



**Alachua Commerce
Planner Unit
Development (PUD)**

Rezoning

**Neighborhood Meeting
September 17, 2014**



CAUSSEAU, HEWETT, & WALPOLE, INC.
Civil Engineering Land Surveying Land Planning Construction Engineering Inspection

Sign-in Sheet



GAINESVILLE:
132 NW 76th Dr., Gainesville, FL 32607
P: (352) 331-1976 / F: (352) 331-2476

OCALA:
101 NE 1st Ave., Ocala, FL 34470
P: (352) 414-4621

WWW.CHW-INC.COM

SIGN-IN SHEET

Event: Neighborhood Meeting
Date/Time: September 17th, 2014 @ 5:30pm
Place: Alachua Branch Library, 14913 NW 140 Street, Alachua, FL 32615
Re: Alachua Commerce PUD – Rezoning Application

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Jean Calderwood	P.O. Box 2307 Alachua, FL 32616	Jean Calderwood
2	DARRYL TOMPKINS	P.O. BOX 519 ALACHUA, FL 32616	Darryl Tompkins
3	Jay Patel	15960 NW 43 Hwy 441 Alachua	Jay Patel
4	TD CARTER	14710 NW 150th Alachua	TD Carter
5	J Cartell	same	J Cartell
6	KEU FICKETT	3001 NE 20 way	KEU FICKETT
7	Jessica Fickett	3001 NE 20th way	Jessica Fickett
8			
9			
10			
11			

Workshop Minutes



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NEIGHBORHOOD MEETING MINUTES

ALACHUA COMMERCE PLANNED UNIT DEVELOPMENT (PUD) REZONING

SEPTEMBER 17, 2014 AT 5:30 PM

ALACHUA BRANCH LIBRARY, MEETING ROOM

Recorded and transcribed by Causseaux, Hewett, & Walpole, Inc. (CHW) staff.

CHW Attendee – Ryan Thompson (RT)

Following an informational PowerPoint presentation by Ryan Thompson, attendees asked questions regarding the proposed Rezoning request. The PowerPoint presentation contained the required neighborhood meeting elements. Questions were asked both during and after the presentation. The following is a summary of the questions asked during the meeting and citizens' comments.

- Question – How do you get to the site?

Answer (RT) – Currently the site is accessed from NW 151st Boulevard, which connects to US-441 from NW 147th Drive. Additional site access points could be located directly to US-441 closer to the interstate, or to the south to CR 2054. However, there are additional tax parcel owners that will have to allow access through their property.

- Question – What's currently on the site?

Answer (RT) – The site is currently vacant, other than the City's stormwater basin.

- Question – What uses are currently allowed?

Answer (RT) – The PUD lists specific uses within the Business Park and Commercial Area that are permitted today. [Sited abbreviated list of uses per PUD Note #9.]

- Question – Will a hotel be allowed on the property?

Answer (RT) – Yes, hotels are a permitted use within the CI zoning district.

- Question – What can be built in the Government Facilities area?

Answer (RT) – The majority of the area is already constructed as a stormwater basin. A walking path is planned to surround the basin. No utility uses are planned for the site.

Application Package
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2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments



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ALACHUA COMMERCE

PLANNED UNIT DEVELOPMENT (PUD)

Rezoning – Justification Report

REVISED February 12, 2015

Prepared for:
The City of Alachua, Florida

Prepared on behalf of:
The Alachua Commerce PUD – Property Owners

Prepared by:
Causseaux, Hewett, & Walpole, Inc.

PN# 14-0047.01
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1. EXECUTIVE SUMMARY

To: Ms. Kathy Winburn, AICP, Planning Director, City of Alachua #14-0047.01
From: C. Ryan Thompson, AICP, Land Development Planner, CHW
Date: REVISED February 12, 2015
Re: Alachua Commerce Planned Unit Development (PUD) – Rezoning Application

Jurisdiction: City of Alachua, FL		Intent of Application: Rezoning to GF, CC, & CI.	
Physical Address: The southeast quadrant of the US Highway-441/Interstate-75 interchange.			
Parcel Number: 03863-000-000, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, 03869-014-000, 03868-002-000 & 03868-002-001		Acres: ±154.5 acres (Source: Alachua County Property Appraiser)	
Current Future Land Use Classification: <i>Agricultural (A)</i> 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. <i>Commercial (C)</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.		Proposed Future Land Use Classification: <i>No change in the site's Future Land Use (FLU) designation is being requested in coordination with this rezoning application.</i> <i>The proposed Rezoning is consistent with the underlying FLU designation.</i>	
Current Zoning District: <i>Agricultural (A)</i> The A district is established and intended to: support agriculture and agriculture supportive uses; ensure residential development consistent with rural and agricultural character; and be consistent with the areas designated as agriculture on the Comprehensive Plan. <i>Planned Unit Development (PUD)</i> [The PUD zoning district was replaced by the Planned Development-Commercial (PD-COMM) District.] The purpose and intent of the PD-COMM District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as stand-alone uses.		Proposed Zoning Districts: <i>Government Facilities (GF) (13.0 acres)</i> The GF District is established and intended to include public lands for the purpose of accommodating governmental facilities. <i>Community Commercial (CC) (12.9 acres)</i> The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. <i>Commercial Intensive (CI) (128.6 acres)</i> The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location.	
Current Maximum Density/Intensity <i>Business Park and Commercial Areas:</i> (PUD condition #11) = 290,000 ft ² <i>Public Facility:</i> 3.0 acres (1.0 FAR) = 130,680 ft ² TOTAL: 320,680 ft ²		Potential Maximum Density/Intensity GF: ±13 acres * 43,560 ft ² * 0.0 FAR = 0 ft ² CC and CI: ±141.5 acres * 43,560 ft ² * 0.5 FAR TOTAL: = 3,081,870 ft ² Practicable Density/Intensity GF: ±13 acres * 43,560 ft ² * 0.0 FAR = 0 ft ² CC and CI: ±141.5 acres * 43,560 ft ² * 0.15 FAR TOTAL: = 924,561 ft ²	

2. STATEMENT OF PROPOSED CHANGE

This application requests a zoning change on approximately 154.5 acres within the City of Alachua. The project site is located within the southeast quadrant of the US Highway-441/Interstate-75 (US-441/I-75) interchange. The site consists of eight tax parcels, 03863-000-000, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, 03869-014-000, 03868-002-000 and 03868-002-001. The site's access is from US-441 via NW 147th Drive and NW 151st Boulevard. *Figure 1* provides an aerial view of the site.



Figure 1: Aerial Map

The existing Future Land Use Map (FLUM) designation is Commercial (C), and the existing zoning district is Planned Unit Development (PUD). This proposed Rezoning requests to change the Zoning category from PUD to Commercial Intensive (CI) and Government Facilities (GF). The PUD property owners have collectively determined to seek straight zoning categories that most directly reflect the PUD's development intent.

City of Alachua staff requested Government Facilities (GF) on tax parcel 03868-002-001, which is owned by the City and already developed as a stormwater basin (commonly known as the 'TK Basin'). Tax parcel 03869-002-000 (owned by 10.47 LLC) was also included as GF, since the property is planned for a walking path around the basin.

To determine the most appropriate zoning classification for the rest of the project area, a three-phase analysis was conducted. First, the existing PUD's permitted uses were compared to the City's Business Districts permitted uses. Second, the Business district's Specific Purposes were compared to the site's characteristics. And, last, the site's compatibility with adjacent land uses was evaluated.

The findings revealed that the Commercial Intensive (CI) district was most appropriate for the site's majority. The existing PUD's primary land area (91.4% of the total site) is

designated Business Park, which most closely reflects the permitted uses within the CI zoning district¹. Consistent with the CI district's Specific Purpose, the site is located adjacent to both I-75 and US-441, which serves as a regional hub for commerce. And, adjacent properties are either Commercial or High Density Residential, which are compatible with permitted CI uses. Where the project site is located adjacent to Agricultural (A) uses, the Community Commercial (CC) district is most appropriate to increase land use compatibility.

This proposed Rezoning creates a logical extension of the existing adjacent Commercial FLUM and zoning designations already located along US-441. *Figures 3-4* illustrate the current and proposed Zoning designations. *Table 1* summarizes the site's adjacent FLU and zoning designations.

Table 1: Adjacent FLUM and Zoning Designations

Direction	FLUM Designation	Zoning Designation
North	Commercial (C)	Commercial Intensive (CI)
East	Agricultural (A) , Community Commercial (CC), and High Density Residential (HIGH)	Agricultural (A), Planned Development-Commercial (PD-COMM), Residential Multi-Family 15 (RMF-15)
South	Agricultural (A)	Agricultural (A)
West	I-75 r/w	I-75 r/w

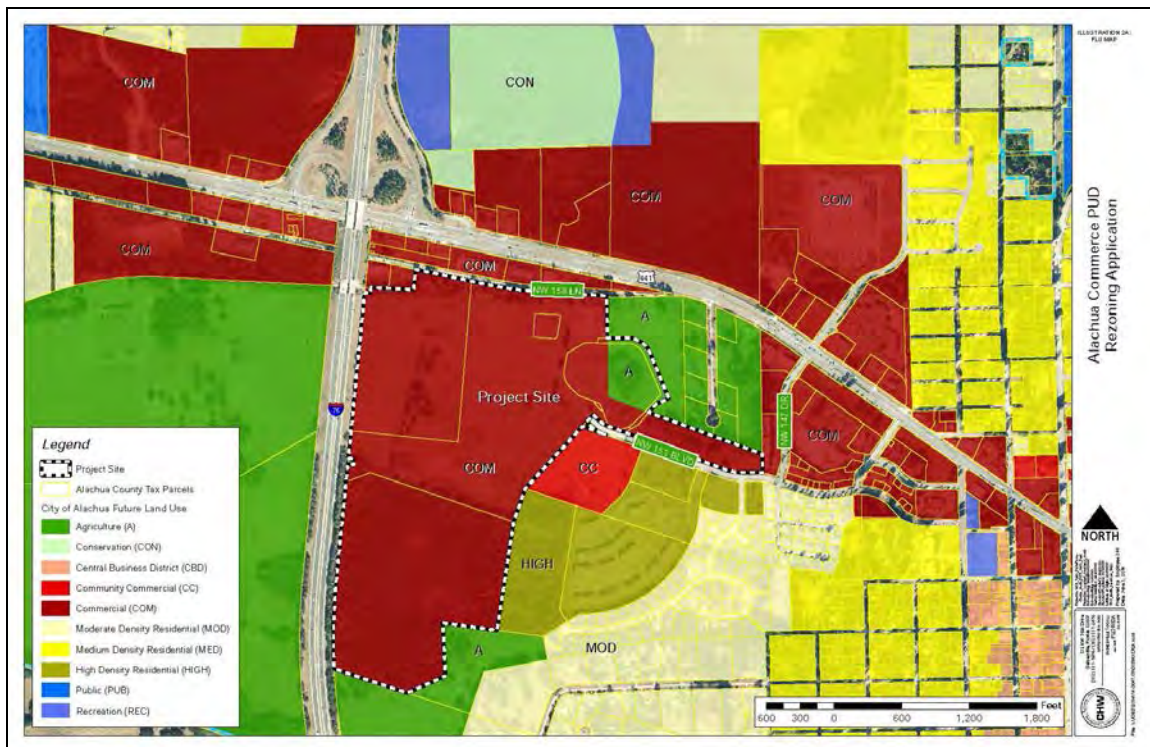


Figure 2: Future Land Use Map

¹ A complete side-by-side comparison chart can be found as an attachment to this application package.

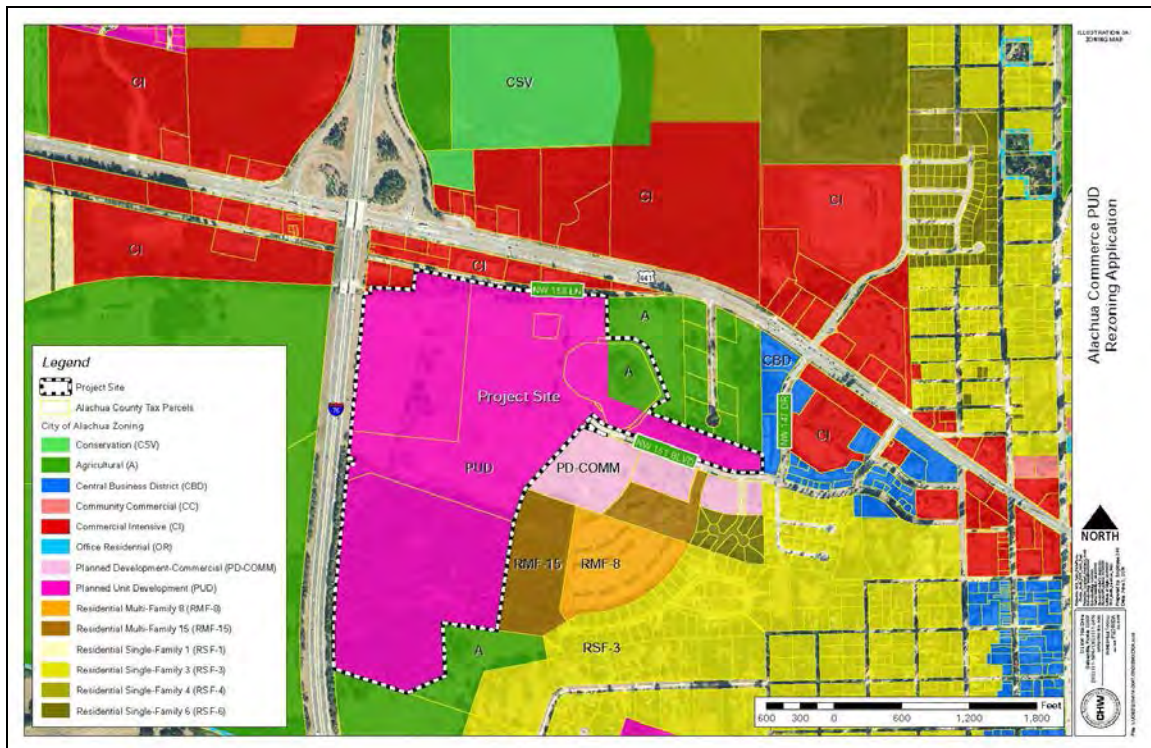


Figure 3: Current Zoning Map

As shown above, the current Zoning district pattern consists of Commercial Intensive (CI) along the US-441 corridor. In fact, this is the primary commercial node within the City of Alachua's limits. The establishment of this node provides a historical focus of commercial uses that serve the City of Alachua and rural communities north of the City of Gainesville, located 15 miles to the south. This application merely allows the site to contribute to the existing commercial area's ability to meet the needs of this regional population. Furthermore, the requested Rezoning is consistent with the CI zoning district's Specific Purpose, which states that, *the CI district should be located along major arterials or highways and at the US Highway-441/Interstate-75 interchange.*

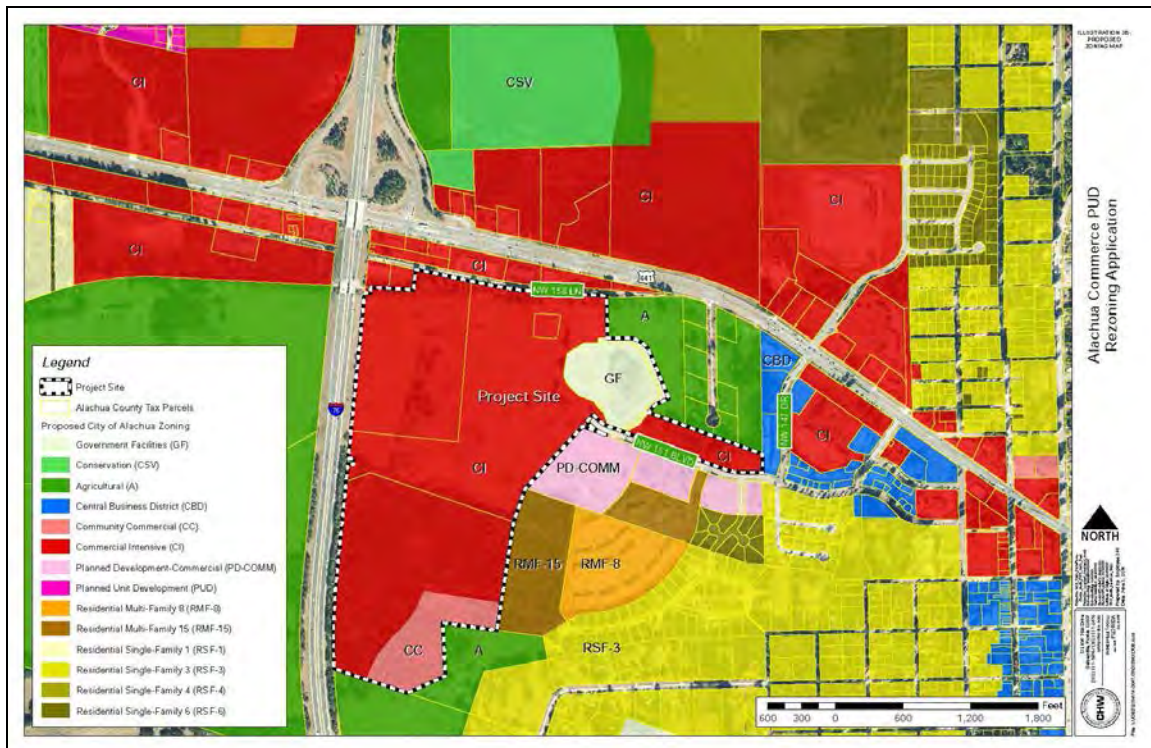


Figure 4: Proposed Zoning Map

This proposed Rezoning is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations requirements. The adjacent parcels located along US-441 are currently designated Commercial FLU and CI zoning. Collectively, these parcels compose the primary commercial node within the City of Alachua and the geographic region north of the City of Gainesville. This Rezoning enhances the City's ability to serve the region's needs through appropriately-scaled retail and office uses.

Additionally, the site's proximity to I-75 and US-441 is easily accessible for patron, tenants, and employees. The regional draw for commerce and employment will enhance the City's economic base. While visiting large-scale retail establishments onsite, patrons will likely also visit the City's unique character within downtown/main street, further benefiting local businesses.

3. CONCURRENCY ANALYSIS

This concurrency analysis is based on the **net difference** between the existing PUD's entitlements and a maximum development scenario. The proposed Rezoning application proposes to rezone approximately 154.5 acres within the City of Alachua from Planned Unit Development (PUD) to Community Commercial (CC), Commercial Intensive (CI), and Government Facilities (GF). The PUD's entitlements, which consisted of both Business Park and Commercial uses, were capped at a combined 290,000 ft². Under the proposed CC and CI zoning classifications, approximately 141.5 acres could be developed at a Floor Area Ratio of 0.5, which would yield ±3,081,870 ft². The proposed GF zoning classification yields no additional density/intensity entitlements. Therefore, this analysis is based on a **net increase of 2,791,870 ft²**, which will be disseminated as follows:

- 50% Shopping Center (ITE 820): 1,395,935 ft²
- 50% Office Park (ITE 750): 1,395,935 ft²

Table 2 identifies affected roadway segments as determined by City LDR Sec. 2.4.14(H)(2)(b), which states:

Developments generating more than 1,000 trips.

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

As evident by the **69,587** total Daily net trips calculated in Table 2, the proposed zoning will generate more than 1,000 ADT. Therefore, analysis is not just required for roadway segments that intersect with a ½ mile radius from the project site's closest intersection. Analysis also includes roadways that are anticipated to have a 5% or greater maximum service volume increase. Figure 5 illustrates the anticipated trip distribution while Table 3 identifies the impacted roadway segments.

Table 2: Trip Generation Calculations

ITE Land Use ¹	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Shopping Center (ITE 820) ²	1396	42.70	59,606	3.42	4,774	4.57	6,379
Office Park (ITE 750)	1396	11.42	15,942	1.71	2,387	1.48	2,066
Commercial Internal Capture ³	-	-	5,961	-	477	-	638
Total	-	-	69,587	-	6,684	-	7,807

1. Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.
2. The ITE manual does not have sufficient data for AM and PM Peak trips. Therefore, a realistic projection based on similar ITE uses with a similar Daily trip count was used for this analysis. The two (2) land uses with Daily trip counts similar ITE 820 are Discount Club (ITE 857) (AADT: 41.8, AM: 3.37, PM: 4.63) and Electronics Store (ITE 863) (AADT: 45.04, AM: 3.46, PM: 4.5). The AM and PM Peak figures used for ITE 820 were calculated by averaging the AM and PM Peak figures for the two similar land uses and rounding to the nearest one-hundredth decimal point.
3. Internal capture is based on 10% applied to ITE 820 and 0% applied to ITE 750.

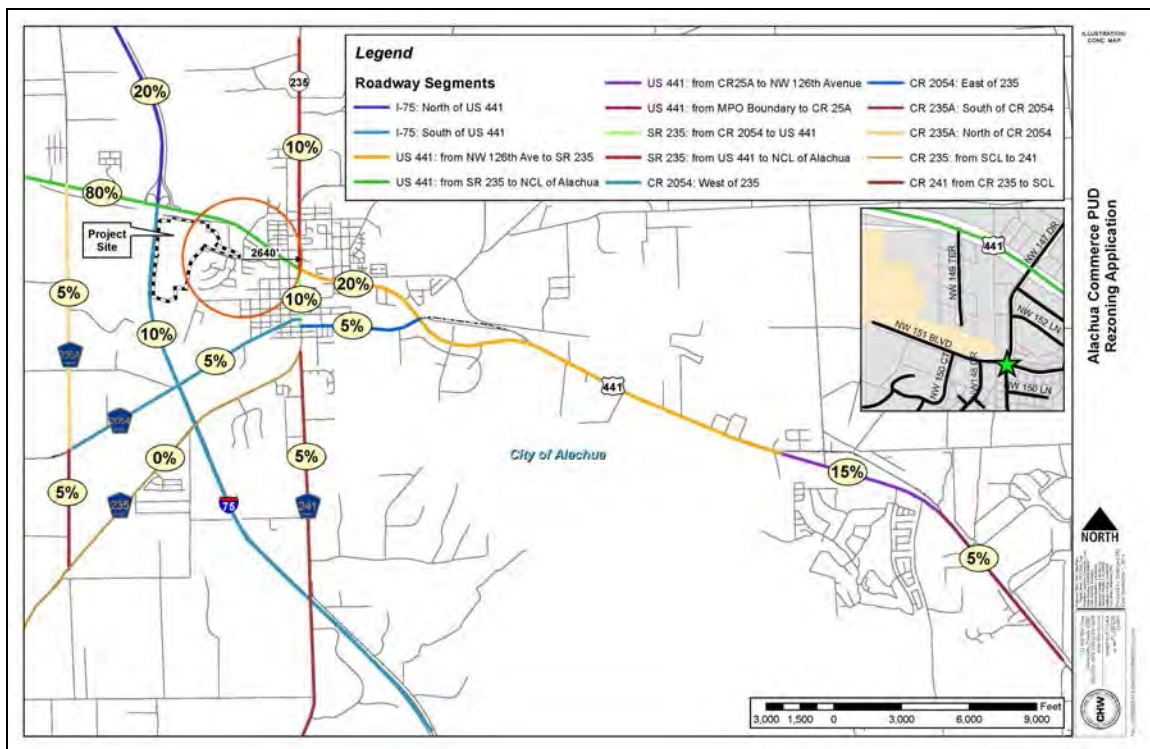


Figure 5: Anticipated Trip Distribution by Segment

Table 3: Impacted Roadway Segments

Segment Description		Lanes	Functional Classification	Area Type	LOS
1	I-75 (NCL of Alachua to US 441)	6LD	Freeway	Urban Trans	C
2	I-75 (US 441 to SCL of Alachua)	6LD	Freeway	Urban Trans	C
3/4	US-441 (NW 126th to SR-235)	4/D	Principal Arterial	Urban Trans	D
5	US-441 (SR-235 to NCL of Alachua)	4/D	Principal Arterial	Urban Trans	D
6	US-441 (CR-25A to NW 126 th Ave)	4/D	Principal Arterial	Urban Trans	D
8	SR-235 (235/241 Intersection to US-441)	2LU	Major Collector	Urban Trans	D
9	SR-235 (US-441 to NCL of Alachua)	2LU	Major Collector	Urban Trans	D
	CR 2054 (West of CR 235A)	2LU	Major Collector	Urban Trans	D
	CR 2054 (East of CR 235A)	2LU	Major Collector	Urban Trans	D
	CR 235A (173rd Street) (South of US 441)	2LU	Major Collector	Urban Trans	D
	CR 235A (173rd Street) (North of US 441)	2LU	Major Collector	Urban Trans	D
	CR 241 (SCL to 235)	2LU	Major Collector	Urban Trans	D

The intersection used to calculate the ½ mile radius was NW 147th Drive and NW 151st Boulevard. Since this intersection is accessible from the downtown area without using major corridors, an estimated 80% of the net generated trips are anticipated to travel US-441 (SR-235 to NCL of Alachua). From US-441 at NW 147th Drive, the trips are estimated to distribute equally east and west. To the east, US-441 will retain 20% while SR-235 will take 10% of the net generated trips equally, north and south. To the west, US-441 is expected to retain 15% of the net generated trips while I-75 handles 20% of the trips to the north and 10% to the south. The low retention on I-75 south-bound is due to the City of Gainesville's regional resources and the lack of interstate interchanges between the two cities.

All roadway segments except CR 235 were estimated to have at least a 5% increase in maximum service volumes. Impacts to individual roadway segments are calculated in Tables 4A-G. Roadway segments that are anticipated to operate at a failing Level of Service (LOS), per LOS standards established in the City of Alachua Comprehensive Plan, are:

- Segment 3/4: US-441 (NW 126th to SR-235)
- Segment 5: US-441 (SR-235 to NCL of Alachua)
- Segment 8: SR-235 (235/241 Intersection to US-441)
- Segment 9: SR-235 (US-441 to NCL of Alachua)

This is partially due to the single ingress/egress point for the site located along US-441. To mitigate impacts to this roadway segment, an additional ingress/egress on a different roadway segment may be explored.

Table 4A: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	I-75		I-75	
	(NCL of Alachua to US 441)		(US 441 to SCL of Alachua)	
Maximum Service Volume ¹	85,600	7,710	85,600	7,710
Existing Traffic ¹	35,505	3,728	56,000	5,880
Reserved Trips ¹	657	55	1,193	103
Available Capacity	49,438	3,927	28,407	1,727
Projected Trip Generation ²	13,917	1,561	6,959	781
Available Capacity w/ Zoning Approval	35,521	2,366	21,448	946

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 20% and 10%, respectively, for these two roadway segments.

Table 4B: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	US 441		US 441	
	(NW 126th to SR 235)		(SR 235 to NCL of Alachua)	
Maximum Service Volume ¹	35,500	3,200	35,500	3,200
Existing Traffic ¹	17,495	1,662	23,000	2,185
Reserved Trips ¹	1,331	168	6,865	610
Available Capacity	16,674	1,370	5,635	405
Projected Trip Generation ²	13,917	1,561	55,670	6,246
Available Capacity w/ Zoning Approval	2,757	(191)	(50,035)	(5,841)

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 20% and 80%, respectively, for these two roadway segments.

Table 4C: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	US 441		US 441	
	(CR 25A to NW 126th Ave)		(MPO Boundary to CR 25A)	
Maximum Service Volume ¹	35,500	3,200	35,500	3,200
Existing Traffic ¹	17,495	1,662	19,200	1,728
Reserved Trips ¹	892	82	1,376	131
Available Capacity	17,113	1,456	14,924	1,341
Projected Trip Generation ²	10,438	1,171	3,479	390
Available Capacity w/ Zoning Approval	6,675	285	11,445	951

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 15% and 5%, respectively, for these two roadway segments.

Table 4D: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	SR 235		SR 235	
	(235/241 Intersection to US 441)		(US 441 to NCL of Alachua)	
Maximum Service Volume ¹	13,300	1,200	13,300	1,200
Existing Traffic ¹	9,495	902	6,653	632
Reserved Trips ¹	456	43	381	37
Available Capacity	3,349	255	6,266	531
Projected Trip Generation ²	6,959	781	6,959	781
Available Capacity w/ Zoning Approval	(3,610)	(526)	(693)	(250)

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 10% and 10%, respectively, for these two roadway segments.

Table 4E: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	CR 2054		CR 2054	
	(West of CR 235A)		(East of CR 235A)	
Maximum Service Volume ¹	14,580	1,314	14,580	1,314
Existing Traffic ¹	4,326	411	2,042	194
Reserved Trips ¹	38	4	418	63
Available Capacity	10,216	899	12,120	1,057
Projected Trip Generation ²	3,479	390	3,479	390
Available Capacity w/ Zoning Approval	6,737	509	8,641	667

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 5% and 5%, respectively, for these two roadway segments.

Table 4F: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	CR 235A (173rd St)		CR 235A (173rd St)	
	(South of US 441)		(North of US 441)	
Maximum Service Volume ¹	14,580	1,314	14,580	1,314
Existing Traffic ¹	4,642	441	1,589	151
Reserved Trips ¹	617	55	-	-
Available Capacity	9,321	818	12,991	1,163
Projected Trip Generation ²	3,479	390	3,479	390
Available Capacity w/ Zoning Approval	5,842	428	9,512	773

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 5% and 5%, respectively, for these two roadway segments.

Table 4G: Potential Impacts on Roadway Segments

	AADT	PM
Traffic System Category	CR 241	
	(SCL to 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	6,632	630
Reserved Trips ¹	-	-
Available Capacity	7,948	684
Projected Trip Generation ²	3,479	390
Available Capacity w/ Zoning Approval	4,469	294

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentage is estimated to be 5% for the roadway segment.

PUBLIC FACILITIES IMPACT ANALYSIS

As with the transportation facilities, public facilities impacts are based on the net increase in development entitlements. Since the proposed development does not include a residential component, the recreation and public schools facilities were not evaluated. The following tables include data from the City of Alachua December 2014 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code.

Table 5: Projected Potable Water Impact

System Category	Gallons Per Day
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,140,000
Reserved Capacity ¹	108,775
Residual Capacity ¹	1,051,225
Percentage of Permitted Design Capacity Utilized	54.29%
Net Potential potable water demand ²	
[2,791,870 ft ² x 0.1 gallons per unit]	279,187
Residual Capacity after Proposed Project	772,038

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 6: Projected Sanitary Sewer Impact

System Category	Gallons Per Day
Treatment Plant Current Permitted Capacity	1,230,000
Less Actual Treatment Plant Flows	595,000
Reserved Capacity	82,325
Residual Capacity ¹	552,675
Percentage of Permitted Design Capacity Utilized	55.07%
Net Potential Sanitary Sewer Demand	
[2,791,870 ft ² x 0.1 gallons per unit]	279,187
Residual Capacity After Proposed Project ²	273,488

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

Table 7: Project Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand	37,200.00	6,789.00
Reserved Capacity	5,284.50	964.42
	50 years	
Proposed Potential Solid waste generated		
[0 dwelling units x 2.6 persons per du x .73 tons per capita + (((12 lbs. / 1,000 sq. ft. / day x 2,791,870 ft ²) x 365) / 2000)]		6,114.20

In summary, Tables 5 through 7 illustrate that there is sufficient potable water, sanitary sewer, and solid waste capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards. The increase of 2,791,870 ft² between the existing and proposed entitlements does not degrade LOS standards, as shown in Tables 5 through 7.

Regardless of the concurrency analysis findings, **the City of Alachua does not reserve public facility capacity for Rezoning applications.** Therefore, impacts to public facilities that may result from development will be re-evaluated at site plan review. Development approval shall be issued only if the proposed development does not lower LOS in the Comprehensive Plan.

4. PRACTICABLE DEVELOPMENT SCENARIO

The concurrency analysis in Section 3 is based on the net difference between the existing PUD's entitlements and a maximum development scenario, as required by the City of Alachua. However, the applicants' development experience, interaction with potential tenants, and understanding of large-scale development of similar acreage and mix of uses indicate that the project site will likely develop at a 0.15 FAR versus the permitted 0.5 FAR allowed within the proposed CC and CI zoning districts.

This Section evaluates the anticipated impacts to public facilities based on the net difference between the existing PUD's entitlements and this practical (0.15 FAR) development scenario. Therefore, this analysis is based on a net increase of **634,561 ft²**, which will be disseminated as follows:

- 50% Shopping Center (ITE 820): 317,280.5 ft²
- 50% Office Park (ITE 750): 317,280.5 ft²

As evident by the **15,816** Daily net trips calculated in Table 2, the proposed zoning will generate more than 1,000 ADT. Therefore, analysis is not just required for roadway segments that intersect with a ½ mile radius from the project site's closest intersection. Analysis also includes roadways that are anticipated to have a 5% or greater maximum service volume increase. Figure 5 illustrates the anticipated trip distribution while Table 3 identifies the impacted roadway segments.

Table 8: Trip Generation Calculations

ITE Land Use ¹	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Shopping Center (ITE 820) ²	317	42.70	13,548	3.42	1,085	4.57	1,450
Office Park (ITE 750)	317	11.42	3,623	1.71	543	1.48	470
Commercial Internal Capture ³	-	-	1,355	-	109	-	145
Total	-	-	15,816	-	1,519	-	1,775

1. Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.

2. ITE manual does not have sufficient data for AM and PM Peak trips. The same method described in Section 3 was used to project ITE 820 AM and PM Peak rates.

3. Internal capture is based on 10% applied to ITE 820 and 0% applied to ITE 750.

Table 9: Impacted Roadway Segments

Segment Description		Lanes	Functional Classification	Area Type	LOS
3/4	US-441 (NW 126 th to SR-235)	4/D	Principal Arterial	Urban Trans	D
5	US-441 (SR-235 to NCL of Alachua)	4/D	Principal Arterial	Urban Trans	D
6	US-441 (CR-25A to NW 126 th Ave)	4/D	Principal Arterial	Urban Trans	D
8	SR-235 (235/241 Intersection to US-441)	2LU	Major Collector	Urban Trans	D
9	SR-235 (US-441 to NCL of Alachua)	2LU	Major Collector	Urban Trans	D
	CR 2054 (West of CR 235A)	2LU	Major Collector	Urban Trans	D
	CR 2054 (East of CR 235A)	2LU	Major Collector	Urban Trans	D
	CR 235A (173rd Street) (South of US 441)	2LU	Major Collector	Urban Trans	D
	CR 235A (173rd Street) (North of US 441)	2LU	Major Collector	Urban Trans	D
	CR 241 (SCL to 235)	2LU	Major Collector	Urban Trans	D

The intersection used to calculate the ½ mile radius and the project roadway impacts, in terms of trip distribution, were not changed from Section 3's analysis.

A total of ten roadway segments, which are listed in Table 9, were estimated to have at least a 5% increase in maximum service volumes. Impacts to individual roadway segments are calculated in Tables 10A-F. The only roadway segment that is anticipated to operate at a failing Level of Service (LOS), per LOS standards established in the City of Alachua Comprehensive Plan, is US-441 (SR 235 to NCL of Alachua). As with the impacts in Section 3, this is due to the single ingress/egress point for the site located along US-441. To mitigate impacts to this roadway segment, an additional ingress/egress on a different roadway segment may be explored.

Table 10A: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	US 441		US 441	
	(NW 126th to SR 235)		(SR 235 to NCL of Alachua)	
Maximum Service Volume ¹	35,500	3,200	35,500	3,200
Existing Traffic ¹	17,495	1,662	23,000	2,185
Reserved Trips ¹	1,331	168	6,865	610
Available Capacity	16,674	1,370	5,635	405
Projected Trip Generation ²	3,163	355	12,653	1,420
Available Capacity w/ Zoning Approval	13,511	1,015	(7,018)	(1,015)

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 20% and 80%, respectively, for these two roadway segments.

Table 10B: Potential Impacts on Roadway Segments

	AADT	PM
Traffic System Category	US 441 (CR 25A to NW 126th Ave)	
Maximum Service Volume ¹	35,500	3,200
Existing Traffic ¹	17,495	1,662
Reserved Trips ¹	892	82
Available Capacity	17,113	1,456
Projected Trip Generation ²	2,372	266
Available Capacity w/ Zoning Approval	14,741	1,190

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentage is estimated to be 15% for the roadway segment.

Table 10C: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	SR 235 (235/241 Intersection to US 441)		SR 235 (US 441 to NCL of Alachua)	
Maximum Service Volume ¹	13,300	1,200	13,300	1,200
Existing Traffic ¹	9,495	902	6,653	632
Reserved Trips ¹	456	43	381	37
Available Capacity	3,349	255	6,266	531
Projected Trip Generation ²	1,582	177	1,582	177
Available Capacity w/ Zoning Approval	1,767	78	4,684	354

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 10% and 10%, respectively, for these two roadway segments.

Table 10D: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	CR 2054 (West of CR 235A)		CR 2054 (East of CR 235A)	
Maximum Service Volume ¹	14,580	1,314	14,580	1,314
Existing Traffic ¹	4,326	411	2,042	194
Reserved Trips ¹	38	4	418	63
Available Capacity	10,216	899	12,120	1,057
Projected Trip Generation ²	791	89	791	89
Available Capacity w/ Zoning Approval	9,425	810	11,329	968

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 5% and 5%, respectively, for these two roadway segments.

Table 10E: Potential Impacts on Roadway Segments

	AADT	PM	AADT	PM
Traffic System Category	CR 235A (173rd St) (South of US 441)		CR 235A (173rd St) (North of US 441)	
Maximum Service Volume ¹	14,580	1,314	14,580	1,314
Existing Traffic ¹	4,642	441	1,589	151
Reserved Trips ¹	617	55	-	-
Available Capacity	9,321	818	12,991	1,163
Projected Trip Generation ²	791	89	791	89
Available Capacity w/ Zoning Approval	8,530	729	12,200	1,074

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentages are estimated to be 5% and 5%, respectively, for these two roadway segments.

Table 10F: Potential Impacts on Roadway Segments

	AADT	PM
Traffic System Category	CR 241	
	(SCL to 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	6,632	630
Reserved Trips ¹	-	-
Available Capacity	7,948	684
Projected Trip Generation ²	791	89
Available Capacity w/ Zoning Approval	7,157	595

1. Source: City of Alachua December 2014 Development Monitoring Report.

2. Projected Distribution percentage is estimated to be 5% for the roadway segment.

The difference between the City's required concurrency analysis method and the method that may more accurately depict a practicable development scenario is significant. The Practicable Development Scenario results in a **77.3% reduction** (53,771 trips) in net Daily vehicle trips. The practical scenario also impacts only five roadway versus the all roadway segments as indicated in the Maximum Development Scenario. Finally, Practicable Development Scenario results in only one roadway segment, US-441 (SR 235 to NCL of Alachua), that's anticipated to operate at a failing Level of Service (LOS), per LOS standards established in the City of Alachua Comprehensive Plan.

5. CONSISTENCY WITH COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in ***bold italic*** font.

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 1.3: Commercial

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

Response: The project site is designated as Commercial on the adopted Future Land Use Map, and is consistent with the above description. The site is located within the southeast quadrant of the I-75 and US-441 interchange, which is a regional node for commercial retail. The site is uniquely suited to support large-scale commercial uses that cannot be otherwise located on other sites at this interchange. Anticipated uses include retail sales and services, hotels, commercial shopping centers, office/business parks, eating establishments, and other uses described above.

Policy 1.3.f: The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US-441 and I-75. The boundaries of the Gateway

Activity Center shall be based on the Generalized US-441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

Response: *A large portion of the site is located within the 2,000-foot radius that defines the Gateway Activity Center. Development within the project site will support and promote the Gateway's development intent, which includes providing an attractive, vibrant, and economically prosperous community. The site will consist of regionally supportive retail, as well as, office/business park uses that will ensure the City's economic vitality.*

Objective 2.4: Landscaping and Tree Protection Standards:

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

Response: *The site is adjacent to other commercial uses, which are inherently compatible with the site's intended retail- and office-based uses. Where the project site is located adjacent to Agricultural (A) uses, the Community Commercial (CC) zoning district is proposed to increase land use compatibility.*

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 program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: *The site is primarily devoid of trees, except for approximately 50 acres located to the south (tax parcel 03863-000-000). The site's development, particularly on this parcel, will be consistent with City regulations for tree protection and mitigation consistent with Comprehensive plan and LDR requirements.*

Objective 2.6: Large Scale Retail Design Standards:

The City shall establish large scale retail design standards to protect the City's small-town character and to promote the architectural design features as a theme for commercial development within the City.

Policy 2.6.a: The large scale retail design standards shall contain, at a minimum, architectural character, color and materials, relationship to surrounding community and streets, pedestrian flows and parking.

Response: *The site's development will be consistent with Comprehensive Plan and LDR requirements regarding large-scale design standards. The site's development will respect the town's architectural character and development pattern, particularly the existing retail and office establishments along the US-441 corridor.*

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

Response: *Approval of this Rezoning application encourages new development within appropriate, urban areas that are supported by existing public infrastructure. Furthermore, retail- and office-based development on this site will help reduce urban sprawl by reducing development pressure outside the urbanized area.*

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.

Response: *The site is supported by public infrastructure, facilities, and services. The site will be developed in a manner that best utilizes the location of existing infrastructure and reduces infrastructure demands onsite. The site's development will also meet Comprehensive Plan and LDR requirements that protect and enhance the site's natural features. Topography, soils, flood-prone areas, wetlands, and wildlife habitat that may exist will be primary considerations. And, natural features and habitats, where appropriate, will be protected to the greatest extent possible.*

GOAL 7: Utilities and wellfield protection: The City shall ensure the availability of suitable lands for utility facilities necessary to support development, as well as protecting existing wellfield sites and future wellfield sites.

Objective 7.1: Expansion and extension of utilities:
The City shall make available, through easement or acquisition, suitable lands for utility facilities necessary to support existing and future development.

Response: *The site's development shall provide utility easements, where appropriate, to ensure the City's ability to properly maintain public infrastructure and facilities. A City-owned stormwater management facility (commonly known as the 'TK Basin') is located partially onsite, to the north, and will be designated the Government Facilities (GF) zoning district classification.*

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.

Response: *The site is not located within a wellfield protection zone. Therefore, site development is not regulated by wellfield protection standards. The closest wellfield is located approximately 3,500 feet from the project site.*

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.

Response: *The site will be served by the City of Alachua's potable water and wastewater systems, as the site's location is proximate to existing facilities. Development will meet Comprehensive Plan and LDR requirements for potable water and wastewater service connections.*

TRANSPORTATION ELEMENT

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

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 site's development will ensure that the City's motorized and non-motorized transportation systems continue to meet adopted Level of Service standards. Section 3 within this report examines development impacts to transportation facilities.*

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.

Response: *The site is accessed by US-441 via NW 147th Drive and NW 151st Boulevard, which are local collector roadways. The site will meet*

the City's access management standards as outlined in Comprehensive Plan and LDR requirements. If additional access points are established in the future, development will coordinate Alachua County and/or FDOT to ensure standards are met.

Objective 1.3: Parking

The City shall require innovative parking lot design for multiple-family and non-residential developments, including the provision of bicycle parking, pedestrian-friendly design, and landscaping.

Response: The site's development will meet both minimum and maximum City development standards for parking lot design. Shared parking will be considered to reduce the overall amount of parking within the development. Landscaping that includes canopy trees will be distributed throughout parking areas as required by Comprehensive Plan and LDR requirements. Pedestrian-friendly parking areas will be implemented to the maximum extent possible, including delineated pedestrian-crossing zones and shaded walkways. Portions of the site located within the Gateway Overlay District will adhere to regulations in LDR Sec. 3.7.2(C).

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.

Response: The project site will utilize City wastewater services to meet onsite demands. Development will ensure that the City's wastewater systems continue to meet adopted Level of Service standards. Section 3 within this report examines development impacts to wastewater facilities.

GOAL 2: Solid Waste

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

Response: The project site will dispose of solid waste in a sanitary, economic, and environmentally safe manner. Waste reduction and prevention will be considered to minimize impacts to the New River Solid Waste Landfill. Development will ensure that the landfill continues to meet the City's adopted Level of Service standards. Section 3 within this report examines development impacts to solid waste facilities.

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.

Response: *Stormwater generated from onsite development will be discharged, in part, to the City's 'TK Basin.' Development located in areas that do not naturally drain to the City's basin will be managed separately in appropriately designed stormwater management facilities. These facilities will meet both City of Alachua and Suwannee River Water Management District design standards.*

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

Response: *The site will utilize City potable water services to meet onsite demands. Development will ensure that the City's potable water systems continue to meet adopted Level of Service standards for both water quantity and quality. Section 3 within this report examines development impacts to potable water facilities.*

Goal 5: Natural Groundwater Aquifer Recharge

Objective 5.1:
The City of Alachua recognizes protection of high aquifer recharge areas, wellfield protection areas, lakes, streams, drainage basins, wetlands and stream-to-sink features as vital to the protection of groundwater resources. The City shall, through partnerships and using the best available data, provide protections for groundwater resources.

Response: *The site's development will ensure that natural resources such as flood-prone areas, wetlands, and other sensitive natural features that may exist will be protected per City of Alachua and Suwannee River Water Management District design standards.*

CONSERVATION AND OPEN SPACE ELEMENT

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Response: *The site's development will ensure protection of natural resources that may be present. Flood-prone areas, wetlands, and other sensitive natural features that may exist will be protected per City of Alachua and Suwannee River Water Management District, and other applicable regulating agency design standards.*

ECONOMIC ELEMENT

Mission statement: The economic mission of The City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

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.

Objective 1.1: Collaborative Networking

The City of Alachua shall utilize all opportunities to partner with local, state, and national economic development governmental and non-profit organizations. In order to accomplish this goal the City of Alachua may, by way of illustration, but not by way of limitation:

Response: Approval of this Rezoning application will provide unique opportunities to engage and attract potential retail and office tenants to the City of Alachua. Development potential will include spin-off companies that result from the University of Florida's and Santa Fe College's research, similar to what's already occurring in Progress Park and the University of Florida Foundation (UFF) Corporate Park. Additional coordination with other local, State, and Federal agencies will further enhance the City's economic base and quality of life for residents.

6. CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

This Rezoning application proposes the Commercial Intensive (CI) and Government Facilities (GF) zoning district classifications on approximately 154.5 acres within the City of Alachua. The underlying Future Land Use category is Commercial (C), which is consistent with the requested zoning classifications. The following identifies how this application is consistent with the City Land Development Regulations (LDRs). Language from the LDR is provided in normal font, and the consistency statements are provided in ***bold italic*** font.

Article 2: ADMINISTRATION

Sec. 2.4.2 Site-Specific amendment to Official Zoning Atlas

(E) *Standards for site-specific amendments to the Official Zoning Atlas.* The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:

- (1) Competent Substantial Evidence Provided
 - (a) *Consistent with Comprehensive Plan*

Response: ***Refer to Section 4 of this report, which starts on page 12.***

- (b) *Consistent with Ordinances*

Response: ***Refer to Section 5 of this report, which starts on page 19.***

- (c) *Logical Development Pattern*

Response: ***This proposed Rezoning is a logical extension of the CI zoning district as illustrated on the City's Official Zoning Atlas and Figure 3, as the CI district is currently located along the US-441 corridor at the I-75 interchange. The request is supported by the project site's Commercial (C) Future Land Use category designation, and the fact that the proposed CI zoning classification most closely reflects the existing PUD's permitted uses and intent.***

- (d) *Pre-mature Development*

Response: ***According to the City's 2010 Evaluation and Appraisal Report (EAR), by 2020 the Alachua's population will grow to 16,220². The City's 2010 US Census population count was 9,060. Assuming the EAR's population projections are correct, Alachua will grow by approximately 7,000 people. Approval of this application will better prepare the City of Alachua to meet employment and retail needs of this increased population where non-residential development is most appropriate, within the urbanized area.***

² Source: City of Alachua 2010 EAR, Table 101 *Population Projections*

(e) *Incompatible with Adjacent Lands*

Response: *The project site is primarily adjacent to existing commercial properties, which are compatible with the site's intended retail- and office-based uses. The Community Commercial (CC) district is proposed where the site is adjacent to Agricultural (A) uses. This increases land use compatibility by limiting the allowable uses within close proximity to agricultural uses.*

(f) *Adverse Effect on Local Character*

Response: *The site will not negatively impact the City of Alachua's downtown/Main Street character. The project site is located at the I-75 / US-441 interchange, which serves as a regional commercial node. The site is appropriately suited for large-scale retail establishments due to its high accessibility and visibility from both major corridors.*

(g) *Not Deviate from Pattern of Development*

Response: *This proposed Rezoning is a logical extension of the CI zoning district as illustrated on the City's Official Zoning Atlas, as the CI district is currently located along the US-441 corridor at the I-75 interchange. The request is supported by the project site's Commercial (C) Future Land Use category designation, and the fact that the proposed CI zoning classification most closely reflects the existing PUD's permitted uses.*

(h) *Encourage Sprawl*

Chapter 163.3177, Florida Statutes, identifies eight (8) standards to help determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. The amendment must achieve at least four (4) of the eight (8) standards to meet this determination. The proposed Tara Village PD-R is consistent with the following four (4) standards:

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

Response: *The project site may have natural features that require protection, or at least a modest buffer for preservation. As illustrated in Figure 5 below, there are potentially small wetland areas onsite.*

The site's general location is ideal for large-scale retail establishments and office/business park uses due to its proximity to major corridors, visibility along I-75, and proximity to existing City utility facilities. Additionally, development of this site will reduce development pressure outside the urbanized area.

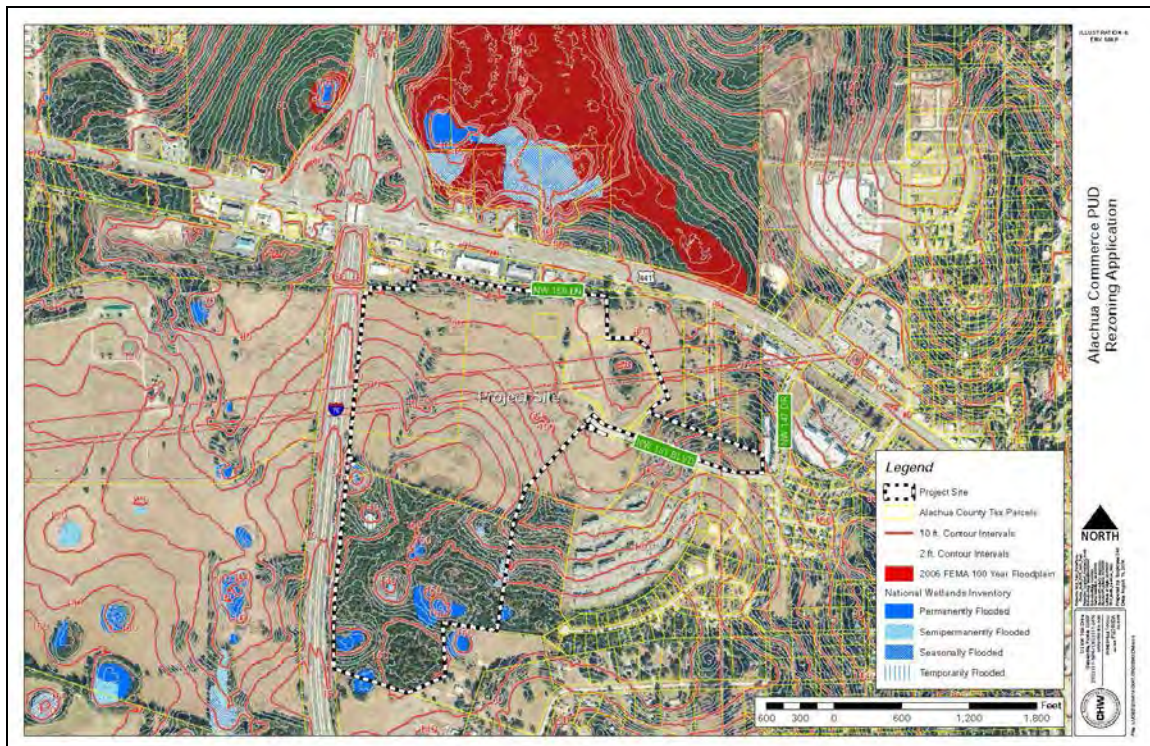


Figure 6: Wetlands, Flood Zones, and Topography Map

2. Preserves open space and natural lands and provides for public open space and recreation needs.

Response: *The site does not have a development plan that illustrates dedicated open space and natural lands. However, the site will be developed consistent with City Comprehensive Plan and LDR requirements to ensure appropriate and adequate open space is retained onsite.*

3. Promotes the efficient and cost effective provision or extension of public infrastructure and services.

Response: *The site is located within the City's urbanized area, the I-75 / US-441 interchange. Adequate public utilities are located within close proximity to the site. Development will ensure the efficient and cost effective extension of services onsite.*

4. Preserves agricultural areas and activities.

Response: *The site is located adjacent to both I-75 and US-441, which is a prime location for large-scale retail establishments and office/business park uses that will serve the City of Alachua and surrounding region. Development at this location will reduce development pressure outside the urbanized area.*

(i) Spot Zoning

Response: *The term "spot zoning" is a colloquial term used to generally describe the placement of a zoning district, usually on relatively small parcels that have no relationship to surrounding zoning*

districts or lands. The project site is adjacent to existing CI district classified parcels along US-441. This application proposes the extension of this CI district to further focus commercial uses at this location.

(j) Public Facilities

Response: As substantiated by the analysis performed in the Concurrency section of this PD Justification Report on page 11, public facility capacities (e.g. potable water, sanitary sewer, etc.) are available in sufficient quantities to service this site's future development. Further, analysis shows that there is no degradation of LOS standards relating to adoption of this Rezoning.

(k) No Adverse Effect on the Environment

Response: The site's anticipated development will not adversely affect the environment. The City's 'TK Basin' will accommodate the majority of onsite development while the site's remainder will be managed with additional facilities. As is the case with the existing basin, all future facilities will be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. Any and all onsite wetlands identified within the project site will be appropriately preserved or mitigated, whichever the case may be determined during Development Plan review.

Article 3: ZONE DISTRICTS

Sec. 3.1. General provisions.

Table 3.1-1. Establishment of Base Zone Districts		
Abbreviation	District Name	Max. Gross Density (DU/AC) [1]
CC	Community Commercial	None
CI	Commercial Intensive	None
GF	Government Facilities	None

Notes

[1] Maximum gross residential density may be increased by 20 percent for the provision of affordable housing in the RSF-6, RMF-8, and RMF-15 zone districts.

Floor area ratios for business districts are as follows:

0.5 FAR for parcels five acres or greater;

0.75 FAR for parcels less than five acres but greater than one acre;

1.0 FAR for parcels one acre or less.

Response: Proposed CC and CI property will be developed as non-residential uses consistent with the Floor Area Ratios (FARs) outlined in Table 3.1-1's notes. The majority of property is larger than five-acre parcels, which has a maximum permitted yield a 0.5 FAR. However, as outlined in Section 4 of this report, anticipated development is likely to yield a lower FAR than what's permitted by-right. This is in-

part due to the single-story nature of large-scale retail establishments and office/business parks.

Property located within the GF zoning district are currently utilized as a stormwater management facility (commonly known as the TK basin) or accessory uses and will not be developed as non-residential uses.

Sec. 3.5. Business districts.

Sec. 3.5.2 *Business district specific purposes.*

- (C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Response: The site is adjacent to agricultural and potentially low-density resident lots that may not be compatible with all the uses with the CI zoning district. Therefore, this Rezoning application proposes the CC zoning district where the site is adjacent to Agricultural (A) zoned properties.

- (E) *CI, Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US-441/I-75 interchange.

Response: The site is located along US-441 and I-75, which provides exceptional public visibility for potential tenants. The site is unique in its ability to accommodate both large-scale and highway-oriented uses. The site's access is from US-441 via NW 147th Drive and NW 151st Boulevard, which are both suited to support non-residential traffic. Additional connections to US-441 may be provided in the future as surrounding development occurs, further increasing the site's accessibility.

GF: Governmental Facilities District.

- (1) The GF District is established and intended to include public lands for the purpose of accommodating governmental facilities. Governmental facilities include, but are not limited to, recreational, community and governmental uses and activities (such as governmental offices and facilities, emergency services, baseball fields, softball fields, soccer fields, tennis courts, and similar uses), utilities (such as potable water and sanitary sewer treatment facilities, electric facilities, communications, gas, stormwater management facilities, and other similar public utilities), public storage yards, airports,

parking lots, libraries, hospitals, cultural facilities, religious institutions, educational facilities (such as public and private schools meeting the educational requirements of the State of Florida, public or private colleges and/or universities authorized or licensed by the State, but not including technical, business, or trade schools), and uses including privately owned entities which provide a public service (such as but not limited to, nonprofit agencies).

Response: *The proposed GF lands have already been developed as a stormwater management facility (commonly known as the TK basin), or are intended to be developed as an accessory use to the basin, such as a trail and pavilion. Rezoning the specific properties come both as a request from the City of Alachua (for a portion of tax parcel 03868-002-001) and from 10.47, LLC, the property owner of tax parcel 03868-002-000 who intends to build the trail surrounding the basin.*

Sec. 3.7. Overlay districts.

Sec. 3.7.2 Districts

(C) *U.S. Highway 441/Interstate 75 Gateway Overlay District.*

Response: *The Gateway Overlay District includes a large portion of the development site. Those portions will adhere to the list of prohibited uses, development standards, and other regulating components within LDR Sec. 3.7.2(C).*

Article 4: USE REGULATIONS

Sec. 4.3.2 Public and institutional use.

(D) *Government facilities.* Government facilities shall comply with the following standards:

- (1) *Adjacent to single-family detached development or in residential district.*
 - (a) *Adjacent to single-family development.* If adjacent to existing single-family detached development, not allow the height of buildings exceed the greater of: two stories or 180 percent of the average height of the adjacent single-family detached development.
 - (b) *In single-family residential districts.* If in single-family residential districts (RSF-1, RSF-3, RSF-4, and RSF-6), not exceed the greater of: two stories or 130 percent of the maximum height allowed for single-family detached dwellings in the district.
- (2) *Landscaped buffer adjacent to single-family detached development.* If adjacent to existing single-family detached development, provide a landscaped buffer, a minimum of 15 feet in width along the yard which the single-family detached development abuts.

- (3) *Off-street parking.* Where off-street parking areas are located adjacent to a public right-of-way, such areas shall be screened using vegetative material and/or fencing a minimum of three feet in height in accordance with the standards in Section 6.2.2(D)(2), Parking lot landscaping. Any vegetative screening must grow to the minimum required height within three years of planting.

Response: The Government Facilities (GF) proposed lands are already developed as a stormwater management facility. As such, no parking will be required. Appropriate site access has been provided. The lands are not adjacent to single-family residential or within a residential district.

Sec. 4.3.4 Business uses.

(G) Retail sales and services.

- (7) *Large-scale retail establishments.* Large-scale retail establishments shall comply with the following standards:
- (a) *Design standards.* All large-scale retail establishments shall comply with the design standards in Section 6.8, Large retail design standards.
 - (b) *Large-scale retail establishments of greater than or equal to 80,000 square feet of gross floor area.*
 - (i) Large-scale retail establishments of greater than or equal to 80,000 square feet of gross floor area shall be special exceptions in the CC and CI zoning districts.
 - (ii) As part of the application for special exception, a market and impact study shall be submitted. The study shall be based upon an agreed upon methodology utilizing commonly accepted data sources. Data are to be taken from professionally accepted existing sources, such as the United States Census, State Data Center, State University System of Florida, regional planning councils, water management districts, or existing technical studies. The data used shall be the best available existing data. Where data augmentation, updates, or special studies or surveys are deemed necessary by the City, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.
 - (iii) At a minimum the market and impact study shall include:
 - a. Inventory of local retail base.
 - b. Assess market areas and market impacts.
 - c. Services and capital expenditures: Calculate cost of infrastructure and utilities (e.g., streets, sewer connections, water lines, etc.).

- d. Traffic and other service impacts.
- e. Calculate the cost of associated economic development incentives (i.e., tax credits).
- f. Assess the impact of redevelopment zone tax-increment financing.
- g. Inventory locations of competing retailers.
- h. Assess impact on existing local retailers.

Response: *The requested CC and CI zoning districts permit large-scale retail establishments greater than or equal to 80,000 square feet by Special Exception permit. If such development occurs onsite, development will meet the standards prescribed in LDR Sec. 4.3.4(G)(7), including market and impact studies.*

Article 5: DENSITY, INTENSITY, AND DIMENSIONAL STANDARDS

Sec. 5.1.3 Dimensional standards in Business Districts. All primary and accessory structures in the business zoning districts are subject to the dimensional standards set forth in Table 5.1-3, Table of Dimensional Standards in the Business Zoning Districts. These standards may be further limited or modified by other applicable sections of these LDRs. Rules of measurement and permitted exceptions are set forth in Sections 5.2.1, Lots; 5.2.2, Setbacks and required yards; 5.2.3, Height; and 5.2.4, Bulk.

Table 5.1-3. Table of Dimensional Standards in the Business Zoning Districts										
Dis- trict and Use	Lots		Minimum Yards and Setbacks				Max. Height (ft.)	Max. Lot Coverage (incl. accessory structures) [1]	Max. FAR [2]	Max. Gross Residential Density (DU/acre)
	Min. Area (sq. ft.)	Min. Width (ft.)	Front (ft.) [5]	Side (ft.)	Rear (ft.)	Wetland and Water- course (ft.)				
CC										
All Uses	None	None	20	None	15	§ 5.2.2(B)	65	None	See note [2]	None
CI [3]										
All Uses	None	None	20	None	15	§ 5.2.2(B)	65	None	See note [2]	None
GF										
All Uses	None	None	20	15, except where railroad spur abuts side or rear property line, then none	§ 5.2.2(B)	65	None	See note	N/A	

Notes:

[2] The building square footage occupied by upper story dwelling units that are deed-restricted as affordable housing for low income residents shall not be counted towards the maximum FAR. Floor area ratios for business districts are as follows: 0.5 FAR for parcels five acres or greater; 0.75 FAR for parcels less than five acres, but greater than one acre; 1.0 FAR for parcels one acre or less.

[3] Minimum lot area, minimum lot width, minimum yard, and minimum setback standards may be reduced by up to 75 percent in the CI Districts to accommodate deed-restricted affordable housing units.

Response: *The site's development will meet dimensional standards for CC, CI, and GF zoning districts as prescribed in LDR Table 5.1-3.*

Article 6: DEVELOPMENT STANDARDS

Sec. 6.8. Large retail design standards.

Response: *The site's development will adhere to large retail design standards, including façade and material design, roofs, customer entrances, off-street parking, and pedestrian circulation, as outlined in LDR Sec. 6.8.*

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**

Warrantee Deeds

10.50 Rec
3500.00 Doc.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1708696 2 PGS
2000 SEP 26 10:39 AM BK 2314 PG 619
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#029391
Doc Stamp-Deed: 3,500.00
By: *Andrea L. Lepore* D.C.

This instrument prepared by:
MARVIN W. BINGHAM, JR., PA
P.O. Box 1930
Alachua, Florida 32616

Tax Parcel # 03863-000-000

WARRANTY DEED

THIS INDENTURE, made this 22nd day of September, 2000 between **Greenwood of Alachua, Inc., a Florida corporation**, whose post office address Post Office Box 609, Alachua, Florida 32616, Grantor, and **Alachua Holdings, Ltd., a Florida limited partnership**, whose post office address is Post Office Box 1990, Alachua, Florida 32616, Grantee,

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantees' 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

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 2000 and all subsequent years.

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

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**Greenwood of Alachua, Inc.,
a Florida corporation**

D. V. Jakupko
Witness
Print: D. V. JAKUPKO

Alfred B. Ford
Alfred B. Ford, President

Marvin W. Bingham Jr.
Witness
Print: MARVIN W BINGHAM JR.

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, personally appeared **Alfred B. Ford, President of Greenwood of Alachua, Inc., a Florida corporation**, known to me to be the person described in and who executed the foregoing instrument, who after being duly sworn, acknowledged to and before me that he executed said instrument on behalf of the corporation for the purpose therein expressed.

SWORN TO AND SUBSCRIBED before me this 22nd day of September, 2000 in the aforesaid County and State.

Notary Public - State of Florida

Sign: *Marvin W. Bingham Jr.*
Print: MARVIN W BINGHAM JR.

My Commission Expires:

MARVIN W. BINGHAM, JR.
Notary Public, State of Florida
My comm. exp. May 22, 2004
Comm. No. CC932231

EXHIBIT A

COMMENCE AT THE N.E. CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN SOUTH 0°27'55" WEST, 3.76' TO THE SOUTH RIGHT OF WAY OF THE S.C.L. RAILROAD (200' R/W ABANDONED); THENCE RUN NORTH 88°37'15" WEST, ALONG SAID RIGHT OF WAY 790.33' TO THE EAST RIGHT OF WAY OF INTERSTATE ROAD NO. 75 (300' R/W); THENCE RUN SOUTH 4°11'43" WEST, ALONG SAID R/W 1635.49' TO THE POINT OF BEGINNING; THENCE RUN NORTH 68°04'50" EAST, 228.59'; THENCE RUN SOUTH 72°32'49" EAST, 1348.57'; THENCE RUN NORTH 17°13'05" EAST, 308.7'; THENCE RUN SOUTH 72°57'40" EAST, 2078.33'; THENCE RUN SOUTH 85°45'30" EAST, 378.33'; THENCE RUN SOUTH 3°08'15" EAST, 561.63'; THENCE RUN SOUTH 87°15'07" WEST, 232.03'; THENCE RUN SOUTH 2°25'40" EAST, 50.08' TO THE N.E. CORNER OF CLOVER RANCH ESTATES, A SUBDIVISION AS PER A PLAT RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN SOUTH 87°40'41" WEST, ALONG THE NORTH LINES OF LOTS 1, 2, AND 3 OF SAID SUBDIVISION, 901.11' TO THE N.W. CORNER OF SAID LOT 3; THENCE RUN SOUTH 77°57'18" WEST, ALONG THE NORTH LINES OF LOTS 4, 5, AND 6 OF SAID SUBDIVISION, 1626.47' TO THE N.W. CORNER OF SAID LOT 6; THENCE RUN SOUTH 16°59'03" WEST, ALONG THE WEST LINES OF LOTS 6 AND 14 OF SAID SUBDIVISION, 393.1' TO THE S.W. CORNER OF SAID LOT 14; THENCE RUN NORTH 72°28'52" WEST 1269.72' TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE ROAD NO. 75 (300' R/W), SAID POINT BEING ON A 1°01'36" CURVE, HAVING A RADIUS OF 5579.58', A TOTAL INTERNAL ANGLE OF 28°38'28" AND BEING CONCAVE TO AN EASTERLY DIRECTION; THENCE RUN NORTHERLY ALONG THE ARC OF SAID RIGHT OF WAY CURVE 819.15' TO THE POINT OF TANGENCY OF SAID CURVE THENCE RUN NORTH 4°11'43" EAST, ALONG SAID RIGHT OF WAY 836.71' TO THE POINT OF BEGINNING. ALL BEING AND LYING IN THE WILLIAM GARVIN GRANT TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

LESS: (O.R. BOOK 1283, PAGE 417)

A TRACT OF LAND SITUATED IN THE GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERN MOST CORNER OF LOT 6 OF CLOVER RANCH ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR THE POINT OF BEGINNING AND RUN SOUTH 78°09'36" WEST, ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 576.47' TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE RUN SOUTH 17°11'21" WEST, ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 48.89' TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE CONTINUE SOUTH 17°11'21" WEST, ALONG THE WEST LINE OF LOT 14 OF SAID CLOVER RANCH ESTATES SUBDIVISION, A DISTANCE OF 344.21' TO THE SOUTHWEST CORNER OF LOT 14; THENCE RUN NORTH 72°48'39" WEST, PERPENDICULAR TO SAID WEST LINE OF LOT 14, A DISTANCE OF 210.00 FEET; THENCE RUN NORTH 03°35'17" WEST, A DISTANCE OF 740.00 FEET; THENCE RUN SOUTH 83°28'03" EAST, A DISTANCE OF 890.00 FEET; THENCE RUN SOUTH 11°50'24" EAST, PERPENDICULAR TO THE AFOREMENTIONED NORTH LINE OF LOT 6, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS: (O.R. BOOK 1326, PAGE 297)

A TRACT OF LAND SITUATED IN THE GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF LOT 14 OF CLOVER RANCH ESTATES, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE AND RUN NORTH 72°48'39" WEST, PERPENDICULAR TO THE WEST LINE OF SAID LOT 14, A DISTANCE OF 210.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 72°48'39" WEST, A DISTANCE OF 368.41 FEET; THENCE RUN NORTH 64°57'55" EAST, A DISTANCE OF 370.07 FEET; THENCE RUN SOUTH 03°35'17" EAST, A DISTANCE OF 266.00 FEET TO THE TRUE POINT OF BEGINNING.

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185380 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 679
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

Parcel ID Number: 03868-000-000 portion of & 03869-000-000 portion of

Special Warranty Deed

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of **Alachua**, State of **Florida**, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: **14110 NW 21st Lane, Gainesville, FL 32606**

of the County of **Alachua**, 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.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE DRAINAGE EASEMENT ACROSS AND INTO THE PROPERTY DESCRIBED IN EXHIBIT "A". IN ADDITION, GRANTOR ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE RIGHT TO EXPAND THE DRAINAGE BASIN IN WIDTH AND DEPTH AT GRANTOR ITS SUCCESSORS AND/OR ASSIGNS SOLE COST AND EXPENSE AND 10.47 LLC ITS SUCCESSORS AND/OR ASSIGNS AGREE TO GRANT ANY NECESSARY EASEMENTS IN ORDER TO ALLOW SAID EXPANSION.

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

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

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida limited liability company

Marlene Pendergast
Printed Name: Marlene Pendergast
Witness

By: James W. Shaw, Manager (Seal)
P.O. Address: P.O. Box 1990, Alachua, FL 32616

Darryl J. Tompkins
Printed Name: Darryl J. Tompkins
Witness



(Corporate Seal)

STATE OF **FLORIDA**
COUNTY OF **ALACHUA**

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited liability company on behalf of the corporation
he is personally known to me or he has produced his **Florida driver's license** as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

Marlene Pendergast
Printed Name: Marlene Pendergast
Notary Public
My Commission Expires:

EXHIBIT "A"

A PARCEL OF LAND LYING IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNING'S SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79-A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 16, A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14, OF SAID DOWNING'S SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.61 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'43" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 987.65 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 71°39'26" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 38°30'51" WEST, A DISTANCE OF 132.90 FEET; THENCE SOUTH 56°39'05" WEST, A DISTANCE OF 80.83 FEET; THENCE NORTH 60°28'10" WEST, A DISTANCE OF 166.16 FEET; THENCE SOUTH 28°55'37" WEST, A DISTANCE OF 81.18 FEET; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 20.32 FEET; THENCE NORTH 28°55'37" EAST, A DISTANCE OF 84.97 FEET; THENCE NORTH 60°28'10" WEST, A DISTANCE OF 106.90 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 212.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°36'12" WEST, 236.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 67°43'56", AN ARC DISTANCE OF 250.62 FEET TO THE END OF SAID CURVE; THENCE NORTH 07°15'46" EAST, A DISTANCE OF 455.36 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 304.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°26'11" EAST, 169.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE SOUTH 23°32'26" EAST, A DISTANCE OF 474.04 FEET; THENCE SOUTH 65°02'30" WEST, A DISTANCE OF 119.06 FEET; THENCE SOUTH 42°53'41" WEST, A DISTANCE OF 102.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8.99 ACRES, MORE OR LESS.

INSTRUMENT # 2185380
3 PGS

INSTRUMENT # 2185380
3 PGS

This Document Prepared By and Return to:

Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

Doc Stamp-Deed: \$0.70



Parcel ID Number: 03868-002-000

Special Warranty Deed

This Indenture, Made this 8th day of October, 2010 A.D., Between
10.47, LLC, a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
City of Alachua, a municipality within Alachua County, Florida

whose address is: P. O. Box 9, Alachua, FL 32616

of the County of Alachua, 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 AND INCORPORATED HEREIN BY REFERENCE
(the "Real Property")

SUBJECT TO THE FOLLOWING:

- A. Zoning restrictions, prohibitions and other requirements imposed by governmental authority;
- B. Taxes for the year 2011 and subsequent years.
- C. Drainage Easements of record and surrounding property owners; drainage rights.

THIS CONVEYANCE IS FOR A PUBLIC DRAINAGE BASIN TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, IMPROVE AND/OR REPAIR THE DRAINAGE FACILITIES ON, ALONG, THROUGH, ACROSS OR UNDER SAID LANDS IN CONNECTION WITH FINAL ASSESSMENT RESOLUTION 10-20 IMPOSING STORMWATER MAINTENANCE ASSESSMENTS AGAINST PROPERTIES DRAINING INTO THE DRAINAGE BASIN.

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

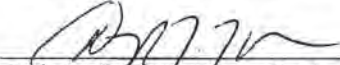
To Have and to Hold, the same in fee simple forever.

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

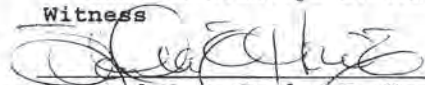
In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

10.47, LLC, a Florida limited liability company

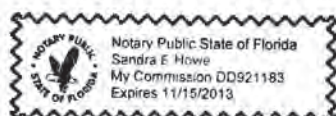

Printed Name: Darryl J. Tompkins
Witness

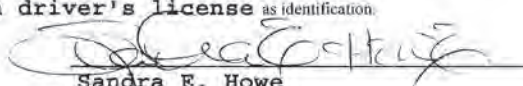
By:  (Seal)
James McCauley, Managing Member
P.O. Address: 15260 NW 147th Drive, Alachua, FL 32615


Printed Name: Sandra E. Howe
Witness

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 8th day of October, 2010 by
James McCauley, Managing Member of 10.47, LLC, a Florida limited liability company
he is personally known to me or he has produced his Florida driver's license as identification.




Sandra E. Howe
Notary Public
My Commission Expires: 11/15/13

Acceptance of Special Warranty Deed for the Drainage Basin between the 10.47, L.C. and City of Alachua.

At a meeting on the 11th day of October, 2010
the Alachua City Commissioners authorized the acceptance
of this instrument of conveyance and authorized the Mayor
to execute this acceptance.

Approved as to Form



Mayor Alachua City Commission

Marian B. Rush Executed on this 12th day of October, 2010
City of Alachua Attorney Attest:

Shaci L Cai

City Clerk

Exhibit "A"
Page 1 of 2

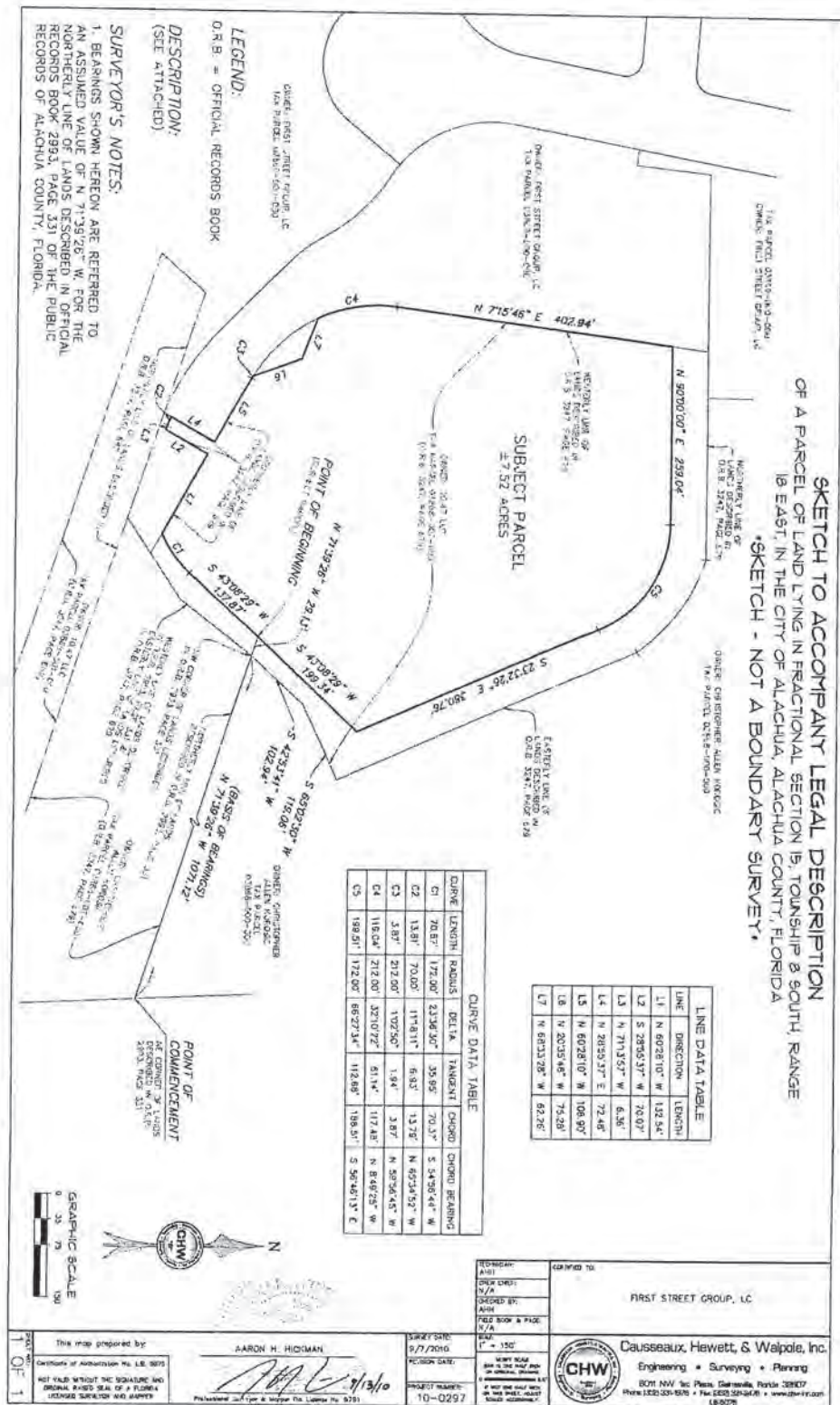
Date: September 7, 2010
Job No. 10-0297
10.47, LLC to the City of Alachua (Drainage Area)

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH,
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL
RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE
NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE
OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING
AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE DEPARTING SAID
EASTERLY LINE, NORTH 71°39'26" WEST, A DISTANCE OF 29.13 FEET TO THE **POINT OF
BEGINNING**; THENCE SOUTH 43°08'29" WEST, A DISTANCE OF 137.87 FEET TO THE
POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS
OF 172.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF
SOUTH 54°56'44" WEST, 70.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF
SAID CURVE THROUGH A CENTRAL ANGLE OF 23°36'30", AN ARC DISTANCE OF 70.87
FEET TO THE SOUTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE NORTH 60°28'10" WEST, ALONG
SAID SOUTHERLY LINE, A DISTANCE OF 132.54 FEET; THENCE SOUTH 28°55'37" WEST,
ALONG SAID SOUTHERLY LINE, A DISTANCE OF 70.07 FEET; THENCE DEPARTING SAID
SOUTHERLY LINE, NORTH 71°13'57" WEST, A DISTANCE OF 6.36 FEET TO THE POINT
OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 70.00
FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
65°34'52" WEST, 13.79 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID
CURVE THROUGH A CENTRAL ANGLE OF 11°18'11", AN ARC DISTANCE OF 13.81 FEET
TO THE AFOREMENTIONED SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL
RECORDS BOOK 3247, PAGE 679; THENCE NORTH 28°55'37" EAST, ALONG SAID
SOUTHERLY LINE, A DISTANCE OF 72.48 FEET; THENCE NORTH 60°28'10" WEST,
ALONG SAID SOUTHERLY LINE, A DISTANCE OF 106.90 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 212.00
FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH
59°56'45" WEST, 3.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID
CURVE AND SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 01°02'50", AN
ARC DISTANCE OF 3.87 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID
SOUTHERLY LINE, NORTH 20°35'48" WEST, A DISTANCE OF 75.28 FEET; THENCE
NORTH 68°33'28" WEST, A DISTANCE OF 62.26 FEET TO THE WESTERLY LINE OF SAID
LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 AND THE POINT OF
CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 212.00 FEET,
AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°49'25"
WEST, 117.48 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID
WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 32°10'22", AN ARC DISTANCE OF
119.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 07°15'46" EAST, ALONG
SAID WESTERLY LINE, A DISTANCE OF 402.94 FEET; THENCE DEPARTING SAID
WESTERLY LINE, NORTH 90°00'00" EAST, A DISTANCE OF 259.04 FEET TO THE POINT
OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF
172.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF
SOUTH 56°46'13" EAST, 188.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE THROUGH A CENTRAL ANGLE OF 66°27'34", AN ARC DISTANCE OF 199.51
FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°32'26" EAST, A DISTANCE OF
380.76 FEET; THENCE SOUTH 43°08'29" WEST, A DISTANCE OF 199.34 FEET TO THE
POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 7.52 ACRES, MORE OR LESS.

ALL AS SHOWN ON THE MAP
ATTACHED HERewith AND
MADE A PART HEREOF



Prepared by and return to:

RECORD AND RETURN TO:

DARRYL J. TOMPKINS, P.A.

P.O. BOX 519

ALACHUA, FL 32616

James L. Pendland, Jr., Esq.

Law Office

1025-5 N. Main Street

High Springs, FL 32643

Grantees tax identification number 59-3565657

Property folio number 3869-000-000; 3054-003-000; 3605-001-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 10/04/1999 09:59
Document ID 1637871
Book/Page 2256/ 2504

DTAX 9,790.90

Warranty Deed

This Indenture, Made this September 30, 1999, between **JAMES H. SWICK AND HELEN HERNDON SWICK, AKA QUINELL SWICK, HUSBAND AND WIFE**, grantor*, whose post office address is P.O. BOX 159, ALACHUA, FL 32616, and **FIRST STREET GROUP, L. C., A FLORIDA LIMITED LIABILITY COMPANY**, grantee*, whose post office address is P. O. Box 1990, Alachua, FL 32616.

*"grantor" and "grantee" are used for singular or plural, as context requires

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other 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, wit:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15 AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS "EXHIBIT A".

SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD, IF ANY, AND TAXES FOR THE YEAR 1999 AND SUBSEQUENT YEARS.

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

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

(Witness signature)

Print witness name

JAMES L. PENDLAND, JR.

(Witness signature)

Print witness name

DARRYL J. TOMPKINS

James H. Swick

JAMES H. SWICK

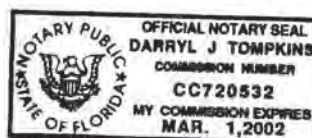
Helen Herndon Swick

HELEN HERNDON SWICK, A/K/A QUINELL SWICK

STATE OF FLORIDA COUNTY OF ALACHUA

THE FOREGOING DEED was acknowledged before me this 30th day of September, 1999, by James H. Swick and Helen Herndon Swick, a/k/a Quinell Swick, Husband and Wife, who are personally known to me.

Notary Public, State of Florida at Large.



TRACT ONE (1):

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°27'55"W., A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°38'19"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.26 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.86 FEET TO A STEEL ROD AND CAP; THENCE RUN S.88°37'54"E., A DISTANCE OF 50.00 FEET TO A STEEL ROD AND CAP; THENCE RUN N.04°11'43"E., A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°37'53"E., ALONG SAID CENTERLINE, A DISTANCE OF 380.37 FEET TO A STEEL ROD AND CAP AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1610, PAGE 2540 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°13'23"E., A DISTANCE OF 179.49 FEET TO A STEEL ROD AND CAP AND AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.31 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°36'02"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 1198.31 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY LINE WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "B"; THENCE RUN S.02°26'50"E., ALONG SAID NORTHERLY PROJECTION AND ALONG SAID WEST LINE OF PARCEL "B", A DISTANCE OF 979.69 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE RUN S.71°39'27"E., A DISTANCE OF 1451.77 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE RUN N.02°27'17"W., ALONG THE EAST LINE OF SAID PARCEL "B", A DISTANCE OF 1104.59 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF THE ROADWAY AND DRAINAGE EASEMENT AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLANS FOR STATE ROAD NO. 25 (ALSO KNOWN AS U.S. HIGHWAY NO. 441); THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTH LINE AND WITH A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2779.79 FEET, THROUGH AN ARC ANGLE OF 05°37'05", AN ARC DISTANCE OF 272.57 FEET (CHORD BEARING AND DISTANCE OF S.58°58'11"E., 272.45 FEET RESPECTIVELY) TO A CONCRETE MONUMENT AT THE END OF SAID CURVE; THENCE RUN S.56°10'48"E., ALONG SAID SOUTH LINE, A DISTANCE OF 603.01 FEET TO A CONCRETE MONUMENT; THENCE RUN N.31°52'55"E., ALONG SAID SOUTH LINE, A DISTANCE OF 17.01 FEET TO A CONCRETE MONUMENT; THENCE RUN S.56°10'47"E., ALONG SAID SOUTH LINE, A DISTANCE OF 1238.32 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH LINE WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 142nd TERRACE (60 FOOT RIGHT OF WAY); THENCE RUN S.03°12'57"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 485.42 FEET; THENCE RUN S.89°10'03"W., A DISTANCE OF 420.00 FEET; THENCE RUN N.03°12'57"W., A DISTANCE OF 236.49 FEET; THENCE RUN S.89°10'03"W., A DISTANCE OF 1089.39 FEET; THENCE RUN S.03°12'57"E., A DISTANCE OF 686.74 FEET TO A CONCRETE MONUMENT ON THE SOUTH BOUNDARY LINE OF THAT CERTAIN PARCEL OF

(Continued)

LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 740, PAGE 393 ET SEQ. OF SAID PUBLIC RECORDS, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "C"; THENCE RUN N.85°46'42"W., ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 378.25 FEET TO A CONCRETE MONUMENT; THENCE RUN N.72°58'39"W., ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 2077.83 FEET TO A CONCRETE MONUMENT; THENCE RUN S.17°11'13"W., ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 308.61 FEET TO A CONCRETE MONUMENT; THENCE RUN N.72°33'47"W., ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 1348.22 FEET; THENCE RUN S.68°05'01"W., ALONG SAID SOUTH LINE OF PARCEL "C", A DISTANCE OF 228.46 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID SOUTH LINE WITH THE AFOREMENTIONED EASTERLY RIGHT OF WAY OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°11'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 151.31 FEET TO A STEEL ROD AND CAP; THENCE RUN S.85°48'17"E., A DISTANCE OF 50.00 FEET; THENCE RUN N.04°11'43"E., A DISTANCE OF 50.00 FEET; THENCE RUN N.85°48'17"W., A DISTANCE OF 50.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE RUN N.04°11'43"E., A DISTANCE OF 1433.87 FEET TO THE TRUE POINT OF BEGINNING.

LESS AND EXCEPT THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED AS RECORDED IN OFFICIAL RECORD BOOK 241, PAGES 84 AND 85 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 168.396 ACRES MORE OR LESS. ALSO:

TRACT TWO (2):

A PARCEL OF LAND SITUATED IN FRACTIONAL SECTION 15, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16 OF DOWNINGS SUBDIVISION, RECORDED IN PLAT BOOK 'C', PAGE 79-A OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 12 MINUTES 59 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NORTHWEST 150th AVENUE (A 40 FOOT RIGHT-OF-WAY), 763.55 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY WHOSE RADIAL POINT BEARS NORTH 02 DEGREES 47 MINUTES 10 SECONDS WEST, 25.00 FEET, SAID POINT OF CURVATURE BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 03 MINUTES 30 SECONDS, 37.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE NORTH 05 DEGREES 43 MINUTES 31 SECONDS WEST, 10.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY WHOSE RADIAL POINT BEARS SOUTH 84 DEGREES 16 MINUTES 29 SECONDS WEST, 230.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45 DEGREES 18 MINUTES 33 SECONDS, 181.88 FEET;

THENCE NORTH 02 DEGREES 33 MINUTES 05 SECONDS WEST, 356.14 FEET;

THENCE NORTH 89 DEGREES 10 MINUTES 03 SECONDS EAST, 347.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY WHOSE RADIAL POINT BEARS NORTH 29 DEGREES 47 MINUTES 55 SECONDS EAST, 430.00 FEET;

THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 37 MINUTES 52 SECONDS, 229.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE NORTH 89 DEGREES 10 MINUTES 03 SECONDS EAST, 296.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF NW 142nd TERRACE (A 60 FOOT RIGHT-OF-WAY);

THENCE NORTH 03 DEGREES 12 MINUTES 57 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 60.05 FEET;

THENCE SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, 420.00 FEET;

THENCE NORTH 03 DEGREES 12 MINUTES 57 SECONDS WEST, 236.49 FEET;

THENCE SOUTH 89 DEGREES 10 MINUTES 03 SECONDS WEST, 1089.39 FEET;

THENCE SOUTH 03 DEGREES 12 MINUTES 57 SECONDS EAST, 686.74 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS;

THENCE SOUTH 85 DEGREES 45 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 214.79 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS;

THENCE SOUTH 79 DEGREES 33 MINUTES 04 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND, 175.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 15 DEGREES 30 MINUTES 23 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND, 57.84 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF BLOCK 14 OF SAID DOWNING SUBDIVISION;

THENCE NORTH 87 DEGREES 14 MINUTES 17 SECONDS EAST, ALONG THE SOUTH LINE OF SAID BLOCK 14, 274.60 FEET TO THE POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NW 145th TERRACE (A 40 FOOT RIGHT-OF-WAY) AND THE NORTH RIGHT-OF-WAY LINE OF SAID NW 150th AVENUE;

THENCE NORTH 87 DEGREES 12 MINUTES 59 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 104.92 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 14.262 ACRES, MORE OR LESS

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
P.O. Box 519
14420 NW 151st Blvd. 32615
Alachua, Florida 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2071989 3 PGS
2004 SEP 15 11:23 AM BK 2993 PG 331
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#206240
Doc Stamp-Deed: 700.00

Parcel ID Number: 03863-000-000 (portion of)



Warranty Deed

This Indenture, Made this 13th day of September, 2004 A.D., Between
First Street Group, L.C., a Florida limited liability company,

of the County of Alachua, State of Florida, grantor, and
Christopher Allan Korosic, a single man

whose address is: 15620 NW 149th Terrace, Alachua, FL 32615

of the County of Alachua, 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 AND MADE A PART HEREOF.

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 2004 and subsequent years.

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:

First Street Group, L.C., a Florida
limited liability company

Printed Name: Rebecca Budny
Witness

By: Phillip L. Hawley (Seal)
Phillip L. Hawley, Manager
P.O. Address: P O Box 1990, Alachua, FL 32615

Printed Name: Marlene Pendergast
Witness

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 13th day of September, 2004 by
Phillip L. Hawley, Manager of First Street Group, L.C., a Florida
limited liability company, a Florida limited liability company
he is personally known to me or he has produced his Florida driver's license as identification.

REBECCA BUDNY
Notary Public, State of Florida
My comm. exp. Dec. 17, 2004
Comm. No. DD 243943

Printed Name: Rebecca Budny
Notary Public
My Commission Expires:

DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

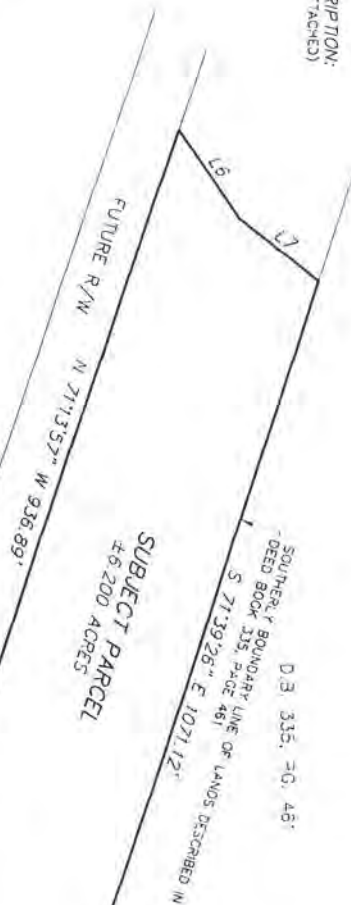
COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNING'S SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79-A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $87^{\circ}12'59''$ WEST, ALONG THE SOUTHERLY LINE OF SAID BLOCK 16, A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14, OF SAID DOWNING'S SUBDIVISION; THENCE SOUTH $87^{\circ}14'17''$ WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.61 FEET TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH $15^{\circ}30'23''$ EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH $79^{\circ}33'04''$ WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH $85^{\circ}45'52''$ WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH $85^{\circ}46'43''$ WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EASTERLY LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS; THENCE NORTH $02^{\circ}27'17''$ WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 817.38 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $87^{\circ}16'14''$ WEST, 75.04 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $08^{\circ}26'17''$, AN ARC DISTANCE OF 75.11 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $88^{\circ}30'38''$ WEST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $81^{\circ}21'40''$ WEST, 151.24 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $20^{\circ}15'25''$, AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH $71^{\circ}13'57''$ WEST, A DISTANCE OF 936.89 FEET; THENCE NORTH $56^{\circ}39'05''$ EAST, A DISTANCE OF 142.75 FEET; THENCE NORTH $38^{\circ}30'50''$ EAST, A DISTANCE OF 132.90 FEET TO THE SOUTHERLY BOUNDARY LINE OF AFOREMENTIONED LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH $71^{\circ}39'26''$ EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE SOUTH $02^{\circ}27'17''$ EAST, ALONG THE SOUTHERLY PROJECTION OF THE EASTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 170.27 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.200 ACRES, MORE OR LESS.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION OF A PARCEL OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, N THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

• SKETCH - NOT A BOUNDARY SURVEY •

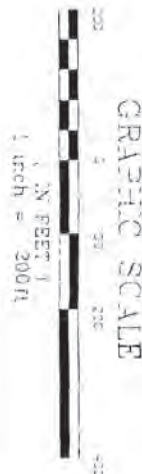
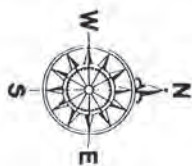
DESCRIPTION:
(SEE ATTACHED)



LEGEND:
O.R.B. = OFFICIAL RECORDS BOOK
P.G. = PAGE
P.B. = PLAT BOOK
D.B. = DEED BOOK
R/W = RIGHT-OF-WAY

LINE	LENGTH	BEARING
L1	57.84	N151°02'31\"
L2	175.60	N79°33'04\"
L3	214.79	N85°45'52\"
L4	226.47	N85°46'43\"
L5	114.48	S88°30'38\"
L6	142.75	N46°19'05\"
L7	132.90	N48°10'50\"
L8	170.27	S02°27'17\"

CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING
C1	75.11	510.00	82°51'17\"	37.62	75.04
C2	152.03	430.00	120°52'53\"	76.81	151.24
					N87°21'40\"



SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED
VALUE OF S 87°12'59\"/>

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF BLOCK 16,
DOWNING SUBDIVISION
PER P.B. 'C', PAGE 79-A

This Document Prepared By and Return to:
Darryl J. Tompkins, Esquire
Darryl J. Tompkins, P.A.
14420 NW 151st Blvd.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2185381 3 PGS
2005 OCT 28 11:33 AM BK 3247 PG 682
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#258641
Doc Stamp-Deed: 0.70

Parcel ID Number: 03869-000-000 portion of

Special Warranty Deed



2185381

This Indenture, Made this 19th day of October, 2005 A.D., Between
First Street Group, L.C., a Florida limited liability company

of the County of Alachua, State of Florida, grantor, and
10.47, LLC, a Florida limited liability company

whose address is: 14110 NW 21st Lane, Gainesville, FL 32606

of the County of Alachua, 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.

GRANTOR HEREBY RESERVES FOR ITSELF ITS SUCCESSORS AND/OR ASSIGNS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PUBIC UTILITIES OVER AND ACROSS THE PROPERTY DESCRIBED IN EXHIBIT "A". SAID EASEMENT SHALL AUTOMATICALLY TERMINATE UPON CONVEYANCE AND ACCEPTANCE OF THE PROPERTY DESCRIBED IN EXHIBIT "A", BY THE CITY OF ALACHUA AS A PUBLIC RIGHT OF WAY.

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

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

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

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

Signed, sealed and delivered in our presence:

First Street Group, L.C., a Florida
limited liability company

By: [Signature] (Seal)
James W. Shaw, Manager
P.O. Address: P.O. Box 1990, Alachua, FL 32616

[Signature]
Printed Name: DARRYL J. TOMPKINS
Witness

[Signature]
Printed Name: MARLENE PENDERGAST
Witness

STATE OF FLORIDA
COUNTY OF ALACHUA

(Corporate Seal)

The foregoing instrument was acknowledged before me this 19th day of October, 2005 by
James W. Shaw, Manager of First Street Group, L.C., a Florida limited
liability company on behalf of the corporation
he is personally known to me or he has produced his Florida driver's license as identification.



Marlene Pendergast
My Commission DD248314
Expires September 09 2007

[Signature]
Printed Name: MARLENE PENDERGAST
Notary Public
My Commission Expires:

EXHIBIT "A"

AN EIGHTY (80) FOOT STRIP OF LAND LYING IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, DOWNINGS SUBDIVISION, AS RECORDED IN PLAT BOOK "C", PAGE 79A OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°12'59" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 150TH AVENUE (A 40 FOOT RIGHT-OF-WAY), A DISTANCE OF 868.47 FEET TO THE SOUTHEAST CORNER OF BLOCK 14 OF SAID DOWNINGS SUBDIVISION; THENCE SOUTH 87°14'17" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 14, A DISTANCE OF 274.60 FEET TO THE EAST LINE OF SAID WILLIAM GARVIN GRANT AND TO THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1742, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE NORTH 15°30'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 57.84 FEET TO THE NORTHEASTERLY CORNER OF SAID LANDS; THENCE NORTH 79°33'04" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 175.60 FEET TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2000, PAGE 1304 OF SAID PUBLIC RECORDS; THENCE NORTH 85°45'52" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 214.79 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE NORTH 85°46'42" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 226.47 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461 OF SAID PUBLIC RECORDS AND THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF SAID PUBLIC RECORDS; THENCE NORTH 02°27'17" WEST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE EAST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, A DISTANCE OF 736.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°22'53" WEST, 76.57 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2903, PAGE 401, AND THE

POINT OF BEGINNING;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE NORTH LINE OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 10°12'59", AN ARC DISTANCE OF 76.67 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'40" WEST, 179.37 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH LINE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 180.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 1301.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°02'33" WEST, 13.01 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°37'12", AN ARC DISTANCE OF 13.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 41°03'33" EAST, A DISTANCE OF 86.66 FEET; THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 1281.35 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'40" EAST, 151.24 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°30'38" EAST, A DISTANCE OF 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVED SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°16'13" EAST, 75.04 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°26'17", AN ARC DISTANCE OF 75.11 FEET TO THE AFOREMENTIONED SOUTHERLY PROJECTION OF THE EAST LINE OF LANDS DESCRIBED IN DEED BOOK 335, PAGE 461; THENCE SOUTH 02°27'13" EAST, ALONG SAID SOUTHERLY PROJECTION AND ALONG THE MOST WESTERLY BOUNDARY LINE OF THE CITY OF ALACHUA'S RIGHT OF WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 2844, PAGE 1121 OF SAID PUBLIC RECORDS (N.W. 151st BOULEVARD), A DISTANCE OF 81.30 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.04 ACRES, MORE OR LESS.

INSTRUMENT # 2185381
3 PGS

- SKETCH - NOT A BOUNDARY SURVEY •

■ = FOUND 4" X 4" CONCRETE

- FOUND 4" X 4" CONCRETE MONUMENT NO IDENTIFICATION (UNLESS NOTED OTHERWISE)
 ○ FOUND 1/2" IRON PIPE WITH NO IDENTIFICATION
 ● FOUND 5/8" IRON ROD MARKED
 ● CAL. ARC LK 5075
 ● SET 5/8" IRON ROD MARKED
 ● CAL. P.C. LK 5075
 A.B. = OFFICIAL RECORDS ROOM
 P.C. = PAGE
 T = TANGENT
 D = DELTA (CENTRAL ANGLE)
 CH = CHORD BEARING AND DISTANCE
 C = CURVE
 L = ARC LENGTH
 S.F. = SQUARE FEET

SURVEYORS NOTES:
1. THE BEARINGS SHOWN HEREON
ARE BASED ON AN ASSUMED
BEARING OF N 02°27'17" W ALONG
THE EAST LINE OF LANDS
DESCRIBED IN DEED BOOK 2903,
PAGE 401.

UTLITIES EASEMENT "A"
NORTH-EAST CORNER OF THE
LANDS DESCRIBED IN O.R.
28033, PAGE 401

THE SOUTHERLY PROJECTION OF THE
EASTERLY LINE OF LANDS DESCRIBED
IN DEED BOOK 335, PAGE 461

WEST LINE OF LANDS DESCRIBED IN OGDEN
BOOK 280J, PAGE 401

158

20

1000

100

THE LINE OF THE

1702, Page 163—

1

1997

2000

1

11-27-21

22

100

1000

1

GRAPHIC SCALE: 1" = 200'

GRAPHIC SCALE: 1" = 200'

INSTRUMENT # 2185381
3 PGS

117122

RETURN TO:

First American Title Ins. Co.

25400 US 19 N, Suite 135

Clearwater, FL 33763

DB/JS

Prepared by and when

recorded return to:

David J. Edwards

Edwards Cohen

6 East Bay Street, Suite 500

Jacksonville, Florida 32202

7016.47

RE Parcel ID Nos. 03869-000-00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2268212 5 PGS
2006 AUG 17 04:23 PM BK 3444 PG 300
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#296766
Doc Stamp-Deed: 9,848.30



GENERAL WARRANTY DEED

THIS INDENTURE, made as of this 14th day of August, 2006, between **FIRST STREET GROUP, L.C.**, a Florida limited liability company, whose address is P. O. Box 1990, Alachua, FL 32616 (the "Grantor"), and **WAL-MART STORES EAST, LP**, a Delaware limited partnership, with offices located at Property Tax Dept. 8013, 1301 S.E. 10th Street, Store No. 1205-01, Bentonville, Arkansas 72716-8013 (the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land located in Alachua County, Florida, to wit:

See Exhibit A attached.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining.

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

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said lands in fee simple; that the Grantor has good right and lawful authority to sell and convey the lands; Grantor does hereby fully warrant title to said land, and will defend the same against the lawful claims of all persons whomsoever. This conveyance of the Property is made subject only to those matters listed on Exhibit B attached hereto and made a part hereof.

Alachua, Florida

Wal-Mart Store No. 3873-00

5pgs 44.00 Doc/9,848.30


IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

**FIRST STREET GROUP, L.C., a Florida
limited liability company**


Name printed: DARRELL J. TOMPKINS

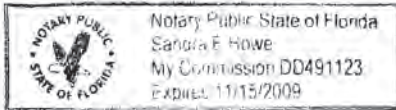
By:


James W. Shaw
Vice President and Manager


Name printed: Sandra E. Howe

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me on August 11, 2006, by James W. Shaw, as Vice President and Manager of the **FIRST STREET GROUP, L.C.**, a Florida limited liability company, on behalf of the limited liability company, who ☐ is personally known to me or ☒ has produced Florida drivers license as identification.



[NOTARIAL SEAL]



Notary Public, State and County Aforesaid
Name printed: Sandra E. Howe
My Commission Expires: 11/15/2009
Commission No.: DD491123

EXHIBIT A

WAL MART STORE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°51'49"E., A DISTANCE OF 3.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°37'47"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.04°30'53"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.91 FEET; THENCE RUN S.88°32'46"E., A DISTANCE OF 49.98 FEET; THENCE RUN N.04°58'37"E., A DISTANCE OF 50.15 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°36'33"E., ALONG SAID CENTERLINE, A DISTANCE OF 379.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1620, PAGE 1020 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°14'21"E., A DISTANCE OF 179.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°35'59"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 19.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S.04°11'43"W., A DISTANCE OF 1431.98 FEET; THENCE RUN N.85°48'17"W., FOR A DISTANCE OF 952.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1184.62 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

WAL MART OUTPARCEL TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°51'49"E., A DISTANCE OF 3.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°37'47"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°30'53"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.91 FEET; THENCE RUN S.88°32'46"E., A DISTANCE OF 49.98 FEET; THENCE RUN N.04°58'37"E., A DISTANCE OF 50.15 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°36'33"E., ALONG SAID CENTERLINE, A DISTANCE OF 379.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1620, PAGE 1020 OF THE

PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°14'21"E., A DISTANCE OF 179.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°35'59"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 852.24 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S.10°38'41"W., A DISTANCE OF 127.20 FEET; THENCE RUN S.02°06'51"W., A DISTANCE OF 33.71 FEET; THENCE RUN S.10°38'41"W., A DISTANCE OF 104.50 FEET TO THE POINT OF BEGINNING; THENCE RUN S.10°38'41"W., A DISTANCE OF 191.52 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°33'02" AN ARC DISTANCE OF 36.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.85°48'17"W., A DISTANCE OF 186.42 FEET; THENCE RUN N.04°11'43"E., A DISTANCE OF 212.50 FEET; THENCE RUN S.85°48'17"E., A DISTANCE OF 232.77 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED ENCUMBRANCES

INSTRUMENT # 2268212
5 PGS

1. Taxes for the year 2006 and subsequent years, which are not yet due and payable.
2. Those matters which a correct survey would disclose and which are not shown by the public records.

Map Set



ILLUSTRATION 1B:
AERIAL MAP

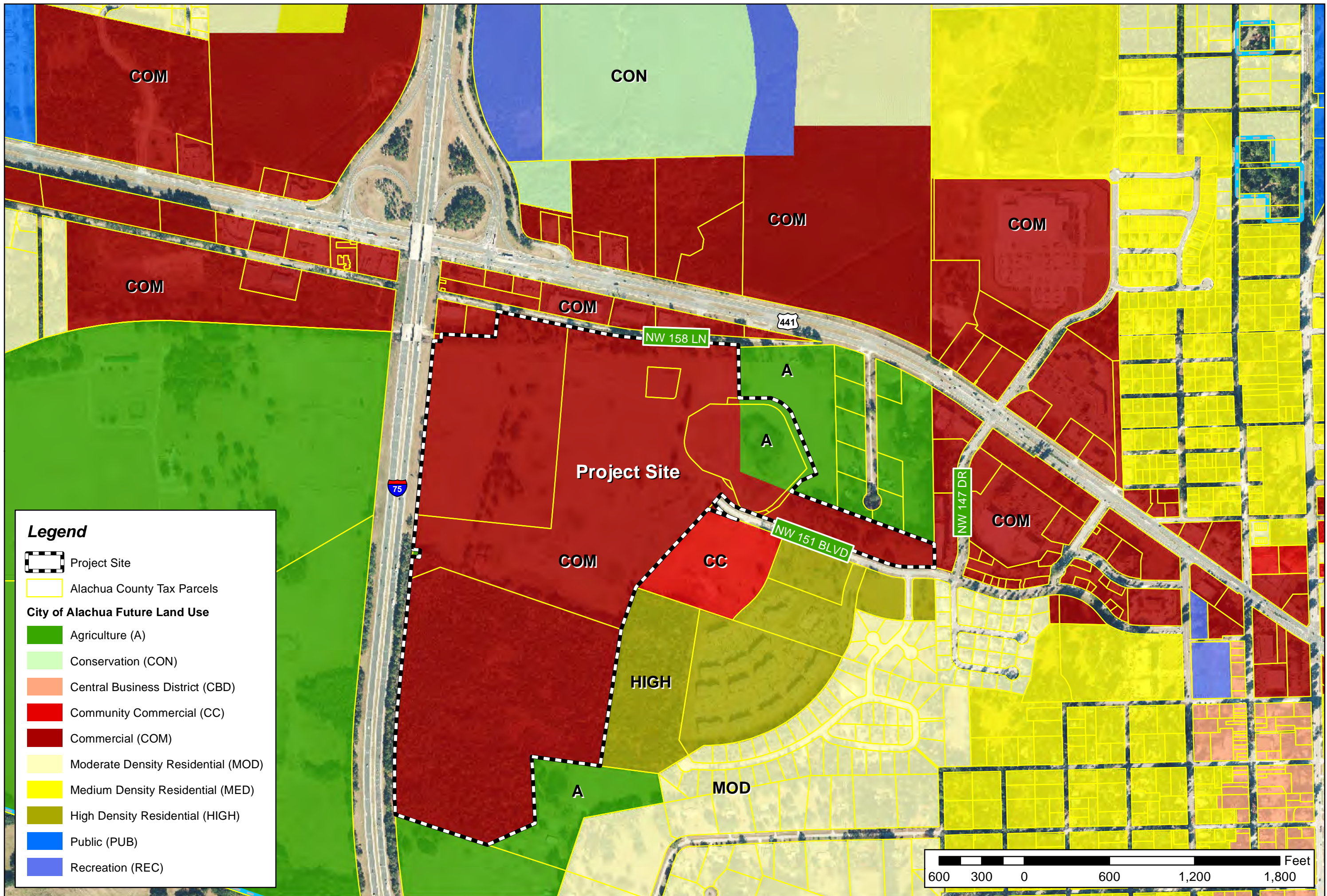
Alachua Commerce PUD Rezoning Application



Projection: NAD 1983, StatePlane
Florida North, FIPS 31000, Feet
False Easting: 1000000.000000
False Northing: 0.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.563333
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 348
Date: August 18, 2014

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
WWW.CHW-INC.COM
GAINESVILLE | OCALA
FLORIDA
est. 1981 CA-5075



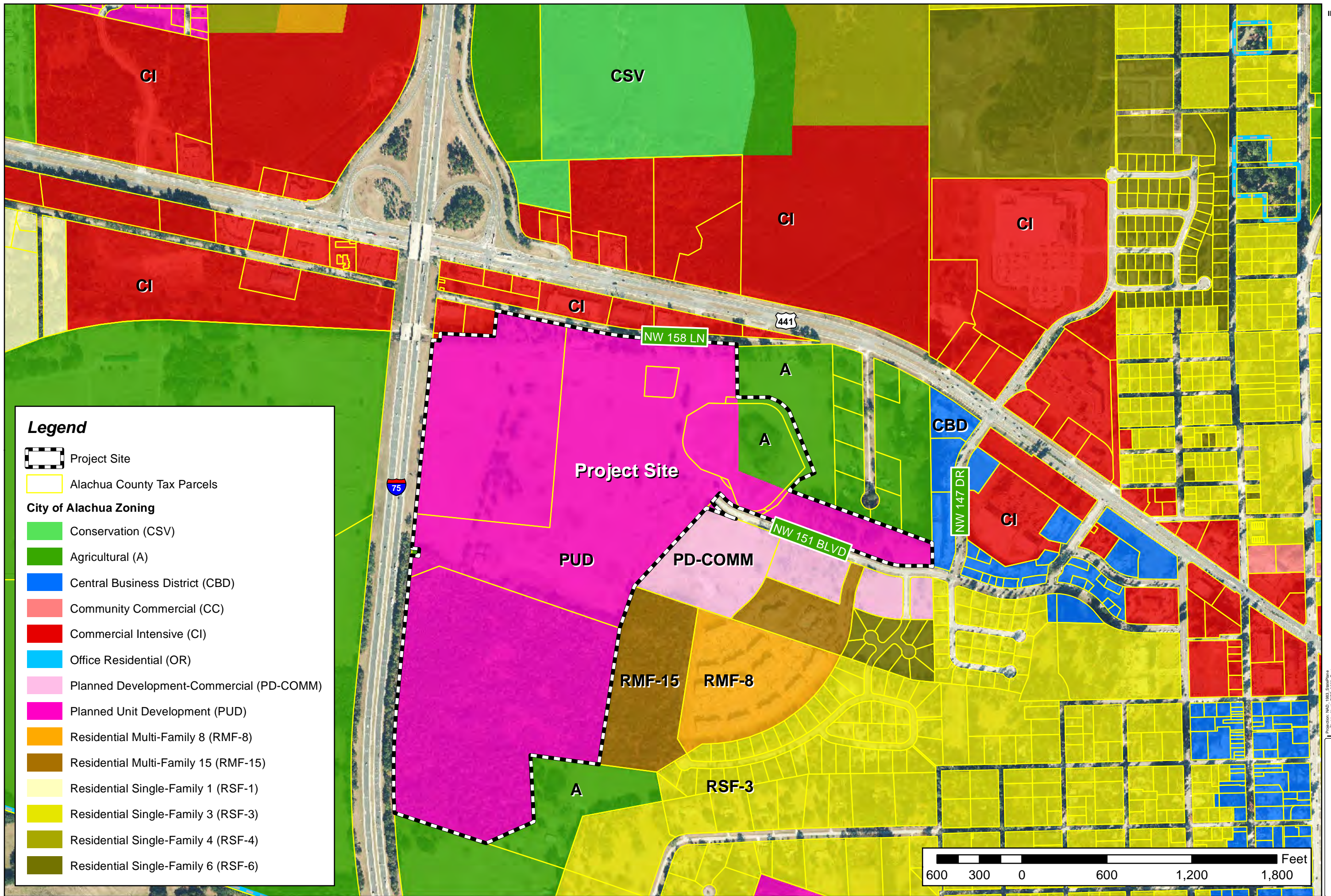


Alachua Commerce PUD
Rezoning Application



Projection: NAD 1983, StatePlane
Florida Alachua County FIPS 3200
Footings: North, East, Centerline, Corner
Point, Easting: 1000000.0000000
Centerline: 1000000.0000000
Standard Meridian: -84.5000000
Standard Parallel 1: 29.5833333
Latitude of Origin: 29.0000000
GCS: North American, 1983
Prepared by: Employee 348
Date: June 3, 2014

132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
WWW.CHW-INC.COM
GAINESVILLE | LOCALA
est. 1981 | FLORIDA
CA-5075



Legend

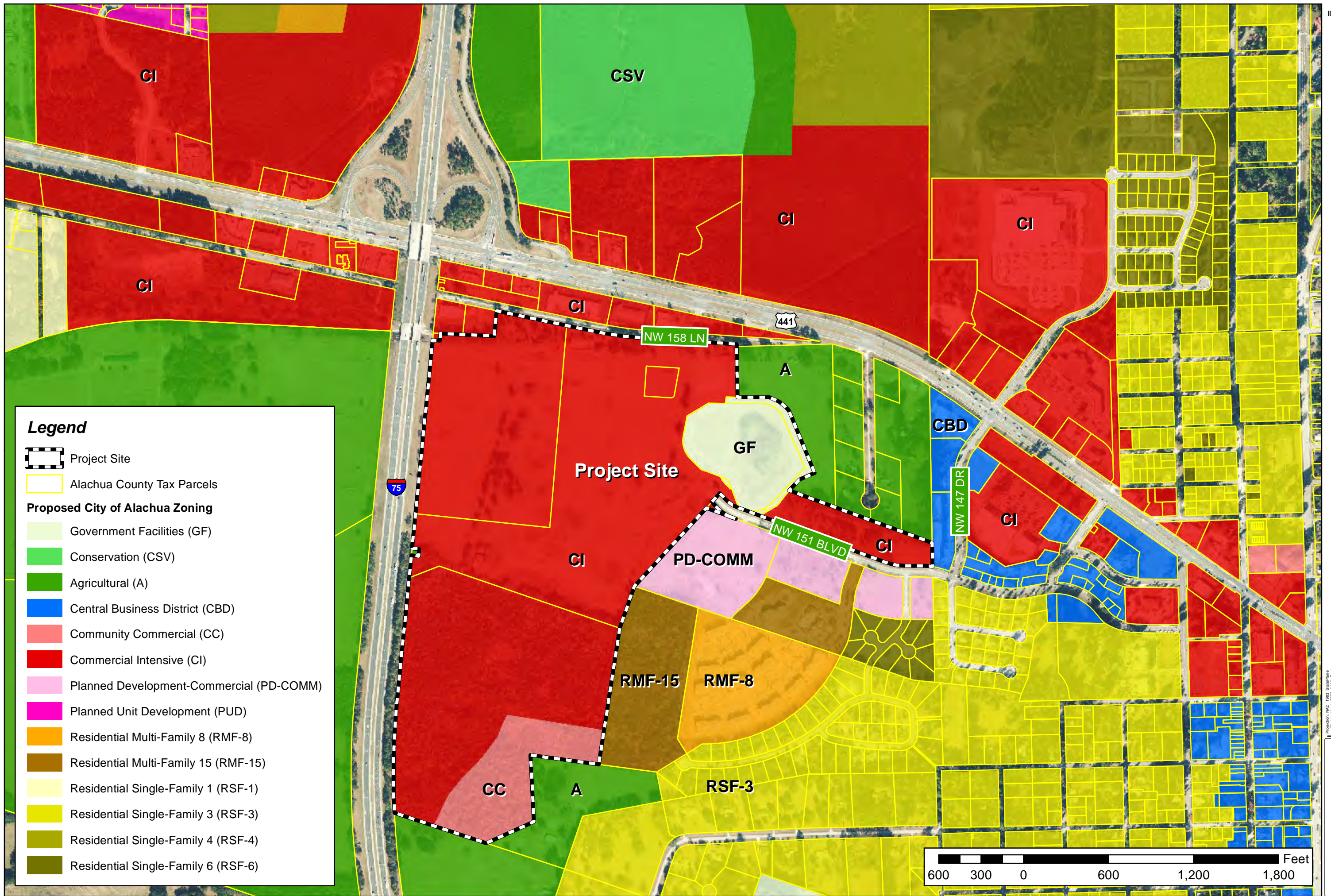
- Project Site
- Alachua County Tax Parcels
- City of Alachua Zoning**
- Conservation (CSV)
- Agricultural (A)
- Central Business District (CBD)
- Community Commercial (CC)
- Commercial Intensive (CI)
- Office Residential (OR)
- Planned Development-Commercial (PD-COMM)
- Planned Unit Development (PUD)
- Residential Multi-Family 8 (RMF-8)
- Residential Multi-Family 15 (RMF-15)
- Residential Single-Family 1 (RSF-1)
- Residential Single-Family 3 (RSF-3)
- Residential Single-Family 4 (RSF-4)
- Residential Single-Family 6 (RSF-6)

Alachua Commerce PUD
Rezoning Application



Projection: NAD 1983, StatePlane
Florida, North, FIPS 4500, Feet
Datum: North American, 1983
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.000000
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 348
Date: June 3, 2014

132 NW 76th Drive
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Legend

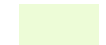


Project Site



Alachua County Tax Parcels

Proposed City of Alachua Zoning



Government Facilities (GF)



Conservation (CSV)



Agricultural (A)



Central Business District (CBD)



Community Commercial (CC)



Commercial Intensive (CI)



Planned Development-Commercial (PD-COMM)



Planned Unit Development (PUD)



Residential Multi-Family 8 (RMF-8)



Residential Multi-Family 15 (RMF-15)



Residential Single-Family 1 (RSF-1)



Residential Single-Family 3 (RSF-3)

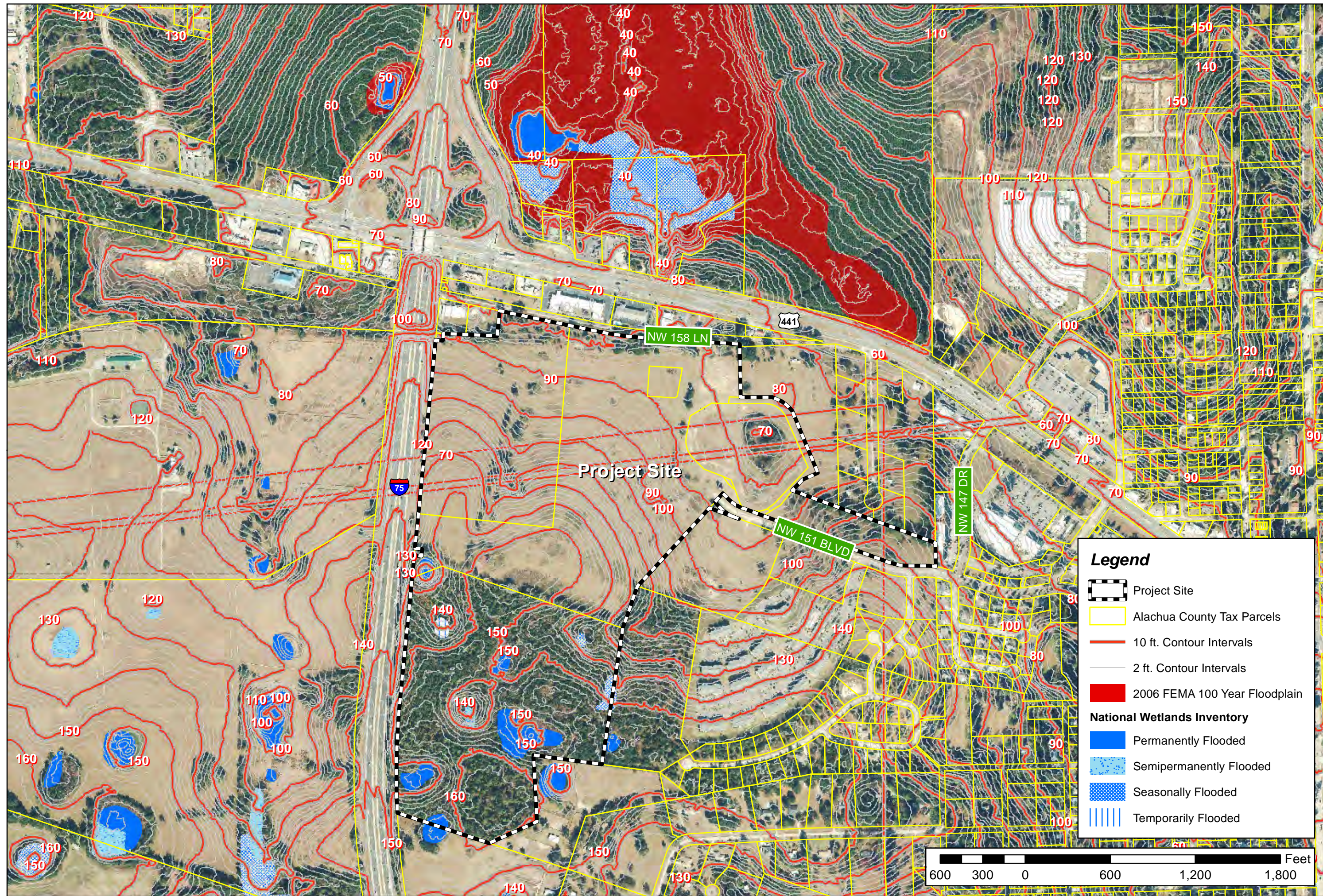


Residential Single-Family 4 (RSF-4)



Residential Single-Family 6 (RSF-6)

Alachua Commerce PUD Rezoning Application



Legend

Project Site

Alachua County Tax Parcels

10 ft. Contour Intervals

2 ft. Contour Intervals

2006 FEMA 100 Year Floodplain

National Wetlands Inventory

Permanently Flooded

Semipermanently Flooded

Seasonally Flooded

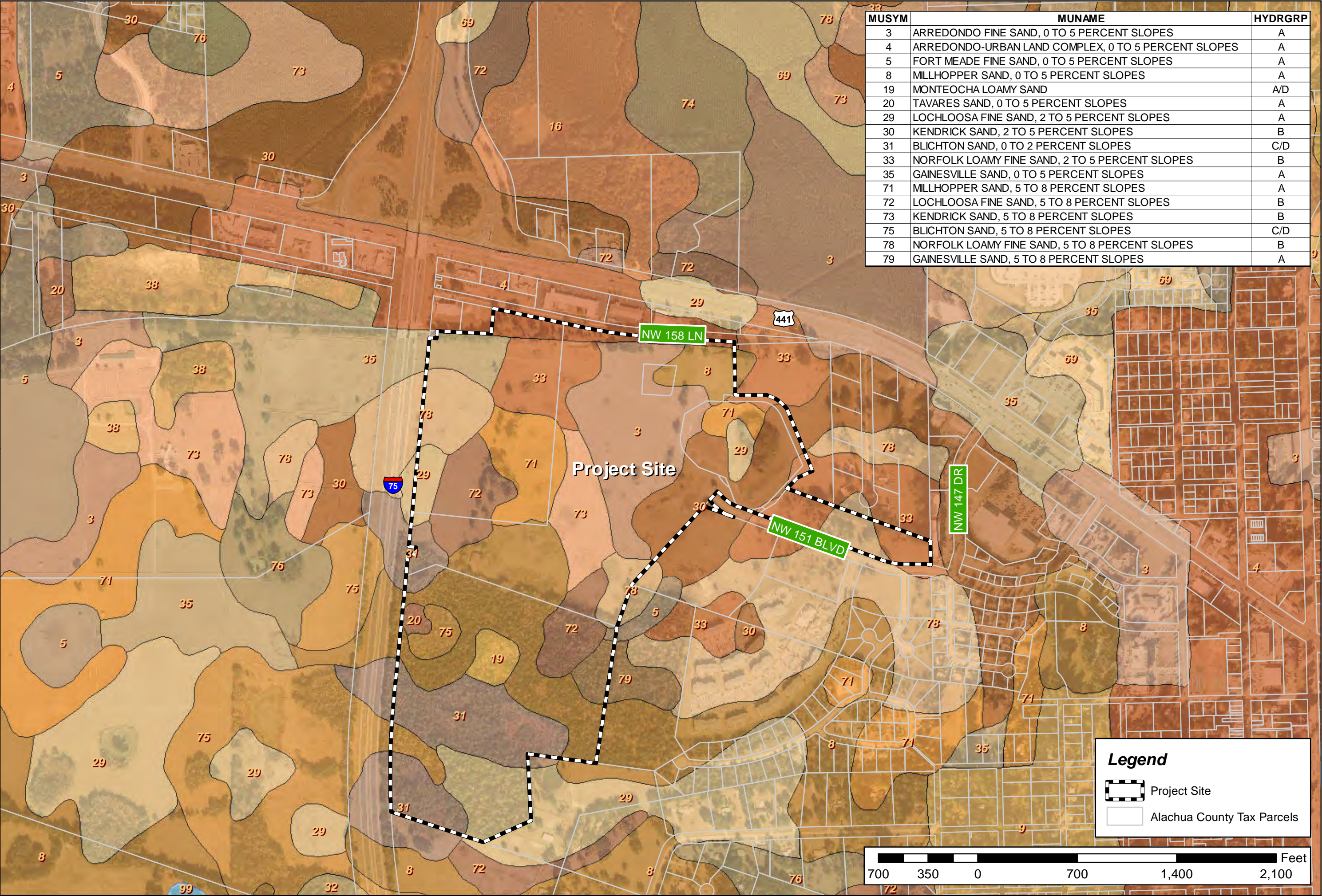
Temporarily Flooded



132 NW 76th Drive
Gainesville, Florida 32607
(352) 331-1976 / (352) 331-2476
WWW.CHW-INC.COM
CHW
INCORPORATED
GAINESVILLE, FLORIDA
1981
CA-5075

Prepared by: Employee 348
Date: August 18, 2014

File: I:\JOBS\2014\14-0047\01\GIS\MXD4.mxd

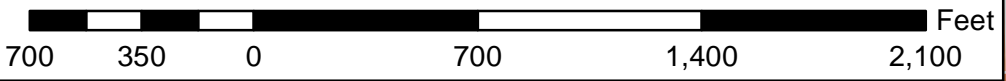


MUSYM	MUNAME	HYDRGRP
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	A
4	ARREDONDO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	A
5	FORT MEADE FINE SAND, 0 TO 5 PERCENT SLOPES	A
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	A
19	MONTEOCHA LOAMY SAND	A/D
20	TAVARES SAND, 0 TO 5 PERCENT SLOPES	A
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	A
30	KENDRICK SAND, 2 TO 5 PERCENT SLOPES	B
31	BLIGHTON SAND, 0 TO 2 PERCENT SLOPES	C/D
33	NORFOLK LOAMY FINE SAND, 2 TO 5 PERCENT SLOPES	B
35	GAINESVILLE SAND, 0 TO 5 PERCENT SLOPES	A
71	MILLHOPPER SAND, 5 TO 8 PERCENT SLOPES	A
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	B
73	KENDRICK SAND, 5 TO 8 PERCENT SLOPES	B
75	BLIGHTON SAND, 5 TO 8 PERCENT SLOPES	C/D
78	NORFOLK LOAMY FINE SAND, 5 TO 8 PERCENT SLOPES	B
79	GAINESVILLE SAND, 5 TO 8 PERCENT SLOPES	A

Legend

Project Site

Alachua County Tax Parcels



Alachua Commerce PUD
Rezoning Application



Projection: NAD 1983, StatePlane
Florida, North, FIPS 4500, Feet
False Easting: 1000000.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.563333
Standard Parallel 2: 29.563333
Latitude of Origin: 29.000000
GCS: North American, 1983
Prepared by: Employee 348
Date: September 1, 2014

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