



# ROLLING OAKS

## Rezoning – Application Package

April 28, 2016 REVISED June 27, 2016

**Prepared for:**  
The City of Alachua, Florida

**Prepared on behalf of:**  
10.47, LLC and Wyndswept Hills, LLC

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

**PN# 15-0274.01**  
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JR\_160627.docx

**Application Package**  
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2. Rezoning Application
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4. Legal Description
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6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments

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June 27, 2016

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

RE: Rolling Oaks – Small-scale Comprehensive Plan Amendment and Rezoning Applications  
(All or a portion of Alachua County tax parcels 03869-006-000, 03869-007-000 & 03869-009-000)

Dear Kathy:

The attached application materials were revised per an email request from Mr. Adam Hall, AICP, City of Alachua, Planner on June 20, 2016. Specific revised materials include:

- Cover Letter (combined for both Ss-CPA and Rezoning applications); and
- Justification Report(s):
  - Recreational and Educational Facilities Impacts (Ss-CPA and Rezoning); and
  - References to the Large-scale CPA and corrected FLUM (Rezoning).

Please find 13 complete copies and a CD-ROM of the application packages enclosed for review and approval of the above reference projects:

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

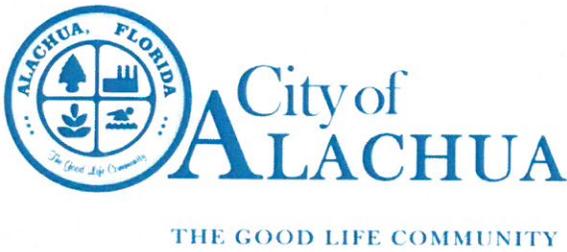
Sincerely,  
CHW

  
C. Ryan Thompson, AICP  
Project Manager

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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: Rolling Oaks
2. Address of Subject Property: NW 151st Blvd, west of NW 147th Drive
3. Parcel ID Number(s): 03869-006-000, 03869-007-000 & 03869-009-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : High Density Residential & Community Commercial
6. Existing Zoning Designation: Planned Development - Commercial
7. Proposed Zoning Designation: Residential Multi Family -15 & Community Commercial
8. Acreage: 18.1

**B. APPLICANT**

1. Applicant's Status                     Owner (title holder)                     Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson                    Title: Project Manager  
Company (if applicable): CHW  
Mailing address: 132 NW 76th Drive  
City: Gainesville                    State: Florida                    ZIP: 32607  
Telephone: (    ) (352) 519-5925                    FAX: (    )                    e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): 10.47 LLC & Wyndswept Hills, LLC  
Mailing Address: 15260 NW 147th Drive (10.47 LLC) & Post Office Box 474 (Wyndswept Hills, LLC)  
City: Alachua (10.47 LLC) & Steinhatchee (Wyndswept Hills, LLC)                    State: Florida                    ZIP: 32616 (10.47 LLC) & 32359 (Wyndswept Hills)

\* 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.

*C. Ryan Thompson*  
 Signature of Applicant

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

C. Ryan Thompson, AICP  
 \_\_\_\_\_  
 Typed or printed name and title of applicant

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

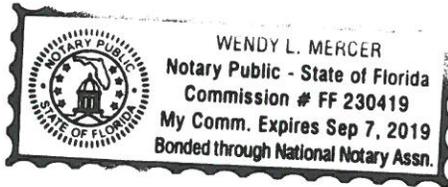
State of Florida County of Alachua

The foregoing application is acknowledged before me this 28<sup>th</sup> day of April, 2016 by C. Ryan

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

NOTARY SEAL

Wendy L. Mercer  
 Signature of Notary Public, State of Florida



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# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: NW 151<sup>st</sup> Blvd., west of NW 147<sup>th</sup> Drive  
 Parcel ID Number(s): 03869-007-000 + 03869-009-000  
 Acreage: +/- 14.4

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: James McCauley Title: \_\_\_\_\_  
 Company (if applicable): 10.47 LLC  
 Mailing Address: 15260 NW 147<sup>th</sup> Drive  
 City: Alachua State: Florida ZIP: 32615  
 Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

**C. AUTHORIZED AGENT**

Name: Ryan Thompson, AICP Title: Project Manager  
 Company (if applicable): CHW  
 Mailing address: 132 NW 76<sup>th</sup> Drive  
 City: Gainesville State: Florida ZIP: 32607  
 Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

**D. REQUESTED ACTION:**

Authorization to apply for a Comprehensive Plan Amendment +  
zoning application.

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.

James McCauley  
 Signature of Applicant

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

James McCauley  
 Typed or printed name and title of applicant

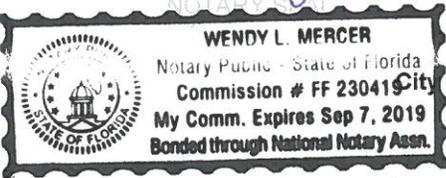
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28<sup>th</sup> day of April, 2016, by James

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

Wendy L Mercer  
 Signature of Notary Public, State of Florida





# City of ALACHUA

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: NW 151st Blvd., west of NW 147th Drive  
Parcel ID Number(s): 03869-006-000  
Acreage: +/- 3.38

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Linda Bryant Title: \_\_\_\_\_  
Company (if applicable): Wyndswept Hills, LLC  
Mailing Address: Post Office Box 474  
City: Steinhatchee State: Florida ZIP: 32359  
Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

### C. AUTHORIZED AGENT

Name: Ryan Thompson, AICP Title: Project Manager  
Company (if applicable): CHW  
Mailing address: 132 NW 76th Drive  
City: Gainesville State: Florida ZIP: 32607  
Telephone: (352) 331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

### D. REQUESTED ACTION:

Authorization to apply for a Comprehensive Plan Amendment & Rezoning Application  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

Linda Bryant  
Signature of Applicant

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

Linda Bryant  
Typed or printed name and title of applicant

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

State of Florida County of Taylor

The foregoing application is acknowledged before me this 27<sup>th</sup> day of April, 2016 by Linda

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

NOTARY SEAL

Pamela Wessels  
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

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## DESCRIPTION

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**DATE: 4/27/2016**

**PROJECT NAME: ATC – McCauley property**

**PROJECT NO: 15-0274**

**DESCRIPTION FOR: Community Commercial Zoning**

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 676, SAID CORNER BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72 DEG.02'33" EAST, 13.01 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEG.37'12", AN ARC DISTANCE OF 13.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 549.27 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 18 DEG.46'03" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 292.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEG.45'35" WEST, 17.32 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 01 DEG.59'04", AN ARC DISTANCE OF 17.32 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EAST LINE, NORTH 71 DEG. 13'57" WEST, A DISTANCE OF 688.98 FEET TO THE WEST LINE OF SAID LANDS; THENCE NORTH 41 DEG.03'33" EAST, ALONG SAID WEST LINE, A DISTANCE OF 334.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4.453 ACRES, MORE OR LESS.  
(A PORTION OF TAX PARCEL 03869-009-000)

**AND**

A TRACT 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: 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, ALONG SAID NORTH LINE, A DISTANCE OF 123.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE CONTINUE NORTH 71°13'57" WEST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18°46'03" WEST, A DISTANCE OF 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°07'28" WEST, 115.68 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°17'10", AN ARC DISTANCE OF 115.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°28'50" WEST, A DISTANCE OF 58.89 FEET; THENCE NORTH 71°13'57" WEST, A DISTANCE OF 555.98 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVED NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°45'35" EAST, 17.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°59'04", AN ARC DISTANCE OF 17.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 18°46'03" EAST, A DISTANCE OF 292.67 FEET, THENCE SOUTH 71°13'57" EAST, A DISTANCE OF 528.78 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.801 ACRES, MORE OR LESS.  
(TAX PARCEL 03869-007-000)

**AND**

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF

ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401, SAID CORNER LYING ON THE SOUTH R/W LINE OF NW 151<sup>ST</sup> BLVD (80' WIDE RIGHT OF WAY), SAID CORNER LYING ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTH RIGHT OF WAY LINE; (1) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 12 MINUTES 29 SECONDS, 76.61 FEET TO THE END OF SAID CURVE (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86 DEGREES 23 MINUTES 07 SECONDS WEST, 76.51 FEET); (2) THENCE SOUTH 88 DEGREES 30 MINUTES 38 SECONDS WEST, 114.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 510.00 FEET; (3) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 15 MINUTES 25 SECONDS, 180.31 FEET TO THE POINT OF TANGENCY (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81 DEGREES 21 MINUTES 40 SECONDS WEST, 179.37 FEET); (4) THENCE NORTH 71 DEGREES 13 MINUTES 57 SECONDS WEST, 123.13 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG THE WESTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 18 DEGREES 46 MINUTES 03 SECONDS WEST, 137.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, AND HAVING A RADIUS OF 400.00 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 17 MINUTES 10 SECONDS, 92.75 FEET TO THE POINT OF TANGENCY (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 07 MINUTES 28 SECONDS WEST, 92.55 FEET); (3) THENCE SOUTH 05 DEGREES 28 MINUTES 53 SECONDS WEST, 72.22 FEET TO THE BOUNDARY OF WYNDSWEEP HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE COURSES ALONG SAID BOUNDARY; (1) THENCE SOUTH 71 DEGREES 13 MINUTES 57 SECONDS EAST, A DISTANCE OF 95.83 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, AND HAVING A RADIUS OF 810.00 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 15 MINUTES 25 SECONDS TO THE POINT OF TANGENCY (BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81 DEGREES 21 MINUTES 36 SECONDS EAST, 284.89 FEET); (3) THENCE NORTH 88 DEGREES 30'38" EAST, A DISTANCE OF 195.62 FEET TO THE EAST LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2903, PAGE 401; THENCE NORTH 02 DEGREES 27 MINUTES 17 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 293.23 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED STRIP OF LAND CONTAINS 3.739 ACRES, MORE OR LESS (TAX PARCEL 03869-006-000)

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## DESCRIPTION

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**DATE: 4/27/2016**

**PROJECT NAME: ATC – McCauley property**

**PROJECT NO: 15-0274**

**DESCRIPTION FOR: RMF-15 Zoning**

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 676 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SITUATED IN THE WILLIAM GARVIN GRANT, TOWNSHIP 8 SOUTH, RANGE 18 EAST, IN THE CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 676; THENCE NORTH 72 DEG.58'39" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 720.65 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 41 DEG.03'33" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 417.58 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 71 DEG.13'57" EAST, A DISTANCE OF 688.98 FEET TO THE EAST LINE OF SAID LANDS AND TO A POINT LYING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33 DEG.42'34" WEST, 224.23 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 25 DEG.54'54", AN ARC DISTANCE OF 226.15 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 46 DEG.40'02" WEST, ALONG SAID EAST LINE, A DISTANCE OF 74.26 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEG.33'15" WEST, 89.12 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST LINE, THROUGH A CENTRAL ANGLE OF 10 DEG.13'33", AN ARC DISTANCE OF 89.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 6.145 ACRES, MORE OR LESS.  
(A PORTION OF TAX PARCEL 03869-009-000)

**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



## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 4/21/2016 at 8:58:02 AM' - Data updated: 01/27/16

Printer Friendly Page

Parcel: 03869-006-000 [GIS Map](#)

<p><b>Taxpayer:</b> WYNDSWEPT HILLS LLC  <b>Mailing:</b> PO BOX 474                  STEINHATCHEE, FL 32359  <b>Location:</b>  <b>Sec-Twn-Rng:</b> 15-8-18  <b>Use:</b> Vacant Comm  <b>Tax Jurisdiction:</b> Alachua 1700  <b>Area:</b> Santa Fe Station  <b>Subdivision:</b> Placeholder</p>	<p><b>Legal:</b> COM NW COR LOT 18 SANTA FE STATION PH I PB 23 PG 55 POB NWLY ALG CURVE 76.67 FT S 88 DEG 30 MIN 38 SEC W 114.48 FTNWLY ALG CURVE 180.31 FT N 71 DEG 13 MIN57 SEC W 123.13 FT S 18 DEG 46 MIN 03 SEC W 137.78 FT SWLY ALG CURVE 92.55 FTS 05 DEG 28 MIN 53 SEC W 227.37 FT SWLY ALG CURVE 185.30 FT S 32 DEG 01 MIN 26 SEC W 15.35 FT S 72 DEG 58 MIN 39 SEC E541.25 FT S 85 DEG 46 MIN 42 SEC E 151.78 FT N 02 DEG 27 MIN 17 SEC W 736.08 FT POB (LESS WYNDSWEPT HILLS PB26 PG 75) OR 2903/0401</p>
--	--

## Assessment History

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

<u>Year</u>	<u>Use</u>	<u>Land</u>	<u>JV Land</u>	<u>Building</u>	<u>Misc</u>	<u>Just Value</u>	<u>Deferred</u>	<u>Assessed</u>	<u>Exempt**</u>	<u>Taxable**</u>	<u>Taxes</u>
2015	Vacant Comm	118300	118300	0	0	118300	0	118300	0	118300	2975.34
2014	Vacant Comm	118300	118300	0	0	118300	0	118300	0	118300	2937.62
2013	Vacant Comm	118300	118300	0	0	118300	0	118300	0	118300	2936.7
2012	Vacant Comm	118300	118300	0	0	118300	0	118300	0	118300	2932.16
2011	Vacant Comm	118300	118300	0	0	118300	0	118300	0	118300	2996.66
2010	Vacant Comm	253500	253500	0	0	253500	0	253500	0	253500	6374.7
2009	Vacant	277500	277500	0	0	277500	0	277500	0	277500	6944.32

2008	Vacant	277500	277500	0	0	277500	0	277500	0	277500	6287.31
2007	Vacant	277500	277500	0	0	277500	0	277500	0	277500	6309.17
2006	Vacant	277500	277500	0	0	277500	0	277500	0	277500	7010.38
2005	Vacant	137700	137700	0	0	137700	0	137700	0	137700	3587.93

## Land

<a href="#">Use</a>	<a href="#">Zoning</a>	<a href="#">Acres</a>
Vacant Commercial	PD-COMM (PD-COMM)	3.38
<b>2015 Certified Market Land Value: 118300</b>		<b>2015 Certified Ag Land Value: 118300</b>

## Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vacant</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
04/29/2004	183600	Yes	Yes	2903	0401	Warranty Deed	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)



**20-YEAR**  
200,000 MILE  
WARRANTY



**2015 Toyota Tundra**  
Price: \$39,850

[LEARN MORE](#)



**SUNTOYOTA**

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

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352-374-5278



## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

*Search Date: 4/21/2016 at 8:57:43 AM' - Data updated: 01/27/16*

Printer Friendly Page

Parcel: 03869-007-000 [GIS Map](#)

<p><b>Taxpayer:</b> 10.47 LLC</p> <p><b>Mailing:</b> 15260 NW 147TH DR ALACHUA, FL 32615</p> <p><b>Location:</b></p> <p><b>Sec-Twn-Rng:</b> 15-8-18</p> <p><b>Use:</b> Grzgsoil Class1</p> <p><b>Tax Jurisdiction:</b> Alachua 1700</p> <p><b>Area:</b> Alachua Commercial</p> <p><b>Subdivision:</b> Placeholder</p>	<p><b>Legal:</b> COM SE COR BK 16 DOWNINGS S/D PB C-79A S87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42SEC W 378.25 FT N 72 DEG 58 MIN 39 SEC W541.25 FT POB N 72 DEG 58 MIN 39 SEC W 816.01 FT NELY ALG CURVE 89.12 FT N46 DEG 40 MIN 02 SEC E 74.26 FT NELY ALGCURVE 241.07 FT N 18 DEG 46 MIN 03 SECE E 292.67 FT S 71 DEG 13 MIN 57 SEC E628.76 FT S 18 DEG 46 MIN 03 SEC W 137.78 FT SWLY ALG CURVE 92.55 FT S 05 DEG 28 MIN 53 SEC W 227.37 FT SWLYALG CURVE 185.30 FT S 32 DEG 01 MIN 26 SEC W 15.35 FT POB OR 2929/0874 (LESS COM SW COR LOT 47 WYNDSWEPT HILLSPB 26 PG 75 POB N 32 DEG E 15.36 NLY ALG CURVE 185.30 FT N 5 DEG E 155.14 FT N 5 DEG E 72.23 FT NLY ALG CURVE 92.75FT N 18 DEG E 137.78 FT N 71 DEG W 100 FT S 18 DEG W 137.78 FT SLY ALG CURVE 115.94 FT S 5 DEG W 58.89 FTN 71 DEG W 555.98 FT SWLY ALG CURVE 226.14 FT S 46 DEG W 74.26 FT SWLY ALG CURVE 89.24 FT S 72 DEG E 816 FTPOB PER OR 3253/0548</p>
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### Assessment History

**\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\***

Year	Use	Land	JV Land	Building	Misc	Just Value	Deferred	Assessed	Exempt**	Taxable**	Taxes
2015	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	15.1
2014	Grzgsoil	600	285000	0	0	600	0	600	0	600	14.91

	Class1										
2013	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	14.9
2012	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	14.88
2011	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	15.2
2010	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	15.1
2009	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	15
2008	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	13.58
2007	Grzgsol Class1	600	285000	0	0	600	0	600	0	600	13.64
2006	Vacant Comm	285000	285000	0	0	285000	0	285000	0	285000	7199.85
2005	Vacant	314100	314100	0	0	314100	0	314100	0	314100	8184.23

## Land

<a href="#">Use</a>	<a href="#">Zoning</a>	<a href="#">Acres</a>
Pasture 1	PD-COMM (PD-COMM)	3.8
<b>2015 Certified Market Land Value: 285000</b>		<b>2015 Certified Ag Land Value: 600</b>

## Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vacant</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	<a href="#">OR Link (Clerk)</a>
06/01/2004	419000	Yes	No	2929	0874	Warranty Deed	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)

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352-374-5278**



## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 4/21/2016 at 8:56:45 AM' - Data updated: 01/27/16

Printer Friendly Page

Parcel: 03869-009-000 [GIS Map](#)

<b>Taxpayer:</b> 10.47 LLC <b>Mailing:</b> 15260 NW 147TH DR ALACHUA, FL 32615 <b>Location:</b> <b>Sec-Twn-Rng:</b> 15-8-18 <b>Use:</b> Grzgsoil Class1 <b>Tax Jurisdiction:</b> Alachua 1700 <b>Area:</b> Alachua Commercial <b>Subdivision:</b> PlaceHolder	<b>Legal:</b> DOWNING S/D PB C 79-A COM SE COR BLK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W378.25 FT N 72 DEG 58 MIN 39 SEC W 1357.26 FT POB N 72 DEG 58 MIN 39 SEC W 720.65 FT N 41 DEG 03 MIN 33 SEC E752.41 FT SELY ALG CURVE 13.01 FT S 71 DEG 13 MIN 57 SEC E 549.27 FT S 18 DEG 46 MIN 03 SEC W 292.67 FT SWLY ALG CURVE241.07 FT S 46 DEG 40 MIN 02 SEC W 74.26FT SWLY ALG CURVE 89.12 FT POB OR 3247/ 0676
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## Assessment History

\*\* Exempt Amount and Taxable Value History reflect County Amounts. School Board and City Amounts may differ. \*\*

Year	Use	Land	JV Land	Building	Misc	Just Value	Deferred	Assessed	Exempt**	Taxable**	Taxes
2015	Grzgsoil Class1	1800	795000	0	0	1800	0	1800	0	1800	45.27
2014	Grzgsoil Class1	1800	795000	0	0	1800	0	1800	0	1800	44.7
2013	Grzgsoil Class1	1800	795000	0	0	1800	0	1800	0	1800	44.69
2012	Grzgsoil Class1	1800	795000	0	0	1800	0	1800	0	1800	44.61
2011	Grzgsoil Class1	1800	795000	0	0	1800	0	1800	0	1800	45.6
2010	Grzgsoil Class1	1800	795000	0	0	1800	0	1800	0	1800	45.27
2009	Grzgsoil Class1	1700	795000	0	0	1700	0	1700	0	1700	42.57
2008	Grzgsoil Class1	1700	795000	0	0	1700	0	1700	0	1700	38.53
2007	Grzgsoil Class1	1700	795000	0	0	1700	0	1700	0	1700	38.65
2006	Vacant	636000	636000	0	0	636000	0	636000	0	636000	16067.01

## Land

Use	Zoning	Acres
Pasture 1	PD-COMM (PD-COMM)	10.6
<b>2015 Certified Market Land Value: 795000</b>		<b>2015 Certified Ag Land Value: 1800</b>

## Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
10/19/2005	648000	Yes	No	3247	0676	Special Warranty Deed	<a href="#">Official Public Record</a>

[Link to TaxCollector Record](#)

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2015 Roll Details — Real Estate Account #03869 006 000

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Real Estate Account #03869 006 000 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2015	2014	2013	2012	...	2005
PAID	PAID	PAID	PAID		PAID

[Apply for the 2016 Installment Payment Plan](#)

[Get Bills by Email](#)

**PAID** 2016-03-29 \$3,090.49  
Receipt #15-0123653

Owner: WYNDSWEEP HILLS LLC  
PO BOX 474  
STEINHATCHEE, FL 32359  
Situs: (unknown)

Account number: 03869 006 000  
Alternate Key: 1013886  
Millage code: 1700  
Millage rate: 25.1507

Assessed value: 118,300  
School assessed value: 118,300

**Property Appraiser**

*Location is not guaranteed to be accurate.*

2015 Annual bill

[View](#)

Ad valorem: \$2,975.34  
Non-ad valorem: \$115.15  
Total Discountable: 3090.49  
No Discount NAVA: 0.00  
Total tax:

Legal description

COM NW COR LOT 18 SANTA FE STATION PH I PB 23 PG 55 POB NWLY ALG CURVE 76.67 FT S 88 DEG 30 MIN 38 SEC W 114.48 FT NWLY ALG CURVE 180.31 FT N 71 DEG 13 MIN 57 SEC W 123.13 FT S 18 DEG 46 MIN 03 SEC W 137.78 FT SWLY ALG CURVE 92.55 FT S 05 DEG 28 MIN 53 SEC W 227.37 FT SWLY ALG CURVE 185.30 FT S 32 DEG 01 MIN 26 SEC W 15.35 FT S 72 DEG 58 MIN 39 SEC E 541.25 FT S 85 DEG 46 MIN 42 SEC E 151.78 FT N 02 DEG 27 MIN 17 SEC W 736.08 FT POB (LESS WYNDSWEEP HILLS PB 26 PG 75) OR 2903/0401

Location

Book, page, item: --  
Geo number: 15-08-18-03869006000  
Range: 18  
Township: 08  
Section: 15







2015 Roll Details — Real Estate Account At 15105 NW 150TH AVE

Print this page

Real Estate Account #03869 007 000

Parcel details

Latest bill

Full bill history

2015	2014	2013	2012	...	2005
PAID	PAID	PAID	PAID		PAID

Apply for the 2016 Installment Payment Plan

Get Bills by Email

PAID 2015-12-04 \$199.54  
Effective 2015-11-30  
Receipt #15-0046236

Owner: 10.47 LLC  
15260 NW 147TH DR  
ALACHUA, FL 32615  
Situs: 15105 NW 150TH AVE

Account number: 03869 007 000  
Alternate Key: 1013887  
Millage code: 1700  
Millage rate: 25.1507

Assessed value: 600  
School assessed value: 600

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

View

Ad valorem: \$15.10  
Non-ad valorem: \$192.75  
Total Discountable: 207.85  
No Discount NAVA: 0.00  
Total tax:

Legal description

COM SE COR BK 16 DOWNGS S/D PB C-79A S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 DEG 58 MIN 39 SEC W 541.25 FT POB N 72 DEG 58 MIN 39 SEC W 816.01 FT NELY ALG CURVE 89.12 FT N 46 DEG 40 MIN 02 SEC E 74.26 FT NELY ALG CURVE 241.07 FT N 18 DEG 46 MIN 03 SECE E 292.67 FT S 71 DEG 13 MIN 57 SEC E 628.76 FT S 18 DEG 46 MIN 03 SEC W 137.78 FT SWLY ALG CURVE 92.55 FT S 05 DEG 28 MIN 53 SEC W 227.37 FT SWLY ALG CURVE 185.30 FT S 32 DEG 01 MIN 26 SEC W 15.35 FT POB OR 2929/0874 (LESS COM SW COR LOT 47 WYNDSWEEP

Location

Book, page, item: --  
Geo number: 15-08-18-03869007000  
Range: 18  
Township: 08  
Section: 15







2015 Roll Details — Real Estate Account At 15105 NW 150TH AVE

[Print this page](#)

Real Estate Account #03869 009 000 [Parcel details](#) [Latest bill](#) [Full bill history](#)

2015	2014	2013	2012	...	2006
PAID	PAID	PAID	PAID		PAID

[Apply for the 2016 Installment Payment Plan](#)

[Get Bills by Email](#)

**PAID** 2015-12-04 \$564.50  
Effective 2015-11-30  
Receipt #15-0046236

**Owner:** 10.47 LLC  
15260 NW 147TH DR  
ALACHUA, FL 32615  
**Situs:** 15105 NW 150TH AVE

**Account number:** 03869 009 000  
**Alternate Key:** 1013890  
**Millage code:** 1700  
**Millage rate:** 25.1507

**Assessed value:** 1,800  
**School assessed value:** 1,800

**Property Appraiser**

*Location is not guaranteed to be accurate.*

2015 Annual bill

[View](#)

**Ad valorem:** \$45.27  
**Non-ad valorem:** \$542.75  
**Total Discountable:** 588.02  
**No Discount NAVA:** 0.00  
**Total tax:**

Legal description

DOWNING S/D PB C 79-A COM SE COR BLK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 378.25 FT N 72 DEG 58 MIN 39 SEC W 1357.26 FT POB N 72 DEG 58 MIN 39 SEC W 720.65 FT N 41 DEG 03 MIN 33 SEC E 752.41 FT SELY ALG CURVE 13.01 FT S 71 DEG 13 MIN 57 SEC E 549.27 FT S 18 DEG 46 MIN 03 SEC W 292.67 FT SWLY ALG CURVE 241.07 FT S 46 DEG 40 MIN 02 SEC W 74.26 FT SWLY ALG CURVE 89.12 FT POB OR 3247/ 0676

Location

**Book, page, item:** --  
**Geo number:** 15-08-18-03869009000  
**Range:** 18  
**Township:** 08  
**Section:** 15





**Application Package**  
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## **Mailed Memorandum**

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## MEMORANDUM

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**TO:** Neighbors of Alachua County Tax Parcels 03869-009-000, 03869-007-000 & 03869-006-000  
**FROM:** Ryan Thompson, AICP  
**DATE:** Tuesday, April 26, 2016  
**RE:** Neighborhood Meeting Public Notice

---

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning on ±18 acres, generally located along NW 151<sup>st</sup> Blvd. The proposed changes will amend the Future Land Use Map and the Official Zoning Atlas to facilitate a senior living community.

Date: Tuesday, April 26, 2016

Time: 6:00 p.m.

Place: City of Alachua Public Library  
14913 NW 140<sup>th</sup> Street  
Alachua, Florida, 32615

Contact: Ryan Thompson, AICP  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

## **Mailing Labels**

03605-010-001  
AVONDA WILLIAM M  
14741 NW 151ST BLVD  
ALACHUA FL 32615

03605-010-007  
EDWARDS ERIN J  
14742 NW 150TH LANE  
ALACHUA FL 32615

03605-010-015  
VICK PATSY G  
14675 NW 150TH LN  
ALACHUA FL 32615

03605-010-019  
HODGES & LUNDQUIST SR  
15084 NW 147TH DR  
ALACHUA FL 32615

03605-020-022  
HOWELL ROBERT CHAD  
15054 NW 147TH DR  
ALACHUA FL 32615

03605-020-025  
SMITH ODELL F SR  
14755 NW 150TH PL  
ALACHUA FL 32615

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

03863-020-002  
VISION CONSTRUCTION INC  
20222 NW 94TH AVE  
Alachua FL 32615

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

03863-020-045  
MCCOLLUM TRUSTEE & MCCOLLUM  
TRUSTEE  
15028 NW 148TH DR  
Alachua FL 32615

03605-010-002  
SATTES FREDERICK H III  
14703 NW 151ST BLVD  
ALACHUA FL 32615

03605-010-008  
CARTELL JOHN C  
14710 NW 150 LN  
ALACHUA FL 32615

03605-010-016  
MCLAURIN PATRICIA LIFE ESTATE  
14707 NW 150TH LN  
ALACHUA FL 32615

03605-010-020  
AARNOUDSE JACOBA T  
15078 NW 147TH DR  
ALACHUA FL 32615-5305

03605-020-023  
BROCK MICHAEL J  
15042 NW 147TH DR  
ALACHUA FL 32615

03605-020-033  
HENCIN PATRICK A  
14714 NW 150TH PL  
ALACHUA FL 32615

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

03863-020-004  
PASCALE MICHAEL  
14825 NW 151ST LANE  
Alachua FL 32615

03863-020-007  
NEWMAN ERIC M  
14878 NW 149TH RD  
Alachua FL 32615-0246

03863-020-046  
BAKOS THOMAS  
8403 SW 46TH RD  
Gainesville FL 32608

03605-010-003  
FLEMING DOUGLAS R  
14685 NW 151ST BLVD  
ALACHUA FL 32615

03605-010-009  
CHESHIRE & LILKENDEY  
14688 NW 150TH LN  
ALACHUA FL 32615

03605-010-017  
MAURICIO DORIS ANN LIFE ESTATE  
14739 NW 150TH LANE  
ALACHUA FL 32615

03605-010-021  
SPURLIN HENRY J III  
15066 NW 147TH DR  
ALACHUA FL 32615

03605-020-024  
FITZGERALD KATHLEEN E  
15030 NW 147TH DR  
ALACHUA FL 32615-5305

03605-020-034  
PAYNE JEREMY A  
14746 NW 150TH PL  
ALACHUA FL 32615-5306

03863-020-001  
CALIGIURI NICCOLO G  
14880 NW 151ST LN  
ALACHUA FL 32615

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

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

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

03863-020-048  
BEVILLE RYAN  
22103 NW COUNTY RD 235A  
ALACHUA FL 32615

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

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

03868-001-007  
KOROSIC CHRISTOPHER ALLAN  
15710 NW US HIGHWAY 441  
ALACHUA FL 32615

03869-003-000  
HITCHCOCK & SONS INC  
29220 NW 122ND ST  
ALACHUA FL 32615

03869-012-000  
ALACHUA PROFESSIONAL PLAZA LLC  
15260 NW 147TH DR STE A  
ALACHUA FL 32615

03869-017-000  
TOMPKINS DARRYL J  
PO BOX 519  
ALACHUA FL 32616

03869-019-000  
WIGGINS ETHEL J TRUSTEE  
PO BOX 1857  
Alachua FL 32616-1857

03869-020-000  
TOMLINSON PROPERTY GROUP LLC  
3580 N MAIN ST  
GAINESVILLE FL 32609

03869-021-000  
TOMLINSON PROPERTY GROUP LLC  
3580 N MAIN ST  
GAINESVILLE FL 32609

03605-010-018  
CHACON MALIKA  
13602 NW 146TH AVE  
ALACHUA FL 32615-8574

03863-000-000  
ALACHUA HOLDINGS LTD  
PO BOX 1990  
ALACHUA FL 32616

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

03863-020-003  
VISION CONSTRUCTION INC  
20222 NW 94TH AVE  
Alachua FL 32615

03868-000-000  
KOROSIC CHRISTOPHER ALLAN  
15710 NW US HIGHWAY 441  
ALACHUA FL 32615

03868-001-008  
KOROSIC CHRISTOPHER ALLAN  
15710 NW US HIGHWAY 441  
ALACHUA FL 32615

03868-002-000  
10.47 LLC  
14110 NW 21ST LN  
GAINESVILLE FL 32606

03868-002-001  
CITY OF ALACHUA  
P O BOX 9  
ALACHUA FL 32616

03869-000-000  
FIRST STREET GROUP L C  
PO BOX 1990  
ALACHUA FL 32616-1990

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

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

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

03869-008-000  
KOROSIC CHRISTOPHER ALLAN  
15710 NW US HIGHWAY 441  
ALACHUA FL 32615

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

03869-010-000  
10.47 LLC  
15260 NW 147TH DR  
ALACHUA ALACHUAFL 32615

03869-015-000  
ALACHUA FAMILY DENTISTRY  
14690 NW 151ST BLVD STE 20  
ALACHUA FL 32615

03869-023-000  
ALACHUA TOWNE CENTRE  
ASSOCIATION INC  
13505 NW 88TH PL  
ALACHUA FL 32615

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Gainesville, Florida 32653

Craig Parenteau  
FL Department of Environmental  
Protection  
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Gainesville, Florida 32641

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288 Turkey Creek  
Alachua, Florida 32615

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Alachua, Florida 32615

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P.O. Box 1156  
Alachua, Florida 32616

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9210 NW 59th Street  
Alachua, Florida 32653

Lynn Coullias  
7406 NW 126th Ave  
Alachua, Florida 32615

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, Florida 32653

Lynda Coon  
7216 NW 126 Avenue  
Alachua, Florida 32615

Peggy Arnold  
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PO Box 2317  
Alachua, Florida 32616

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Alachua, Florida 32615

Dr. Lee A. Niblock  
Alachua County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, Florida 32601

John Tingue  
333 Turkey Creek  
Alachua, Florida 32615

President  
TCMOA  
1000 Turkey Creek  
Alachua, Florida 32615

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

## **Newspaper Advertisement**

NATION & WORLD

TODAY IN HISTORY

In 1865, President Abraham Lincoln spoke to a crowd outside the White House, saying, "We meet this evening, not in sorrow, but in gladness of heart." (It was the last public address Lincoln would deliver.)

BIRTHDAYS

Ethel Kennedy is 88. Actor Joel Grey is 84. Actress Louise Lasser is 77. Pulitzer Prize-winning columnist Ellen Goodman is 75.

LOTTERY

**Sunday, April 10**  
**Cash 3**  
 Early drawing: 3-2-3  
 Night drawing: 6-3-0  
**Play 4**  
 Early drawing: 7-3-6-5  
 Night drawing: 6-4-3-8  
**Fantasy 5**  
 9-18-19-27-30

PREVIOUS RESULTS

**Lotto - Saturday**  
 9-20-28-34-48-50  
**Match... Payoff... Winners**  
 6-of-6...\$16M...0-Rollover  
 5-of-6...\$6,274.50...18  
 4-of-6...\$82...1,251  
 3-of-6...\$5.50...25,100

Fantasy 5 - Saturday

8-13-23-33-34  
**Match... Payoff... Winners**  
 5-of-5...\$58,684.84...4  
 4-of-5...\$127.50...347  
 3-of-5...\$10.50...11,654

POLL QUESTION

TODAY'S TOPIC  
 Answer online at [gainesville.com](http://gainesville.com)  
 After watching the spring game do you feel better about the Gators' chances this fall?  
**AVAILABLE RESPONSES:**  
 ■ Yes  
 ■ No  
 ■ Not sure  
 ■ I don't care  
**WEEKEND RESPONSE**  
 Have you started your Spring cleaning yet?  
 ■ Yes: 131  
 ■ No: 191  
 ■ Already done: 28  
**Results are strictly surveys of those who choose to participate and are not valid statistical samples.**

THE BUSINESS OF DYING

Grave concerns



In this May 25, 2015, photo, Kendrick Cloyd, 8, holds a rose as he looks for the graves of his uncle and sister at the Galilee Memorial Gardens cemetery in Memphis, Tenn. The cemetery was temporarily opened to visitors on Memorial Day. It was closed in 2014 after owner Jemar Lambert was accused of misplacing hundreds of bodies, burying multiple cadavers in the same grave, and crushing caskets to fit them into single plots. KAREN PULFER FOCHT/THE ASSOCIATED PRESS

2 years after cemetery shutdown, families still seek answers

By Adrian Salnz  
 The Associated Press

BARTLETT, Tenn. — Jackie Hughes longs to grieve over her sister's death in simple ways: visit her grave, lay out flowers, and pour a can of Bud Light — her sister's favorite — on the spot. But three years after Tawana Hillard's death, Hughes hasn't been able to spill a drop.

Hillard is missing. Since her graveside service at Galilee Memorial Gardens near Memphis in 2012, her body has been lost, along with hundreds of others whose remains were entrusted to the cemetery.

"I want to be able to walk in, to put flowers down, to just kneel and talk with her, whatever," Hughes says. Instead she leafs through photo albums at home, smiling as she remembers Saturday mornings spent talking with her sister about their love of blues music.

Two years ago, state officials closed Galilee. Owner Jemar Lambert was accused of misplacing hundreds of bodies, burying multiple cadavers in the same grave, and crushing caskets to fit them into single plots. Lambert received 10 years' probation in a plea deal. He left behind disorganized records, an investigation that continues today, and families who don't know where their loved ones are buried.

Hughes says Lambert told her family that several burials were scheduled the day of her sister's ceremony, so he would put Hillard in her grave later. Other families say Lambert told them the same story. Hughes is among hundreds now suing Galilee and the funeral homes that sent bodies there.

"How much longer do we have to wait?" Hughes says. "I'm still in limbo."

What happened at Galilee is not all that rare. From Washington, D.C., to Chicago and elsewhere, lawsuits have been filed and charges pursued over mismanaged cemeteries, with accusations of unmarked graves, burial urns unearthed and dumped, plots resold, and vaults broken to make room for more remains.

Critics and families want more rigorous oversight nationwide, from small, family-run operations like Galilee to well-known national sites such as Arlington National Cemetery.

The federal government leaves cemetery

Other cases

A brief look at civil and criminal cases and investigations involving issues at other cemeteries.

ARLINGTON NATIONAL CEMETERY

Army investigators said in 2010 that they found more than 100 unmarked graves, many sites with headstones that are not recorded on cemetery maps, and several burial urns that had been unearthed and dumped. Two officials were disciplined. The Army also found eight sets of cremated human remains that had been buried in a single location at Arlington in another investigation, Army spokesman Christopher Grey said.

SUBURBAN CHICAGO

Two brothers were convicted of digging up graves, dumping human remains and reselling plots at an Alsip, Illinois, cemetery between 2003 and 2009. The graveyard contains the burial site of lynching victim Emmett Till and blues singers Willie Dixon and Dinah Washington, and former heavyweight boxing champion Ezzard Charles.

CALIFORNIA

A lawsuit filed last year accuses Eden Memorial Park outside Los Angeles — one of the nation's largest Jewish cemeteries — of breaking vaults to make room for more graves and throwing out human bones in a pile. The lawsuit seeks millions of dollars in damages and comes about a year after Service Corporation International settled a lawsuit for \$80.5 million over similar complaints at the same cemetery. SCI owns 2,000 funeral homes and cemeteries in 45 states, the District of Columbia, Puerto Rico and Canada, according to its website.

ST. LOUIS

A federal jury in March 2015 awarded \$491 million in damages in a lawsuit brought against a bank and a company whose officials were accused of taking money from pre-arranged funeral contracts for their own personal enrichment. At least six officials of National Prearranged Services Inc. have been sentenced to federal prison terms ranging from 18 months to 10 years.

regulation largely to states, which vary dramatically in approach, according to an Associated Press analysis of statutes, enforcement and lawsuits. State laws are largely limited to licensing, establishing funeral director boards, developing a complaint process and providing financial protections for consumers who buy plots.

"Cemetery regulation is almost uniformly awful, where it exists at all," says Joshua Slocum, director of the nonprofit Funeral Consumers Alliance, which has pushed for more federal

father. It catered to working- and middle-class families, most of whom are black. But record-keeping became a problem, according to investigators' reports.

Galilee's registration certificate expired in December 2010. The state didn't renew it after auditors discovered Lambert's disorganized records. The state started investigating, but Lambert kept burying bodies at Galilee for three years as he appealed for a license renewal.

By 2013, investigators had accused Lambert of burying up to 200 bodies in land adjacent to Galilee that he didn't own. In 2014, he faced more charges — abuse of a corpse and theft. Investigators took over management of the cemetery.

In March 2015, Lambert accepted a plea deal. To Hughes, his punishment isn't enough. "Ten years' probation?" she says. "Well, hell. Go on fixin' to do what you was doin', because you're not going to get no time behind it."

Through his lawyer, Lambert declined an interview. Attorney William J. Hayes III says in a statement that problems at Galilee existed before Lambert was born.

"Many of the allegations surrounding Jemar's tenure at Galilee do not take these facts into account. That is highly unfair to Jemar and his family," the statement says.

State Sen. Mark Norris, who represents the Memphis suburb Bartlett, home to Galilee, says officials could consider reviewing cemetery records more frequently.

"Perhaps at the beginning of the next General Assembly we'll be able to make some changes that will give people comfort," he says.

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**20% OFF OR MORE**  
 2441 NW 43<sup>RD</sup> ST SUITE 25B 352-378-1611  
**OPEN TODAY 11-6PM**

**PUBLIC NOTICE**  
 A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning on ±18 acres, generally located along NW 151<sup>st</sup> Blvd. The proposed changes will amend the Future Land Use Map and the Official Zoning Atlas to facilitate a senior living community.  
 This is not a public hearing. The meeting's purpose is to inform neighboring property owners of the nature of the proposal and to seek their comments.  
 The meeting is Tuesday, April 26<sup>th</sup>, 2016 at 6:00 p.m. at the City of Alachua Public Library, 14913 NW 140<sup>th</sup> St, Alachua, FL 32615.  
**Contact:**  
 Ryan Thompson, AICP  
 Phone Number: (352) 331-1976

**CHW**  
 Professional Consultants

**The Gainesville Sun**

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 Breaking News 374-5013  
 To Subscribe 379-1415  
 To Subscribe Toll Free 800-443-9493

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 Customer Service 378-1416  
 Customer Service Toll Free 800-443-9493  
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 Retail Advertising 374-5058  
 Questions or Problems 374-5058  
 Obituaries 337-0304  
 Obituaries Fax 338-3131

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# **Workshop Presentation**



**CHW**  
Professional Consultants

**ROLLING OAKS**  
LARGE-SCALE COMPREHENSIVE  
PLAN AMENDMENT (L-SCPA) &  
REZONING APPLICATIONS

**NEIGHBORHOOD MEETING**  
April 26, 2016

## PROPOSED APPLICATION



### Request:

To amend the City of Alachua:

- Future Land Use Map from Community Commercial to Residential High Density and vice versa; and
- Official Zoning Atlas from Planned Development-Commercial (PD-COMM) to Community Commercial (CC) and Residential Multi-Family-15 (RMF-15).

### Intent:

To allow aging-in-place community within the City of Alachua's urbanized area.

# MEETING PURPOSE



## The purpose of the neighborhood meeting:

- The City of Alachua requires L-sCPA and Rezoning applicants to host a neighborhood meeting.
- The meeting's purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process.
- This meeting provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

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# PUBLIC NOTIFICATION



**CHW**  
Jacksonville | Gainesville | Ocala  
9800 Highway 44 West, Suite 100, Jacksonville, Florida 32256  
352-331-1976  
www.chw.com

**MEMORANDUM**

**TO:** Neighbors of Alachua County Tax Parcels 03869-009-000, 03869-007-000 & 03869-006-000  
**FROM:** Ryan Thompson, AICP  
**DATE:** Tuesday, April 26, 2016  
**RE:** Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning on ±18 acres, generally located along NW 151<sup>st</sup> Blvd. The proposed changes will amend the Future Land Use Map and the Official Zoning Atlas to facilitate a senior living community.

**Date:** Tuesday, April 26, 2016  
**Time:** 6:00 p.m.  
**Place:** City of Alachua Public Library  
14913 NW 140<sup>th</sup> Street  
Alachua, Florida 32615  
**Contact:** Ryan Thompson, AICP  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. We look forward to seeing you at the workshop.

**NATION WORLD**

**Grave concerns**

2 years after cemetery she was born, families still seek answers

**FILED BY JOSEPH REISOFF**  
CLEARANCE SALE  
2 P.A. OFF ON HOME

**CHW**

**Sum**

**PUBLIC NOTICE**

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning on ±18 acres, generally located along NW 151<sup>st</sup> Blvd. The proposed changes will amend the Future Land Use Map and the Official Zoning Atlas to facilitate a senior living community.

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**Contact:**  
Ryan Thompson, AICP  
**Phone Number:**  
(352) 331-1976

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Professional Consultants

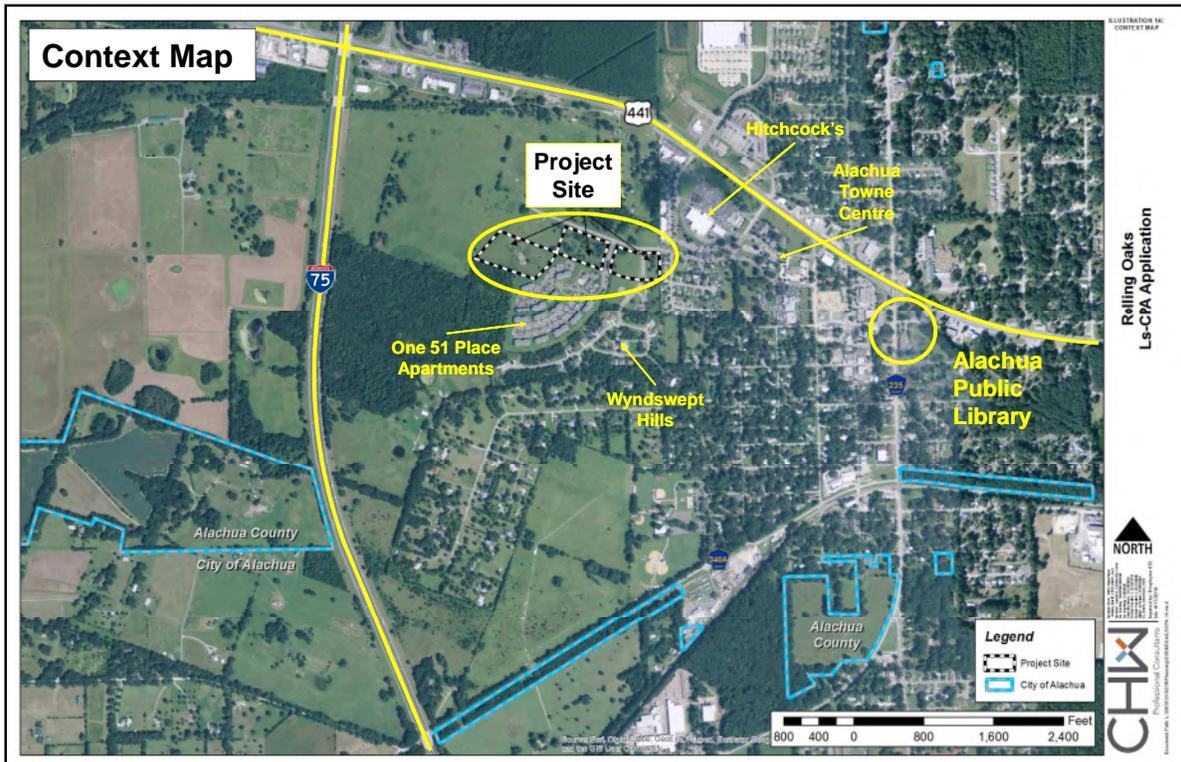
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# REVIEW PROCESS

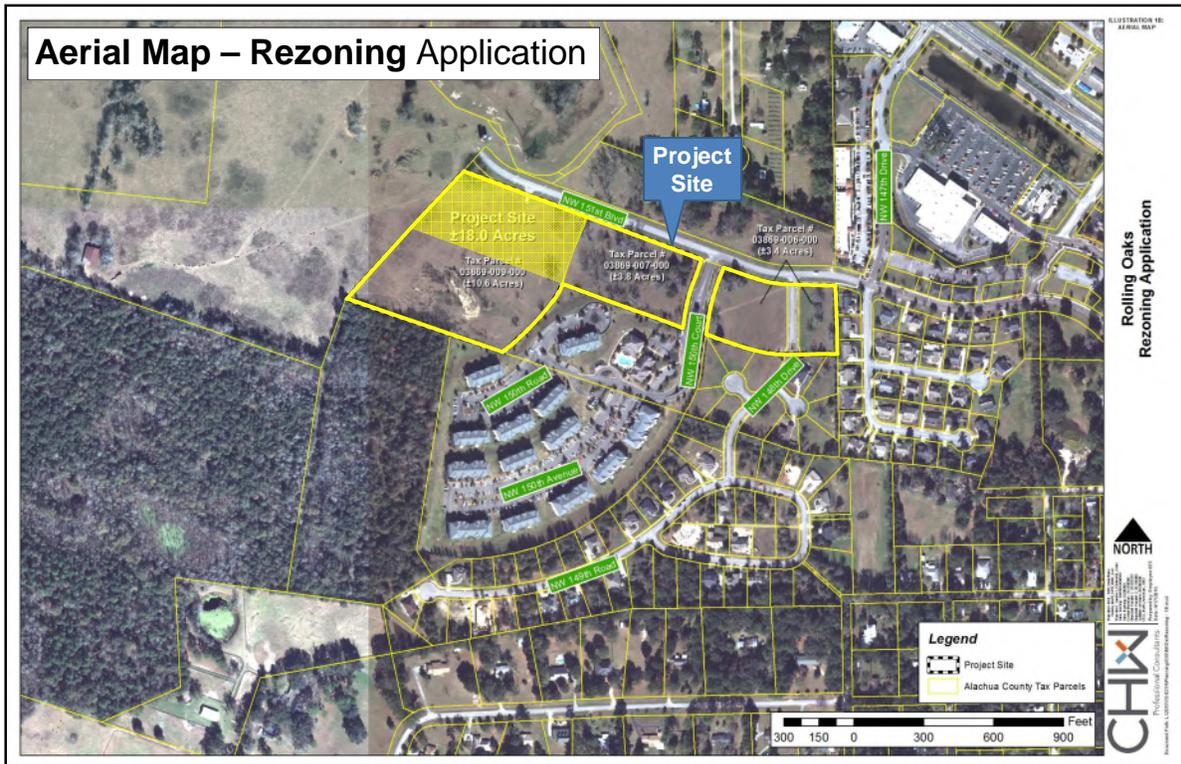
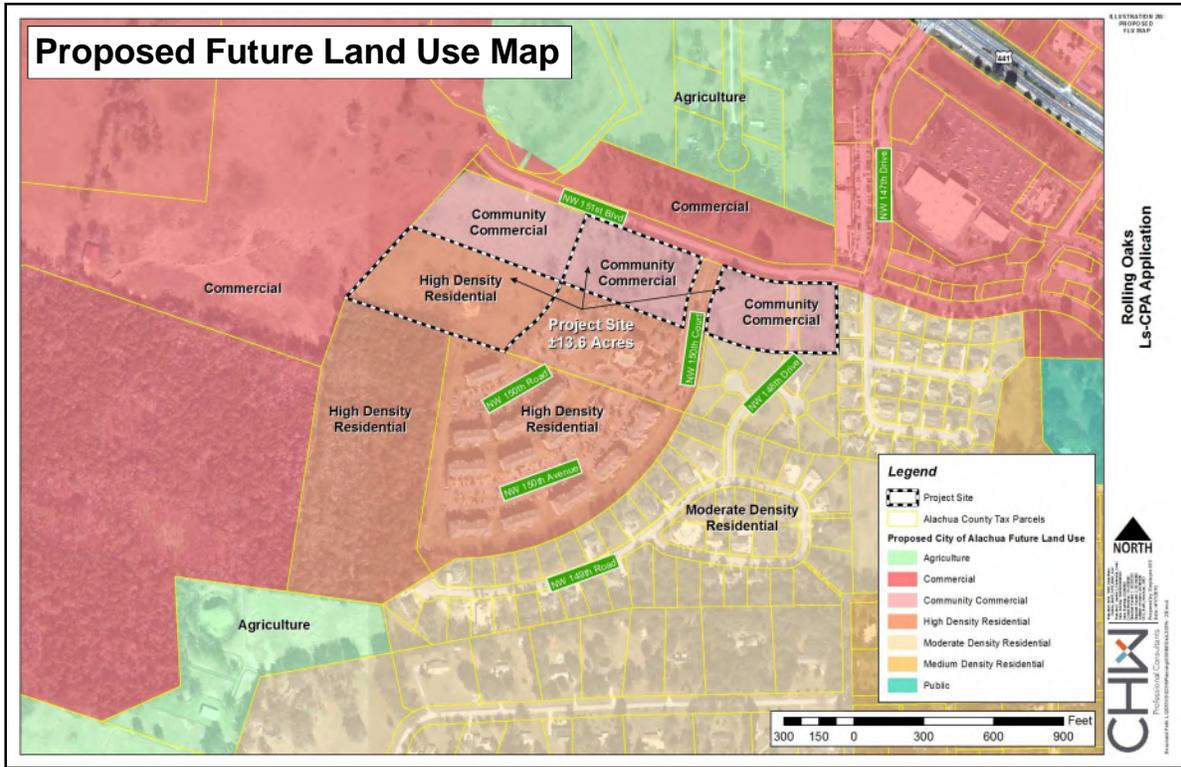


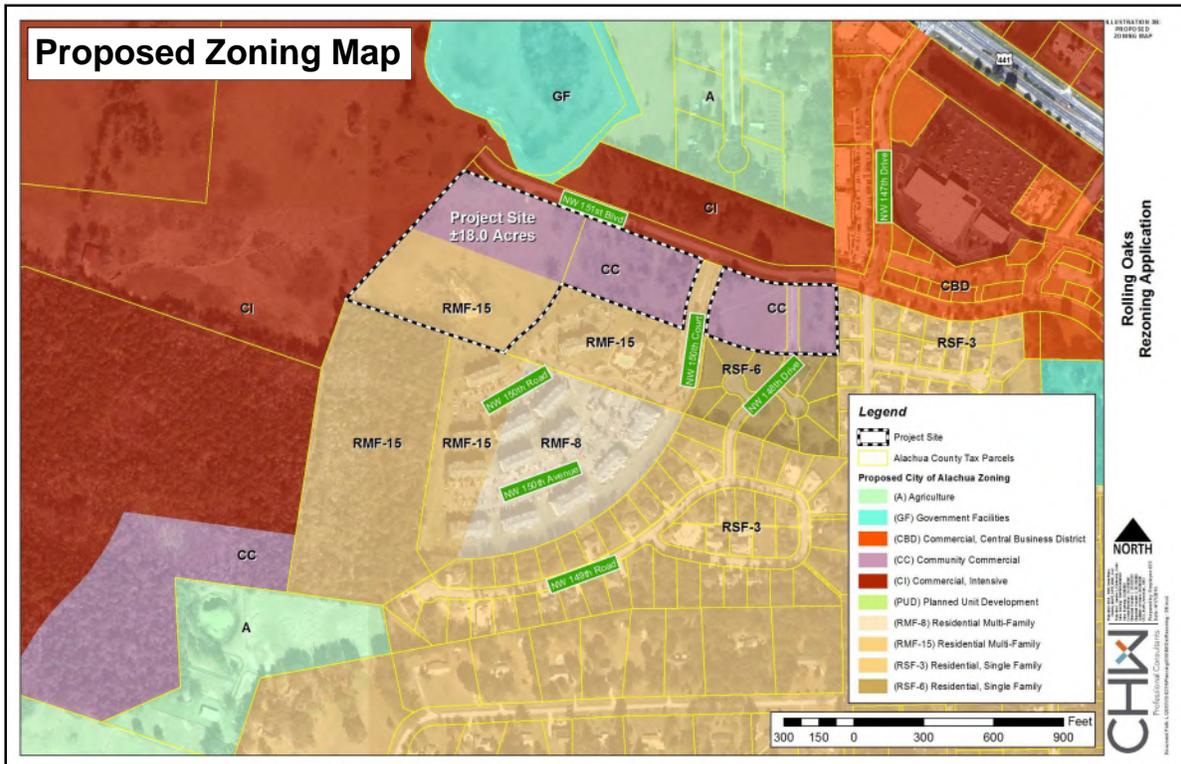
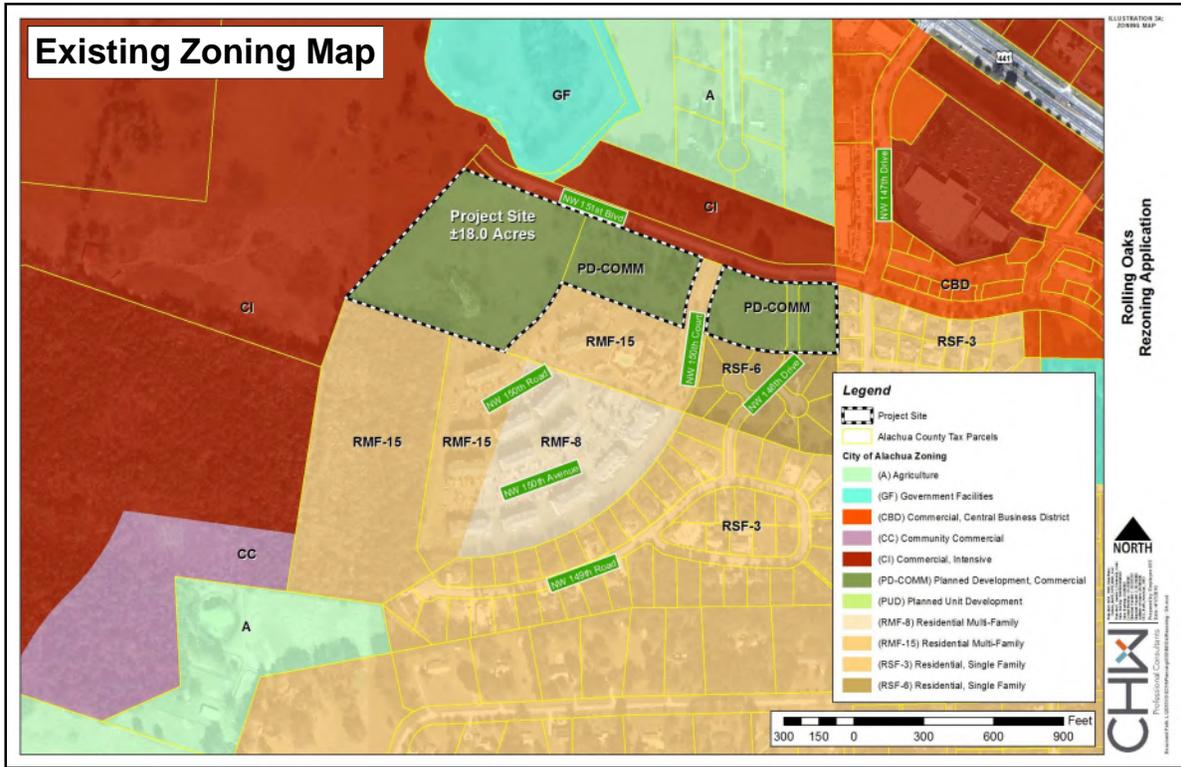
➔ Neighborhood Workshop	April 26 <sup>th</sup>
Submit PD Amendment Application	April 28 <sup>th</sup>
Plan & Zoning Board Public Hearing	July 12 <sup>th</sup>
City Commission 1 <sup>st</sup> Reading	August 8 <sup>th</sup>
City Commission 2 <sup>nd</sup> /Final Reading	August 22 <sup>nd</sup>

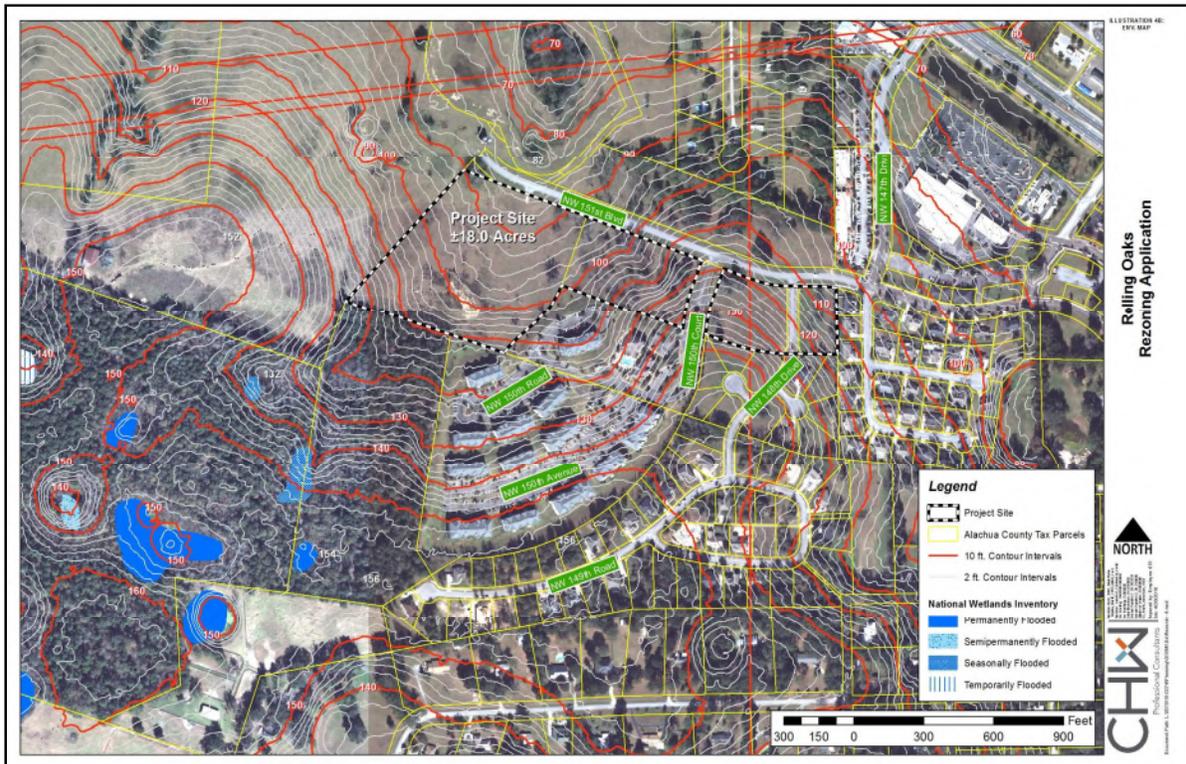
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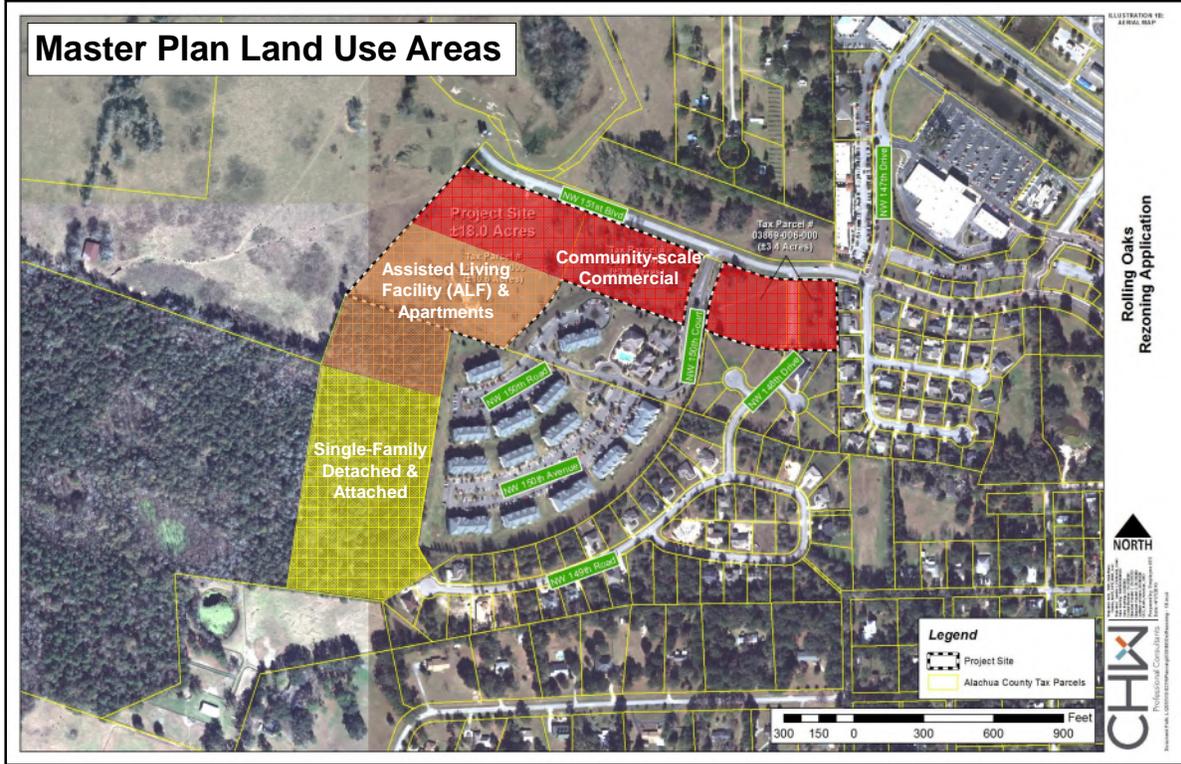












**Sign-in Sheet**

## SIGN-IN SHEET

**Event:** Rolling Oaks – Neighborhood Meeting  
**Date/Time:** Tuesday, April 26, 2016 / 6:00pm  
**Place:** City of Alachua Public Library  
**Re:** Large-Scale Comprehensive Plan Amendment and Rezoning Applications

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	TD CARTELL	14710 NW 150 LN ALACHUA	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

## **Workshop Minutes**

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# NEIGHBORHOOD MEETING MINUTES

---

## **ROLLING OAKS LS-CPA & REZONING APPLICATIONS**

**APRIL 26, 2016 AT 6:00 PM**

**CITY OF ALACHUA PUBLIC LIBRARY**

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

CHW Attendees – Ryan Thompson (RT)

Ryan Thompson gave an informational PowerPoint presentation that covered the project site, existing Future Land Use and Zoning designations, and the proposed Future Land Use and Zoning designations. One neighbor that's lived in Santa Fe Station for several years, Mrs. TD Cartell attended the meeting. In addition, one adjacent neighbor, Mr. Chris Korosic called the following morning.

The presentation and project description, which is stated within this applications' Justification Reports, answered all of Mrs. Cartell's questions. During Mr. Korosic's phone call, Mr. Ryan Thompson shared the project description and application requests. Mr. Thompson also emailed Mr. Korosic a copy of the neighborhood meeting presentation. Both Mrs. Cartell and Mr. Korosic were very positive about the desired project and acknowledged it's compatibility with adjacent uses and community benefits.

**The meeting adjourned at 6:30pm.**

**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



# ROLLING OAKS

## Rezoning – Justification Report

April 28, 2016 REVISED June 27, 2016

**Prepared for:**  
The City of Alachua, Florida

**Prepared on behalf of:**  
10.47, LLC and Wyndswept Hills, LLC

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

**PN# 15-0274.01**  
L:\2015\15-0274\Planning\Reports\Resubmittal 160627\RPT\_15-0274.01\_Rezoning  
JR\_160627.docx

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# 1. EXECUTIVE SUMMARY



#15-0274.01

**To:** Ms. Kathy Winburn, AICP,  
City of Alachua, Planning & Community Development Director  
**From:** C. Ryan Thompson, AICP, CHW, Project Manager  
**Date:** June 27, 2016  
**Re:** Rolling Oaks – Rezoning Application

<b>Jurisdiction:</b> City of Alachua, FL		<b>Intent of Application:</b> Rezoning	
<b>Physical Address:</b> NW 151 <sup>st</sup> Blvd., Alachua Florida 32615			
<b>Parcel Numbers:</b> 03869-006-000, 03869-007-000, & a portion of 03869-009-000		<b>Acres:</b> ±18.138 acres <i>(Source: CHW Surveying Department)</i>	
<p><b>Current Future Land Use Classification:</b> <i>Community Commercial (1.8-Acres)</i> The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.</p> <p><i>High Density Residential (3.87-Acres)</i> The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services.</p>		<p><b>Proposed Future Land Use Classification:</b> <i>Community Commercial (3.87-Acres)</i> The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas.</p> <p><i>High Density Residential (1.8-Acres)</i> The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services.</p>	
<p><b>Current Zoning District:</b> <i>Planned Development – Commercial (PD-COMM) (18.138-Acres)</i> The purpose and intent of the Planned Development-Commercial (PD-COMM) District is to provide mixed-use retail and office development, with limited moderate and higher density residential uses integrated into the development above street levels and as separate stand-alone uses.</p>		<p><b>Proposed Zoning Districts:</b> <i>Community Commercial (CC) (11.993-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.</p> <p><i>Residential Multi-Family–15 (RMF-15) (6.145-Acres)</i> 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.</p>	
<p><b>Current Maximum Density/Intensity<sup>1</sup></b> Non-residential= 175,000 ft<sup>2</sup></p> <p>Residential = 235 du</p>		<p><b>Potential Maximum Density/Intensity</b> CC: 11.993 acres * 43,560 ft<sup>2</sup> * 0.5 FAR = 261,208 ft<sup>2</sup></p> <p>RMF-15: 6.145 acres * 15du/ac = 92 du</p>	
		<p><b>Net Difference</b> CC: <b>86,208 ft<sup>2</sup></b></p> <p>HDR: <b>-143</b></p>	

<sup>1</sup> Land development entitlements per NW 151<sup>st</sup> Blvd. PD, Ordinance 06 34.

## 2. STATEMENT OF PROPOSED CHANGE

This application requests a Rezoning on approximately 18.0 acres within the City of Alachua. The request is intended to allow the development of an aging-in-place community development to provide a mix of single- and multi-family residential dwellings, as well as community commercial uses.

The project site is located along NW 151<sup>st</sup> Blvd. (Alachua County tax parcels 03869-006-000, 03869-007-000, & a portion of 03869-009-000.) The site's access is from NW 151<sup>st</sup> Blvd., and/or the two side-streets, NW 148<sup>th</sup> Drive and NW 150<sup>th</sup> Court. Figure 1 provides an aerial view of the site.



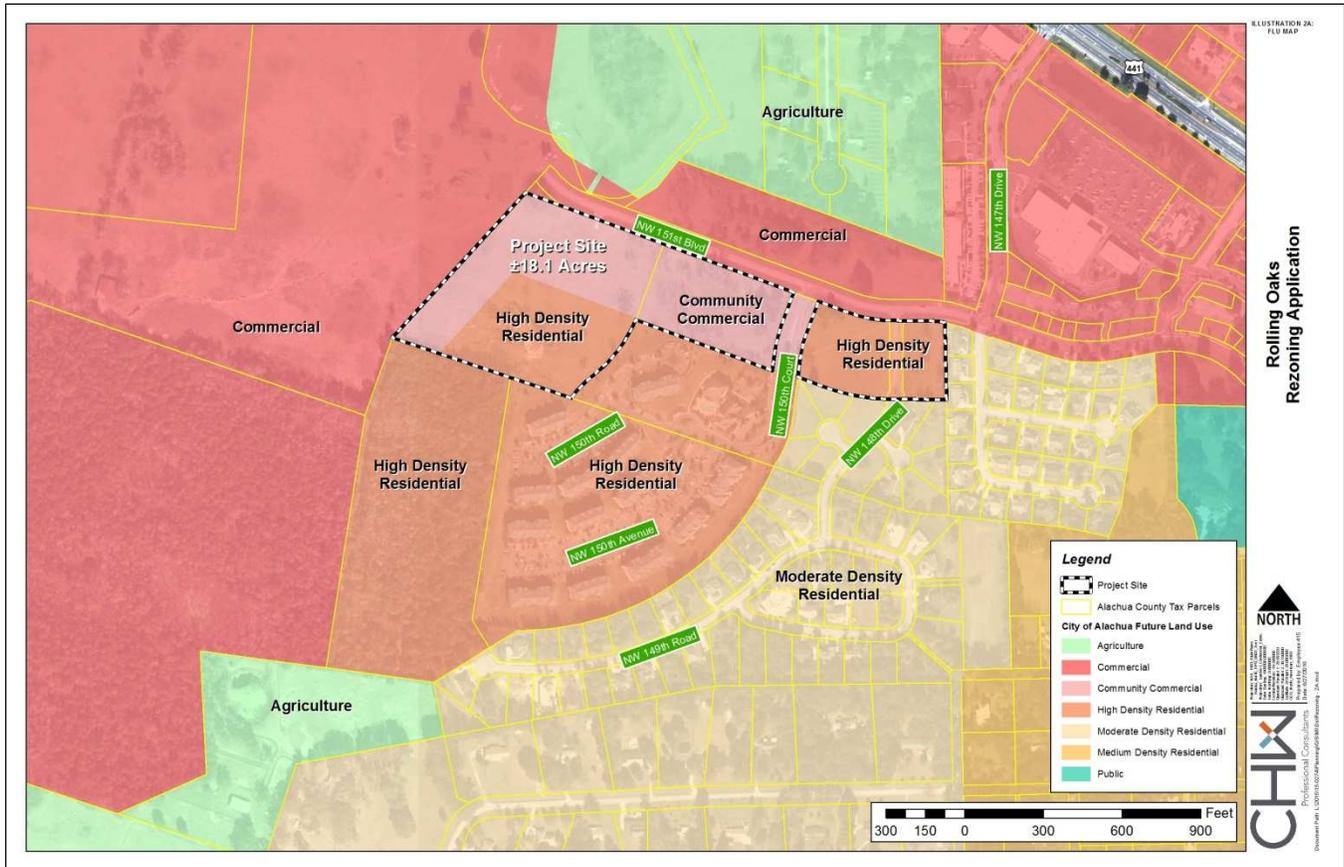
**Figure 1: Aerial Map**

The site currently has Community Commercial and High Density Residential Future Land Use (FLU) designations. A Small-scale Comprehensive Plan Amendment (Ss-CPA) application is being submitted concurrently with this application. The Ss-CPA requests to transpose the location of Community Commercial and High Density Residential on the subject property. This change increases the land area available for high-density residential uses while maximizing visibility for commercial uses along NW 151<sup>st</sup> Blvd.

The existing Zoning District is Planned Development-Commercial (PD-COMM), which was known as NW 151<sup>st</sup> Blvd. PD, Ordinance 06 34. Due to lack of development activity, the PD-COMM Zoning designation expired. The requested Community Commercial (CC) and Residential Multi-Family-15 (RMF-15) Zoning Districts most closely reflect the development intent of NW 151<sup>st</sup> Blvd. PD and correspond with the Ss-CPA requests. Table 1 and Figures 2 and 3 identify adjacent FLU and Zoning designations.

**Table 1: Adjacent FLUM and Zoning Designations**

Direction	FLUM Designation	Zoning Designation
North	Commercial	CI
East	Moderate Density Residential	RSF-3
South	Moderate and High Density Residential	RSF-6 and RMF-15
West	Commercial	CI



**Figure 2: Existing Future Land Use Map**

As shown in Figure 2, the existing Future Land Use (FLU) pattern generally has Commercial FLU designations along US 441 and I-75 and residential FLU categories further from these major roadways. This is also mirrored in the Official Zoning Atlas, represented in Figure 3. The project site serves as a transition zone from commercial to residential uses with the intent of maximizing compatibility between the two.

**This proposed Rezoning application is consistent with the City of Alachua Comprehensive Plan and Land Development Regulations (LDR) requirements.** As shown in Figure 4, Community Commercial, which is intended to be meet neighborhood and community needs, is located along NW 151<sup>st</sup> Blvd. In addition to the proposed development, there are several residential developments adjacent to the project site, including One51 Place Apartments, Wyndswept Hills, and Santa Fe Station. Locating the CC Zoning District along 151<sup>st</sup> Blvd. gives the uses primary frontage along an anticipated collector roadway, which increases the viability of serving the larger community as well. The site’s remainder is proposed to be RMF-15, which will have a mixture of housing types, ranging from single-family to multi-family dwellings, as well as an Assisted Living Facility (ALF). The multi-family dwellings and ALF will be located adjacent to the 3-story apartments while lower density residential types will be located closer to the existing single-family detached dwellings.

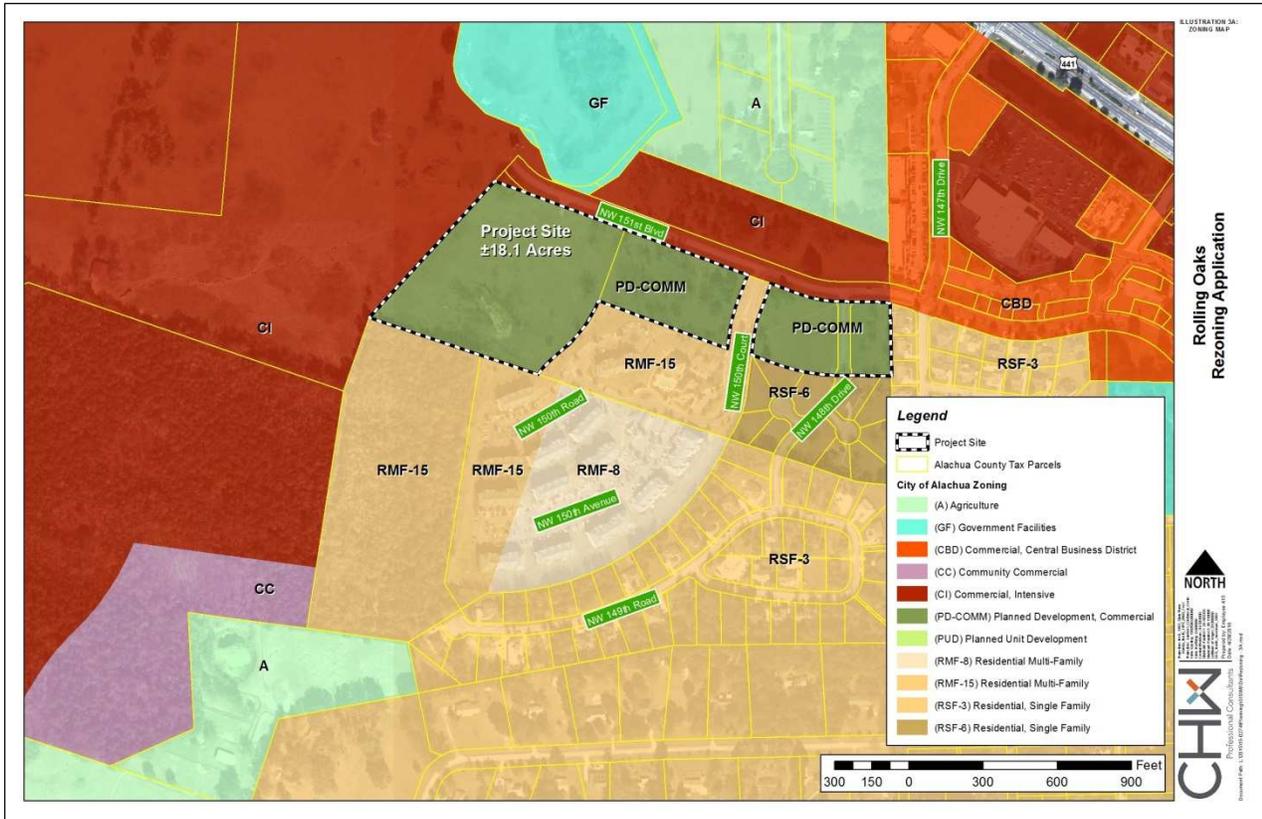


Figure 3: Existing Zoning Map

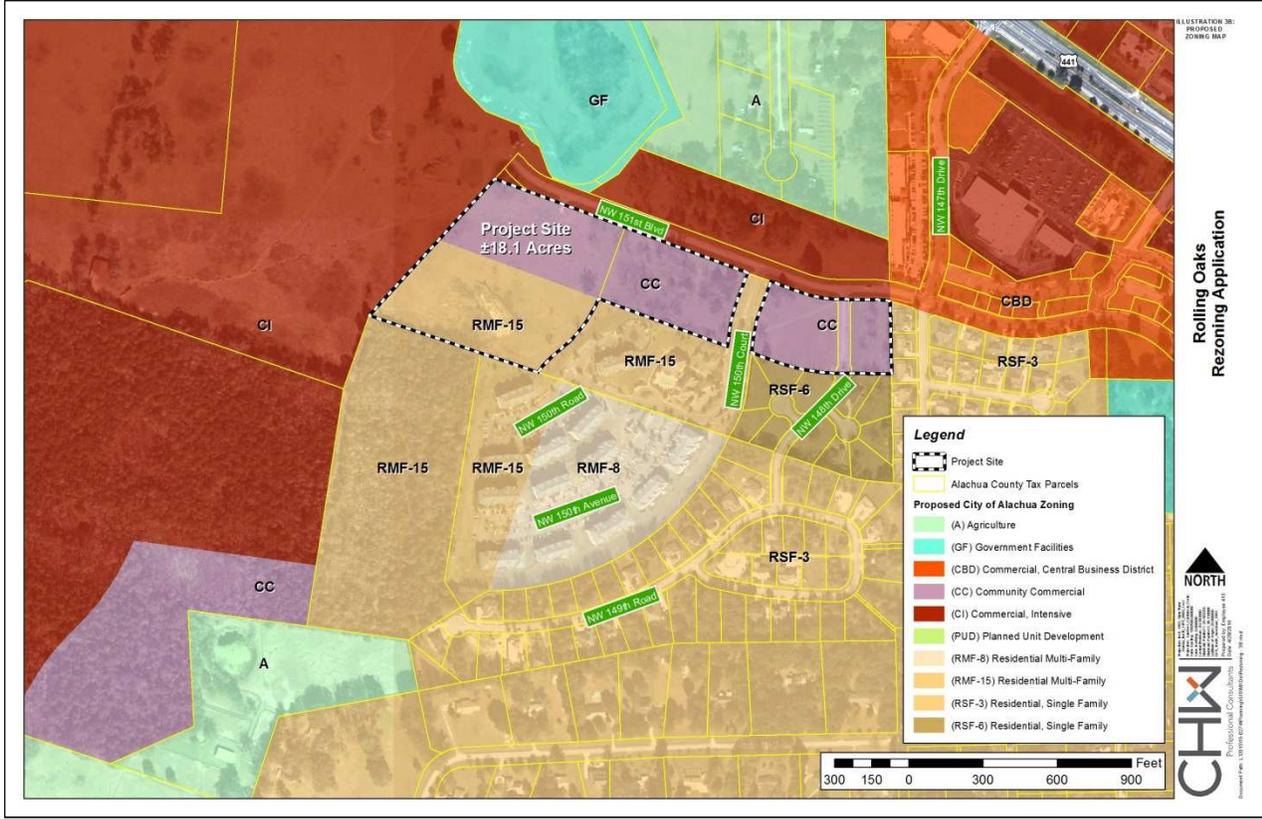


Figure 4: Proposed Zoning Map

### 3. CONCURRENCY IMPACT ANALYSIS

Rolling Oaks is an aging-in-place community development intended to provide a mix of single- and multi-family residential dwellings, as well as community commercial uses. The project site subject to this application comprises the NW 151<sup>st</sup> Blvd. PD, an expired PD-COMM Zoning District designation. Therefore, this application's Concurrency Impact Analysis will address the net difference in development entitlements between the NW 151<sup>st</sup> Blvd. PD and the requested CC and RMF-15 Zoning Districts.

NW 151<sup>st</sup> Blvd. PD, Ordinance 06 34 permitted 175,000 square feet (ft<sup>2</sup>) of non-residential space and 235 dwelling units (du). The requested CC Zoning District (11.993 acres) permits 261,208 ft<sup>2</sup> of non-residential space while the RMF-15 Zoning District (6.145 acres) permits 92 du. Therefore, the net difference in land development entitlements, which are subject to this application's Concurrency Impact Analysis, is an increase of 86,208 ft<sup>2</sup> of non-residential space and a decrease of 143 du.

The maximum development potential resulting from this proposed application is identified in Table 2. Trip generation is based on anticipated uses for each proposed FLU category. Multi-Family Residential (ITE 220) was used for High Density Residential FLU category while the Community Commercial FLU category was split between 25% General Office (ITE 710) and 75% Shopping Center (ITE 820). Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9<sup>th</sup> Edition.

The following tables include data from the City of Alachua March 2016 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (F.A.C.).

**Table 2: Trip Generation Calculations**

ITE Land Use <sup>1</sup>	Units <sup>2</sup>	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multi-Family Residential (ITE 220)	-143	6.65	-951	0.51	-73	0.62	-89
General Office (ITE 710) <sup>3</sup>	21.55	11.03	238	1.56	34	1.49	32
Shopping Center (ITE 820) <sup>4</sup>	64.66	42.7	2761	<b>3.50</b>	226	<b>4.50</b>	291
<b>Total</b>	-	-	<b>2,048</b>	-	<b>187</b>	-	<b>234</b>

1. Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition.
2. Estimated AM and PM peak trip generator rates are calculated per dwelling or 1,000 square feet.
3. General Office is anticipated to compose 25% of the total permitted non-residential square footage.
4. 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.

To determine affected roadway segments, the City of Alachua LDR §2.4.14(H)(2) bases analysis on whether the proposed development generates fewer or more than 1,000 Average Daily Trips (ADT). Based on the calculations in Table 2, the anticipated uses generates **2,048** ADT. Therefore, the following regulation applies:

- (b) *Developments generating more than 1,000 trips.*
  - (i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and
  - (ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located

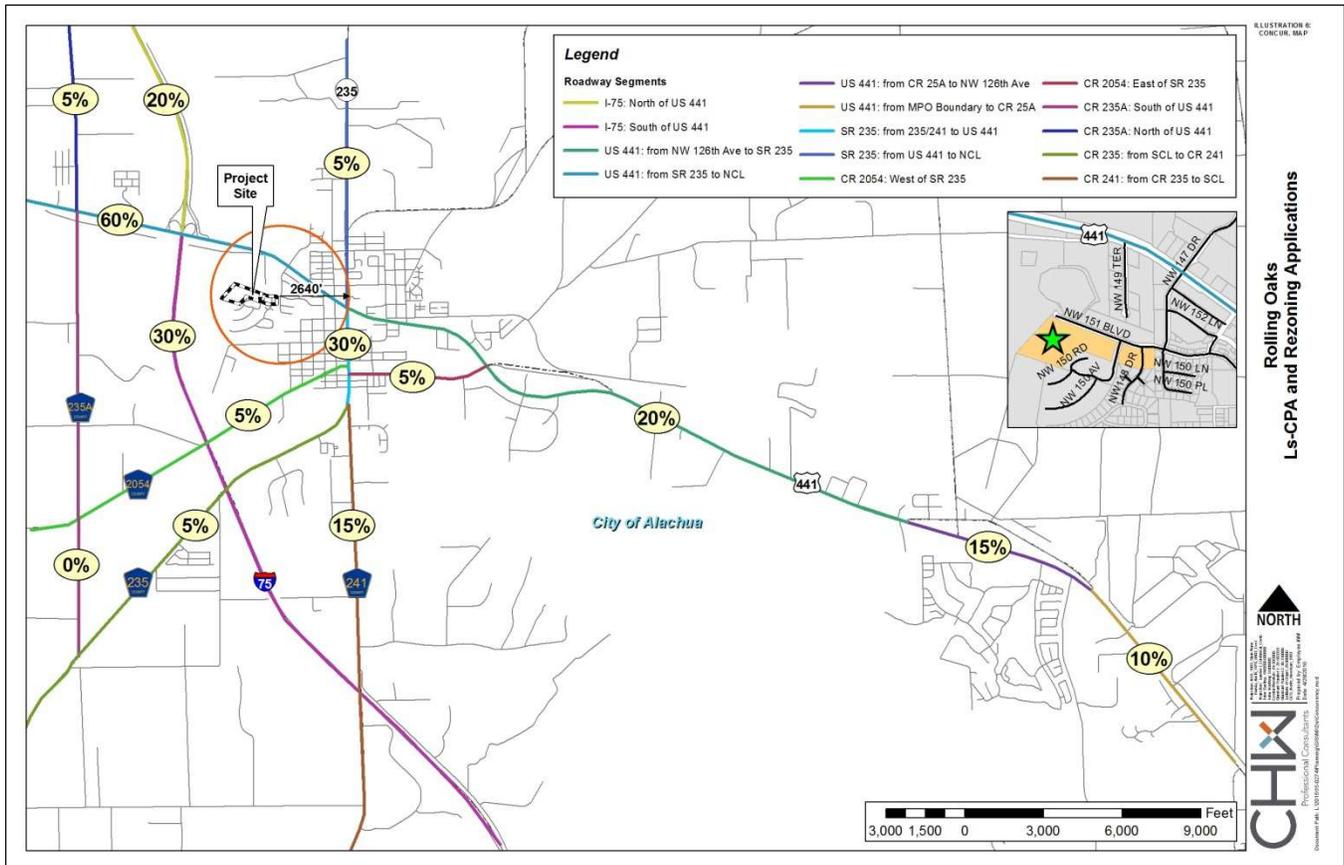
partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

None of the roadway segments experienced an increase of five percent or greater of their maximum service volumes. Using the NW 151<sup>st</sup> Blvd. and NW 147<sup>th</sup> Drive intersection to calculate the ½ mile radius, there are a total of four affected roadway segments, as defined by the LDR §2.4.14(H)(2)(b)(ii). The affected roadway segments are listed in Table 3.

**Table 3: Affected Roadway Segments**

Segment	Segment Description	Lanes	Functional Classification	Area Type	LOS
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
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

Figure 5 illustrates the anticipated trip distribution. Since the project site does not directly access Segment 5, its anticipated vehicles will also use Segment 8 as an alternate to US 441. Therefore, 60% of the maximum potential trips generated from this application's approval are allocated to Segment 5 while 30% are anticipated to use Segment 8. The 10% difference accounts for trips to and from Alachua Towne Centre and Main Street, which will not utilize either US 441 or SR 235.



**Figure 5: Anticipated Trip Distribution by Roadway Segment**

Generally, potential trips are evenly dispersed in all directions, accounting for the population and commerce draw of Alachua, Gainesville, and High Springs. An estimated 20% of trips are allocated to the east (Turkey Creek subdivision and the City of Gainesville) and 15% to Gainesville via SR 235. A minimal (5%) of potential trips are anticipated on other roadway segments.

Tables 4a and 4b identify specific impacts to each of the four (4) affected roadway segments. Segment 5, which is anticipated to receive the highest percentage of trips generated from this application's approval, retains sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing adopted roadway Level of Service (LOS) as a result of this application's approval.

**Table 4a: Potential Impacts on Roadways, Segments 3/4 and 5**

Traffic System Category	AADT	PM	AADT	PM
	Segment 3/4: US 441 (NW 126th to SR 235)		Segment 5: US 441 (SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	35,500	3,200	35,500	3,200
Existing Traffic <sup>1</sup>	18,347	1,743	23,495	2,232
Reserved Trips <sup>1</sup>	1,998	226	4,990	455
Available Capacity	15,155	1,231	7,015	513
Projected Trip Generation <sup>2</sup>	410	47	1,229	141
<b>Available Capacity w/ application approval</b>	<b>14,745</b>	<b>1,184</b>	<b>5,786</b>	<b>372</b>

1. City of Alachua Development Monitoring Report, March 2016.

2. This roadway segment's projected trip distribution percentage is estimated to be 20% for Segment 3/4 and 60% for Segment 5.

**Table 4b: Potential Impacts on Roadways, Segments 8 and 9**

Traffic System Category	AADT	PM	AADT	PM
	Segment 8: SR 235 (235/241 Intersection to US 441)		Segment 9: SR 235 (US 441 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	13,300	1,200	13,300	1,200
Existing Traffic <sup>1</sup>	9,305	884	6,653	632
Reserved Trips <sup>1</sup>	456	43	381	37
Available Capacity	3,539	273	6,266	531
Projected Trip Generation <sup>2</sup>	614	70	102	12
<b>Available Capacity w/ application approval</b>	<b>2,925</b>	<b>203</b>	<b>6,164</b>	<b>519</b>

3. City of Alachua Development Monitoring Report, March 2016.

4. This roadway segment's projected trip distribution percentage is estimated to be 30% for Segment 8 and 5% for Segment 9.

## PUBLIC FACILITIES IMPACT ANALYSIS

As with the transportation facilities, public facilities impacts are based on the net difference in maximum development entitlements resulting from this application's approval. However, since the City of Alachua does not reserve capacity for Rezoning applications, there is no actual increase to system capacity based on this application's approval.

**Table 5: Projected Potable Water Impact**

System Category	Gallons Per Day
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,131,000
Reserved Capacity <sup>2</sup>	113,550
Residual Capacity <sup>1</sup>	1,055,450
Percentage of Permitted Design Capacity Utilized	54.11%
Net Potential potable water demand <sup>3</sup>	
[-143 dwelling units x 275 gallons per unit] + [86,208 ft <sup>2</sup> x 0.1 gallons per unit]	(DECREASE) -30,704
Residual Capacity after application approval	1,086,154

1. City of Alachua Public Services Department, March 2015.
2. City of Alachua Development Monitoring Report, March 2016.
3. 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 <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	627,000
Reserved Capacity <sup>2</sup>	74,110
Residual Capacity <sup>1</sup>	798,890
Percentage of Permitted Design Capacity Utilized	46.74%
Projected Sanitary Sewer Demand from proposed project <sup>3</sup>	
[-143 dwelling units x 275 gallons per unit] + [86,208 ft <sup>2</sup> x 0.1 gallons per unit]	(DECREASE) -27,129
Residual Capacity After application approval	826,019

1. City of Alachua Public Services Department, March 2015.
2. City of Alachua Development Monitoring Report, March 2016.
3. City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C.

As calculated in Table 5 and 6, approval of this application will not increase demands on the City potable water and sanitary sewer systems.

**Table 7: Project Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,152.00	7,145.24
Reserved Capacity <sup>2</sup>	5,108.23	932.25
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	-
Proposed Potential Solid waste generated <sup>4</sup>		
[-143 dwelling units x 2.6 persons per du x .73 tons per capita] + [(((12 lbs. / 1,000 sq. ft. / day x 86,208 ft <sup>2</sup> ) x 365) / 2000)]		(DECREASE) -82.62

1. City of Alachua Development Monitoring Report, March 2016.
2. City of Alachua Comprehensive Plan; U.S Census Bureau, 2010 Census.
3. Darrell O'Neal, Executive Director, New River Solid Waste Association, March 2015.
4. Sincero and Sincero, *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Table 7 illustrates there is sufficient solid waste capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards.

**Table 8: Projected Recreational Impact**

<b>System Category</b>	<b>Acres</b>
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.6
Acreage Required To Serve Existing Population <sup>1</sup>	48.94
Reserved Capacity <sup>1</sup>	0.45
<b>Available Recreation Acreage</b>	<b>39.21</b>
Projected Impacts from proposed project [-144 dwellings x 2.6 persons per dwelling unit x 5 acres / 1,000 persons]	(DECREASE) -1.859
<b>Residual Recreational Capacity After Proposed Development</b>	<b>41.069</b>

1. City of Alachua Development Monitoring Report, March 2016

**Table 9a: Projected Student Generation**

<b>School-type</b>	<b>Dwelling Units</b>	<b>Student Multiplier<sup>1</sup></b>	<b>Potential Enrollment from Development</b>
Elementary	-143	0.080	(DECREASE) -12
Middle	-143	0.030	(DECREASE) -5
High	-143	0.030	(DECREASE) -5
<b>Totals</b>	<b>-</b>	<b>-</b>	<b>(DECREASE) -22</b>

1. Source: Alachua County Public School Facilities Element Data and Analysis, Revised November 24, 2015.

**Table 9b: Projected Available Capacity by School CSA**

<b>School</b>	<b>Available Capacity 2015-2016</b>	<b>Potential Enrollment from Development</b>	<b>Residual Capacity</b>
Alachua Elementary	261	-12	273
Mebane Middle	406	-5	411
Santa Fe High	322	-5	327

1. Source: Alachua County Public School Facilities Element Data and Analysis, Revised November 24, 2015.

As shown in Tables 8 – 9, approval of this application will not increase demand on recreation and public school facilities.

## 4. CONSISTENCY WITH COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this 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 1.2: Residential

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

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.

***Response: Companion to this Rezoning application is an Ss-CPA, a portion of which requests to change the existing Community Commercial FLU designation (1.8-Acres) to High Density Residential. The desired uses, single- and multi-family residential and an ALF, are consistent with the High Density Residential FLU category. The site will be master planned to accomplish an overall minimum eight (8) dwelling units per acre.***

#### Objective 1.3: Commercial

The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
2. Residential/office;
3. Business and professional offices;
4. Personal services;
5. Financial Institutions;
6. Retail sales and services that serve the community;
7. Eating establishments;
8. Indoor recreation/entertainment;
9. Single-family and multi-family residential above first floor commercial uses;
10. Bed and Breakfasts;
11. Supporting community services, such as schools, houses of worship, parks, and community centers;
12. Traditional Mixed-use Neighborhood Planned Developments;

**Response:** *A portion of the companion Ss-CPA application requests changing the existing High Density Residential FLU designation (3.9-Acres) to Community Commercial. This development's commercial component serves both adjacent neighborhoods and the greater community by providing retail sales and service as well as professional office uses. Relocating Community Commercial along NW 151<sup>st</sup> Blvd. improves site access and increases street visibility, which is desirable to many commercial uses. Anticipated tenants within the Community Commercial FLU are consistent with the category's intent and permitted uses.*

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.

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 will be appropriately buffered in accordance with City of Alachua LDR's. The overall development intends to foster a mixture of residential and commercial uses as a single cohesive development. To accomplish this, maximizing*

***pedestrian and vehicular interconnectivity and land use compatibility, with both existing and future adjacent uses, is paramount.***

***The project site subject to this application is primarily devoid of trees with the exception of tax parcel 03869-007-000. Existing regulated trees will be protected to the maximum extent practicable.***

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.

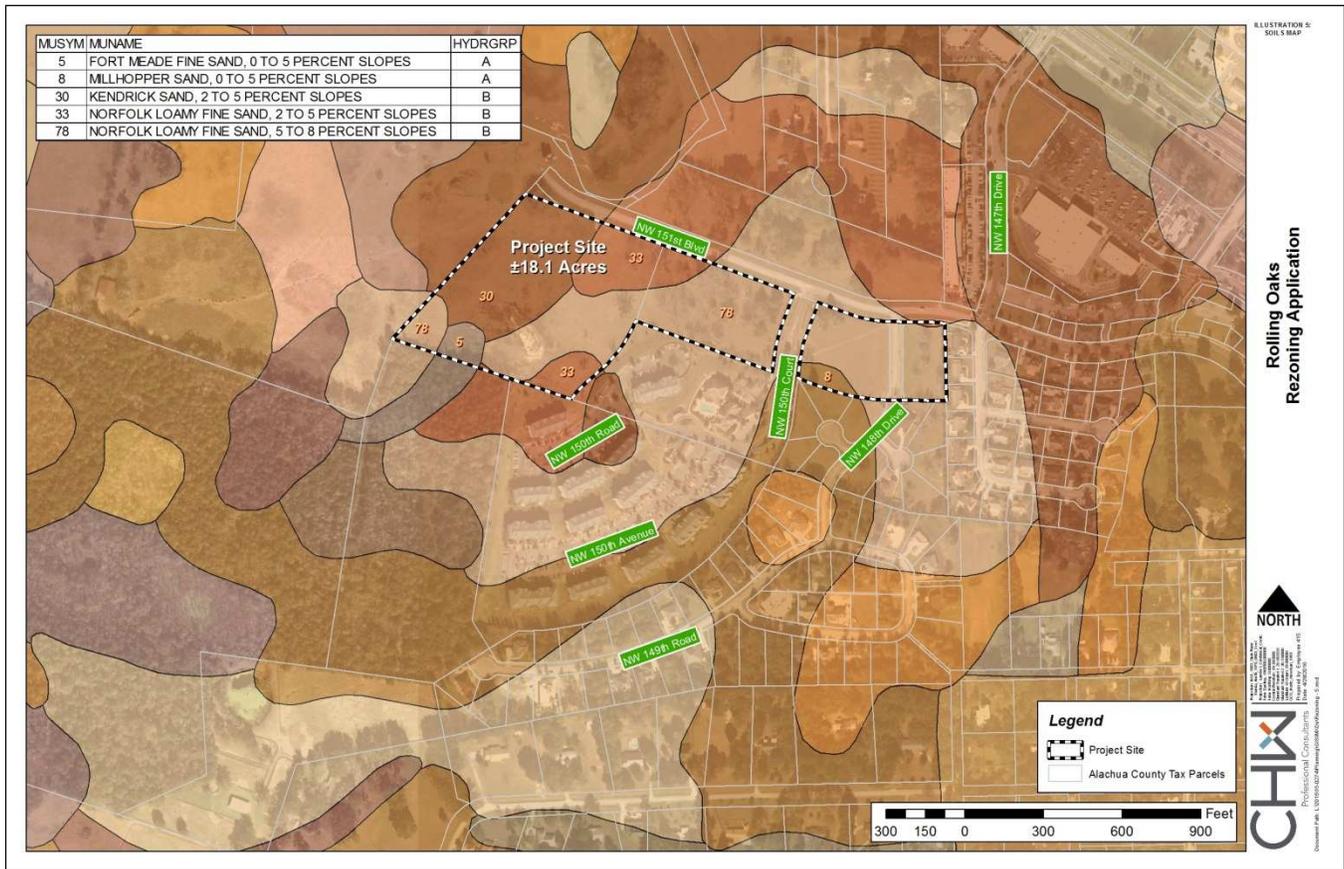
***Response: The subject property is located in an urbanized area. Contiguous developments include One51 Place apartments, Wyndswept Hills subdivision, and Santa Fe Station subdivision. The site is also located adjacent to the Rolling Oaks Plaza, Hitchcock's shopping plaza, and Alachua Towne Centre.***

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: Onsite development will be consistent with City of Alachua Comprehensive Plan Goals, Objectives, and Policies, Development review process, and LDR's. Development will occur consistent with the availability of public infrastructure and services.***

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

***Response: As identified on the Topography, Wetlands, & FEMA Floodplain Map (Figure 7 on Page 17), the site does not have wetlands (as identified by the National Wetland Inventory) or FEMA flood zone areas. The site's topography ranges from 0 to 5% slopes, which does not indicate steep or seepage slopes. Onsite soils are identified in Figure 6 on Page 13. Soils are listed as hydrologic group A or B, which is suitable for most development types, including residential, commercial, and associated parking and roadways. There are no known, or cause to question whether there are, listed species habitats onsite. Although tree canopy onsite is scarce, tree canopy retention will occur where practicable, and in accordance with City of Alachua Comprehensive Plan and Land Development Regulation standards.***



**Figure 6: Natural Resources Conservation Service (NRCS) Soils Map**

**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 City of Alachua potable water and sanitary sewer systems are located along NW 151<sup>st</sup> Blvd. Enhancements to the sanitary sewer system are required to serve the entire project site. Development will occur consistent with sufficient improvements to public infrastructure and services.***

**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 existing development ensures the City’s motorized and non-motorized transportation systems continue to meet adopted LOS standards. Section 3, on Page 5 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 has direct access to NW 151<sup>st</sup> Blvd., which is a local roadway. Parcels along NW 151<sup>st</sup> Blvd. may have direct access via two side-streets, NW 148<sup>th</sup> Drive and NW 150<sup>th</sup> Court. The site meets the City's access management standards as outlined in Comprehensive Plan and LDR requirements.*

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:** *Although a site plan has not yet been prepared, the site's design will meet both minimum and maximum City development standards for parking lot design. Shared parking will be incorporated to reduce the overall amount of parking within the development. Landscaping will include canopy trees to meet Comprehensive Plan and LDR requirements. Pedestrian-friendly parking areas will be implemented to the maximum extent practicable.*

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:** *Future improvements are required for the entire project area to be served by gravity sewer mains. These improvements shall be developed in coordination with onsite development. The City's sanitary sewer systems continue to meet adopted LOS standards following this application's approval. Section 3 on Page 5 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 site will dispose of solid waste in a sanitary, economic, and environmentally safe manner. Waste reduction and prevention is considered by existing development to minimize impacts to the New River Solid Waste Landfill. Section 3 on Page 5 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:** *A master stormwater management facility, which was constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3, is located to the north.*

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

**Response:** *The site's design utilizes City potable water services to meet onsite demands. The City's potable water systems continue to meet adopted LOS standards for both water quantity and quality. Section 3 on Page 5 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:** *Although there are no known flood-prone areas, wetlands, and other sensitive natural features onsite, as illustrated in Figure 6 (Page 17), the site's development will ensure protection of natural resources per City of Alachua and Suwannee River Water Management District, and other applicable regulating agency 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:** *Although there are no known flood-prone areas, wetlands, and other sensitive natural features onsite, as illustrated in Figure 6 (Page 17), the site's development will ensure protection of natural resources per City of Alachua and Suwannee River Water Management District, and other applicable regulating agency design standards.*

## 5. CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

This Rezoning application proposes the Commercial Intensive (CI) Zoning District classification on approximately 2.5 acres within the City of Alachua. This Rezoning application was submitted concurrently with an S-sCPA application requesting Commercial (C) FLU category, which is consistent with the requested zoning classification. The following identifies how this application is consistent with the City 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 10.***

- (b) *Consistent with Ordinances*

**Response:** ***Refer to Section 5 of this report, which starts on Page 16.***

- (c) *Logical Development Pattern*

**Response:** ***The proposed Zoning Districts closely reflect the expired PD-COMM Zoning District land entitlements. Commercial uses along NW 151<sup>st</sup> Blvd. to take advantage of the high visibility and direct access to an anticipated collector roadway. The RMF-15 is located adjacent to existing RMF-15, which increases the land area for a potential ALF and other residential uses.***

- (d) *Pre-mature Development*

**Response:** ***The Rezoning request, if approved, will change replace an expired PD-COMM that was approved for similar land entitlements. Recently, Alachua Commerce, which is to the south and west of existing development, was approved for a mix of Government Facilities (GF), Commercial Intensive (CI), and Community Commercial (CC). The project site is located along NW 151<sup>st</sup> Blvd., between existing development and Alachua Commerce.***

- (e) *Incompatible with Adjacent Lands*

**Response:** ***The proposed Zoning Districts were intentionally selected to maximize compatibility between existing and proposed land development based on the City's Future Land Use Map (FLUM) and Official Zoning Atlas. The CC Zoning District does not permit auto-oriented uses, which are incompatible with residential uses, and RMF-15 is already located adjacent to the proposed area.***

(f) Adverse Effect on Local Character

**Response:** *The proposed Zoning Districts will enable an aging-in-place development where residents can transition through various ages of retirement in a single community. The development will be master planned to maximize cohesion interconnectivity between the various uses and surrounding urban fabric.*

(g) Not Deviate from Pattern of Development

**Response:** *The proposed Zoning Districts resemble the City of Alachua's downtown/Main Street character where commercial uses are located along major roadways and residential uses are located to the rear (or south in this case).*

(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.

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

**Response:** *The project site is located adjacent to the City of Alachua downtown. No natural resources or ecosystems will be adversely impacted as a result of development.*

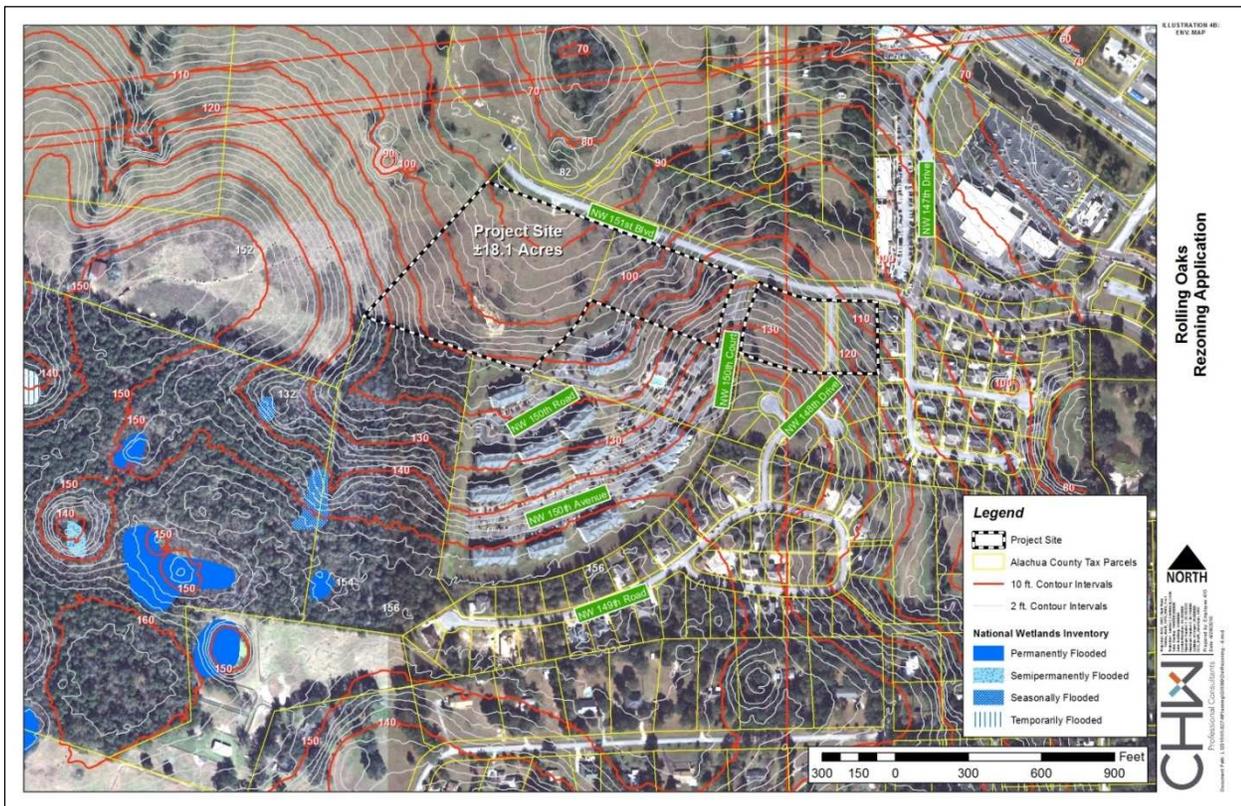


Figure 6: Topography, Wetlands, & FEMA Floodplain Map

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

**Response:** *The site is located immediately adjacent to existing urban development, including Alachua Towne Centre, and is central to an area with urban-type development entitlements.*

*Currently, the project site has access to existing potable water, sanitary sewer, and other public infrastructure and services. Improvements to the City sanitary sewer system are required to serve the entire site by gravity sewer mains. These improvements will occur prior to onsite development.*

- III. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**Response:** *The Rolling Oaks development includes a mixture of housing types to facilitate an aging in place community. The concept allows residents to purchase a single-family home in early retirement and transition into assisted living without leaving the community. Rolling Oaks is anticipated to have interconnected trails for walking, bicycling, and possibly motorized carts. The trail system allows residents to access other residential areas, amenities, as well as nearby commercial uses.*

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

**Response:** *The site is located adjacent to existing urban development and not currently used for active agricultural operations. Therefore, approval of this application preserves agricultural areas and activities by alleviating development pressure on active agricultural lands at the urban fringe.*

(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, which have identical land development entitlements and similar permitted uses as the CC Zoning District. This application also proposes the extension of the RMF-15 Zoning District.*

(j) *Public Facilities*

**Response:** *As substantiated by the analysis performed in Section 3 (Page 5) of this Justification Report, public facility capacities (e.g. potable water, sanitary sewer, etc.) will not be impacted as a result of this application’s approval. Analysis shows that there is no degradation of LOS standards relating to adoption of this Rezoning.*

*The site will be served by City potable water and sanitary sewer, which are located within the NW 151<sup>st</sup> Blvd right-of-way. The entire subject property cannot be*

**served by gravity sewer mains with the current sewer system infrastructure. Coordination with future adjacent development, in particular the construction of a lift station, is required for gravity sewer to reach the entire subject property. Alternative solutions, including an onsite lift station or connecting to the sewer main within the One51 Place Apartments, are possible, but less desirable.**

(k) *No Adverse Effect on the Environment*

**Response: As illustrated in Figure 6 (Page 17), the site does not contain flood-prone areas, wetlands, and other sensitive natural features that require protection per City of Alachua and Suwannee River Water Management District design standards. A master stormwater management facility, which was constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3, is located to the north.**