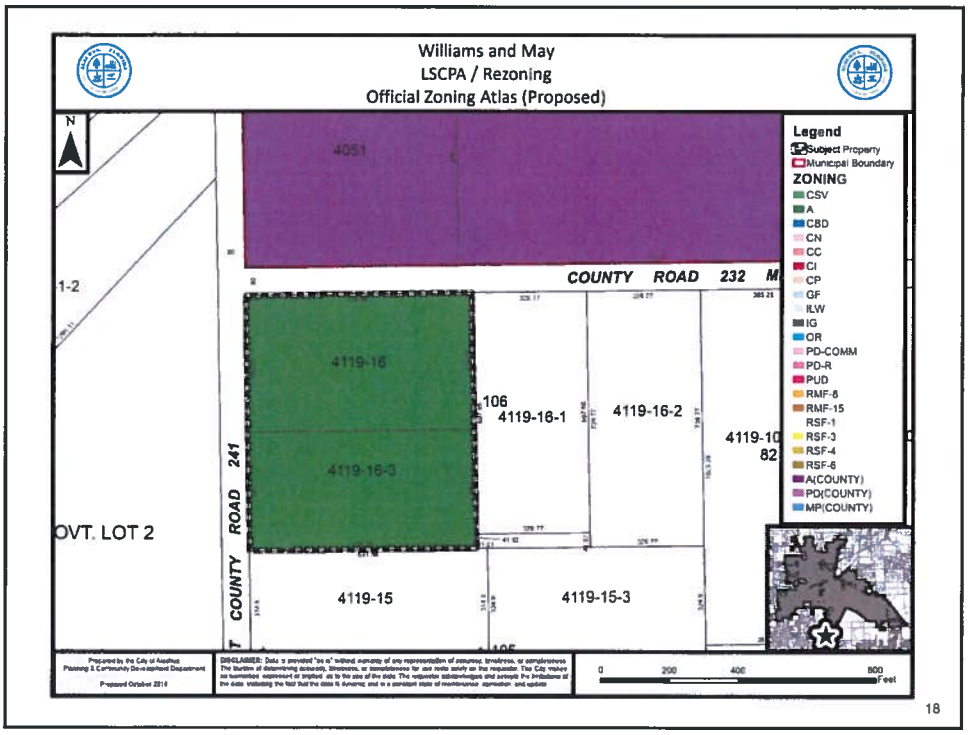
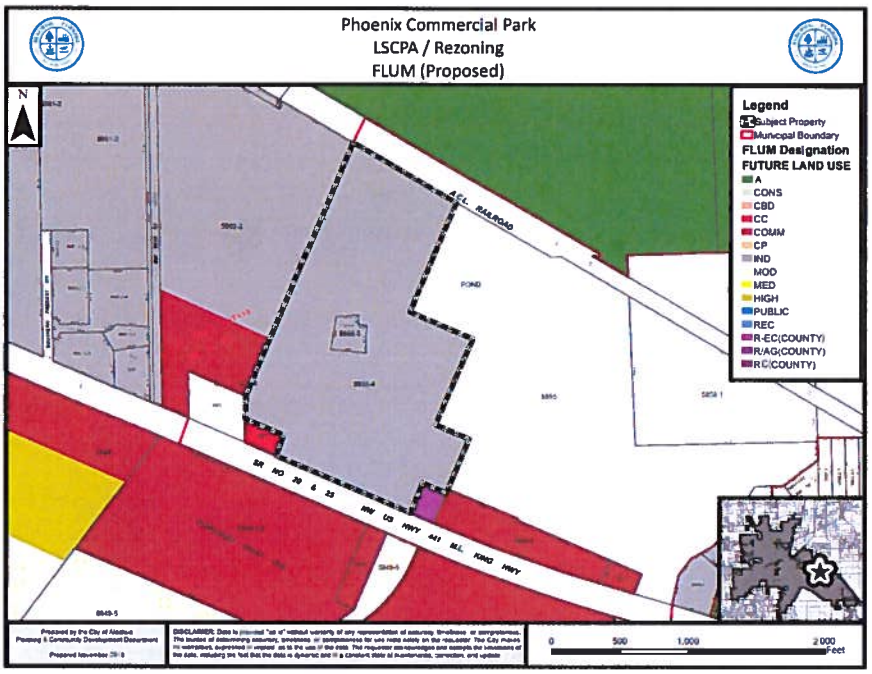
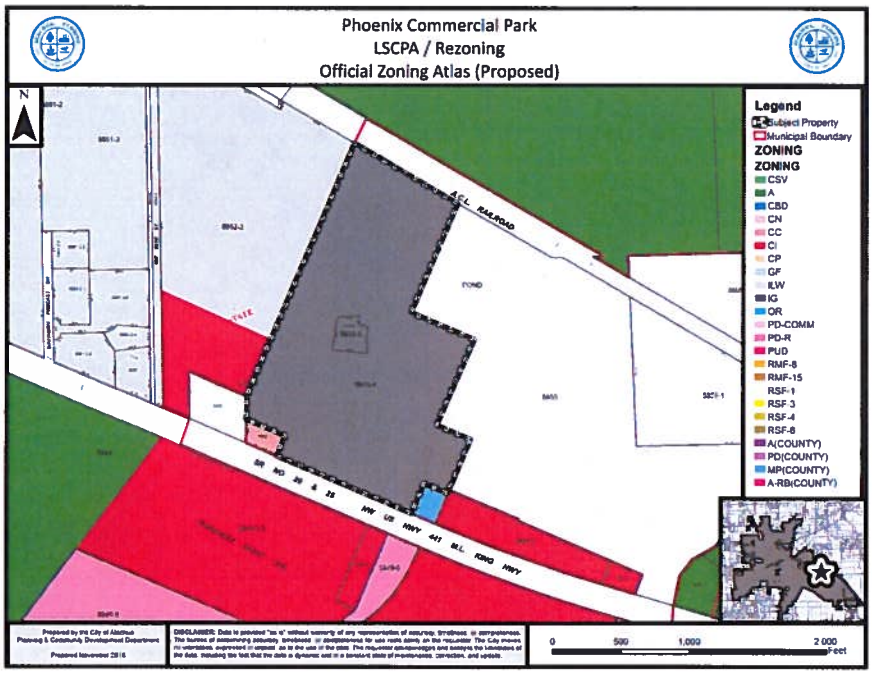
4119-16-2
4119-10-82
82
4119-10
81
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 200 400 800 Feet
17


Williams and May
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
4051
COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10
82
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
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)
0 200 400 800 Feet
18


Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
R C(COUNTY)
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

19


Phoenix Commercial Park
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
ZONING
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CBD
CN
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CI
CP
GF
ILW
IG
OR
PD-COMM
PD-R
PUD
RMF-6
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
A-RB(COUNTY)
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

20

Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Go to avery.com/templates
Use Avery Template 5160

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge

AVERY 5260™

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: Williams and May LSCPA
2. Address of Subject Property: 6893 NW 143rd Street Gainesville, FL 32653
3. Parcel ID Number(s): 04119-016-000 and 04119-016-003
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 11

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.

John B May trustee
Signature of Applicant

John Michael Williams Trustee
Signature of Co-applicant

John B. May trustee
Typed or printed name and title of applicant

John Michael Williams Trustee
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 19 day of October, 2018, by John B May
John Michael Williams, who is/are ~~personally known to me~~ CR or who has/have produced _____
as identification.

NOTARY SEAL

CHAD REED
Notary Public - State of Florida
Commission # FF 213049
My Comm. Expires May 16, 2019
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #:
Application Fee: $
Filing Date:
Acceptance Date:
Review Type: 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: Williams and May RZ
2. Address of Subject Property: 6893 NW 143rd Street Gainesville, FL 32653
3. Parcel ID Number(s): 04119-016-000 and 04119-016-003
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural (A)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 11

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.

Signature of Applicant

Signature of Co-applicant

John R May, trustee

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 19 day of October, 2018, by John B. May, John Michael Williams, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

CHAD REED
Notary Public - State of Florida
Commission # FF 213049
My Comm. Expires May 16, 2019
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of Alachua

MAYOR GIB COERPER
Vice-Mayor Shirley Green Brown
Commissioner Robert Wilford
Commissioner Gary Hardacre
Commissioner Dayna Miller

CITY MANAGER – ADAM BOUKARI

September 28, 2018

John B. May and John Michael Williams
PO BOX 140011
Gainesville, FL 32614-0011

RE: Proposed Amendments to the Future Land Use Map and Official Zoning Atlas for Properties Recently Annexed

Dear John B. May and John Michael Williams ,

On July 23, 2018 the City Commission completed the annexation of your property through adoption of Ordinance 18-16. Through Resolution 18-03, application fees for amendments to the Future Land Use Map and Zoning Map are waived for property owners of lands recently annexed into the City of Alachua. Your property that was recently annexed qualifies for this application fee waiver. The proposed Future Land Use Map and Zoning designations must be comparable to existing Alachua County Future Land Use and Zoning designations, unless the existing Land Use and Zoning Designation is inappropriate or incompatible. Please see the table below for the proposed Future Land Use and Zoning Designations for your property.

Existing Alachua County FLUM Designation	**Proposed City of Alachua FLUM Designation**	**Existing Alachua County Zoning Designation**	**Proposed City of Alachua Zoning Designation**
Rural/Agriculture (Alachua County)	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)

In order to begin the process of these amendments, **please complete the two signature pages (<u>including notarization</u>),** which are attached to this letter and return to the City by <u>5 PM on Thursday, November 1, 2018.</u> The completed signature pages may be mailed to my attention at the City of Alachua, PO Box 9, Alachua, FL 32616-0009 or may be delivered in person to City Hall, located at 15100 NW 142nd Terrace, Alachua, FL 32616.

If you have any questions or wish to discuss, please do not hesitate to contact me at 386-418-6100 ex 108.

Respectfully,

Adam Hall, AICP
Planner

Cc: Kathy Winburn, AICP, Director of Planning and Community Development

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±11.20 ACRE PROPERTY FROM AGRICULTURE (ALACHUA COUNTY) TO AGRICULTURE; LOCATED SOUTH OF COUNTY ROAD 232 (MILLHOPPER ROAD), EAST OF COUNTY ROAD 241 (NW 143RD STREET); TAX PARCEL NUMBERS 04119-016-000 AND 04119-016-003; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on _____, 2018 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 _____, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20____, and provided for and received public participation; and,

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

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

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

Section 1. Findings of Fact and Conclusions of Law

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

DRAFT

Section 2. Comprehensive Plan, Future Land Use Map Amended

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture (Alachua County) to Agriculture on Tax Parcel Numbers 04119-016-000 and 04119-016-003as described by the legal descriptions and sketches found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

DRAFT

Section 6. Effective Date

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

PASSED on first reading the _____ day of _____, 2018.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 20___.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

PAGE 1 OF 1

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO AGRICULTURE:

LAND DESCRIPTION: (TAX PARCEL #04119-016-000)(OFFICIAL RECORDS BOOK 4015, PAGE 105) (TAX PARCEL #04119-016-003)(OFFICIAL RECORDS BOOK 3039, PAGE 1432)

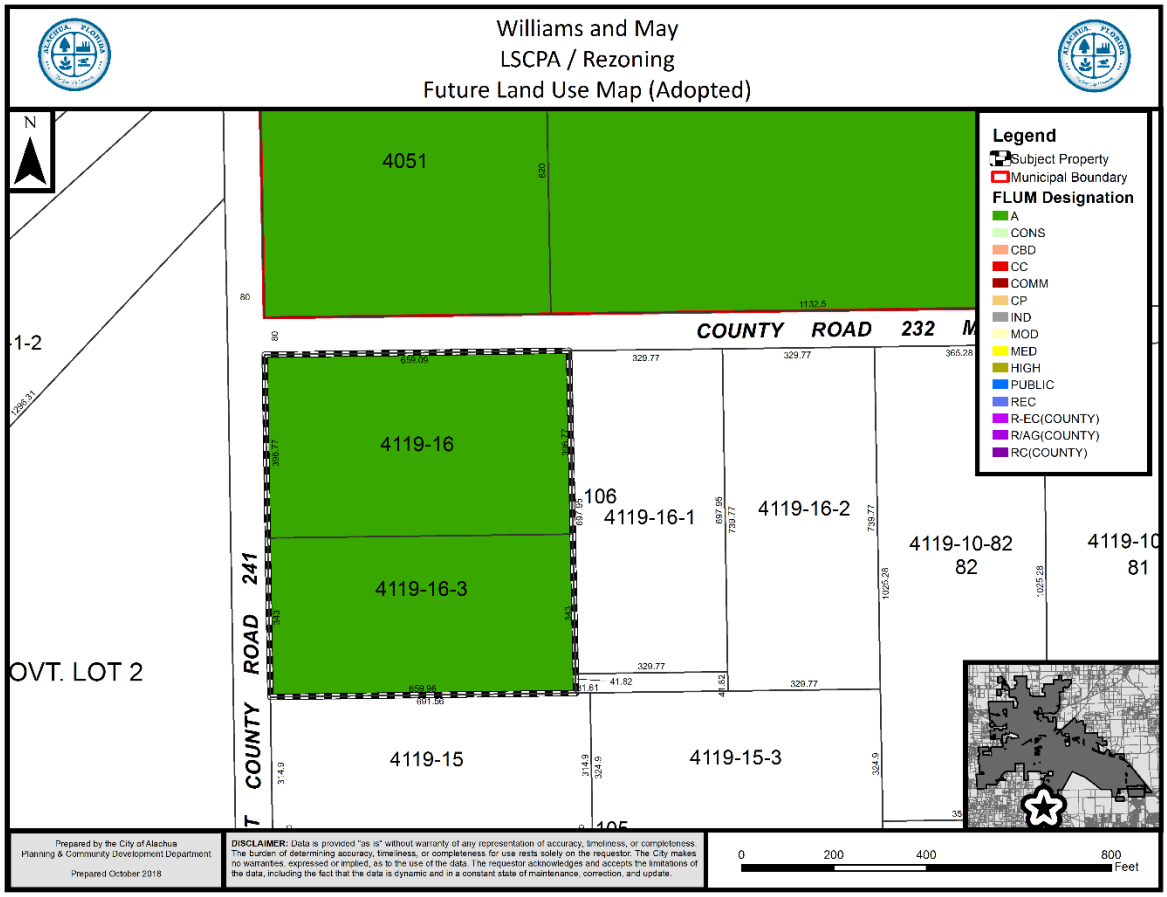
AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID, TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°38'17 WEST ALONG THE NORTHERLY LINE OF SAID SECTIONS 14 AND 15, A DISTANCE OF 6899.11 FEET; THENCE RUN SOUTH 00°09'28" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-232, AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°09'28" WEST, A DISTANCE OF 739.77 FEET; THENCE RUN NORTH 89°38'17" WEST, A DISTANCE OF 659.96 FEET TO THE EASTERLY RIGHT-OF- WAY LINE OF STATE ROAD NO. S-241; THENCE RUN NORTH 00°13'28" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 739.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-232, THENCE RUN SOUTH 89°38'17" EAST ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD NO. S-232, A DISTANCE OF 659.09 FEET TO THE POINT OF BEGINNING.

DRAFT

EXHIBIT "B"


Williams and May
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)
4051
COUNTY ROAD 232
4119-16
4119-16-1
4119-16-2
4119-16-3
4119-10-82
82
4119-15
4119-15-3
OVT. LOT 2
COUNTY ROAD 241
Prepared by the City of Alachua
Planning & Community Development Department
Prepared October 2018
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

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

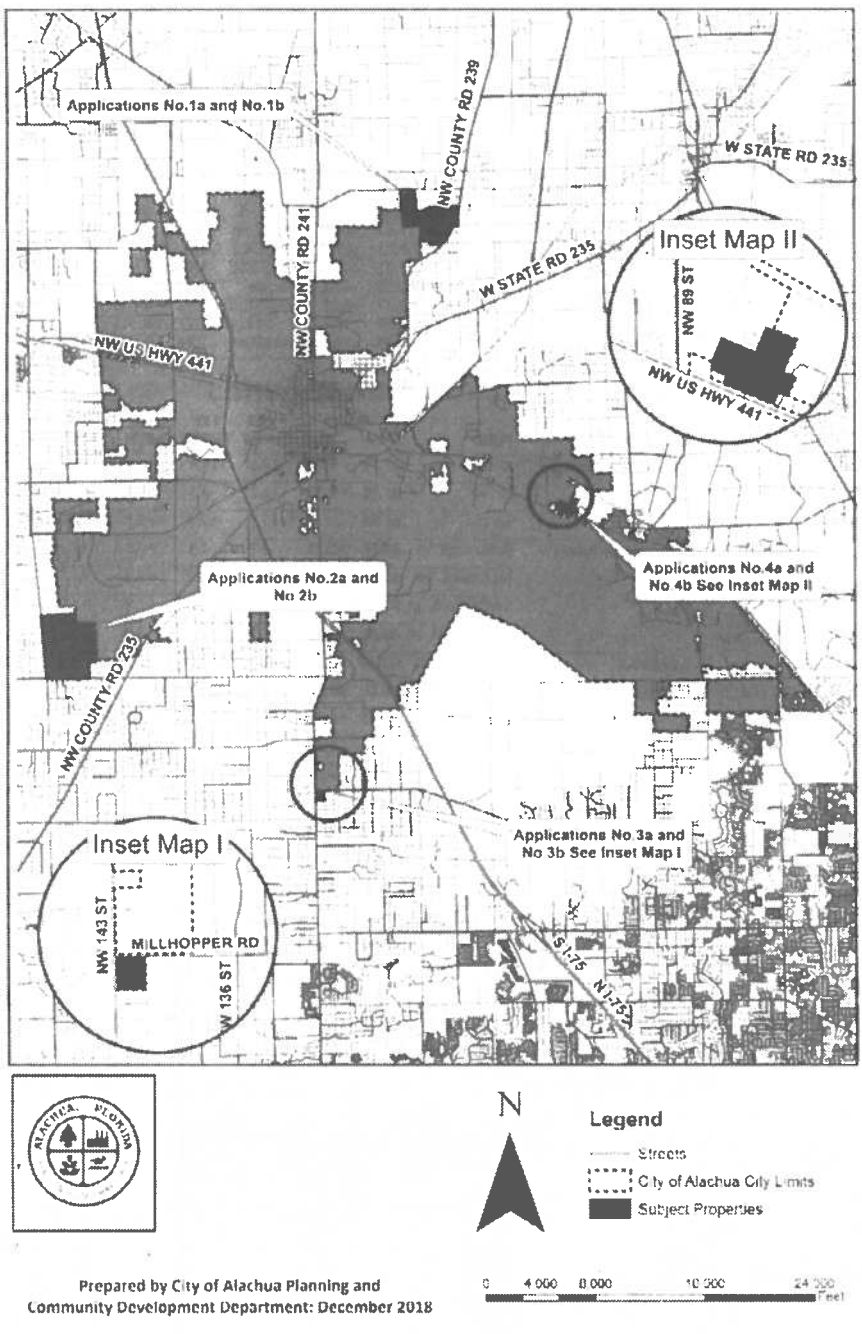
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1a: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 2a: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 3a: A request by John May and John Williams, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 4a: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Industrial General (IG).



Prepared by City of Alachua Planning and Community Development Department: December 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045837

City of ALACHUA

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

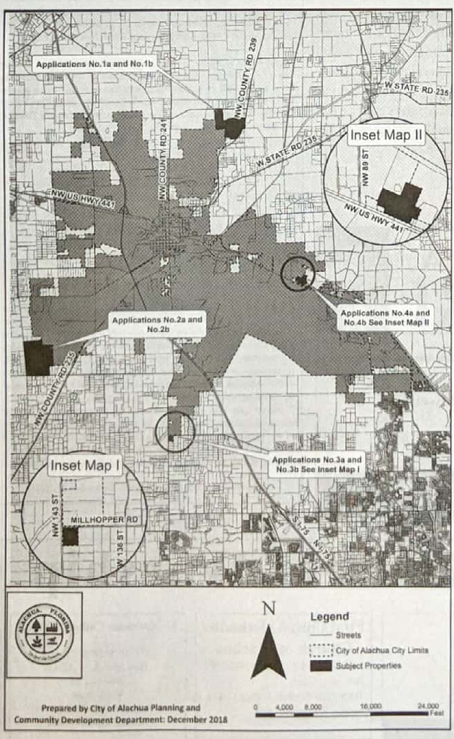
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications.

Application 1a: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 3a: A request by John May and John Williams, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 2a: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 4a: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed 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 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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

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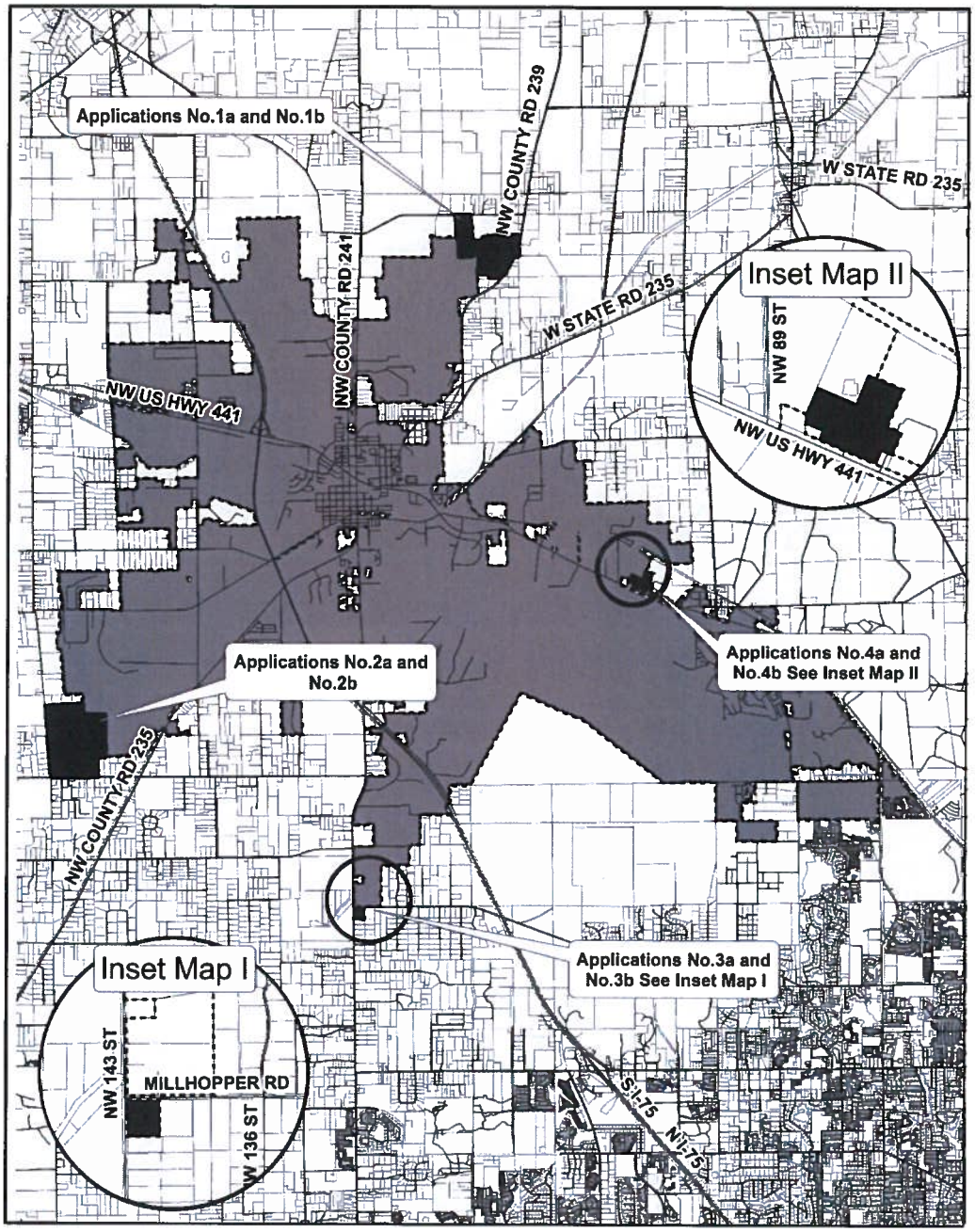
City of ALACHUA

THE GOOD LIFE COMMUNITY



N

Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE SIGN ON 12/19/18
(Name) (Date)

FOR THE Williams and May LSCPA LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

2
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by John May and John Williams, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±11.20 acre subject property. Consisting of Parcel Numbers 04119-016-000 and 04119-016-003 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on the subject property.

The subject property was annexed through Ordinance 18-16 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution. This fee waiver was conditioned upon an application being received for an Future Land Use map amendment and rezoning amendment to a City designation comparable to the existing Alachua County designation.

The subject property currently has an Agriculture (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to Agriculture Future Land Use designation.

The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

> *The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential*
>
> *density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)*

ATTACHMENTS:
Description

Description

- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2019
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Agricultural ("A")(Alachua County) to Agricultural ("A") on a ±11.20 acre subject property
PROPERTY OWNER:	John May and John Williams
LOCATION:	South of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd Street)
PARCEL ID NUMBER(S):	04119-016-000 and 04119-016-003
ACREAGE:	± 11.20
PROJECT PLANNER:	Adam J. Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Agricultural ("A") (Alachua County) to Agricultural ("A") on the subject property.

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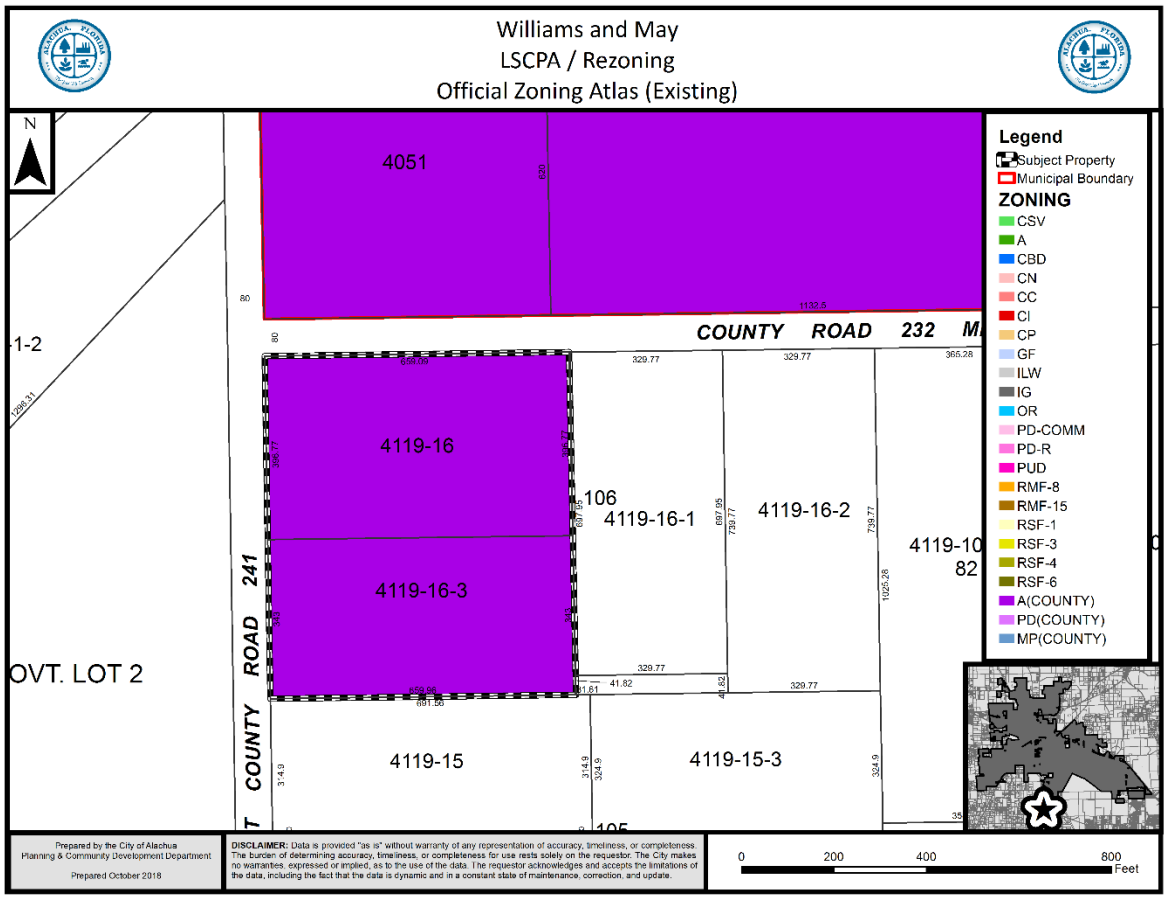
The Agricultural ("A") Zone District is described as follows in Section 3.3.2 of the Land Development Regulations (LDRs):

> *The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option. (See Section 7.9, Conservation subdivision.)*

Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Agricultural ("A") (Alachua County)	Agricultural ("A")
Max. Gross Density:	.2 dwellings/acre 2 dwelling units	.2 dwellings/acre 2 dwelling units
Floor Area Ratio:	NA	NA
Typical Uses*:	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential uses	Agriculture, animal husbandry, agricultural support and services, animal sales and care; single family residential units
** The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.*		

SURROUNDING USES

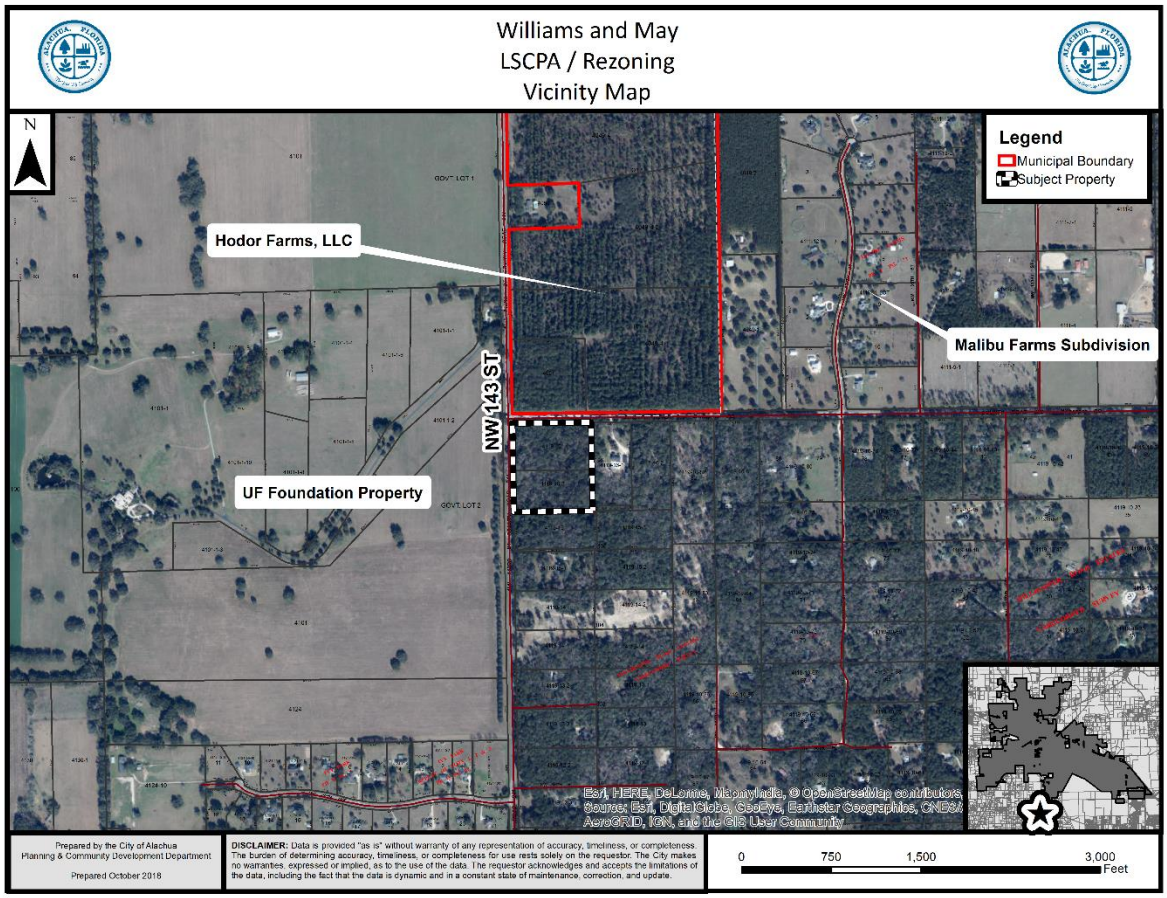
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

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

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

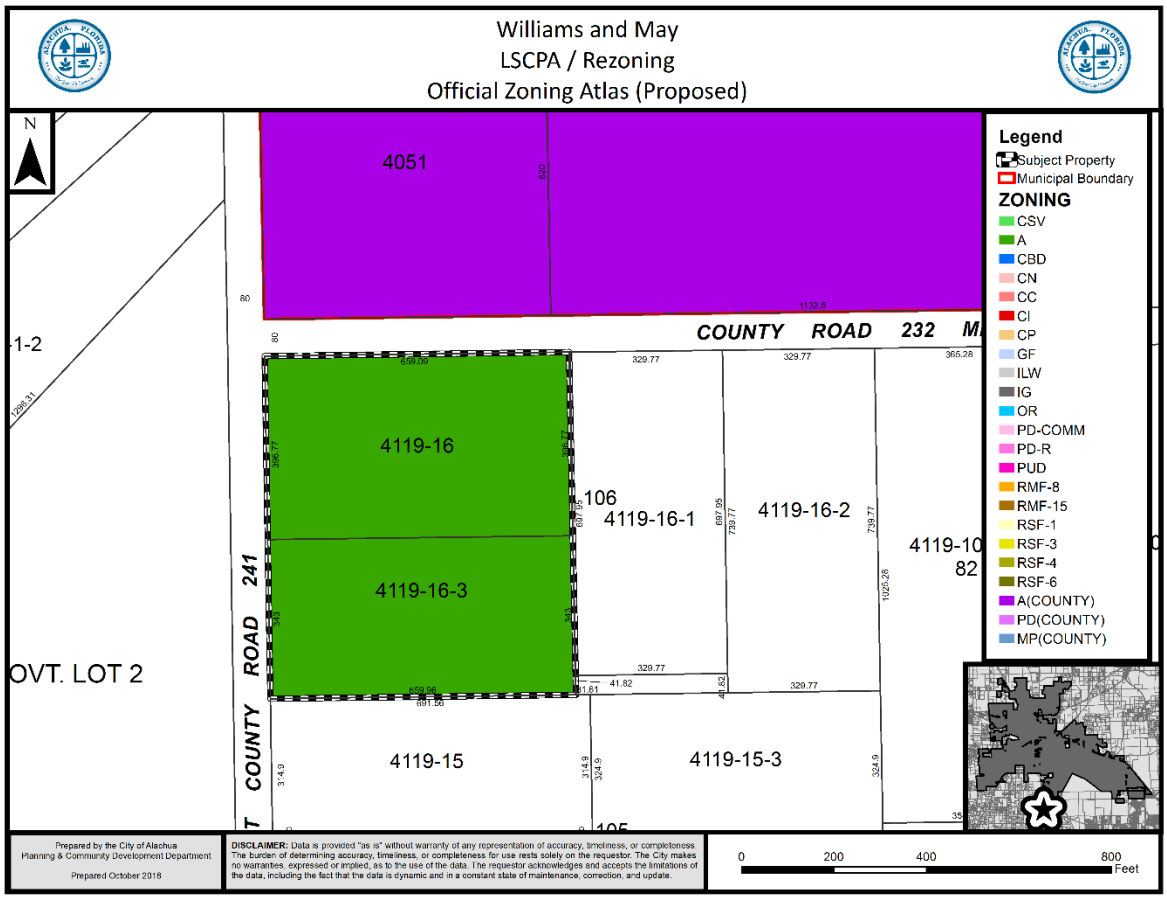


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed FLUM Designation	Acreage
04119-016-000	Vacant	Agricultural (A) (County)	Agricultural (A)	±6.00
04119-016-003	Vacant	Agricultural (A) (County)	Agricultural (A)	±5.20

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. The applicant provided a brief presentation (a copy of which has been submitted with the application) and was present and available to answer questions. According to the applicant's minutes, there were 7 individuals from the public that attended the meeting. A summary of questions and discussion of issues which occurred at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Agricultural ("A")(Alachua Count) to Agricultural ("A"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designations. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
04119-016-000	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑
04119-016-003	Rural/ Agriculture (County)	Agriculture	Agricultural ("A")	☑

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture 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
- 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

Objective 1.1 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Agriculture FLUM Designation, and states the following:

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

Policy 1.1.a: Residential uses: Residential uses within the Agriculture land use category shall be developed at a maximum density of 1 dwelling unit per 5 acres. The following residential uses are allowed within the Agriculture land use category:

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

Policy 1.1.b: Supporting community services, such as schools, houses of worship, parks and community centers.

Policy 1.1.c: Agri-business uses: Agri-business uses shall be permitted and encouraged within the Agriculture land use category in order to promote, strengthen, and diversify agricultural operations. These uses shall be limited to a floor area ratio of .50. The following agri-business uses are allowed within the Agriculture land use category:

1. Equestrian centers and boarding facilities;
2. Agriculture;
3. Animal husbandry; animal care; animal sales and services;

4. Horticulture;
5. Event facilities;
6. Nurseries;
7. Farmers markets;
8. Agricultural biotechnological start-ups or incubators;
9. Farm produce stands;
10. Agriculture support services;
11. Agri-tourism related activities;
12. Small-scale visitor and business accommodation uses, such as bed and breakfasts, country inns, spa and retreat facilities, and conference facilities;
13. Home Occupations consisting of home offices or home-based businesses related to agricultural pursuits.

Policy 1.1.d: Rural conservation subdivision option: To maintain the rural character, open space, and natural features and preserve the viability of agricultural operations within the agriculture areas, conservation subdivisions shall be allowed as a subdivision option within the Agriculture land use category. Standards for the conservation subdivision are found in Objective 2.3.

Analysis of Consistency with Objective 1.1: The proposed amendment would not result in an increase the maximum permitted density of the subject property.

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

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

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

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans

and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

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

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

Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e: The subject property has historically been used for agricultural purposes. A separate analysis of the environmental conditions can be found below in this report.

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

Analysis of Consistency with Objective 5.2: Prior to the issuance of any preliminary or final development order, any development must demonstrate that all necessary facilities or services are in place. 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 not available to the site, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan.

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.

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not located within the wastewater service area.

Policy 2.1.a: The City hereby establishes the following level of service standards

for solid waste disposal facilities:

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not located within the potable water service area.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

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

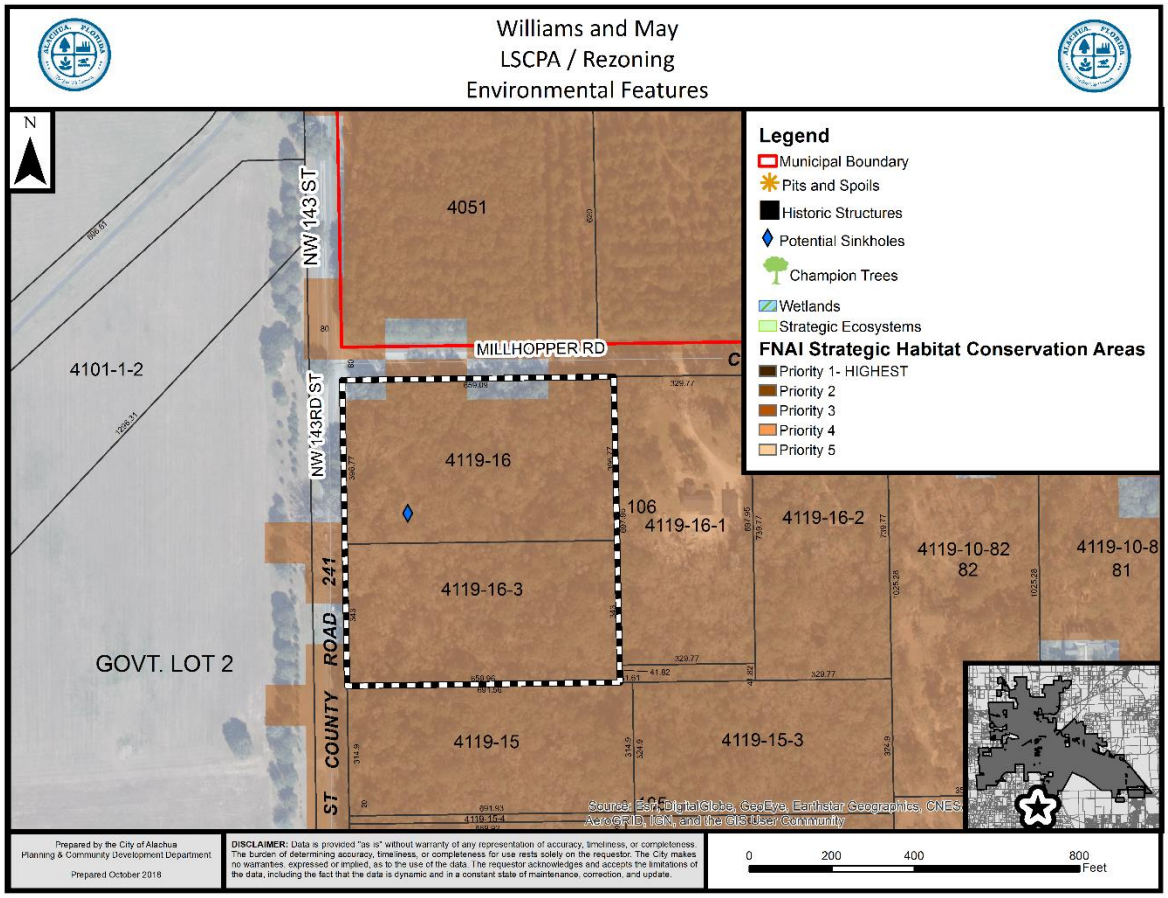
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

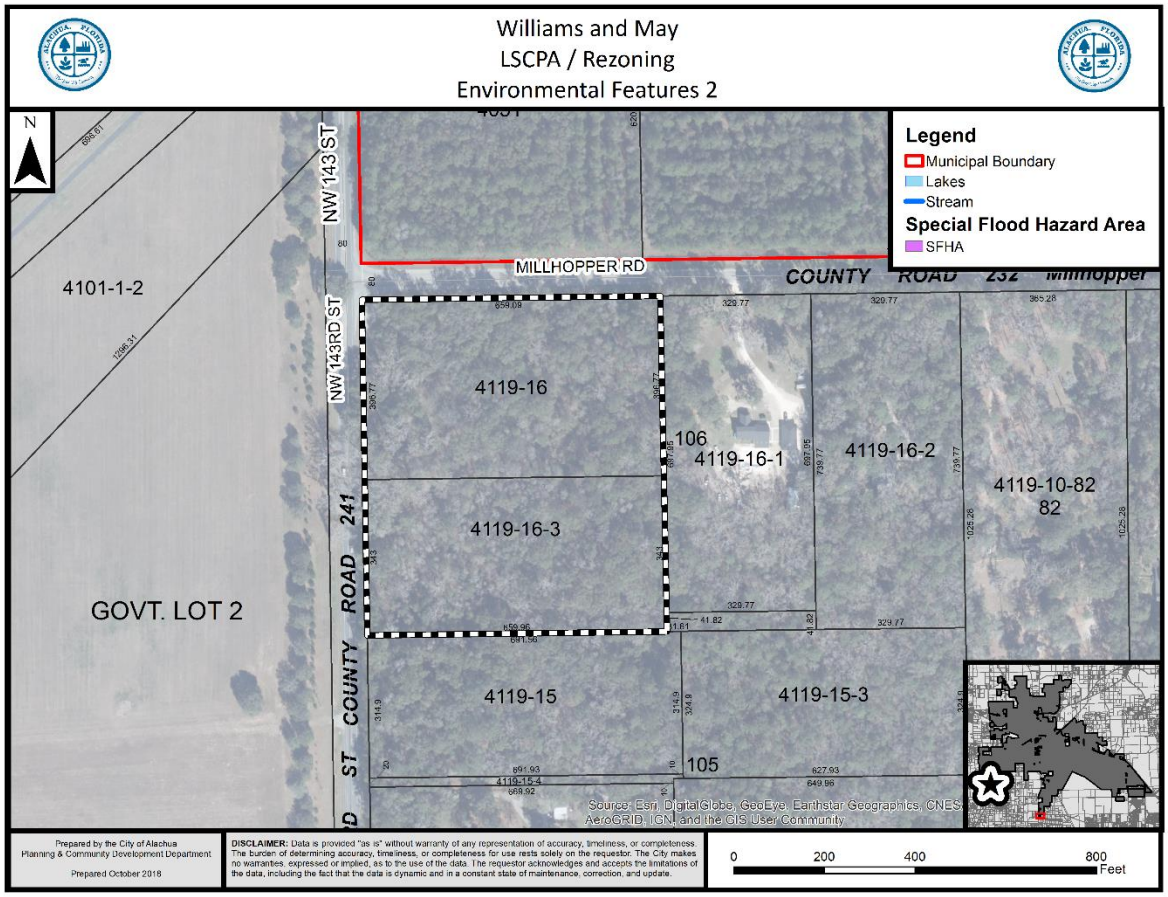
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

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

Evaluation: Based on GIS analysis, potential wetlands exist on site, but exact quality and extent of these potential wetlands are unknown. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does contain Priority 3 lands identified in the PNA data layer, which indicates presence of potential habitat for listed species. 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 four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Dwellings w/out basements	% of Subject Property (may not total to 100% due to rounding)
Kendrick sand, 2 to 5 percent slopes	B	Well drained	Not limited	84.20%
Norfolk loamy fine sand, 2 to 5 percent slopes	B	Well drained	Not limited	1.30%
Gainesville sand, 0 to 5 percent slopes	A	Well drained	Not limited	6.30%
Bonneau fine sand, 2 to 5 percent slopes	C	Moderately well drained	Not limited	8.20%

Evaluation: The site is not limited for dwellings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panel 0280D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain) and no Special Flood Hazard Areas (SFHAs).

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: Potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

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

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

Historic Structures and Markers

While the Historic State File indicates the presence of a potential historic structure on site, it appears that this structure was demolished in December 2015. Therefore, the subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

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

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's Future Land Use Designation.

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

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The proposed amendment would permit agricultural and limited residential uses in a predominately agricultural/ rural area.

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

Evaluation and Findings: The proposed amendment would permit agricultural uses in areas located immediately adjacent to existing agricultural uses.

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

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

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

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

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed application would agricultural uses adjacent to existing agricultural uses.

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

Evaluation and Findings: Chapter 163.3164(51), Florida Statues, defines "urban sprawl" as, "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses

that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

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

Evaluation and Findings: The proposed amendment to the Zoning Atlas will not result in creation of isolated zoning districts. The proposed application will place Agricultural ("A") lands adjacent to existing lands with similar zoning designations. Therefore, this amendment will not result in the creation of isolated zoning districts.

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

Evaluation and Findings: The subject property is not located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure.

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

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural/ Agriculture (County)	Agriculture
Max. Gross Density:	.2 dwelling units/acre	.2 dwelling units/acre
Floor Area Ratio:	N/A	N/A
Maximum Density/ Intensity	**2 dwelling units**	**2 dwelling units**

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

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
NA	CR 235 (From SCL to CR241)	2U	County Maintained Arterial	N/A	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 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[1]

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Proposed FLUM Designation (Agriculture)	Single-Family Detached Housing [2] (ITE Code 220 (10th ed.))	19 (9/9)	1 (0/1)	1 (1/0)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 9.52 trips per dwelling unit x 2 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 2 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 2 dwelling units (67% entering/33% exiting).

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Average Annual Daily Trips	
Maximum Service Volume[2]	15,120
Existing Traffic[3]	6,341
Reserved Trips[4]	0
Available Capacity[4]	8,779
Increase/Decrease in Daily Trips Generated by Development	19
Residual Capacity After Development's Impacts[5]	8,760

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Traffic System Category	CR 235 (from SCL to CR 241)[1]
Maximum Service Volume[2]	1,359
Existing Traffic[3]	602
Reserved Trips[4]	0
Available Capacity[4]	757
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	1
Residual Capacity After Development's Impacts[5]	756

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	550
Residual Capacity	**1,006,933**
Percentage of Permitted Design Capacity Utilized	**55.41%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	500
Residual Capacity	**761,711**
Percentage of Permitted Design Capacity Utilized	**48.10%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat 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]	117.65
Acreage Required to Serve Existing Population[2]	49.68
Reserved Capacity[1]	0.62
Potential Demand Generated by Development[3]	.01
Residual Recreational Capacity After Impacts	**67.08**

Sources:
1 *City of Alachua August 2018 Development Monitoring Report.*
2 *University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
3 *US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 70dwellings / [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]	10.06 acres
Acreage Required to Serve Demand Generated by Development[2]	0.0 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.06 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]	**28.89 %**

1 *Source: City of Alachua August 2018 Development Monitoring Report.*
2 *Formula: Recreation Demand Generated by Development (.83 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 not increase the maximum potential demand from the development of the subject property. The analysis above is based on the maximum development potential of the property at the proposed Future Land Use Designation. 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]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	19.00	3.46
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: 9,892 persons x 0.73 tons per year)*
2 *City of Alachua August 2018 Development Monitoring Report*
3 *Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 2 dwellings x 0.73 tons per year)*
4 *New River Solid Waste Facility, April 2018*

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

Public School Impact

As this application is in association with a recent annexation(s), and not related to any specific development plan, the application has not been issued a School Capacity Review determination by the School Board of Alachua County (SBAC). The application has been forwarded to the SBAC for their records. 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- Table 4.1-1 Table of Allowed Uses

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

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

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

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

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

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

placement on existing building																								
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)

Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																						4.3.3(A)(1), (3)
Equestrian facility		P													S		S							4.3.3(A)(1)
Farm co-op		P																						4.3.3(A)(1)
Farm machinery repair		S																						4.3.3(A)(1)
Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)

Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)
Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								

Animal hospital		P											P		S					A				4.3.3(C)(1)
Animal shelter		S											S							A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)

Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	
Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)

Manufacturing, light															P	P	P		A			A		
Medical marijuana processing																								
Medical radioisotope laboratory															P									
Non-medical marijuana processing																								
Offices																								
Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services										S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	

Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)
Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)

Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)
Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)

Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)
Automobile service station												S	S	P	P		P	P		A				

Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)
Warehouse and freight movement																								

Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)
Tire disposal or recycling																		S						4.3.4(M)(3)

Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

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

EXHIBIT "B"

TO

APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY'S OFFICIAL ZONING ATLAS

ON BEHALF OF

JOHN MAY AND JOHN WILLIAMS

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

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

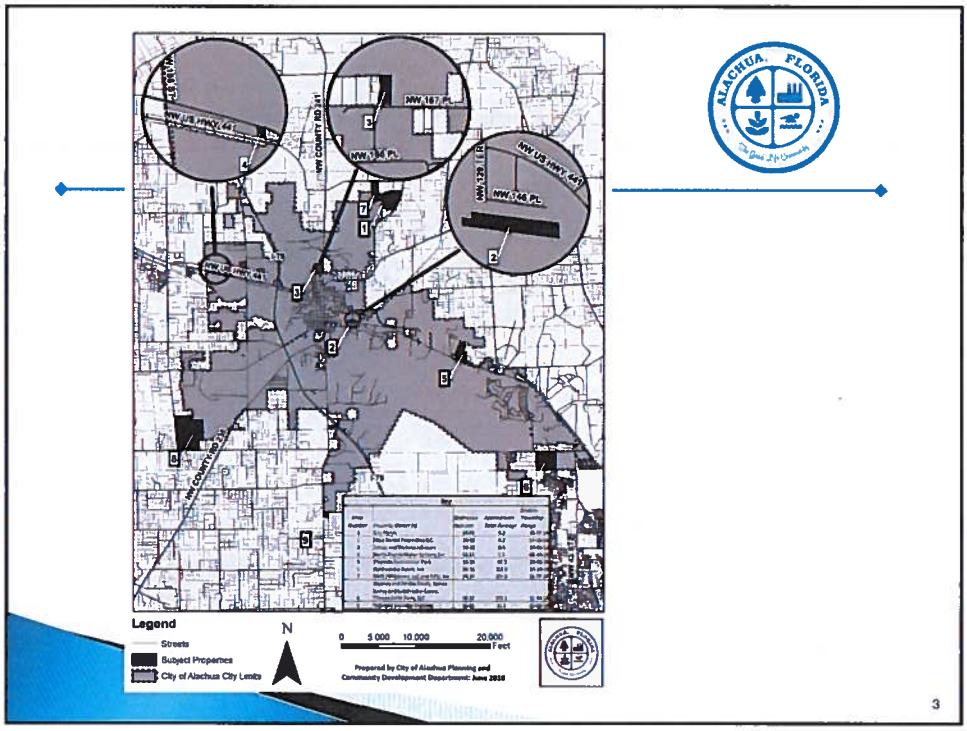
November 27, 2018

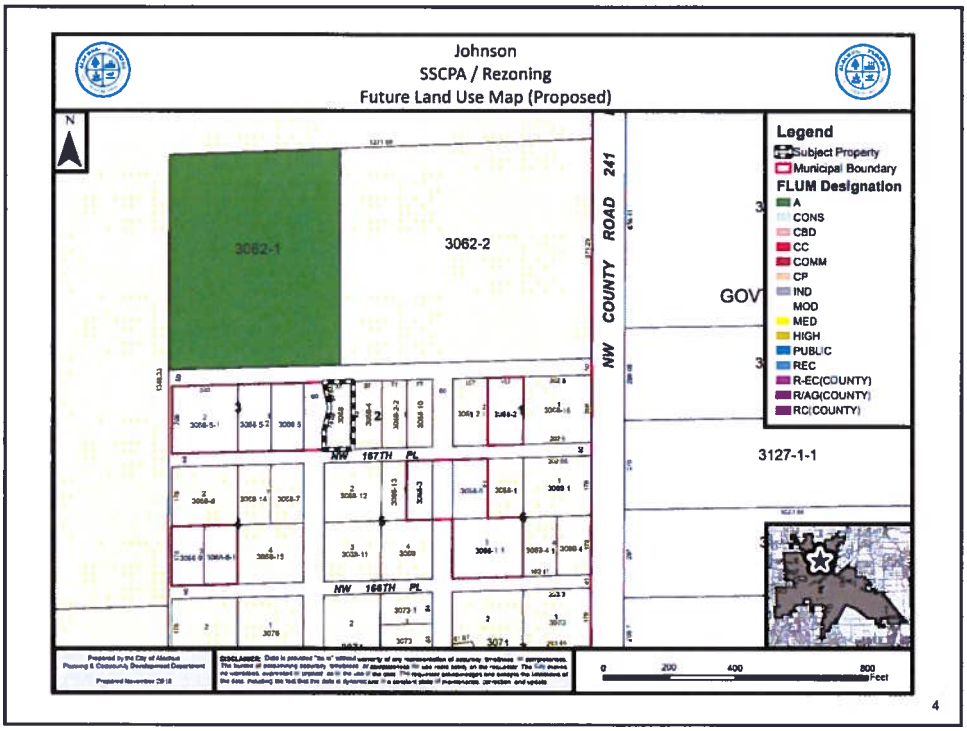
1

Overview

- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2


NW 167 PL
NW 168 PL
NW US HWY 441
NW COUNTY RD 241
Legend
Streets
Subject Properties
City of Alachua City Limits
N
0 5,000 10,000 20,000 Feet
Prepared by City of Alachua Planning and Community Development Department: June 2018
3


Johnson
SSCPA / Rezoning
Future Land Use Map (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 167TH PL
NW 168TH PL
GOV
3127-1-1
Legend
Subject Property
Municipal Boundary
FLUM Designation
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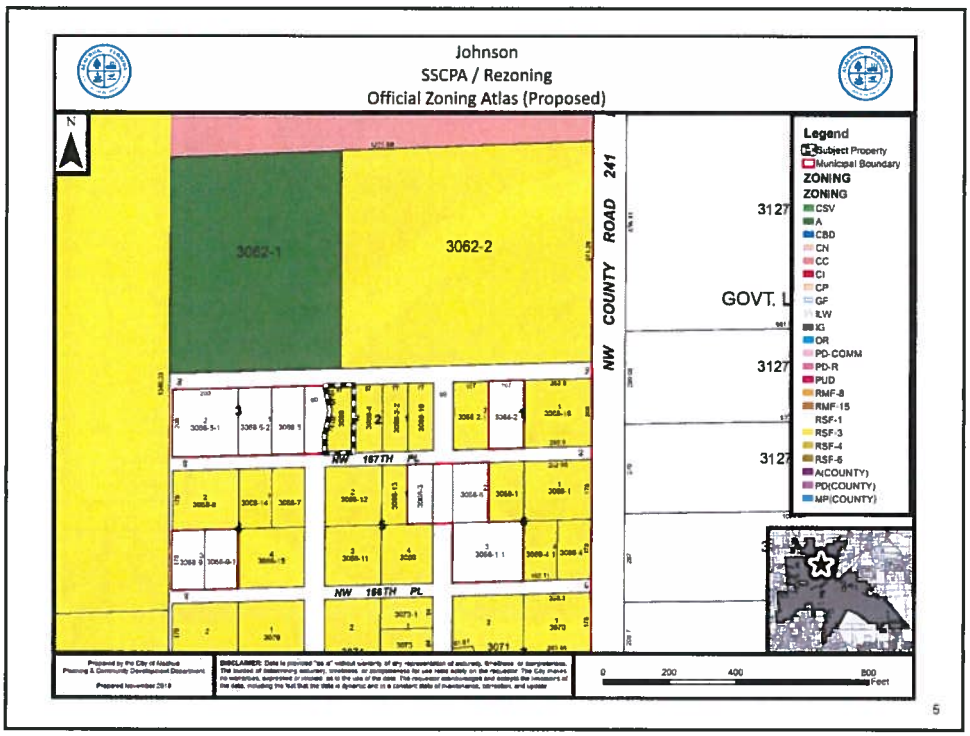
Johnson
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
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3062-2
NW COUNTY ROAD 241
NW 157TH PL
NW 156TH PL
GOVT. L
Legend
Subject Property
Municipal Boundary
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ZONING
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OR
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PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
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PD(COUNTY)
MPI(COUNTY)
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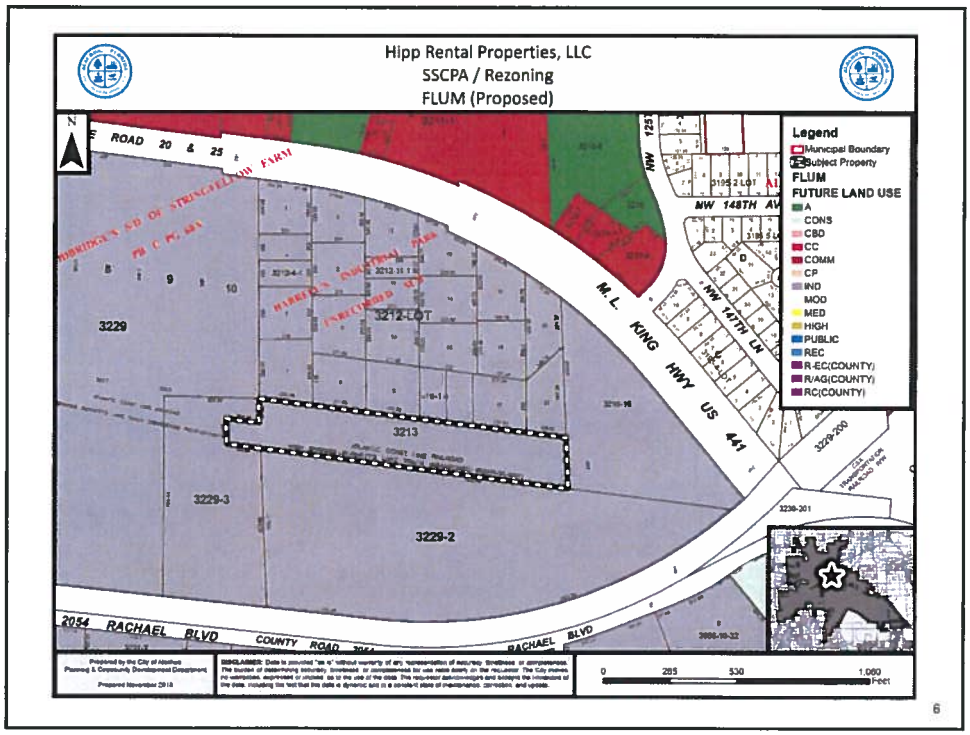
5


Hipp Rental Properties, LLC
SSCPA / Rezoning
FLUM (Proposed)
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3212-LOT
3213
3229-3
3229-2
M. L. KING HWY US 441
NW 148TH AV
NW 147TH LN
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COUNTY ROAD
RACHAEL BLVD
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Municipal Boundary
Subject Property
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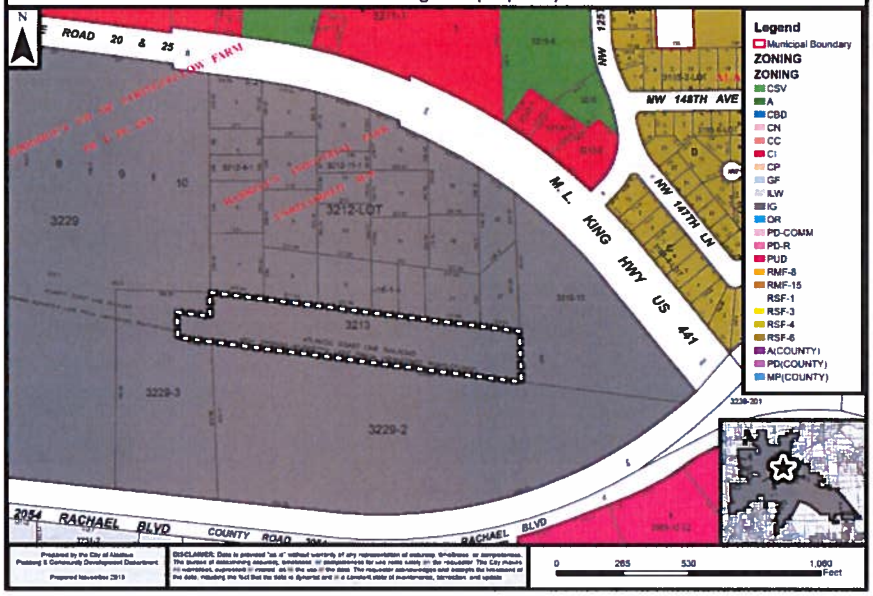
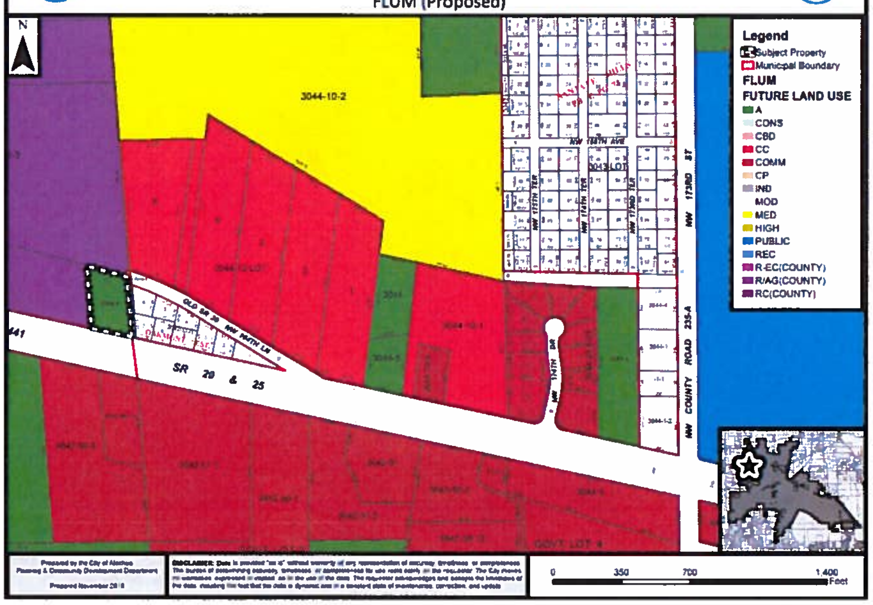
Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)



7

North Florida Water Systems, Inc
SSCPA / Rezoning
FLUM (Proposed)



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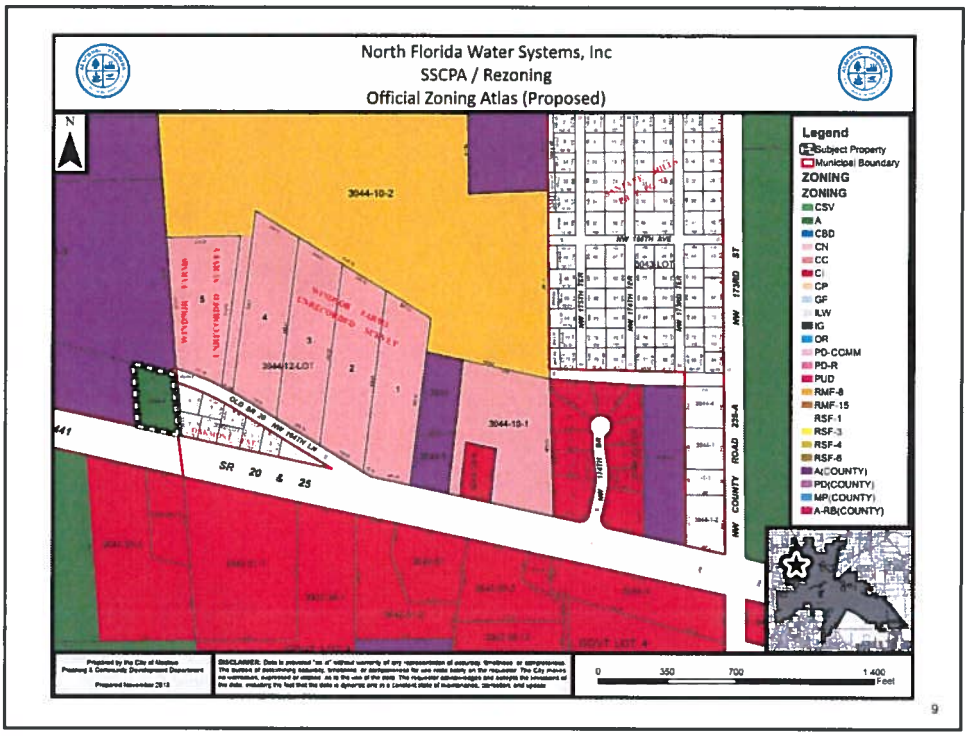
North Florida Water Systems, Inc
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
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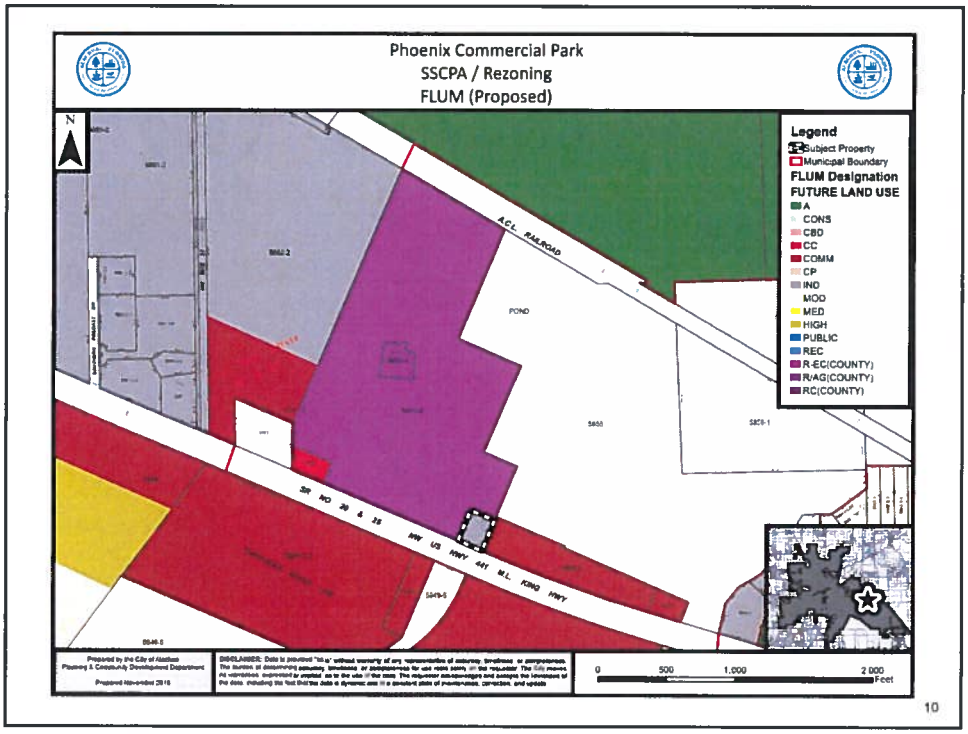
Phoenix Commercial Park
SSCPA / Rezoning
FLUM (Proposed)
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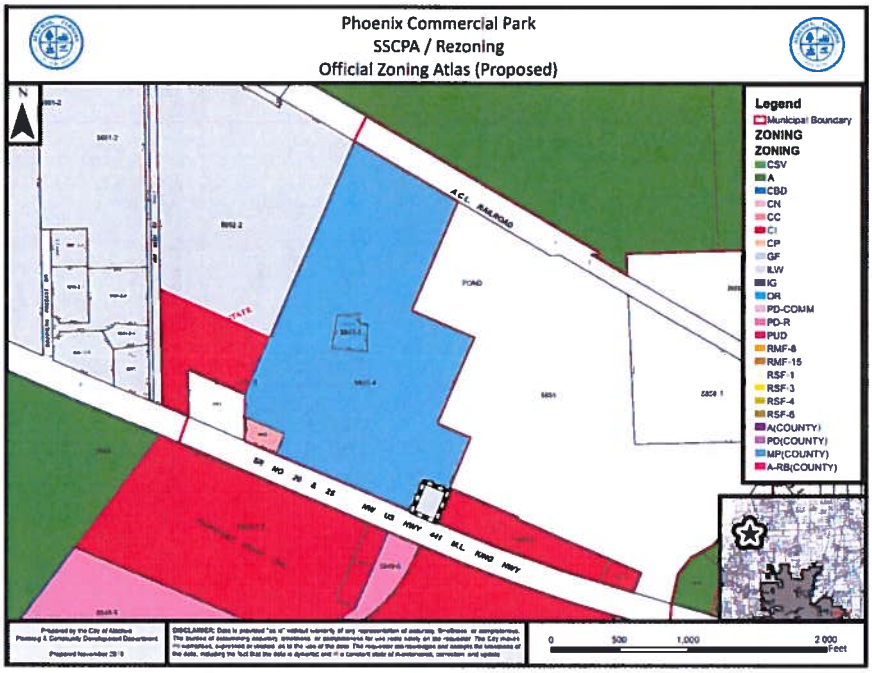
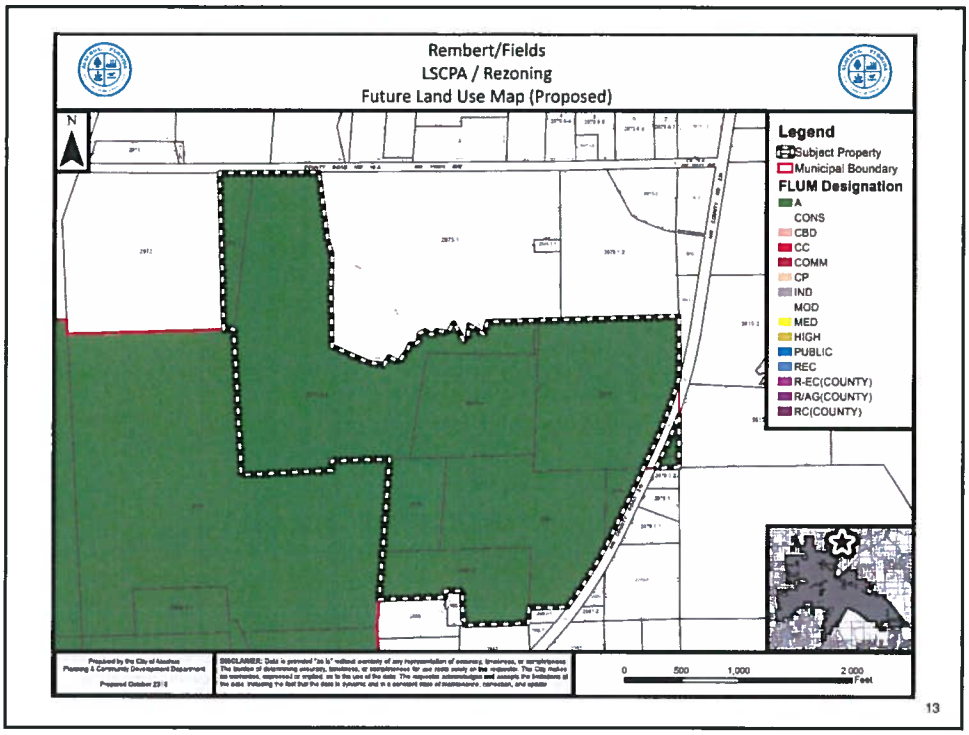


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12


Rembert/Fields
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Future Land Use Map (Proposed)
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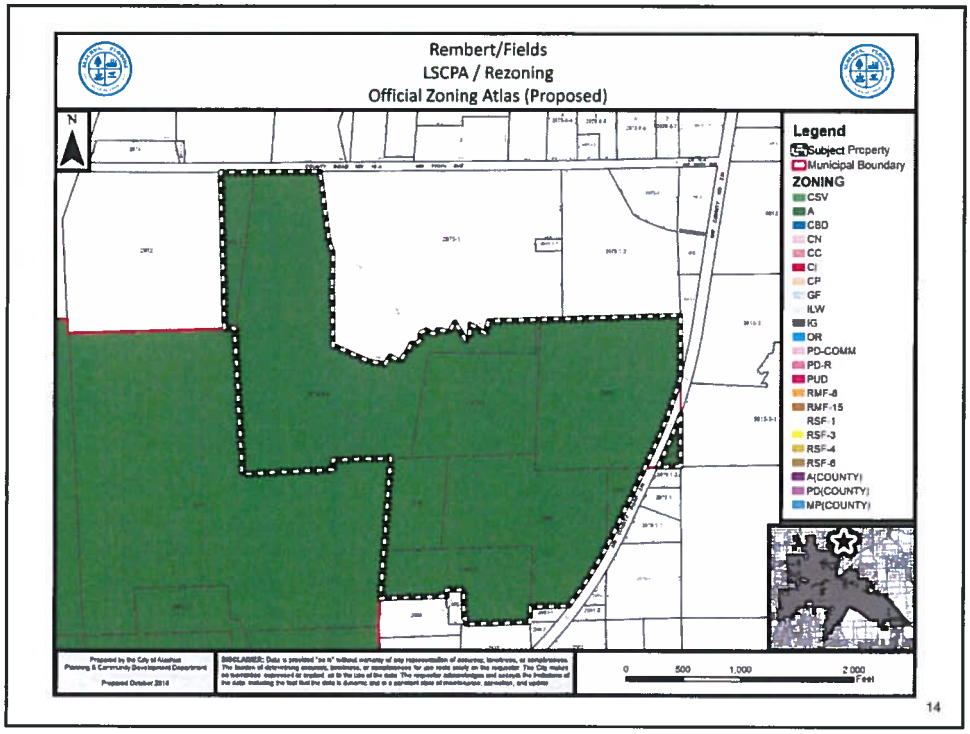
Rembert/Fields
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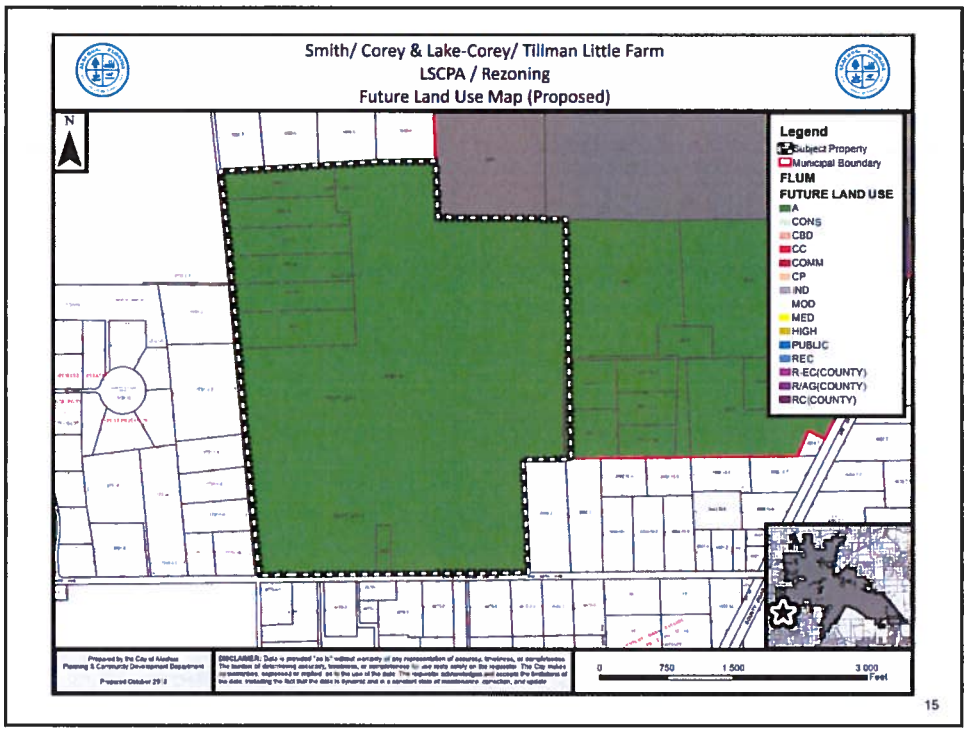
Smith/ Corey & Lake-Corey/ Tillman Little Farm
LSCPA / Rezoning
Future Land Use Map (Proposed)
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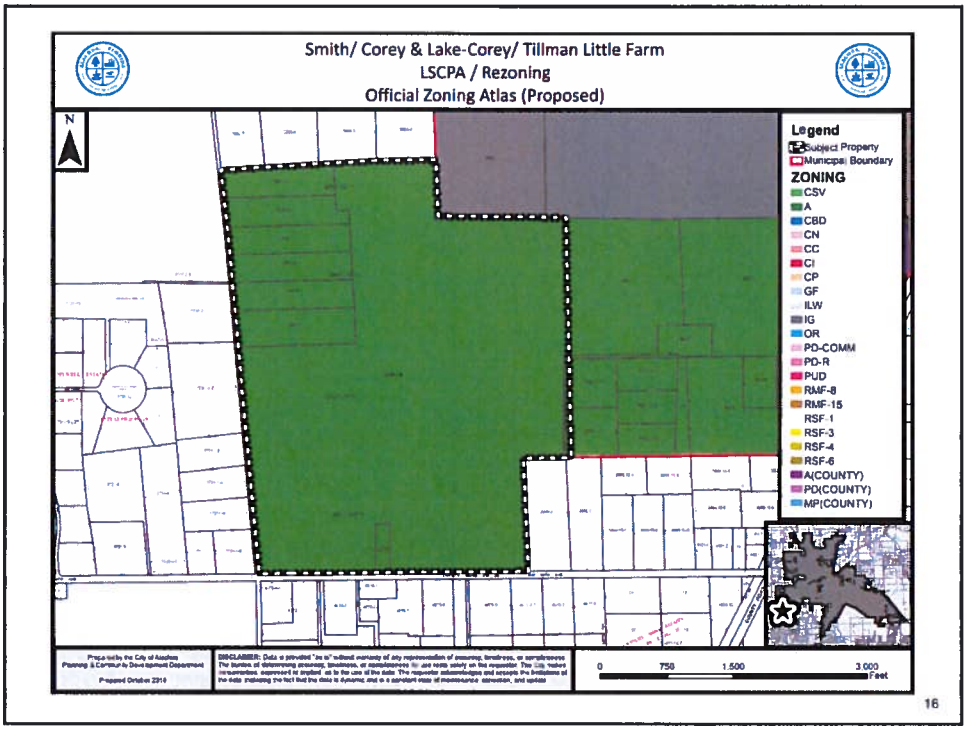
Smith/ Corey & Lake-Corey/ Tillman Little Farm
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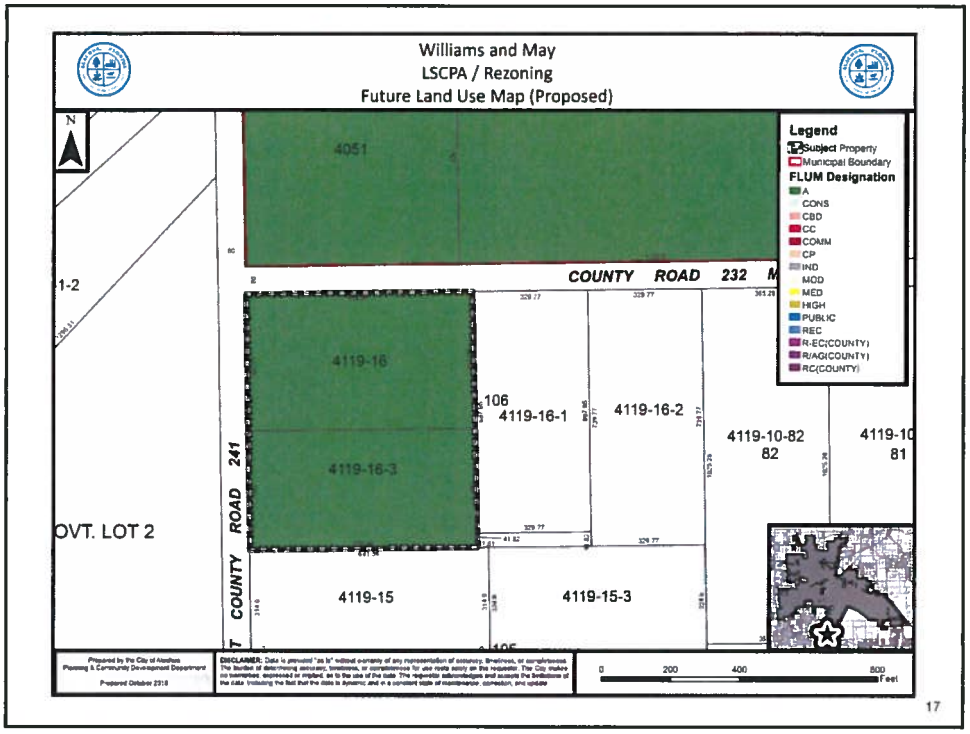
Williams and May
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4051
COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10-82
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OVT. LOT 2
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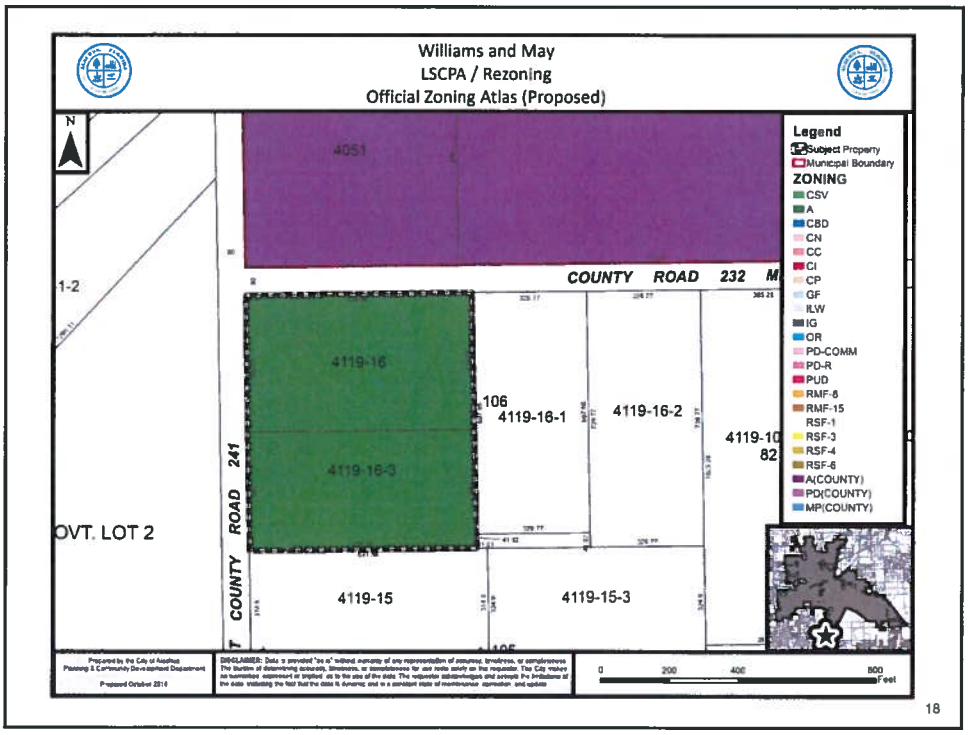
Williams and May
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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4119-15-3
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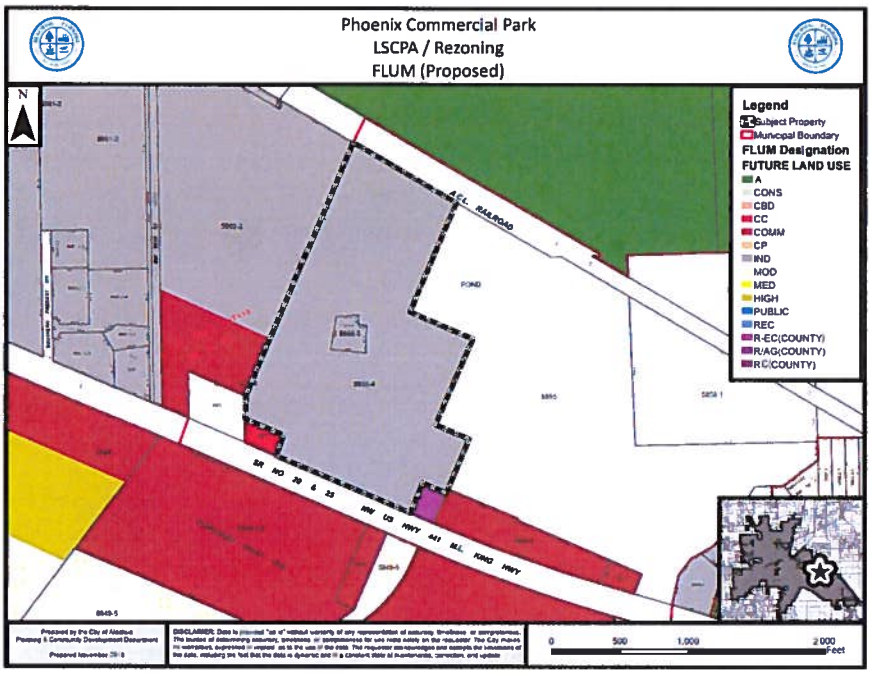
Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Proposed)
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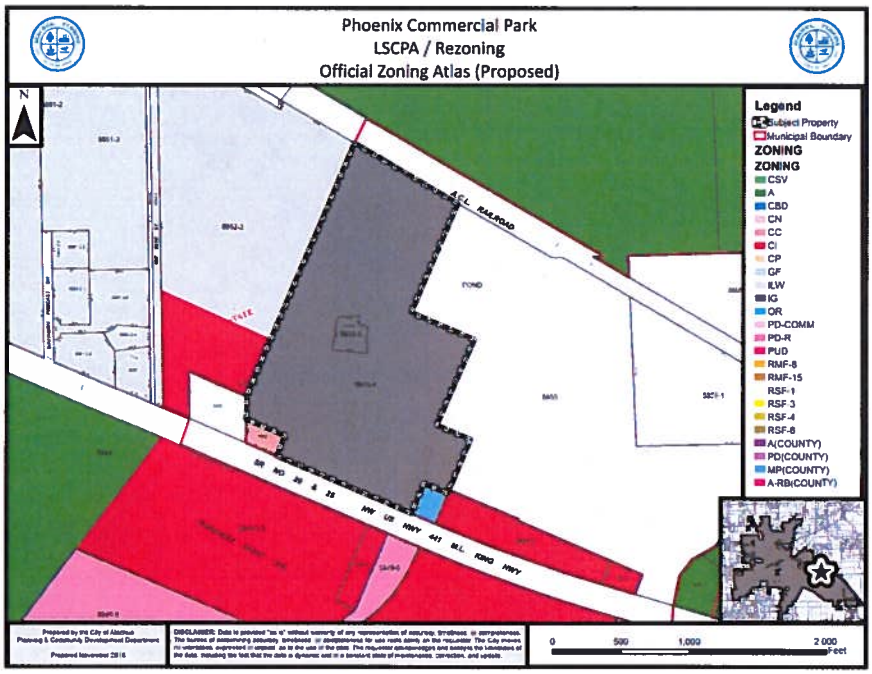
19


Phoenix Commercial Park
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

20

Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
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WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
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ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

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ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
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Alachua, FL 32616

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

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

Lynn Coullias
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Alachua, FL 32615

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

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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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: Williams and May LSCPA
2. Address of Subject Property: 6893 NW 143rd Street Gainesville, FL 32653
3. Parcel ID Number(s): 04119-016-000 and 04119-016-003
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Rural/ Agriculture (Alachua County)
6. Proposed Future Land Use Map Designation: Agriculture
7. Acreage: 11

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.

John B May trustee
Signature of Applicant

John Michael Williams Trustee
Signature of Co-applicant

John B. May trustee
Typed or printed name and title of applicant

John Michael Williams Trustee
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 19 day of October, 2018, by John B May
John Michael Williams, who is/are ~~personally known to me~~ CR or who has/have produced _____
as identification.

NOTARY SEAL

CHAD REED
Notary Public - State of Florida
Commission # FF 213049
My Comm. Expires May 16, 2019
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY
Case #:
Application Fee: $
Filing Date:
Acceptance Date:
Review Type: 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: Williams and May RZ
2. Address of Subject Property: 6893 NW 143rd Street Gainesville, FL 32653
3. Parcel ID Number(s): 04119-016-000 and 04119-016-003
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Rural/Agriculture (Alachua County)
6. Existing Zoning Designation: Agricultural (A)
7. Proposed Zoning Designation: Agricultural (A)
8. Acreage: 11

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.

Signature of Applicant

Signature of Co-applicant

John R May, trustee

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 19 day of October, 2018, by John B. May, John Michael Williams, who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

CHAD REED
Notary Public - State of Florida
Commission # FF 213049
My Comm. Expires May 16, 2019
Bonded through National Notary Assn.

Signature of Notary Public, State of Florida

City of Alachua

MAYOR GIB COERPER
Vice-Mayor Shirley Green Brown
Commissioner Robert Wilford
Commissioner Gary Hardacre
Commissioner Dayna Miller

CITY MANAGER – ADAM BOUKARI

September 28, 2018

John B. May and John Michael Williams
PO BOX 140011
Gainesville, FL 32614-0011

RE: Proposed Amendments to the Future Land Use Map and Official Zoning Atlas for Properties Recently Annexed

Dear John B. May and John Michael Williams ,

On July 23, 2018 the City Commission completed the annexation of your property through adoption of Ordinance 18-16. Through Resolution 18-03, application fees for amendments to the Future Land Use Map and Zoning Map are waived for property owners of lands recently annexed into the City of Alachua. Your property that was recently annexed qualifies for this application fee waiver. The proposed Future Land Use Map and Zoning designations must be comparable to existing Alachua County Future Land Use and Zoning designations, unless the existing Land Use and Zoning Designation is inappropriate or incompatible. Please see the table below for the proposed Future Land Use and Zoning Designations for your property.

Existing Alachua County FLUM Designation	**Proposed City of Alachua FLUM Designation**	**Existing Alachua County Zoning Designation**	**Proposed City of Alachua Zoning Designation**
Rural/Agriculture (Alachua County)	Agriculture	Agricultural (A)(Alachua County)	Agricultural (A)

In order to begin the process of these amendments, **please complete the two signature pages (<u>including notarization</u>),** which are attached to this letter and return to the City by <u>5 PM on Thursday, November 1, 2018.</u> The completed signature pages may be mailed to my attention at the City of Alachua, PO Box 9, Alachua, FL 32616-0009 or may be delivered in person to City Hall, located at 15100 NW 142nd Terrace, Alachua, FL 32616.

If you have any questions or wish to discuss, please do not hesitate to contact me at 386-418-6100 ex 108.

Respectfully,

Adam Hall, AICP
Planner

Cc: Kathy Winburn, AICP, Director of Planning and Community Development

ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL (A) (ALACHUA COUNTY) TO AGRICULTURAL (A) ON A ±11.20 ACRE PROPERTY; LOCATED SOUTH OF COUNTY ROAD 232 (MILLHOPPER ROAD), EAST OF COUNTY ROAD 241 (NW 143RD STREET); TAX PARCEL NUMBERS 04119-016-000 AND 04119-016-003; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2019, and on _____, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, 2019, and _____, 2019, 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 of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed 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

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Agricultural (A) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the _____day of _____, 2019.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____day of _____, 2019.

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION:

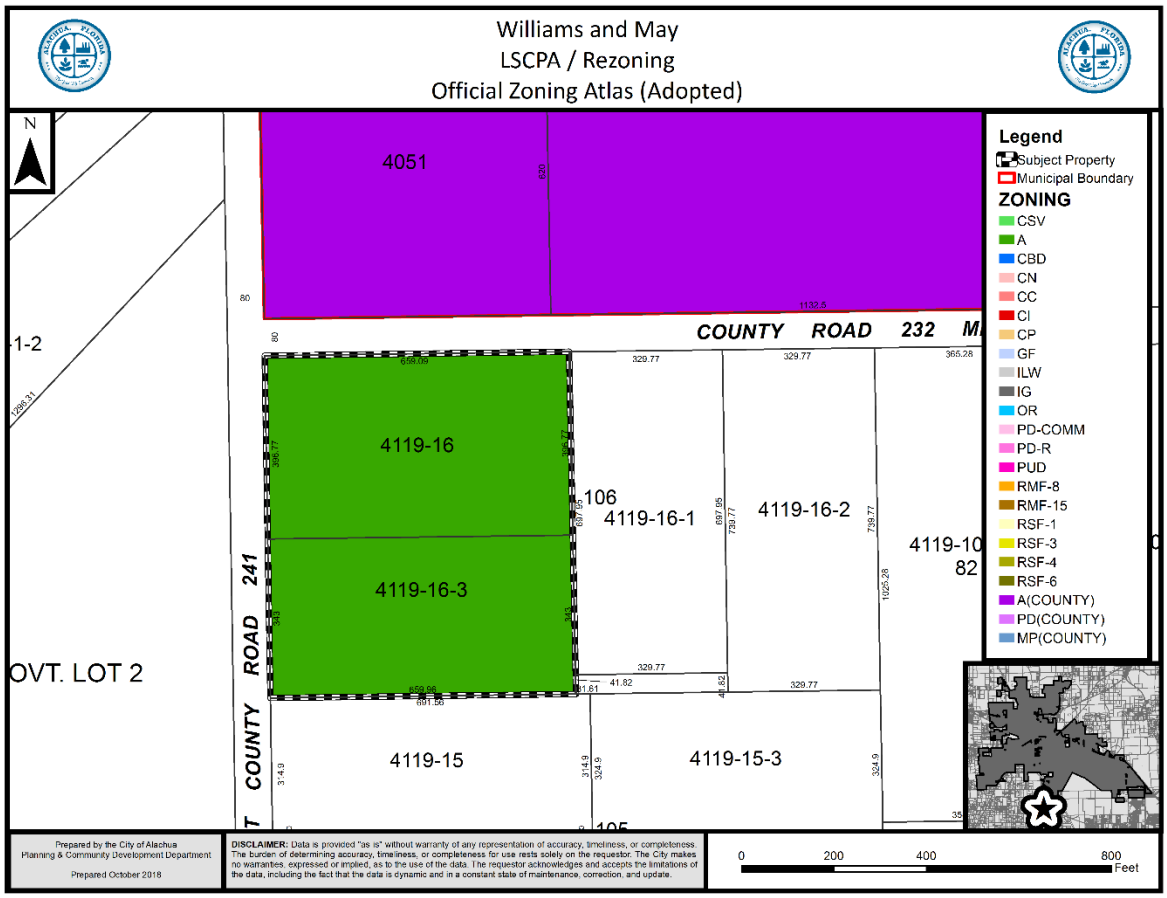
LAND DESCRIPTION: (TAX PARCEL #04119-016-000)(OFFICIAL RECORDS BOOK 4015, PAGE 105) (TAX PARCEL #04119-016-003)(OFFICIAL RECORDS BOOK 3039, PAGE 1432)

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND SITUATED IN SECTION 15, TOWNSHIP 9 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID, TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.E. CORNER OF SECTION 14, TOWNSHIP 9 SOUTH, RANGE 18 EAST, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°38'17 WEST ALONG THE NORTHERLY LINE OF SAID SECTIONS 14 AND 15, A DISTANCE OF 6899.11 FEET; THENCE RUN SOUTH 00°09'28" WEST, A DISTANCE OF 40.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-232, AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°09'28" WEST, A DISTANCE OF 739.77 FEET; THENCE RUN NORTH 89°38'17" WEST, A DISTANCE OF 659.96 FEET TO THE EASTERLY RIGHT-OF- WAY LINE OF STATE ROAD NO. S-241; THENCE RUN NORTH 00°13'28" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 739.77 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. S-232, THENCE RUN SOUTH 89°38'17" EAST ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD NO. S-232, A DISTANCE OF 659.09 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"


Williams and May
LSCPA / Rezoning
Official Zoning Atlas (Adopted)
N
4051
COUNTY ROAD 232
4119-16
4119-16-1
4119-16-2
4119-16-3
4119-15
4119-15-3
106
82
105
OVT. LOT 2
COUNTY ROAD 241
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 2018
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 warrantes, 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

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 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1b: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 2b: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 3b: A request by John May and John Williams, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

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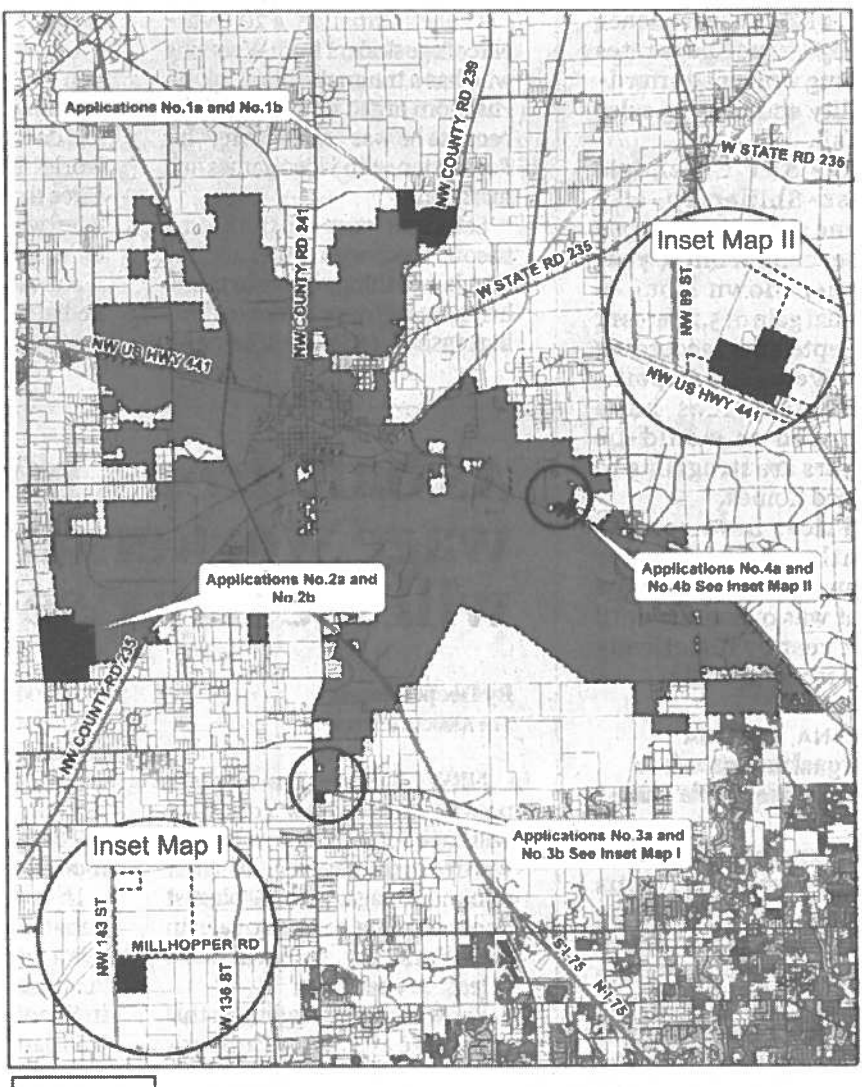

Legend

- Streets
- City of Alachua City Limits
- Subject Properties

Prepared by City of Alachua Planning and Community Development Department: December 2018

0 4,000 8,000 16,000 24,000 Feet

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045938

City of ALACHUA

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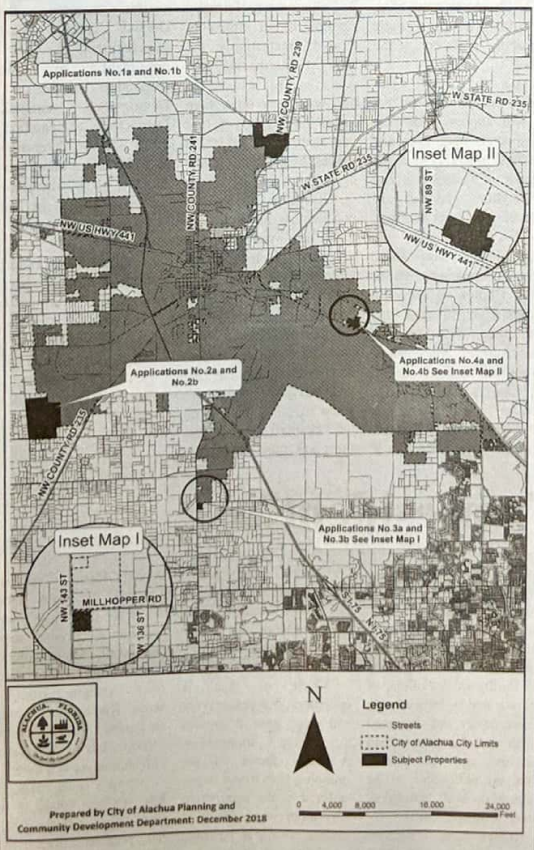

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
RC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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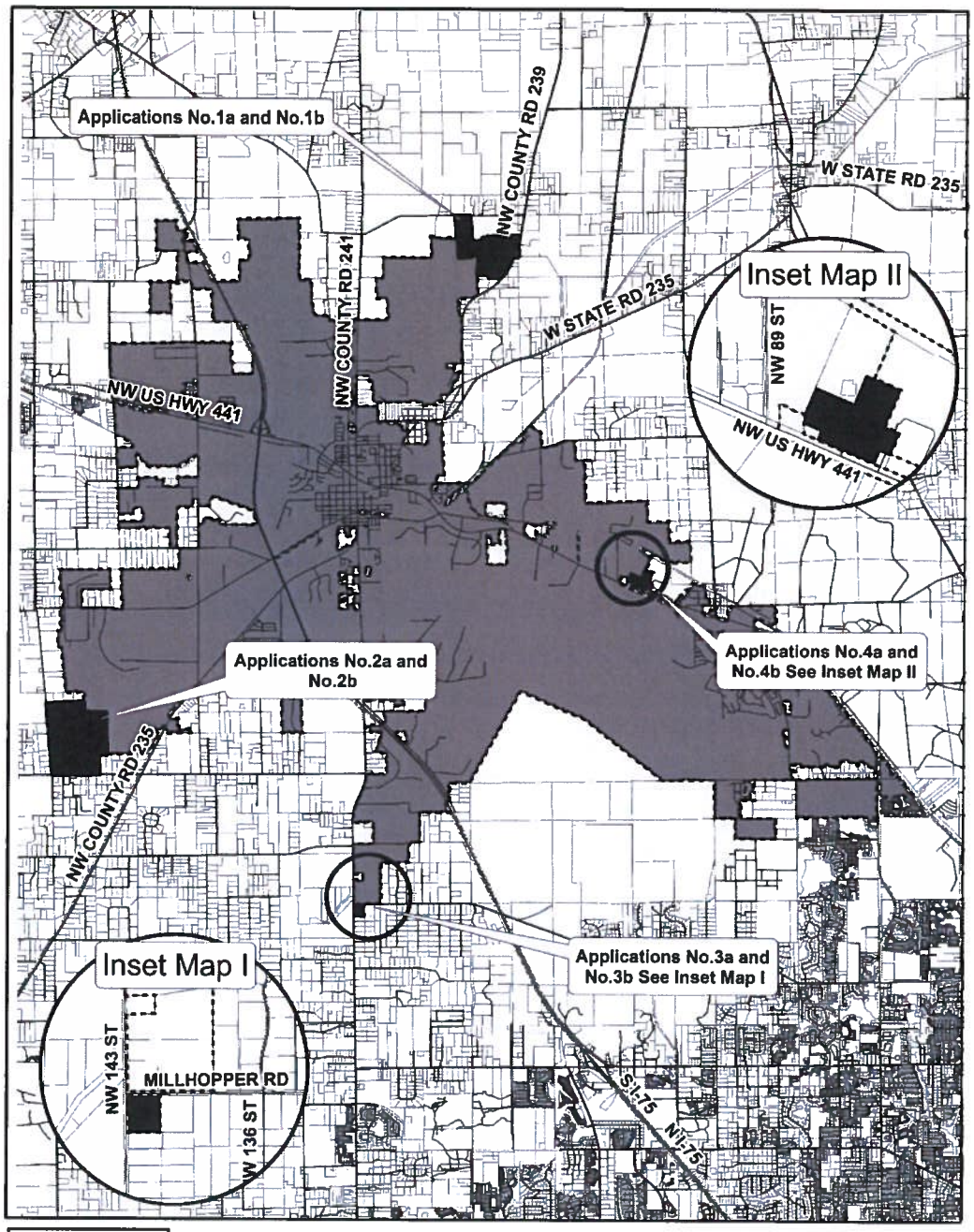
City of ALACHUA

THE GOOD LIFE COMMUNITY



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Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
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PJDJ INC
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ALACHUA, FL 32616

PJDJ INC
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GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

HALVORSON, SARA A
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ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

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JAGARNAUTH CHITRA
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ALACHUA, FL 32615

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DOBSON LOIS
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ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

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HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
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ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
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ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
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ALACHUA, FL 32615-6002

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MERRITT PAUL & KELLY KIRKENDALL
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ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
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ALACHUA, FL 32615

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ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
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ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
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ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
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JEAN ALAN R & LACEY K
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SALTER CHRISTOPHER
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ALACHUA, FL 32615-6008

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HOPEWELL, LLC
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WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
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ALACHUA, FL 32615

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FLOYD KATHRYN A
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LANNI O L JR
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GAINESVILLE, FL 32604-1058

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ALACHUA, FL 32615-6011

CARRENO & CARRENO
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ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
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HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
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ALACHUA, FL 32616

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ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
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MIAMI, FL 33131

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PARKER, CO 80134-7202

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PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE SIGN ON 12/19/18
(Name) (Date)

FOR THE Williams and May RZ LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

2
(Number of signs)

City of Alachua
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Large Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Legislative Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the proposed Large Scale Comprehensive Plan Amendment to the City Commission with a recommendation of Approval.

Summary

The proposed Large Scale Comprehensive Plan Amendment (SSCPA) is a request by Phoenix Commercial Park, LLP, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural Employment Center (County) to Industrial on a ± 34.99 acre subject property (Tax Parcel No 05855-004-000). The subject property is located west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua.

The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

The subject property presently has a Rural Employment Center (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for other adjacent parcels in the immediate vicinity. The property has historically been used for industrial uses.

ATTACHMENTS:

Description

- Staff Report
- Exhibit "A" Staff Supporting Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2018
Legislative Hearing

SUBJECT:	A request to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property
PROPERTY OWNERS:	Phoenix Commercial Park, LLP
LOCATION:	West of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua
PARCEL ID NUMBER(S):	A portion of 05855-004-000
ACREAGE:	± 34.99
PROJECT PLANNER:	Adam Hall, AICP
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 (SSCPA) is a request by Phoenix Commercial Park, LLP, property owner, for the consideration of a Small Scale Comprehensive Plan Amendment (SSCPA) to the City of Alachua Future Land Use Map (FLUM), to amend the FLUM of the subject property from Rural Employment Center (County) to Industrial on a ± 34.99 acre subject property (Tax Parcel No 05855-004-000). The subject property is located west of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua.

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The subject property presently has a Rural Employment Center (County) FLUM Designation. The proposed amendment would change the FLUM Designation to Industrial. This designation is comparable to the Future Land Use Designations for other adjacent parcels in the immediate vicinity. The property has historically been used for industrial uses.

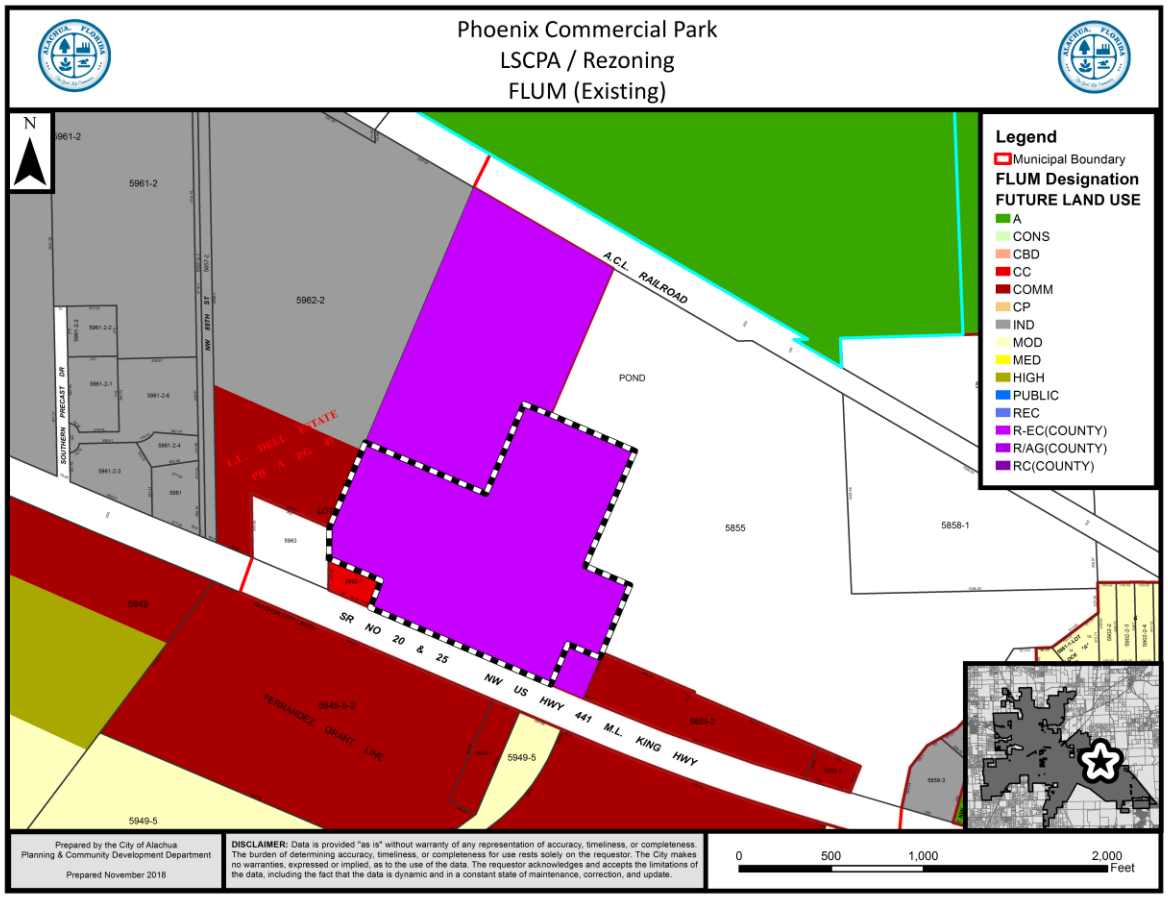
FLUM DESIGNATION COMPARISON

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:

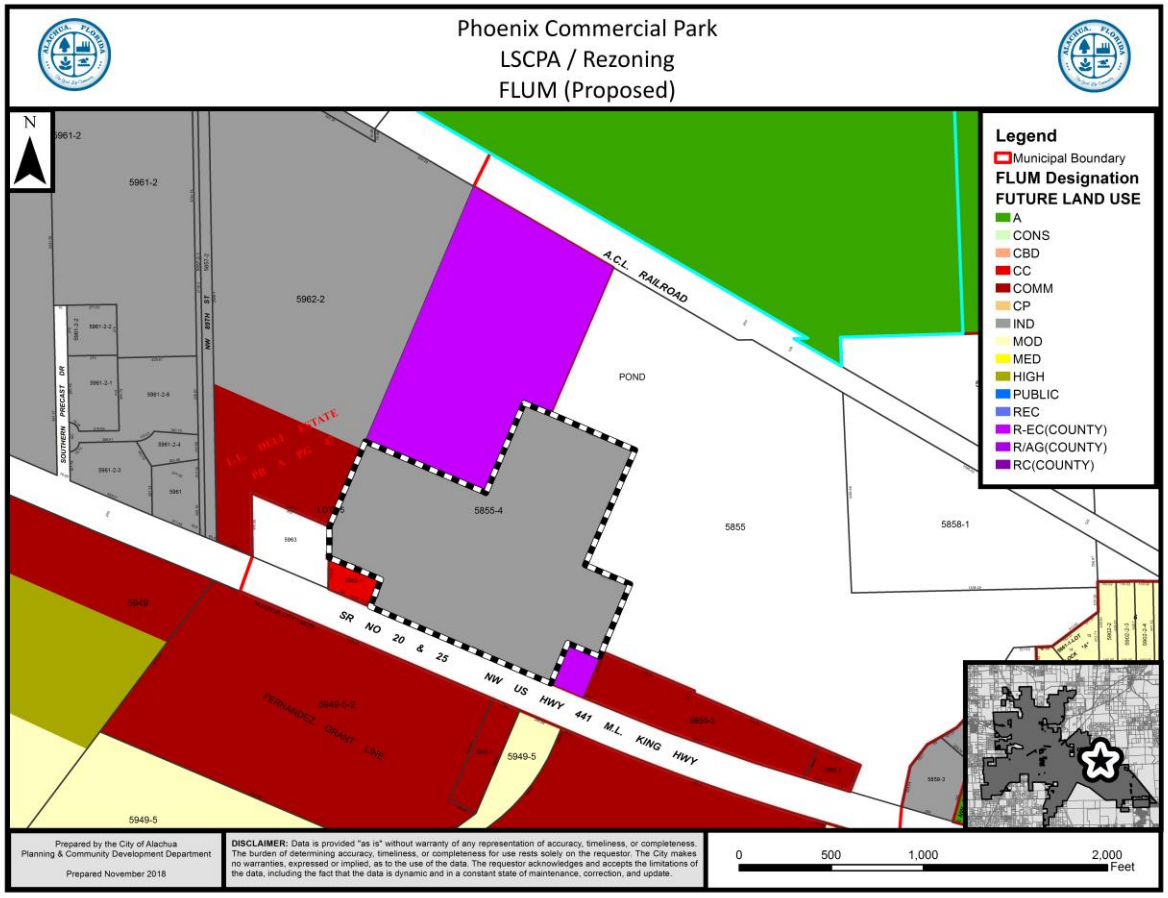
	Existing FLUM Designation (±34.99)	**Proposed FLUM Designation (±34.99 acres)**
FLUM District:	Rural Employment Center (County)	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	.50 (762,307 square feet)
Typical Uses*:	Business and professional services, retail sales and services, food service, food service, personal services, entertainment and recreation activities and the processing, packaging, warehousing and distribution of agricultural products. Retail sales and services uses shall not exceed 10% of the existing gross square footage within the rural employment center, Office uses consistent with 3.9.1 and light industrial uses consistent with Policy 4.3.1., Conference and training facilities	Clean industrial, warehousing, research and development, technology industries, self-storage facilities, limited retail sales and services

**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 1a. Future Land Use Map with Subject Property



Map 2. Proposed Amendment to the Future Land Use Map



Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

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

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

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

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

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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

EXISTING USES

The subject property currently has 6 buildings used for a variety of industrial-type uses.

SURROUNDING USES

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

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

Map 3. Vicinity Map

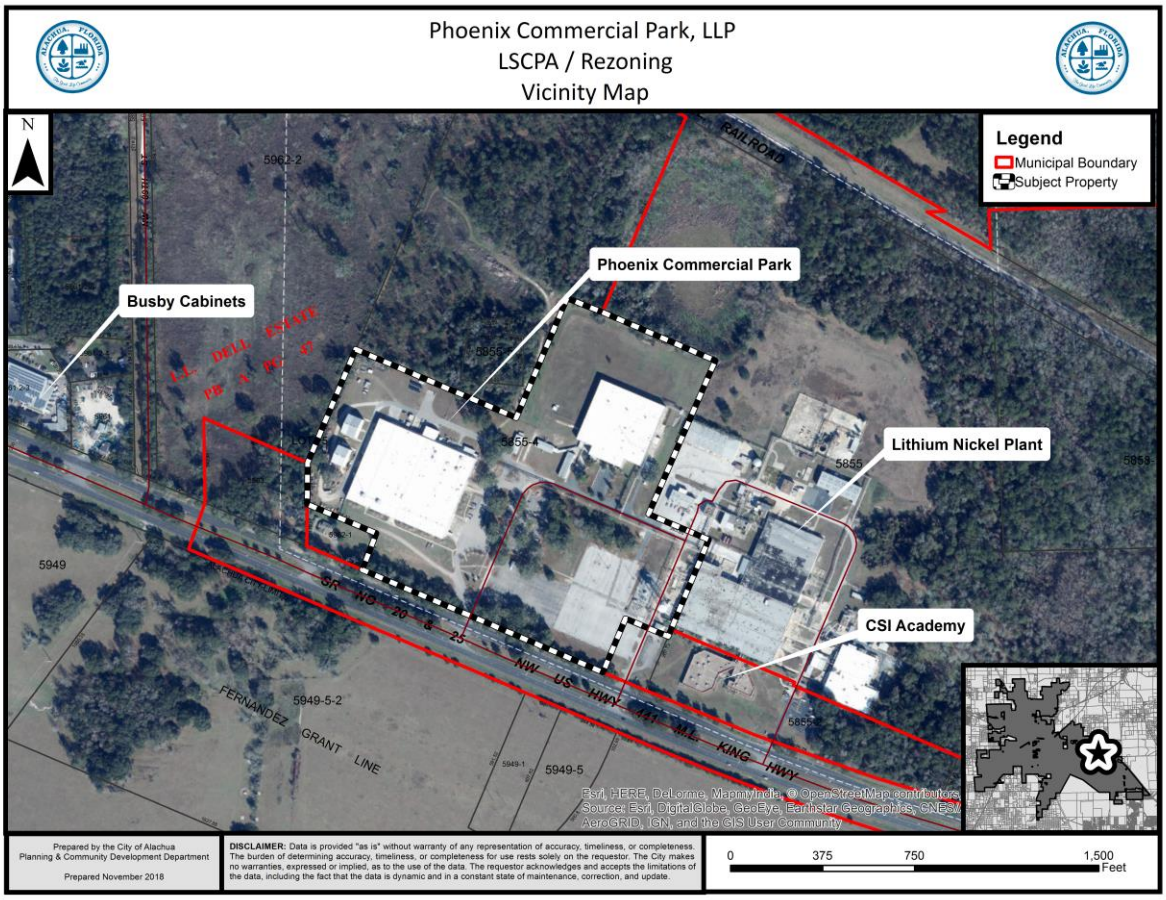


Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Rural Employment Center	Industrial Services and Manufacturing ("MP") (County)
East	Commercial	Commercial	Commercial Intensive ("CI")
West	Commercial	Commercial	Commercial Intensive ("CI")
South	Vacant Commercial and Residential	Commercial and Moderate Density Residential	Commercial Intensive ("CI") and Planned Development Residential ("PD-R")

Table 2. Parcels Subject to this Comprehensive Plan Amendment

Parcel No.	Existing Use(s)	Existing FLUM Designation	Proposed FLUM Designation	Acreage
A portion of 05855-004-000	Industrial	Rural Employment Center (County)	Industrial	±34.99

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 proposed amendment will contribute to a balance of uses, and provide adequate choices for residents and businesses through the real estate market.

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 industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

(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 presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

(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 presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

(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: GIS data available from Alachua County appears to indicate that there are no environmentally sensitive areas on the property. Any potential development would be required to comply with any pertinent regulations regarding development near wetlands or within flood hazard areas.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County

Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. The subject property may be within the City's water and wastewater service areas. If applicable future development occurs, connection to the City's water and wastewater service systems may be required.

(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 presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.. The subject property may be within the City's water and wastewater service areas. Any future development would be required to meet the land development regulations, as they are at the time of the development.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. Proposed land use amendment would help encourage infill and redevelopment of an existing neighborhood.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. (XIII) Results in the loss of significant amounts of functional open space.

In addition to the preceding urban sprawl indicators, Section 163.3177 also establishes eight (8) "Urban Form" criteria. An amendment to the Future Land Use Map is presumed to not be considered urban sprawl if it meets four (4) of the (8) urban form criteria. These urban form criteria, and an evaluation of each as each may relate to this application, are provided below. An analysis of the proposed amendment's consistency with Section 163.3177 shows that 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: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No adverse impact on natural resources or ecosystems will result from this amendment.

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

Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM

Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

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 subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

4. Promotes conservation of water and energy.

   Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

   Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

   Evaluation & Findings: The subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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

   Evaluation & Findings: The subject property is presently designated for industrial use

(Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity. No extension of infrastructure is proposed as a part of this future land use map amendment.

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 subject property is presently designated for industrial use (Rural Employment Center). The proposed amendment would change the FLUM Designation of the property from Rural Employment Center (Alachua County Designation) to Industrial, which is comparable to the existing Future Land Use Designations of other parcels in the immediate vicinity.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the FLUM Designation from Medium Density Residential to Moderate Density Residential 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
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Future Land Use Element

Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

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

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

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

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

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

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

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

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a

limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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

greater, .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.

Analysis of Consistency with Objective 1.5: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

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 industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

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

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

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

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

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 ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not currently served by the City's wastewater system, but may be located within the City's wastewater service area. If located within the City's wastewater service area, connection to the City's wastewater system would be required at time of development.

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 4.1.b: The subject property is not currently served by the City's potable water system, but may be located within the City's potable water service area. If located within the City's wastewater service area,

connection to the City's potable water system would be required at time of development.

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

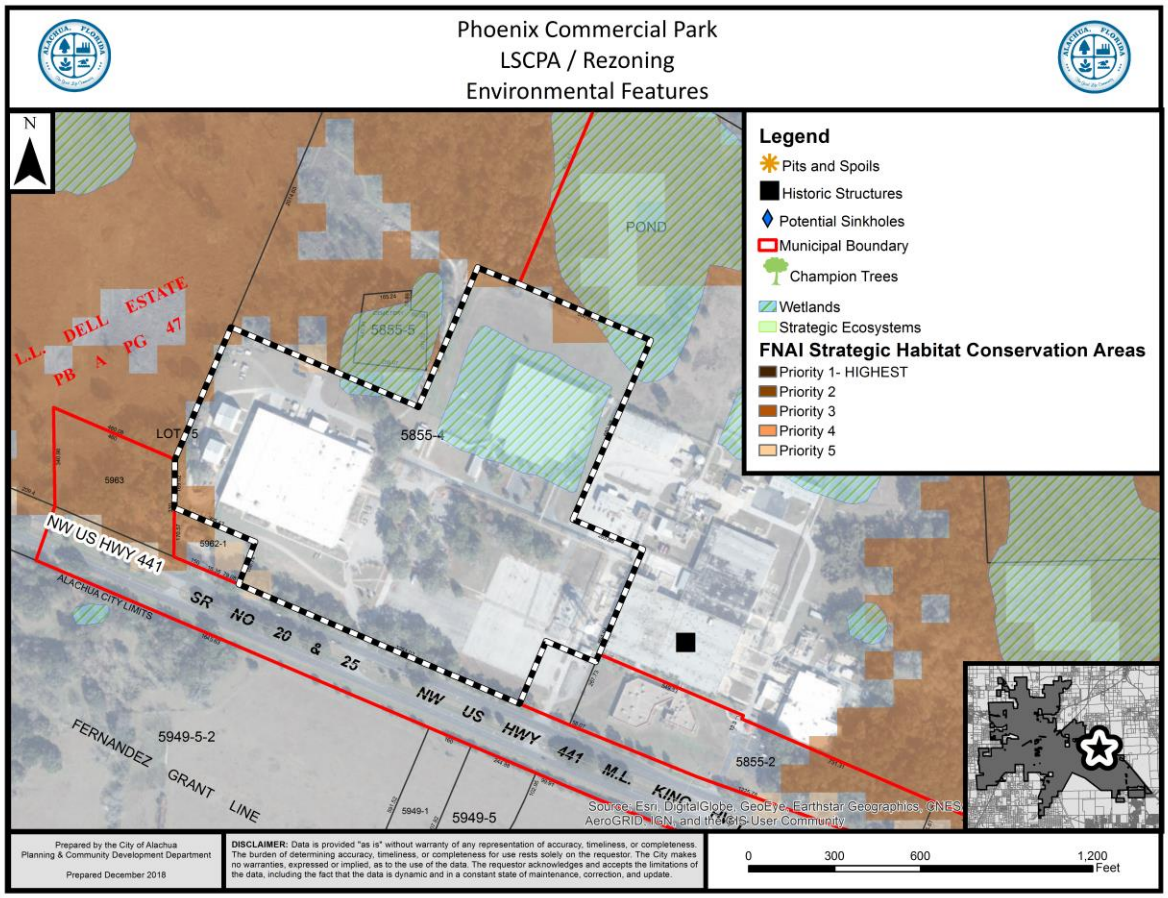
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

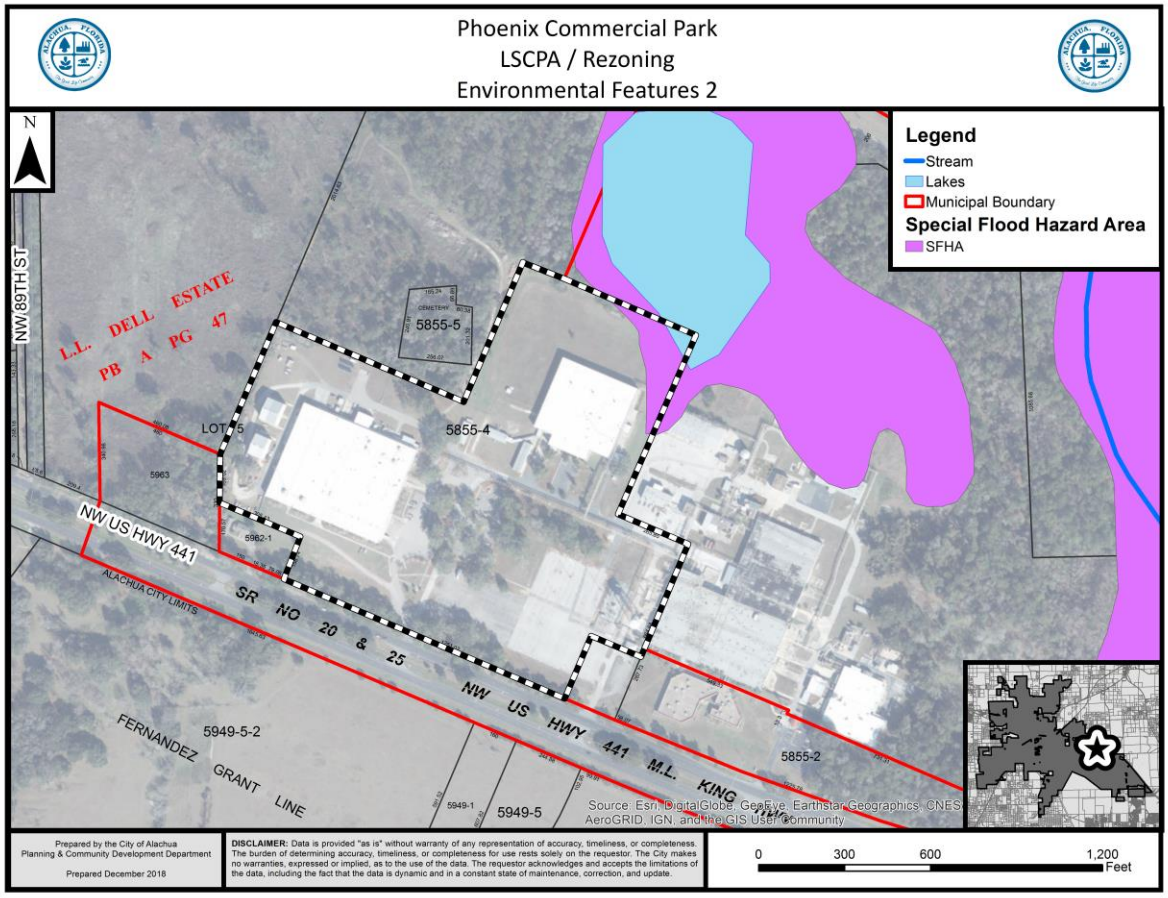
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

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

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

Strategic Ecosystems

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

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

Regulated Plant & Animal Species

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

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer . 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 four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	48.20%
Millhopper-Urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	9.50%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	31.20%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	11.10%

Evaluation: The entire site is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

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

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

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

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

Wellfield Protection Zone

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

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

Historic Structures and Markers

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

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

PUBLIC FACILITIES IMPACT

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

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural Employment Center	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (762,307 square feet)
Maximum Density/ Intensity	**N/A**	**762,307 square feet non-residential**

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

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

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

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126th to SR 235)	4D	Arterial	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 ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
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)
Proposed FLUM Designation (Industrial)	Warehousing [2] (ITE Code 150 (10th ed.))	2,565 (1,282/1,282)	310 (223/87)	336 (121/215)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 5.05 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508 (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 508 6employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508)(36% entering/65% exiting).

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

Traffic System Category	US 441 (from NW 126th to SR 235) [1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,579
Reserved Trips[4]	1,425
Available Capacity[4]	25,696
Increase/Decrease in Daily Trips Generated by Development	2,565
Residual Capacity After Development's Impacts[5]	23,131

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.***

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

Traffic System Category	US 441 (from NW 126th to SR 235) [1]
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,765
Reserved Trips[4]	199
Available Capacity[4]	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	336
Residual Capacity After Development's Impacts[5]	1,811

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 *Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.*
3 *Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).*
4 *Source: City of Alachua August 2018 Development Monitoring Report.*
5 ***The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.***

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

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	7,620
Residual Capacity	**1,018,563**
Percentage of Permitted Design Capacity Utilized	**55.71%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***15 gallons per employee per day (508 x 15) FAC64E-6*

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

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day

Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	7,620
Residual Capacity	**771,591**
Percentage of Permitted Design Capacity Utilized	**48.56%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***15 gallons per employee per day (30 x 15) FAC64E-6*

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

Recreational Impacts

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

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	2,030	370.84
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: 9,892 persons x 0.73 tons per year)
2 City of Alachua August 2018 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: 1,016 employees x 0.73 tons per year)
4 New River Solid Waste Facility, April 2018

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

Public School Impact

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

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EXHIBIT "A"

TO

PHOENIX COMMERCIAL PARK, LLP LARGE SCALE COMPREHENSIVE PLAN AMENDMENT APPLICATION STAFF REPORT

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

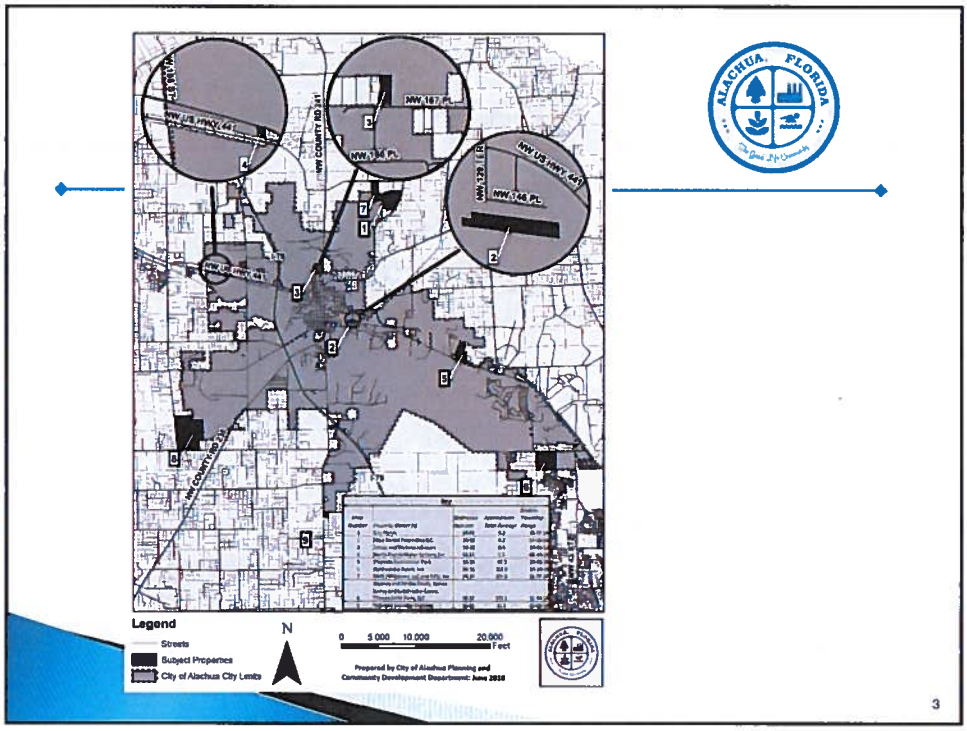
November 27, 2018

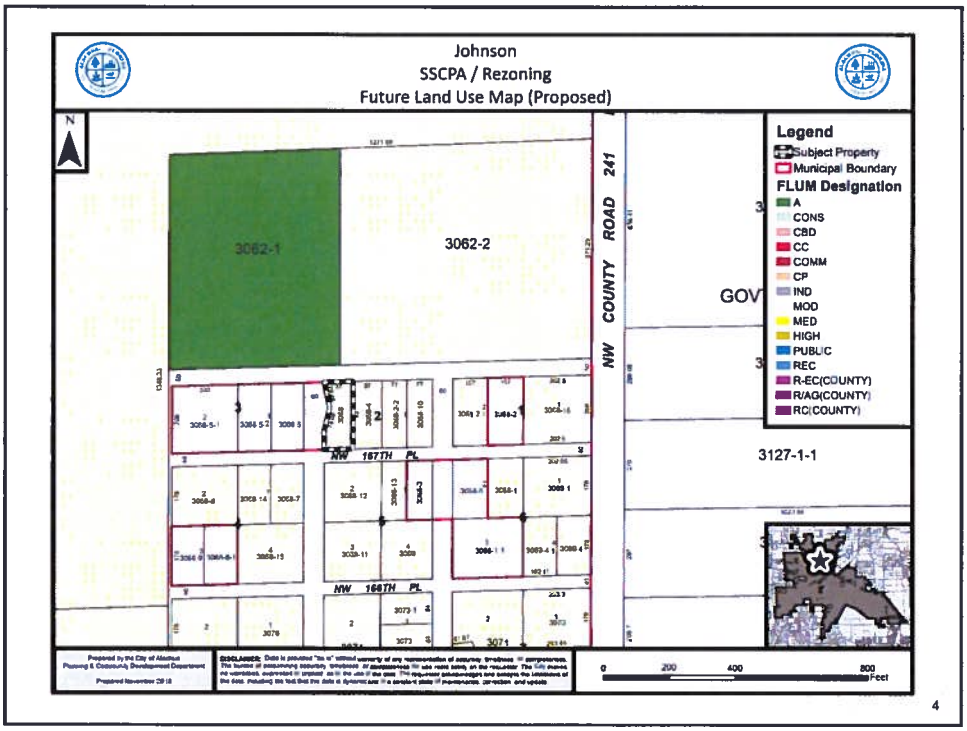
1

Overview

- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2


NW 167 PL
NW 168 PL
NW US HWY 441
NW COUNTY RD 241
Legend
Streets
Subject Properties
City of Alachua City Limits
N
0 5,000 10,000 20,000 Feet
Prepared by City of Alachua Planning and Community Development Department: June 2018
3


Johnson
SSCPA / Rezoning
Future Land Use Map (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 167TH PL
NW 168TH PL
GOV
3127-1-1
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)
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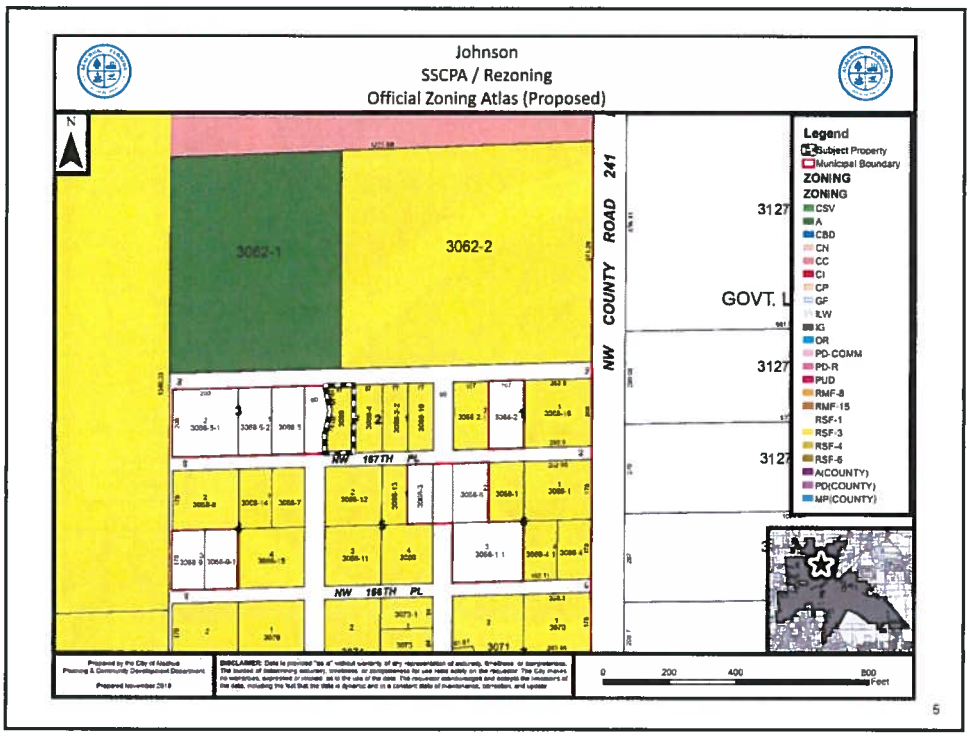
Johnson
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 157TH PL
NW 156TH PL
GOVT. L
Legend
Subject Property
Municipal Boundary
ZONING
ZONING
CSV
A
CBD
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RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MPI(COUNTY)
0 200 400 800 Feet
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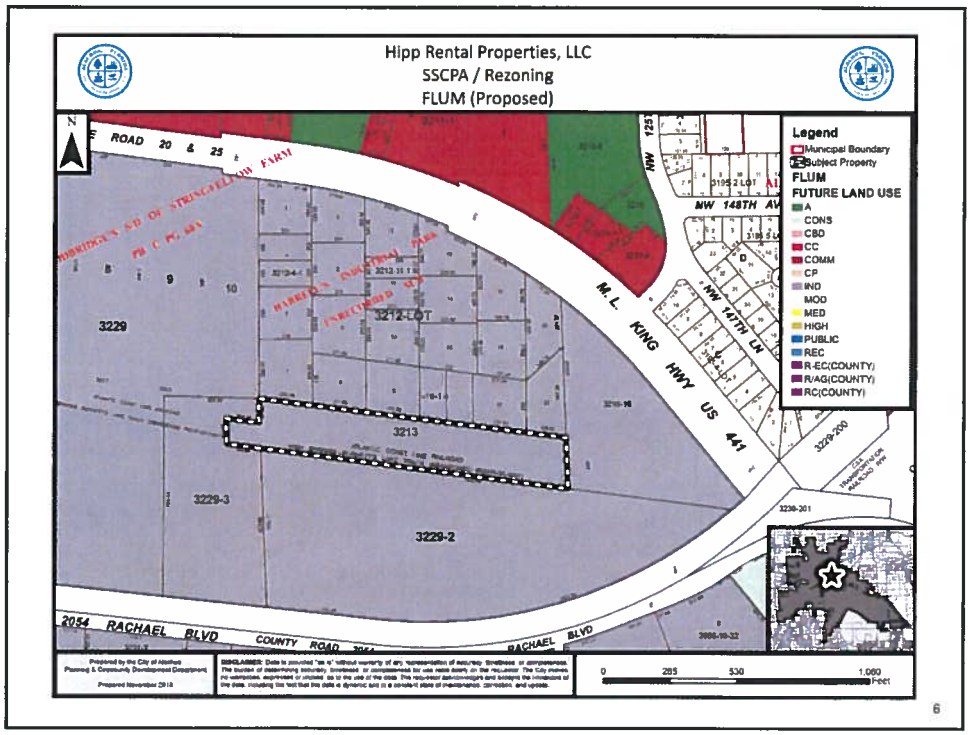
Hipp Rental Properties, LLC
SSCPA / Rezoning
FLUM (Proposed)
N
ROAD 20 & 25
3229
3212-LOT
3213
3229-3
3229-2
M. L. KING HWY US 441
NW 148TH AV
NW 147TH LN
2054 RACHAEL BLVD
COUNTY ROAD
RACHAEL BLVD
Legend
Municipal Boundary
Subject Property
FLUM
FUTURE LAND USE
A
CONS
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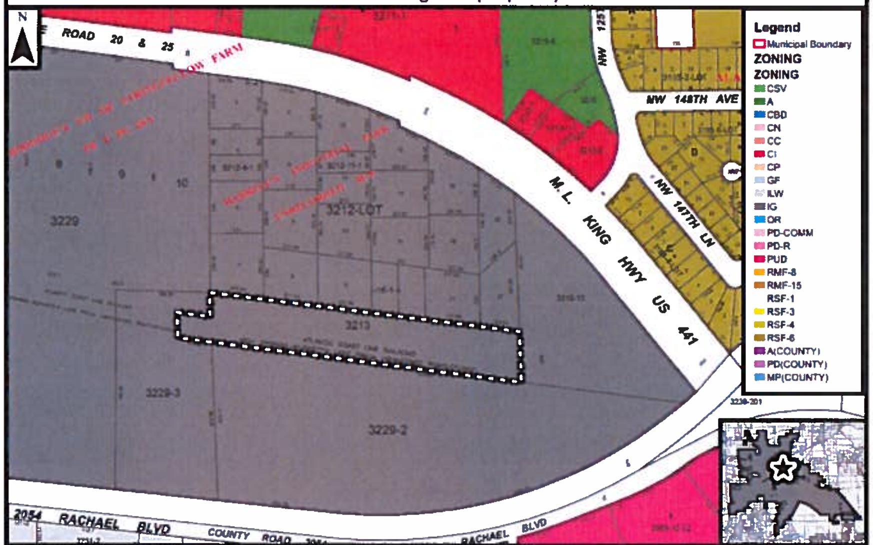
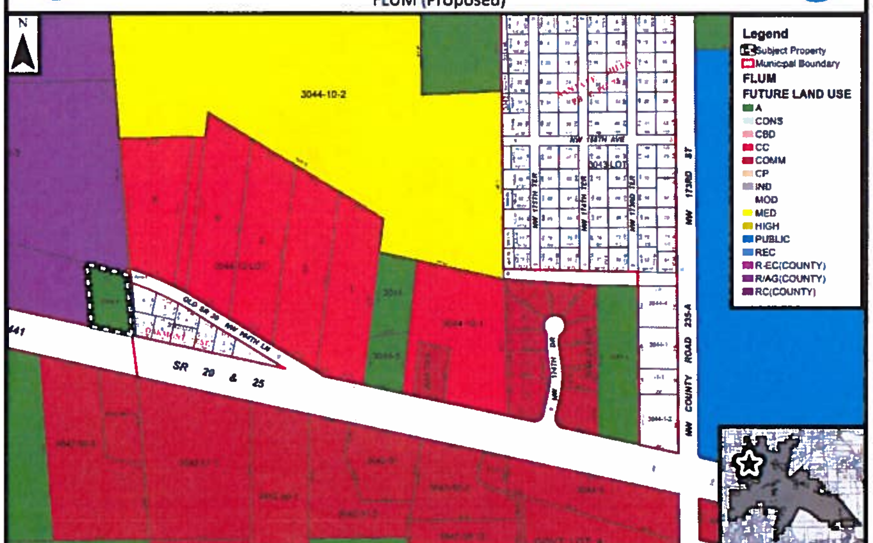
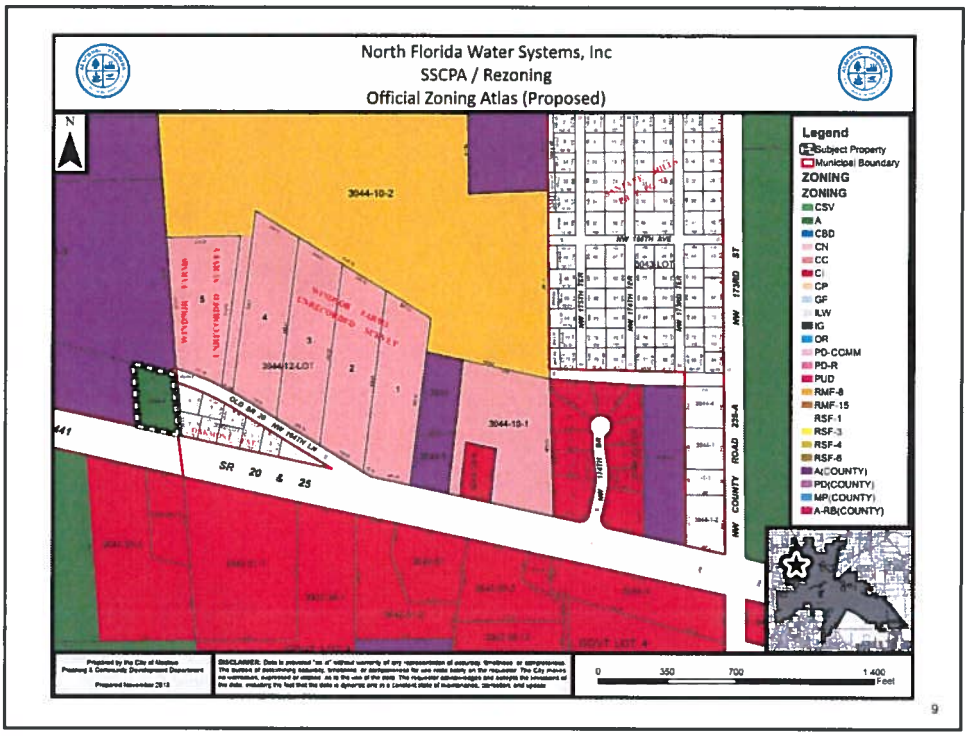
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 265 530 1,060 Feet
6

Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)



North Florida Water Systems, Inc
SSCPA / Rezoning
FLUM (Proposed)




North Florida Water Systems, Inc
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
ZONING
CSV
A
CBD
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CP
GF
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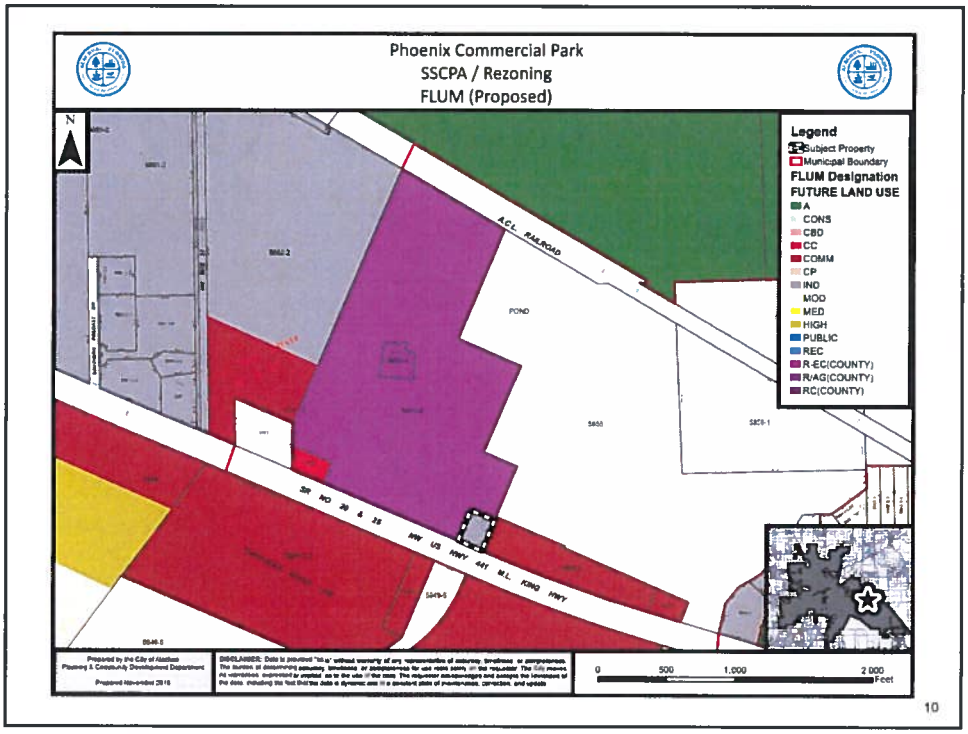
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
A-RB(COUNTY)
3044-10-2
3044-12-LOT
3044-10-1
SR 20 & 25
NW 172ND ST
NW COUNTY ROAD 235-A
0 350 700 1 400
Feet
9


Phoenix Commercial Park
SSCPA / Rezoning
FLUM (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
FUTURE LAND USE
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R-EC(COUNTY)
RAG(COUNTY)
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A.C.L. RAILROAD
POND
SR NO 20 & 25 NW US HWY 441 M.L. KING HWY
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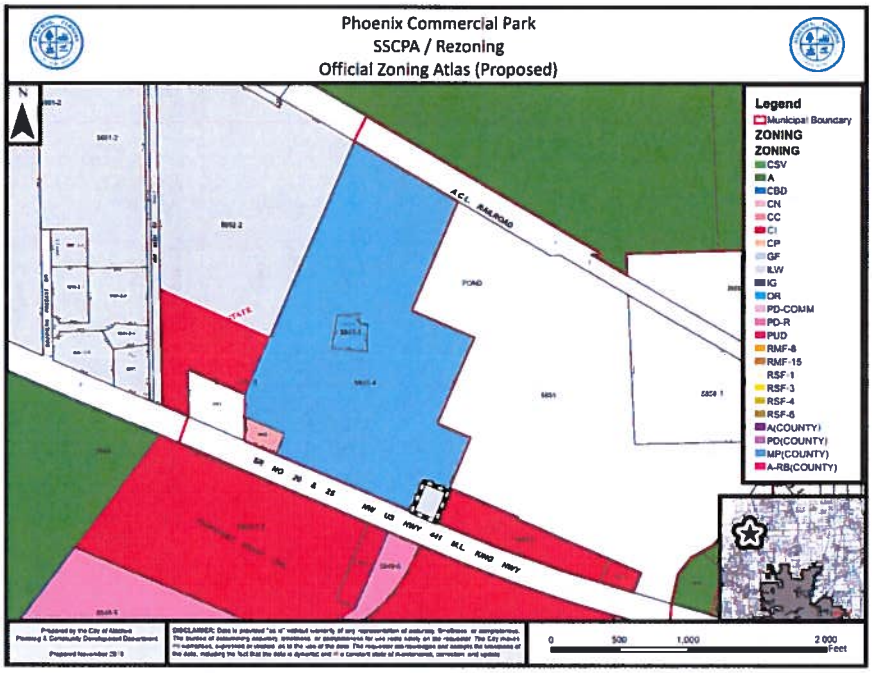
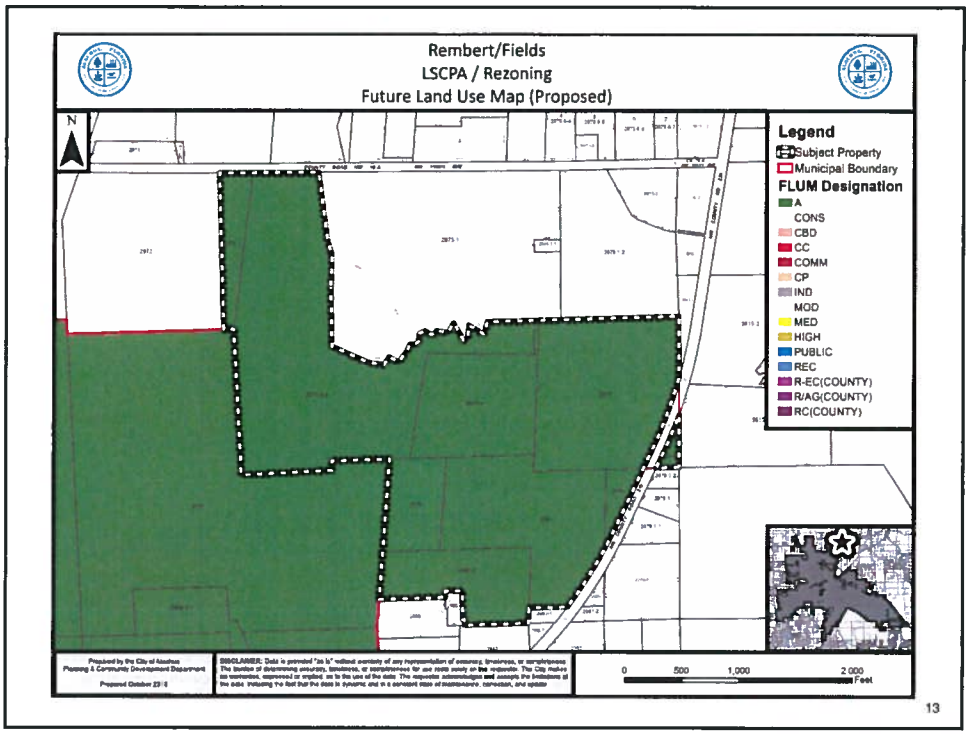


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12


Rembert/Fields
LSCPA / Rezoning
Future Land Use Map (Proposed)
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FLUM Designation
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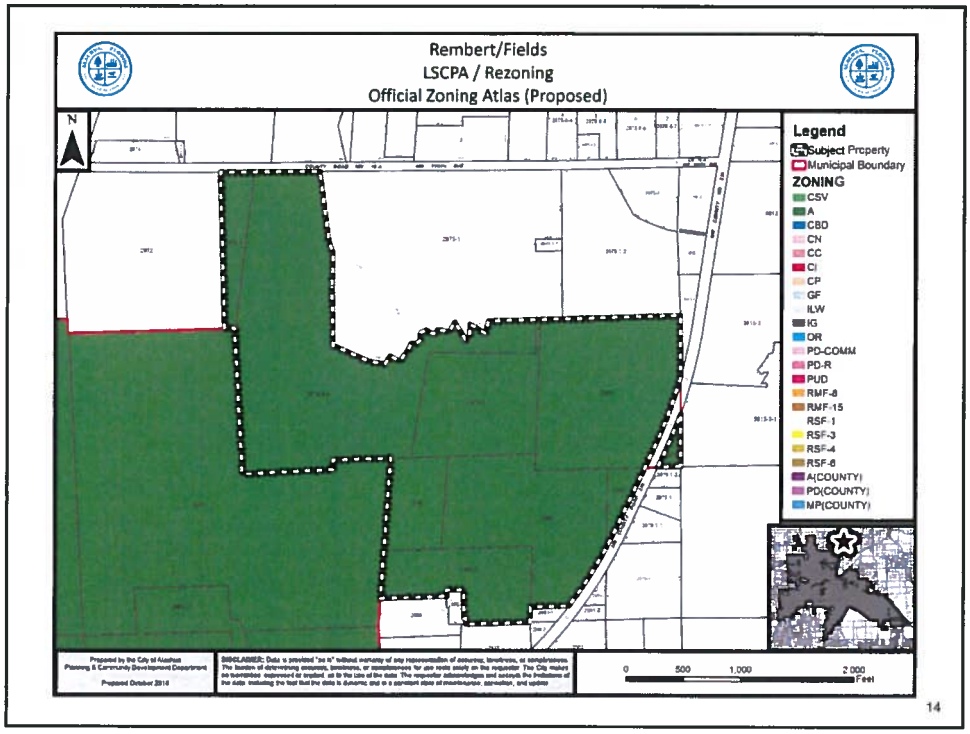
Rembert/Fields
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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A(COUNTY)
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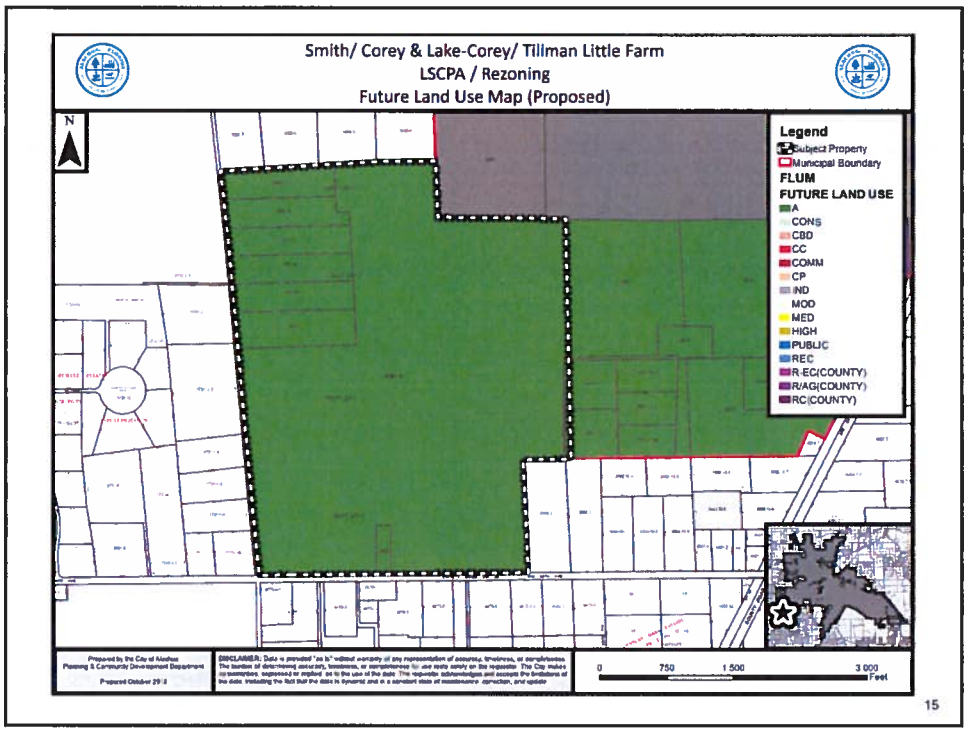
14


Smith/ Corey & Lake-Corey/ Tillman Little Farm
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Subject Property
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FUTURE LAND USE
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R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
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Feet
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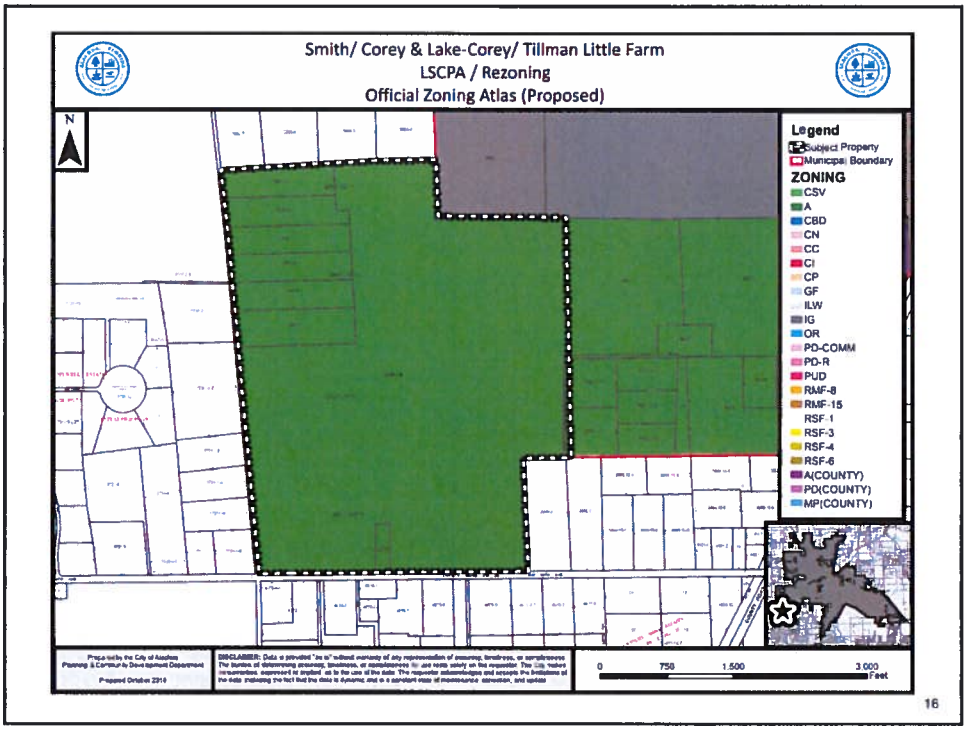
Smith/ Corey & Lake-Corey/ Tillman Little Farm
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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Subject Property
Municipal Boundary
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PUD
RMF-8
RMF-15
RSF-1
RSF-3
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RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
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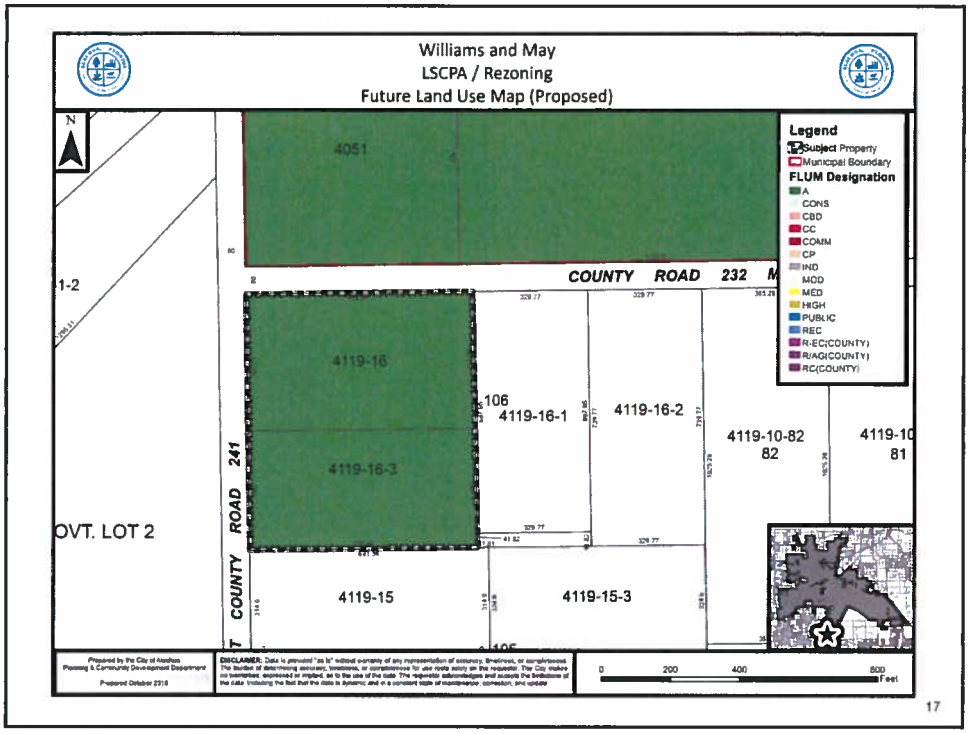
Feet
16


Williams and May
LSCPA / Rezoning
Future Land Use Map (Proposed)
N
4051
COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10-82
82
4119-10
81
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
CP
IND
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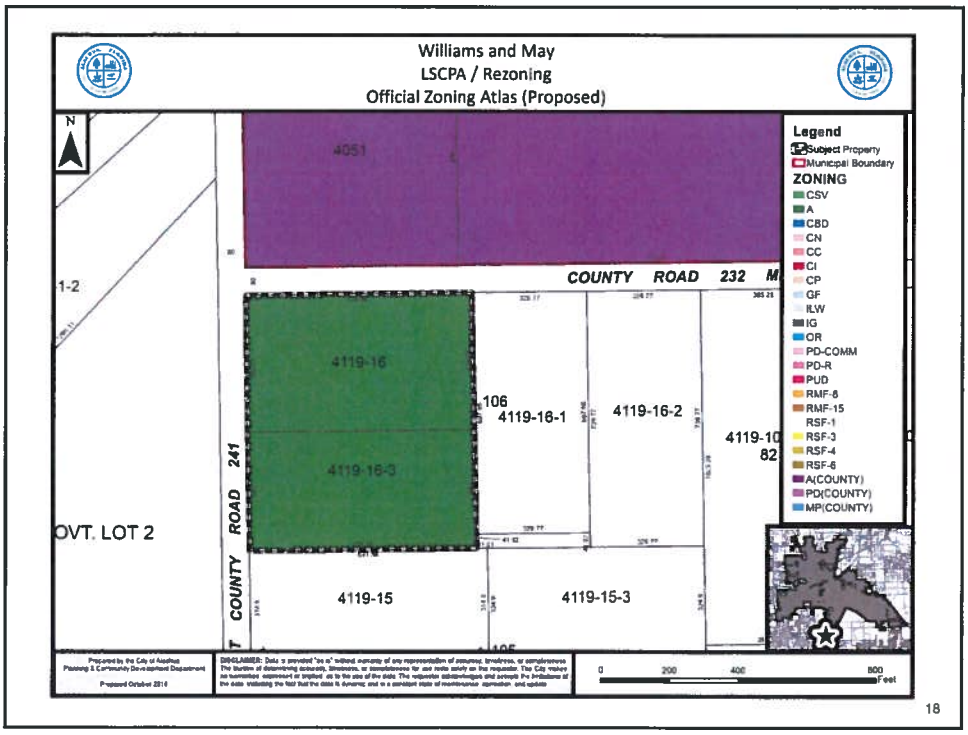
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 200 400 800 Feet
17


Williams and May
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
4051
COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10
82
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
Legend
Subject Property
Municipal Boundary
ZONING
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A(COUNTY)
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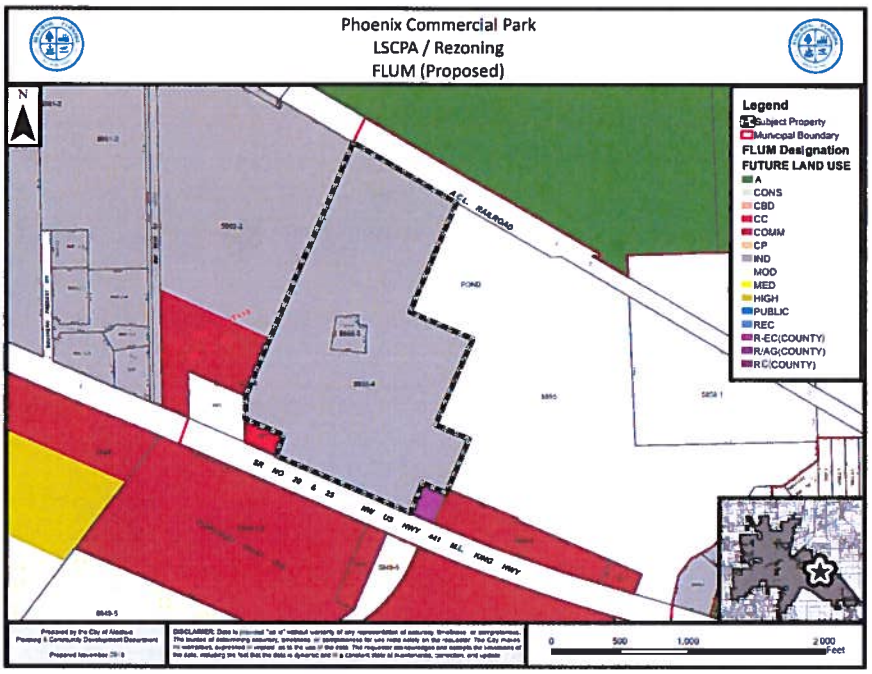
MP(COUNTY)
0 200 400 800 Feet
18


Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Proposed)
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FLUM Designation
FUTURE LAND USE
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R/AG(COUNTY)
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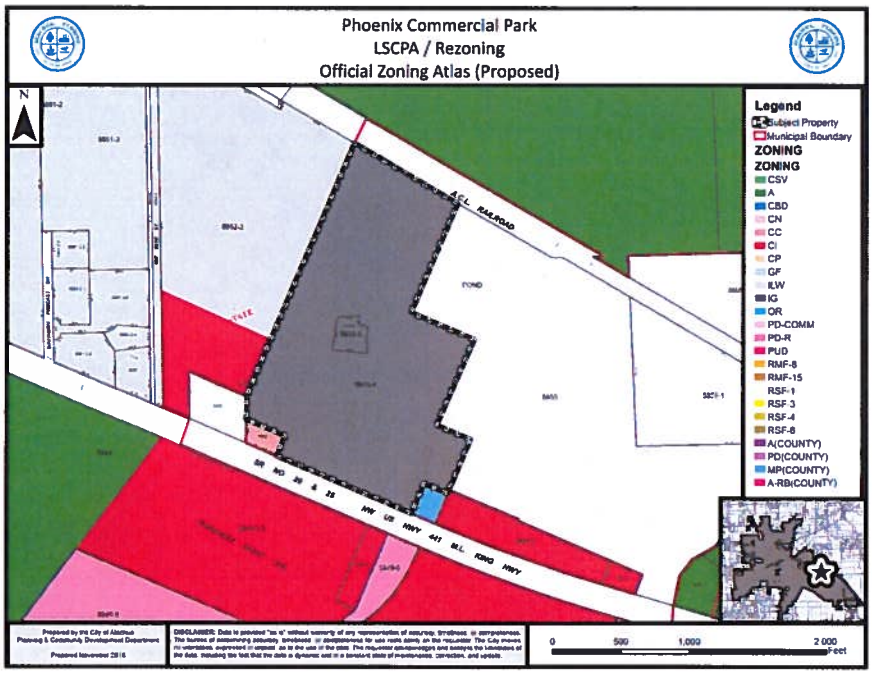
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

19


Phoenix Commercial Park
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A-RB(COUNTY)
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

20

Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

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

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

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

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

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

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

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

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
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ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
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ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
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ALACHUA, FL 32616

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Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

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TCMOA
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Alachua, FL 32615

Michele L. Lieberman
Interim County Manager
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Gainesville, FL 32601

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE LARGE SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ±34.99 ACRE PROPERTY FROM RURAL EMPLOYMENT CENTER (ALACHUA COUNTY) TO INDUSTRIAL; LOCATED IN THE 12000 BLOCK OF NW US HIGHWAY 441); A PORTION OF TAX PARCEL NUMBERS 05855-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

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

WHEREAS, a duly advertised public hearing was conducted on the proposed amendment on January 8, 2019 by the Planning and Zoning Board, sitting as the Local Planning Agency (LPA) and the LPA reviewed and considered comments received during the public hearing concerning the application and made its recommendation for approval to the City Commission; and,

WHEREAS, the City Commission considered the recommendations of the LPA at a duly advertised public hearing on _____, 2018, provided for and received public participation, and approved the amendment for transmittal to the Florida Department of Economic Opportunity (DEO) and reviewing agencies under the Expedited State Review process; and,

DRAFT

WHEREAS, the City Commission considered the recommendations of the LPA, DEO, and reviewing agencies at a duly advertised public hearing on _____, 20____, 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

DRAFT

The Comprehensive Plan Future Land Use Map is hereby amended from Agriculture (Alachua County) to Agriculture on Tax Parcel Numbers 04119-016-000 and 04119-016-003as described by the legal descriptions and sketches found in Exhibit "A" and map found in Exhibit "B" attached hereto.

Section 3. Ordinance to be Construed Liberally

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

Section 4. Repealing Clause

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

Section 5. Severability

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

Section 6. Effective Date

DRAFT

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 _____ day of _____, 2019.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this _____ day of _____, 20____.

CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

_____
Adam Boukari, City Manager/Clerk

APPROVED AS TO FORM

_____
Marian B. Rush, City Attorney

DRAFT

EXHIBIT "A"

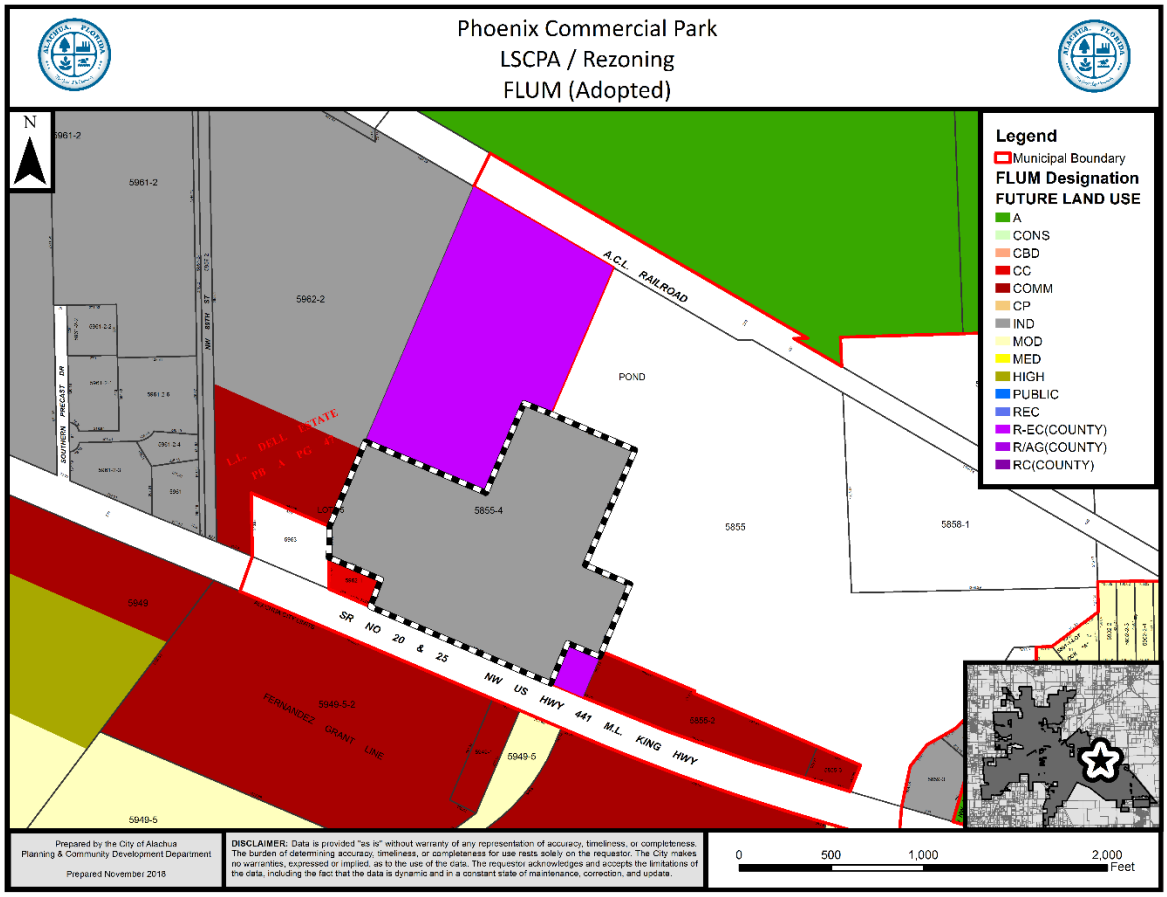
PAGE 1 OF 1

LEGAL DESCRIPTION OF PORTION TO BE AMENDED TO INDUSTRIAL:

Forthcoming from Phoenix Commercial Park, LLP

DRAFT

EXHIBIT "B"


Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Adopted)
N
Legend
Municipal Boundary
FLUM Designation
FUTURE LAND USE
A
CONS
CBD
CC
COMM
CP
IND
MOD
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
A.C.L. RAILROAD
POND
5961-2
5962-2
5855-4
5855
5858-1
5949
5949-5-2
5949-5
5855-2
SR NO 20 & 25 NW US HWY 441 M.L. KING HWY
FERNANDEZ GRANT LINE
Prepared by the City of Alachua
Planning & Community Development Department
Prepared November 2018
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

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

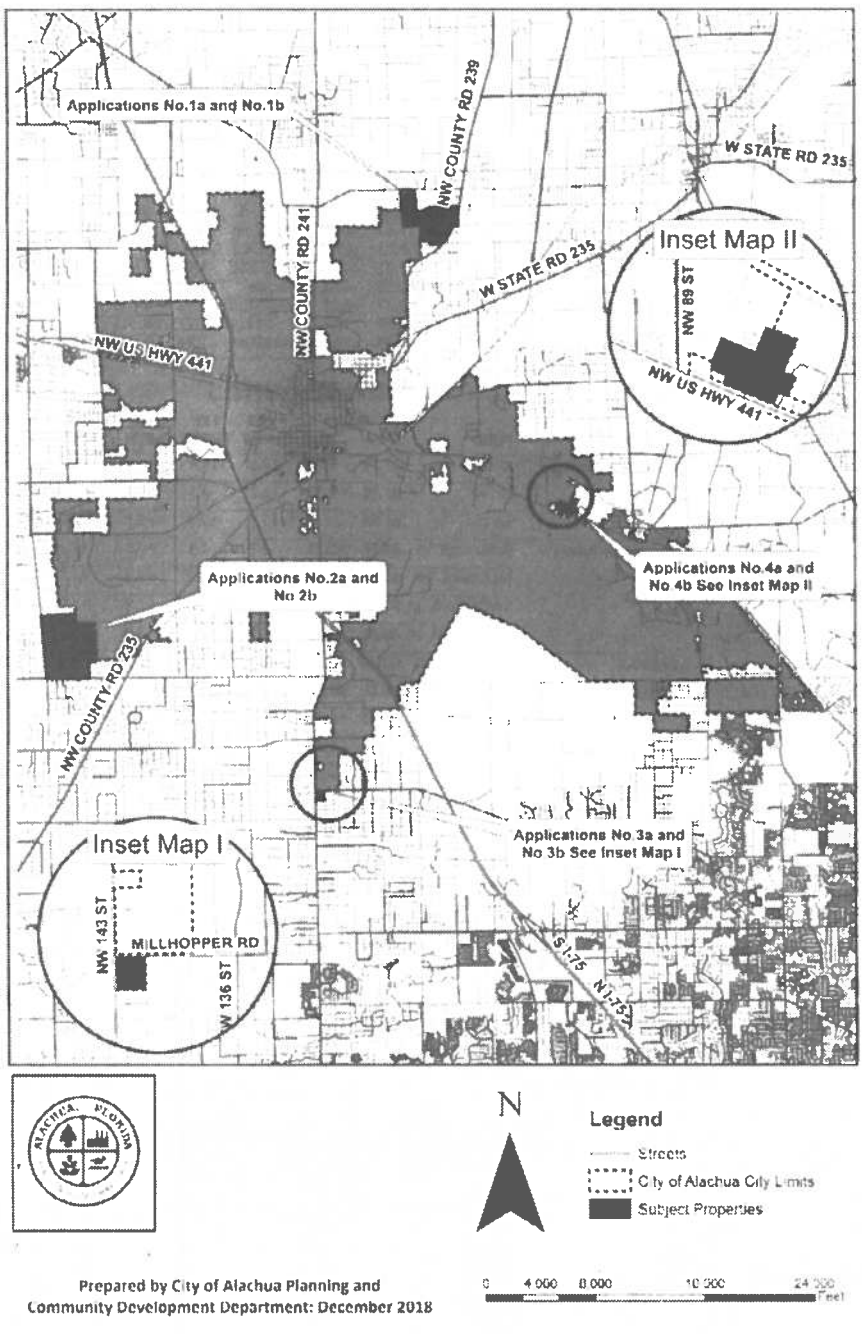
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1a: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 2a: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 3a: A request by John May and John Williams, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 4a: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Industrial General (IG).



Prepared by City of Alachua Planning and Community Development Department: December 2018

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045837

City of ALACHUA

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

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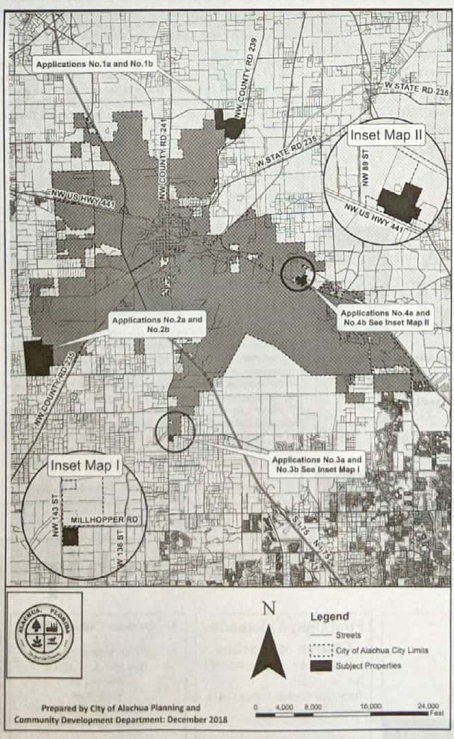

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
KC

City of ALACHUA
THE GOOD LIFE COMMUNITY

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 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1a: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

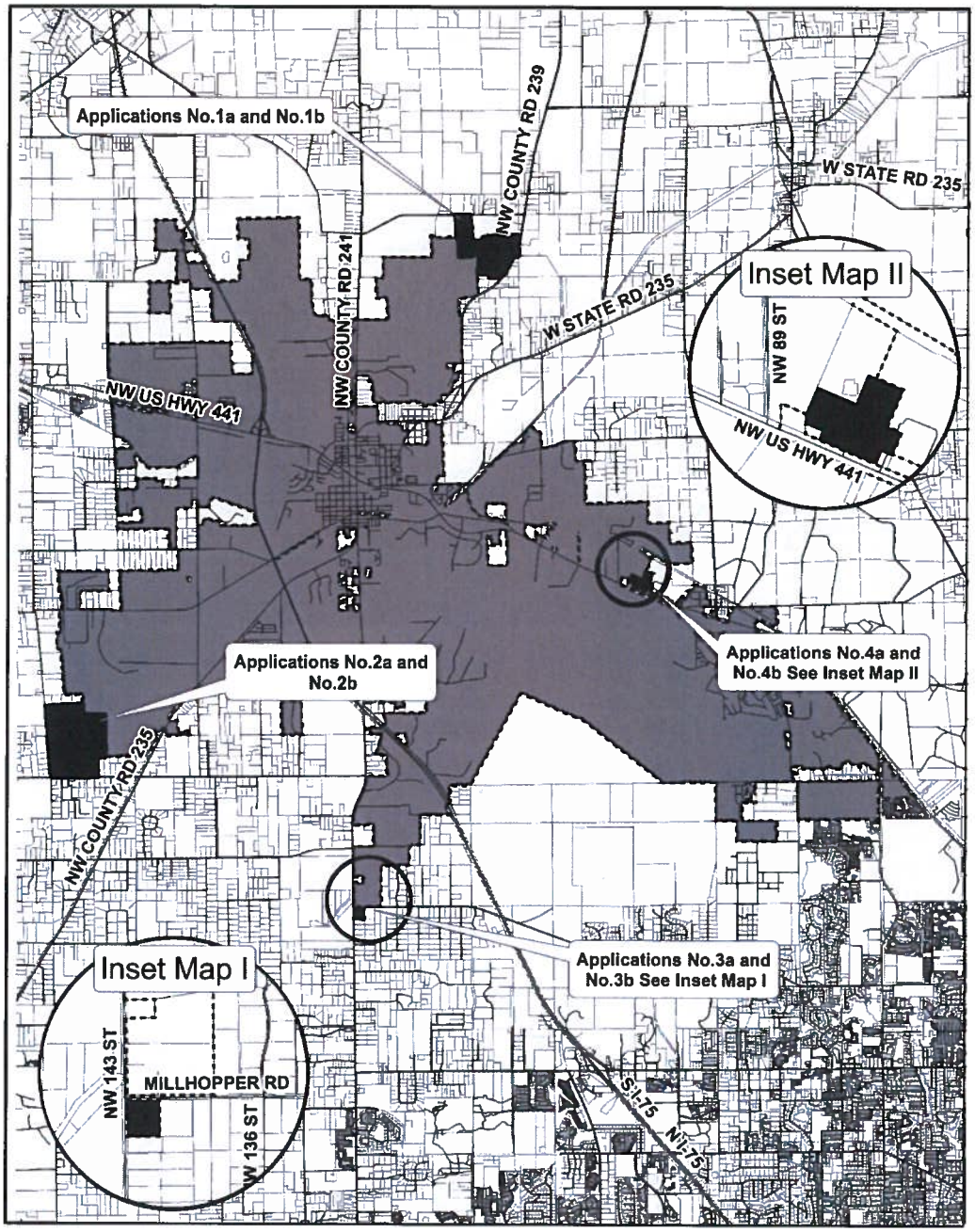
Application 2a: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 3a: A request by John May and John Williams, applicants and property owners, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural/Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Existing Zoning: Agricultural (A) (Alachua County), Proposed Zoning: Agricultural (A).

Application 4a: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the City of Alachua Future Land Use Map (FLUM) to amend the FLUM from Rural Employment Center (Alachua County) to Industrial on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County), Proposed Zoning: Industrial General (IG).

City of ALACHUA

THE GOOD LIFE COMMUNITY



N

Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

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

City of ALACHUA

THE GOOD LIFE COMMUNITY

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.

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

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

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

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

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

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

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

PHOENIX COMMERCIAL PARK LLLP
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OLSON, TIMOTHY A
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ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
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ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
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ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

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ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

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ALACHUA, FL 32615

STEVENS & TEEL
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ALACHUA, FL 32616

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PO BOX 729
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PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

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ALACHUA, FL 32615

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23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

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9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

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2049 NE 16TH TER
GAINESVILLE, FL 32609

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ALACHUA, FL 32616

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ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
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ALACHUA, FL 32616

DOBSON LOIS
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ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

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MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

HERITAGE KEITH U & APRIL A
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ALACHUA, FL 32615

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PO BOX 203
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

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ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
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ALACHUA, FL 32616-0279

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

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GAINESVILLE, FL 32608-8621

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

TILLMAN LITTLE FARM LLC
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HIGH SPRINGS, FL 32655

SMITH & SMITH
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ALACHUA, FL 32616

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE SIGN ON 12/19/18
(Name) (Date)

FOR THE Phoenix Commercial Park , LLP LSCPA LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

2
(Number of signs)

City of ALACHUA
THE GOOD LIFE COMMUNITY

Board/Committee Agenda Item

MEETING DATE: 1/8/2019
SUBJECT: Site-Specific Amendment to the Official Zoning Atlas: A request by Phoenix Commercial Park, LLP, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±34.99 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

PREPARED BY: Adam Hall, AICP, Planner

RECOMMENDED ACTION:
Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation to approve the application, upon making the following motion:

Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.

Summary

The proposed Site Specific Amendment to the Official Zoning Map (rezoning) is a request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP")(Alachua County) to Industrial General ("IG") on the subject property.

The subject property was annexed through Ordinance 18-14 (adopted July 23, 2018) and as a part group of annexations for which the application fee to be annexed had been waived (Resolutions 17-11 and 17-19). Through Resolution 18-03, the City Commission had also waived application fees for Comprehensive Plan Amendment and Rezoning applications for those properties annexed through the fee waiver resolution.

The subject property currently has a Rural Employment Center (Alachua County) Future Land Use designation. A companion application proposes an amendment to the City's Comprehensive Plan that would amend the subject property to the Industrial Future Land Use designation.

The Industrial General ("IG") Zone District is described as follows in Section 3.5.2 of the Land Development Regulations (LDRs):

> *IG, General Industrial District. The IG district is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and*
>
> *which will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, State,*

and Federal requirements.

ATTACHMENTS:

Description

- Staff Report
- Exhibit "B" to Staff Report: Staff Supporting Application Materials
- Draft Ordinance
- Public Notice Materials for 01/08/19 PZB Hearing

City of Alachua
Planning & Community Development Department
Staff Report

Planning & Zoning Board Hearing Date: January 8, 2018
Quasi-Judicial Hearing

SUBJECT:	A request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP")(Alachua County) to Industrial General ("IG") on a ±34.99 acre subject property
PROPERTY OWNER:	Phoenix Commercial Park, LLP
LOCATION:	West of CSI Academy of Florida, north of US Highway 441, east of Busby Cabinets and Waste Pro- Alachua
PARCEL ID NUMBER(S):	A portion of 05855-004-000
ACREAGE:	± 34.99
PROJECT PLANNER:	Adam J. Hall, AICP
RECOMMENDATION:	Staff recommends that the Planning & Zoning Board transmit the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission with a recommendation of Approval.
RECOMMENDED MOTION:	*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Site Specific Amendment to the Official Zoning Atlas to the City Commission, with a recommendation to approve.*

SUMMARY

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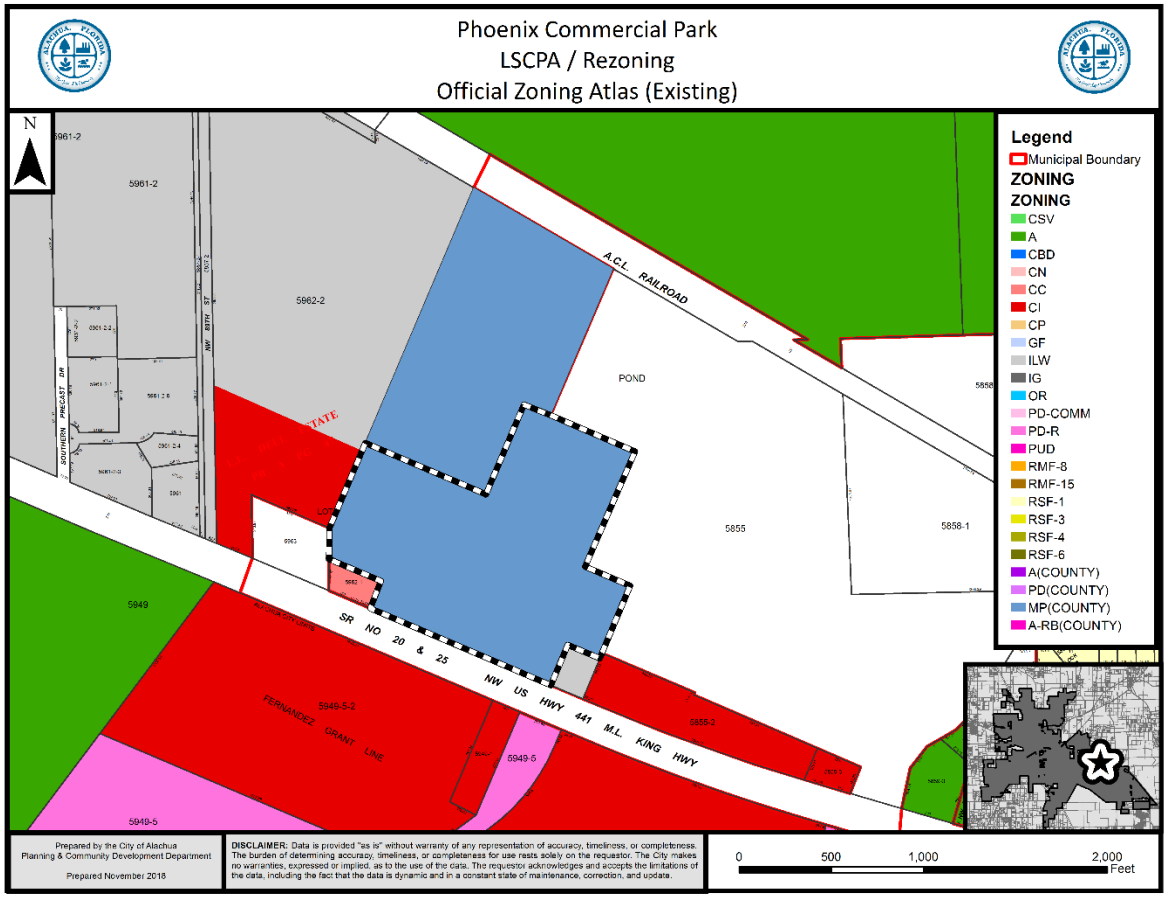
Map 1. Current Official Zoning Atlas with Subject Property



ZONING DESIGNATION COMPARISON

	Existing District	Proposed District
Zoning District:	Industrial Services and Manufacturing ("MP")(Alachua County)	Industrial General ("IG")
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	.50 (762,307 square feet)
Typical Uses*:	Wholesaling, warehouse, storage, and distribution, building supply and lumber sales, manufactured and mobile home sales, light industrial, heavy industrial	Industrial services, Manufacturing and production, Warehouse and Freight Movement
** The typical uses identified above may be subject to use-specific standards which may not be met by the subject property and may not reflect the actual requirements to which potential development may be subject. For a comprehensive list of uses, reference Table 4.1-1 of the LDRs, also attached as Exhibit A to this Report.*		

SURROUNDING USES

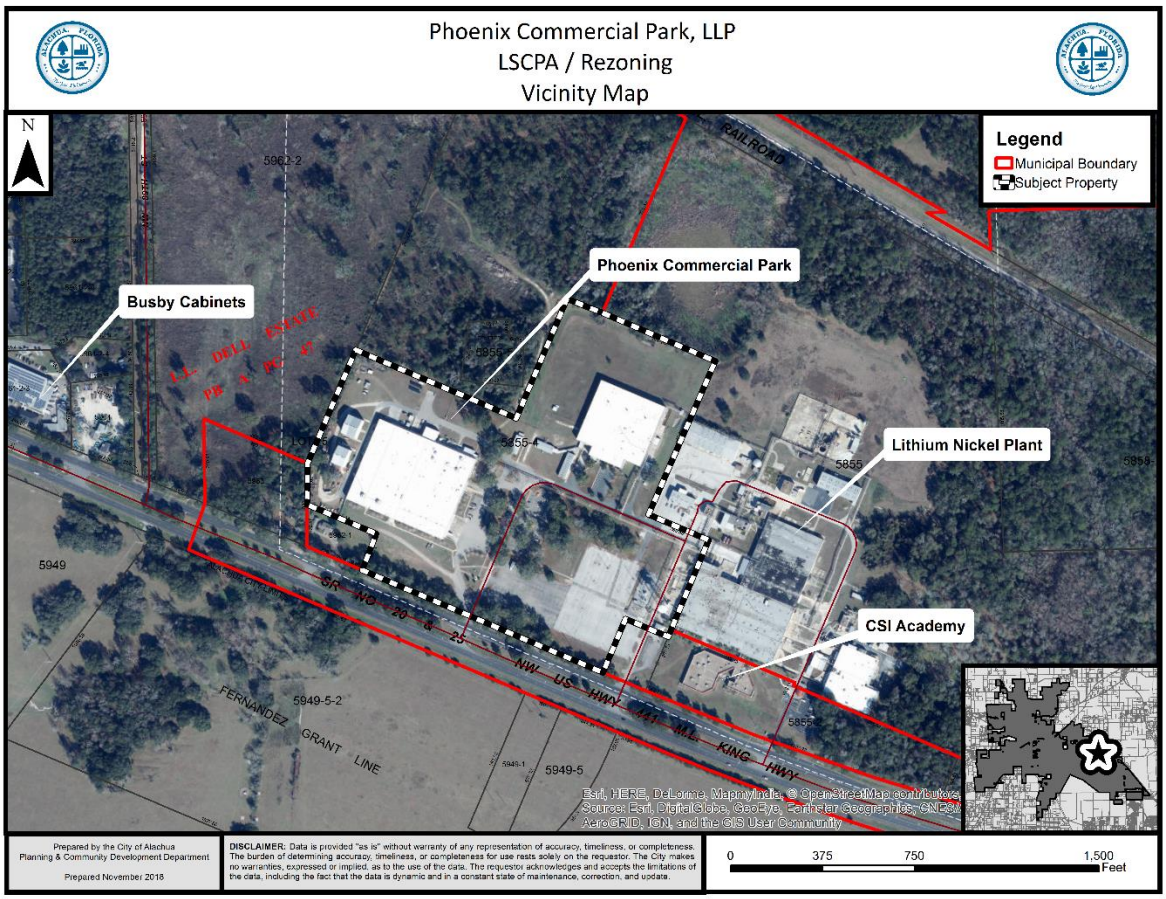
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

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

Table 1. Surrounding Land Uses

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Industrial	Rural Employment Center	Industrial Services and Manufacturing (“MP”) (County)
East	Commercial	Commercial	Commercial Intensive (“CI”)
West	Commercial	Commercial	Commercial Intensive (“CI”)
South	Vacant Commercial and Residential	Commercial and Moderate Density Residential	Commercial Intensive (“CI”) and Planned Development Residential (“PD-R”)

Map 2. Vicinity Map



Map 3. Proposed Amendment to the Official Zoning Atlas

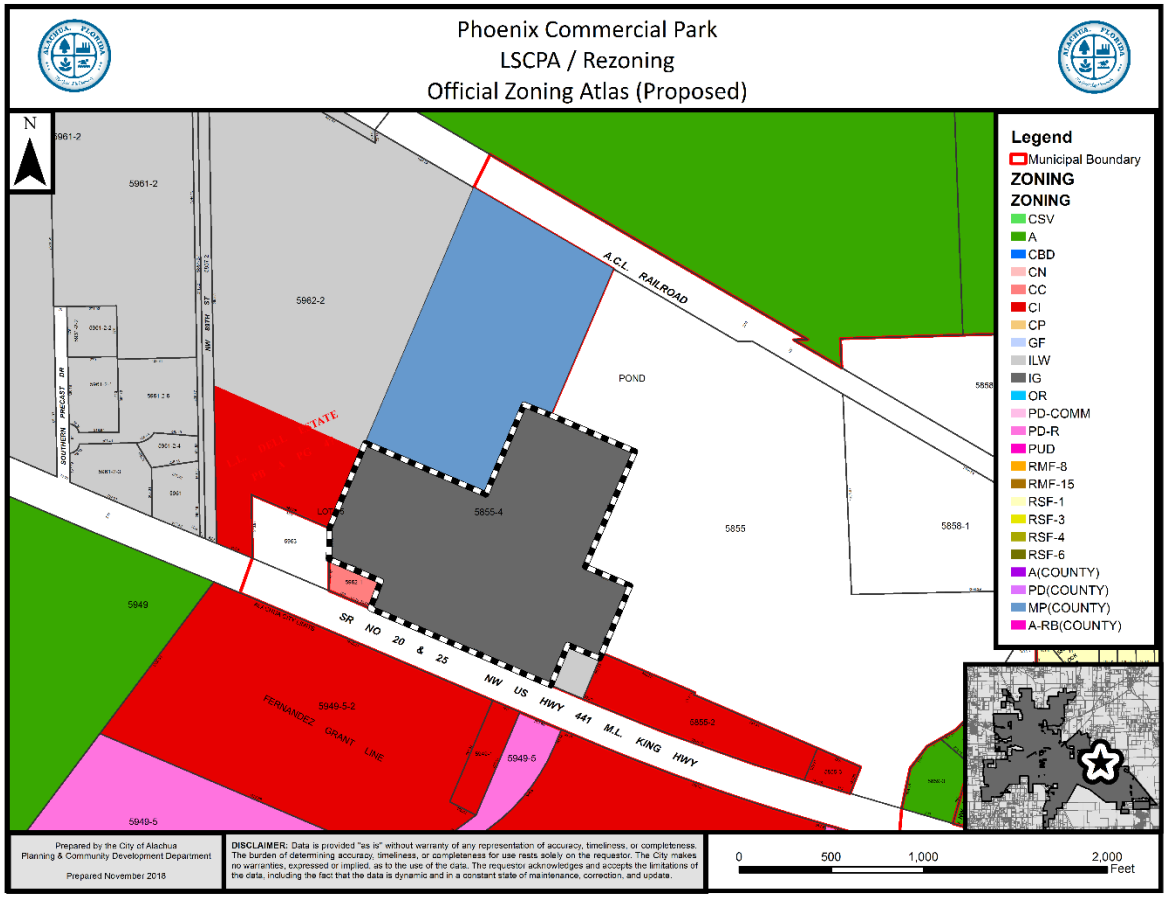


Table 2. Parcels Subject to this Application

Parcel No.	Existing Use(s)	Existing Zoning Designation	Proposed Zoning Designation	Acreage
A portion of 05855-004-000	Industrial	Industrial Services and Manufacturing ("MP")(Alachua County)	Industrial General ("IG")	±34.99

NEIGHBORHOOD MEETING

A Neighborhood Meeting was held on November 27, 2018 at the City of Alachua City Hall to educate the owners of nearby land and any other interested members of the public about the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property were notified of the meeting and notice of the meeting was published in the Alachua County Today. A copy of the brief presentation (a copy of which has been submitted with the application). According to the minutes, there were 7 individuals from the public that

attended the meeting. A summary of the questions that were asked at the meeting has been provided by the applicant.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The applicant proposes to amend the zoning designation from Industrial Services and Manufacturing ("MP") (Alachua County) to Light and Warehouse Industrial ("ILW"). Table 3 shows the existing and proposed FLUM designations and the proposed corresponding zoning designation. The proposed Zoning designation is consistent with the existing and proposed Future Land Use Map designations for the subject property.

Table 3. Proposed Zoning Designation

Parcel No.	Existing FLUM	Proposed FLUM	Proposed Zoning Designation	Consistent
A portion of 05855-004-000	Rural Employment Center	Industrial	Industrial General ("IG")	☑

The applicant proposes to amend the FLUM Designation from Rural/Agriculture (Alachua County) to Agriculture 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
- Community Facilities Natural Groundwater Aquifer Recharge Element
- Conservation and Open Space Element

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

Future Land Use Element

Objective 1.5 of the City of Alachua Comprehensive Plan Future Land Use Element (FLUE) establishes the Industrial FLUM Designations, and states the following:

Objective 1.5: Industrial

The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

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

1. The Industrial land use category may include warehouse distribution facilities subject to the following standards:

Type of warehouse	Size of Building	Manufacturing	Building Area Coverage
Regional Warehouse	100,000 sq.ft Maximum	None permitted	50% maximum
Bulk Warehouse	1.5 million sq.ft maximum	None permitted	50% maximum
Heavy Distribution	500,000 sq.ft. maximum	None permitted	40% maximum

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

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

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

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

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Policy 1.5.c: Waste and salvage operations, including but not limited to, junk yards, landfills, and recycling drop off centers, may be allowed by special exception in the Industrial land use category. These operations shall address impacts, such as noise, lighting, fumes, odors, hazardous materials, pests, and other performance standards established by City, State and Federal regulations. These operations shall not be located adjacent to residential districts.

Policy 1.5.d: The City shall develop performance standards for industrial uses in order to address the following:

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

11. Industrial 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 by 5 acres or greater, .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.

Analysis of Consistency with Objective 1.5: The proposed amendment may result in an increase in the maximum permitted intensity of the subject property. Any future development would be required to conform with all Goals, Objectives and Policies of the City's Comprehensive Plan.

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 industrial purposes. A separate analysis of the environmental conditions can be found below in this report.

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

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

GOAL 9: Water and Wastewater Service:

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

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

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

Transportation Element

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

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

Community Facilities & Natural Groundwater Aquifer Recharge Element

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

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Analysis of Consistency with Policy 1.2.a: The subject property is not currently served by the City's wastewater system, but may be located within the City's wastewater service area. If located within the City's wastewater service area, connection to the City's wastewater system would be required at time of development.

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 ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured

as required for construction of the infrastructure along public utility easements and right of ways.

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

Conservation and Open Space Element

OBJECTIVE 1.3: Listed Species

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

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

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

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

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

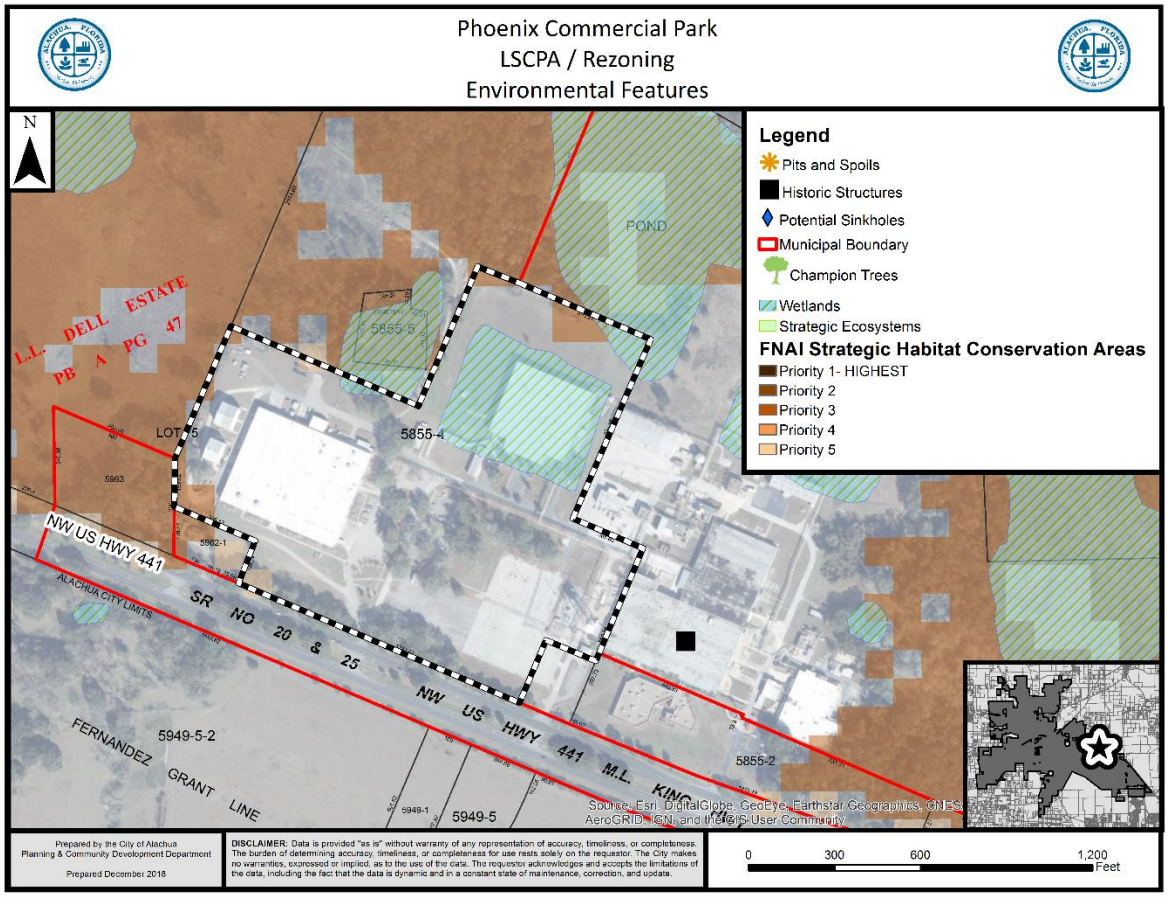
Policy 1.3.e: The City's land use designations shall provide for the protection of threatened and endangered species.

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

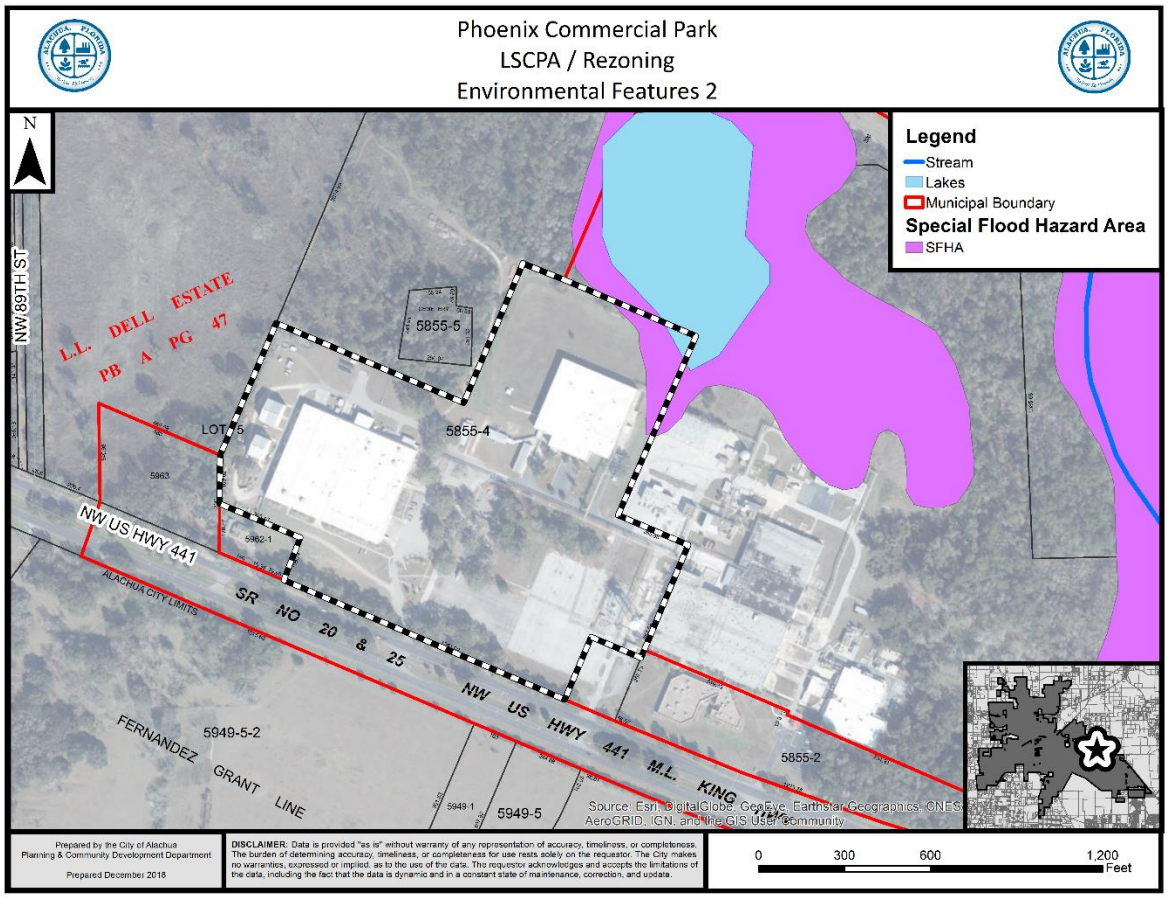
An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

ENVIRONMENTAL CONDITIONS ANALYSIS

Map 4. Environmental Features 1



Map 5. Environmental Features 2



Wetlands

According to National Wetlands Inventory, potential wetlands appear to be located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

Evaluation: Based on GIS analysis, potential wetlands appear to be located on the subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City's Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the

most significant natural biological communities in private ownership in Alachua County.

Evaluation: The subject property is not located within a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

Evaluation: No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property does not contain any Priority lands identified in the PNA data layer . 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 four (4) soil types found on the subject property:

Soil Type	Hydrologic Group	Drainage Class	Small Commercial Buildings	% of Subject Property (may not total to 100% due to rounding)
Fort Meade fine sand, 0 to 5 percent slopes	A	Well drained	Not limited	48.20%
Millhopper-Urban land complex, 0 to 5 percent slopes	A	Moderately well drained	Not limited	9.50%
Millhopper sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	31.20%
Tavares sand, 0 to 5 percent slopes	A	Moderately well drained	Not limited	11.10%

Evaluation: The entire site is not limited for small commercial buildings. Any future development would require that any soil limitations be addressed at the time of development. Therefore, there are no issues related to soil suitability.

Flood Potential

Panels 0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated November 2, 2018, indicates that the subject property contains areas with Flood Zone "A" designations (areas determined to be within the 500-year floodplain).

Evaluation: Any proposed development would be required to conform with applicable requirements found in the City of Alachua Land Development Regulations. Therefore, there are no issues related to flood potential.

Karst-Sensitive Features

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that there may be sinkholes or known indicators of sinkhole activity are located on the subject property.

Evaluation: No potential karst features or sinkholes are identified via GIS analysis. If any environmentally sensitive lands are found prior to the development of the site, applicable protection standards must be followed for any development within those environmentally sensitive lands.

Wellfield Protection Zone

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

Evaluation: The subject property is not currently located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

Historic Structures and Markers

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

Evaluation: There are no issues related to historic markers or structures.

COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

Section 2.4.2(E) (1) of the Land Development Regulations (LDRs) establishes standards with which all rezoning applications must be found to be compliant. Staff's evaluation of the application's compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

(a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

Evaluation and Findings: An analysis of the application's consistency with the Comprehensive Plan has been provided in this report. The proposed amendment would render the property's zoning designation consistent with the property's proposed Future Land Use Designation.

(b) ***Consistent with Ordinances*** – The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Evaluation and Findings: An analysis of the application's compliance with the Land Development Regulations has been provided in this report. The application does not conflict with the City's Code of Ordinances.

(c) ***Logical Development Pattern*** – The proposed amendment would result in a logical and orderly development pattern.

Evaluation and Findings: The proposed amendment would permit industrial uses in a historically industrial area.

(d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

Evaluation and Findings: The proposed amendment pertains to land already developed and in industrial use.

(e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

Evaluation and Findings: The subject property is located adjacent to existing uses that are similar in character. The applicant is proposing zoning designations that are consistent with the proposed Future Land Use Map ("FLUM") Designation.

(f) ***Adverse Effect on Local Character*** – The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

Evaluation and Findings: The proposed amendment will not create excessive traffic, density or intensity of use, building height or bulk, noise, lighting, or other physical effects. Any future development will be required to obtain a development order through the site plan and/or subdivision approval process.

(g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

Evaluation and Findings: The proposed amendment would permit industrial uses adjacent to an industrial area.

(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." It is staff's opinion that the proposed amendment does not constitute urban sprawl.

(i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

Evaluation and Findings: The proposed amendment would permit industrial uses adjacent to an industrial area and zoning districts. Therefore, this amendment will not result in the creation of isolated zoning districts.

(j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.

Evaluation and Findings: The subject property may be located within the City of Alachua's utility service area and development will be required to connect to public utility infrastructure.

At the time of site plan review or subdivision plat review, concurrency will be re-evaluated. It should also be noted that the City of Alachua Comprehensive Plan places the burden of showing compliance with the adopted levels of service and meeting the concurrency requirements upon the applicant.

(k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Evaluation and Findings: A comprehensive analysis of environmental features has been provided in this report.

PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing FLUM Designation	Proposed FLUM Designation
FLUM Designation:	Rural Employment Center	Industrial
Max. Gross Density:	N/A	N/A
Floor Area Ratio:	N/A	1.00 (762,307 square feet)
Maximum Density/ Intensity	**N/A**	**762,307 square feet non-residential**

The analysis of each public facility provided below represents an analysis of the maximum development potential generated by the proposed FLUM Designation. An exact description of existing development potential cannot be currently determined as the Alachua County Comprehensive Plan requires development of Rural Employment Centers through Planned Development Zoning, which would create density and intensity limits for the subject property.

At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility. If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

Per Section 2.4.14, amendments to the Future Land Use Map of the Comprehensive Plan are not preliminary development orders. Prior to any preliminary development order, the

applicant will need to demonstrate how any deficiencies will be addressed. No final development order can be issued if the development would result in a deficiency for any public facility monitored for concurrency.

Traffic Impact

Table 3. Affected Comprehensive Plan Roadway Segments[1]

Segment Number[2, 3]	Segment Description	Lanes	Functional Classification	Area Type	LOS
¾ (106)	US 441 (from NW 126th to SR 235)	4D	Arterial	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 ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].
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)
Proposed FLUM Designation (Industrial)	Warehousing [2] (ITE Code 150 (10th ed.))	2,565 (1,282/1,282)	310 (223/87)	336 (121/215)

1 Source: ITE Trip Generation, 10th edition
2 Formulas: AADT – 5.05 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508) (50% entering/50% exiting); AM Peak Hour – 0.61 trips per employee x 508 employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508 (72% entering/ 28% exiting); PM Peak Hour – 0.66 trips per employee x 508 6employees (1 employee/ 1,500 square feet gfa (762,307 / 1,500= 508)(36% entering/65% exiting).

Table 5a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	US 441 (from NW 126th to SR 235) [1]
Average Annual Daily Trips	
Maximum Service Volume[2]	45,700
Existing Traffic[3]	18,579
Reserved Trips[4]	1,425
Available Capacity[4]	25,696
Increase/Decrease in Daily Trips Generated by Development	2,565
Residual Capacity After Development's Impacts[5]	23,131

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
*5 **The application is not for a Final Development Order. Facility capacity and concurrency will not be reserved.***

Table 5b. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM)

Traffic System Category	US 441 (from NW 126th to SR 235) [1]
Maximum Service Volume[2]	4,110
Existing Traffic[3]	1,765
Reserved Trips[4]	199
Available Capacity[4]	2,146
Increase/Decrease in PM Peak Hour Trips Generated by Development[5]	336
Residual Capacity After Development's Impacts[5]	1,811

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 Source: FDOT 2018 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.
3 Florida State Highway System Level of Service Report 2016, Florida Department of Transportation, District Two (published August 2017).
4 Source: City of Alachua August 2018 Development Monitoring Report.
5 The application is not for a Final Development Order. Facility capacity and concurrency will be reserved.

Evaluation: This analysis is based on maximum development potential of the proposed Future Land Use Designation. There are no definitive development plans associated with this proposed amendment. Concurrency and impacts to the City's transportation network will be reevaluated when any application for a preliminary development order is made.

Potable Water Impacts

Table 6. Potable Water Impacts

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,236,000
Reserved Capacity*	37,817
Potential Potable Water Demand from Proposed Amendment **	7,620
Residual Capacity	**1,018,563**
Percentage of Permitted Design Capacity Utilized	**55.71%**

Sources:
** City of Alachua August 2018 Development Monitoring Report*
***15 gallons per employee per day (508 x 15) FAC64E-6*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for potable water facilities, and the impacts are therefore acceptable.

Sanitary Sewer Impacts

Table 7. Sanitary Sewer Impacts

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	687,000
Reserved Capacity*	33,789
Projected Potential Wastewater Demand from Proposed Amendment **	7,620
Residual Capacity	**771,591**
Percentage of Permitted Design Capacity Utilized	**48.56%**

Sources:
** City of Alachua March 2018 Development Monitoring Report*
***15 gallons per employee per day (30 x 15) FAC64E-6*

Evaluation: This is analysis is based on maximum development potential of the proposed Future Land Use Designation. Concurrency and impacts to the City's utility systems will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for sanitary sewer facilities, and the impacts are therefore acceptable.

Recreational Impacts

Evaluation: There is no associated residential development from this proposed amendment; therefore there are no impacts to the recreational level of service.

Solid Waste Impacts

Table 9. Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand[1]	39,744.00	7,253.28
Reserved Capacity[2]	2,908.79	530.85
Projected Solid Waste Demand from Application[3]	2,030	370.84
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: 9,892 persons x 0.73 tons per year)
2 City of Alachua August 2018 Development Monitoring Report
3 Policy 2.1.a, CFNGAR Element (Formula: 1,016 employees x 0.73 tons per year)
4 New River Solid Waste Facility, April 2018

Evaluation: The proposed amendment would not increase the maximum potential demand from the development of the subject property. Concurrency and impacts to the solid waste system will be reevaluated at the preliminary plat review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of solid waste facilities; therefore, the impacts are acceptable.

Public School Impact

There is no associated residential development from this proposed amendment; therefore there are no impacts to the public school level of service.

Exhibit A- Table 4.1-1 Table of Allowed Uses

Table 4.1-1. Table of Allowed Uses																									
P = Permitted use S = Special exception permit A = Allowed in the PD districts Blank cell = Prohibited																									
Use Category/Use Type	CSV	A	Residential								Business									Planned Development				Use Specific Standards (Sec. 4.3)
			Single-Family (RSF)				Mobile Home (RMH)		Multiple Family (RMF)		OR	CN	CC	CBD	CI	CP	ILW	IG	GF	COMM	R	TND	EC	
			1	**3**	4	6	5	P	8	15														
RESIDENTIAL USES																									
Household living																									
Dwelling, live/work		P							P	P	P	P	P	P		P	P			A	A	A	A	
Dwelling, manufactured home		P	P	P	P	P	P	P	P	P											A	A	A	4.3.1(A)(1), (2)
Dwelling, mobile home		P					P	P																4.3.1(A)(1)
Dwelling, multiple-family						S			P	P	P		P	P	P	P				A	A	A	A	4.3.1(A)(3)
Dwelling, single-family attached						P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)

Dwelling, single-family detached		P	P	P	P	P			P	P	P			P		P					A	A		4.3.1(A)(4)
Dwelling, townhouse				S	S	S			P	P	P				P	P				A	A	A		4.3.1(A)(3)
Dwelling, two- to four-family				S	S	P			P	P	P			P	P	P				A	A	A		4.3.1(A)(3)
Mobile home park								P																4.3.1(A)(1)
Upper story dwelling									P	P	P	P	P	P	P	P				A		A	A	
Group living																								
Co-housing		P				P	P	P																4.3.1(B)(1)
Community residential home (6 or fewer residents)		P	P	P	P	P	P	P	P	P	P			P							A	A		4.3.1(B)(2)(b)
Community residential home (7—14 residents)					S	S			P	P	P													4.3.1(B)(2)(c)
Dormitory		P							S	P			P				S					A	A	4.3.1(B)(3)
Group home (15 or more residents)		S				S			S	S	S											A		
Roominghouse				S	S	S			P	P														
PUBLIC AND INSTITUTIONAL USES																								
Community services																								
Community center		S				S	S	S	S	S		P		P					P	A	A	A		4.3.2(A)

Cultural facility									S	S	P	P	P	P		P			P	A	A	A	A	4.3.2(A)
Library						S			P	P	P	P	P	P					P	A	A	A	A	4.3.2(A)
Senior center						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Youth club facility						S	P	P	P	P		P	P	P					P		A	A		4.3.2(A)
Day care																								
Adult care center		S	S	S	S	S	S	S	S	S	S	S	S	S						A	A	A	A	
Child care center		S		S	S	S	S	S	P	P	P	P	P	P		P				A	A	A	A	4.3.2(B)(1)
Day care home (up to and including 6 persons)		S	S	S	S	S	S	S	S	S	P	P	P	P							A			
Overnight child care center		S				S	S	S	P	P	P	P	P	P									A	4.3.2(B)(1)
Educational facilities																								
College or university							S		P	P	S		P	P	P	P	P	P	P	A	A	A	A	
School		P	S	S	S	P	P	P	P	P			P	P					P	A	A	A		4.3.2(C)(1)
Vocational school						S	S	S	P	P	S	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(C)(1)
Government facilities																								
Government maintenance, storage, and distribution facility													S	S	P		P	P	P	A			A	4.3.2(D)

Government office											P		P	P	P	P			P	A		A	A	4.3.2(D)
Post office						S	S	S	S	S	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(D)
Health care facilities																								
Blood collection facility															P	P	P	P		A			A	
Birth center											P	S	P	P	P	P				A		A	A	
Hospital		S							S	S			P	P			P		P	A		A	A	4.3.2(E)(1)
Medical and dental clinic											P	S	P	P	P	P				A		A	A	
Medical and dental lab													P		P	P	P	P		A			A	
Medical marijuana dispensing																								
Outpatient facility									S	S		S	P	P	P					A		A	A	4.3.2(E)(2)
Institutions																								
Assisted living facility		S			S	S			P	P	S									A	A	A	A	
Auditorium												S	P	P	S	P	P		P	A			A	4.3.2(F)(1)
Convention center												S	P	P	S	P	S		P	A			A	4.3.2(F)(1)
Drug and alcohol treatment facility													P											
Nursing home		S							S	S	P		P	P						A		A		

Psychiatric treatment facility													P							A				
Religious institution, with seating capacity less than 300 in sanctuary or main activity area		P	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities		P	S	S	S	S	S	S	S	S	S	S	P	P	P	P	P		P	A	A	A	A	4.3.2(F)(2)
Parks and open areas																								
Arboretum		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	A	A	A	A	
Botanical garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	A	A	A	A	
Cemetery, columbaria, mausoleum		P				S	S	S	S	S			P		P				P					
Community garden		P	P	P	P	P	P	P	P	P						P			P		A	A	A	
Golf course, public		P	P	P	P	P	P	P	P	P						P	P		P	A	A	A	A	
Park, private and public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Public square		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Recreational trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	

Resource-based recreation uses, nonintensive	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P		P	A	A	A	A	
Resource-based recreation uses	S	S	P	P	P	P	P	P	P	P						P			P	A	A	A	A	
Public safety																								
Fire and EMS		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P		P	A	A	A	A	4.3.2(G)
Police station		P		S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Substation for fire and City police		P			S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(G)
Transportation																								
Airport		S											S		S			S	P				A	
Airplane landing strip		S											S		S			S	P	A	A		A	4.3.2(H)(1)
Helicopter landing facilities		S							S	S			S	S	S	S	S	S	P	A			A	4.3.2(H)(2)
Passenger terminal, surface transportation													S		P	P	P	P	P	A				
Utilities																								
Wireless communication tower and/or antenna, freestanding	S	P	S	S	S	S	S	S	S	S	S	S	P	S	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Wireless communication antenna, collocation on existing tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)

Wireless communication antenna, placement on existing building	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(1)
Railroad right-of-way	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	
Utility, major		S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	P	A	A	A	A	4.3.2(I)(3)
Utility, minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	A	A	A	4.3.2(I)(4)
AGRICULTURE																								
Agriculture																								
General use category		P																						
Medical marijuana cultivation																								
Non-medical marijuana cultivation																								
Animal husbandry																								
General use category		P																						
Horticulture																								
General use category		P																						
Agriculture support and services (directly related)																								
Agricultural processing		P																						4.3.3(A)(1), (2)

Agri-education		P																						4.3.3(A)(1)
Agri-entertainment		P																						4.3.3(A)(1)
Custom operator		P																						4.3.3(A)(1)
Direct market business for sale of products produced on site, including but not limited to produce stands or PYO (pick-your-own) establishments		P																						4.3.3(A)(1), (3)
Equestrian facility		P													S		S							4.3.3(A)(1)
Farm co-op		P																						4.3.3(A)(1)
Farm machinery repair		S																						4.3.3(A)(1)
Farm market		P																		A				4.3.3(A)(1)
Farm produce stand		P																		A				4.3.3(A)(1), (3)
Feedlot (for ongoing, on-site animal husbandry activities)		P																						4.3.3(A)(1)
Nursery, commercial		S																		A				4.3.3(A)(1), (4)
Nursery, production		P	S	S	S	S	S								P									4.3.3(A)(1), (4)

Pet farm		P																						4.3.3(A)(1)
Sawmill		S																						4.3.3(A)(1), (5)
Stable		P																						4.3.3(A)(1), (6)
Agriculture support and services (not directly related)																								
Agricultural research facility		P														P	P	P						4.3.3(B)(1)
Animal care business		P															P							
Auction arena for livestock		S															S	S						
Central farm distribution hub for agricultural products		P															P	P						4.3.3(B)(1)
Equestrian facility		P																						4.3.3(B)(2)
Fair grounds		S																		A				
Farm machinery repair		P													P		P							
Farm machinery sales, rental, and service		P													P		P			A				
Stable		P																						4.3.3(B)(3)
Animal sales, service and care																								

Animal hospital		P											P		S					A				4.3.3(C)(1)
Animal shelter		S											S							A				4.3.3(C)(2)
Animal grooming		P											P	P	P			P		A				
Kennel, indoor		P							S	S		S	P		S	P	P			A		A		4.3.3(C)(3)
Kennel, outdoor		P											P		P		P	P		A				4.3.3(C)(4)
Veterinary clinic		P											P	P	P	P				A		A		4.3.3(C)(5)
BUSINESS																								
Eating establishments																								
Ice cream shop									S	S	S	P	P	P	P	P				A	A	A		
Restaurant, indoor seating only									S	S	S	P	P	P	P	P	P			A	A	A	A	
Restaurant, with outdoor seating									S	S	S	P	P	P	S	P	S			A	A	A	A	4.3.4(A)(1)
Restaurant, with drive-through or drive-in service													P		P	S	S			A			A	4.3.4(A)(2)
Specialty eating establishment									S	S	S	P	P	P	P	P				A	A	A	A	
Conference and training centers																								
Conference center		S							S	S			P	P	P	P	P		S	A		A	A	4.3.4(B)(1)

Rural agricultural corporate retreat		P																						4.3.4(B)(2)
Industrial services																								
Building, heating, plumbing, or electrical contractors																P	P	P		A				
Electric motor repair																		P						4.3.4(C)(1)
Fuel oil distributor																		P						
General industrial service													P	P	P	P	P	P					A	
Heavy equipment sales, rental, or repair															P			P						4.3.4(C)(2)
Laundry, dry cleaning, and carpet cleaning facilities													P	P	P								A	4.3.4(C)(3)
Machine shop															S			P						4.3.4(C)(1)
Repair of scientific or professional instruments													S		S	P	P	P		A			A	
Tool repair															S	P	P	P						4.3.4(C)(1)
Manufacturing and production																								
Asphalt/concrete batch plant																		S						4.3.4(D)(1)
Manufacturing, heavy [1]																		P						4.3.4(D)(1)

Manufacturing, light																P	P	P		A			A	
Medical marijuana processing																								
Medical radioisotope laboratory																P								
Non-medical marijuana processing																								
Offices																								
Business services											P	P	P	P	P	P				A		A	A	
Financial services											P	P	P	P	P	P				A		A	A	
Professional services										S	P	P	P	P	P	P				A		A	A	
Radio and television broadcasting studio													P	P	P	P	P	P		A			A	
Sales													P	P	P	P				A		A	A	
Parking, commercial																								
Parking lot													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(1)
Parking structure													P	P	P	P	P	P	P	A	A	A	A	4.3.4(E)(2)
Recreation/entertainment, indoor																								
Banquet hall													P	P	P	P			P	A		A	A	4.3.4(F)(1)
Commercial recreation, indoor									S	S			P	P	P	P		P	P	A	A	A	A	

Internet Café/simulated gaming establishment																							
Neighborhood recreation center				S	S	S			P	P		P				P			P	A	A	A		
Private club or lodge with seating capacity of less than 300 in main activity area		P	S	S	S	P	P	P	S	S	P	P	P	P	P	P	P			A	A	A	A	
Private club or lodge, with seating capacity of 300 or greater in main activity area		P					S	S	S	S	S	S	P	P	P	P	P			A	A	A	A	
Theater												S	P	P	P	P	P		S	A		A	A	
Recreation/entertainment, outdoor																								
Archery range		P													P				P					
Arena, amphitheater, auditorium, stadium		S											S	S	S		S	S	P	A	A	A	A	4.3.4(F)(1)
Commercial recreation, outdoor		S													P				P	A		A	A	
Golf course, private		P	P	P	P	P	P	P	P	P						P	P				A	A	A	
Retail sales and services																								
Auction house		P													P					A				4.3.4(G)
Bar, nightclub, or cocktail lounge												S	P	P	P					A		A		4.3.4(G)(1)

Convenience store									S	S		P	P	S	P	P	S			A	A	A		4.3.4(G)(2)
Department or discount store													P	P	P					A		A		4.3.4(G)
Drug store or pharmacy (stand alone)													P	P	P	P				A				4.3.4(G)(3)
Crematory		S													S		P	P					A	4.3.4(G)
Entertainment establishment													P	P	P	P				A				4.3.4(G)
Financial institution										S	S	P	P	P	P	P	P			A	A	A	A	4.3.4(G)(4)
Funeral home											S		P	P	P					A				4.3.4(G)
General media store													P	P	P	P				A	A	A		4.3.4(G)
Liquor store													S	P	P	P				A		A		4.3.4(G)
Laundromat															P	P				A				4.3.4(G)(5)
Non-medical marijuana dispensing																								
Pawn shop															P					A				4.3.4(G)(8)
Precious metals dealer															P					A				4.3.4(G)(9)
Personal services establishment									S	S		P	P	P	P	P				A		A		4.3.4(G)(6)
Repair establishment												S	P	P	P					A				4.3.4(G)
Sales establishment									S	S		S	P	P	P	P				A	A	A		4.3.4(G)

Tattoo parlor/Body-piercing studio															P					A				4.3.4(G)(10)
Large-scale retail establishments ≥ 20,000 sf, but < 80,000 sf													P		P					A		A		4.3.4(G)(7)
Large-scale retail establishments ≥ 80,000 sf													S		S					A				4.3.4(G)(7)
Self-service storage																								
All uses													P		P	S		P		A				4.3.4(H)
Sexually oriented business																								
Sexually oriented cabaret															P									4.3.4(I)
Sexually oriented media store															P									4.3.4(I)
Sexually oriented motion picture theater															P									4.3.4(I)
Sex shop															P									4.3.4(I)
Vehicles, sales and services																								
Automobile body shop															P		P	P						4.3.4(J)(1)
Automobile parts sales													S		P		P	P		A				
Automobile rental and sales													S		P					A				4.3.4(J)(2)
Automobile repair and servicing		S													S		P	P		A				4.3.4(J)(3)

Automobile service station												S	S	P	P		P	P		A				
Automobile service station with wash and detail															P					A				
Boat and marine rental and sales													P		P					A				4.3.4(J)(4)
Carwash or auto detailing															P					A				4.3.4(J)(5)
Gasoline sales												S	P	P	P		S	S		A		A		4.3.4(J)(6)
Recreational vehicle rental and sales															P			P		A				4.3.4(J)(2)
Taxicab service													P	P	P					A				
Tire sales and mounting													P		P					A				4.3.4(J)(7)
Towing service															P					A				4.3.4(J)(8)
Transmission or muffler shop															P					A				4.3.4(J)(7)
Truck or tractor rental or sales															P			P						4.3.4(J)(2)
Visitor accommodations																								
Bed and breakfast		P	S	S	S	S			S	S	S	S		P		P				A	A	A		4.3.4(K)(1)
Bed and breakfast inn									S	S	S	S		S		P				A		A		4.3.4(K)(2)
Hotel or motel												S	P	P	P	P				A		A	A	4.3.4(K)(4)

Warehouse and freight movement																								
Cold storage plant																		P						
Parcel services															P	P	P	P		A				4.3.4(L)(1)
Truck or freight terminal																	S	P						4.3.4(L)(1)
Warehouse (distribution)																P	P	P						4.3.4(L)(1)
Warehouse (storage)																P	P	P		A				4.3.4(L)(1)
Outdoor storage (as a principal use)																	S	S						4.3.4(L)(2)
Waste-related services																								
Energy recovery plant		S																						
Hazardous waste collection sites																		P						
Incinerator		S																S						
Landfill		S																S	S					
Landspreading of wastes		S																S						
Recycling dropoff center															S		S	S		A		A	A	4.3.4(M)(1)
Recycling and salvage center		S																P						4.3.4(M)(2)
Salvage and junkyard																		P						4.3.4(M)(3)

Tire disposal or recycling																		S						4.3.4(M)(3)
Waste composting		S																P						
Wholesale sales																								
All uses															S	P	P	P						

[1] This use type prohibits petroleum refining, rendering, mining and manufacture of chemicals, fertilizers, paint, turpentine, etc., but allows manufacture of automobiles and computers. See definitions for further details. Asphalt/concrete batch plants are considered a subuse type of manufacturing, heavy.

EXHIBIT "B"

TO

APPLICATION FOR A
SITE SPECIFIC AMENDMENT TO THE CITY'S OFFICIAL ZONING ATLAS

ON BEHALF OF

PHOENIX COMMERCIAL PARK, LLP.

SUPPORTING APPLICATION MATERIALS SUBMITTED BY CITY STAFF TO THE PLANNING AND ZONING BOARD

City of Alachua

ADAM BOUKARI
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

MEMORANDUM

Date: December 3, 2018

To: Kathy Winburn, AICP
Planning & Community Development Director

From: Adam Hall, AICP AH
Planner

Re: **Neighborhood Meeting for Proposed Comprehensive Plan Amendments and Amendments to the Official Zoning Atlas for Recently Annexed Properties**

On November 27, 2018, at 6 PM, a neighborhood workshop was held in the James A. Lewis Commission Chambers in City Hall (15100 NW 142nd Terrace, Alachua, FL). The meeting was attended by 7 individuals from the public and two City staff members. The meeting was noticed by an advertisement published on November 8, 2018 in the Alachua County Today newspaper. Mailed notices were also sent to all property owners within 400' of a subject property and to those individuals and organizations registered to receive notices.

Summary of questions from public:

- What are the property owners' future intentions?
- What development is taking place in the vicinity of the subject properties?
- What improvements to public infrastructure will be required when development occurs?

The meeting adjourned at approximately 6:25 PM.

Neighborhood Meeting

Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties

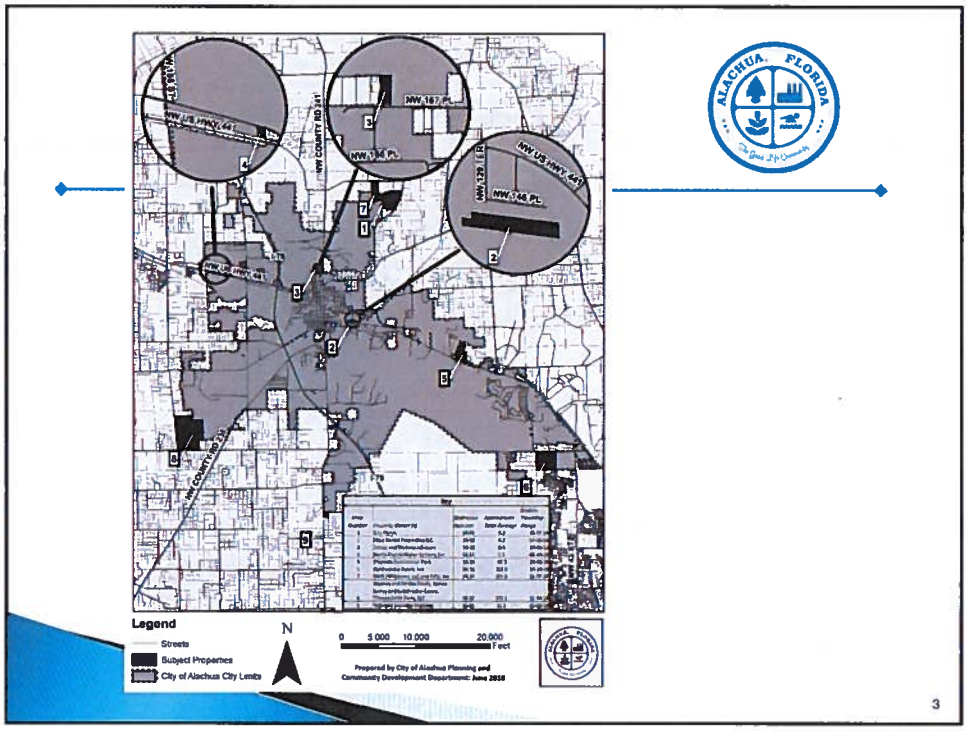
November 27, 2018

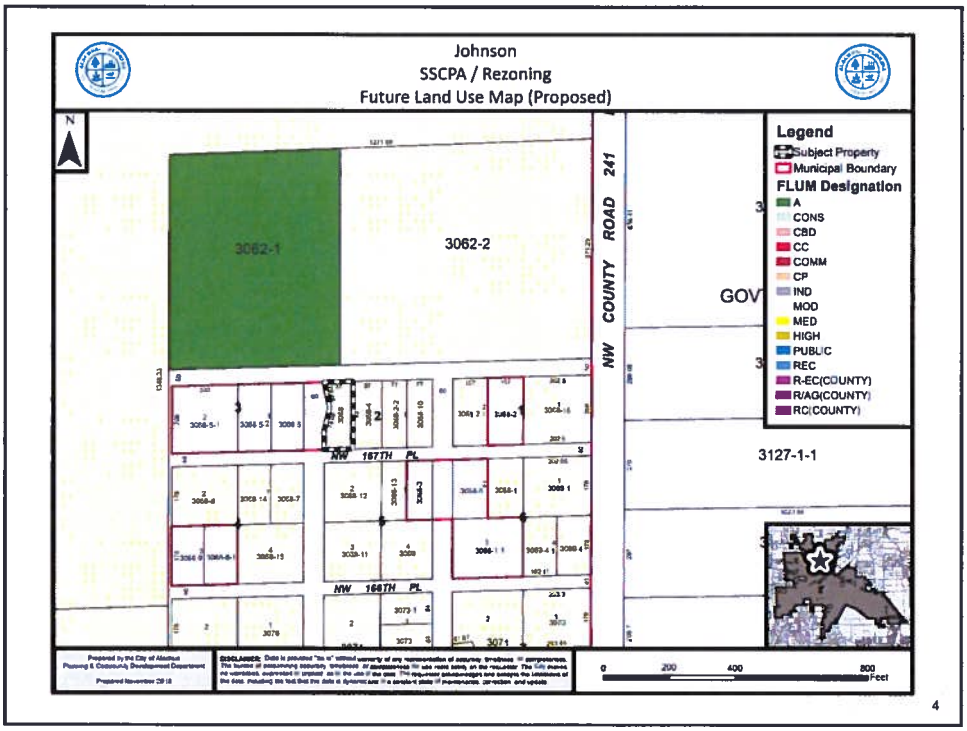
1

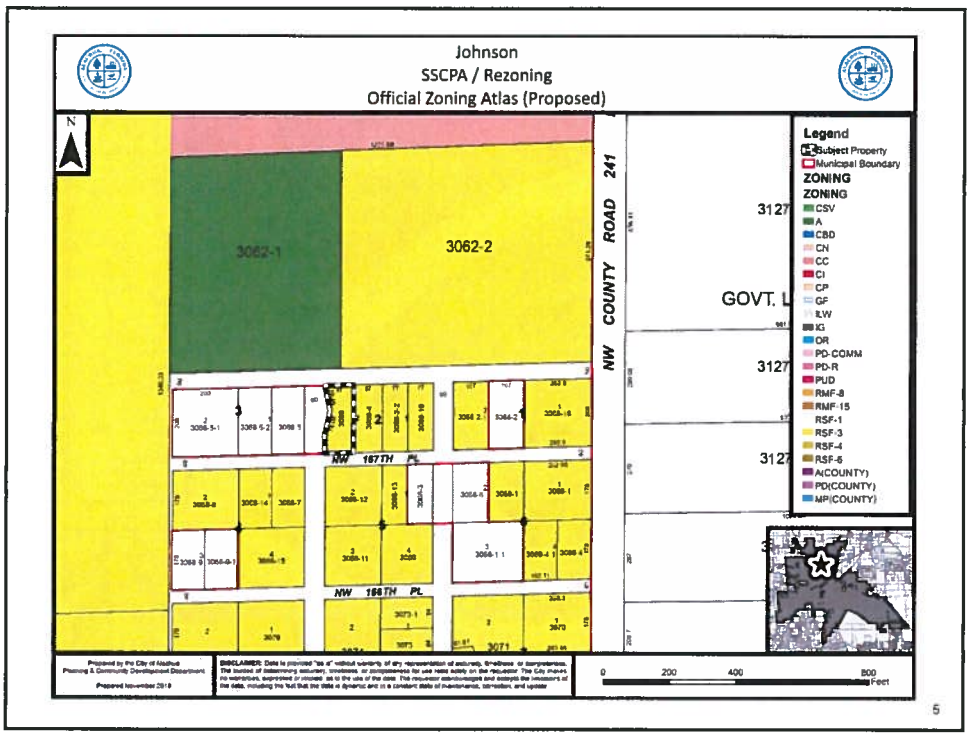
Overview

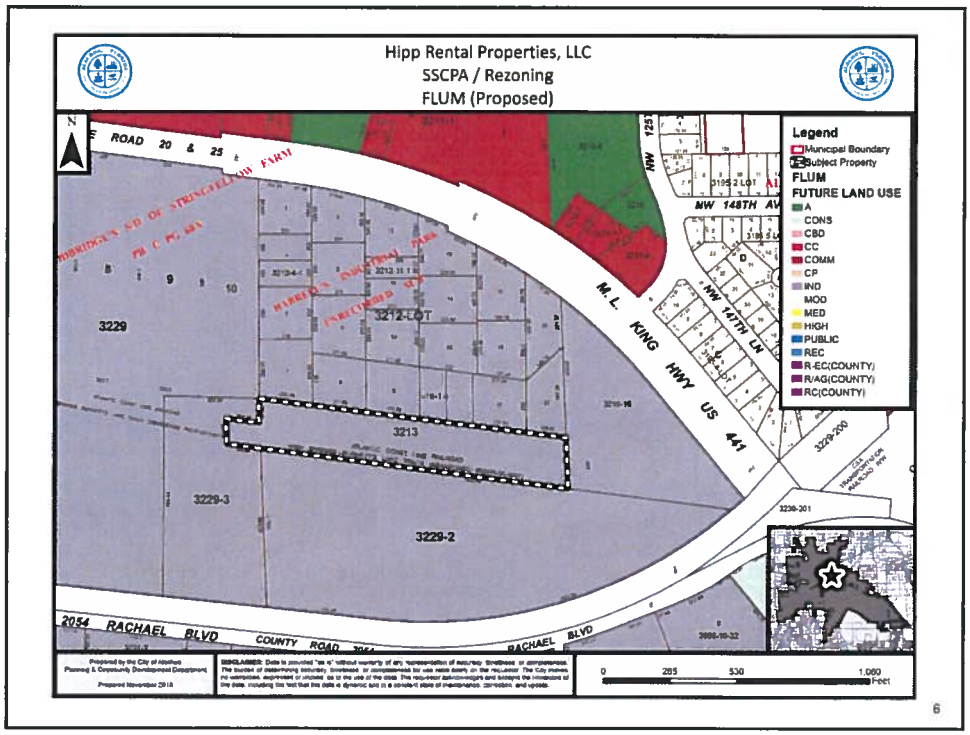
- This is a neighborhood meeting to review proposed Comprehensive Plan Amendments and Rezoning applications.
- These applications are for properties that have been recently voluntarily annexed into the City
- If you did not submit an application for annexation and comprehensive plan/ rezoning for your property, then your property's future land use designation and zoning designation will not change
- The proposed future land use and zoning designations are generally comparable to existing county designations
- This is not a public hearing; three public hearings will be held.

2


NW 167 PL
NW 168 PL
NW US HWY 441
NW COUNTY RD 241
Legend
Streets
Subject Properties
City of Alachua City Limits
N
0 5,000 10,000 20,000 Feet
Prepared by City of Alachua Planning and Community Development Department: June 2018
3


Johnson
SSCPA / Rezoning
Future Land Use Map (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 167TH PL
NW 168TH PL
GOV
3127-1-1
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)
0 200 400 800 Feet
4


Johnson
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
3062-1
3062-2
NW COUNTY ROAD 241
NW 157TH PL
NW 156TH PL
GOVT. L
Legend
Subject Property
Municipal Boundary
ZONING
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)
MPI(COUNTY)
0 200 400 800 Feet
5


Hipp Rental Properties, LLC
SSCPA / Rezoning
FLUM (Proposed)
N
ROAD 20 & 25
3229
3212-LOT
3213
3229-3
3229-2
M. L. KING HWY US 441
NW 148TH AV
NW 147TH LN
2054 RACHAEL BLVD
COUNTY ROAD
RACHAEL BLVD
Legend
Municipal Boundary
Subject Property
FLUM
FUTURE LAND USE
A
CONS
CBD
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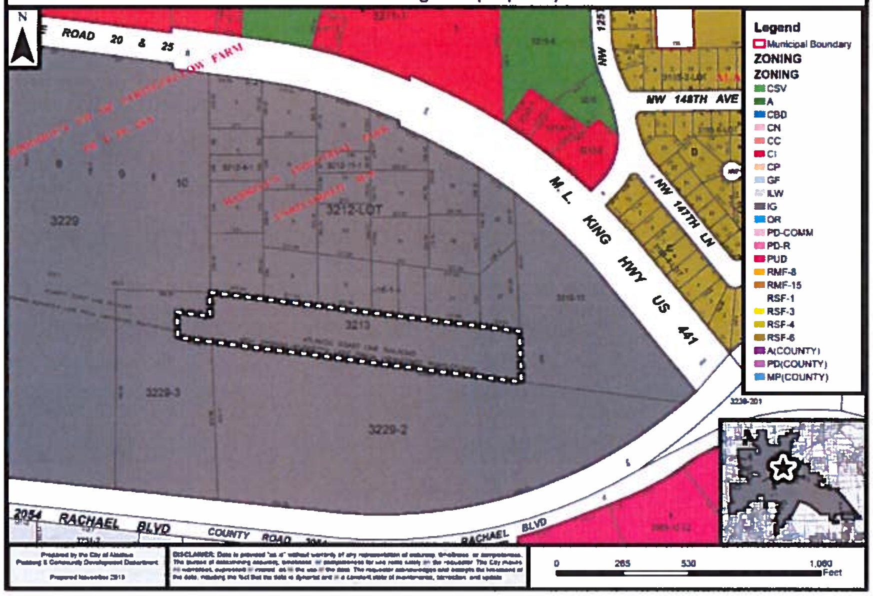
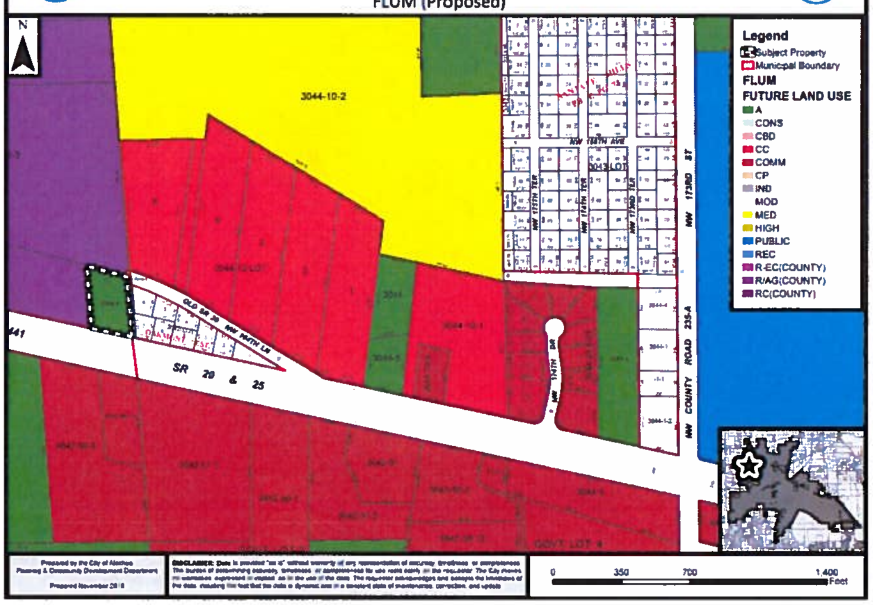
MED
HIGH
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 265 530 1,060 Feet
6

Hipp Rental Properties, LLC
SSCPA / Rezoning
Official Zoning Atlas (Proposed)



7

North Florida Water Systems, Inc
SSCPA / Rezoning
FLUM (Proposed)



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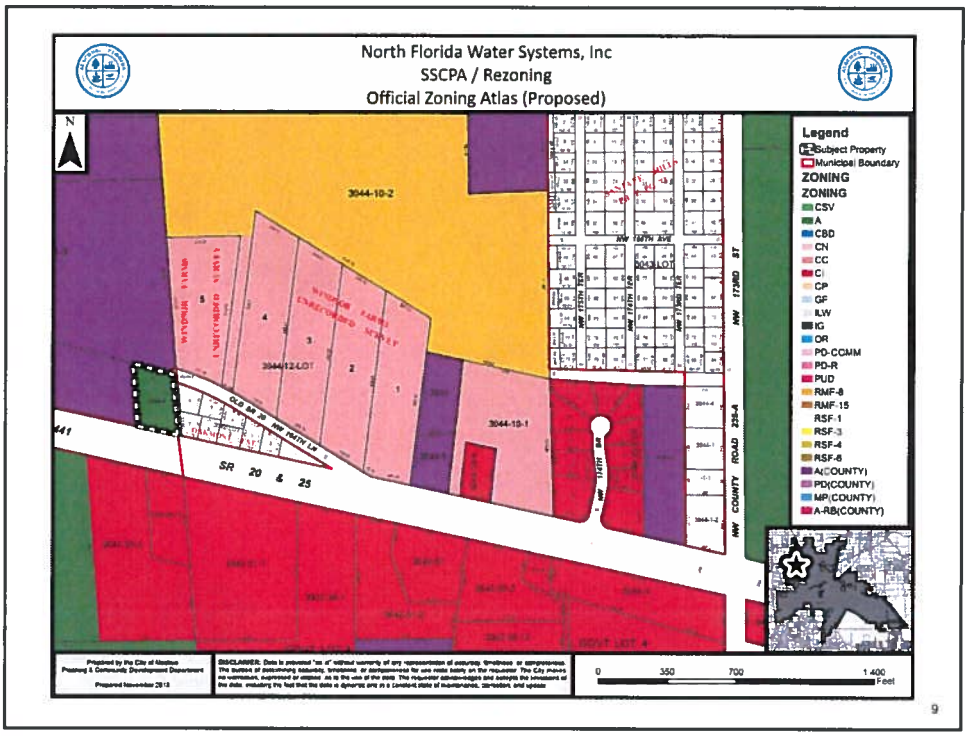
North Florida Water Systems, Inc
SSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
Legend
Subject Property
Municipal Boundary
ZONING
ZONING
CSV
A
CBD
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CC
CI
CP
GF
ILW
IG
OR
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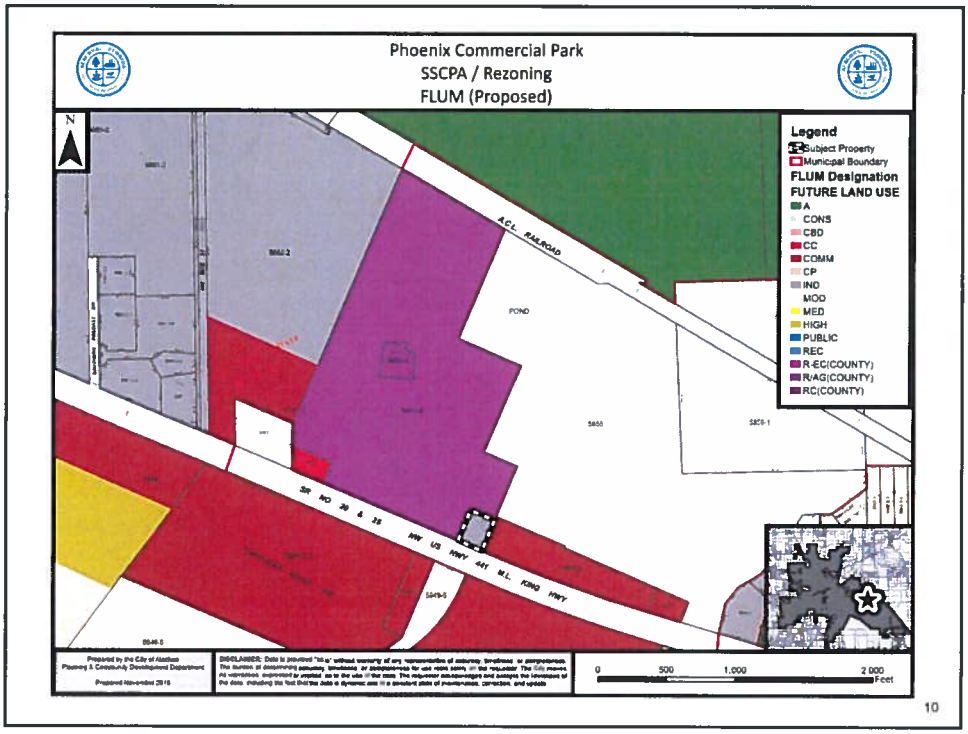
PD-R
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
A-RB(COUNTY)
3044-10-2
3044-12-LOT
3044-10-1
SR 20 & 25
NW 172ND ST
NW COUNTY ROAD 235-A
0 350 700 1 400
Feet
9


Phoenix Commercial Park
SSCPA / Rezoning
FLUM (Proposed)
N
Legend
Subject Property
Municipal Boundary
FLUM Designation
FUTURE LAND USE
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RAG(COUNTY)
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A.C.L. RAILROAD
POND
SR NO 20 & 25 NW US HWY 441 M.L. KING HWY
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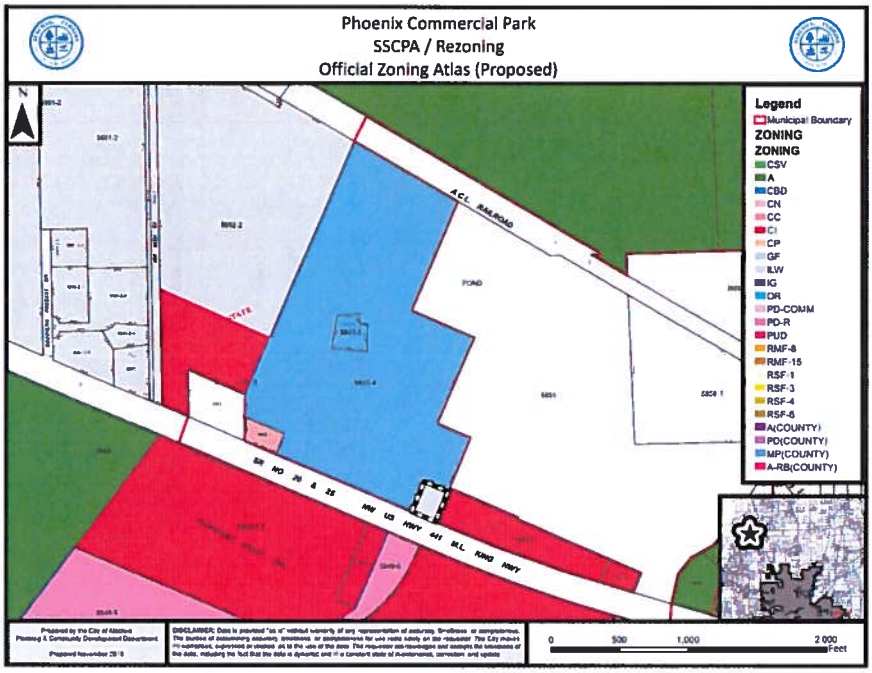
Feet
10

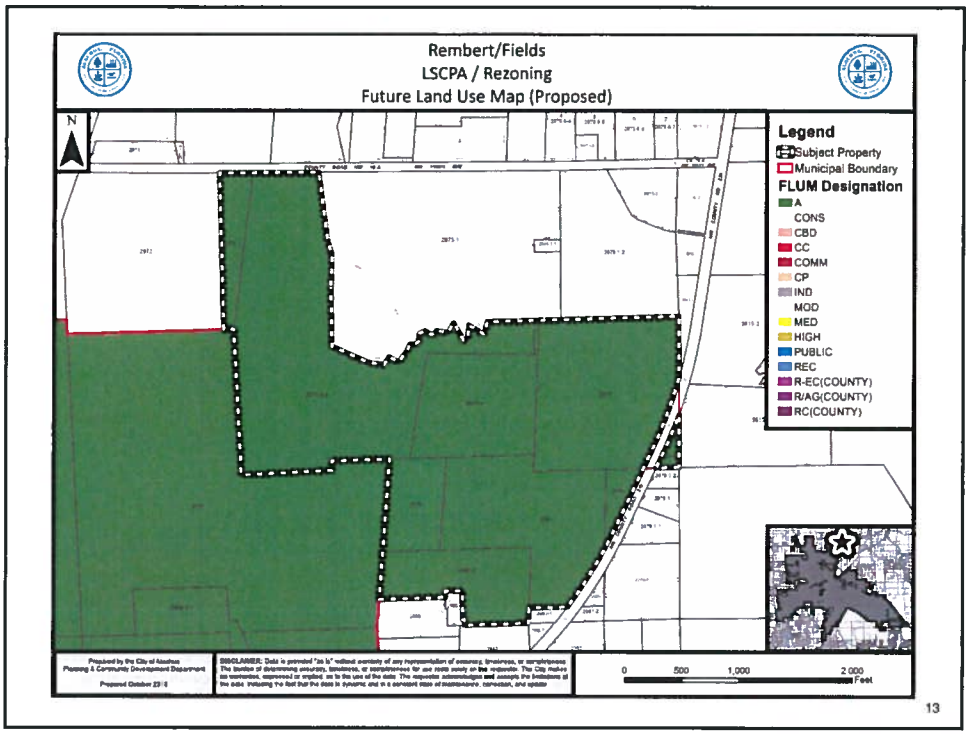


11

Large Scale CPAs/RZs

- There are 4 large scale CPAs/RZs
  - Rembert/Fields
  - Smith, Tillman Little Farms, Corey and Lake-Corey
  - Williams and May
  - Phoenix Commercial Park, LLP

12


Rembert/Fields
LSCPA / Rezoning
Future Land Use Map (Proposed)
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Municipal Boundary
FLUM Designation
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RC(COUNTY)
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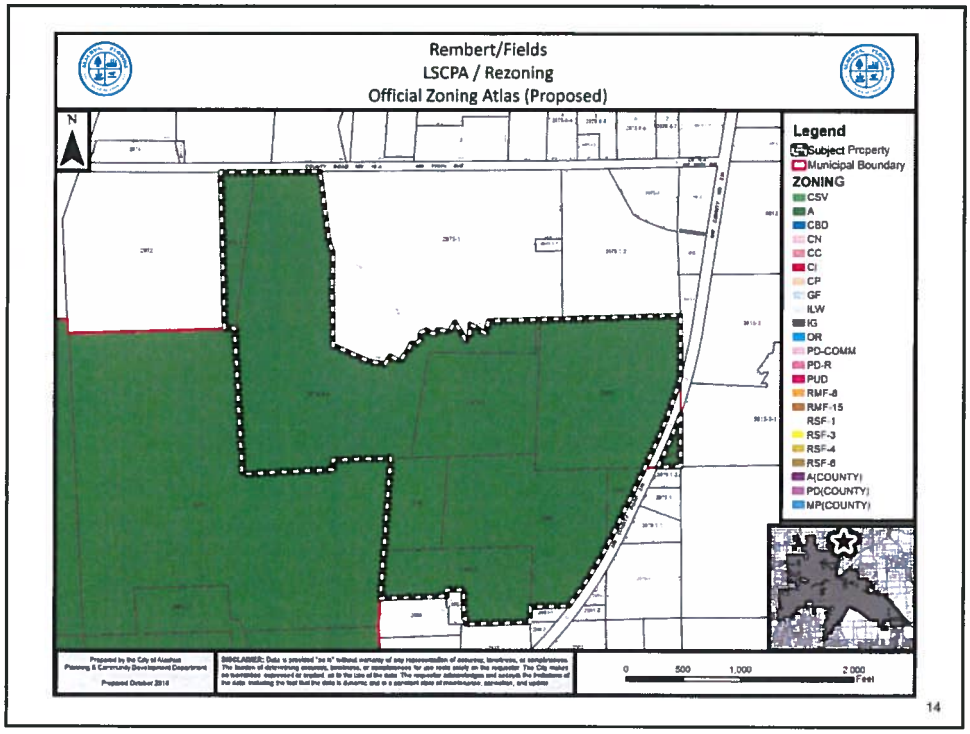
13


Rembert/Fields
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
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A(COUNTY)
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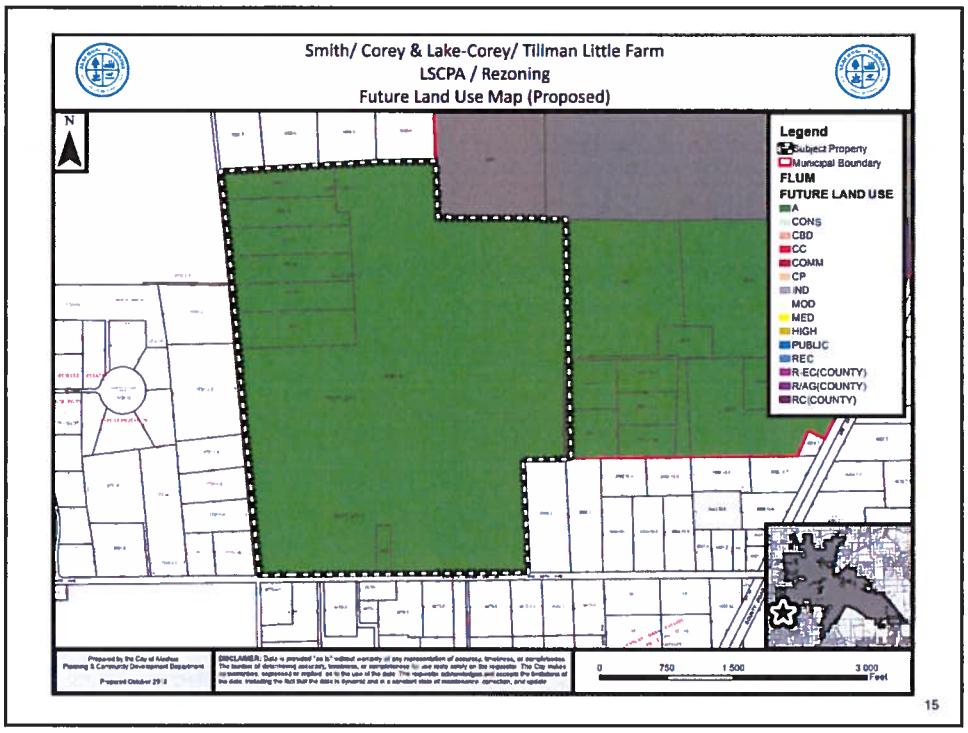
MP(COUNTY)
0 500 1,000 2,000 Feet
14


Smith/ Corey & Lake-Corey/ Tillman Little Farm
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N
Legend
Subject Property
Municipal Boundary
FLUM
FUTURE LAND USE
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R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
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Feet
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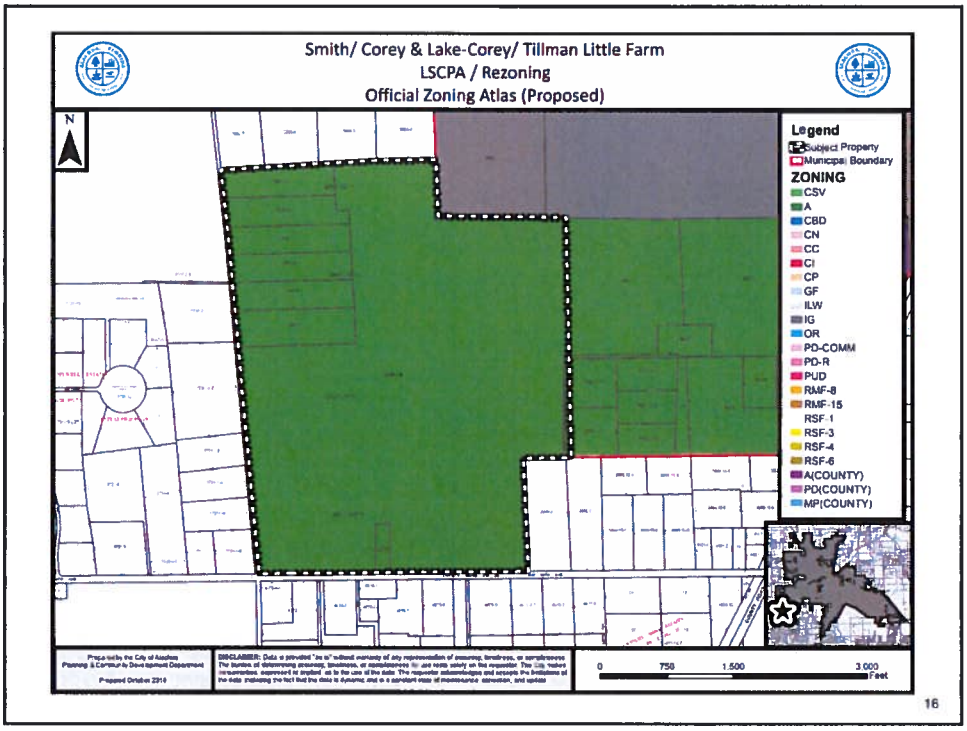
Smith/ Corey & Lake-Corey/ Tillman Little Farm
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
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Subject Property
Municipal Boundary
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OR
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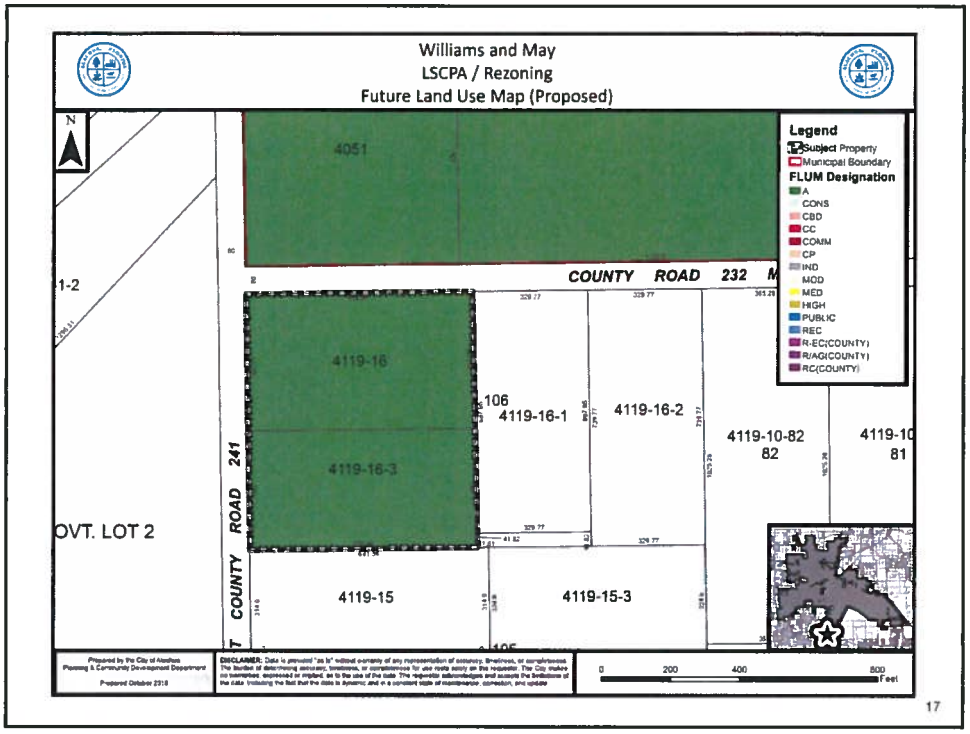
PUD
RMF-8
RMF-15
RSF-1
RSF-3
RSF-4
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0 750 1,500 3,000
Feet
16


Williams and May
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N
4051
COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10-82
82
4119-10
81
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
Legend
Subject Property
Municipal Boundary
FLUM Designation
A
CONS
CBD
CC
COMM
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IND
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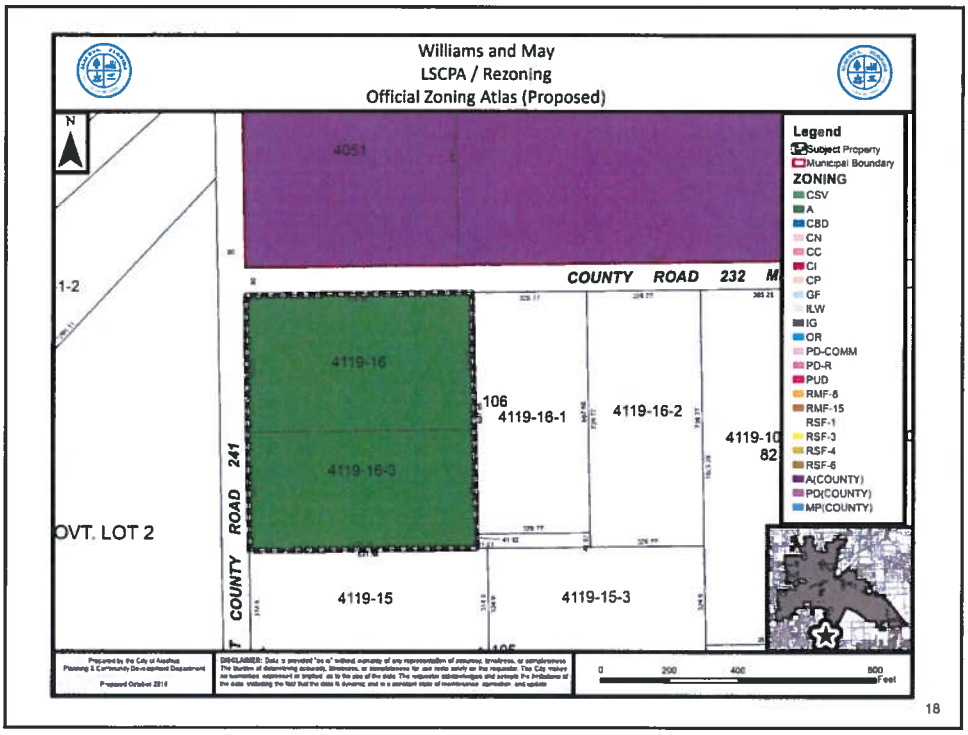
PUBLIC
REC
R-EC(COUNTY)
R/AG(COUNTY)
RC(COUNTY)
0 200 400 800 Feet
17


Williams and May
LSCPA / Rezoning
Official Zoning Atlas (Proposed)
N
4051
COUNTY ROAD 232
1-2
4119-16
4119-16-3
106
4119-16-1
4119-16-2
4119-10
82
OVT. LOT 2
COUNTY ROAD 241
4119-15
4119-15-3
Legend
Subject Property
Municipal Boundary
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CSV
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CBD
CN
CC
CI
CP
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ILW
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OR
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PD-R
PUD
RMF-8
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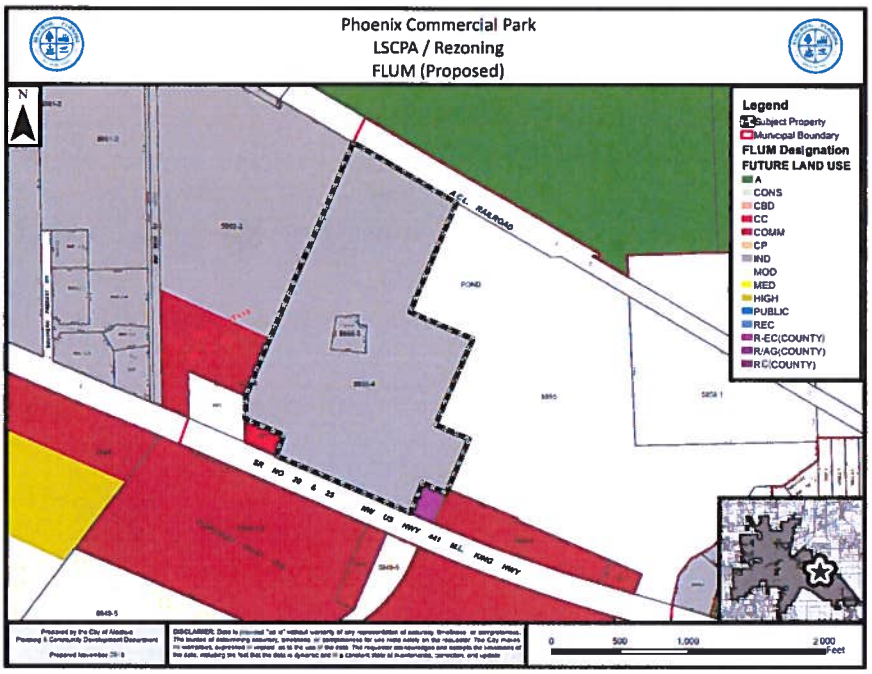
RSF-6
A(COUNTY)
PD(COUNTY)
MP(COUNTY)
0 200 400 800 Feet
18


Phoenix Commercial Park
LSCPA / Rezoning
FLUM (Proposed)
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FLUM Designation
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R/AG(COUNTY)
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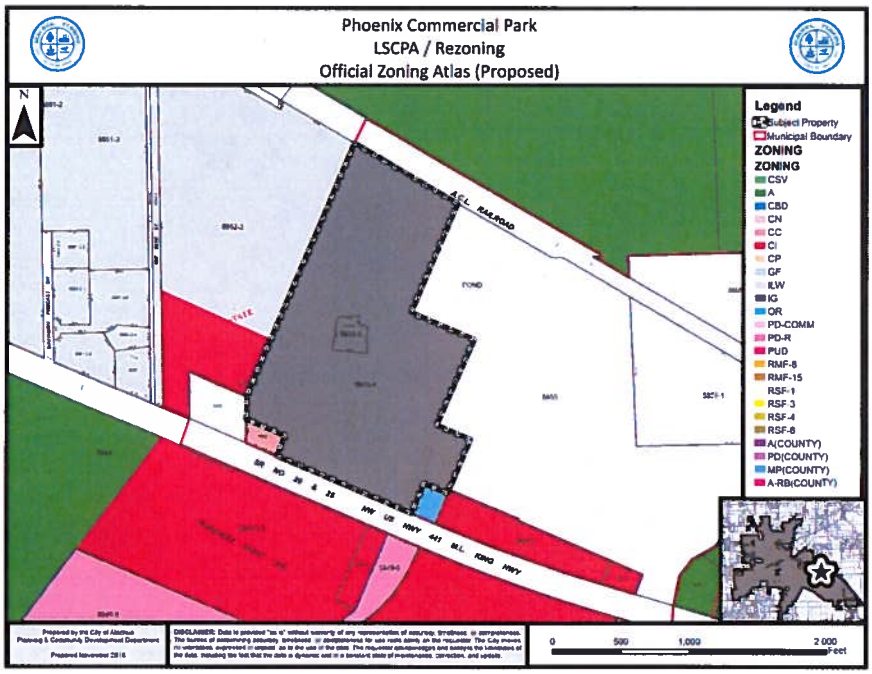
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

19


Phoenix Commercial Park
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A-RB(COUNTY)
A.C.L. RAILROAD
POND
SR 90 & 25 NW US HWY 441 M.L. KING HWY
0 500 1,000 2,000 Feet

20

Next Steps

- PZB Hearing for SSCPA/RZs : December 11, 2018
- PZB Hearing for LSCPA/RZs: January 8, 2019

21

City of Alachua
Neighborhood Meeting
Comprehensive Plan Amendments and Rezoning Applications for Annexed Properties
November 27, 2018

PLEASE PRINT CLEARLY

Name	Email or Phone No.	Mailing Address
Tom & Phyllis Spearring	352/258/5269	
Sarah & Ken Larsen	Sarah@holytrinitygnv.org	
Luther Lee	lutherlee13@yahoo.com	

City of ALACHUA

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. At the neighborhood meeting, the following proposed amendments to the City of Alachua Future Land Use Map and Official Zoning Atlas will be discussed:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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 - November 08, 2018)

Mailed 11/8/2018

KC

City of ALACHUA

THE GOOD LIFE COMMUNITY

NOTICE OF NEIGHBORHOOD MEETING REGARDING PROPOSED AMENDMENTS TO THE CITY OF ALACHUA FUTURE LAND USE MAP AND OFFICIAL ZONING ATLAS

Notice is hereby given that a Neighborhood Meeting will be held on November 27, 2018 at 6:00 p.m. The meeting will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida. If you have received this notice, property you own is located within 400' of property subject to a proposal to amend the City's Future Land Use Map and Official Zoning Atlas or because you are registered with the City to receive notices. A summary of the proposed amendments are found in the Table below:

Parcel Number (s)	Approx. Acreage	Current Future Land Use Map Designation	Current Zoning Designation	Proposed Future Land Use Map Designation	Proposed Official Zoning Atlas Designation
02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000	191.68	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011	354.07	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
04119-016-000 and 04119-016-003	11.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
03213-000-000	5.91	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Industrial (City of Alachua)	Industrial General (IG)
03068-000-000	0.36	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Moderate Density Residential (City of Alachua)	Residential Single Family -3 (RSF-3)
03046-004-000	1.20	Rural/Agriculture (Alachua County)	Agricultural (A) (Alachua County)	Agriculture (City of Alachua)	Agricultural (A) (City of Alachua)
05855-004-000 and 05885-005-000	63.24	Rural Employment Center (Alachua County)	Manufacturing and Production (MP)(Alachua County)	Industrial (City of Alachua)	Industrial General (IG)(City of Alachua)

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA

THE GOOD LIFE COMMUNITY

Date: November 27, 2018
Time: 6:00 P.M
Place: James A. Lewis Commission Chambers in City Hall
15100 NW 142nd Terrace, Alachua, FL
Contact: Adam Hall, AICP
City of Alachua
386-418-6100 ex 108

This is **not** a public hearing. The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments. Public Hearings regarding these proposals will be subsequently scheduled to be heard before the Planning and Zoning Board and City Commission.

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.

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

ALACHUA FARM & LUMBER INC
PO BOX 2290
ALACHUA, FL 32616

WILKERSON REUBEN
PO BOX 687
ALACHUA, FL 32616-0687

OLSON TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

HOLT, RAYMOND EUGENE JRNANETTE
23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

JONES HENRY
PO BOX 956
ALACHUA, FL 32616-0956

JONES, HENRY JR & PHOEBE
PO BOX 956
ALACHUA, FL 32616-0956

DUKE ENERGY FLORIDA INC
550 S TRYON ST TAX DEPT - DEC41B
CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

JAGARNAUTH CHITRA
19209 NW COUNTY RD 239
ALACHUA, FL 32615

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

F&R HOLDINGS OF GAINESVILLE
50 PARTRIDGE WAY
SHELBURNE, VT 05482

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

GOLDEN POND FARMS INC
PO BOX 357133
GAINESVILLE, FL 32635

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

DOBSON LOIS
18806 NW COUNTY RD 239
ALACHUA, FL 32615

CHERRY, PINKIE
5627 EARTHA DR
JACKSONVILLE, FL 32209

CARTER, KEVIN L & SHIMA
7853 GUNN HIGHWAY
TAMPA, FL 33626

JOHNSON & JOHNSON & JOHNSON
PO BOX 751
ALACHUA, FL 32616-0751

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

OLSON, TIMOTHY A
11928 NW 199TH AVE
ALACHUA, FL 32615

BELL & CERTAIN JR & CERTAIN
PO BOX 324
NEWTON, IA 50208

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

BARRETO JOANA RODRIGUES
5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

GONZALES, P S & ROSA LEE
16806 NW 175TH TER
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLP
PO BOX 1000
ALACHUA, FL 32616

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

PJDJ INC
PO BOX 729
ALACHUA, FL 32616

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

RICHARDSON, CARRIE
815 SE 19TH ST
GAINESVILLE, FL 32641

GERARD, GREGORY S
440 JEFF CLEMENTS RD
MARION, KY 42064-7512

TYSON, DEVRON D
PO BOX 23
ALACHUA, FL 32616-0023

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

FUGATE, DAVID E & T CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615

STEVENS & TEEL
PO BOX 221
ALACHUA, FL 32616

HALVORSON WILLIAM J & ARLEEN G
PO BOX 2400
ALACHUA, FL 32616

QUEEN LOIS L
16503 NW US HWY 441
ALACHUA, FL 32615

KELLY JULIA M HEIRS
PO BOX 455
ALACHUA, FL 32616-0455

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615-1000

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

BRYAN, TAMMY D
5560 EMERALD RIDGE BLVD
LAKELAND, FL 33813-5211

PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

HALVORSON, SARA A
PO BOX 2400
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

JOHNSON & JOHNSON REVOCABLE
PO BOX 751
ALACHUA, FL 32616-0751

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

RICHARDSON, MATTIE HEIRS
815 SE 19TH ST
GAINESVILLE, FL 32641

HAGAN MILDRED
16906 NW 140TH ST
ALACHUA, FL 32615-4411

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK LLLP
PO BOX 1000
ALACHUA, FL 32616

DEVRIES JACK W & NEEPA
19917 NW 94TH AVE
ALACHUA, FL 32615

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

DOBSON, STEVEN DANIEL
9914 SW 84TH AVE
GAINESVILLE, FL 32608-5877

JEFFORDS, LILLIE BELLE LIFE ES
2910 LASSITER MANOR DR
MARIETTA, GA 30062

LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

NEW KYLE M
10923 NW 202ND ST
ALACHUA, FL 32615

JAMES D JOHNSON & WETONA G, JO
PO BOX 751
ALACHUA, FL 32616-0751

NORTH FLA WATER SYSTEM INC
11814 NW 202ND ST
ALACHUA, FL 32615-5924

CHRISTOPHER COR (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

,

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

MCCRAY LILA M
PO BOX 602
ALACHUA, FL 32616-0602

JOHNS, PATSY ANNETTE
PO BOX 1722
HIGH SPRINGS, FL 32655-1722

LITHIUM NICKEL ASSET HOLDING
3 EXPRESSWAY PLAZA
ROSLYN HEIGHTS, NY 11577

TOLER MICHAEL B
19303 NW 94TH AVE
ALACHUA, FL 32615

HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

BRAUN RICHARD A & MARY J
PO BOX 279
ALACHUA, FL 32616-0279

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

VANBENTHUYSEN MICHAEL
20222 NW 94TH AVE
ALACHUA, FL 32615

BUTLER CHERYL A
19405 NW 94TH AVE
ALACHUA, FL 32615-6009

FLOYD KATHRYN A
19206 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

PHILLIPS, ANN
9828 SW 37TH RD
GAINESVILLE, FL 32608-8621

SMITH & SMITH
PO BOX 203
ALACHUA, FL 32616

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

JAMES, PAUL & ANNA M
19127 NW 94TH AVE
ALACHUA, FL 32615-6002

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

MERRITT PAUL & KELLY KIRKENDALL
10302 NW 202ND ST
ALACHUA, FL 32615-5919

LANNI O L JR
PO BOX 13058
GAINESVILLE, FL 32604-1058

SMITH RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

FLORIDA TIMBER CO
PO BOX 357133
GAINESVILLE, FL 32635-7133

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

JEAN ALAN R & LACEY K
PO BOX 357362
GAINESVILLE, FL 32635

WILLIAMS, MICHAEL D & CYNTHIA
19006 NW 94TH AVE
ALACHUA, FL 32615-6008

SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616-0203

HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

SMITH, RODNEY W & DEIDRA C
PO BOX 203
ALACHUA, FL 32616

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

WADFORD BETTY
4985 NW 39TH AVE
GAINESVILLE, FL 32606-5947

PULLIAM R L
18021 NW 164TH LN
ALACHUA, FL 32615-4753

HOWARD & HOWARD CO-TRUSTEES
PO BOX 20263
TAMPA, FL 33622

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

CHRISTOPHER CORP (THE)
PO BOX 1000
ALACHUA, FL 32616-1000

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

SMITH AMOS & ADDIE
PO BOX 1921
ALACHUA, FL 32616-1921

SMITH, MARY LOUISE
14314 NW 167TH PL
ALACHUA, FL 32615-8696

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

FELLOWS, BARBARA L
12330 NW 206TH TER
ALACHUA, FL 32615

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TRANSMISSION DOCTOR AND AUTO CARE LLC
14616 NW 128TH TER
ALACHUA, FL 32615

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

WILLIAMS LOIS A
PO BOX 1621
ALACHUA, FL 32616-1621

COYLE & COYLE
14319 NW 167TH PL
ALACHUA, FL 32615

FITZGERALD KIERA
10915 NW 202ND ST
ALACHUA, FL 32615-5930

ROBINSON & ROBINSON
16527 NW US HIGHWAY 441
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

HIPP RENTAL PROPERTIES LLC
PO BOX 1000
ALACHUA, FL 32616

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

CHRISTOPHER CORPORATION (THE)
PO BOX 1000
ALACHUA, FL 32615

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

BUTLER & FOUNTAIN & FOUNTAIN & ROBERSON
PO BOX 1043
ALACHUA, FL 32616

MARK MARY
PO BOX 711
ALACHUA, FL 32616-0711

RINEDOLLAR, MOLLY
9736 BAYOU GULCH RD
PARKER, CO 80134-7202

CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE, FL 32202-4422

I 2 ENTERPRISES LLC
3713 SW 96TH ST
GAINESVILLE, FL 32608

FEAGLE JOSEPH M & DEBORAH J
9213 NW 202ND ST
ALACHUA, FL 32615

MARLOW ALACHUA HOLDINGS LLC
5212 SNEAD ISLAND RD
PALMETTO, FL 34221

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

PAYNE & PAYNE & PAYNE
19929 NW 94TH AVE
ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

THE CHRISTOPHER CORPORATION
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

TILLMAN LITTLE FARM LLC
PO BOX 1829
HIGH SPRINGS, FL 32655

HERITAGE KEITH U & APRIL A
18815 NW COUNTY RD 239
ALACHUA, FL 32615

CLARK FAMILY FARMS LLC
98 SE 7TH ST STE 1100
MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
9301 NW 202ND ST
ALACHUA, FL 32615

PHOENIX COMMERCIAL PARK
PO BOX 1000
ALACHUA, FL 32616

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

COREY & LAKE-COREY H/W
PO BOX 2457
ALACHUA, FL 32616

HODOR FARMS LLC
12730 NW 12TH RD
NEWBERRY, FL 32669

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Dan Rhine
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Alachua, FL 32615

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director Planning
PO Box 115050
Gainesville, FL 32611

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Michele L. Lieberman
Interim County Manager
12 SE 1st Street
Gainesville, FL 32601

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

David Forest
23 Turkey Creek
Alachua, FL 32615

Craig Parenteau
FL Deptarment of Environmental Protection
4801 Camp Ranch Road

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

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ORDINANCE 19-XX

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM INDUSTRIAL SERVICES AND MANUFACTURING (MP) (ALACHUA COUNTY) TO INDUSTRIAL GENERAL (IG) ON APPROXIMATELY 34.99 ACRES; LOCATED IN THE 12000 BLOCK OF NW US HIGHWAY 441; A PORTION OF TAX PARCEL NUMBER 05855-004-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

DRAFT

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, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency ("LPA"), on _____, 2018; and

WHEREAS, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on _____, 2018, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation for approval to the City Commission; and

WHEREAS, the City advertised public hearings to be held before the City Commission on _____, 2019, and on _____, 2019; and

WHEREAS, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on _____, 2019, and _____, 2019, 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 of Alachua Comprehensive Plan and Land Development Regulations; and

WHEREAS, for reasons set forth in this Ordinance, the Alachua City Commission finds and declares that the enactment of the proposed 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:

DRAFT

Section 1. Findings of Fact and Conclusions of Law

The above recitals are true and correct and are incorporated into this ordinance by reference. The proposed Amendment is in compliance with the Land Development Regulations. The Amendment will not cause a reduction in the adopted level of service standards for roads, water, sewer, waste, stormwater, and recreation.

Section 2. Official Zoning Atlas Amended

The Official Zoning Atlas is hereby amended from Agricultural (A) (Alachua County) to Agricultural (A) in accordance with the legal description found in Exhibit A and map found in Exhibit B attached hereto.

Section 3. Ordinance to be Construed Liberally

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

Section 4. Repealing Clause

All ordinance or parts of ordinances in conflict herewith are, to the extent of the conflict, hereby repealed.

Section 5. Severability

It is the declared intent of the City Commission of the City of Alachua that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance, and the remainder of the ordinance after the exclusions of such part or parts shall be deemed to be valid.

DRAFT

Section 6. Effective Date

This ordinance shall take effect immediately after its passage and adoption.

PASSED on first reading the _____day of _____, 2019.

PASSED and **ADOPTED,** in regular session, with a quorum present and voting, by the City Commission, upon second and final reading this ____day of _____, 2019.

DRAFT

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

_____
Gib Coerper, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM

_____
Adam Boukari, City Manager/Clerk

_____
Marian B. Rush, City Attorney

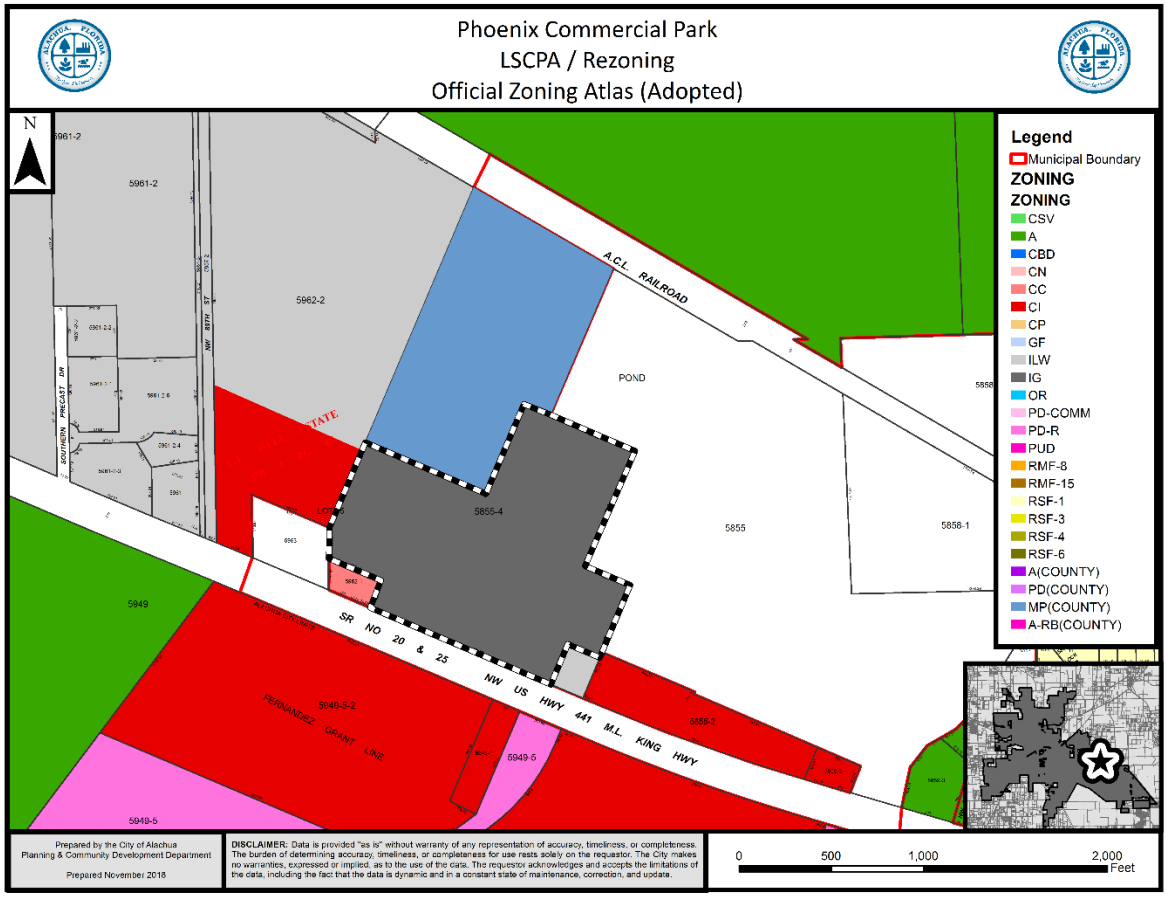
EXHIBIT "A"

LEGAL DESCRIPTION:

Legal Descriptions to be provided by Phoenix Commercial Park, LLP

DRAFT

EXHIBIT "B"


Phoenix Commercial Park
LSCPA / Rezoning
Official Zoning Atlas (Adopted)
N
Legend
Municipal Boundary
ZONING
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)
A-RB(COUNTY)
A.C.L. RAILROAD
POND
5961-2
5962-2
5855-4
5855
5858-1
5949
5949-5-2
5949-5
5858-2
FERNANDEZ GRANT LINE
SR NO 20 & 25 NW US HWY 441 M.L. KING HWY
Prepared by the City of Alachua
Planning & Community Development Department
Prepared November 2018
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

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

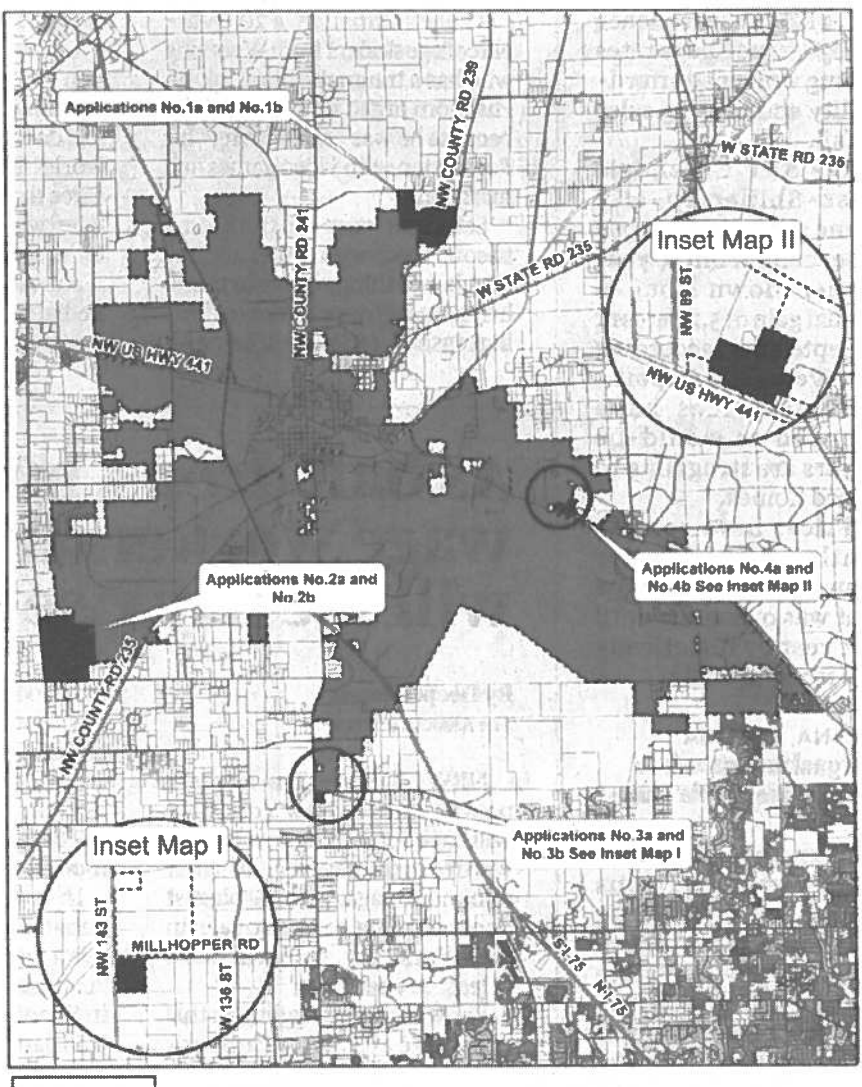
Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on January 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1b: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 2b: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 3b: A request by John May and John Williams, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 4b: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Proposed FLUM: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).



Legend

- Streets
- City of Alachua City Limits
- Subject Properties

Prepared by City of Alachua Planning and Community Development Department: December 2018

0 4,000 8,000 16,000 24,000 Feet

At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

GF-GH045938

City of ALACHUA

NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

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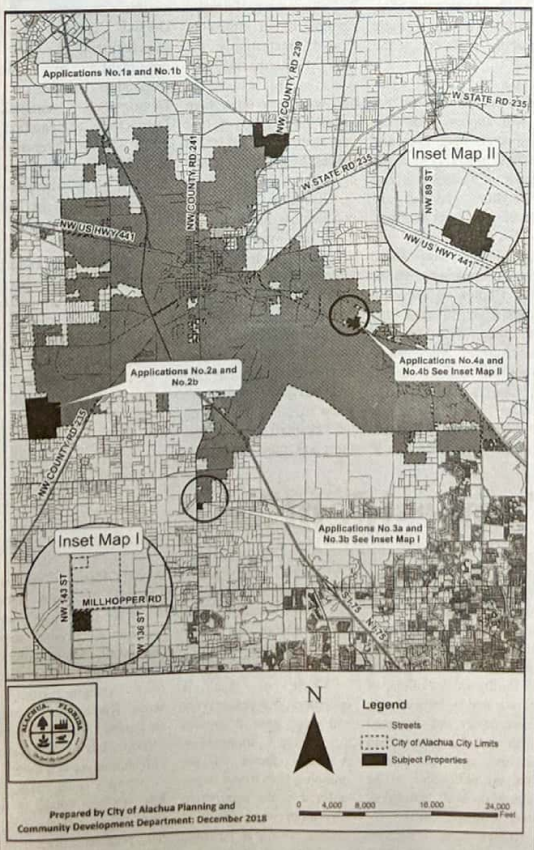

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(Published: Alachua County Today - December 27, 2018)

Mailed 12/20/2018
RC

City of ALACHUA

THE GOOD LIFE COMMUNITY

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 8, 2019 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following applications:

Application 1b: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric Fields, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±184 acre subject property, located south of NW 199th Ave, north and west of NW CR 239, east of CR 241; Tax Parcel Numbers 02972-001-000, 02975-004-000, 02975-003-004, 02978-000-000, 02981-000-000, 02979-000-000, 02980-003-000; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM Designation: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

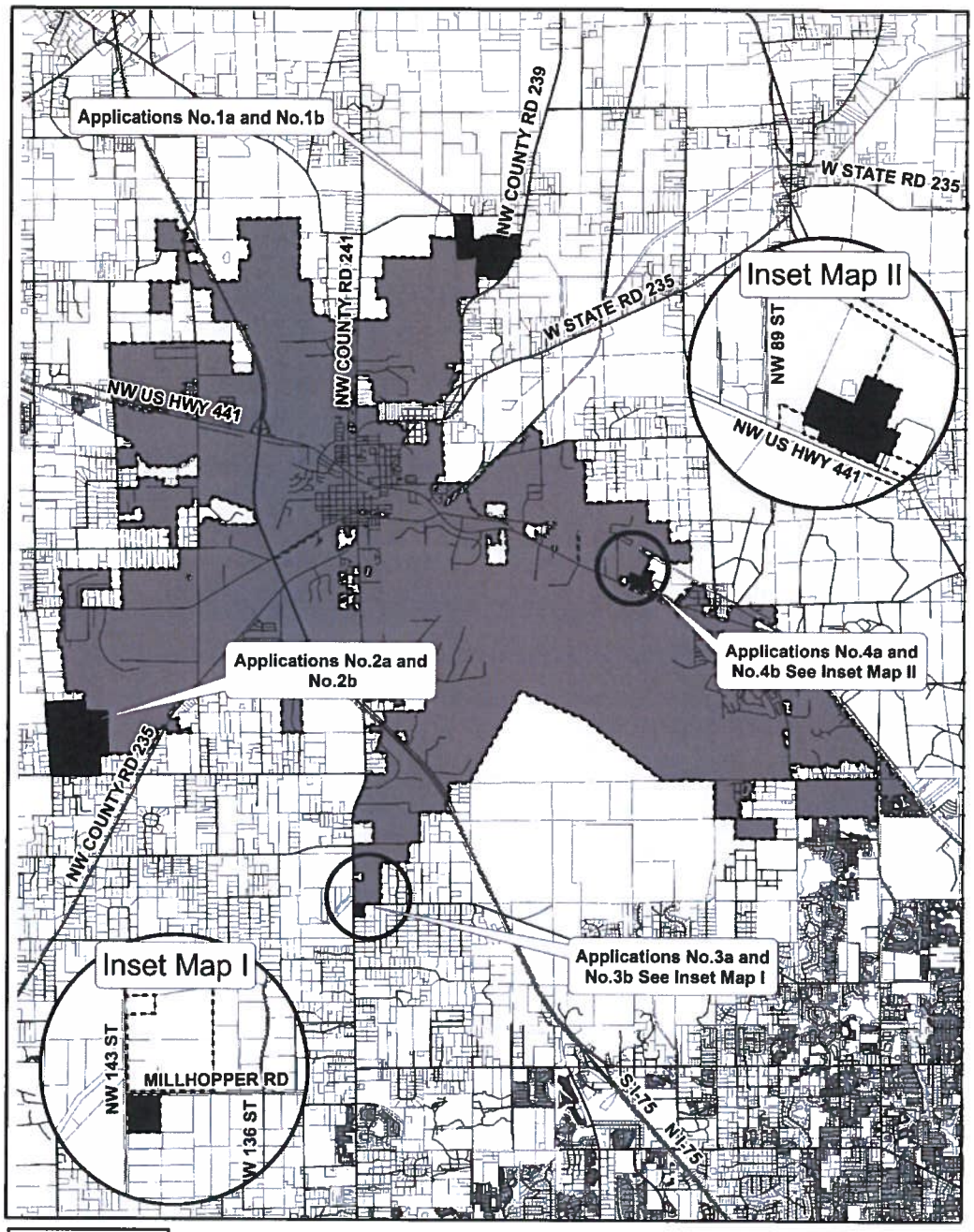
Application 2b: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±354.07 acre subject property, located North of NW 94th Ave, east of NW 202nd Street, West of NW CR 235; Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011; Existing FLUM Designation: Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 3b: A request by John May and John Williams, applicants and property owners, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) (Alachua County) to Agricultural (A) on a ±11.20 acre subject property, located south of CR 232 (Millhopper Road) and east of CR 241 (NW 143rd St); Tax Parcel Numbers 04119-016-000 and 04119-016-003; Existing FLUM Designation: Rural/Agriculture (Alachua County); Proposed FLUM: Agriculture; Existing Zoning: Agricultural (A) (Alachua County).

Application 4b: A request by Phoenix Commercial Park, LLP applicant and property owner, for consideration of a Site Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±34.99 acre subject property, located north of US Highway 441, east of NW 89th Street, and south of the CSX Rail line ; Tax Parcel Number 05855-005-000 and a portion of 05855-004-000; Existing FLUM Designation: Rural Employment Center (Alachua County); Proposed FLUM: Industrial; Existing Zoning: Industrial Services and Manufacturing (MP) (Alachua County).

City of ALACHUA

THE GOOD LIFE COMMUNITY



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Legend

- Streets
- City of Alachua City Limits
- Subject Properties

0 4,000 8,000 16,000 24,000 Feet

Prepared by City of Alachua Planning and Community Development Department: December 2018

P.O. Box 9 ♦ Alachua, Florida 32616-0009
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

City of ALACHUA

THE GOOD LIFE COMMUNITY

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.

YOUNG RICHARD B
14101 MILLHOPPER RD
GAINESVILLE, FL 32653

GREEN, MARJORIE S HEIRS
423 NW 21ST ST
GAINESVILLE, FL 32603

GOLDBERG MARTIN J
6505 NW 143RD ST
GAINESVILLE, FL 32653

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

LAWRENCE, F P & MALA
2101 NW 24TH AVE
GAINESVILLE, FL 32605-2973

HODOR, HOWARD TRUSTEE
12730 NW 12TH RD
NEWBERRY, FL 32669

GREEN, ALONZO FRANK IIIPAMELA
423 NW 21ST ST
GAINESVILLE, FL 32603-1525

CATON & CATON
6026 NW 19TH PL
GAINESVILLE, FL 32605-3246

MAY TRUSTEE & WILLIAMS, TRUSTE
PO BOX 140011
GAINESVILLE, FL 32614-0011

GARRETT L C
14007 MILLHOPPER RD
GAINESVILLE, FL 32653-2446

UNIVERSITY OF FLORIDA, FOUNDAT
PO BOX 14425
GAINESVILLE, FL 32604-2425

UNIVERSITY OF FLORIDA, FOUNDAT
1938 WEST UNIVERSITY AVE
GAINESVILLE, FL 32603

HODOR FARMS LLC
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NEWBERRY, FL 32669

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PO BOX 1000
ALACHUA, FL 32616

PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

PINKOSON & PINKOSON & UPSHAW
2820 NW 38TH DR
GAINESVILLE, FL 32605-2680

PHOENIX COMMERCIAL PARK LLLP
14610 NW 129TH TER
ALACHUA, FL 32615

DUKE ENERGY FLORIDA INC
550 S TRYON ST TAX DEPT - DEC41B
CHARLOTTE, NC 28202

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

WERSHOW, J F
204 SE 1ST ST
GAINESVILLE, FL 32601

TOM R & ASSOCIATES LLC
11 SE 2ND AVE
GAINESVILLE, FL 32601

SPERRING & SPERRING SR, TRUSTE
2928 NW 22ND ST
GAINESVILLE, FL 32605

LITHIUM NICKEL ASSET HOLDING
3 EXPRESSWAY PLAZA
ROSLYN HEIGHTS, NY 11577

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OLSON, TIMOTHY A
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ALACHUA, FL 32615

SCHERT LIFE ESTATE & SCHERT LIFE ESTATE
11626 NW 199TH AVE
ALACHUA, FL 32615

HALVORSON WILLIAM J & ARLEEN G
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ALACHUA, FL 32616

FIELDS ERIC J
PO BOX 2407
ALACHUA, FL 32616

PJDJ INC
PO BOX 729
ALACHUA, FL 32616-0729

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5319 SW 88TH CT
GAINESVILLE`, FL 32608-4124

POWELL & ZABINSKI
18821 NW COUNTY RD 239
ALACHUA, FL 32615

RAMNARINE, YVONNE B
10117 121ST ST #1
SOUTH RICHMOND HILL, NY 11419-2121

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PO BOX 729
ALACHUA, FL 32616

WILLIAMS, DOROTHY
12026 NW 147TH PL
ALACHUA, FL 32615

FUGATE D E & CHARLENE
12020 NW 199TH AVE
ALACHUA, FL 32615-3906

K9S FOR WARRIORS INC
114 CAMP K9 ROAD
PONTE VEDRA, FL 32081

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ALACHUA, FL 32616

ZALDIVAR RAGUNATH
PO BOX 1923
ALACHUA, FL 32616

LOGAN & LOGAN
18928 NW COUNTY RD 239
ALACHUA, FL 32615

DMR 239 ESTATES LLC
PO BOX 729
ALACHUA, FL 32616

PECAN PATCH LLC
PO BOX 2877
PONTE VEDRA BEACH, FL 32004

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ALACHUA, FL 32615

STEVENS & TEEL
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ALACHUA, FL 32616

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PO BOX 729
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ALACHUA, FL 32616-0729

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ALACHUA, FL 32615

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23120 N STATE ROAD 121
ALACHUA, FL 32615-4004

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9914 SW 84TH AVE
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LEE LIFE EST & LEE LIFE EST
PO BOX 116
LACROSSE, FL 32658

GORDON, WYLIE HEIRS
2049 NE 16TH TER
GAINESVILLE, FL 32609

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ALACHUA, FL 32616

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ALACHUA, FL 32616

BACKEN & SWEENEY
18808 NW COUNTY ROAD 239
ALACHUA, FL 32615-4507

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ALACHUA, FL 32616

JAGARNAUTH CHITRA
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ALACHUA, FL 32615

PJDJ INC
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ALACHUA, FL 32616

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18806 NW COUNTY RD 239
ALACHUA, FL 32615

GREGORY PAULA A
18814 NW COUNTY RD 239
ALACHUA, FL 32615

CHAPAPRIETA THOMAS P & LYNDA A
19121 NW COUNTY ROAD 239
ALACHUA, FL 32615-4519

WILLIS L G
19728 NW COUNTY ROAD 239
ALACHUA, FL 32615-4562

ZALMAN GLENN R
20004 NW 113TH WAY
ALACHUA, FL 32615-3961

WAL-MART STORES EAST LP
MS 0555 PO BOX 8050
BENTONVILLE, AR 72712-8050

NEW KYLE M
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ALACHUA, FL 32615

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HEROLD & HEROLD
1685 TIDEWATER CT
NAVARRE, FL 32566

SOUTHERLAND SUSAN ANNETTE
19713 NW 94TH AVE
ALACHUA, FL 32615-6010

HAMMOND FRANKIE A
19509 NW 94TH AVE
ALACHUA, FL 32615-6009

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ALACHUA, FL 32615

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ALACHUA, FL 32615

RIVERA DAVID S & DEBORA M
19935 NW 94TH AVE
ALACHUA, FL 32615

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PO BOX 357362
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SALTER CHRISTOPHER
19128 NW 94TH AVE
ALACHUA, FL 32615-6008

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HOPEWELL, LLC
8803 SW 61ST AVE
GAINESVILLE, FL 32608

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205

BISHOP GERALD KEVIN & DEBORAH
10803 NW 202ND ST
ALACHUA, FL 32615

LARSEN KENNETH A & SARAH L
19527 NW 94TH AVE
ALACHUA, FL 32615-6009

SOUTHERLAND SUSAN ANNETTE
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ALACHUA, FL 32615-6010

BRAUN RICHARD A & MARY J
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BUTLER CHERYL A
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FLOYD KATHRYN A
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ALACHUA, FL 32615-6008

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LANNI O L JR
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GAINESVILLE, FL 32604-1058

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ALACHUA, FL 32616-0203

PAYNE & PAYNE & PAYNE
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ALACHUA, FL 32615-6011

CARRENO & CARRENO
9714 NW 202ND ST
ALACHUA, FL 32615

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HIGH SPRINGS, FL 32655

COREY & LAKE-COREY H/W
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ALACHUA, FL 32616

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ALACHUA, FL 32615-5930

CLARK FAMILY FARMS LLC
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MIAMI, FL 33131

MILLER NICKOLAS R & CREASIE V
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ALACHUA, FL 32615

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RINEDOLLAR, MOLLY
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I 2 ENTERPRISES LLC
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FEAGLE JOSEPH M & DEBORAH J
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ALACHUA, FL 32616

AFFIDAVIT FOR POSTED LAND USE SIGN

I Adam Hall, POSTED THE LAND USE SIGN ON 12/19/18
(Name) (Date)

FOR THE Phoenix Commercial Park , LLP RZ LAND USE ACTION.
(State type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

(Signature)

2
(Number of signs)