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8563 Argyle Business Loop, Ste. 3, Jacksonville, Florida 32244
132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
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ROLLING OAKS

Small-scale Comprehensive Plan Amendment – 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
L:\2015\15-0274\Planning\Reports\Resubmittal 160627\RPT_15-0274.01_SsCPA JR_160627.docx

planning.surveying.engineering.construction.

Application Package
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1. **Cover Letter**
2. **CPA Application**
3. **Property Owner Affidavits**
4. **Legal Description**
5. **Property Appraiser Datasheets and Tax Records**
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 should you have any questions or require any additional information to complete your review.

Sincerely,
CHW

C. Ryan Thompson, AICP
Project Manager
L:\2015\15-0274\Planning\City-County\LsCPA\160628 Resubmittal\LTR_Rolling Oaks_Cover Letter_ 160628.docx

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

City of Alachua
Comprehensive Plan Amendment Application

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

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

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

A. PROJECT

1. Project Name: Rolling Oaks
2. Address of Subject Property: NW 151st Blvd., west of NW 147th Drive
3. Parcel ID Number(s): 03869-006-000 and a portion of 03869-007-000, & 03869-009-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: High Density Residential & Community Commercial
6. Proposed Future Land Use Map Designation: High Density Residential & Community Commercial
7. Acreage: 5.67

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: 32615 (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 and maps which illustrate the proposed change.
2. Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:

   (I) Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
   (II) Promotes the efficient and cost effective provision or extension of public infrastructure and services;
   (III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
   (IV) Promotes conservation of water and energy;
   (V) Preserves agricultural areas and activities;

(VI) Preserves open space and natural lands and provides for public open space and recreation needs;
(VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
(VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.

3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.

4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.

5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).

7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

9. Legal description with tax parcel number.

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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

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 15th day of June, 2016 by C. Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Kelly Jones Bishop

Signature of Notary Public, State of Florida

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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): 03869-007-000 + 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 147th 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 76th Drive

City: Gainesville State: Florida ZIP: 32607

Telephone: 1352)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.

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 ~~Alabama~~ Florida County of Alachua

The foregoing application is acknowledged before me this 28th 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

NOTARY SEAL

WENDY L. MERCER
Notary Public - State of Florida
Commission # FF 230419
My Comm. Expires Sep 7, 2019
Bonded through National Notary Assn.

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.om

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 H. 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 27th 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

PAMELA WESSELS
Commission # FF 899645
Expires November 14, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

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DESCRIPTION

DATE: 6/15/2016
PROJECT NAME: ATC – McCauley property
PROJECT NO: 15-0274
DESCRIPTION FOR: Community Commercial Land Use

THE SOUTHERLY 10 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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

COMMENCE AT THE SOUTHEAST CORNER OF BLOCK 16, 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 DISTANC E 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 POI NT OF TANGENCY; THENCE SOUTH 88°30'38" WEST, ALONG SAID NORTH LINE, A DISTANCE O F 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 A LONG 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 SOUTHERLY 10 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,547 SQUARE FEET, MORE OR LESS.

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 151ST 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 WYNDSWEPT 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

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DESCRIPTION

DATE: 6/15/2016
PROJECT NAME: ATC – McCauley property
PROJECT NO: 15-0274
DESCRIPTION FOR: High Density Residential Future Land Use

THE WESTERLY 190 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

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 WESTERLY 190 FEET OF THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1.806 ACRES, MORE OR LESS.

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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

Taxpayer:	WYNDSWEPT HILLS LLC	**Legal:**	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
Mailing:	PO BOX 474 STEINHATCHEE, FL 32359		
Location:			
Sec-Twn-Rng:	15-8-18		
Use:	Vacant Comm		
Tax Jurisdiction:	Alachua 1700		
Area:	Santa Fe Station		
Subdivision:	PlaceHolder		

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	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

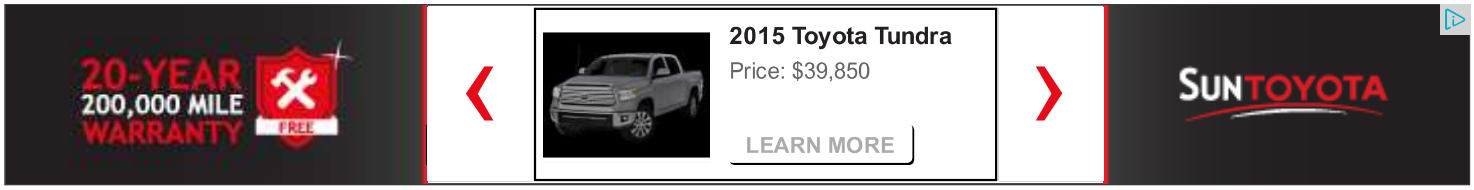
Use	Zoning	Acres
Vacant Commercial	PD-COMM (PD-COMM)	3.38
2015 Certified Market Land Value: 118300	**2015 Certified Ag Land Value: 118300**	

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)
04/29/2004	183600	Yes	Yes	2903	0401	Warranty Deed	Official Public Record

Link to TaxCollector Record



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Alachua County Property Appraiser • 515 N Main Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 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

Taxpayer:	10.47 LLC	**Legal:**	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
Mailing:	15260 NW 147TH DR ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	15-8-18		
Use:	Grzgsoil Class1		
Tax Jurisdiction:	Alachua 1700		
Area:	Alachua Commercial		
Subdivision:	PlaceHolder		

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	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	14.9
2012	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	14.88
2011	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	15.2
2010	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	15.1
2009	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	15
2008	Grzgsoil Class1	600	285000	0	0	600	0	600	0	600	13.58
2007	Grzgsoil 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

Use	Zoning	Acres
Pasture 1	PD-COMM (PD-COMM)	3.8
2015 Certified Market Land Value: 285000	**2015 Certified Ag Land Value: 600**	

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)
06/01/2004	419000	Yes	No	2929	0874	Warranty Deed	Official Public Record

Link to TaxCollector Record

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Express Global Delivery From DHL.

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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

Taxpayer:	10.47 LLC	**Legal:**	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
Mailing:	15260 NW 147TH DR ALACHUA, FL 32615		
Location:			
Sec-Twn-Rng:	15-8-18		
Use:	Grzgsoil Class1		
Tax Jurisdiction:	Alachua 1700		
Area:	Alachua Commercial		
Subdivision:	PlaceHolder		

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
2015 Certified Market Land Value: 795000	**2015 Certified Ag Land Value: 1800**	

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	Official Public Record

Link to TaxCollector Record

Ads that work and work with your budget.
Get Going Today

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John Power TAX COLLECTOR Serving Alachua County

2015 Roll Details — Real Estate Account #03869 006 000

Print this page

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: WYNDSWEPT 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 WYNDSWEPT HILLS PB 26 PG 75) OR 2903/0401

Location

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

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John Power TAX COLLECTOR Serving Alachua County

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 DOWNINGS 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 WYNDSWEPT

Location

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

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John Power TAX COLLECTOR Serving Alachua County

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

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

Mailed Memorandum

CHW
Professional Consultants

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

MEMORANDUM

TO: 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 151st 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 140th 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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
WYNDSWEPT 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
WYNDSWEPT 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

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, Florida 32653

Craig Parenteau
FL Department of Environmental Protection
4801 Camp Ranch Road
Gainesville, Florida 32641

Dan Rhine
288 Turkey Creek
Alachua, Florida 32615

Laura Williams
12416 NW 148th Avenue
Alachua, Florida 32615

Jeannette Hinsdale
P.O. Box 1156
Alachua, Florida 32616

Tom Gorman
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
410 Turkey Creek
Alachua, Florida 32615

Tamara Robbins
PO Box 2317
Alachua, Florida 32616

David Forest
23 Turkey Creek
Alachua, Florida 32615

Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st 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.....$68,684.84.....4
4-of-5.....$127.50.....347
3-of-5.....$10.50.....11,654

POLL QUESTION

TODAY'S TOPIC
Answer online at gainesville.com
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 Sainz
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 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 regulation.

A lack of oversight appears to have led to the malfeasance at Galilee, families and attorneys suing the cemetery say.

Tennessee law requires records inspections every two years at cemeteries, but not annual inspections of grounds. Aside from revoking or suspending a license, performing random or quarterly inspections, and issuing fines up to about $1,000, Tennessee has little power to punish cemetery owners.

In 2010, Jemar Lambert took over Galilee from his 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. Haynes 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.

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.

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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 151st 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 26th, 2016 at 6:00 p.m. at the City of Alachua Public Library, 14913 NW 140th St, Alachua, FL 32615.

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

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Professional Consultants

The Gainesville Sun

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Workshop Presentation

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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 vise versa; and
- Official Zoning Atlas from Planned Development-Commercial (PD-COMM) to Community Commercial (CC) and Residential Multi-Family-15 (RMF-15).

Intent:

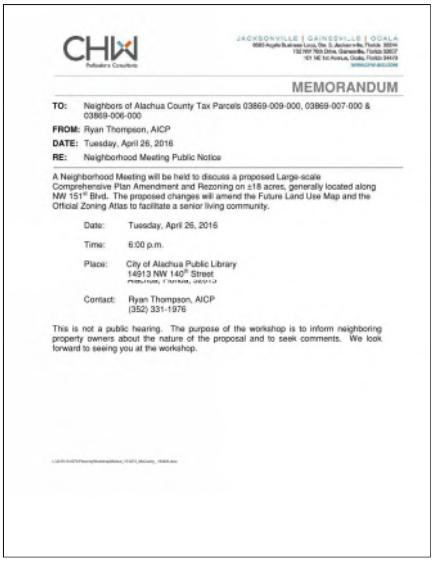
To allow aging-in-place community within the City of Alachua's urbanized area.

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.

PUBLIC NOTIFICATION



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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 151st 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 140th 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

9 years after cemetery discovery, families still seek answers

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 151st 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 26th, 2016 at 6:00 p.m. at the City of Alachua Public Library, 14913 NW 140th St, Alachua, FL 32615.

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

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REVIEW PROCESS

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

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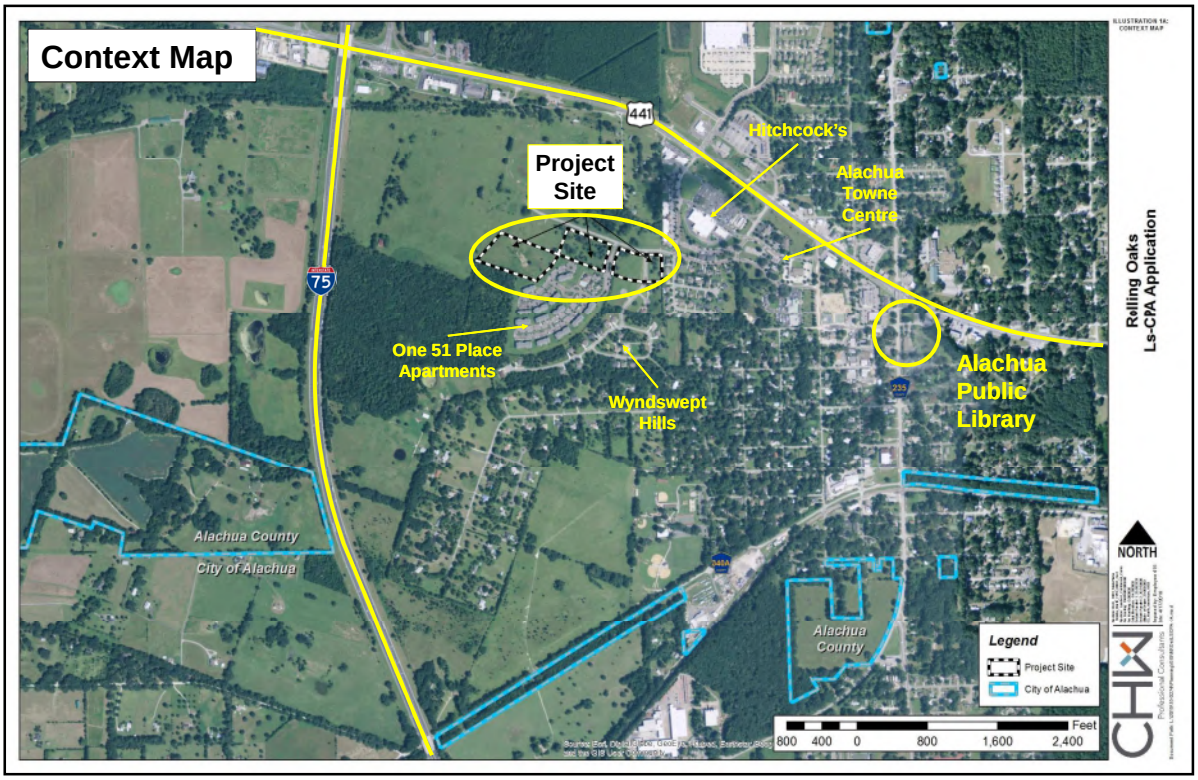
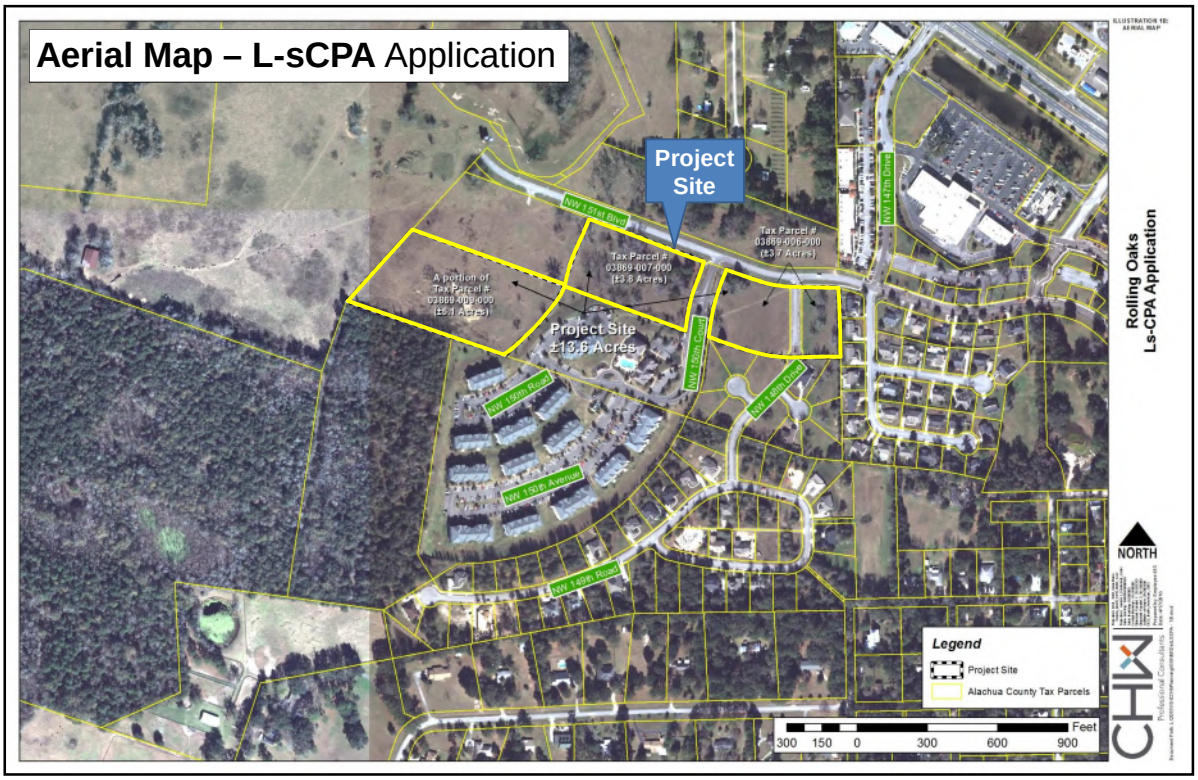
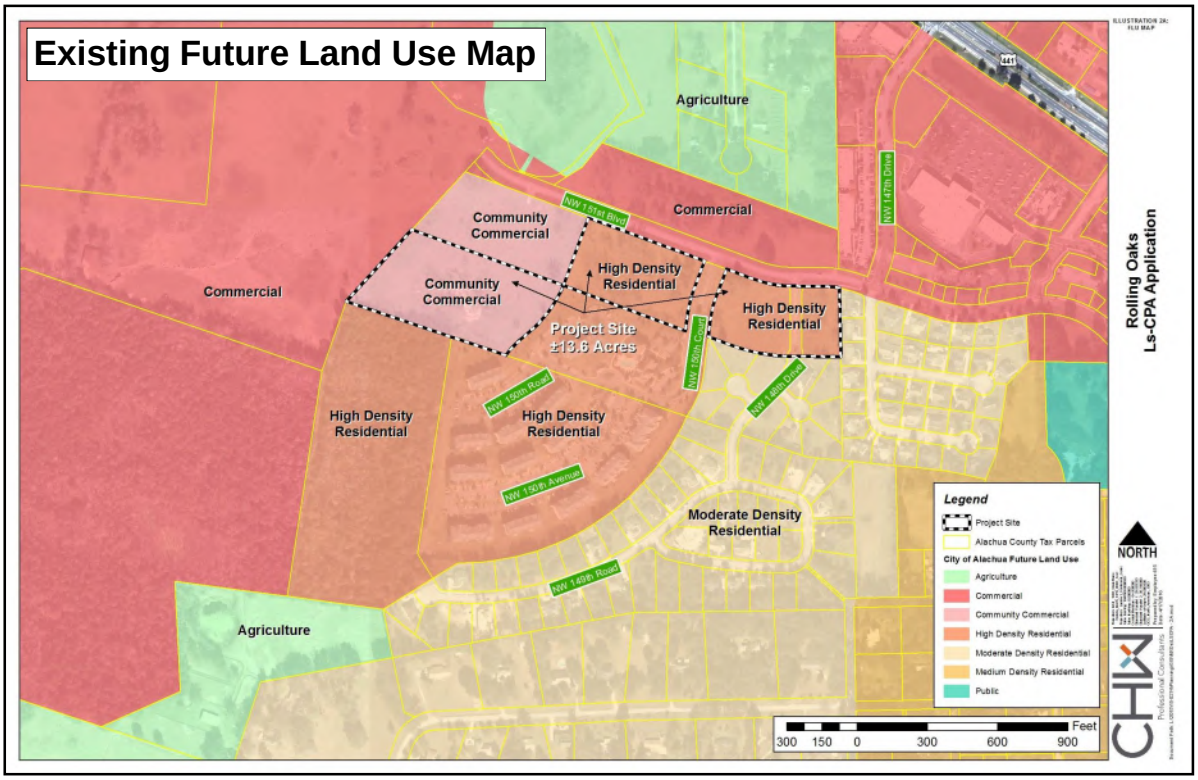



Aerial Map – L-sCPA Application
Project Site
NW 151st Blvd
Tax Parcel # 03869-006-000 (±3.7 Acres)
Tax Parcel # 03869-007-000 (±3.8 Acres)
A portion of Tax Parcel # 03869-009-000 (±3.1 Acres)
Project Site ±13.6 Acres
NW 150th Road
NW 150th Avenue
NW 149th Road
NW 150th Court
NW 148th Drive
NW 147th Drive
Legend
Project Site
Alachua County Tax Parcels
Feet
300 150 0 300 600 900
NORTH
Rolling Oaks
Ls-CPA Application


Existing Future Land Use Map
Agriculture
Commercial
Community Commercial
NW 151st Blvd
Community Commercial
High Density Residential
Commercial
Project Site ±13.6 Acres
High Density Residential
NW 150th Court
NW 148th Drive
NW 150th Road
High Density Residential
High Density Residential
NW 150th Avenue
Moderate Density Residential
NW 149th Road
Agriculture
NW 147th Drive
441
Legend
Project Site
Alachua County Tax Parcels
City of Alachua Future Land Use
Agriculture
Commercial
Community Commercial
High Density Residential
Moderate Density Residential
Medium Density Residential
Public
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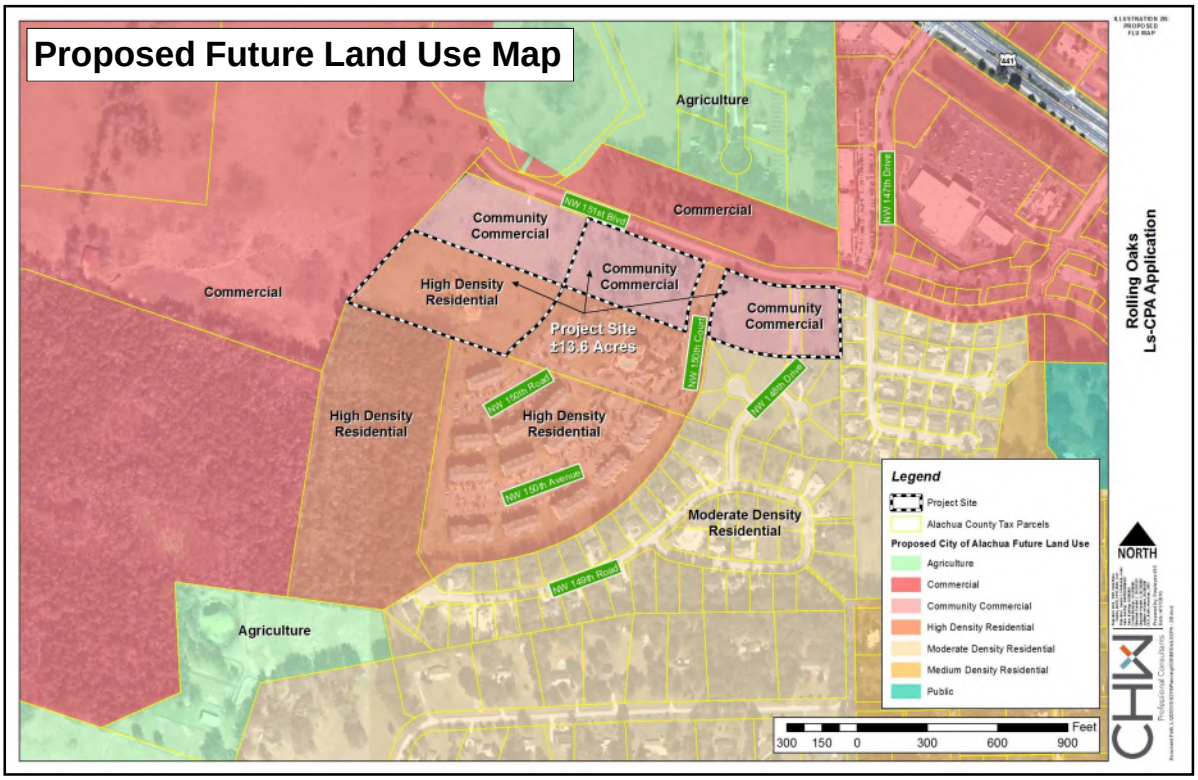
Rolling Oaks
Ls-CPA Application


Proposed Future Land Use Map
Agriculture
Commercial
Community Commercial
High Density Residential
Project Site ±13.6 Acres
Moderate Density Residential
NW 151st Blvd
NW 147th Drive
NW 150th Road
NW 150th Avenue
NW 149th Road
NW 148th Drive
Legend
Project Site
Alachua County Tax Parcels
Proposed City of Alachua Future Land Use
Agriculture
Commercial
Community Commercial
High Density Residential
Moderate Density Residential
Medium Density Residential
Public
NORTH
Feet
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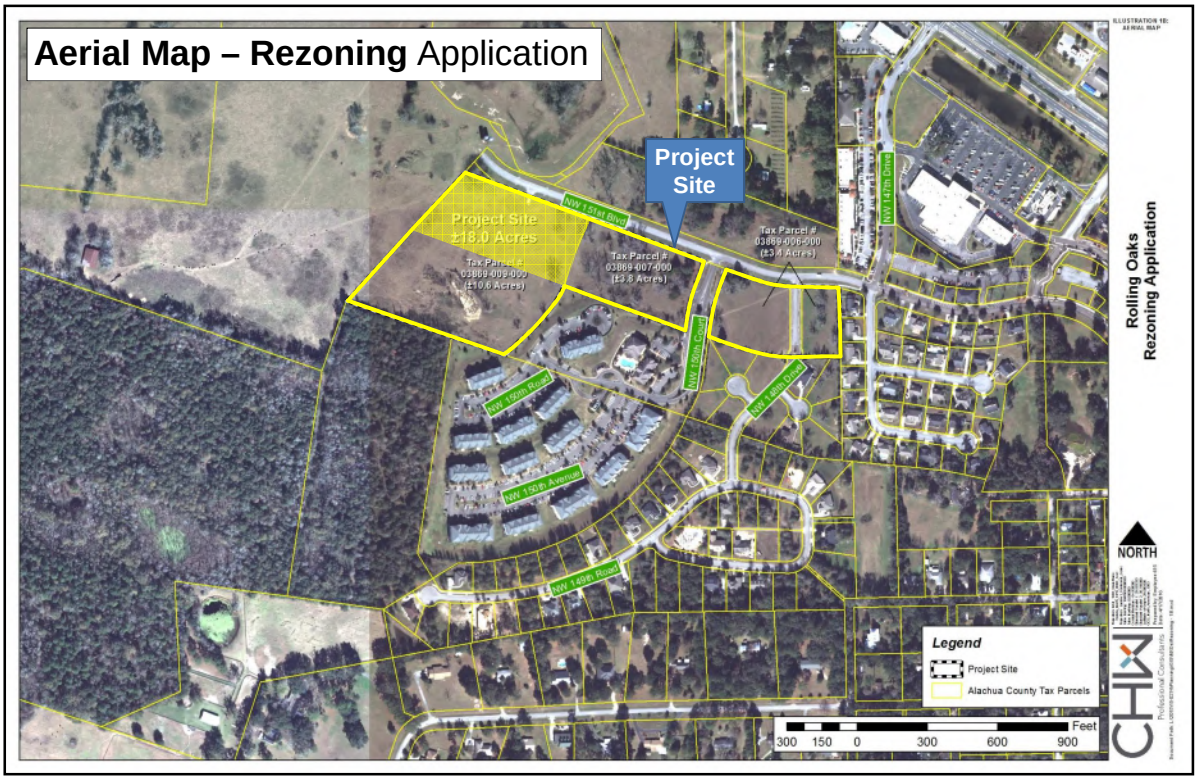
Rolling Oaks
Ls-CPA Application


Aerial Map – Rezoning Application
Project Site
Project Site ±18.0 Acres
Tax Parcel # 03869-006-000 (±10.6 Acres)
Tax Parcel # 03869-007-000 (±3.8 Acres)
Tax Parcel # 03869-006-000 (±3.4 Acres)
NW 151st Blvd
NW 147th Drive
NW 150th Road
NW 150th Avenue
NW 149th Road
NW 148th Drive
Legend
Project Site
Alachua County Tax Parcels
NORTH
Feet
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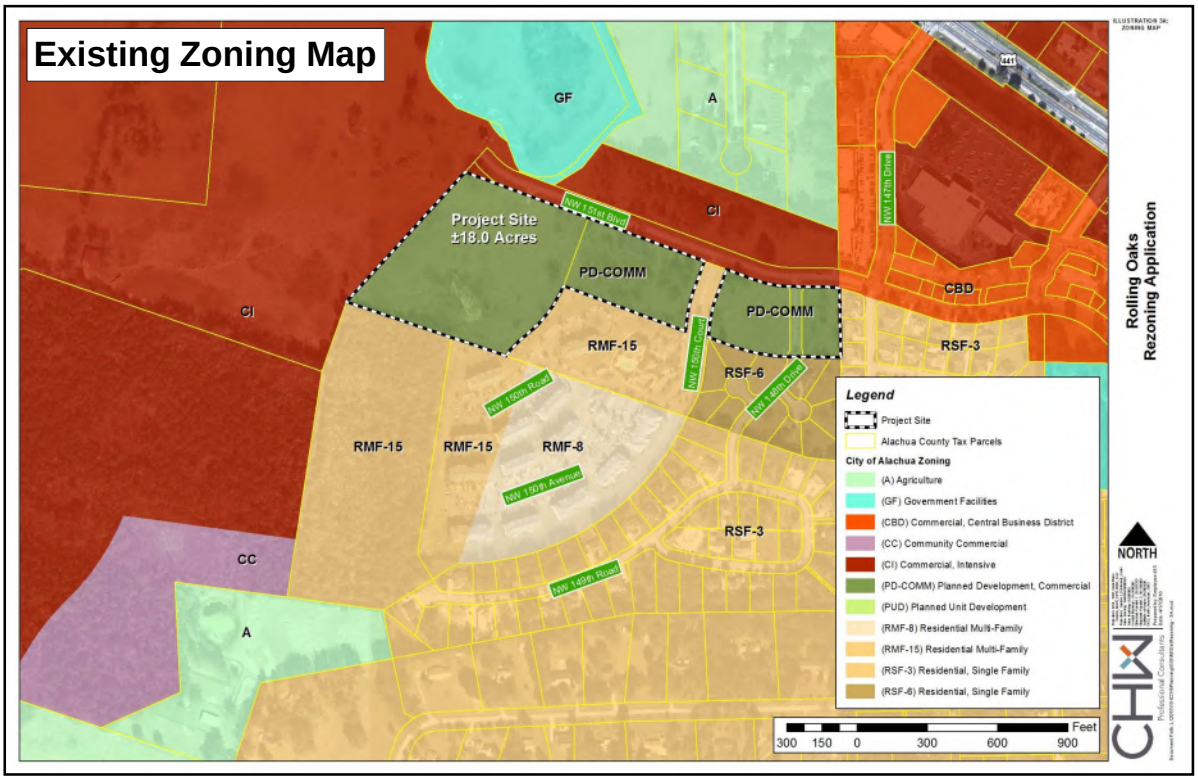
Rolling Oaks
Rezoning Application


Existing Zoning Map
GF
A
CI
Project Site
±18.0 Acres
NW 151st Blvd
PD-COMM
PD-COMM
CI
RMF-15
NW 150th Court
RSF-6
NW 148th Drive
NW 150th Road
RMF-15
RMF-15
RMF-8
NW 150th Avenue
RSF-3
CC
NW 149th Road
A
NW 147th Drive
CBD
RSF-3
441
Legend
Project Site
Alachua County Tax Parcels
City of Alachua Zoning
(A) Agriculture
(GF) Government Facilities
(CBD) Commercial, Central Business District
(CC) Community Commercial
(CI) Commercial, Intensive
(PD-COMM) Planned Development, Commercial
(PUD) Planned Unit Development
(RMF-8) Residential Multi-Family
(RMF-15) Residential Multi-Family
(RSF-3) Residential, Single Family
(RSF-6) Residential, Single Family
Feet
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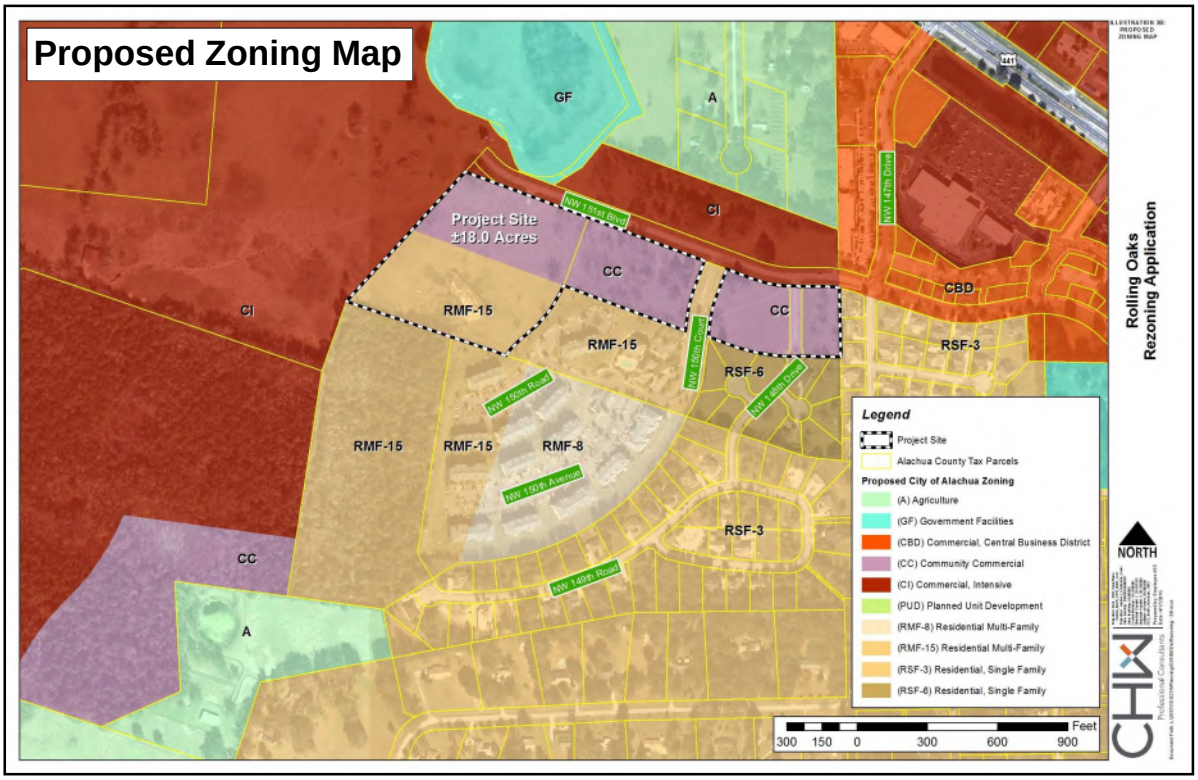
NORTH
Rolling Oaks
Rezoning Application


Proposed Zoning Map
GF
A
CI
Project Site
±18.0 Acres
NW 151st Blvd
CC
CC
CI
RMF-15
RMF-15
NW 150th Court
RSF-6
NW 148th Drive
NW 150th Road
RMF-15
RMF-15
RMF-8
NW 150th Avenue
RSF-3
CC
NW 149th Road
A
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RSF-3
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(RMF-15) Residential Multi-Family
(RSF-3) Residential, Single Family
(RSF-6) Residential, Single Family
Feet
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NORTH
Rolling Oaks
Rezoning Application

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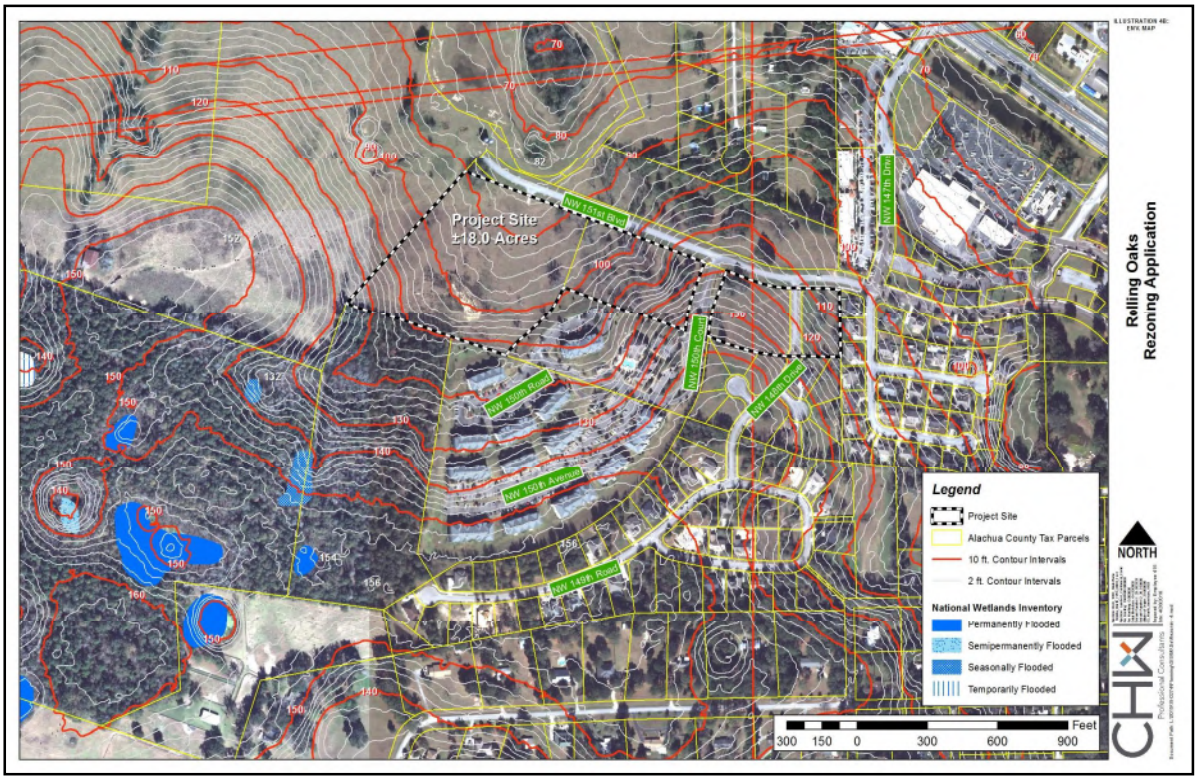

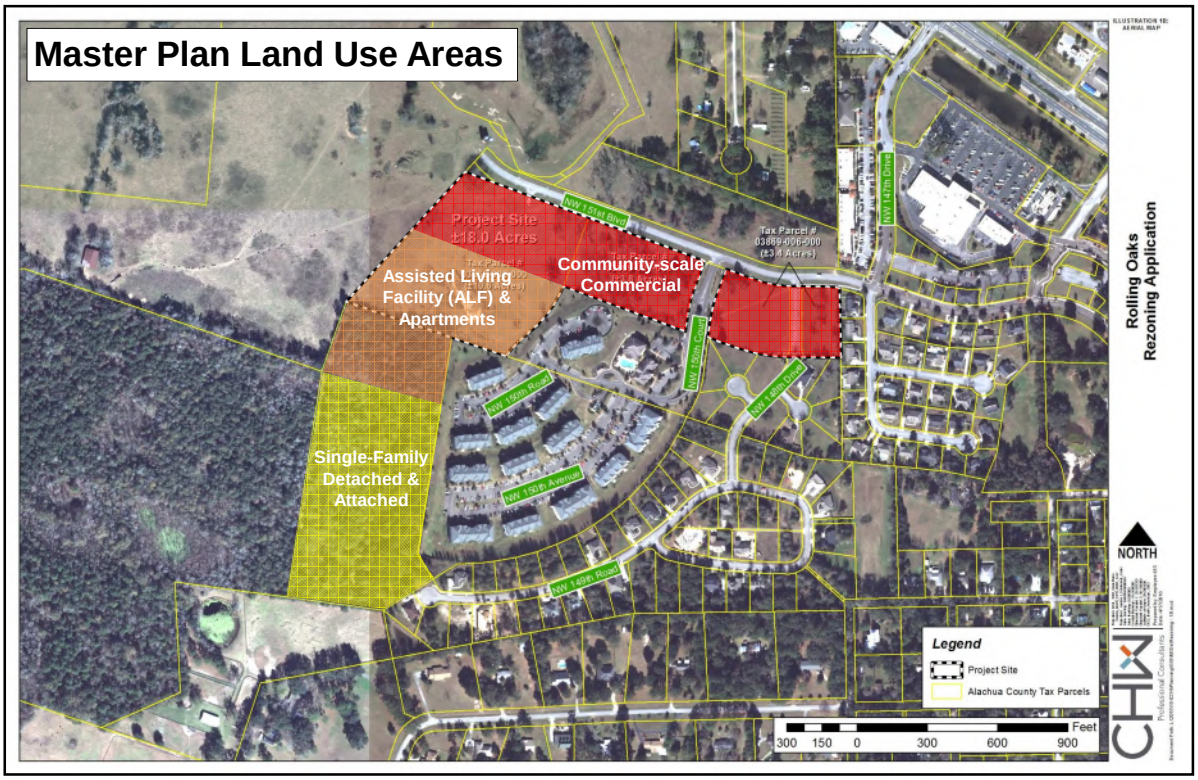
Master Plan Land Use Areas
Project Site
±18.0 Acres
Assisted Living Facility (ALF) & Apartments
Community-scale Commercial
Single-Family Detached & Attached
NW 151st Blvd
NW 19th Road
NW 150th Avenue
NW 18th Road
NW 45th Court
NW 47th Drive
Tax Parcel # 03889-006-000 (±3.4 Acres)
Legend
Project Site
Alachua County Tax Parcels
Feet
300 150 0 300 600 900
NORTH
Rolling Oaks Rezoning Application
CHM Professional Consultants

Sign-in Sheet

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132 NW 76th Drive, Gainesville, Florida 32607
101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

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

No.	Print Name	Street Address	Signature
1	TD CARTELL	14710 NW 150 LN ALACHUA	[illegible]
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			

Workshop Minutes

CHW
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TEL: (352) 331-1976 132 NW 76th Drive, Gainesville, Florida 32607
TEL: (352) 414-4621 101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

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

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101 NE 1st Avenue, Ocala, Florida 34470
WWW.CHW-INC.COM

ROLLING OAKS

Small-scale Comprehensive Plan Amendment – 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_SsCPA JR_160627.docx

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1. EXECUTIVE SUMMARY

To: Ms. Kathy Winburn, AICP, #15-0274.01
City of Alachua, Planning & Community Development Director
From: C. Ryan Thompson, AICP, CHW, Project Manager
Date: June 27, 2016
Re: Rolling Oaks – Small-scale Comprehensive Plan Amendment Application

Jurisdiction: City of Alachua, FL	**Intent of Application:** Ss-CPA
Physical Address: NW 151st Blvd., Alachua Florida 32615	
Parcel Numbers: 03869-006-000, and a portion of 03869-007-000 & 03869-009-000	**Acres:** ±5.67 acres *(Source: CHW Surveying Department)*
Current Future Land Use Classification: *Community Commercial (1.8-Acres)* The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. *High Density Residential (3.87-Acres)* 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.	**Proposed Future Land Use Classification:** *Community Commercial (3.87-Acres)* The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. *High Density Residential (1.8-Acres)* 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.
Current Zoning District: *Planned Development – Commercial (PD-COMM) (5.67-Acres)* 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.	**Proposed Zoning Districts:** *Community Commercial (CC) (3.87-Acres)* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. *Residential Multi-Family–15 (RMF-15) (1.8-Acres)* 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.

Current Maximum Density/Intensity	Potential Maximum Density/Intensity	Net Difference
CC: 1.8 acres * 43,560 ft^2 * 0.5 FAR = 39,204 ft^2 HDR: 3.87 acres * 15 du/ac = 58 du	CC: 3.87 acres * 43,560 ft^2 * 0.5 FAR = 84,288 ft^2 HDR: 1.8 acres * 15 du/ac = 27 du	CC: ***45,084 ft^2*** HDR: ***-31***

2. STATEMENT OF PROPOSED CHANGE

This application requests a Small-scale Comprehensive Plan Amendment (Ss-CPA) on approximately 5.67 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 151st Blvd. (Alachua County tax parcel 03869-006-000, and a portion of 03869-007-000 & 03869-009-000.) The site's access is from NW 151st Blvd., and/or the two side-streets, NW 148th Drive and NW 150th Court. Figure 1 provides an aerial view of the site.

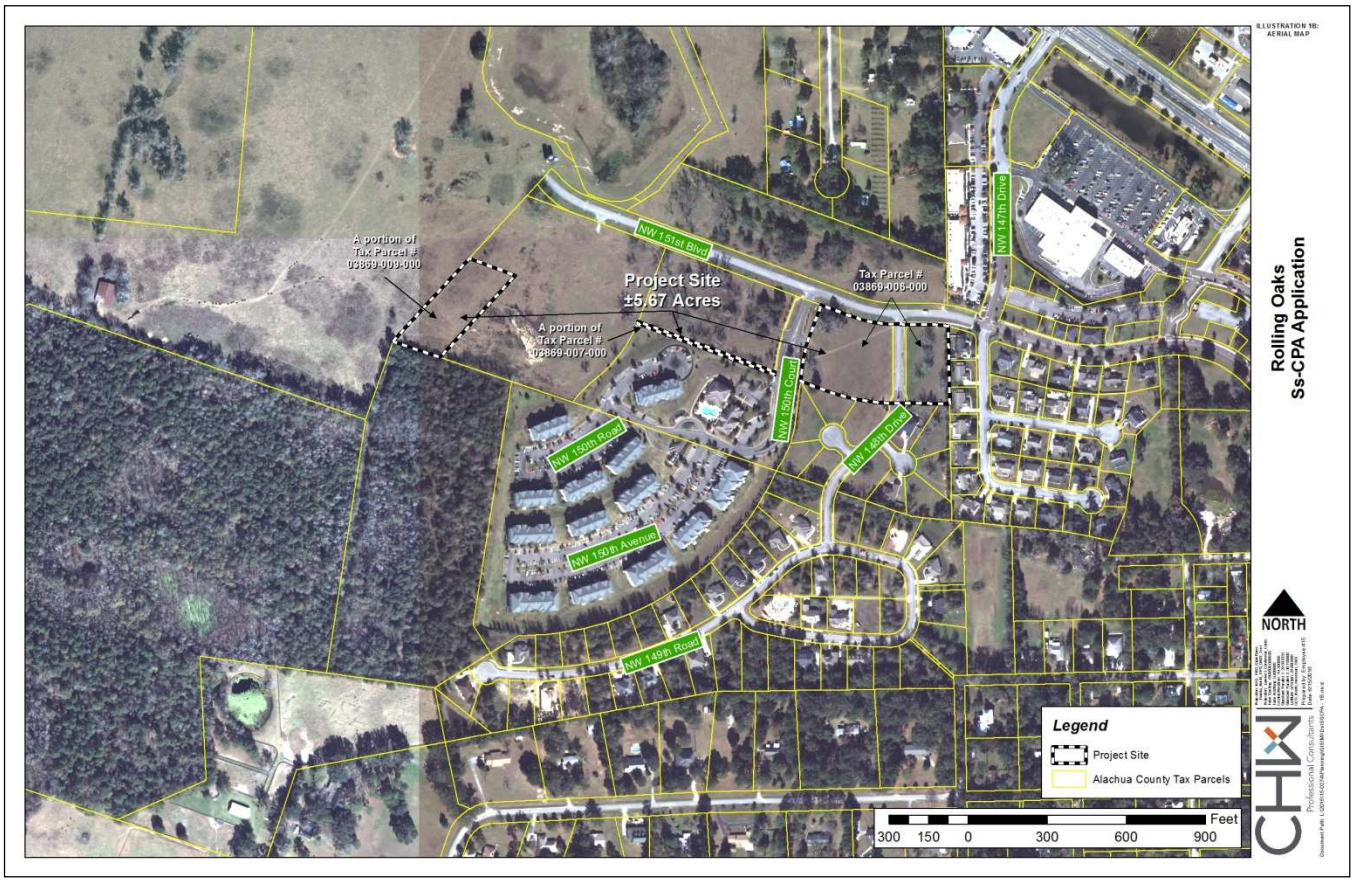

Figure 1: Aerial Map

The site currently has Community Commercial and High Density Residential Future Land Use (FLU) designations. This proposed 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 residential uses while maximizing visibility for commercial uses along NW 151st Blvd. A 10-foot strip along tax parcel 03869-007-000's southern boundary currently has High Density Residential FLU designation. This portion is included in this application, so that the site has a single FLU category.

The existing Zoning District is Planned Development-Commercial (PD-COMM), which was known as NW 151st Blvd. PD, Ordinance 06 34. Due to lack of development activity, the PD-COMM Zoning designation expired. Therefore, a Rezoning application is being submitted concurrently with this application. The requested Community Commercial (CC) and Residential Multi-Family-15 (RMF-15) Zoning Districts correspond with the desired FLU categories. 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

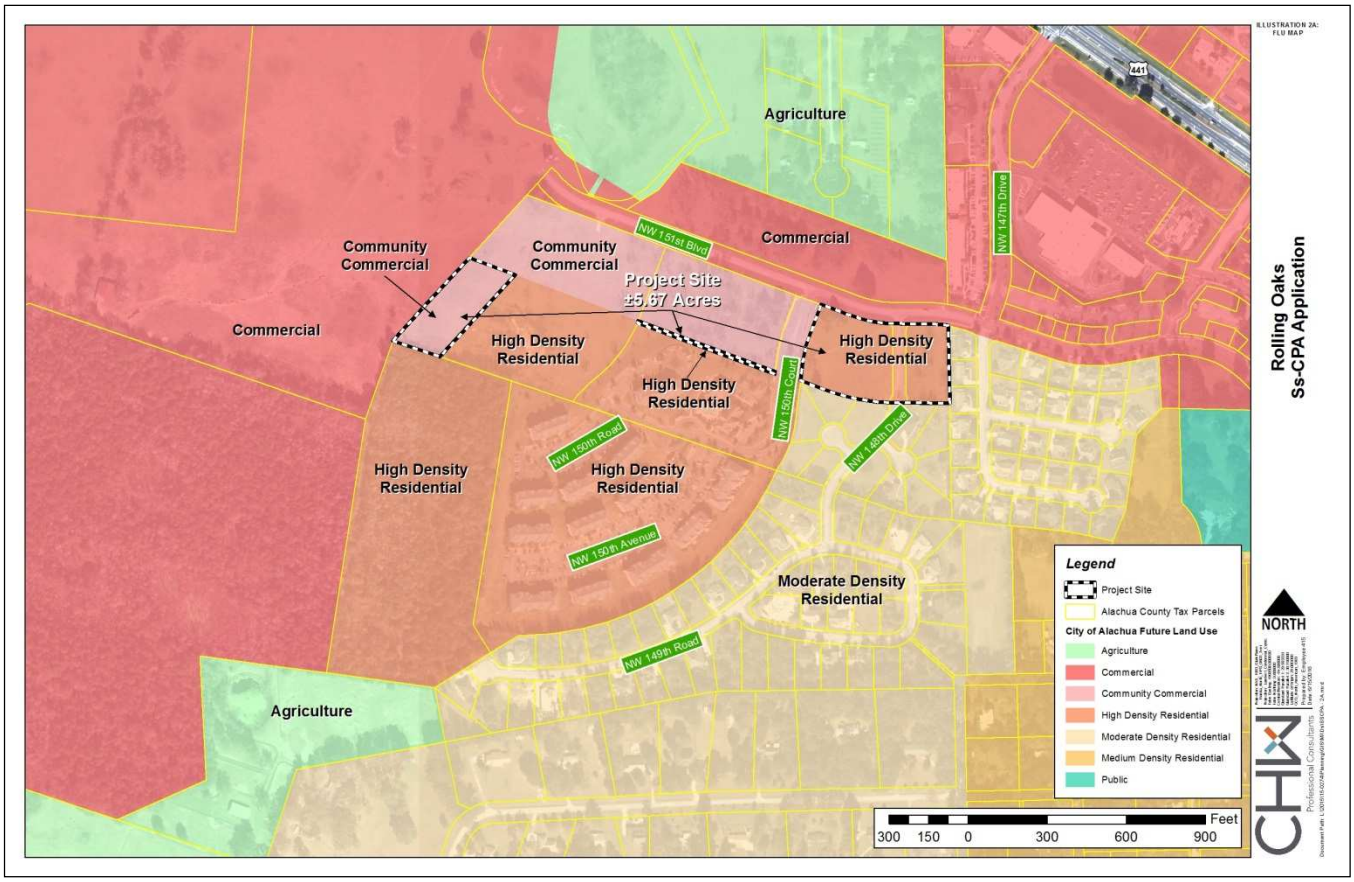

Figure 2: Existing Future Land Use Map

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 Ss-CPA 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 151st 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 Commercial FLU along 151st 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 High Density Residential, 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.

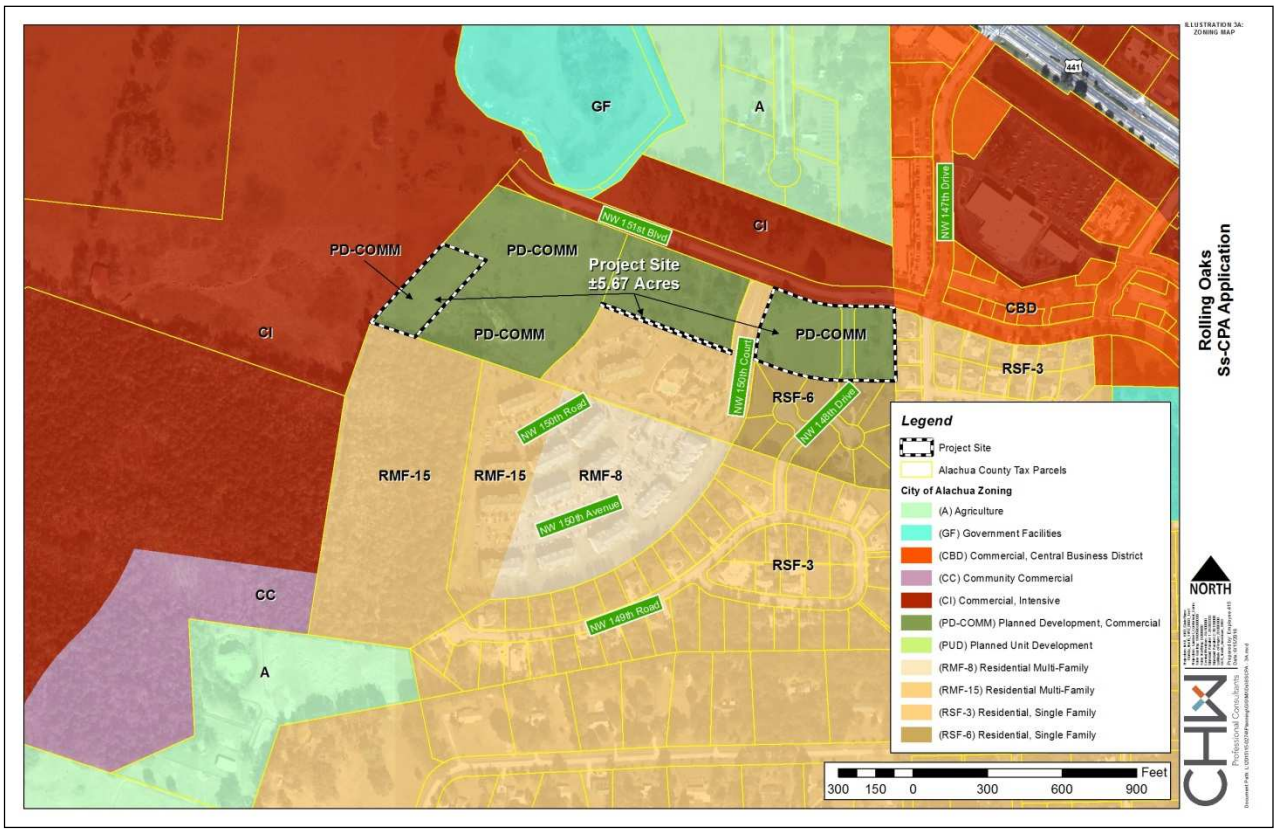

Figure 3: Existing Zoning Map

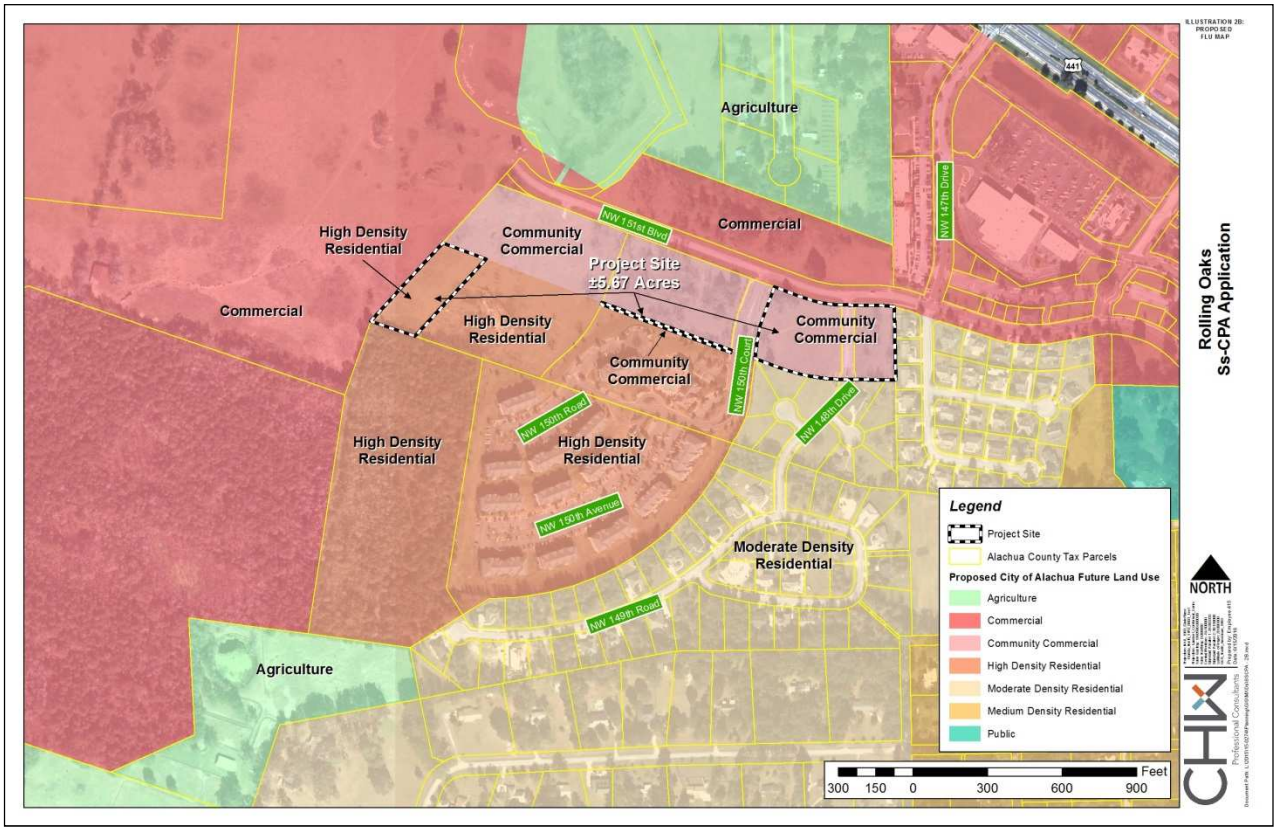

Figure 4: Proposed Future Land Use Map

3. URBAN SPRAWL ANALYSIS

This section explains how this application is consistent with Chapter 163.3177(6)(a)9.b., Florida Statutes, which help determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. The criteria are provided in normal font, and statements explaining how this application achieves four of the eight criteria are provided in ***bold italic*** font.

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: ***As illustrated in Figure 5, 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.***

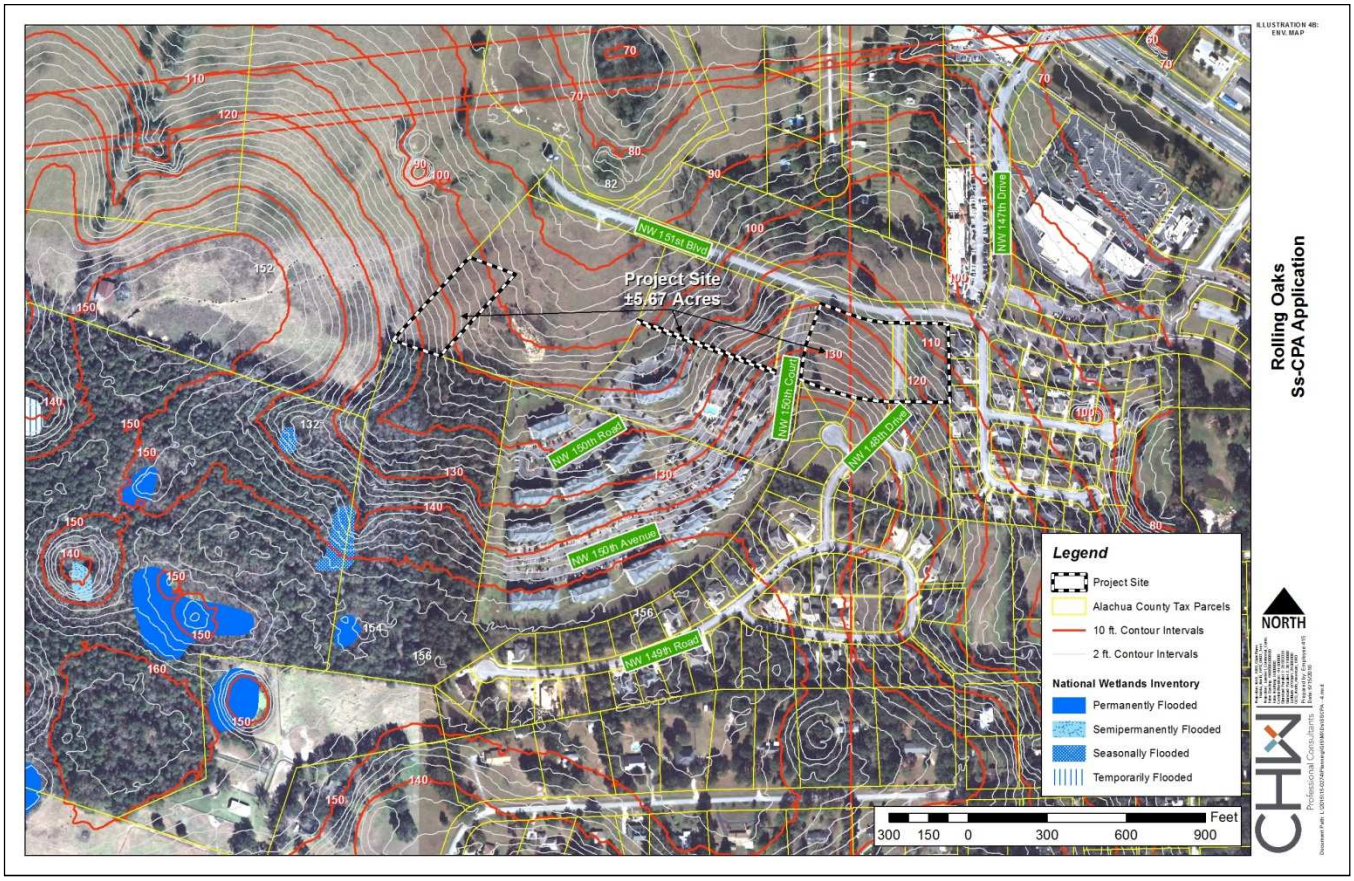

Figure 5: Topography, Wetlands, & FEMA Floodplain Map

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.***

4. 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. This Ss-CPA application is companion to a Rezoning application requesting corresponding Zoning District designations.

The Concurrency Impact Analysis for this application will address the *net difference* in development entitlements between the existing and the proposed FLU designations. The existing FLU categories (Community Commercial (1.8-Acres) and High Density Residential (3.87-Acres)) permit 39204 ft^2 and 58 dwelling units (du). The proposed FLU categories (Community Commercial (3.87-Acres) and High Density Residential (1.8-Acres)) permit 84,288 ft^2 and 27 dwelling units (du). Therefore, this concurrency impact analysis is based on the following net difference in land development entitlements: **an increase of 45,084 ft^2 of non-residential space and a decrease of 31 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, 9th 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[1]	Units[2]	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Multi-Family Residential (ITE 220)	-31	6.65	-206	0.51	-16	0.62	-19
General Office (ITE 710)[3]	11.22	11.03	124	1.56	18	1.49	17
Shopping Center (ITE 820)[4]	33.66	42.70	1,437	**3.50**	118	**4.50**	151
Total	**-**	**-**	**1,355**		**119**		**149**

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 only generate **1,355** 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.

The intersection used to calculate the ½ mile radius was the NW 151st Blvd. and NW 147th Drive. There are a total of four (4) affected roadway segments, as defined by the LDR §2.4.14(H)(2)(a). The affected roadway segments are listed in Table 3.

Table 3: Affected Roadway Segments

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 6 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.

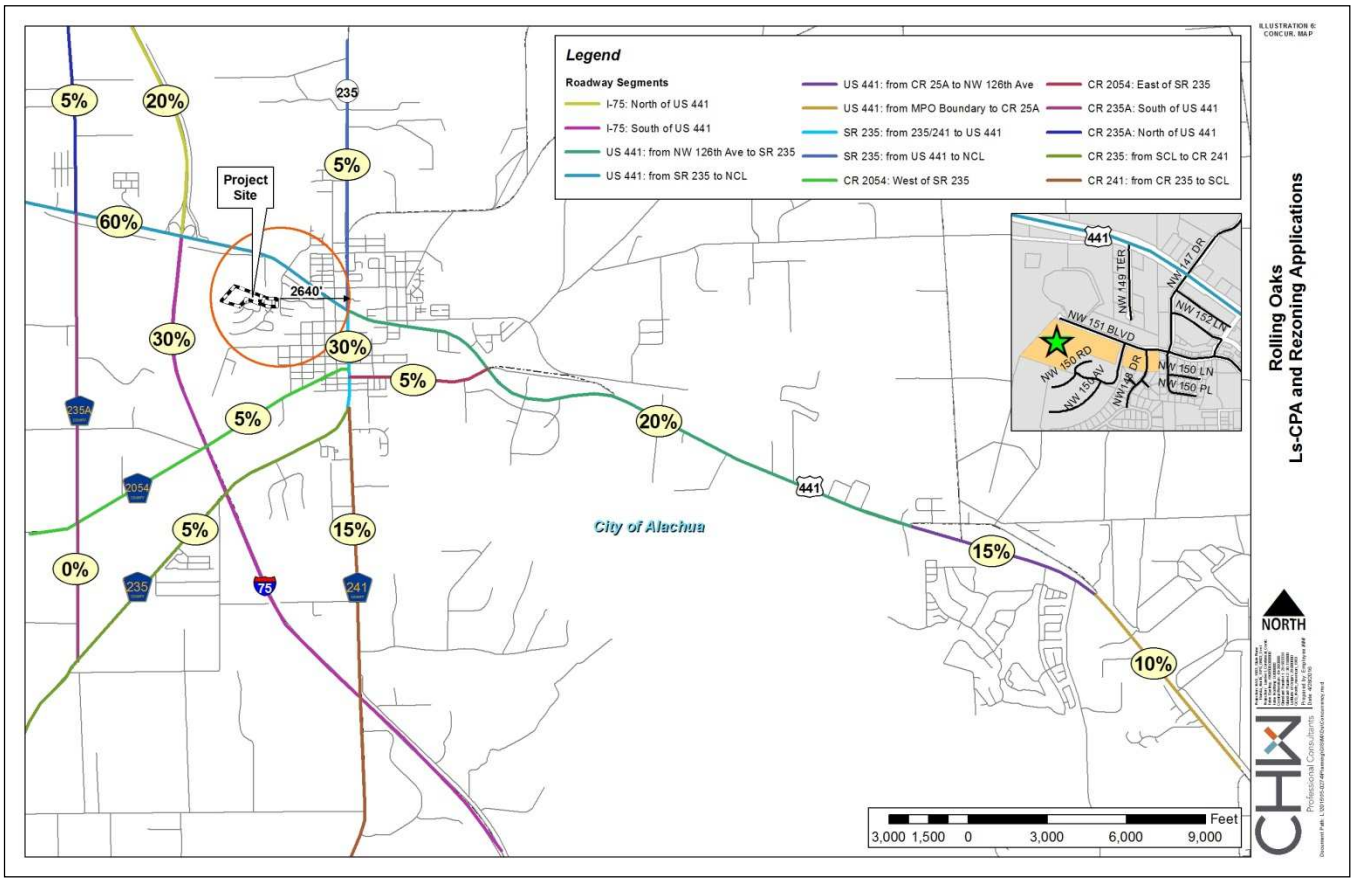

Figure 6: Anticipated Trip Distribution by Roadway Segment

Generally, potential trips are evenly dispersed in all directions, accounting for the population, cultural, 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

	AADT	PM	AADT	PM
Traffic System Category	**Segment 3/4: US 441**		**Segment 5: US 441**	
	(NW 126th to SR 235)		(SR 235 to NCL of Alachua)	
Maximum Service Volume[1]	35,500	3,200	35,500	3,200
Existing Traffic[1]	18,347	1,743	23,495	2,232
Reserved Trips[1]	1,432	164	3,164	295
Available Capacity	15,721	1,293	8,841	673
Projected Trip Generation[2]	271	30	813	89
Available Capacity w/ application approval	**15,450**	**1,263**	**8,028**	**584**

1. City of Alachua Development Monitoring Report, May 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

	AADT	PM	AADT	PM
Traffic System Category	**Segment 8: SR 235**		**Segment 9: SR 235**	
	(235/241 Intersection to US 441)		(US 441 to NCL of Alachua)	
Maximum Service Volume[1]	13,300	1,200	13,300	1,200
Existing Traffic[1]	9,305	884	6,653	632
Reserved Trips[1]	271	27	271	27
Available Capacity	3,724	289	6,376	541
Projected Trip Generation[2]	406	45	68	7
Available Capacity w/ application approval	**3,318**	**244**	**6,308**	**534**

1. City of Alachua Development Monitoring Report, May 2016.
2. 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 Comprehensive Plan Amendments, 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[1]	2,300,000
Less actual Potable Water Flows[1]	1,131,000
Reserved Capacity[2]	113,550
Residual Capacity[1]	1,010,073
Percentage of Permitted Design Capacity Utilized	56.08%
Net Potential potable water demand[3]	
[-31 dwelling units x 275 gallons per unit] + [45,084 ft^2 x 0.1 gallons per unit]	(DECREASE) -4,038
Residual Capacity after application approval	1,014,111

1. City of Alachua Public Services Department, March 2015.
2. City of Alachua Development Monitoring Report, May 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[1]	1,500,000
Less Actual Treatment Plant Flows[1]	627,000
Reserved Capacity[2]	74,110
Residual Capacity[1]	61,437
Percentage of Permitted Design Capacity Utilized	823,563
Projected Sanitary Sewer Demand from proposed project[3]	
[-31 dwelling units x 275 gallons per unit] + [45,084 ft^2 x 0.1 gallons per unit]	(DECREASE) -3,263
Residual Capacity After application approval	826,826

1. City of Alachua Public Services Department, March 2015.
2. City of Alachua Development Monitoring Report, May 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[1]	39,152.00	7,145.24
Reserved Capacity[2]	5,108.23	932.25
New River Solid Waste Facility Capacity[3]	50 years	-
Proposed Potential Solid waste generated[4]		
[-31 dwelling units x 2.6 persons per du x .73 tons per capita] + [(((12 lbs. / 1,000 sq. ft. / day x 45,084 ft^2) x 365) / 2000)]		39.44

1. City of Alachua Development Monitoring Report, May 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

System Category	Acres
Existing City of Alachua Recreation Acreage[1]	88.6
Acreage Required To Serve Existing Population[1]	48.94
Reserved Capacity[1]	0.0
Available Recreation Acreage	39.66
Projected Impacts from proposed project [-31 dwellings x 2.6 persons per dwelling unit x 5 acres / 1,000 persons]	(DECREASE) -0.403
Residual Recreational Capacity After Proposed Development	**40.063**

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

Table 9a: Projected Student Generation

School-type	Dwelling Units	Student Multiplier[1]	Potential Enrollment from Development
Elementary	-31	0.080	(DECREASE) -2
Middle	-31	0.030	(DECREASE) -1
High	-31	0.030	(DECREASE) -1
Totals	-	-	(DECREASE) -4

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

Table 9b: Projected Available Capacity by School CSA

School	Available Capacity 2015-2016	Potential Enrollment from Development	Residual Capacity
Alachua Elementary	261	-2	263
Mebane Middle	406	-1	407
Santa Fe High	322	-1	323

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.

5. NEEDS ANALYSIS

Rolling Oaks offers a variety of housing types and community commercial uses within a single development. This is intended to allow residents to transition from independent living to assisted care while remaining in the same community. The commercial component is intended to serve the needs of the project site and surrounding community.

Placing commercial uses within walking distance to the project site encourages daily exercise and allows residents to meet daily needs without relying on a vehicle. It also provides employment opportunities for residents that have yet to retire, need supplemental income, or are looking to occupy time and interact with the community. This comprehensive senior community is not otherwise provided within the City of Alachua, and is rarely available in other parts of Alachua County.

The City's 2010 Evaluation and Appraisal Report (EAR), by 2020 the Alachua's population will grow to 16,220[1]. The City's 2010 US Census population count was 9,060. Assuming the EAR's population projections are correct, Alachua will grow by approximately 7,000 people. In 2000, 11.6% of the City of Alachua's population was aged 55 or older.

Therefore, the City could see an additional 812 residents in this age bracket. Coupled with "Baby Boomer" generation reaching retirement age and the allure of the Sunbelt for retirement, the proportion of new residents aged 55 or older could in fact be higher. Approval of this application will better prepare the City of Alachua to meet housing, employment, and retail needs of this aged population.

[1] Source: City of Alachua 2010 EAR, Table 101 *Population Projections*

6. 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: ***A portion of this application 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 this application requests changing the existing High Density Residential FLU designation (3.87-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 151st 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. 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 5 on Page 5), 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 7 on Page 16. 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.***

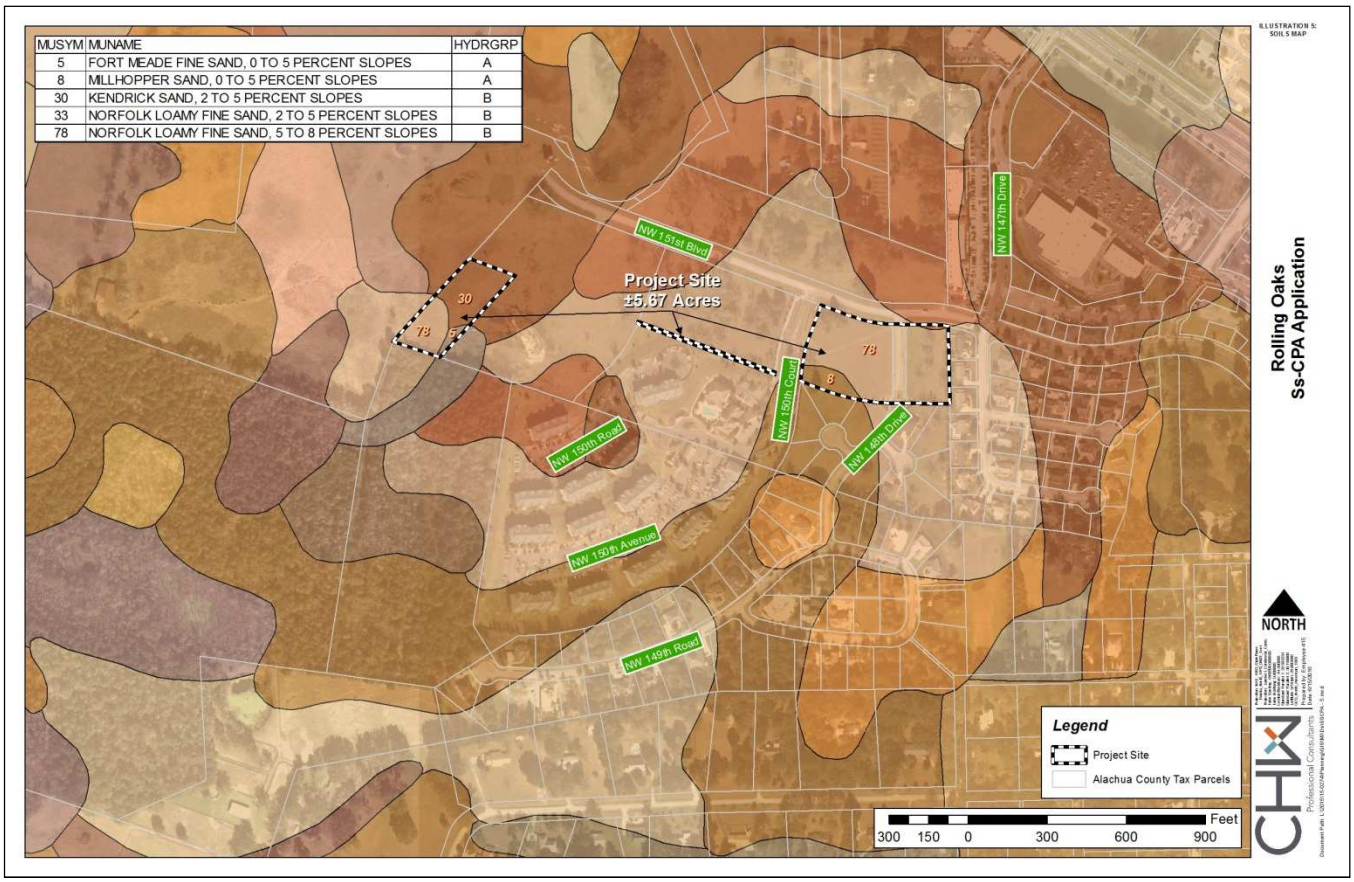

Figure 7: Natural Resources Conservation Service (NRCS) Soils Map

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 151st Blvd. Enhancements to the sanitary sewer system are required to serve the entire project site with gravity mains. 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 151st Blvd., which is a local roadway. Parcels along NW 151st Blvd. may have direct access via two side-streets, NW 148th Drive and NW 150th 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 will 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 5 (Page 5), 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 5 (Page 5), 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.***

Application Package
Table of Contents

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

Student Generation Form

City of ALACHUA

THE GOOD LIFE COMMUNITY

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

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

A. APPLICANT

1. Applicant's Status (check one):

   ☐ Owner (title holder) ■ Agent

2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager

   Company (if applicable): CHW

   Mailing address: 132 NW 76th Drive

   City: Gainesville State: Florida ZIP: 32067

   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: 32615 (10.47 LLC) & 32359 (Wyndswept Hills)

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

B. PROJECT

1. Project Name: Rolling Oaks
2. Address of Subject Property: NW 151st Blvd, west of NW 147th Drive
3. Parcel ID Number(s): 03869-007-000, 03869-009-000 & 03869-006-000
4. Section 15 Township 8 Range 18 Grant N/A Acreage: 5.67
5. Existing Use of Property: Planned Development, Commercial
6. Future Land Use Map Designation: High Density Residential & Community Commercial
7. Zoning Designation: Planned Development, Commercial
8. Development Data (check all that apply):

   ■ Single Family Residential Number of Units -31

   ☐ Multi-Family Residential Number of Units

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

9. Review Type:

Preliminary Development Order	***Final Development Order***
■ Comprehensive Plan Amendment	☐ Preliminary Plat
☐ Large Scale	☐ Final Plat
☒ Small Scale	☐ Site Plan
☐ Site Specific Amendment to the Official Zoning Atlas (Rezoning)	
☐ *Revised*	

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

    Elementary:

    Middle:

    High:

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

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

Student Generation Calculations: Single Family Residential Development

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

Student Generation Calculations: Multi-Family Residential Development

Elementary School	-31	units	x	0.08	Elementary School Multiplier*	-2	Student Stations**
Middle School	-31	units	x	0.03	Middle School Multiplier*	-1	Student Stations**
High School	-31	units	x	0.03	High School Multiplier*	-1	Student Stations**

**** Student generation multipliers may be obtained from SBAC at:***
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua
***** Round to the nearest whole number***

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

Signature of Applicant

Signature of Co-applicant

C. Ryan Thompson
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 15 day of June, 2016 by C. Ryan Thompson, who is/are personally known to me, or who has/have produced _____ as identification.

KELLY JONES BISHOP
MY COMMISSION # FF 167278
EXPIRES: February 4, 2019
Bonded Thru Notary Public Underwriters

Kelly Jones Bishop
Signature of Notary Public, State of Florida

City of ALACHUA
THE GOOD LIFE COMMUNITY

Certification

Alachua County Public Schools

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

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

Elementary SCSA:_____ Capacity Required:_____
☐ Capacity Available Available Capacity:_____
☐ Capacity Available in 3 years Available Capacity:_____
☐ Capacity Available in Adjacent SCSA Available Capacity:_____

Middle SCSA:_____ Capacity Required:_____
☐ Capacity Available Available Capacity:_____
☐ Capacity Available in 3 years Available Capacity:_____
☐ Capacity Available in Adjacent SCSA Available Capacity:_____

High SCSA:_____ Capacity Required:_____
☐ Capacity Available Available Capacity:_____
☐ Capacity Available in 3 years Available Capacity:_____
☐ Capacity Available in Adjacent SCSA Available Capacity:_____

☐ **Denied** for reasons stated:_____
_____
_____

☐ **Local Government Certification**
Approved by:_____
Date:_____

☐ **School Board Staff Certification**
_____
Vicki McGrath, Director, Community Planning
School Board of Alachua County
352-955-7400 x 1423
Date:_____