

C. DAVID COFFEY, P.A.  
ATTORNEYS AT LAW

C. DAVID COFFEY, ESQ.  
david@dcoffeylaw.net

ANDREW M. COFFEY, ESQ.  
andy@dcoffeylaw.net

Haile Village Center  
5346 S.W. 91st Terrace  
Gainesville, Florida 32608-4399  
Tel. (352) 335-8442  
Fax (352) 376-0026

April 2, 2015

Brandon Stubbs, Planner  
City of Alachua  
PO Box 9  
Alachua, Florida 32616-0009

RE: One 51 Place Apartments  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Mr. Stubbs:

On behalf of our client, Alachua Development, LLC, this firm is pleased to submit for review the attached revised application for a Site-Specific Amendment to the Official Zoning Atlas. The attached application is revised to address the issues identified in your letter dated March 17, 2015. The attached application package includes the following documents:

1. Site-Specific Amendment to the Official Zoning Atlas (Rezoning) Application;
2. An affidavit authorizing C. David Coffey, P.A. to submit the application; and
3. Twelve (12) required attachments to the application.

Three copies of the application package are submitted for review. Please contact me if any additional information is required for your review.

Sincerely,



Andrew Coffey  
Attorney at Law

Enclosures: As stated



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: P&Z; CC

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

Reference City of Alachua Land Development Regulations Article 2.4.2

**A. PROJECT**

1. Project Name: One 51 Place Apartments
2. Address of Subject Property: 15100 NW 150th Court, Alachua, FL 32615
3. Parcel ID Number(s): 03863-002-001 (subject property is a portion of this tax parcel)
4. Existing Use of Property: Multi-family residential
5. Future Land Use Map Designation : High Density Residential
6. Existing Zoning Designation: RMF-8
7. Proposed Zoning Designation: RMF-15
8. Acreage: 12.12 +/-

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Andrew Coffey Title: Attorney  
Company (if applicable): C. David Coffey, P.A.  
Mailing address: 5346 SW 91st Terrace  
City: Gainesville State: FL ZIP: 32608  
Telephone: ( ) 352-335-8442 FAX: ( ) 352-376-0026 e-mail: ( ) \_\_\_\_\_
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Alachua Development, LLC  
Mailing Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

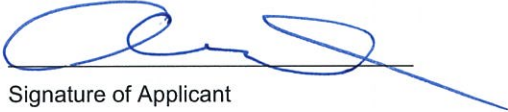
1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
  - i. *Consistent with Comprehensive Plan*  
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
  - ii. *Consistent with Ordinances*  
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
  - iii. *Logical Development Pattern*  
The proposed amendment would result in a logical and orderly development pattern.
  - iv. *Pre-Mature Development*  
The proposed amendment will not create premature development in undeveloped or rural areas.
  - v. *Incompatible with Adjacent Lands*  
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
  - vi. *Adverse Effect on Local Character*  
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
  - vii. *Not Deviate from Pattern of Development*  
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
  - viii. *Encourage Sprawl*  
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
  - ix. *Spot Zoning*  
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
  - x. *Public Facilities*  
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
  - xi. *No Adverse Effect on the Environment*  
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

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

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

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

  
Signature of Applicant

\_\_\_\_\_  
Signature of Co-applicant

Andrew Coffey, Attorney  
\_\_\_\_\_  
Typed or printed name and title of applicant

\_\_\_\_\_  
Typed or printed name of co-applicant

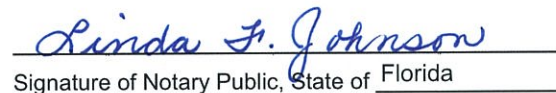
State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd<sup>1st</sup> day of April, 2015, by Andrew Coffey

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

NOTARY SEAL



  
Signature of Notary Public, State of Florida



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 15100 NW 150th Court, Alachua, FL 32615

Parcel ID Number(s): 03863-002-001

Acreage: 16.22 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Fred Rath Title: \_\_\_\_\_

Company (if applicable): Alachua Development, LLC

Mailing Address: 5405 Cypress Center Dr. Suite 320

City: Tampa State: Florida ZIP: 33609

Telephone: 813-636-8860 FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: C. David Coffey P.A. Title: Attorney

Company (if applicable): \_\_\_\_\_

Mailing address: 5346 SW 91st Terrace

City: Gainesville State: Florida ZIP: 32608

Telephone: 352-335-8442 FAX: 352-376-0026 e-mail: andy@dcoffeylaw.net

## D. REQUESTED ACTION:

Site Specific Amendment to the Official Zoning Atlas (Rezoning); RMF-8 & RMF-15 to RMF-15

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

Fred H. Rath  
Signature of Applicant

Fred Rath, President

Typed or printed name and title of applicant

Signature of Co-applicant

FRED H. RATH

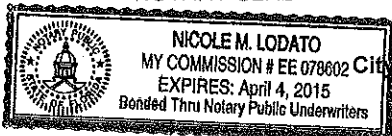
Typed or printed name of co-applicant

State of Florida County of Hillsborough

The foregoing application is acknowledged before me this 24 day of February, 2015, by Fred H. Rath

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

NOTARY SEAL



Nicole M. Lodato  
Signature of Notary Public, State of Florida

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

**Index of Attachments**

Statement of Proposed Change .....Attachment 1

Current Aerial Map .....Attachment 2

Concurrency Impact Analysis .....Attachment 3

Comprehensive Plan Consistency Analysis.....Attachment 4

Land Development Regulation Compliance Analysis.....Attachment 5

Mailing Labels .....Attachment 6

Neighborhood Meeting Materials .....Attachment 7

Public School Student Generation Form .....Attachment 8

Legal Description .....Attachment 9

Proof of Ownership .....Attachment 10

Proof of Payment of Taxes .....Attachment 11

Application Fee .....Attachment 12

## **Statement of Proposed Change**

The applicant proposes to change the existing zoning designation of a 12.12 acre portion of parcel number 03863-002-001 from “RMF-8” to “RMF-15.”

### **Background Information**

In 2005, the applicant developed One 51 Place Apartments, which consists of 312 apartment units located on a 22.9 acre site. At the time of development, the zoning of the site was split between two zoning districts. A 10.78 acre portion of the site was zoned RMF-2, allowing a maximum of 20 units per acre, or 216 units. The remaining 12.12 acre portion of the site was zoned RMF-1, allowing up to 8 units per acre, or 97 units. The combined total number of allowed units on the entire site was 313 units. The site was developed to include 312 units, averaging 13.62 units per acre.

In 2006, after completion of the One 51 Place Apartments development, the City of Alachua initiated a land development code update that changed the zoning of the site. The RMF-1 and RMF-2 districts were eliminated from the code, and replaced with the RMF-8 and RMF-15 districts that currently apply to the site. The allowable density in the RMF-8 district remained the same as the RMF-1 district; 8 units per acre. However, the allowable density in the RMF-15 is less than was previously allowed under the RMF-2 district; decreasing from 20 to 15 units per acre.

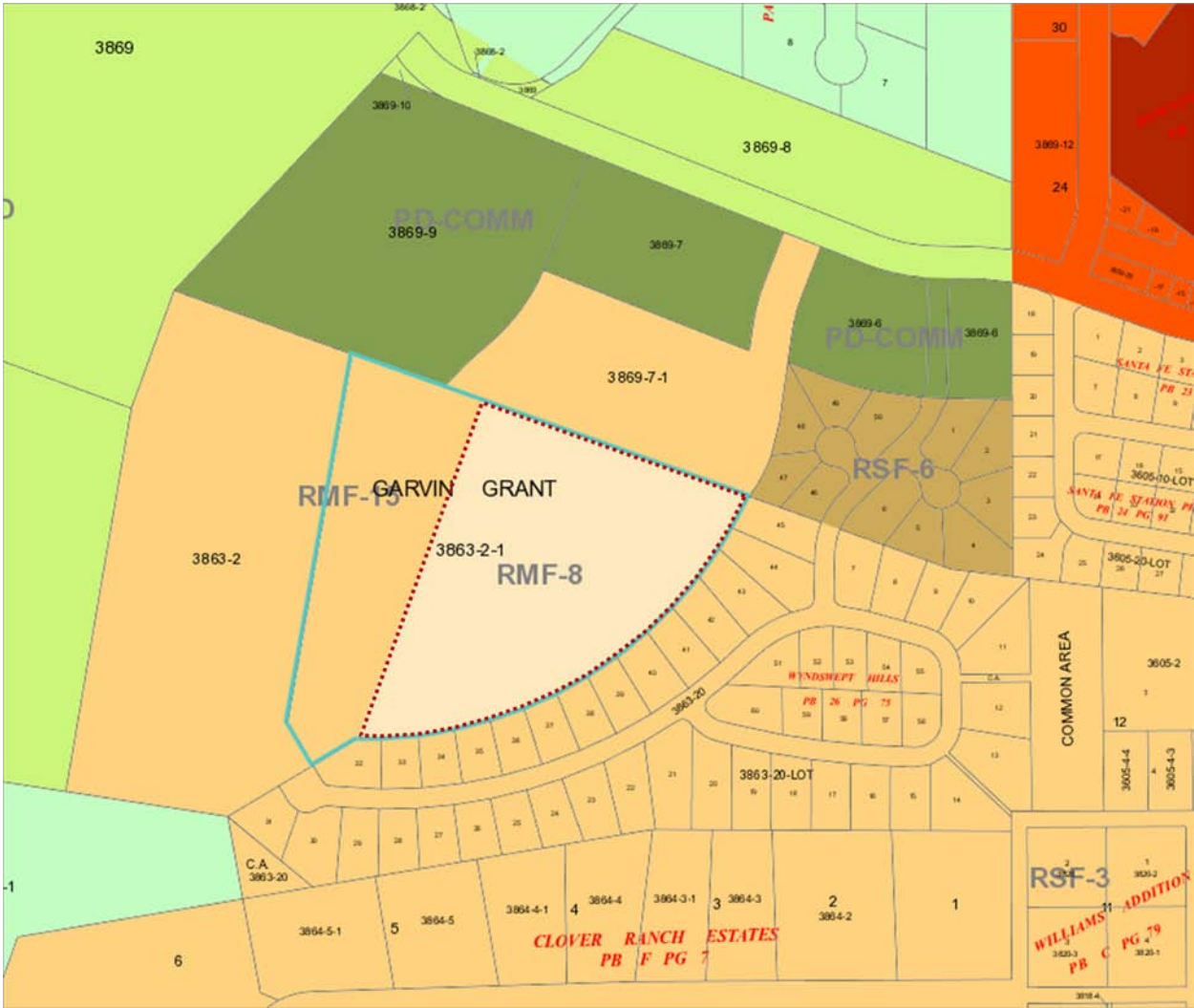
As a result of the City of Alachua’s code update, the maximum number of units allowed on the 22.9 acre development site was reduced from 313 to 258. Because the One 51 Place Apartments project was fully developed at the time of the code update, the existing 312 units exceeded the number of allowed units by 54 units. Accordingly, the existing development is nonconforming under the current zoning.

### **Purpose of Rezoning**

The purpose of the request to rezone the subject property from RMF-8 to RMF-15 is to bring the existing development into compliance with the number of units allowed under the applicable zoning district. By rezoning the 12.12 acre portion of the site (the subject property) from RMF-8 to RMF-15, the number of allowed units on the entire 22.9 acre development site will increase to 343 units. Although the allowed number of units will exceed the existing number of units by 31 units, the One 51 Place Apartments project and the 22.9 acre site are fully developed. No additional development is contemplated as a result of the requested rezoning.

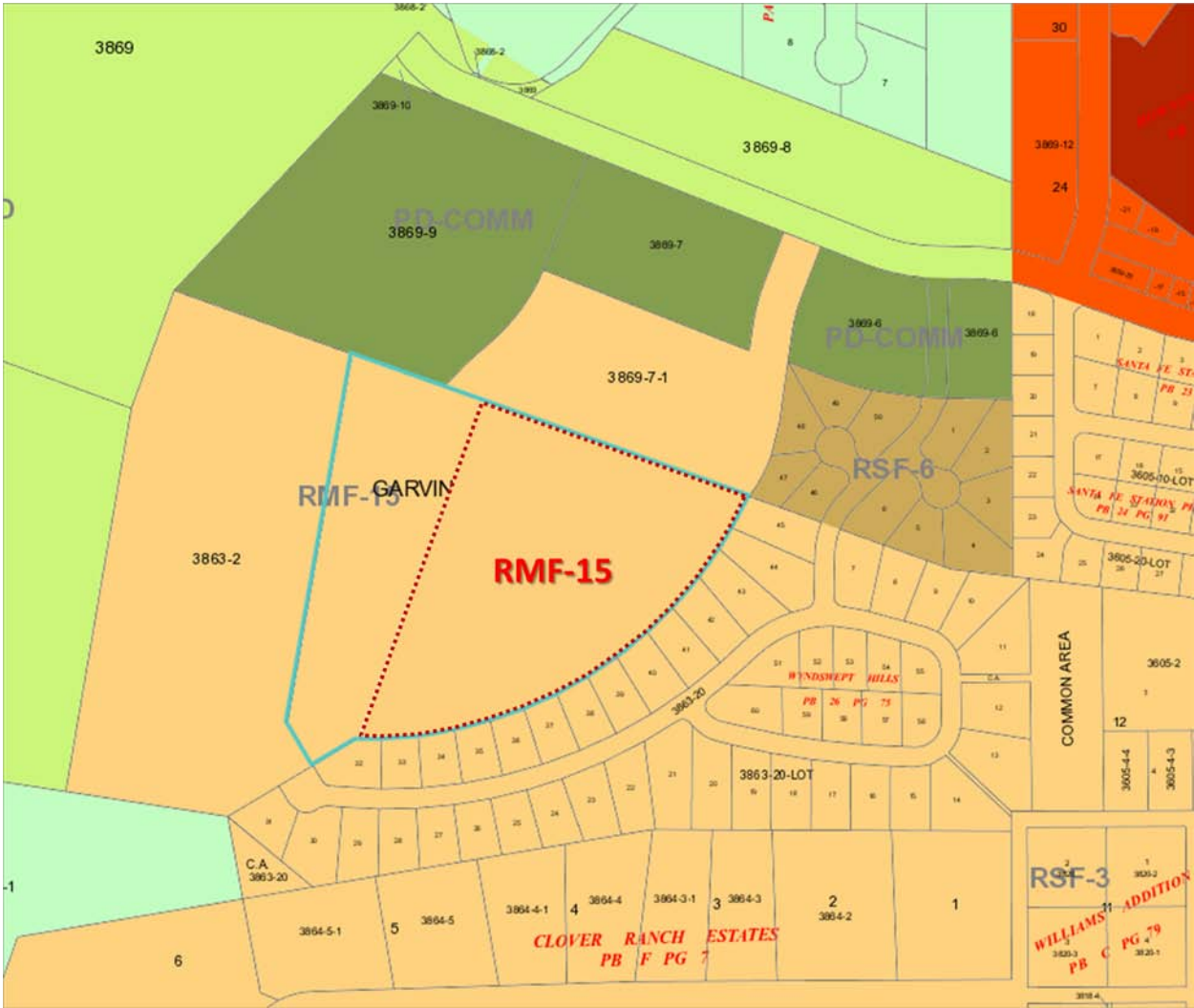


Existing Zoning Designation

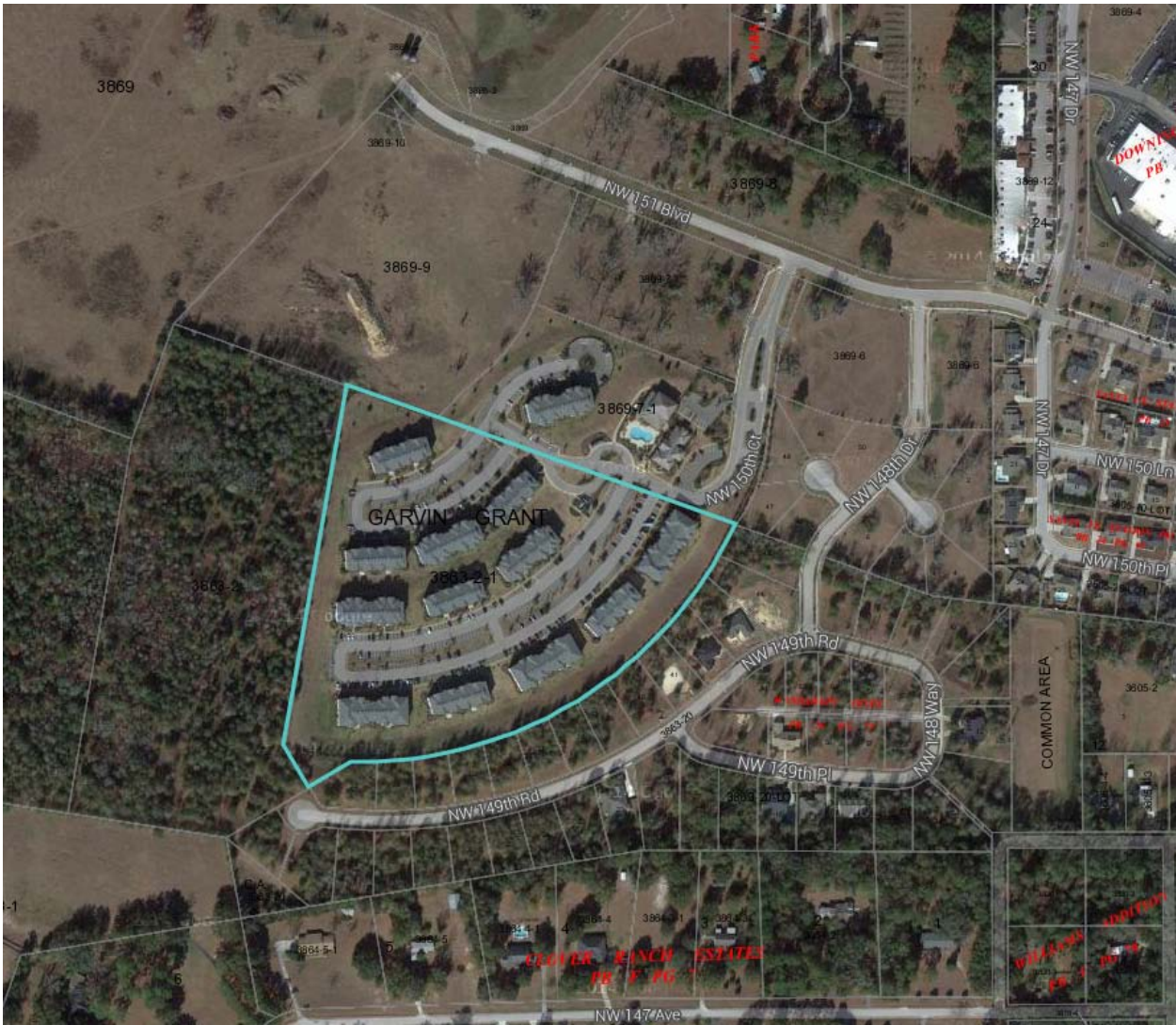




Proposed Zoning Designation



Current Aerial Map



**Concurrency Impact Analysis**

[Attached]

# Concurrency Impact Analysis One 51 Apartments Alachua, Florida

February 16, 2015

Amended March 31, 2015

*Prepared for:*

Rath, Harper & Associates, Inc.  
5405 Cypress Center Drive  
Suite 320  
Tampa, Florida 33609

*Prepared by:*

Chen Moore & Associates  
Certificate of Authorization 4593  
Jason L. Haeseler, P.E.  
Professional Engineer 71590

## **Introduction**

This Concurrency Impact Analysis is submitted in accordance with the City of Alachua Site Specific Amendment to the Official Zoning Atlas Amendment (Rezoning) Application requirements outlined in Land Development Regulation (LDR) Article 2.4.14. This analysis shows the impact on public facilities including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools.

One 51 Apartments is a multi-family residential complex consisting of 312 apartment units on 22.90 +/- acres, including tax parcels 03863-002-01 and 03863-007-01<sup>1</sup>. For the purposes of this analysis, both parcels were taken together and will be referred to throughout as “the site”. The current zoning on a portion of the site is Residential Multiple Family – 15 (RMF-15), and the remaining (12.12 acres - a portion of tax parcel 03863-002-01<sup>2</sup>) is zoned Residential Multiple Family – 8 (RMF-8). Since no additional development is proposed with this zoning amendment, an analysis was conducted to determine the maximum future development allowed under the proposed zoning compared to the existing development. The maximum allowable density under RMF-15 zoning is 15 du/ac.

$$\text{Area of site} \times \text{Maximum Allowable Density} = \text{Maximum Future Development}$$

$$22.90 \text{ ac} \times 15 \text{ du/ac} = 343.5 \text{ du/ac}$$

$$\text{Maximum Future Development} - \text{Existing Units} = \text{Maximum Number of Additional Units}$$

$$343 \text{ du} - 312 \text{ du} = 31 \text{ du}$$

A maximum of 31 additional dwelling units could be added to the site under the proposed zoning amendment. To determine the impacts on solid waste and recreation, an estimate of additional persons is also required. Table i below shows the existing unit mix.

Table i– Existing Unit Mix<sup>3</sup>

	One Bedroom	Two Bedroom	Three Bedroom
Units	144	132	36
Bedrooms	144	264	108
Average Bedrooms / Unit			1.65

<sup>1</sup> One 51 Apartments Development Plan, submitted 2003.

<sup>2</sup> 12.12 acres was used in this analysis per the City of Alachua Planning Department, email dated March 25, 2015.

<sup>3</sup> One 51 Apartments Development Plan, submitted 2003.

Assuming one person per bedroom, the number of additional persons added under the proposed zoning amendment is calculated below.

$$31 \text{ units} \times 1.65 \text{ bedrooms/unit} \times 1 \text{ person/bedroom} = 51 \text{ persons}$$

### **Potable Water Impact Analysis**

Table 1 – Projected Potable Water Impact

System Category	Gallons / Day (gpd)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,140,000
Reserved Capacity <sup>1</sup>	108,775
Residual Capacity	1,051,225
Projected Potable Water Demand from Maximum Future Development	8,525
275 gpd/ unit <sup>2</sup> x 31 units	
<b>Residual Capacity with Application Approval</b>	<b>1,042,700</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>54.67%</b>
<sup>1</sup> City of Alachua December 2014 Development Monitoring Report	
<sup>2</sup> City of Alachua Comprehensive Plan, Community Facilities and Natural Groundwater Aquifer Recharge Element, Policy 4.1.c	

Quality: There are no improvements to the site associated with this zoning change, therefore there will be no impacts to applicable potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: There are no improvements to the site associated with this zoning change, therefore there will be no impacts to the City's potable water system that would cause the system to operate at a level below the adopted LOS in the City's Comprehensive Plan.

System Capacity: As shown in Table 1, the calculated impacts of future development from the proposed zoning change would result in a utilization of 54.67% of the City's permitted capacity, below the 85% required under Policy 4.1.c of the City's Comprehensive Plan.



## Sanitary Sewer Impact Analysis

Table 2 – Projected Sanitary Sewer Impact

System Category	Gallons / Day (gpd)
Current Permitted Capacity <sup>1</sup>	1,230,000
Less Actual Treatment Plant Flows <sup>1</sup>	595,000
Reserved Capacity <sup>1</sup>	82,325
Residual Capacity	552,675
Projected Sanitary Sewer Demand from Maximum Future Development	7,750
250 gpd <sup>2</sup> /unit x 31 units	
<b>Residual Capacity with Application Approval</b>	<b>544,925</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>55.70%</b>
<sup>1</sup> City of Alachua December 2014 Development Monitoring Report	
<sup>2</sup> City of Alachua Comprehensive Plan, Community Facilities and Natural Groundwater Aquifer Recharge Element, Policy 1.1.d	

Quality: There are no improvements to the site associated with this zoning change, therefore there will be no impacts to applicable sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: There are no improvements to the site associated with this zoning change, therefore there will be no impacts to the City's sanitary sewer system that would cause the system to operate at a level below the adopted LOS in the City's Comprehensive Plan.

As shown in Table 2, the calculated impacts of future development from the proposed zoning change would result in a utilization of 55.70% of the City's permitted capacity, below the 85% required under Policy 1.1.d of the City's Comprehensive Plan.





### Transportation Impact Analysis (cont'd)

Table 3 – Comprehensive Plan Roadway Segments

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	LOS
5	US 441 from SR 235 to NCL of Alachua	4/D	Principle Arterial	Urban Trans	C

Table 4 – Trip Generation Calculations

Land Use	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Low-Rise Apartments (223) <sup>1</sup>	31	6.65	206.15	0.35	10.85	0.44	13.64
<b>Total:</b>	<b>31</b>		<b>206</b>		<b>11</b>		<b>13.64</b>

<sup>1</sup>ITE Trip Generation Manual, 9<sup>th</sup> Edition

Table 5 – Future Impacts on Roadway Segments

Traffic System Category	Segment 5	
	AADT	Peak Hour
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	23,000	2,185
Reserved Trips <sup>1</sup>	6,865	610
Available Capacity <sup>1</sup>	5,635	405
Projected Trip Generation	206	14
<b>Residual Capacity with Application Approval</b>	<b>5,429</b>	<b>391</b>

<sup>1</sup>City of Alachua December 2014 Development Monitoring Report

Figure 1 above shows the affected roadway segments within ½ mile, as required by the City's Land Development Regulations, Sec. 2.4.14(H)(2). The affected segments and required Level of Service (LOS) are shown in Table 3. The total additional bedrooms calculated in the introduction was used to calculate the additional trips generated by maximum future development on the site. Table 4 shows the proposed zoning change could result in additional 206 Average Annual Daily Trips (AADT). Table 5 shows the residual capacity of each of the affected roadway segment. As shown in Table 5, the additional trips from future development will not exceed the roadways' capacity to operate at LOS C, as required by the City's Comprehensive Plan and will not negatively impact the City's transportation facilities.

## Solid Waste Impact Analysis

Table 6 – Solid Waste Impacts

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	37,200.00	6,789.00
Reserved Capacity <sup>1</sup>	5,284.50	964.42
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
Solid Waste Created by Maximum Future Development 0.73 TN/person/year <sup>2</sup> x 51 persons		37.23
<sup>1</sup> City of Alachua December 2014 Development Monitoring Report		
<sup>2</sup> City of Alachua Comprehensive Plan, Community Facilities and Natural Groundwater Aquifer Recharge Element, Policy 2.1.a		

As shown in Table 6, the New River Solid Waste Facility has an estimated 50 years of additional capacity. The maximum future development of this site would not cause the City's solid waste management system to operate below the Level of Service required by the City's Comprehensive Plan.

## Recreation Impact Analysis

Table 7 – Projected Recreational Acreage Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.6
Acreage Required to Serve Existing Population <sup>1</sup>	46.5
Reserved Capacity <sup>1</sup>	0.50
Available Recreation Acreage <sup>1</sup>	41.60
Additional Recreation Acreage Required by Maximum Future Development 5.0 ac. / 1,000 persons <sup>2</sup> x (51/1000) persons	0.25
<b>Residual Recreational Acreage Remaining</b>	<b>41.35</b>
<sup>1</sup> City of Alachua December 2014 Development Monitoring Report	
<sup>2</sup> City of Alachua Comprehensive Plan, Recreation Element, Policy 1.2.b	

As shown in Table 7, the maximum future development represents a small demand of the existing recreational facilities and will not result in a Level of Service below what is required in the City's Comprehensive Plan.

### Stormwater Impact Analysis

As discussed in the introduction to this analysis, there are no improvements proposed as part of this application and there will be no changes to the existing impervious area. The extent of any impacts on the City's stormwater management system will depend on the amount of impervious area added at the time of any improvements. Impacts to the City's stormwater system cannot be determined at this time. Any future improvements will require an additional concurrency analysis based upon the amount of impervious area. Any improvements will comply with Federal, State, and County requirements, as well as the City's Comprehensive Plan in place at the time those improvements are proposed.

### Public Schools Impact Analysis

Table 8 – Multi-Family Development Student Generation Calculations

	Units	Multiplier <sup>1</sup>	Student Stations
Elementary	31	0.042	1.302
Middle	31	0.016	0.496
High	31	0.019	0.589
<sup>1</sup> City of Alachua Public School Student Generation Calculation Form			

Table 9 – Public Schools Impact

Alachua Elementary CSA	2015 - 2016	2017 - 2018
Available Capacity <sup>1</sup>	283	255
Additional Demand	2	2
<b>Remaining Capacity with Application Approval</b>	<b>281</b>	<b>253</b>
Mebane Middle CSA		
Available Capacity <sup>1</sup>	446	443
Additional Demand	1	1
<b>Remaining Capacity with Application Approval</b>	<b>445</b>	<b>442</b>
Santa Fe High School CSA		
Available Capacity <sup>1</sup>	674	720
Additional Demand	1	1
<b>Remaining Capacity with Application Approval</b>	<b>673</b>	<b>719</b>
<sup>1</sup> City of Alachua December 2014 Development Monitoring Report		

As shown in Table 9, the maximum future development will not impact the Level of Service for public schools as required by the City's Comprehensive Plan.

### **Analysis of Consistency with City of Alachua Comprehensive Plan**

The application of the zoning district “Residential Multiple Family – 15” (RMF-15) to the subject property is consistent with the goals, objectives, and policies found in the Future Land Use Element of the City of Alachua Comprehensive Plan.

The designated future land use of the subject property is “High Density Residential.” In furtherance of Goal 1 and Objective 1.2, Policy 1.2(c) allows residential development in the High Density Residential land use category at a maximum density of 15 dwelling units per acre. Goal 1 states, “[t]he City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.” Objective 1.2 states, “[t]he City of Alachua shall designate three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.”

Apartments are listed under Policy 1.2(c) as an allowed use in the High Density Residential land use category, in furtherance of Goal 1 and Objective 1.2. The proposed zoning district, RMF-15, is established and intended to encourage a wide range of high-density housing types, especially multifamily development such as apartments, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. The subject property is a portion of the One51 Place Apartment community, which includes a total of 312 apartment units on approximately 22.9 acres. The existing development on the subject property is a housing type allowed by Policy 1.2(c) in furtherance of Goal 1 and Objective 1.2, and encouraged under the RMF-15 zoning district. The development is served by water and sewer systems. The subject property is developed at a density of approximately 13.6 units per acre, which is consistent with the minimum and maximum density of development encouraged in the High Density Residential land use category under Policy 1.2(c).

Goal 2 of the Future Land Use Element mandates the utilization of innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space, and preserve rural character. Objective 2.4 requires landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected heritage and champion trees. Objective 2.5 provides that open space

requirements must preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather. The tree protection, landscape, and open space standards currently applicable to the existing development will remain applicable to the uses allowed under RMF-15.

Goal 5 of the Future Land Use Element provides that the City shall establish development standards to address protection of natural resources and availability of public facility resources while allowing for innovative and flexible development patterns. The protections related to topography, soils, flood prone areas, wetlands, and habitats under Objective 5.1 will remain applicable to any development under RMF-15. The increased development potential authorized under RMF-15 is limited to approximately 31 more units than currently exist within the development that includes the subject property. If ever proposed, any additional development would remain subject to requirements for levels of service for roadways, potable water, sanitary sewer, stormwater, solid waste, public schools, and recreation.

Goal 6 of the Future Land Use Element requires the City to establish standards and process for addressing nonconforming uses and vested rights. The rezoning of the subject property to RMF-15 is intended solely to address the currently nonconforming status of the property.

Goal 7 and Goal 9 of the Future Land Use Element relate to the availability of utilities to support development and protection of wellfield sites. The existing development and any future development allowed under RMF-15 on the subject property is served by all necessary utilities and is not within any wellfield protection areas.

Policy 1.1(a) of the Housing Element encourages development of a variety of housing types including multi-family units such as apartments, and requires the City to ensure that appropriate land use designations and zoning districts exist to accommodate each type. The rezoning of the subject property to RMF-15 is intended solely to accommodate the existing development of apartment units.

Objective 2.2 of the Housing Element requires conservation of the embodied energy of the current housing stock by employing innovative preservation, restoration, and renovation techniques. The rezoning of the subject property to RMF-15 is intended to ensure that the existing development may be restored in the event of its destruction, avoiding further development of additional property to replace the existing housing stock.

Goal 1 of the Conservation and Open Space Element includes conservation and protection of the natural and environmental resources of the City. By ensuring that the existing development on the subject property may be restored without further development of additional property to replace the existing housing stock, the rezoning to RMF-15 encourages conservation and protection of natural resources. The subject property has no environmentally sensitive

features and is currently developed as an apartment community. The subject property is within an area designated for high density development because development in that area minimizes impacts on natural or environmental resources.

Policy 1.6(c) of the Economic Element encourages multi-family housing in close proximity to employment centers within appropriate land use categories and zoning districts. The subject property is located near the employment centers in Alachua. The RMF-15 zoning district and the High Density Residential land use category are appropriate for the existing multi-family development on the subject property.



## **Analysis of Compliance with Standards for Site Specific Amendments**

The application of the zoning designation “Residential Multiple Family – 15” (RMF-15) to the subject property is consistent with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations.

*i. Consistent with Comprehensive Plan*

See Analysis of Consistency with City of Alachua Comprehensive Plan.

*ii. Consistent with Ordinances*

The proposed amendment is consistent with the Standards for Site Specific Amendments to the Official Zoning Atlas as defined in Section 2.4.2 of the Land Development Regulations. The proposed amendment does not appear to otherwise conflict with any Land Development Regulation or the City Code of Ordinances. The amendment is intended to eliminate the inconsistency of the existing development with the current zoning designation.

*iii. Logical Development Pattern*

The proposed amendment will apply the zoning designation RMF-15 to the subject property. The proposed zoning district, RMF-15, is established and intended to encourage a wide range of high-density housing types, especially multifamily development such as apartments, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. The subject property is fully developed. The existing development on the subject property includes a portion of the One51 Place Apartment community, which consists of a total of 312 apartment units on approximately 22.9 acres. Approximately 12.12 acres of the One51 Place Apartment development is zoned RMF-8, while the remainder is zoned RMF-15. The subject property includes the 12.12 acres zoned RMF-8. An addition portion of the tax parcel includes approximately 4.1 acres zoned RMF-15. The existing development exceeds the number of allowed units within the current zoning district. By eliminating this inconsistency, the amendment will allow the existing development to be reconstructed in the same manner as it currently exists in the event of a casualty.

The proposed amendment would promote a logically and orderly development pattern while the existing zoning designation does not permit such development.

iv. *Pre-Mature Development*

The subject property is fully developed and includes a significant portion of the One51 Place Apartments. The existing development is served by existing water, sewer, and utility systems. The proposed amendment would not create premature development.

v. *Incompatible with Adjacent Lands*

The uses permitted on the adjacent properties are consistent with the uses permitted by the proposed amendment. The adjacent parcel to the West of the subject property is vacant land zoned RMF-15. To the North is vacant land zoned PD-Commercial. To the East and South is existing single family residential development zoned RSF-6 and RSF-3. The existing development on the subject parcel includes a large setback and buffer between the single family residential developments to ensure compatibility. The proposed amendment will not modify the buffer, setback, or any dimensional requirements that currently ensure compatibility with the adjacent properties.

vi. *Adverse Effect on Local Character*

The proposed amendment is intended to maintain the existing local character by ensuring that the existing development on the subject property may be reconstructed as it is currently developed in the event of a casualty. The proposed amendment will not modify any current dimensional requirements or allow additional uses that would adversely affect the local character.

vii. *Not Deviate from Pattern of Development*

The uses permitted by the proposed amendment are consistent with the uses permitted by the adjacent properties. The subject property is surrounded by vacant land zoned RMF-15 and existing single-family residential development zoned RSF-6 and RSF-3. Single family residential and multifamily residential uses are both permitted within the RMF-15 zoning district. The proposed amendment is intended to maintain the existing pattern of development by ensuring that the existing development on the subject property may be reconstructed as it is currently developed in the event of a casualty.

*viii. Encourage Sprawl*

The proposed amendment will not encourage urban sprawl and will not result in strip or ribbon commercial development, leap frog development, or low density single dimensional development. Instead, the proposed amendment will facilitate the replacement of the existing multifamily development in the event of a casualty and thereby prevent the use of additional land to rebuild the units at a lower density than currently exists.

*ix. Spot Zoning*

The zoning designation of the subject property will be more related to the adjacent and surrounding properties as a result of the proposed amendment. The subject property is surrounded on three sides by property zoned RMF-15. The existing One51 Place Apartments development spans across the subject property currently zoned RMF-8, and the surrounding area zoned RMF-15. The proposed amendment will consolidate the zoning of the One51 Place Apartments properties into a single zoning district that is consistent with the existing development.

*x. Public Facilities*

The development permitted by the proposed amendment is supported by existing public facilities serving the existing developed area encompassing the subject property. Although no additional development is proposed or contemplated, these public facilities will adequately accommodate the addition residential dwelling units authorized by the proposed amendment.

*xi. No Adverse Effect on the Environment*

The proposed amendment is intended to eliminate the inconsistency of the existing development with the current zoning designation and will not result in significantly adverse impacts to the natural environment. The proposed amendment will authorize approximately 31 more units than currently exist. However, the subject property is fully developed as an apartment community and no additional development is contemplated or proposed. The proposed amendment will not modify the currently applicable standards for protection of natural resources.

**Mailing Labels**

[Mailing labels provided with first submittal on February 26, 2015]

### **Neighborhood Meeting Materials**

- I. See attached copy of published noticed.
- II. See attached copy of written notice and mailing labels.
- III. Summary of meeting:

A neighborhood meeting was held at 15100 NW 150<sup>th</sup> Court, Alachua, Florida at 5:30 PM on February 23, 2015. No members of the public attended the neighborhood meeting. The meeting concluded at 6:00 PM. A copy of presentation materials prepared for the neighborhood meeting is attached.



"We're not here for lip service," he added. "We're here to protect our children and our children's children."

"People have a right to be angry and be concerned about all this and yet this canonization is going to go forward," said Dr. Jeffery Burns, the director of the Academy of American Franciscan History. "By making Serra a saint, we shouldn't be affirming that everything he did was right," he said.

At the same time, more than 15 percent of drivers tested positive for at least one illegal drug, up from 12 percent in 2007. The number of drivers with marijuana in their systems grew by nearly 50 percent over the same period.

Contact person: Linda Johnson (352) 335-8442

Earn Rewards when you shop using your Dillard's Credit Card.  
Visit [dillards.com/rewards](http://dillards.com/rewards) for more details.  
\*Subject to credit approval. See store for details.





## **NEIGHBORHOOD MEETING**

**A neighborhood meeting** is being held to discuss a rezoning of approximately 16.22 acres located at 15100 NW 150th Court, Alachua, FL 32615.

**Date:** Monday, February 23, 2015

**Time:** 5:30 P.M.

**Location:** One 51 Place Apartments Clubhouse  
15100 NW 150th Court  
Alachua, FL 32615

**Contact:** Linda Johnson  
(352) 335-8442

This meeting will be held to discuss a request to rezone tax parcel 03863-002-001 containing approximately 16.22 acres currently zoned Residential Multiple Family – 15 (approximately 4.10 acres) and Residential Multiple Family – 8 (approximately 12.12 acres). The proposal is to rezone the entire 16.22 acre parcel to a single zoning district, Residential Multiple Family – 15 (RMF-15). The RMF-15 district permits up to 15 dwelling units per acre. Some of the uses permitted in this district include multifamily, single-family attached, townhouses, and two- to four-family dwellings, as well as complimentary uses such as community facilities, religious institutions, parks, playgrounds, and schools.

The subject parcel is a part of the One 51 Place Apartment community (approximately 22.9 acres in total) that is currently governed by two separate zoning districts. The proposed rezoning will result in the application of the same zoning district to the entire existing development. No new development is being proposed as a result of the rezoning.

This is not a public hearing. The purpose of this meeting is to inform neighbors about the proposed change and receive public comments. We look forward to seeing you there.



ANTOINETTE ENDELICATO  
5562 NW 93<sup>RD</sup> AVENUE  
GAINESVILLE FL 32653

DAN RHINE  
288 TURKEY CREEK  
ALACHUA FL 32615

BILL ATWATER  
6017 NW 115<sup>TH</sup> PLACE  
ALACHUA FL 32615

TOM GORMAN  
9210 NW 59<sup>TH</sup> STREET  
ALACHUA FL 32653

RICHARD GORMAN  
5716 NW 93<sup>RD</sup> AVENUE  
ALACHUA FL 32653

PEGGY ARNOLD  
410 TURKEY CREEK  
ALACHUA FL 32615

DAVID FOREST  
23 TURKEY CREEK  
ALACHUA FL 32615

JOHN TINGUE  
333 TURKEY CREEK  
ALACHUA FL 32615

PRESIDENT  
TCMOA  
1000 TURKEY CREEK  
ALACHUA FL 32615

LINDA DIXON, AICP  
ASSISTANT DIRECTOR PLANNING  
UNIVERSITY OF FLORIDA  
PO BOX 115050  
GAINESVILLE FL 32611

CRAIG PARENTEAU  
FL DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
4801 CAMP RANCH ROAD  
GAINESVILLE FL 32641

LAURA WILLIAMS  
12416 NW 148<sup>TH</sup> AVENUE  
ALACHUA FL 32615

JEANNETTE HINSDALE  
PO BOX 1156  
ALACHUA FL 32616

LYNN COULLIAS  
7406 NW 126<sup>TH</sup> AVENUE  
ALACHUA FL 32615

LYNDA COON  
7216 NW 126<sup>TH</sup> AVENUE  
ALACHUA FL 32615

TRACI L. CAIN, CITY MANAGER  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA FL 32616-0009



03863-001-000  
CRUISE D M  
14606 NW 154TH TER  
ALACHUA FL 32615-4873

03863-002-000  
R & J MCCAULEY LLC  
15260 NW 147TH DR  
ALACHUA FL 32615

03863-002-001  
ALACHUA DEVELOPMENT LLC  
5405 CYPRESS CENTER DR STE 320  
TAMPA FL 33609

03863-020-005  
FORD & GOODE  
14849 NW 151ST LN  
ALACHUA FL 32615

03863-020-006  
SHAH PARUL  
PO BOX 818  
ALACHUA FL 32616

03863-020-007  
NEWMAN ERIC M  
3954 SW 21ST TER  
Gainesville FL 32608

03863-020-008  
CROUCH JOHNNY D  
4006 NW 60TH AVE  
GAINESVILLE FL 32653

03863-020-019  
KINETIC PROPERTIES INC  
6302 NW 18TH AVE  
GAINESVILLE FL 32605

03863-020-020  
DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

03863-020-023  
DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

03863-020-024  
KENNEDY DANIEL W  
15161 NW 149TH RD  
Alachua FL 32615

03863-020-025  
JOAQUIN REUEL R  
15195 NW 149TH RD  
Alachua FL 32615

03863-020-026  
STARITA GLORIA  
PO BOX 1106  
HAWTHORNE FL 32640-1106

03863-020-027  
RWSPMS LLC  
PO BOX 1977  
ALACHUA FL 32616

03863-020-028  
RWSPMS LLC  
PO BOX 1977  
Alachua FL 32616-1977

03863-020-033  
RWSPMS LLC  
PO BOX 1977  
ALACHUA FL 32616-1977

03863-020-034  
BRYANT WAYNE C  
PO BOX 474  
STEINHATCHEE FL 32359

03863-020-035  
RBI ELECTRICAL CONTRACTING  
LLC  
22103 NW CR 235A  
Alachua FL 32615

03863-020-036  
SANTE FE STATION DEVELOPMENT  
LLC  
9417 NW 43RD ST  
GAINESVILLE FL 32653

03863-020-037  
ELITE AUTO CENTER OF  
GAINESVILLE INC  
907 SW 3RD ST  
Gainesville FL 32601-7935

03863-020-038  
MURPHY JAVON D  
15122 NW 149TH RD  
Alachua FL 32615

03863-020-039  
BRYANT WAYNE C  
PO BOX 474  
STEINHATCHEE FL 32359

03863-020-040  
ROVANSEK KIMBERLY  
15068 NW 149TH RD  
ALACHUA FL 32615

03863-020-041  
JERNIGAN WILLIAM E JR  
15040 NW 149TH RD  
ALACHUA FL 32615

03863-020-042  
OSBURN JAMES LEE  
15014 NW 149TH RD  
ALACHUA FL 32615

03863-020-043  
HARVEY JAMES F  
14972 NW 148TH RD  
ALACHUA FL 32615

03863-020-044  
HOWELL PAMELA C  
15006 NW 148TH DR  
Alachua FL 32615

03863-020-045  
DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

03863-020-047  
WETHERINGTON MARILYN E  
3730 SE 14TH TER  
GAINESVILLE FL 32641

03863-020-048  
DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615



03863-020-049  
FLORIDA VICENTE C  
14974 NW 150TH LN  
Alachua FL 32669

03863-020-051  
RBI ELECTRICAL CONTRACTING  
LLC  
22103 NW COUNTY RD 235A  
Alachua FL 32615

03863-020-052  
NORMAN RONNIE C  
14913 NW 149TH RD  
ALACHUA FL 32615

03863-020-059  
CASWELL CHAD W  
14936 NW 149TH PL  
ALACHUA FL 32615

03863-020-060  
CLAYTON MICHAEL  
14970 NW 149TH PL  
Alachua FL 32615-0260

03864-004-000  
LYND DONALD W  
PO BOX 2164  
ALACHUA FL 32616-2164

03864-004-001  
KENNEDY E K  
PO BOX 2340  
ALACHUA FL 32616-2340

03864-005-000  
ROSSOW THOMAS C  
15302 NW 147TH AVE  
ALACHUA FL 32615

03864-005-001  
MARKHAM FRANCES LIFE  
ESTATE  
15326 NW 147TH AVE  
ALACHUA FL 32615

03864-006-000  
CRUISE D M  
14606 NW 154TH TER  
ALACHUA FL 32615-4873

03863-020-050  
VISION CONSTRUCTION INC  
3201 NW 202ND ST  
Newberry FL 32669

03863-020-046  
SANTE FE STATION DEVELOPMENT  
LLC  
9417 NW 43RD ST  
GAINESVILLE FL 32653

03863-020-029  
SOUTHWELL RONALD K  
1114 SW 79TH TER  
GAINESVILLE FL 32607

03863-020-053  
REALTY SOLUTIONS OF NORTH  
FLORIDA INC  
4802 SW 85TH AVE  
Gainesville FL 32608

03863-020-022  
KIRKPATRICK RANDY D  
15113 NW 149TH RD  
ALACHUA FL 32615

03863-020-030  
BEACH KENNETH N  
PMB 162  
7257 NW 4TH BLVD # 162  
GAINESVILLE FL 32607-1600

03863-020-021  
DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

03869-007-001  
ALACHUA DEVELOPMENT LLC  
5405 CYPRESS CENTER DR STE 320  
TAMPA FL 33609

03869-006-000  
WYNDWEPT HILLS LLC  
PO BOX 474  
STEINHATCHEE FL 32359

03869-007-000  
10.47 LLC  
15260 NW 147TH DR  
ALACHUA FL 32615

03869-009-000  
10.47 LLC  
15260 NW 147TH DR  
ALACHUA FL 32615

03863-020-031  
PELFREY GREGG M  
15373 NE 149TH RD  
ALACHUA FL 32615-0257

03863-020-000  
WYNDWEPT HILLS  
HOMEOWNERS ASSOCIATION INC  
PO BOX 310  
Alachua FL 32616-0310

03863-020-032  
ALBAUGH & PIERATT H/W  
15328 NW 149TH RD  
ALACHUA FL 32615

## One 51 Place Rezoning

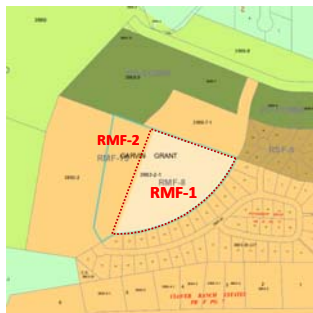
Neighborhood Workshop  
February 23, 2015

## Rezoning Property



- One 51 Place Apartments
- Fully Constructed in 2005
- 2 Parcels
- 23 acres +/- Total

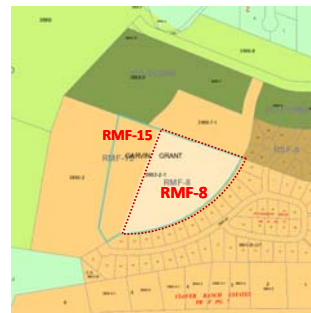
## 2005 Zoning



Acres	Zone
12.12	RMF-1
4.1	RMF-2

One 51 Place Apartments developed in 2005, in compliance with the RMF-1 and RMF-2 zoning districts then governing the site.

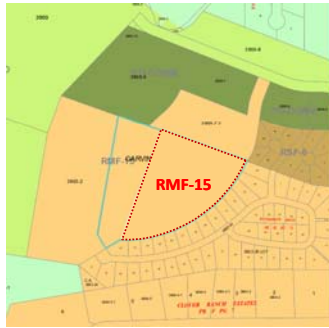
## Current Zoning



Acres	Zone
12.12	RMF-15
4.1	RMF-8

- Rezoned by the City in 2006, after One 51 Place fully developed.
- Existing development became non-conforming as a result of City initiated rezoning.

## Proposed Zoning



Acres	Zone
16.22	RMF-15

- The entire One 51 Place development will be governed by the same zoning district, RMF-15.
- No new development is proposed.

## RMF-15 Zoning District

### Sec. 3.4. - Residential districts.

#### 3.4.2. List of residential districts and specific purposes.

(RMF-15) Residential Medium-Density Family District 15. The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.

Table 3.4-1. Use Regulations and Development Standards

Type of Standard	Location in these LDRs
Allowable uses	Table 4.1-1
Density/intensity/dimensional standards	Table 5.1-2
Development standards	Article 6
Subdivision standards	Article 7

*See handouts  
for tables*

## Rezoning Process

- Pre-Application Conference
- **Neighborhood Workshop**
- Submit Application
- City Planning Staff Review
- Planning and Zoning Board Public Hearing
- 1<sup>st</sup> City Commission Public Hearing
- 2<sup>nd</sup> City Commission Public Hearing

## Questions?

**Public School Student Generation Form**

[Attached]



# City of ALACHUA

THE GOOD LIFE COMMUNITY

## FOR PLANNING USE ONLY

Case #: \_\_\_\_\_  
Application Fee: \$ \_\_\_\_\_  
Filing Date: \_\_\_\_\_  
Acceptance Date: \_\_\_\_\_  
Review Type: Admin \_\_\_\_\_

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

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Andrew Coffey Title: Attorney

Company (if applicable): C. David Coffey, P.A.

Mailing address: 5346 SW 91st Terrace

City: Gainesville State: FL ZIP: 32608

Telephone: 352-335-8442 FAX: 352-376-0026 e-mail: andy@dcoffeylaw.net

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

Name of Owner (title holder): Alachua Development, LLC

Mailing Address: 5405 Cypress Center Dr. Suite 320

City: Tampa State: FL ZIP: 33609

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

### B. PROJECT

1. Project Name: One51 Place Apartments rezoning

2. Address of Subject Property: 15100 NW 150th Court, Alachua, FL 32615

3. Parcel ID Number(s): 03863-002-001

4. Section 15 Township 8 Range 18 Grant \_\_\_\_\_ Acreage: 12.12

5. Existing Use of Property: Multi-Family Residential

6. Future Land Use Map Designation: High Density Residential

7. Zoning Designation: RMF-8

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 31

☒ Multi-Family Residential

Number of Units 31

☐ Exempt (see exempt developments on page 2)

9. Review Type:

**Preliminary Development Order**

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

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

☐ Revised

**Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua CSA

Middle: Mebane CSA

High: Santa Fe CSA

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

Revised April 30, 2014



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

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

**Student Generation Calculations: Single Family Residential Development**

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

**Student Generation Calculations: Multi-Family Residential Development**

Elementary School	31	units	x	.042	Elementary School Multiplier*	1	Student Stations**
Middle School	31	units	x	.016	Middle School Multiplier*	0	Student Stations**
High School	31	units	x	.019	High School Multiplier*	1	Student Stations**

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

Signature of Applicant

Signature of Co-applicant

Andrew Coffey, Attorney

Typed or printed name and title of applicant

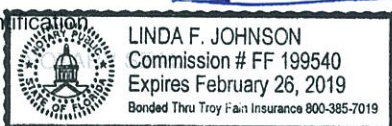
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 2nd day of April, 2015, by Andrew Coffey

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

as identification



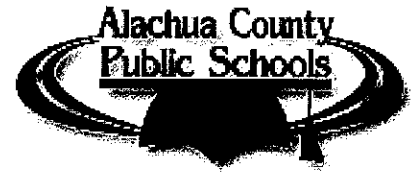
Signature of Notary Public, State of Florida



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

## Certification



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

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

**Elementary SCSA:** \_\_\_\_\_

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

**Middle SCSA:** \_\_\_\_\_

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

**High SCSA:** \_\_\_\_\_

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

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_

☐ **Local Government Certification**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

☐ **School Board Staff Certification**

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

Date: \_\_\_\_\_

### **Legal Description**

A PARCEL OF LAND SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2314, PAGE 619 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

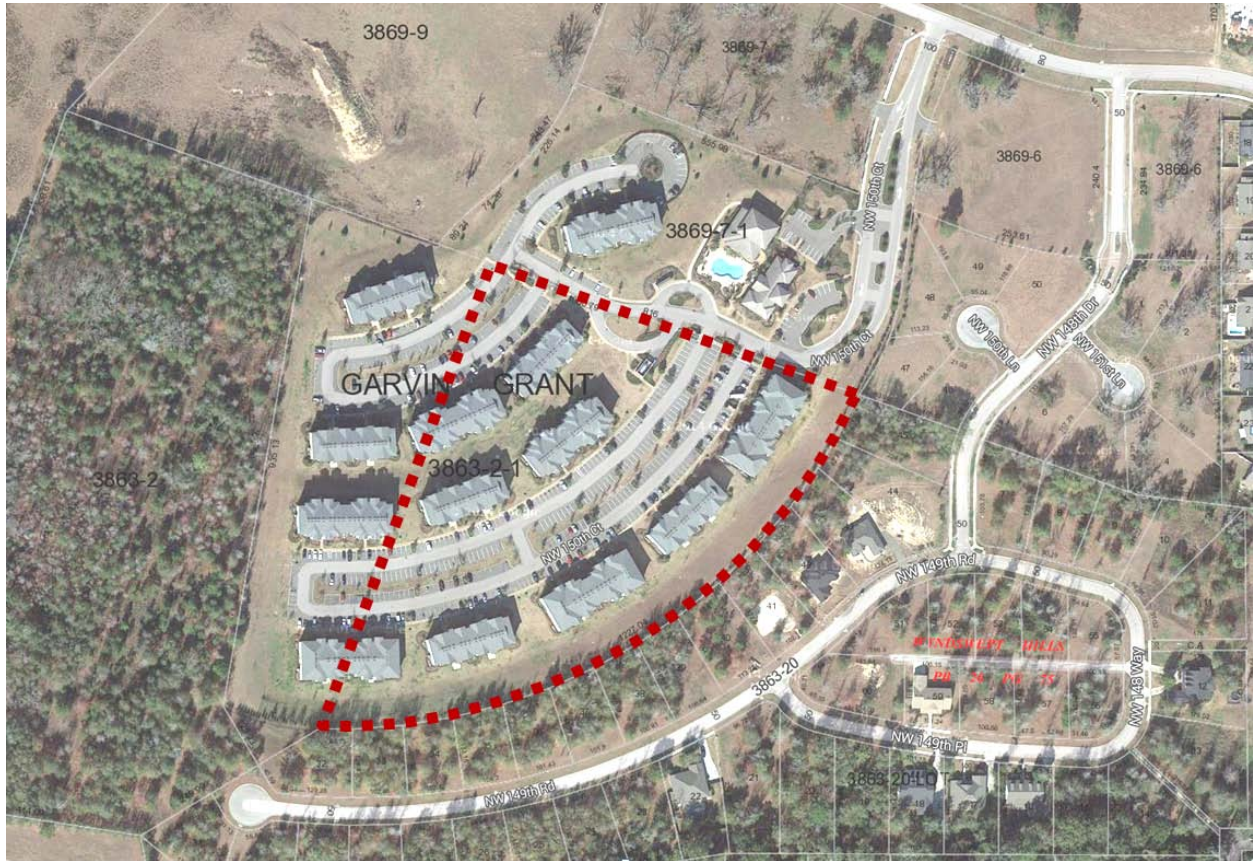
COMMENCE AT THE NORTHEAST CORNER OF "CLOVER RANCH ESTATES" AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "F", PAGE 7 OF SAID PUBLIC RECORDS;  
THENCE NORTH 02 DEGREES 39 MINUTES 49 SECONDS WEST, ALONG THE BOUNDARY OF SAID LANDS, 49.42 FEET;  
THENCE NORTH 02 DEGREES 27 MINUTES 11 SECONDS WEST, 589.03 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS;  
THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY BOUNDARY;  
NORTH 85 DEGREES 46 MINUTES 42 SECONDS WEST, 151.78 FEET;  
THENCE NORTH 72 DEGREES 58 MINUTES 39 SECONDS WEST, 541.25 FEET TO THE **POINT OF BEGINNING**;  
THENCE DEPARTING SAID SOUTHERLY BOUNDARY SOUTH 32 DEGREES 01 MINUTES 26 SECONDS WEST, 550.34 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET;  
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51 DEGREES 51 MINUTES 02 SECONDS, 361.99 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57 DEGREES 56 MINUTES 57 SECONDS WEST, 349.76 FEET;  
THENCE SOUTH 83 DEGREES 52 MINUTES 28 SECONDS WEST, 140.63 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHERLY AND HAVING A RADIUS OF 500.00 FEET;  
THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 30 MINUTES 04 SECONDS, 117.82 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 22 MINUTES 30 SECONDS WEST, 117.55 FEET;  
THENCE NORTH 82 DEGREES 37 MINUTES 28 SECONDS WEST, 114.27 FEET;  
THENCE NORTH 07 DEGREES 22 MINUTES 32 SECONDS EAST, 662.82 TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET;  
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 03 MINUTES 55 SECONDS, 253.64 FEET TO THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORD BOOK 2256, PAGE 2504, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 54 MINUTES 30 SECONDS EAST, 250.93 FEET;  
THENCE SOUTH 72 DEGREES 58 MINUTES 39 SECONDS EAST, ALONG SAID SOUTHERLY BOUNDARY, 816.01 FEET TO THE **POINT OF BEGINNING**;

**LESS AND EXCEPT** PORTIONS OF LOTS 32 THROUGH 45 OF WYNDSWEEP HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 75 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 12.12 ACRES, MORE OR LESS.



**Subject Property Boundary Sketch**



**Proof of Ownership**

[See attached Limited Liability Company Annual Report and deed]

**2014 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L05000062856

**Entity Name:** ALACHUA DEVELOPMENT, LLC**Current Principal Place of Business:**15100 NW 150TH COURT  
ALACHUA, FL 32615**Current Mailing Address:**5405 CYPRESS CENTER DRIVE, SUITE 320  
TAMPA, FL 33609**FEI Number:** 20-3170679**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**HOLCOLMB, VICTOR WESQ.  
3203 W CYPRESS STREET  
TAMPA, FL 33607 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.***SIGNATURE:**\_\_\_\_\_  
Electronic Signature of Registered Agent\_\_\_\_\_  
Date**Authorized Person(s) Detail :**

Title	MGRM
Name	RH ALACHUA, LLC
Address	5405 CYPRESS CENTER DR SUITE 320
City-State-Zip:	TAMPA FL 33609

Title	P
Name	RATH, FRED H
Address	5405 CYPRESS CENTER DRIVE, SUITE 320
City-State-Zip:	TAMPA FL 33609

Title	VP
Name	HARPER, WILLIAM H
Address	5405 CYPRESS CENTER DRIVE, SUITE 320
City-State-Zip:	TAMPA FL 33609

Title	ST
Name	BLUNN, TIFFANY J
Address	5405 CYPRESS CENTER DRIVE, SUITE 320
City-State-Zip:	TAMPA FL 33609

Title	VP
Name	MARTLING, ROBERT A
Address	5405 CYPRESS CENTER DRIVE, SUITE 320
City-State-Zip:	TAMPA FL 33609

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** ROBERT A MARTLING

VP

03/14/2014

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail\_\_\_\_\_  
Date

RECORDED IN OFFICIAL RECORDS  
INSTRUMENT # 2187545 3 PGS

2005 NOV 04 01:27 PM BK 3253 PG 553

J. K. "BUDDY" IRBY  
CLERK OF CIRCUIT COURT  
ALACHUA COUNTY, FLORIDA  
CLERK12 Receipt#259617  
Doc Stamp-Deed: 7,903.00

27.00  
D.E.  
SFV/H&M  
RETURN TO:  

Prepared by and return to:  
Victor W. Holcomb, Esq.  
Holcomb & Mayts, P.A.  
201 N. Armenia Ave  
Tampa, FL 33609  
File Number: Rath-Alachua  
Folio #

[Space Above This Line For Recording Data]

### Special Warranty Deed

This Special Warranty Deed made this 19th day of October, 2005 between Thomas H. Tonnelier and Nancy Tonnelier, husband and wife, whose post office address is 14110 NW 21<sup>st</sup> Lane, Gainesville, FL 32606, grantor, and Alachua Development, LLC, a Florida limited liability company whose post office address is 5405 Cypress Center Drive, Suite 320, Tampa, FL 33609, grantee:

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

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

**See exhibit "A" attached hereto**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

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

**(Signature Page Follows)**



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

Signed, sealed and delivered  
in our presence:

Witness Name: Shakira Robert

Thomas H. Tonnelier  
Thomas H. Tonnelier

Witness Name: JAMES D. SALTER

Nancy Tonnelier  
Nancy Tonnelier

Witness Name: Shakira Robert

Witness Name: JAMES D. SALTER

State of Florida

County of Alachua

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2005 by Thomas H. Tonnelier, and Nancy Tonnelier, who are personally known to me or have produced a driver's license as identification.

[Notary Seal]



James D. Salter  
Commission # DD112870  
Expires May 30, 2006  
Bonded Thru  
Atlantic Bonding Co., Inc.

James D. Salter  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



Sept. 30, 2005

**PREPARED FOR:** RATH, HARPER & ASSOCIATES  
**DESCRIPTION FOR:** PARCEL "B" (16.23 ACRES ±)  
**PROJECT NO.:** 05-0081.03  
**DRAWING FILE:** 05-0081-ALL.DWG

**DESCRIPTION PARCEL "B": (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 NORTHEAST CORNER OF "CLOVER RANCH ESTATES", A SUBDIVISION AS RECORDED IN PLAT BOOK "F", PAGE 7 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°37'23" WEST, ALONG THE NORTH BOUNDARY OF SAID "CLOVER RANCH ESTATES", A DISTANCE OF 901.73 FEET; THENCE CONTINUING ALONG SAID NORTHERLY BOUNDARY, SOUTH 77°55'34" WEST, A DISTANCE OF 1049.14 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1283, PAGE 417 OF SAID PUBLIC RECORDS; THENCE NORTH 12°01'38" WEST, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, A DISTANCE OF 209.98 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE NORTH 56°37'18" EAST, A DISTANCE OF 249.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56°37'18" EAST, A DISTANCE OF 127.53 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1056.35 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°49'07" EAST, 1159.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°33'13", AN ARC DISTANCE OF 1227.04 FEET TO THE END OF SAID CURVE AND THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3179, PAGE 580, AND THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2929, PAGE 874 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTH 72°58'39" WEST, ALONG SAID NORTH AND SOUTH LINE, A DISTANCE OF 1060.79 FEET; THENCE SOUTH 07°22'32" WEST, A DISTANCE OF 935.13 FEET; THENCE SOUTH 33°22'42" EAST, A DISTANCE OF 125.23 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 16.23 ACRES, MORE OR LESS.

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

INSTRUMENT # 2187545

3 PGS

**Proof of Payment of Taxes**

[See attached statement]



## 2014 Roll Details — Real Estate Account At 15100 NW 150TH CT, ALACHUA

Real Estate Account #03869 007 001



[Parcel details](#)



[Latest bill](#)



[Full bill history](#)

2014

Paid

2013

Paid

2012

Paid

2011

Paid

...

2006

Paid



[Get Bills by Email](#)

Owner: ALACHUA DEVELOPMENT LLC  
5405 CYPRESS CENTER DR STE 320  
TAMPA, FL 33609  
Situs: 15100 NW 150TH CT  
ALACHUA

Account number: **03869 007 001**  
Alternate Key: 1013735  
Millage code: 1700  
Millage rate: 24.8319

Assessed value: 10,079,420  
School assessed value: 14,175,100

*Location is not guaranteed to be accurate.*

[Property  
Appraiser](#)

- GIS

### 2014 annual bill



[View](#)

### Legal description

### Location

Ad valorem: \$284,735.82  
Non-ad valorem: \$2,494.73  
Total Discountable: 287230.55  
No Discount NAVA: 0.00  
Total tax:

COM NE COR CLOVER RANCH ESTATES PB F  
PG 7 S 87 DEG 37 MIN 23 SEC W 901.73  
FT S 77 DEG 55 MIN 34 SEC W 1049.14  
FT N 12 DEG 01 MIN 38 SEC W 209.98  
FT N 56 DEG 37 MIN 18 SEC E 377.52  
FT NELY ALG CURVE 1227.04 FT POB N  
32 DEG 01 MIN 24 SEC E 15.36 FT NLY  
ALG CURVE 185.30 FT N 5 DEG 28 MIN



Book, page, item: --  
Geo number: 15-08-18-  
03869007001  
Range: 18  
Township: 08  
Section: 15

**Paid 2015-03-11 \$287,230.55**  
**Receipt #14-0107955**



## 2014 Roll Details — Real Estate Account At 15100 NW 150TH CT, ALACHUA

Real Estate Account #03863 002 001



[Parcel details](#)



[Latest bill](#)



[Full bill history](#)

**2014**

Paid

**2013**

Paid

**2012**

Paid

**2011**

Paid

...

**2006**

Paid



[Get Bills by Email](#)

Owner: ALACHUA DEVELOPMENT LLC  
5405 CYPRESS CENTER DR STE 320  
TAMPA, FL 33609  
Situs: 15100 NW 150TH CT  
ALACHUA

Account number: **03863 002 001**

Alternate Key: 1013582

Millage code: 1700

Millage rate: 24.8319

Assessed value: 100

School assessed value: 100

*Location is not guaranteed to be accurate.*

[Property  
Appraiser](#)

- GIS

### 2014 annual bill

Ad valorem: \$2.49  
Non-ad valorem: \$823.26  
Total Discountable: 825.75  
No Discount NAVA: 0.00  
Total tax:

**Paid 2015-03-11 \$825.75**

**Receipt #14-0107949**



**View**

### Legal description

COM NE COR CLOVER RANCH ESTATES PB  
5-7 S 87 DEG 37 MIN 23 SEC W 901.73  
FT S 77 DEG 55 MIN 34 SEC W 1049.14  
FT N 12 DEG 01 MIN 38 SEC W 209.98  
FT N 56 DEG 37 MIN 18 SEC E 249.99  
FT POB N 56 DEG 37 MIN 18 SEC E  
127.53 FT NELY ALG CURVE 1227.04 FT  
N 72 DEG 58 MIN 39 SEC W 1060.79 FT



### Location

Book, page, item: --  
Geo number: 15-08-18-  
03863002001  
Range: 18  
Township: 08  
Section: 15

**Application Fee**

[A check in the amount of \$6,250.00 was submitted with initial application]

CITY OF ALACHUA  
02/24/15 5:20 PM pa\_philm

ALACHUA DEVELOPMENT

RECEIPT NO:AAA094673	AMOUNT
FMSD ALACHUA DEVELOPMENT	6,250.00
PZREZ	

PAYMENT RECEIVED	AMOUNT
CK 6384	6,250.00
TOTAL	6,250.00

---