



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

planning.surveying.engineering.construction.

Application Package
Table of Contents

- 1. Cover Letter**
- 2. Rezoning Application**
- 3. Ownership Affidavit**
- 4. Property Deeds**
- 5. Property Tax Information**
- 6. Neighborhood Workshop Materials**
- 7. Justification Report**
- 8. Planned Development (PD) Master Plan**
- 9. CHW Map Set**

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August 16, 2016

Kathy Winburn, AICP, Planning Director
City of Alachua Planning & Zoning
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Tara Village Comprehensive Plan Text Amendment, Large-scale Comprehensive Plan Amendment (LsCPA) & Planned Development – Residential (PD-R) Rezoning

Dear Kathy:

CHW resubmits these revised Comprehensive Plan Text Amendment, LsCPA and PD-R application packages on behalf of our clients, Tara Village, Inc. The packages include the following for each application:

- Three (3) copies of each revised application packages; and
- One (1) CD-ROM with a PDF of the complete package for each application.

These revisions are submitted in response to the Development Review Team comments received on August 10, 2016. Below are statements summarizing how each comment was addressed.

LsCPA (Map) Application

1. The Needs Analysis on Pages 16-17 has been revised to base the population projection and current household information on more recent BEBR data.
2. The Site Suitability Analysis was revised to include regulated plant and animal species, all other on-site soils, wellfield protection zones, and historic structures.

Comprehensive Plan Text Amendment

1. The Needs Analysis on Pages 9-10 has been revised to base the population projection and current household information on more recent BEBR data.
2. The response to TE Objective 1.1 on Pages 11-12 has been revised to clearly state that CR 235 is the only affected roadway segment.

Rezoning Application

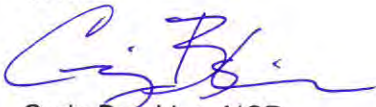
1. The response to Logical Development Pattern on Pages 13-14 has been revised to further explain that future development on Tax Parcel 03975-015-000 (which has been removed from the PD-R) will be consistent with the Agriculture FLU and zoning requirements or go through the process of amending these designations which would include public notification and a neighborhood workshop.
2. The response to Pre-mature Development on Pages 14-15 has been revised to base the population projection and current household information on more recent BEBR data.
3. The response to Not Deviate from Pattern of Development on Pages 16-17 has been revised to further explain that future development on Tax Parcel 03975-015-000 (which has been removed from the PD-R) will be consistent with the Agriculture FLU and zoning requirements or go through the process of amending these designations which would include public

notification and a neighborhood workshop. Compatibility with adjacent parcels is addressed in this response as well as throughout the entire report.

4. Sheet 2 of the PD Master Plan has been revised to replace references to LsCPA application with PD-R Rezoning application.
5. The response to Dimensional Standards on Pages 23-24 has been revised to further explain that future development on Tax Parcel 03975-015-000 (which has been removed from the PD-R) will be consistent with the Agriculture FLU and zoning requirements or go through the process of amending these designations which would include public notification and a neighborhood workshop.
6. The Site Suitability Analysis was revised to include regulated plant and animal species, all other on-site soils, wellfield protection zones, and historic structures.
7. The table on the PD Master Plan Sheet 1 has been revised to identify Common Area / Open Space as area (C).
8. Note 4 on the PD Master Plan Sheet 1 has been revised to indicate that approximately $\pm 31\%$ of the site will be Open Space.
9. Note 1 on the PD Master Plan Sheet 2 has been revised per staff's recommendation.

We trust this submittal is sufficient for your review, recommendation for approval, and presentation to the Planning and Zoning Board. Please contact me directly if you have any questions or need any additional information.

Sincerely,
CHW



Craig Brashier, AICP
Planning Manager

L:\2015\15-0440\Planning\Application\160816 Resubmittal\LTR_160816_Cvr LsCPA & PD-R.docx

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THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tara Village
2. Address of Subject Property: 12207 NW 157th Street
3. Parcel ID Number(s): 03974-004-000 and 03974-005-000
4. Existing Use of Property: Vacant / Undeveloped
5. Future Land Use Map Designation : Agriculture (Existing) / Moderate Density Residential (Proposed)
6. Existing Zoning Designation: Agriculture (A)
7. Proposed Zoning Designation: Planned Development - Residential (PD-R)
8. Acreage: ±21.64

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Planning Manager
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: FL ZIP: 32607
Telephone: () 331-1976 FAX: () 331-2476 e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Tara Village, Inc.
Mailing Address: 7717 NW 20th Lane
City: Gainesville State: FL ZIP: 32605

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

10. Proof of ownership.

11. Proof of payment of taxes.

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

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

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



Signature of Applicant

Signature of Co-applicant

Craig Brashier, AICP, Planning Manager

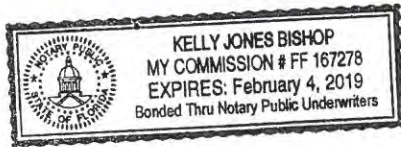
Typed or printed name and title of applicant

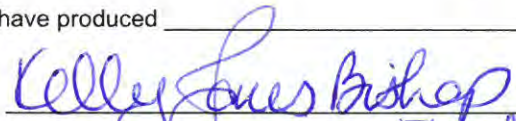
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 17th day of June, 2016 by Craig

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





Signature of Notary Public, State of Florida

Tara Village

Alachua County Tax Parcel 03974-004-000

Legal Description

A tract of land situated in the NW ¼ of Section 27, Township 8 South, Range 18 East, Alachua County Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the aforementioned NW ¼ of Section 27, Township 8 South, Range 18 East for a point of reference and run North 01 deg. 12 min. 59 sec. East, along the West line of said Section 27, a distance of 1076.07 feet to an iron pipe and the True Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East along said West line a distance of 343.08 feet to an iron pipe, said iron pipe being 1229.42 feet South of the NW corner of said Section 27; thence run South 89 deg. 17 min. 43 sec. East parallel with the South line of said NW 1/4, a distance of 1238.91 feet to a concrete monument on the Westerly right of way line of Interstate Highway No. 75 (300 foot right of way); thence run South 21 deg. 27 min. 14 sec. East along said Westerly right of way line, a distance of 748.32 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 904.67 feet to a concrete monument; thence run North 01 deg. 12 min. 59 sec. East, parallel with said West line of Section 27, a distance of 350.00 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 622.68 feet to the True Point of Beginning.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

Tara Village

Alachua County Tax Parcel 03974-005-000

Legal Description

A tract of land situated in Section 27, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the Northwest $\frac{1}{4}$ of the aforementioned Section 27, Township 8 South, Range 18 East for the point of reference, and run North 01 deg. 12 min. 59 sec. East along the west line of said Section 27, a distance of 726.07 feet to an iron pipe and the true Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East, along said West line, a distance of 350.00 feet to an iron pipe, thence run South 89 deg. 17 min. 43 sec. East, parallel with the South line of said Northwest $\frac{1}{4}$ a distance of 622.68 feet to a concrete monument; thence run south 01 deg. 12 min. 59 sec. west, parallel with said west line, a distance of 350.00 feet to a concrete monument; thence run South 89 deg. 17 min. 43 sec. East, parallel with said South line, a distance of 277.80 feet to a concrete monument; thence run South 01 deg. 12 min. 59 sec. West, parallel with said west line, a distance of 726.07 feet to a concrete monument; said concrete monument lying on said South line; thence run North 89 deg. 17 min. 43 sec. West, along said South line, a distance of 600.32 feet to an iron pipe; thence run North 01 deg. 12 in. 59 sec. East, parallel with said West line, a distance of 726.07 feet; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 300.16 feet to the True Point of Beginning, containing 15.009 acres more or less.

Less that tract of land containing 5.003 acres more or less conveyed by warranty

deed dated December 15, 1981 and recorded in official records Book 1182, page 440, public records of Alachua County, Florida, and Less that tract of land containing 5.003 acres more or less conveyed by Warranty deed dated October 16, 1981, recorded in Official Record Book 1386, page 379, public records of Alachua County, Florida.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.



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): Craig Brashier, AICP Title: Planning Manager

Company (if applicable): CHW

Mailing address: 132 NW 76th Drive

City: Gainesville

State: FL

ZIP: 32607

Telephone: (352) 331-1976

FAX: (352) 331-2476

e-mail: craigb@chw-inc.com

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

Name of Owner (title holder): Tara Village, Inc.

Mailing Address: 7717 NW 20th Lane

City: Gainesville

State: FL

ZIP: 32605

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

B. PROJECT

1. Project Name: Tara Village

2. Address of Subject Property: 12207 NW 157th Street

3. Parcel ID Number(s): 03974-004-000 and 03974-005-000

4. Section 27 Township 08 Range 18 Grant N/A Acreage: ±21.64

5. Existing Use of Property: Vacant / Undeveloped

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: Planned Development - Residential (PD-R)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 20

☐ Multi-Family Residential

Number of Units _____

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

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

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

Student Generation Calculations: Single Family Residential Development

Elementary School	20	units	x	0.15	Elementary School Multiplier*	3	Student Stations**
Middle School	20	units	x	0.07	Middle School Multiplier*	1	Student Stations**
High School	20	units	x	0.09	High School Multiplier*	2	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

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

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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


 Signature of Applicant

 Signature of Co-applicant

Craig Brashier, AICP, Planning Manager

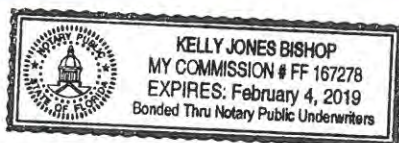
Typed or printed name and title of applicant

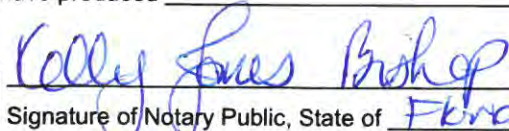
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 24th day of May, 2016 by Craig

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




 Signature of Notary Public, State of Florida

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

Certification

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

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

Elementary SCSA: _____

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

Middle SCSA: _____

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

High SCSA: _____

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

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

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

Date: _____

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PROPERTY OWNER AFFIDAVIT

Owner Name: Tara Village, Inc.			
Address: 7717 NW 20th Lane Gainesville, Florida 32605		Phone: (352) 870-8772	
Agent Name: Causseaux, Hewett, and Walpole, Inc.			
Address: 132 NW 76th Drive Gainesville, Florida 32607		Phone: (352) 331-1976	
Parcel No.: 03974-004-000 & 03974-005-000			
Acreage: ±21.64		S: 27	T: 8 R: 18
Requested Action: Rezoning: From Agriculture to Planned Development-Residential			

I hereby certify that:

I am the property owner of record. I authorize the above listed agent to act on my behalf for the purposes of this application.

Property owner signature: *B. Lassen*

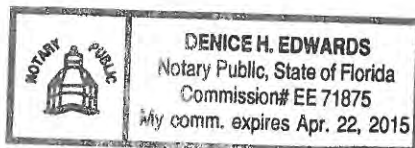
Printed name: B. LASSEN

Date: 01.12.13

The foregoing affidavit is acknowledged before me this 12th day of

January, 2013, by Berit H Lassen, who is/are personally known to me, or who has/have produced FLDL as identification.

NOTARY SEAL



Den H Edwards
Signature of Notary Public, State of Florida

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Mar 25, 2010 12:00 PM
BOOK 3944 PAGE 1138

J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK13 Receipt # 438081

This Document Prepared by and Return to:

JOHN C. BOVAY, ATTORNEY AT LAW
BOVAY & COOK, P.A.
901 N.W. 57th Street
Gainesville, FL 32605
(352) 331-9092

Doc Stamp-Deed: \$0.70



2564193

2 PGS

Tax Parcel I.D. No: 03974-004-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 22nd day of March, 2010 by A.A. Moukhtara Company, whose post office address is 7717 NW 20th Lane, Gainesville, FL 32605, ("Grantor"), to Tara Village, Inc., a Florida Corporation ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's heirs and assigns forever, all of the following described land, situate, lying and being in Alachua County, Florida, to wit:

A tract of land situated in the NW ¼ of Section 27, Township 8 South, Range 18 East, Alachua County Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the aforementioned NW ¼ of Section 27, Township 8 South, Range 18 East for a point of reference and run North 01 deg. 12 min. 59 sec. East, along the West line of said Section 27, a distance of 1076.07 feet to an iron pipe and the True Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East along said West line a distance of 343.08 feet to an iron pipe, said iron pipe being 1229.42 feet South of the NW corner of said Section 27; thence run South 89 deg. 17 min. 43 sec. East parallel with the South line of said NW 1/4, a distance of 1238.91 feet to a concrete monument on the Westerly right of way line of Interstate Highway No. 75 (300 foot right of way); thence run South 21 deg. 27 min. 14 sec. East along said Westerly right of way line, a distance of 748.32 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 904.67 feet to a concrete monument; thence run North 01 deg. 12 min. 59 sec. East, parallel with said West line of Section 27, a distance of 350.00 feet to a concrete monument; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 622.68 feet to the True Point of Beginning.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

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

To have and to hold, the same in fee simple forever.


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

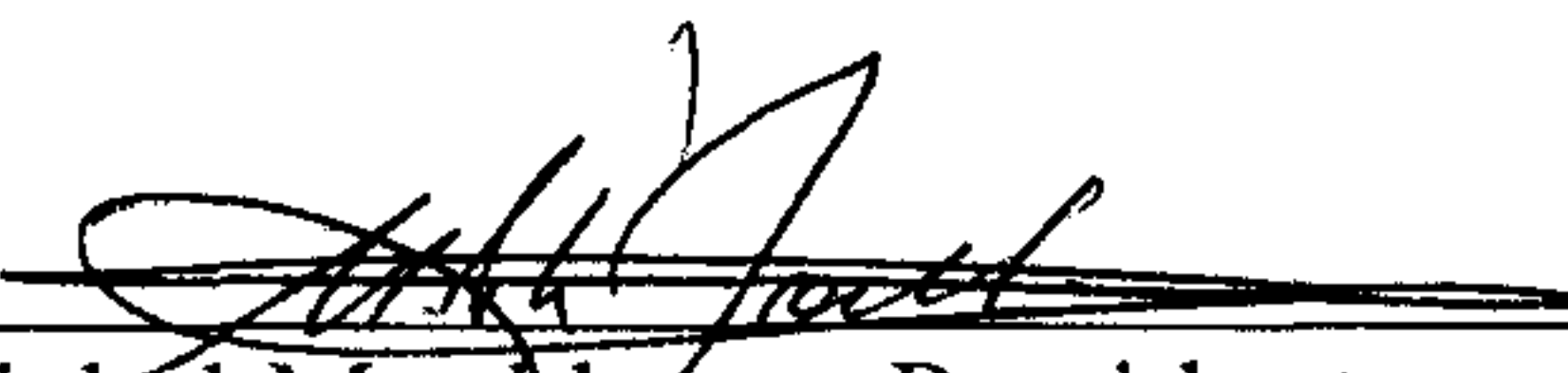
This deed was prepared without the benefit of a title abstract or survey.

“Grantor” and “Grantee” include the masculine and feminine and singular and plural as the context requires.

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

Signed, sealed and delivered in our presence:


Witness: Brittany Burns


Michel Moukhtara, President
A.A. Moukhtara Company

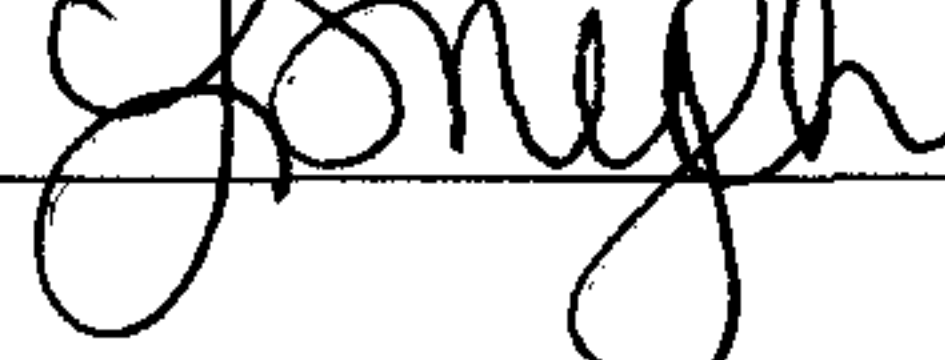

Witness: Manssa Heible

INSTRUMENT # 2564193
2 PGS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 22, 2010, by _____ who is ☒ personally known to me or ☐ who has produced _____ as identification.

Notary Public - State of Florida

Sign: 

My Commission Expires

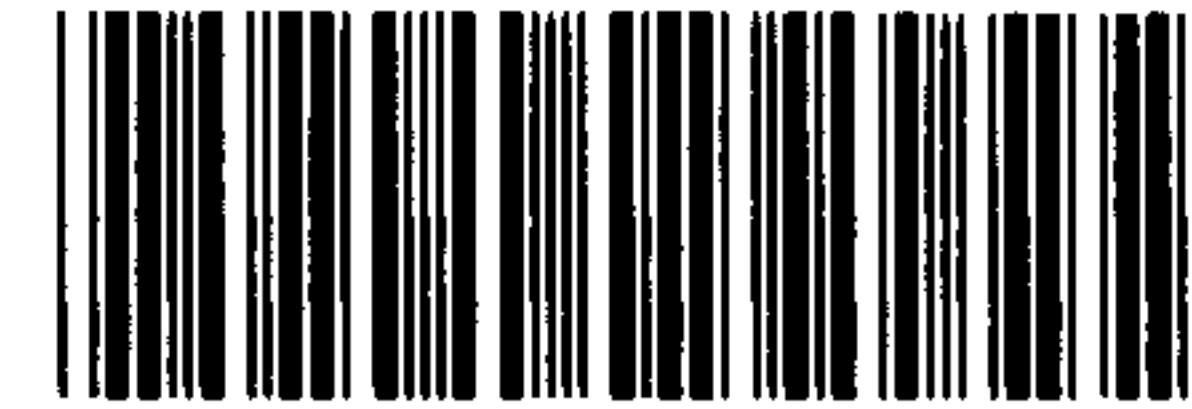
Print: _____



This Document Prepared by and Return to:

JOHN C. BOVAY, ATTORNEY AT LAW
BOVAY & COOK, P.A.
901 N.W. 57th Street
Gainesville, FL 32605
(352) 331-9092

Doc Stamp-Deed: \$0.70



2564197

2 PGS

Tax Parcel I.D. No: 03974-005-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and executed as of the 22nd day of March, 2010 by A.A. Moukhtara Company, whose post office address is 7717 NW 20th Lane, Gainesville, FL 32605, ("Grantor"), to Tara Village, Inc., a Florida Corporation ("Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee, and Grantee's heirs and assigns forever, all of the following described land, situate, lying and being in Alachua County, Florida, to wit:

A tract of land situated in Section 27, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at the Southwest corner of the Northwest ¼ of the aforementioned Section 27, Township 8 South, Range 18 East for the point of reference, and run North 01 deg. 12 min. 59 sec. East along the west line of said Section 27, a distance of 726.07 feet to an iron pipe and the true Point of Beginning; thence continue North 01 deg. 12 min. 59 sec. East, along said West line, a distance of 350.00 feet to an iron pipe, thence run South 89 deg. 17 min. 43 sec. East, parallel with the South line of said Northwest ¼ a distance of 622.68 feet to a concrete monument; thence run south 01 deg. 12 min. 59 sec. west, parallel with said west line, a distance of 350.00 feet to a concrete monument; thence run South 89 deg. 17 min. 43 sec. East, parallel with said South line, a distance of 277.80 feet to a concrete monument; thence run South 01 deg. 12 min. 59 sec. West, parallel with said west line, a distance of 726.07 feet to a concrete monument; said concrete monument lying on said South line; thence run North 89 deg. 17 min. 43 sec. West, along said South line, a distance of 600.32 feet to an iron pipe; thence run North 01 deg. 12 in. 59 sec. East, parallel with said West line, a distance of 726.07 feet; thence run North 89 deg. 17 min. 43 sec. West, parallel with said South line, a distance of 300.16 feet to the True Point of Beginning, containing 15.009 acres more or less.

Less that tract of land containing 5.003 acres more or less conveyed by warranty

deed dated December 15, 1981 and recorded in official records Book 1182, page 440, public records of Alachua County, Florida, and Less that tract of land containing 5.003 acres more or less conveyed by Warranty deed dated October 16, 1981, recorded in Official Record Book 1386, page 379, public records of Alachua County, Florida.

Subject to restrictions, reservations and easements of record, (except that this reference shall not act to reimpose the same) and taxes for the current and subsequent years.

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

To have and to hold, the same in fee simple forever.

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

This deed was prepared without the benefit of a title abstract or survey.

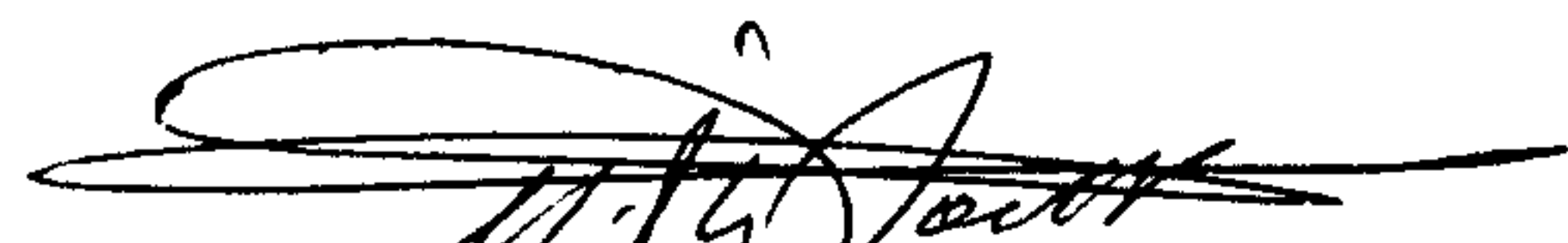
“Grantor” and “Grantee” include the masculine and feminine and singular and plural as the context requires.

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

Signed, sealed and delivered in our presence:


Witness: Brittany Burns


Witness: Munssa Helble


Michel Moukhtara, President
A.A. Moukhtara Company

INSTRUMENT # 2564197 2 PGS

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me on March 22, 2010, by _____ who is ☒ personally known to me or ☐ who has produced _____ as identification.


Notary Public - State of Florida
My Commission Expires

Sign: 
Print: _____



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Ownership Affidavit
4. Property Deeds
- 5. Property Tax Information**
6. Neighborhood Workshop Materials
7. Justification Report
8. Planned Development (PD) Master Plan
9. CHW Map Set



John Power
TAX COLLECTOR
Serving Alachua County

2015 Roll Details — Real Estate Account At 12207 NW 157TH ST

Real Estate Account #03974 004 000

Parcel details

Latest bill

Full bill history

Print this page

2015

2014

2013

2012

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2016-05-23 \$1,884.54

Receipt #15-0157072

Owner: TARA VILLAGE INC

7717 NW 20TH LN

GAINESVILLE, FL 32605

Situs: 12207 NW 157TH ST

Account number: 03974 004 000

Alternate Key: 1014729

Millage code: 1700

Millage rate: 25.1507

Assessed value: 71,300

School assessed value: 71,300

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

View

Ad valorem: \$1,793.24

Non-ad valorem: \$16.47

Total Discountable: 1809.71

No Discount NAVA: 0.00

Total tax:

Legal description

COM SW COR OF NW1/4 N ALONG W/L 1076.07 FT TP POB N 343.08 FT E 1238.91 FT TO WLY R/W I-75 S 21 DEG E 748.32 FT W 904.67 FT N 350 FT W 622.68 FT TO POB OR 3944/1138

Location

Book, page, item: --

Geo number: 27-08-18-03974004000

Range: 18

Township: 08

Section: 27

VISA

MasterCard

AMERICAN EXPRESS Cards

DISCOVER





John Power
TAX COLLECTOR
Serving Alachua County

2015 Roll Details — Real Estate Account #03974 005 000

Real Estate Account #03974 005 000

Parcel details

Latest bill

Full bill history

Print this page

2015

2014

2013

2012

...

2002

PAID

PAID

PAID

PAID

PAID

Get Bills by Email

PAID 2016-05-23 \$849.50

Receipt #15-0157072

Owner: TARA VILLAGE INC

7717 NW 20TH LN

GAINESVILLE, FL 32605

Situs: (unknown)

Account number: 03974 005 000

Alternate Key: 1014730

Millage code: 1700

Millage rate: 25.1507

Assessed value: 32,000

School assessed value: 32,000

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

View

Ad valorem: \$804.82

Non-ad valorem: \$0.00

Total Discountable: 804.82

No Discount NAVA: 0.00

Total tax:

Legal description

COM SW COR OF NW1/4 N ALONG W/L OF NW1/4 726.07 FT TO POB N 350 FT E PAR TO S/L OF NW1/4 622.68 FT S 350 FT W 622.68 FT POB OR 3944/1147

Location

Book, page, item: --

Geo number: 27-08-18-03974005000

Range: 18

Township: 08

Section: 27





Application Package
Table of Contents

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7. Justification Report
8. Planned Development (PD) Master Plan
9. CHW Map Set

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±21.5 acres, generally located on NW 157th Street, south of CR 235 and west of I-75 (Alachua County Tax Parcels 03974-004-000 and 03974-005-000). The proposed changes will amend the Future Land Use Map classification from Agriculture to Moderate Density Residential and the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R). This is not a public hearing.

The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Thursday, May 26, 2016 at 5:30 p.m. at the Hathcock Community Center, 15818 NW 140th Street, Alachua, FL 32615.

Contact:

Craig Brashier, AICP

Phone Number:

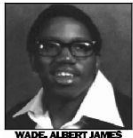
(352) 331-1976



OBITUARIES

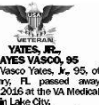
Funeral Notices

Funeral Notices



WADE, ALBERT JAMES

June 27, 1940 – May 4, 2016
Albert James Wade was born on June 27, 1940 to Willie Wade Jr. and Aurea Pearl Wade (Anderson) in St. Petersburg, Florida. He was a 1978 graduate of Bonifay High School where he was a part of the wrestling and track teams. He worked for many years at Portland Restaurant. On May 4, 2016, he peacefully passed away at UH Shands Hospital. Albert was preceded in death by his mother Aurea Pearl Wade, his father Willie Wade Jr., sisters Lenora Wade and Willie Pearl Wade. He is survived by his siblings: Lenore Anderson and John Wade of Jasper, FL; George Anderson (Cherlin), Valdosta, GA; Donald Wade, Spokane, WA; Rossie Williams (Macon), Lithonia, GA; and Mary Wade Jackson, Valle Verde, FL. He is also leaves to mourn a host of aunts, uncles, nieces, nephews, cousins, and friends. He will be buried at Forest Meadows Cemetery in Jasper, Florida on Thursday, May 12, 2016 at 11 a.m. Arrangements entrusted to Booker T. Hunt Funeral Home.



YATES, JR., MAYES VASCO

Mayes Vasco Yates, Jr., 95, of Newburg, FL, passed away May 9, 2016 at the VA Medical Center in Lake City. He was born to Mayes Vasco Yates, Sr. and Gussie Mae Cadden Yates on November 28, 1920 in Cairo, GA. He proudly served in the 1st Marine Division in the Marine Corps during WWII and retired as an electrical supervisor at the University of Florida. He was preceded in death by his son, Anthony Yates. Mr. Yates is survived by two sons, Donald Yates (Anna Marie) and Mayes Vasco Yates, Jr. (Judy); daughter Joan Rickard (Thomas); three grandchildren, "Johnny" Yates, DJ Yates, and Kimberly Yates; and great-grandchildren, Katie Yates. Graveside Funeral Services will be held at 10:00 a.m. on Friday, May 13, 2016 at Forest Meadows Memorial Park East, 3700 SE Hawthorne Road, Gainesville. Visitation will be from 6:00-7:00 p.m. Thursday, May 12, at Forest Meadows Funeral Home, 725 NW 23rd Avenue, Gainesville. An online guestbook is available for condolences at www.forestmeadowsfun.com.



WILLIAMS, ANGELINA

Angelina Williams memorial services will be held on Saturday May 14, @ Carnegie Funeral Home in the Wade Goodies memorial chapel, 11200 A.H.L. and immediately following the memorial service the family and friends will gather at the Mitchell's Estate (10054 NW 38th Terrace) Chiefland, Florida. Services are under the direction of Carnegie Funeral Home, 227 SE 4th Ave, Chiefland, Florida 32644, (352) 493-1857 or fax (352) 493-0830.



Mr. Donald B. Small

Sending Love Your Way
Sail with me
My Husband
My Confidant
My Best Friend
As I continue my life you still watch over me and I am still your loving wife.
-Valerie Small/
For spectators read the 23rd Psalm, may God bless the readers and doors of his word...

MISSING TEEN FISHERMEN

Families of missing boys again clash over phone

The Associated Press

JUPITER — The parents of two teen fishermen who disappeared in a storm off Florida clashed again Wednesday after Apple said it could not retrieve any data from an iPhone discovered in the wreckage of their boat eight months after they capsized.

Blu Stephanos announced Wednesday that the iPhone belonged to his son Austin when he was 17. Austin was 17 when he disappeared last July after their 19-foot boat overturned during a storm off the coast of Jupiter, Florida. A massive sea and air search never found their bodies, but a Norwegian cargo ship picked up their boat near Bermuda in March. Austin's phone was found on board, and the families hoped it would provide clues to what happened.

Other remnants of their lives are on their

way home: The boat and recovered fishing gear are scheduled to arrive back in Florida on Monday aboard a cargo ship.

Meanwhile, Stephanos said in a statement that he will keep the phone as a memento of his son.

"The fact that it can no longer function as a phone doesn't diminish its value as a cherished memory of my beloved son," he wrote.

"It's a small piece of him; something he used to call me at night when he needed to talk to someone, something he put his stickers on and carried with him every day. As any parent would understand, to me, it's not a broken phone, but a memory of my son that I will hold close to my heart and treasure for the rest of my life."

Perry's mother, Pamela Cohen, issued her own statement, saying she wants to work with the other boy's family to have the phone examined by more experts.

"I owe it to Perry to exhaust every possible avenue in pursuit of

finding out what happened to him," wrote Cohen, who took Stephanos to court last month when he balked at having Apple examine the phone.

"According to Apple, there are other experts in the field who may be able to pick up where Apple left off, to continue

the work," she wrote. "We are not giving up on the iPhone's potential for evidence until all viable efforts have been exhausted."

Austin and Perry were close friends, but rifts have appeared between their families since they disappeared.

PUBLIC NOTICE

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The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The workshop is Thursday, May 26, 2016 at 5:30 p.m. at the Hathcock Community Center, 15818 NW 140th Street, Alachua, FL 32615.

Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976



PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

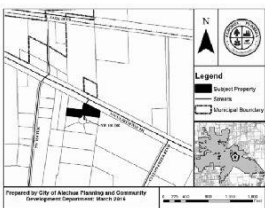
NOTICE OF PUBLIC HEARING BEFORE THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on May 23, 2016, at 6:30 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

ORDINANCE 16-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP FROM INDUSTRIAL TO COMMERCIAL ON APPROXIMATELY 2.5 ACRES, LOCATED SOUTH OF NW US HIGHWAY 441, AND EAST AND WEST OF NW 101ST DRIVE; TAX PARCEL NUMBERS 05964-002-001, 05964-002-006, AND PORTION OF 05964-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.01(5), Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

PUBLIC NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

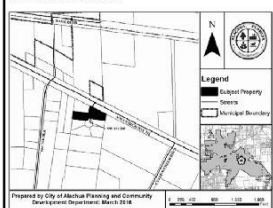
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The ordinance title is as follows:

ORDINANCE 16-06

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM LIGHT AND WAREHOUSE INDUSTRIAL (ILW) TO COMMERCIAL INTENSIVE (CI) ON APPROXIMATELY 2.5 ACRES; LOCATED SOUTH OF NW US HIGHWAY 441, AND EAST AND WEST OF NW 101ST DRIVE; TAX PARCEL NUMBERS 05964-002-001, 05964-002-006, AND PORTION OF 05964-002-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.01(5), Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

VALUJET CRASH

Families gather seeking closure 20 years later

By Jennifer Kay
and Freda Priso
The Associated Press

MIAMI — Relatives of the 110 people killed when ValuJet Flight 592 caught fire and plunged into Florida's Everglades gathered Wednesday at the remote crash site on the 20th anniversary of their deaths.

REMEMBERING THE VICTIMS

The first time Walter Simonton saw the Everglades, the desolation overwhelmed him as he grieved for his mother, whose plane was swallowed up by the wetlands. It was shortly after the May 11, 1996, crash of the Atlanta-bound flight from Miami, and mourners gathered with airline officials and emergency responders to drop roses into the murky waters.

Twenty years later, Simonton still felt haunted by the memory as he prepared to return to the remote crash site with his brother and niece.

"Just vast water. Vast grass," he said, unable to find other words to describe the scene.

His mother, Joyce Simonton of Macon, Georgia, was flying home on her 67th birthday. Her remains were never identified.

"Her spirit was there," Simonton said after dropping rose petals into the tall sawgrass near the crashsite. "It was a bit more closure."

LEGAL LEGACY

The crash over Mother's Day weekend killed all 110 passengers and

crew members. The plane plunged into the Everglades while trying to make an emergency return to Miami International Airport.

Federal investigators ultimately blamed a fire caused by improperly stored cargo. Already beset by poor safety ratings, ValuJet never recovered and merged with another low-cost carrier.

One Sabretech employee indicted in the investigation remains a fugitive, according to the FBI's Miami office. Mauro Ocila Valenzuela fled the country before his trial on charges of making false statements and causing the transportation of hazardous material, officials said.

Investigators also determined that the Federal Aviation Administration shared responsibility. The agency revised its regulations for hazardous materials cargo and upgraded its standards for fire detection and suppression equipment in cargo compartments of similar aircraft.

DESOLATE CRASH SITE

At the time of the crash, a witness told investigators the plane seemed to nose-dive and then disappear. The crater created by the plane's impact, about 20 miles into the wilderness from the Miami airport, could not be seen from the nearest highway, and could only be reached by boat or helicopter.

MEMORANDUM

To: Neighbors of 12207 NW 157th Street 15-0440
From: Craig Brashier, AICP, Planning Manager
Date: May 12, 2016
RE: Neighborhood Workshop

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±21.5 acres, generally located on NW 157th Street, south of CR 235 and west of I-75 (Alachua County Tax Parcels 03974-004-000 and 03974-005-000). A portion of the project site is located at 12207 NW 157th Street.

The proposed changes will amend the Future Land Use Map classification from Agriculture to Moderate Density Residential and the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R). This is not a public hearing.

The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The neighborhood workshop details are provided below:

Date: Thursday, May 26, 2016
Time: 5:30 p.m.
Location: Hathcock Community Center
15818 NW 140th Street
Alachua, FL 32615

Please contact me at (352) 672-7689 if you have any questions prior to the neighborhood workshop.

03974-007-002 HUBBARD & O'STEEN 15284 NW 118TH AVE ALACHUA FL 32615	03980-020-085 SPILMAN SHERRY L 15819 NW 122ND LN ALACHUA FL 32615-0217	03974-005-002 LAMBERT LAWRENCE R 15506 NW 118TH AVE ALACHUA FL 32615-6414
03974-001-006 WATSON DAMON D 3715 NE 70TH LN GAINESVILLE FL 32609	03974-005-000 TARA VILLAGE INC 7717 NW 20TH LN GAINESVILLE FL 32605	03980-010-001 ODIOT & SOCHUK W/H 15702 NW 120TH PL ALACHUA FL 32615
03980-001-000 CORBETT MARY SK 12220 NW 157TH ST ALACHUA FL 32615	03980-003-030 JOHNSON CHAD B 15704 NW 118TH PL ALACHUA FL 32615-6418	03980-020-034 REYES VICTOR 15740 NW 121ST LN ALACHUA FL 32615
03974-004-000 TARA VILLAGE INC 7717 NW 20TH LN GAINESVILLE FL 32605	03974-006-000 GORNT0 AUDREY 11809 NW 157TH ST ALACHUA FL 32615-6451	03975-014-000 BURLEY THERESE K 12221 NW 157TH ST ALACHUA FL 32615-6446
03980-010-039 SILVA THOMAS 15811 NW 120TH PL ALACHUA FL 32615	03925-003-000 BOWMAN & GUEST PO BOX 251 ALACHUA FL 32616-0251	03980-020-035 JASINSKI & JASINSKI 12151 NW 158TH ST ALACHUA FL 32615
03980-020-090 SUAREZ GEORGE E 2088 JACKSON RIDGE COVE KENNESAW GA 30144	03980-020-087 BURDGE DEAN C 12233 NW 158TH ST ALACHUA FL 32615-0269	03974-007-000 MARTIN JOSHUA S 15220 NW 118TH AVE ALACHUA FL 32615
03980-010-041 WILLIS MARK PAUL 15727 NW 120TH PL ALACHUA FL 32615	03974-005-003 RIVERS JOHN BOYD 15442 NW 118TH AVE ALACHUA FL 32615	03974-007-001 WILLETT MICHAEL 15314 NW 118TH AVE ALACHUA FL 32615
03980-020-024 SAVANNAH STATION 4510 NW 6TH PLACE 3RD FLOOR GAINESVILLE FL 32607	03980-020-025 ZAVOCKI EDNA MAE TRUSTEE 15931 NW 121ST LN ALACHUA FL 32615-0209	03980-020-026 SAVANNAH STATION 4510 NW 6TH PLACE 3RD FLOOR GAINESVILLE FL 32607
03980-020-027 SAVANNAH STATION 4510 NW 6TH PLACE 3RD FLOOR GAINESVILLE FL 32607	03980-002-001 WACO OF ALABAMA INC PO BOX 6937 JACKSONVILLE FL 32236-6937	03980-020-084 CHENG & ZHANG W/H 6336 BUFORD ST #302 ORLANDO FL 32835
03980-020-086 FISHER RONALD P 12171 NW 158TH ST ALACHUA FL 32615-0269	03974-005-001 JONES JONATHAN 15408 NW 118TH AVE Alachua FL 32615	03975-012-000 HUNT ODELL P 12315 NW 157TH ST ALACHUA FL 32615-6452

3975-013-000
MCGEE HELEN RIVERS
12307 NW 157TH ST
ALACHUA FL 32615-6452

03975-015-000
TARA VILLAGE INC
7717 NW 20TH LN
GAINESVILLE FL 32605

03980-010-003
NOEL KENNETH D
15726 NW 120TH PL
ALACHUA FL 32615-6677

03980-010-006
EVERSON & MANGOLD H/W
15824 NW 120TH PL
ALACHUA FL 32615

03980-010-009
MCMILLAN GLADYS A
15920 NW 120TH PL
ALACHUA FL 32615-6676

03980-020-030
OWEN MICHAEL L JR
15757 NW 121ST LN
ALACHUA FL 32615

03980-020-031
JOHNS JONATHAN M
15737 NW 121ST LN
Alachua FL 32615

03980-010-042
TODD MICHAEL J
15715 NW 120TH PL
ALACHUA FL 32615-6674

03980-020-091
RAVAI & ZARRINGHALAM
1085 ROCK SPORT AVE
REDWOOD CITY CA 94065

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

03980-020-088
ATKINSON CAMERON
12253 NW 158TH ST
ALACHUA FL 32615-0269

03974-001-001
BOWMAN DEAN C LIFE ESTATE
PO BOX 1826
ALACHUA FL 32616-1826

03980-010-004
FISHER JOSEPH
15800 NW 120TH PL
ALACHUA FL 32615

03980-010-007
MOORE CONSTANCE A
15902 NW 120TH PL
ALACHUA FL 32615

03980-020-028
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE FL 32607

03980-020-032
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE FL 32607

03980-020-036
SAVANNAH STATION
4510 NW 6TH PLACE 3RD FLOOR
GAINESVILLE FL 32607

03980-010-043
MAIMAN STEVEN
19 LEHIGH DR
SOMERS POINT NJ 08244

03980-003-032
HUBBARD TOM
15728 NW 118TH PL
ALACHUA FL 32615

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 21615

03980-020-089
SOUTHWELL RYAN P
12273 NW 158TH ST
ALACHUA FL 32615

03980-010-002
CAO CHRISTIAN NICHOLAS
15714 NW 120TH PL
ALACHUA FL 32615

03980-010-005
PARNIN JOSEPH L
15816 NW 120TH PL
ALACHUA FL 32615-6676

03980-010-008
BURNSIDE ROBERT K
15914 NW 120TH PL
ALACHUA FL 32615-6676

03980-020-029
MOORE ROBERT J
15777 NW 121ST LN
ALACHUA FL 32615

03980-020-033
PENDLETON & TREWEEK
15710 NW 121ST LN
ALACHUA FL 32615

03980-010-040
GOULD KEVIN M
15803 NW 120TH PL
ALACHUA FL 32615-6674

03980-003-031
WATSON DEAGAN D
15716 NW 118TH PL
ALACHUA FL 32615

03980-003-033
MENDEZ & VULLINGS H/W
2154 NW 78TH PL
Gainesville FL 32609-5863

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

TCMOA PRESIDENT
1000 TURKEY CREEK
ALACHUA, FL 32615

LINDA DIXON, AICP
ASST. PLANNING DIRECTOR
P.O. BOX 115050
GAINESVILLE, FL 32611

CRAIG PARENTEAU
FL DEP
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

JEANNETTE HINSDALE
P.O. BOX 1156
ALACHUA, FL 32616

LYNN COULLIAS
7406 NW 126TH AVENUE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126TH AVENUE
ALACHUA, FL 32615

TAMARA ROBBINS
P.O. BOX 2317
ALACHUA, FL 32616

DR. LEE NIBLOCK
ALACHUA COUNTY MGR
12 SE 1ST STREET
GAINESVILLE, FL 32601

John Amerson
All County Marion Property
Management
2916 NE Jacksonville Rd
Ocala, FL 34479

John Amerson
All County Marion Property
Management
2916 NE Jacksonville Rd
Ocala, FL 34479

John Amerson
All County Marion Property
Management
2916 NE Jacksonville Rd
Ocala, FL 34479

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Ocala, FL 34479

John Amerson
All County Marion Property
Management
2916 NE Jacksonville Rd
Ocala, FL 34479



Tara Village Large-scale Comprehensive Plan Amendment and Planned Development- Residential (PD-R) Rezoning

**Neighborhood Workshop
May 26, 2016**

PURPOSE OF WORKSHOP



- City of Alachua requires Comprehensive Plan Amendment and/or Rezoning applicants to host a neighborhood workshop
- The workshop'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 address questions prior to the application's submission

PUBLIC NOTIFICATION



NHWS Notification Mailout



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 12207 NW 157th Street 15-0440
From: Craig Brashier, AICP, Planning Manager
Date: May 12, 2016
RE: Neighborhood Workshop

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±21.5 acres, generally located on NW 157th Street, south of CR 235 and west of I-75 (Alachua County Tax Parcels 03974-004-000 and 03974-005-000). A portion of the project site is located at 12207 NW 157th Street.

The proposed changes will amend the Future Land Use Map classification from Agriculture to Moderate Density Residential and the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R). This is not a public hearing.

The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

The neighborhood workshop details are provided below:

Date: Thursday, May 26, 2016
Time: 5:30 p.m.
Location: Hathcock Community Center
15818 NW 140th Street
Alachua, FL 32615

Please contact me at (352) 672-7689 if you have any questions prior to the neighborhood workshop.

L:\2015\15-0440\Planning\Workshop\Revised LsCPA & PDR\MAILOUT_160512_NHWS.docx

planning design surveying engineering construction

Gainesville Sun Notification

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Large-scale Comprehensive Plan Amendment and Rezoning for ±21.5 acres, generally located on NW 157th Street, south of CR 235 and west of I-75 (Alachua County Tax Parcels 03974-004-000 and 03974-005-000). The proposed changes will amend the Future Land Use Map classification from Agriculture to Moderate Density Residential and the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R). This is not a public hearing.

The meeting's purpose is to inform neighboring property owners of the proposal's nature and to seek their comments.

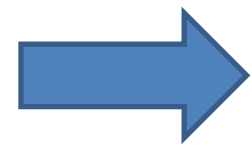
The workshop is Thursday, May 26, 2016 at 5:30 p.m. at the Hathcock Community Center, 15818 NW 140th Street, Alachua, FL 32615.

Contact:
Craig Brashier, AICP

Phone Number:
(352) 331-1976

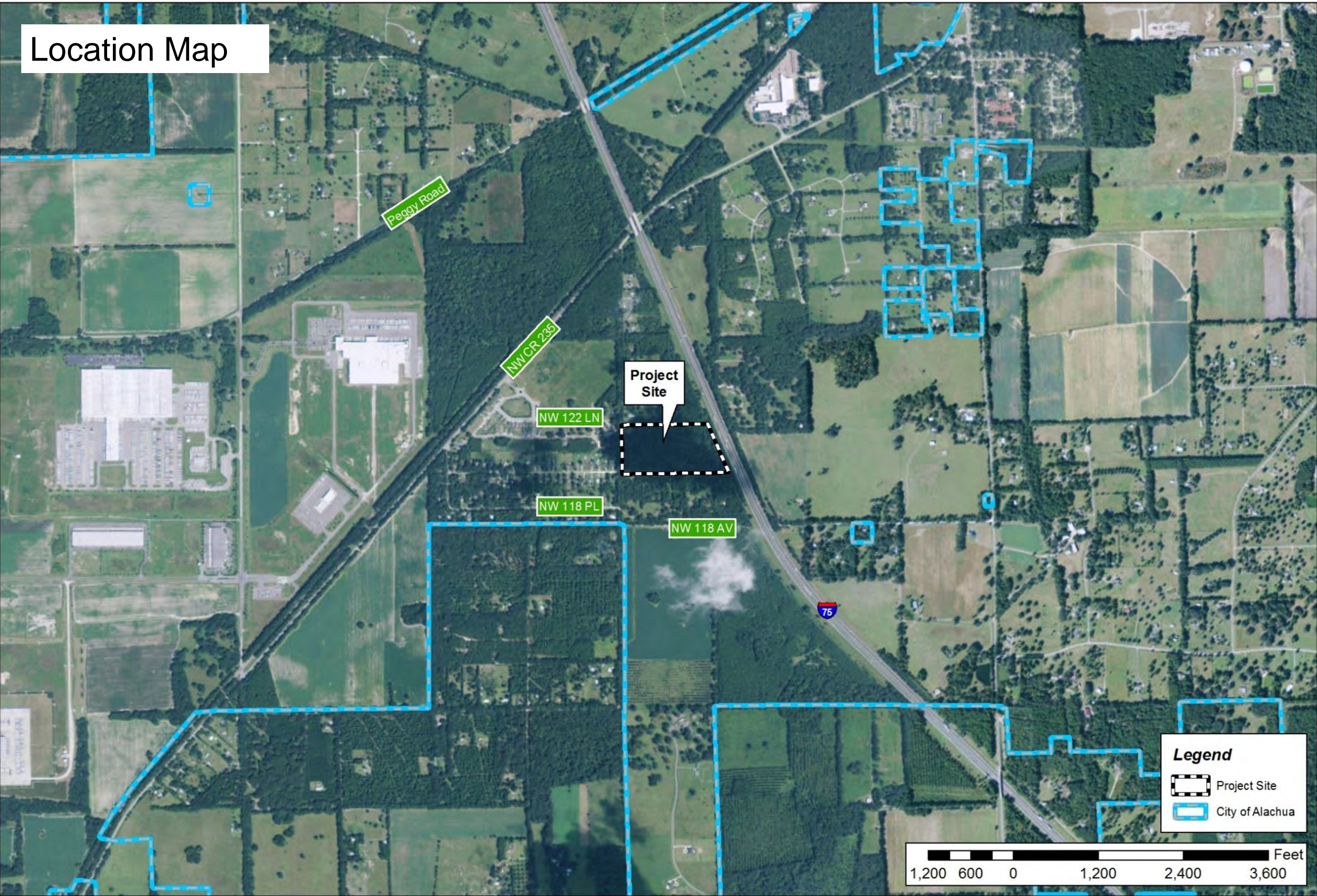


REVIEW PROCESS



City Pre-application Meeting	March 2016
Neighborhood Workshop	May 26, 2016
Development Plan Submittal	May 31, 2016
Planning & Zoning Board Public Hearing	July 12, 2016 (est. date)
City Commission Public Hearing #1	August 8, 2016 (est. date)
City Commission Public Hearing #2	August 22, 2016 (est. date)

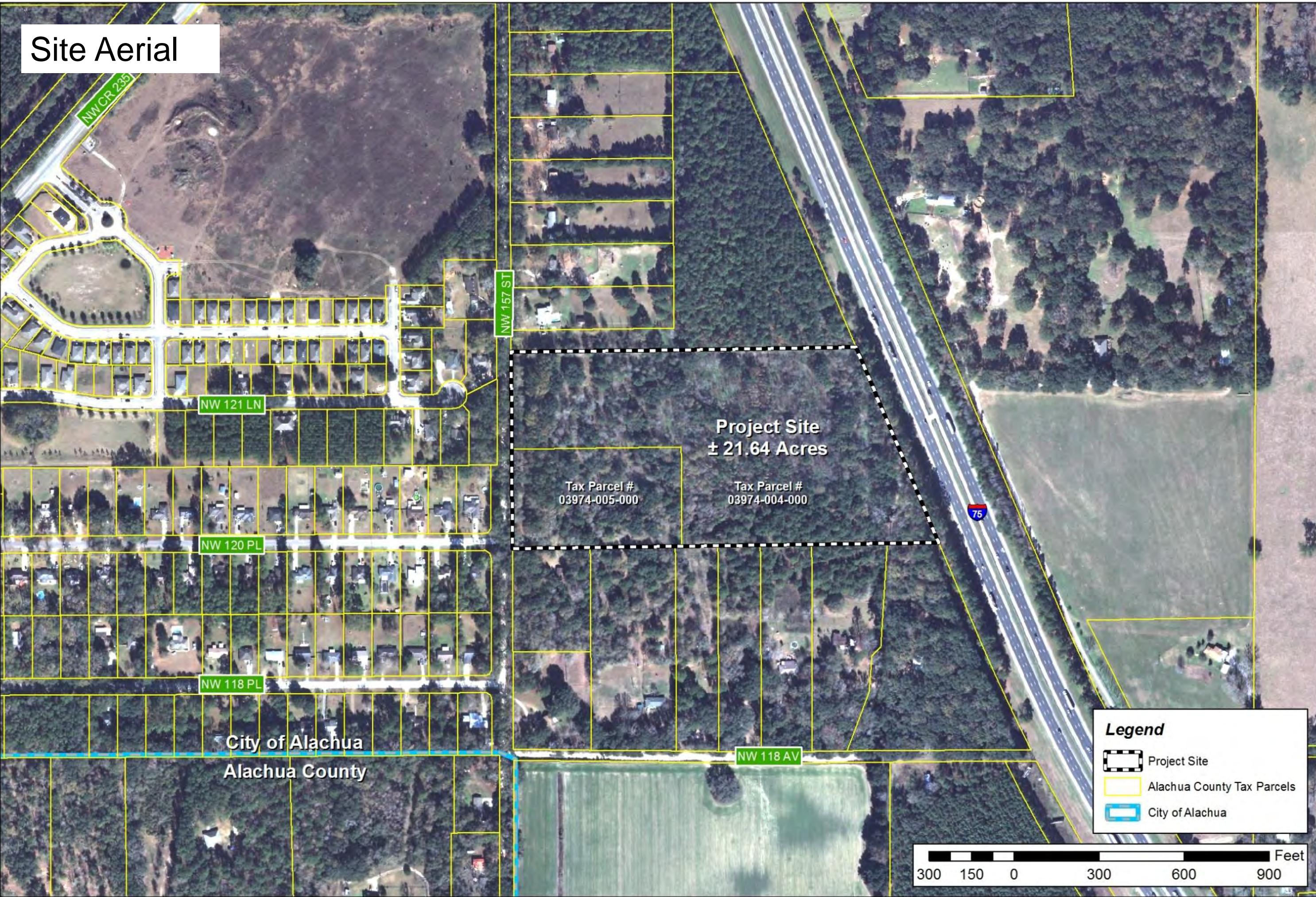
Location Map



Legend

-  Project Site
-  City of Alachua

Site Aerial

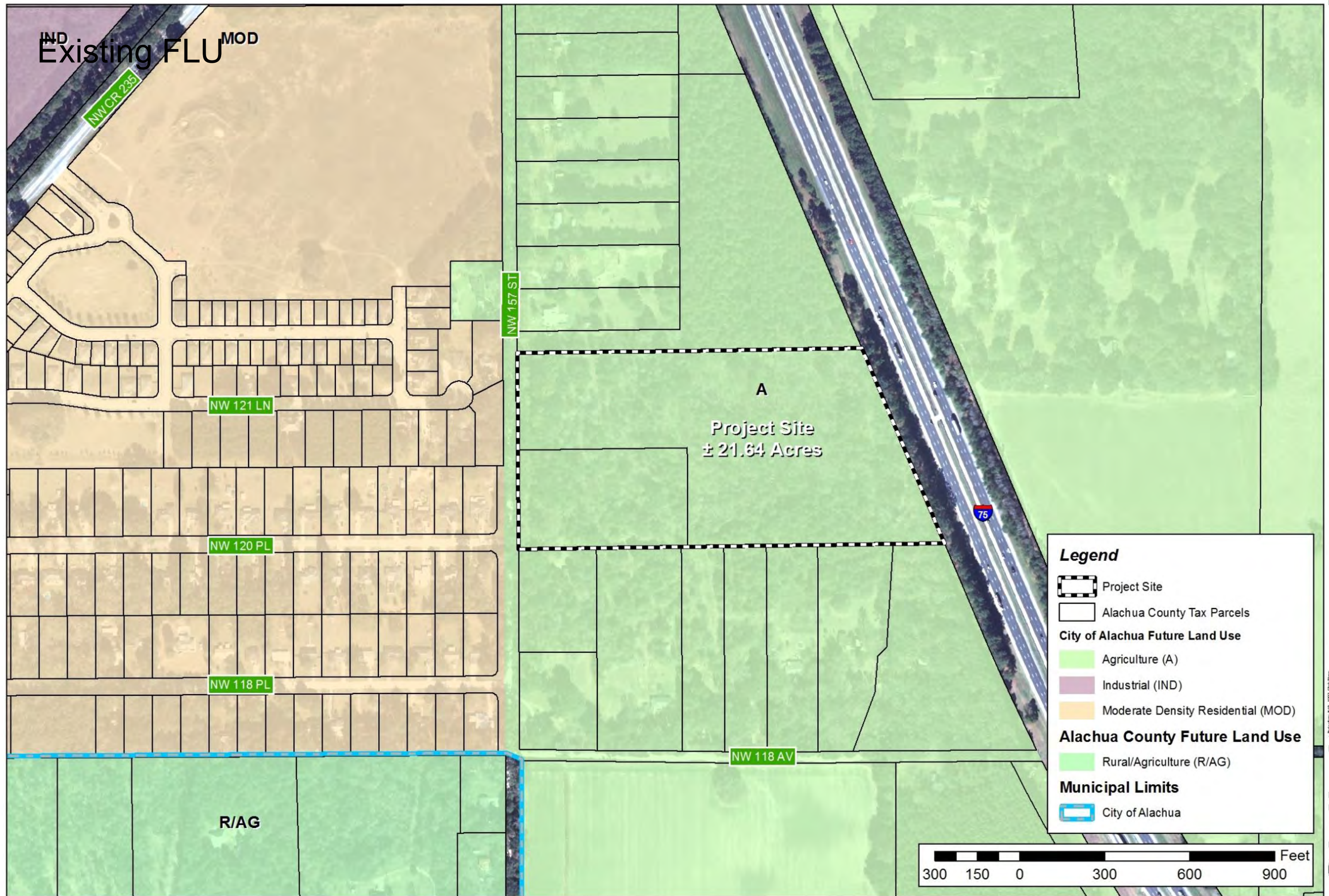


Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

Summary of Applications



- Project Site: ± 21.64 ac.
- Existing Future Land Use Designation: Agriculture (1 du per 5 acres)
- Proposed Future Land Use Designation: Moderate Density Residential (0 -4 du / ac)
- Existing Zoning District: Agriculture (1 du per 5 acres)
- Proposed Zoning District: Planned Development – Residential (Maximum of 20 single-family residential units)



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

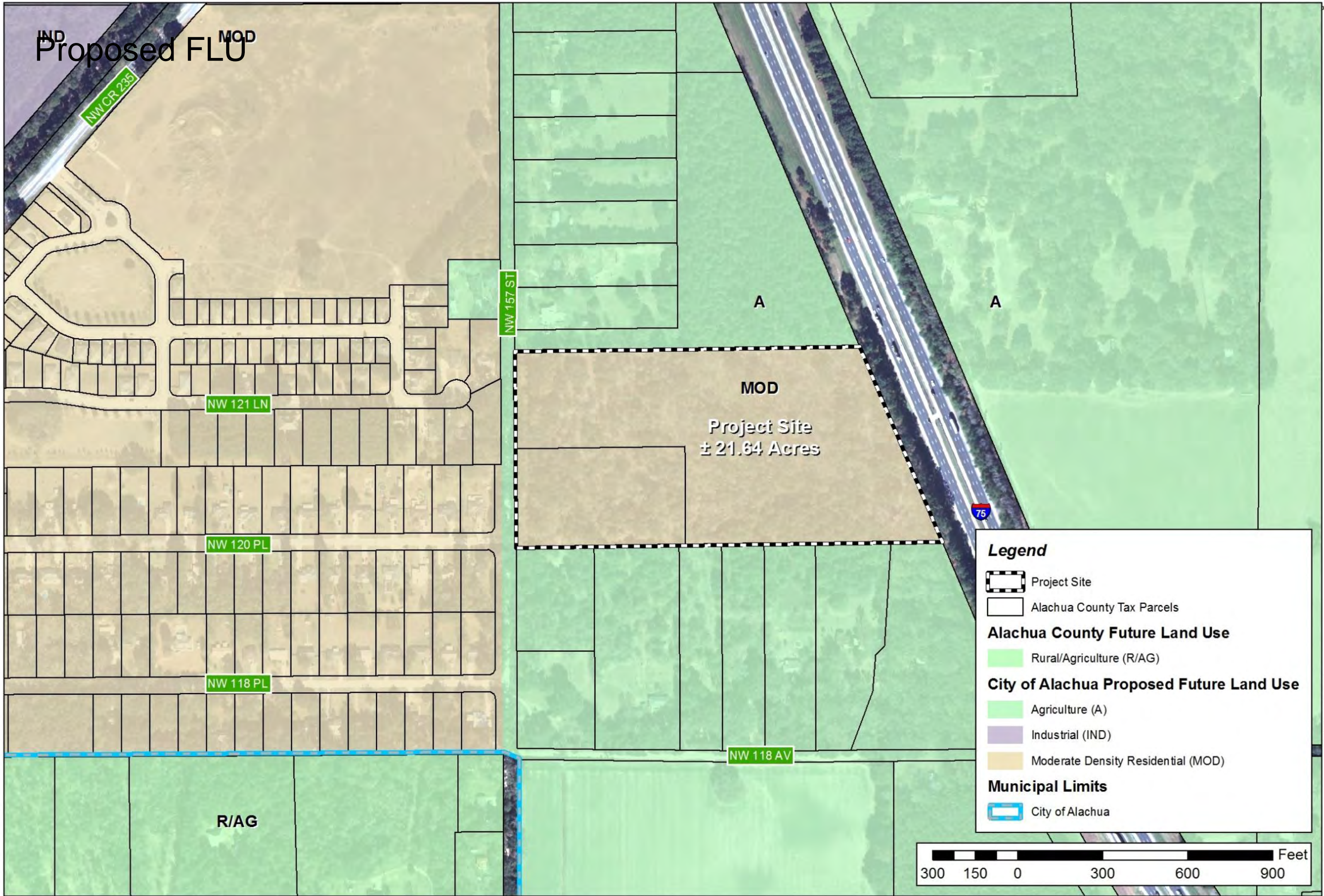


Prepared by: Employee 427
Date: 5/20/2016
Document Path: L:\2015\15-0440\Planning\GIS\Map2A.mxd



Legend

- Project Site
- Alachua County Tax Parcels
- City of Alachua Future Land Use**
 - Agriculture (A)
 - Industrial (IND)
 - Moderate Density Residential (MOD)
- Alachua County Future Land Use**
 - Rural/Agriculture (R/AG)
- Municipal Limits**
 - City of Alachua

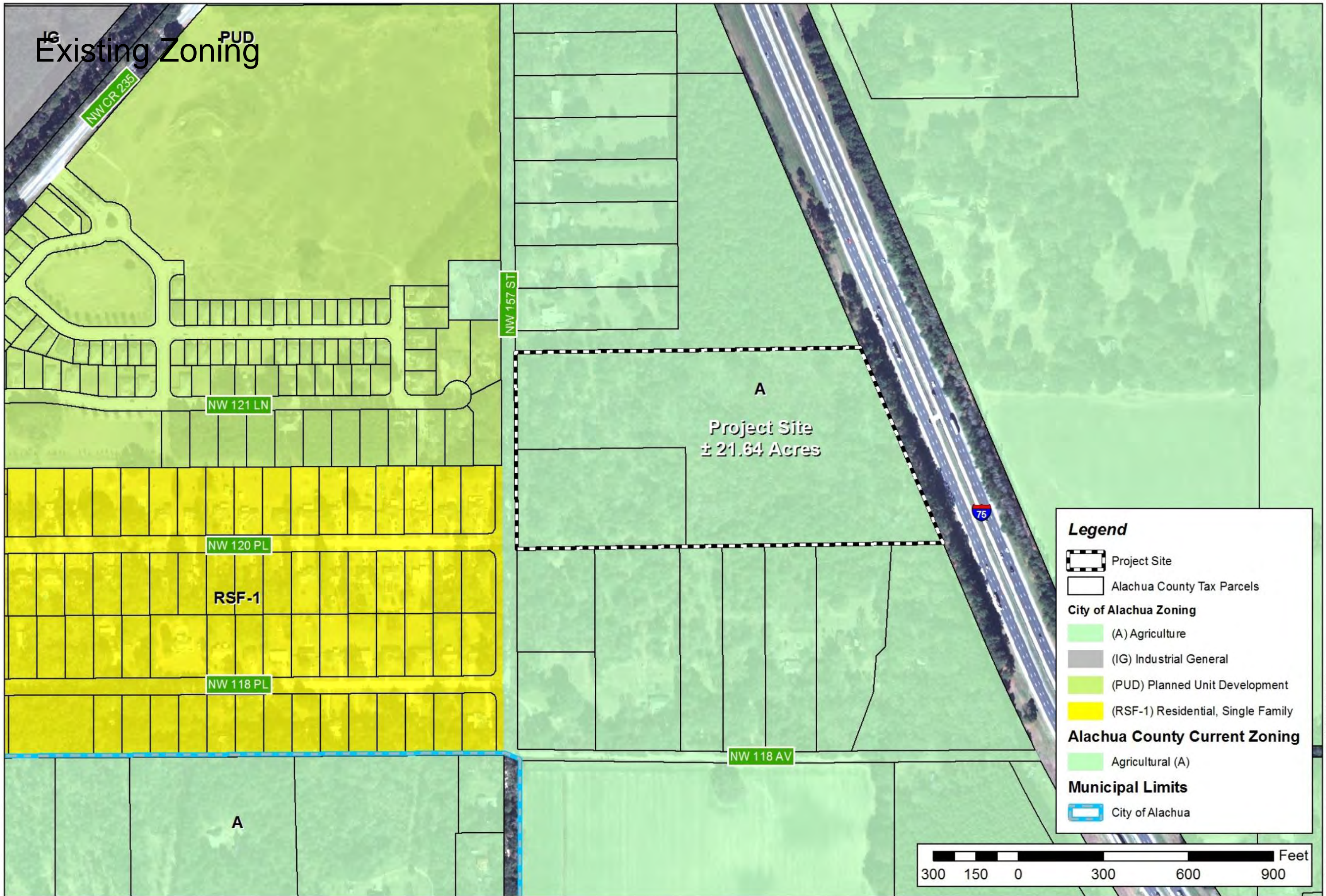


Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Prepared by: Employee 427
Date: 5/20/2016
GIS: Mark, Amanda, 1003
Last Date of Change: 20160503
Consent/Approval: 04/03/2016
Task Date: 10/03/2015
Project: Tara Village
Project Path: L:\2015\15-04-03\Planning\GIS\Map\2B.mxd





Legend

- Project Site
- Alachua County Tax Parcels

City of Alachua Zoning

- (A) Agriculture
- (IG) Industrial General
- (PUD) Planned Unit Development
- (RSF-1) Residential, Single Family

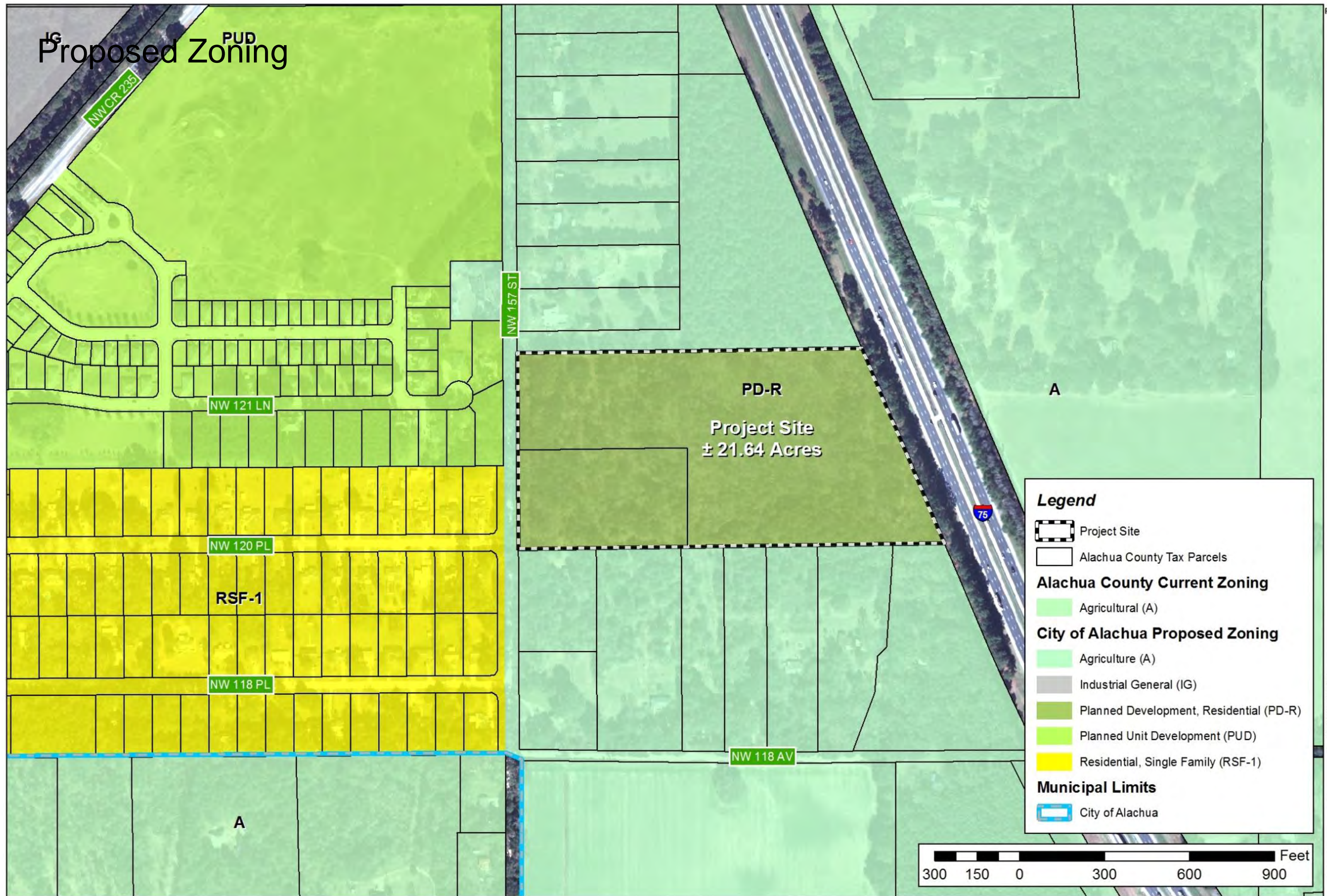
Alachua County Current Zoning

- Agricultural (A)

Municipal Limits

- City of Alachua

Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Prepared by: Employee 427
Date: 5/20/2016
GIS File Path: L:\2015\GIS\0440\Planning\GIS\Map\3B.mxd



NW 157th Street

NW 121st Lane

NW 120th Place

Ingress/
Egress

±7 ac. Open Space

20 Single-Family Residential Homes
(±0.5-Acre Lots)

1-75

Tara Village PD

DEVELOPMENT SPECIFICATIONS

- Land Uses.** Land uses shall be generally located as shown on the PD Master Plan. The maximum number of dwelling units allowed on the Property shall be 20 dwelling units and shall be located with land use area 'A', as shown on the PD Master Plan. Dwelling units may consist of single-family detached as defined by the City's Land Development Regulations ("LDRs").
- Project Boundary Buffers.** Project boundary buffers, including roadway buffers, shall be provided as shown on the PD Master Plan and as required by the City of Alachua LDRs. Stormwater Management Facilities (SMFs), pedestrian circulation, landscaping, and signage may be located within project boundary buffers. Project boundary buffers shall not be part of platted lots. Project boundary buffers shall be landscaped in accordance with the requirements of the City's LDRs.
- Lot Setback and Separations.** Street side setbacks shall be in accordance with the requirements of the City's LDRs. Housing units and design shall, at a minimum, meet the requirements of the Florida Building Code. Accessory units such as garages may be attached to adjacent accessory structures.
- Common Area/Open Space.** Common Area and Open Space, as defined by applicable sections of the LDRs and the PD Master Plan, shall account for a minimum of 20% of the completed project. Open Space areas may exist in any land use area and may be developed at any rate. These areas may contain low-intensity passive or active recreation opportunities such as nature trails, wildlife viewing areas, and other recreation activities.
- Ownership/Control of Common Areas and Required Open Space Areas.** In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association and/or an entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
- Circulation.** The circulation configuration is not intended to be exact and may vary from what is depicted in the PD Master Plan in order to accommodate environmental features, such as topography, soil types, trees, etc. Roadways intended to be dedicated to the public may consist of a mixture of roadway types and shall be required to meet the design criteria of the City's LDRs, unless otherwise authorized by the City Commission through LDR Section 3.6.3 (A)(5)(b)(iii). The internal roadways shall consist of neighborhood streets, which do not meet the definition for an arterial or collector roadways.
- Landowner/Developer Responsibility.** The Landowner/Developer is responsible for providing right-of-way and easements for constructing on-site infrastructure facilities and for all other infrastructure located on the proposed PD-R district site including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The Landowner/Developer shall be responsible for making any other infrastructure improvements as required by the City ordinances to guarantee construction of all required infrastructure improvements, and if requested by the City, to dedicate these improvements to the City in a form that complies with City ordinances. All infrastructure facilities not dedicated to the City shall be operated and maintained by a property owners' association formed as part of the subdivision process.
- Allowable Land Use Classification Data.** Figures for acreage are estimates and have been rounded to the nearest whole number.
- Double frontage lots are prohibited.
- No environmentally sensitive lands, wildlife habitat, or stream corridors were identified on-site.

DEVELOPMENT AREA AND DENSITY	ALLOWABLE USES <small>Common Area / Open Space (C), Stormwater Management Facilities (SMF), and other Infrastructure may exist in any land use designation</small>	PERMITTED INTENSITY	ACRES	SITE %	DIMENSIONAL STANDARDS									
SINGLE-FAMILY RESIDENTIAL (A) 20 du (0 Refuted)	Allowed residential uses within the PD-R zoning district per LDR Table 4.1-1 including Single-Family Detached	20 d.u.	±13	±60%	SINGLE-FAMILY DETACHED Min. Lot Area = 21,000 sq. ft. Min. Lot Width = 75' Front setback = 20' Side setback = 7.5' Rear setback = 20' <u>MAX BUILDING HEIGHT = 45'</u> <u>LOT COVERAGE = 50%</u>									
CIRCULATION (B) N/A	Roadways, parking, driveways, bicycle and pedestrian pathways, and supportive infrastructure improvements	N/A	±1.7	±8%	<table><tr><th>ROADWAY TYPE</th><th>MINIMUM ACCESS WIDTH</th><th>MINIMUM PAVED SURFACE</th></tr><tr><td>Curbs/Gutter</td><td>40'</td><td>20' - 22'</td></tr><tr><td>Swales</td><td>60'</td><td>20' - 22'</td></tr></table>	ROADWAY TYPE	MINIMUM ACCESS WIDTH	MINIMUM PAVED SURFACE	Curbs/Gutter	40'	20' - 22'	Swales	60'	20' - 22'
ROADWAY TYPE	MINIMUM ACCESS WIDTH	MINIMUM PAVED SURFACE												
Curbs/Gutter	40'	20' - 22'												
Swales	60'	20' - 22'												
COMMON AREA / OPEN SPACE (C) N/A	Public or Private Parks, Recreational trail, Resource-based recreation, non-intensive Communication/Public Infrastructure, and preserved environmentally-sensitive lands, potential wildlife habitat, and stream corridors.	N/A	±6.9	±32%	N/A									

LEGEND

- A** SINGLE-FAMILY RESIDENTIAL
- B** CIRCULATION
- C** COMMON AREA/OPEN SPACE
- w — PROPOSED POTABLE WATER
- ss — PROPOSED SANITARY SEWER

132 NW 76th Drive
Tara Village, FL 32918
(888) 331-1878
WWW.DH-PRO.COM

CHW
Professional Consultants

SCALE: 1"=100'
VERIFY SCALE
BAR IS ONE INCH ON
THIS SHEET. ADJUST
IF NOT ONE INCH ON
THIS SHEET. ADJUST
SHEET SCALES ACCORDINGLY.

CLIENT: TARA VILLAGE, INC.
PROJECT: TARA VILLAGE
PLANNED DEVELOPMENT
RESIDENTIAL (PD-R)
SHEET TITLE: PD MASTER PLAN
SHEET NUMBER: 15-0440

DESIGNED BY: R. THOMPSON
CHECKED BY: C. BRASHER
QUALITY CONTROL: M. HEATHCOTE
PROJECT NUMBER: 15-0440

SHEET NO: 1

132 NW 76th Drive
Tara Village, FL 32918
(888) 331-1878
WWW.DH-PRO.COM

CHW
Professional Consultants

SCALE: 1"=100'
VERIFY SCALE
BAR IS ONE INCH ON
THIS SHEET. ADJUST
IF NOT ONE INCH ON
THIS SHEET. ADJUST
SHEET SCALES ACCORDINGLY.

CLIENT: TARA VILLAGE, INC.
PROJECT: TARA VILLAGE
PLANNED DEVELOPMENT
RESIDENTIAL (PD-R)
SHEET TITLE: PD MASTER PLAN
SHEET NUMBER: 15-0440

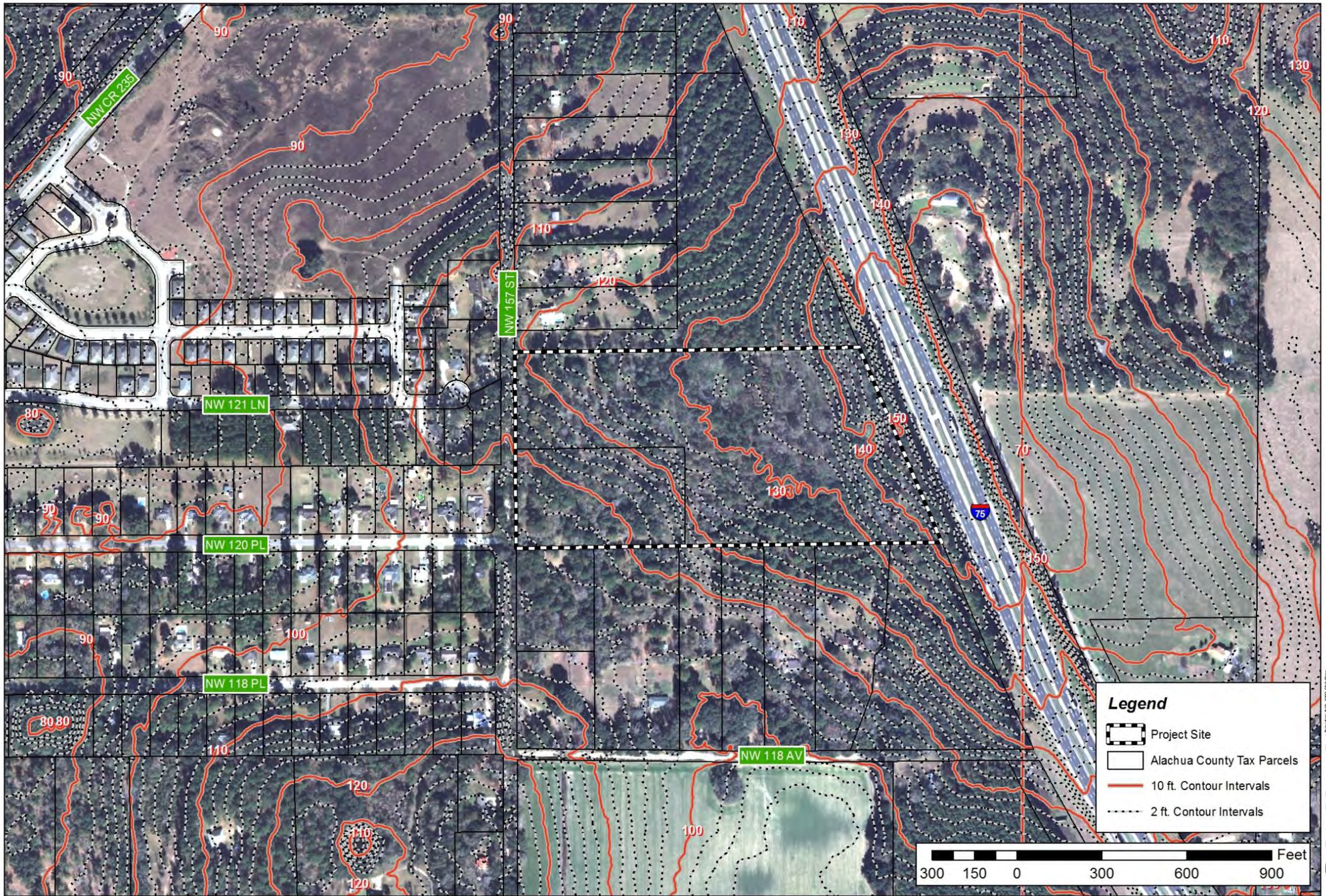
DESIGNED BY: R. THOMPSON
CHECKED BY: C. BRASHER
QUALITY CONTROL: M. HEATHCOTE
PROJECT NUMBER: 15-0440

SHEET NO: 1



Professional Consultants

Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Legend

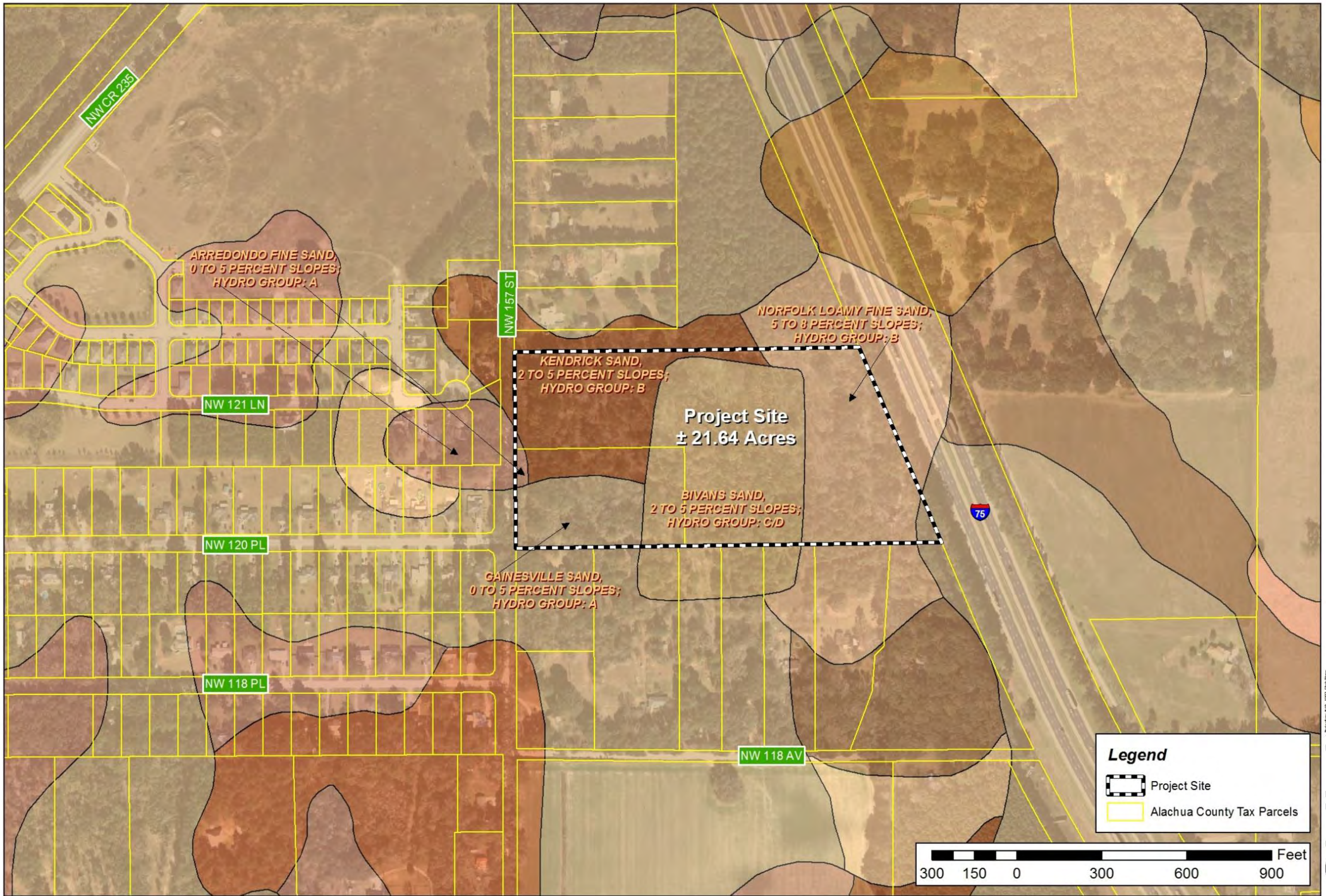
- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals



Prepared by: Employee 427
Date: 5/20/2016
CHM Professional Consultants
Document Path: L:\2015\15-0440\Planning\GIS\Map04.mxd



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Project: Tara Village
Map: Soils Map
Scale: 1" = 1000'
Date: 5/20/2016
Prepared by: Employee 427



SIGN-IN SHEET

Event: Neighborhood Workshop PN 15-0440
Date/Time: May 26, 2016 @ 5:30 p.m.
Place: Hathcock Community Center
15818 NW 140th Street
Alachua, FL 32615
Re: Large-scale Comprehensive Plan Amendment & Planned Development – Residential (PD-R)
Rezoning

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Therese K. Burley	12221 NW 157 th St. Alachua, Fl	Therese K. Burley
2	ANDIE ANDERSON	12221 NW 157 th ST	Andie Anderson
3	Bill Sanderson	12517 NW 157 th St.	Bill Sanderson
4	Tom Hubbard	15728 NW 118 pl Alachua	Tom Hubbard
5	DON BOGGS	11122 N.W. 157 th ST	Don Boggs
6			
7			
8			
9			
10			
11			

**TARA VILLAGE
LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT &
PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) REZONING
NEIGHBORHOOD WORKSHOP
MAY 26, 2016, AT 5:30 PM
HATHCOCK COMMUNITY CENTER
15818 NW 140TH STREET
ALACHUA, FL 32615**

Recorded and transcribed by CHW staff.

Attendees:

*Therese Burley – Citizen
Andie Anderson – Citizen
Bill Sanderson – Citizen
Tom Hubbard – Citizen
Don Boggs - Citizen
Craig Brashier, AICP - CHW*

CHW delivered a presentation that explained the details of the proposed Large-scale Comprehensive Plan Amendment (LsCPA) and Planned Development – Residential (PD-R) Rezoning applications. Five (5) members of the public attended the workshop.

Each attendee was given a print out of a power point presentation regarding the proposed applications. The following bullet points highlight the main points of the presentation and the discussion items following the presentation.

- The presentation explained that the proposed applications will change the Future Land Use Map (FLUM) designation from Agriculture to Moderate Density Residential and the Zoning district from Agriculture to Planned Development – Residential (PD-R).
- Mr. Brashier explained that the PD-R Zoning Master Plan will limit the project site to a maximum of 20 single-family residential units. Mr. Brashier also explained that a Comprehensive Plan Text Amendment has also been proposed that will limit the number of units to 20 on these two (2) parcels.
- Ms. Burley requested that a fence be added along the northern side of the property for at least ±575 ft. from 157th Street to better shield their property.
- Mr. Brashier informed provided a tentative schedule for the Planning & Zoning Board and City Commission public hearings and informed the citizens that they would receive mailed notification from City staff when the dates were finalized.
- The meeting adjourned at 6:30 p.m.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Ownership Affidavit
4. Property Deeds
5. Property Tax Information
6. Neighborhood Workshop Materials
7. **Justification Report**
8. Planned Development (PD) Master Plan
9. CHW Map Set



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

planning.surveying.engineering.construction.

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Additional Standards for PD-R Districts	23
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Executive Summary

To: Kathy Winburn, AICP, City of Alachua, Planning Director PN 15-0440
From: Craig Brashier, AICP, Planning Manager
Date: May 31, 2016
Re: Tara Village Planned Development – Residential (PD-R) Rezoning Application

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Development:</u> A twenty (20) lot single-family, rural character subdivision	
<u>Description of Location:</u> Between NW 157 th Street and I-75, approximately one-half mile south of County Road 235		
<u>Parcel Numbers:</u> 03974-004-000 and 03974-005-000	<u>Acres:</u> ± 21.64 Acres (Source: Alachua County Property Appraiser's Office)	
<u>Current Future Land Use Category:</u> Agriculture (A) Maximum Density: 1 unit per 5 acres	<u>Proposed Future Land Use Category:</u> Moderate Density Residential Maximum Density: 0.93 unit per acre* <i>*Restricted by FLUE Policy 1.2.a.1</i>	
<u>Current Zoning Category:</u> Agriculture (A) Maximum Density: 1 unit per 5 acres	<u>Proposed Zoning Category:</u> Planned Development – Residential (PD-R) Maximum Density: 0.93 unit per acre = 20 total single-family units	
<u>Current Allowable Intensity:</u> Agriculture = 0.2 du/ac x 21.64 acres = 4 single-family units	<u>Proposed Entitlements:</u> 20 single-family units	
<u>Evaluation Summary (\$2.4.2, LDRs):</u> Consistent with Comprehensive Plan Consistent with Ordinances Logical Development Pattern Timely Development Compatible with Adjacent Lands Maintaining Local Character Maintaining Development Pattern Discouraging Sprawl Discouraging Spot Zoning Public Facilities Environmental Impacts	<u>Positives</u> + + + + + + + + + +	<u>Negatives:</u>
Evaluation Summary Total	+11	

STATEMENT OF PROPOSED CHANGE

Tara Village, Inc. proposes to rezone approximately 21.64 undeveloped acres to Planned Development – Residential (PD-R) to allow twenty (20) single-family lots. The Tara Village PD-R will be a rural character, single-family subdivision with ± 0.5 -acre sized lots.

The gross density of 0.93 unit per acre is consistent with and similar to residential development in this area. The adjacent lots to the north in Shady Lane Acres are approximately 2 acres in size (a density of 1 unit per 2 acres). This is actually a density associated with the Moderate Density Residential (MOD) Future Land Use (FLU) category rather than the Agricultural FLU, which limits density to one (1) unit per five (5) acres. Further, the median Tara Village PD-R lot size is substantially larger than the typical lot sizes to the west in Savannah Station which are as small as 4,050 ft² (45' x 90').

Tara Village's northern and southern boundaries will be occupied by Open Space including stormwater management facilities (SMF). The site will be graded in a way so as to direct a portion of the stormwater runoff from the residential area to the back of the lots located at the north and south perimeters of the site. The stormwater will then follow the natural slope of the site to the west where additional SMF facilities will be located along the site's western boundary. The accompanying PD Master Plan illustrates Tara Village's rural character and sensitivity to adjacent development by placing the open space along the project's perimeter.

NW 157th Street, an unimproved public right-of-way, provides the means of ingress and egress for the Tara Village development. Improvements to NW 157th Street from County Road 235 to the Tara Village PD-R's southern boundary will be necessary. The specifics regarding timing, cost, etc. relating to NW 157th Street improvements will be articulated in a *Planned Development Agreement* as required by Land Development Regulations (LDR) section 3.6.2.(A)(7). Table 1 below identifies the Future Land Use and Zoning designations surrounding the Tara Village PD-R.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Agriculture (A)	Agriculture (A)
South	Agriculture (A)	Agriculture (A)
East	I-75 R.O.W.	I-75 R.O.W.
West	Moderate Density Residential (MOD)	Planned Development (PD) & Residential Single Family-1 (RSF-1)

Compatibility with Surrounding Residential Areas

The site is within an area of the City of Alachua that has both rural residential characteristics and more dense suburban style development. Open space and

stormwater management facilities will be placed along the site's northern and southern project boundaries. The site will be graded in a way so as to direct a portion of the stormwater runoff from the residential area to the back of the lots located at the north and south perimeters of the site. The stormwater will then follow the natural slope of the site to the west where additional SMF facilities will be located along the site's western boundary. The PD Master Plan, which will be adopted as part of this PD-R rezoning, illustrates that the Tara Village development will be comprised of single-family lots and substantial open space, thereby serving to maintain and promote the rural characteristics found in this area.

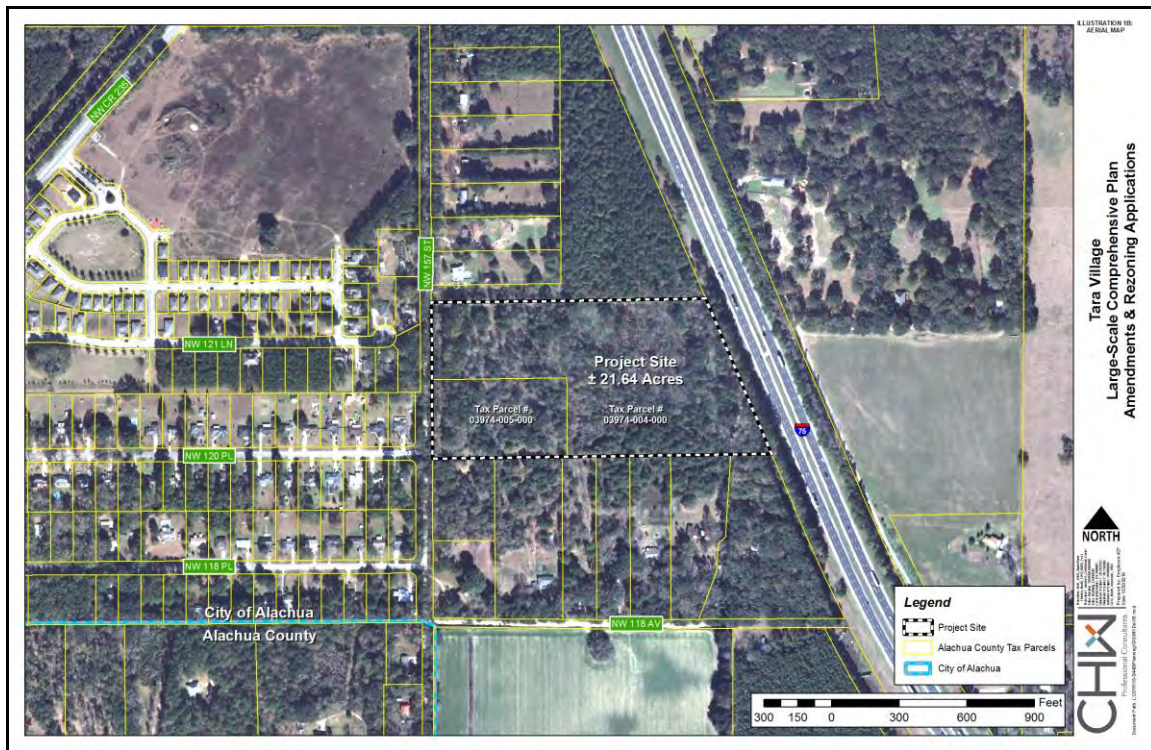


Figure 1: Aerial Map

The Tara Village PD-R does not contain multi-family, single-family attached (i.e. townhome), or commercial/office components. Although these uses can be designed to be sensitive to, and compatible with, rural development, Tara Village PD-R is comprised solely of large lot single-family development. Therefore, its impacts (e.g. traffic, demand for public facilities) are the same as surrounding development, noting that development is limited to only twenty (20) single-family units. In addition to open space and larger lots, infrastructure will be minimized for compatibility with the surrounding properties by providing one cul-de-sac roadway.



Figure 2: Existing Future Land Use



Figure 3: Proposed Future Land Use

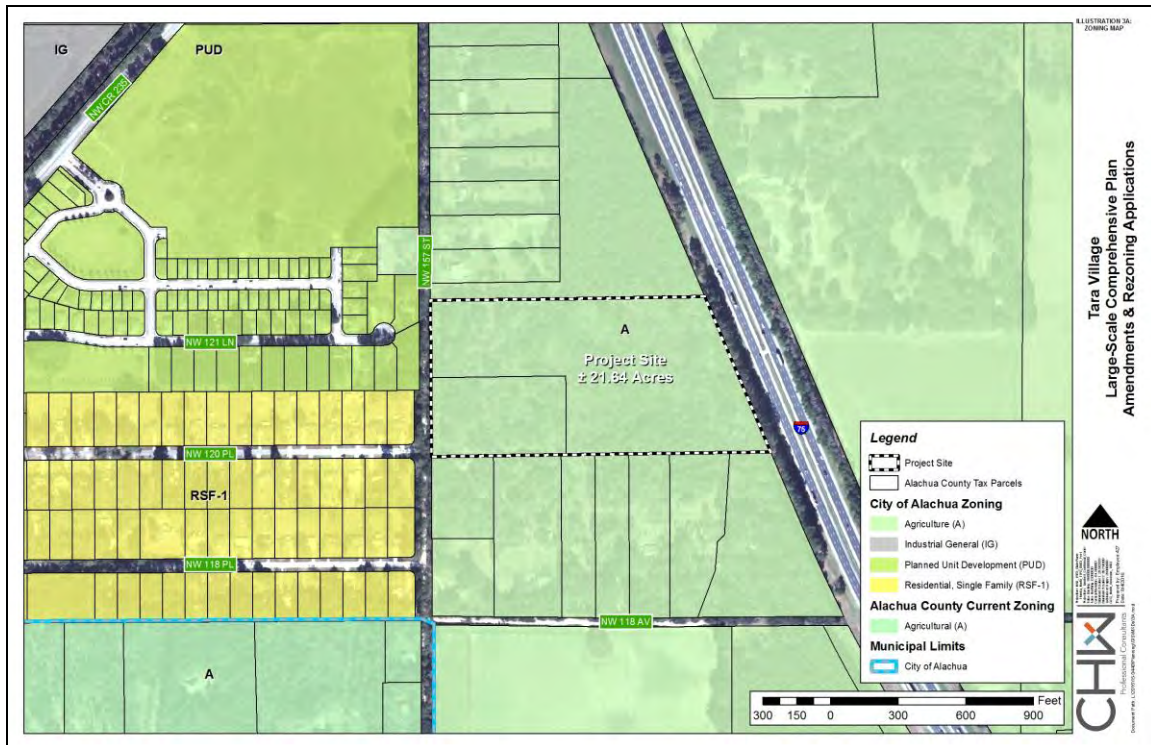


Figure 4: Existing Zoning

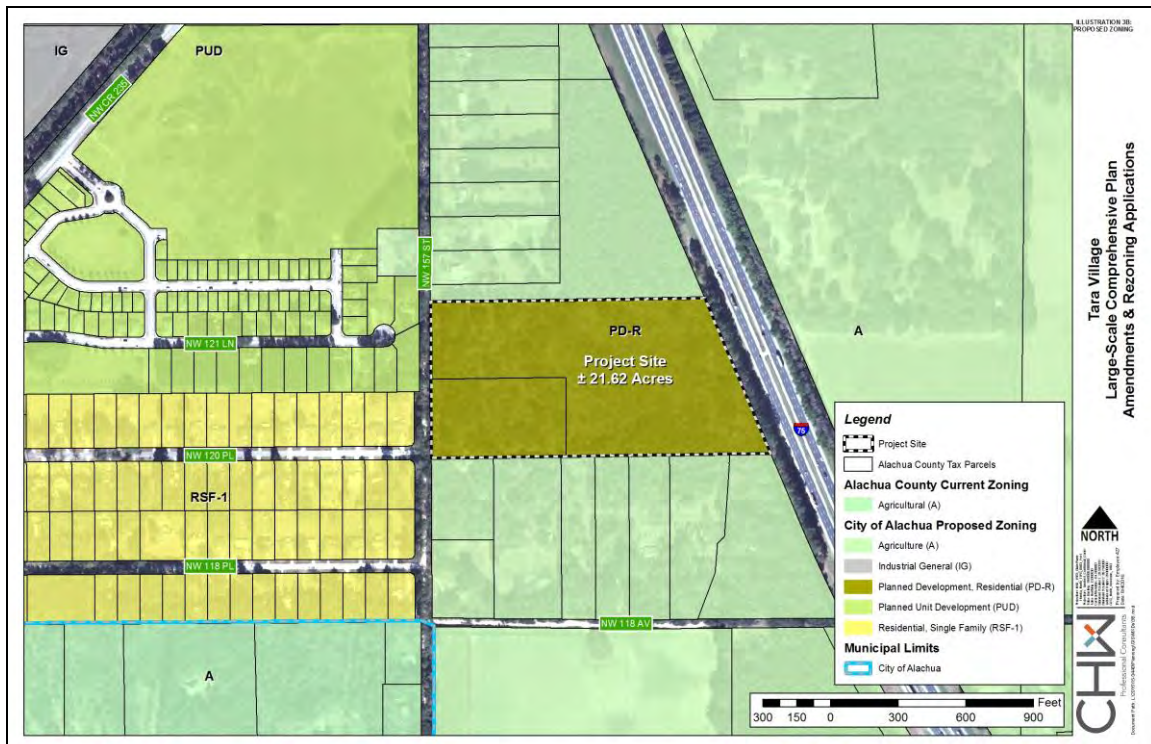


Figure 5: Proposed Zoning

Site Suitability Analysis

Based on data from the Natural Resources Conservation Service (NRCS), an area of Bivans Sand is located on the site. This soil typically has characteristics that pose limitations for certain urban development uses. A more detailed geotechnical analysis will be conducted prior to any development activity on the site. If the presence of any unsuitable soils is determined to create any limitations on the proposed development, these soils will be removed and replaced with suitable soils prior to development.

Other soils on site include Kendrick Sand (2%-5% Slopes, Hydro Group B), Gainesville Sand (0%-5% Slopes, Hydro Group A), and Norfolk Loamy Fine Sand (5%-8% Slopes, Hydro Group B). These soils are commonly found throughout the area and do not create substantial development challenges.

Based on a search of the Florida Natural Areas Inventory (FNAI) data, no *Documented* or *Documented-Historic* elements were found within the Biodiversity Matrix Unit (24585) that includes the project site. A copy of the FNAI report is included as an attachment to the end of this Justification Report.

The project site is not located within the City of Alachua's Downtown Wellfield Protection Zone or Turkey Creek Wellfield Protection Zone. The wellfield protection zone areas are identified in the Future Land Use map series of the City's Comprehensive Plan.

A review of the Florida Department of State, Division of Historical Resources National Register indicates that there are no registered historical structures on the project site. There is only one (1) dilapidated structure on the site which was built in 1977 according to the Alachua County Property Appraiser information.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT (FLUE)

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

Response: Tara Village PD-R zoning is compatible with the Moderate Density Residential (MOD) Future Land Use (FLU) category requested by a companion Large-scale Comprehensive Plan Amendment (Ls-CPA). The MOD allows for a maximum density of up to four (4) units per acre. However, the Tara Village PD-R limits density to 0.93 unit per acre, substantially less than the MOD FLU category.

FLUE Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character. In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Response: The Tara Village PD-R restricts the development to traditional rural densities, provides for substantial open space, and allows for larger lots (± 0.5 -acre). Additionally, the Tara Village PD-R will likely be required to participate in improving NW 157th Street to allow for more convenient and safe connectivity from the site north to County Road 235. Neighboring properties will benefit from this, as NW 157th Street is currently not improved to City standards.

FLUE Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

FLUE Policy 2.5.1: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.

Response: As proposed, the Tara Village PD-R exceeds the minimum open space requirements of FLU Policy 2.5.1, incorporating ± 7 acres of open space, which equates to greater than thirty (30) percent of the total development. In addition, larger lot sizes decrease the amount of actual development that could otherwise occur in the MOD FLU category, thereby maintaining the area's rural character.

FLUE Objective 5.2: Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1: All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Response: As more fully substantiated within the Concurrency Analysis section, there is sufficient roadway, potable water, sanitary sewer, solid waste, and recreation capacity to service the development. The Tara Village PD-R will not result in a degradation of the City's adopted Level of Service (LOS) standards.

TRANSPORTATION ELEMENT (TE)

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

Response: Tara Village PD-R will not result in a degradation of transportation LOS standards. The Tara Village development will result in far fewer than 1,000 Average Daily Trips (ADT). Per LDR section 2.4.14(H)(2)(b)(i), affected roadway segments are those that fall within one-half (½) mile of Tara Village PD-R's boundaries. County Road 235 from Alachua's southern limits to County Road 241 is the only affected roadway segment monitored for concurrency that is within ½ mile of the project's boundary. I-75 falls within the ½ mile radius, but the nearest interchange is ±2.5 miles to the north at US 441.

According to the most recent Development Monitoring Report made available by City staff, there are 10,380 available AADT and 915 available Peak Hour trips for County Road 235. Therefore, post adoption of the Tara Village PD-R there will continue to be a substantial surplus of available trips.

COMMUNITY FACILITIES AND NATURAL GROUNDWATER RECHARGE ELEMENT (CFNGAR)

CFNGAR Policy 1.1.d: The City hereby establishes the following Level of Service standards for sanitary sewer facilities:

b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The Tara Village development, at maximum build-out of twenty (20) single-family units, will demand ±5,000 gallons per day of sanitary sewer capacity. Currently, there is surplus capacity of 798,890 gallons per day.

CFNGAR Objective 4.1: Achieve and maintain acceptable levels of service for potable water quantity and quality.

CFNGAR Policy 4.1.c: The City establishes the following level of service standards for potable water:

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis.

Response: The Tara Village development, at maximum build-out of twenty (20) single-family units, will demand ±5,500 gallons per day of potable water capacity. Currently, there is surplus capacity of 1,055,450 gallons per day.

Objective 2.1: Continue to ensure satisfactory and economical solid waste service for all City residents, with an emphasis on reuse and recycling.

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

FACILITY TYPE	LEVEL OF SERVICE STANDARD
Solid Waste Landfill	.73 tons per capita per year

Response: The Tara Village development, at maximum build-out of twenty (20) single-family units, will demand ±34.46 tons of available capacity per year. Currently, there is a 50-year build-out capacity.

RECREATION ELEMENT (RE)

RE OBJECTIVE 1.2: Facilities, Levels of Service and Hierarchy of Parks. The City shall provide a variety of recreational facilities and opportunities that respond to appropriate levels of service for the established hierarchy of parks.

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

Response: The Tara Village development, at maximum build-out of twenty (20) single-family units, will demand 0.24 acres of available recreation

capacity per year. Currently, there are 39.21 acres of available recreation capacity.

PUBLIC SCHOOL FACILITIES ELEMENT (PSFE)

Objective 2.2: Level of Service Standards. The City shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity (see definition) for elementary, middle, and high schools.

Response: The density permitted by the proposed text amendment, 20 single-family units, will demand three (3) student stations in elementary, one (1) in middle, and two (2) in high schools. A Public School Generation Form for Residential Development in the City of Alachua has been submitted with the LsCPA and PD-R rezoning applications. The estimated student generation information will be reviewed by Alachua County Public Schools for compliance with the school concurrency management program and inter-local agreement.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

GENERAL STANDARDS

Neighborhood Meeting

Consistent with City of Alachua Land Development Regulations (LDRs) *Section 2.2.4*, a neighborhood meeting was held on May 26, 2016. A summary of the meeting, including presented materials, are included with this PD-R Rezoning application. The meeting was noticed and published in accordance with the City's requirements as contained in the LDRs.

PD Master Plan

The PD Master Plan illustrates the general location of land uses and open spaces. The PD Master Plan illustrates the maximum number of permitted single-family residential lots as well as their general location. Tara Village will be developed in accordance with the PD Master Plan.

ZONE DISTRICTS

LDR *Section 3.6* defines the types of PD districts allowed within the City of Alachua. Included in this section is the PD-R district. The PD-R district allows for a variety of residential housing types using innovative and creative design elements, while providing an efficient use of open space.

DEVELOPMENT STANDARDS

Parking will be provided in accordance with the LDRs. No reduction in required parking is being sought.

Development will adhere to the City's tree protection Ordinance. Existing site trees will be preserved, where practicable, or mitigated for when required. The specific location of trees in relation to the proposed development will be evaluated during development plan review. Existing tree lines may be incorporated as a part of buffer areas or as screening. During the major subdivision review process, a landscape plan will be submitted for the site, to comply with *Section 6.2.2(D)*.

Exterior lighting within the site shall comply with LDR Article 6, section 6.4. Lighting provided will be consistent with required lighting in surrounding single-family residential areas.

On-site signage will be in compliance with LDR section 6.5. Signage provided will be consistent in size and nature of that provided in similar single-family residential neighborhoods in the surrounding area.

A minimum of 10% on-site open space will be provided, noting that the Tara Village PD-R proposes greater than 30% on-site open space. Open space areas may include a variety of uses, such that the impervious surfaces are limited, as may be practicable. These areas will contain the required landscaping and buffer

areas, stormwater management facilities, and may include active or passive recreation provided.

Stormwater management facilities for on-site development shall be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. In addition to those specific standards established in the LDRs for stormwater management, these facilities will meet all applicable Federal, State, and local requirements for stormwater treatment and retention. Stormwater systems permits will be coordinated with the Suwannee River Water Management District and the State of Florida Department of Environmental Protection.

STANDARDS FOR SITE SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS

(1) Competent Substantial Evidence Provided

(a) *Consistent with Comprehensive Plan*

Refer to Section 3: *Consistency with the Comprehensive Plan* of this report.

(b) *Consistent with Ordinances*

Refer to Section 4: *Consistency with the Land Development Regulations* of this report.

(c) *Logical Development Pattern*

The Tara Village PD-R rezoning will maintain the established low-density residential development pattern found on adjacent lots. The Tara Village PD-R will be comprised solely of larger single-family development (± 0.5 -acre lots). Therefore, its impacts (e.g. traffic, demand for public facilities) will be the same as surrounding development, noting further that development is limited to only twenty (20) single-family units. In addition to strategically placed open space and large lots, roadway infrastructure will be minimized by providing a single cul-de-sac roadway in order to further maintain the rural character.

The proposed density is 0.93 unit per acre. Adjacent parcels to the south range in size from 2.5 acres to 6.35 acres. The adjacent property to the north is owned by the applicant. The nearby lots to the north in Shady Lane Acres are approximately 2 acres in size (a density of 1 unit per 2 acres). This is actually a density associated with the Moderate Density Residential (MOD) Future Land Use (FLU) category rather than the Agricultural FLU, which limits density to one (1) unit per five (5) acres. Further, the median Tara Village PD-R lot size is substantially larger than the typical lot sizes to the west in Savannah Station which are as small as 4,050 ft² (45' x 90').

To further increase compatibility with adjacent parcels, the Tara Village PD-R proposes to designate more than 30% of the site as open space. The open space is strategically placed along the perimeter of the site to minimize impacts to adjacent parcels and maintain the rural character of the area.

Additionally, Alachua County Tax Parcel 03975-015-000 has been removed from the previously submitted version of this project. By removing this parcel from the project boundaries, the project's density slightly increases, but an even greater buffer is created between the nearby lots to the north in Shady Lane Acres, which increase the compatibility with surrounding development. This ± 11 acre parcel will remain as Agriculture FLU and Zoning. Any future development on this site will be consistent with the Agriculture FLU and Zoning or will need to go through the process of amending these designations which includes public notification and a neighborhood workshop prior to application submittal.

(d) *Pre-mature Development*

According to the Bureau of Economic and Business Research (BEBR) April 2015 population estimates, Alachua County's population is 253,603. Based on the same BEBR report, the City of Alachua's estimated population is 9,788. Growth projections within Alachua County over the next 30 years range from 5,097 (BEBR Low) to 127,197 (BEBR High) new residents. The BEBR Medium projection estimates a population growth of 64,897 by year 2045. BEBR does not project growth on a municipality level.

The City of Alachua currently represents $\pm 4\%$ of the total County population. If calculated so that the City of Alachua maintains $\pm 4\%$ of the County's overall population, the City of Alachua will receive approximately 2,952 additional residents by 2045 based to BEBR Medium projections. Since the City of Alachua has frequently outpaced average population growth within Alachua County, it is anticipated that this estimate is conservative. This analysis anticipates the City of Alachua's population will grow to 11,984 by 2035 and 12,740 by 2045¹.

Using the City's concurrency standard of 2.36 persons per dwelling unit and BEBR Medium projections, approximately 5,077 dwelling units will be required to meet the housing demand by 2035, and 5,398 dwelling units will be necessary to meet the demand by 2045. Using the estimated number of City of Alachua households in 2015 of 4,147, an additional 930 dwelling units will be necessary by 2035, and 1,251 additional dwelling units by 2045.

¹ Source: Bureau of Economic and Business Research (<https://www.bibr.ufl.edu>)

The City's housing supply, as identified in the 2010 EAR, is comprised of 75% single-family dwelling units². Assuming this percentage does not change, of the 930 additional dwelling units necessary by 2035 to satisfy housing demand, Alachua's housing market will require 698 additional single-family units. Again, assuming this percentage does not change, of the 1,251 additional dwelling units necessary by 2045 to satisfy housing demand, Alachua's housing market will require 938 additional single-family units.

The proposed project will not create premature development in an undeveloped or rural area. The project site is surrounded by residential homes. The adjacent lots to the north in Shady Lane Acres are approximately two (2) acres in size, which is a density more consistent with the MOD FLU (0-4 units / acre) rather than the Agricultural FLU (1 unit / 5 acres). Higher density, suburban style development is located directly across NW 157th Street in the Savannah Station development as well as the Pilot Forest subdivision. The proposed Tara Village PD-R provides residential lots centrally located on the site with ± 7 acres of open space and stormwater management facilities located along the project boundaries to help maintain the rural characteristics found in this area.

(e) *Incompatible with Adjacent Lands*

The site is within an area of the City of Alachua that has both rural residential characteristics and more dense suburban style development. Open space and stormwater management facilities will be placed along the site's northern and southern project boundaries. The site will be graded in a way so as to direct a portion of the stormwater runoff from the residential area to the back of the lots located at the north and south perimeters of the site. The stormwater will then follow the natural slope of the site to the west where additional SMF facilities will be located along the site's western boundary. The PD Master Plan, which will be adopted as part of this PD-R rezoning, illustrates that the Tara Village development will be comprised of single-family lots and substantial open space, thereby serving to maintain and promote the rural characteristics.

(f) *Adverse Effect on Local Character*

The site is within an area of the City of Alachua that has both rural residential characteristics and more dense suburban style

² Source: City of Alachua 2010 EAR

development, including lower-density single-family lots that are connected to open space. The PD Master Plan, which will be adopted as part of this PD-R rezoning, illustrates that the Tara Village development will be comprised of single-family lots at a comparable density and substantial open space, thereby serving to maintain and promote the surrounding rural character. The maximum building height of 45 ft. is less than the maximum 65 ft. building height currently permitted within the Agricultural, RSF-1, RSF-3, and RSF-4 zoning districts. The lighting and noise impacts from the 20 single-family residential units will be minimal and similar to that of surrounding single-family residential uses.

The Tara Village PD-R restricts the development to low densities, provides for substantial open space, and allows for a design compatible with surrounding properties. Additionally, the Tara Village PD-R will likely be required to participate in improving NW 157th Street to allow for more convenient and safe connectivity from the site north to County Road 235. Neighboring properties will benefit from this, as NW 157th Street is currently not improved to City standards.

(g) Not Deviate from Pattern of Development

The Tara Village PD-R rezoning will maintain the established low-density residential development pattern found on adjacent lots. The Tara Village PD-R will be comprised solely of larger single-family development (± 0.5 -acre lots). Therefore, its impacts (e.g. traffic, demand for public facilities) will be the same as surrounding development, noting further that development is limited to only twenty (20) single-family units. In addition to strategically placed open space and large lots, roadway infrastructure will be minimized by providing a single cul-de-sac roadway in order to further maintain the rural character.

The proposed density is 0.93 unit per acre. Adjacent parcels to the south range in size from 2.5 acres to 6.35 acres. The adjacent property to the north is owned by the applicant. The nearby lots to the north in Shady Lane Acres are approximately 2 acres in size (a density of 1 unit per 2 acres). This is actually a density associated with the Moderate Density Residential (MOD) Future Land Use (FLU) category rather than the Agricultural FLU, which limits density to one (1) unit per five (5) acres. Further, the median Tara Village PD-R lot size is substantially larger than the typical lot sizes to the west in Savannah Station which are as small as 4,050 ft² (45' x 90').

To further increase compatibility with adjacent parcels, the Tara Village PD-R proposes to designate more than 30% of the site as open space. The open space is strategically placed along the perimeter of the site to minimize impacts to adjacent parcels and maintain the rural character of the area.

Additionally, Alachua County Tax Parcel 03975-015-000 has been removed from the previously submitted version of this project. By removing this parcel from the project boundaries, the project's density slightly increases, but an even greater buffer is created between the nearby lots to the north in Shady Lane Acres, which increase the compatibility with surrounding development. This ±11 acre parcel will remain as Agriculture FLU and Zoning. Any future development on this site will be consistent with the Agriculture FLU and Zoning or will need to go through the process of amending these designations which includes public notification and a neighborhood workshop prior to application submittal.

(h) Encourage Sprawl

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

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

Response: The Tara Village PD-R is not located within wetlands or within flood zones, as substantiated by Figure 6 below.

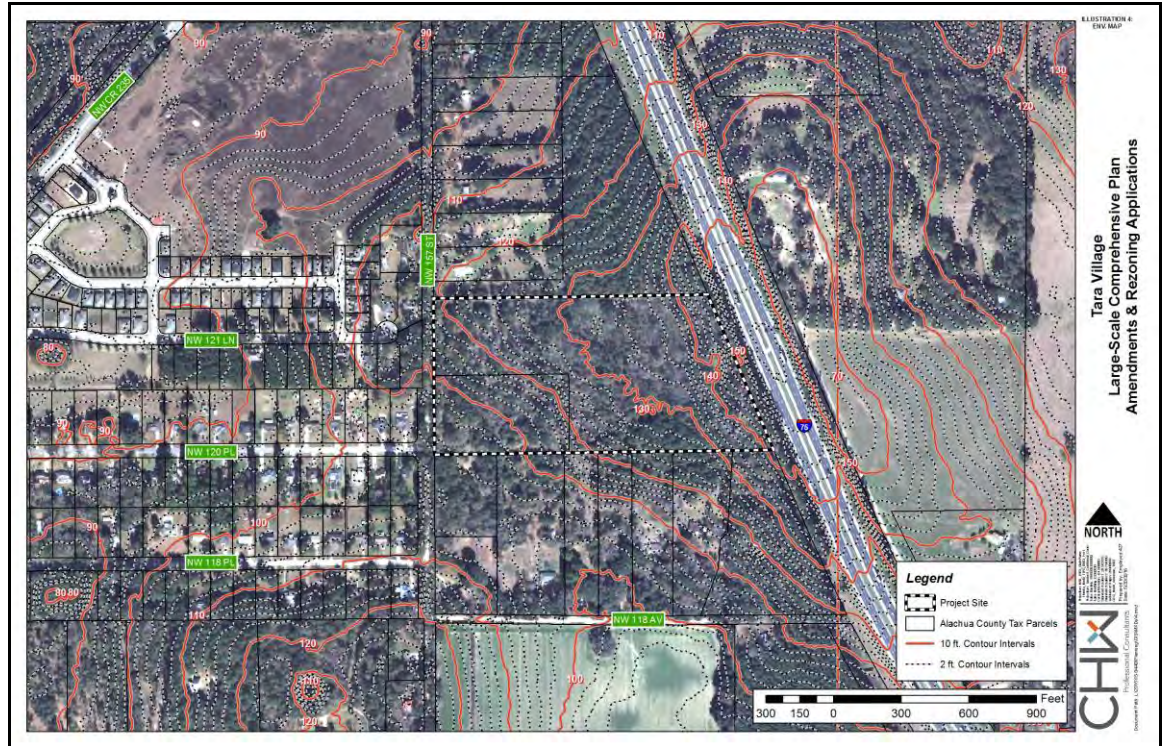


Figure 6: Wetlands, Flood Zones, and Topography

Stormwater management facilities for additional on-site development shall be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. These facilities will meet all applicable Federal, State, and local requirements for stormwater treatment and retention. Stormwater systems permits will be coordinated with the Suwannee River Water Management District and the State of Florida Department of Environmental Protection.

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

Response: As previously stated, the Tara Village PD-R contains more than 30% dedicated open space, equating to approximately seven (7) acres. These seven (7) acres are available for both passive and active recreation opportunities.

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

Response: The Tara Village development will utilize existing

public facilities within proximity to the site. There is a 6" pressurized water main along the site's western boundary. Sanitary sewer will be extended from Savannah Station to the west.

4. Preserves agricultural areas and activities.

Response: The Tara Village PD-R will not result in the loss of active agriculture. Although the site currently has an Agriculture zoning designation, it does not support any active agricultural activities.

The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low-density single dimensional development.

Response: No commercial development is proposed as part of the Tara Village Planned Development. As stated earlier in this report, the proposed project will not create leap-frog development in an undeveloped or rural area. The project site is surrounded by residential homes. The adjacent lots to the north in Shady Lane Acres are approximately two (2) acres in size, which is a density more consistent with the MOD FLU (0-4 units / acre) rather than the Agricultural FLU (1 unit / 5 acres). Higher density, suburban style development is located directly across NW 157th Street in the Savannah Station development.

(i) *Spot Zoning*

Response: The term "spot zoning" is a colloquial term used to generally describe the placement of a zoning district, usually on relatively small parcels, that has no relationship to surrounding zoning districts or lands. The Tara Village PD-R limits residential density to approximately 0.93 unit per acre, which is consistent to and compatible with adjoining zoning districts. This is illustrated by Figure 5 contained herein.

(j) *Public Facilities*

Response: As substantiated by the analysis performed in the Concurrency section of this PD Justification Report, public facility capacities (e.g. potable water, sanitary sewer, etc.) are available in sufficient quantities to service the Tara Village development. Further, analysis shows that there is no degradation of LOS standards relating to adoption of the Tara Village PD-R district.

The Tara Village Planned Development will utilize existing public facilities proximate to the site. There is a 6" pressurized water main along the site's western boundary. Sanitary sewer will be extended from Savannah Station west of the site. Additionally, NW 157th Street, an unimproved public right-of-way, provides the means of ingress and egress for the Tara Village development. Road improvements for NW 157th Street from County Road 235 to the Tara Village PD-R's southern boundary will be necessary. The specifics regarding timing, cost, etc. relating to NW 157th Street improvements will be articulated in a *Planned Development Agreement* as required by Land Development Regulations (LDR) section 3.6.2.(A)(7).

(k) *No Adverse Effect on the Environment*

Response: The Tara Village development will be developed so as to not adversely affect the environment. As stated previously, stormwater management facilities for additional on-site development shall be constructed in conformance with the Stormwater Management Standards defined in LDR section 6.9.3. Post-development runoff rates will not exceed pre-development runoff rates. Further, there were no wetlands or flood plains identified within the Tara Village PD-R boundaries.

GENERAL STANDARDS FOR ALL PD DISTRICTS

(A) Development Parameters

(1) *Master Plan (The PD Master Plan)*

- (a) The general location of land uses within individual development are articulated on the Tara Village PD-R Master Plan;
- (b) Tara Village is limited to twenty (20) single-family detached units;
- (c) The general locations of common areas and open space have been identified on the PD Master Plan;
- (d) There are no environmentally sensitive lands identified;
- (e) The general transportation circulation system is shown on the Tara Village PD-R; and
- (f) The conceptual location of on-site potable water and wastewater facilities are identified on the PD Master Plan. Potential connection points to the mains are also illustrated. Utilities will be located either within right-of-ways or private utility easements. The exact location and design of these systems will be determined through the development review process.

(2) *Consistency with Comprehensive Plan*

Refer to Section 3: Consistency with the Comprehensive Plan on Page 3 of this report.

(3) *Compatibility with Surrounding Residential Areas*

The Tara Village PD-R restricts the development to low densities compatible with surrounding properties, provides for substantial open space, and minimizes roadway infrastructure. Additionally, the Tara Village PD-R will likely be required to participate in improving NW 157th Street to allow for more convenient and safe connectivity from the site north to County Road 235. Neighboring properties will benefit from this, as NW 157th Street is currently not improved to City standards.

As previously stated, the Tara Village site is located within a residential area with, relative to typical suburban areas in Alachua, larger single-family lots that are connected to open space. The PD Master Plan, which will be adopted as part of this PD-R rezoning,

illustrates that the Tara Village development will be comprised of larger single-family lots and substantial open space, thereby serving to maintain and promote the surrounding development pattern.

(4) *Development Phasing Plan*

Tara Village infrastructure will be developed in one phase following plat recordation. Individual lots will be developed as they are absorbed by builders or end users.

(5) *Conversion Schedule*

The Tara Village PD-R is a single-use, residential development. No conversion schedule is necessary.

(6) *Public Facilities*

- (a) A traffic impact analysis is provided in the Concurrency Analysis section of this report;
- (b) An assessment of the City's potable water and wastewater facility capacities is provided in the Currency Analysis section of this report;
- (c) A preliminary assessment of the City's recreational capacity is provided in the Currency Analysis section of this report;
- (d) A preliminary assessment of the City's solid waste capacity is provided in the Currency Analysis section of this report; and
- (e) Exact stormwater management areas will be identified, when appropriate, in the Final PD Plan after a geotechnical survey has been performed to determine the best locations. All stormwater management areas will be designed in accordance the City's Land development Regulations and those of the Suwannee River Water Management District.

ADDITIONAL STANDARDS FOR PD-R DISTRICTS

(A) PD-R: Planned Development-Residential District & (D) PD-COMM: Planned Development- Commercial.

(1) *Minimum Area*

The Tara Village development will encompass approximately 21.64 acres, exceeding the 10-acre minimum for a PD-R as per Section 3.6.3(A). The site has been designed to applicable development standards.

(2) *Uses*

The residential uses proposed for the Tara Village PD-R are permitted as per LDR Table 4.1.1 - Table of Allowed Uses. The residential uses in this PD-R will be limited to single-family detached units. Non-residential uses include infrastructure, stormwater management facilities, and recreation/open space.

(3) *Densities/Intensities*

The proposed residential densities for this PD-R are consistent with the maximum density standard of the MOD FLU category. Companion to the Tara Village PD-R Rezoning Application is an Ls-CPA seeking to change the FLU category from Agriculture (A) to MOD.

(4) *Dimensional Standards*

The Minimum Dimensional Requirements and Setbacks from Adjoining Residential Uses are found in the Allowable Land Use Classification Data table on the PD Master Plan.

The Tara Village PD-R rezoning will maintain the established low-density residential development pattern found on adjacent lots. The Tara Village PD-R will be comprised solely of larger single-family development (± 0.5 -acre lots). Therefore, its impacts (e.g. traffic, demand for public facilities) will be the same as surrounding development, noting further that development is limited to only twenty (20) single-family units. In addition to strategically placed open space and large lots, roadway infrastructure will be minimized by providing a single cul-de-sac roadway in order to further maintain the rural character.

The proposed density is 0.93 unit per acre. Adjacent parcels to the south range in size from 2.5 acres to 6.35 acres. The adjacent

property to the north is owned by the applicant. The nearby lots to the north in Shady Lane Acres are approximately 2 acres in size (a density of 1 unit per 2 acres). This is actually a density associated with the Moderate Density Residential (MOD) Future Land Use (FLU) category rather than the Agricultural FLU, which limits density to one (1) unit per five (5) acres. Further, the median Tara Village PD-R lot size is substantially larger than the typical lot sizes to the west in Savannah Station which are as small as 4,050 ft² (45' x 90').

To further increase compatibility with adjacent parcels, the Tara Village PD-R proposes to designate more than 30% of the site as open space. The open space is strategically placed along the perimeter of the site to minimize impacts to adjacent parcels and maintain the rural character of the area.

Additionally, Alachua County Tax Parcel 03975-015-000 has been removed from the previously submitted version of this project. By removing this parcel from the project boundaries, the project's density slightly increases, but an even greater buffer is created between the nearby lots to the north in Shady Lane Acres, which increase the compatibility with surrounding development. This ±11 acre parcel will remain as Agriculture FLU and Zoning. Any future development on this site will be consistent with the Agriculture FLU and Zoning or will need to go through the process of amending these designations which includes public notification and a neighborhood workshop prior to application submittal.

(5) Development Standards

The Tara Village PD-R will conform to development standards set forth in the LDRs, except where specifically delineated on the PD Master Plan. The site will provide more than 10% open space as set by Section 6.7.3. Stormwater management facilities will be designed to accommodate stormwater on-site and will follow applicable guidelines. Roadway infrastructure will be minimized in order to retain the rural character.

(a) General Development Standards

The Tara Village development will comply with the LDR standards cited in Table 3.6-1. No modifications are being requested.

(b) Public Facilities Standards

(i) Potable Water

Please refer to the PD Master Plan.

- (ii) Wastewater
Please refer to the PD Master Plan.

- (iii) Streets
The general street locations are identified on the Tara Village PD-R Master Plan. As previously stated, the Tara Village PD-R will minimize roadway infrastructure by providing a single cul-de-sac roadway to maintain compatibility with surrounding properties.

- (iv) Stormwater

The stormwater management facilities will be located within the open space areas shown on the PD Master Plan and will be designed as per the City of Alachua Comprehensive Plan and LDRs. The site will be graded in a way so as to direct a portion of the stormwater runoff from the residential area to the back of the lots located at the north and south perimeters of the site. The stormwater will then follow the natural slope of the site to the west where additional SMF facilities will be located along the site's western boundary.

CONCURRENCY ANALYSIS

The concurrency analysis has been performed for the proposed development scenario contemplating twenty (20) single-family detached units. Public facility capacities are based on the March 2016 Monitoring Report supplied by the City's Planning and Zoning staff.

Table 2 below identifies the only roadway within ½ mile of the Tara Village PD-R. Pursuant to the LDRs, for developments generating less than 1,000 ADT, a one-half mile radius defines the affected roadway envelope. Although I-75 is within the ½ mile radius, the nearest point of accessibility is the US 441/I-75 intersection approximately 2.5 miles north of the site. Therefore, analysis was not performed for I-75.

Table 2: Affected Roadway Segment

Roadway Segment	Segment Description
CR 235	SCL to CR 241

Table 3A: Existing Potential Trip Generation Calculations

ITE Land Use ¹	Units	Daily		Peak Hour	
		Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	4	9.52	38.08	1.02	4.08
Total			38.08	-	4.08

1. ITE Trip Generation Manual, 9th Ed.

Table 3B: Proposed Potential Trip Generation Calculations

ITE Land Use ¹	Units	Daily		Peak Hour	
		Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	20	9.52	190.40	1.02	20.40
Total			190.40	-	20.40

1. ITE Trip Generation Manual, 9th Ed.

Table 3C: Net Difference in Potential Trip Generation Calculations

ITE Land Use	Existing AADT	Proposed AADT	Net AADT	Existing Peak Hour	Proposed Peak Hour	Net Peak Hour
Single-Family Detached Housing (ITE 210)	38.08	190.40	152.32	4.08	20.40	16.32
Total	-	-	152	-	-	16

The resulting trips are far less than 1,000 per day. Per the LDR, proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress / egress, or to the nearest intersecting major street, whichever is greater. County Road 235 is the only affected roadway, noting that the closest I-75 access point is approximately 2.5 miles to the Tara Village Planned Development's north.

One hundred percent (100%) of the trips are applied to County Road 235, which as Tables 3D and 3E show there is excess AADT and PM Peak Hour capacity. We anticipate that 60% of the trips will travel north on County Road 235, leaving 40% traveling south. For concurrency purposes, being that there are no other accessible, affected roadways within ½ mile, capacity is measured for only County Road 235.

Table 3D: AADT Potential Impacts

AADT ¹	
Traffic System Category	CR 235
Maximum Service Volume	14,580
Existing Traffic	4,200
Reserved Trips	0
Available Capacity	10,380
Projected Trip Generation	190
Available Capacity with PD-R Approval	10,190

1. Source: City of Alachua March 2016 Development Monitoring Report

Table 3E: Peak Hour Potential Impacts

Peak Hour¹	
Traffic System Category	CR 235
Maximum Service Volume	1,314
Existing Traffic	399
Reserved Trips	0
Available Capacity	915
Projected Net Trip Generation	20
Available Capacity with PD-R Approval	895

1. Source: City of Alachua March 2016 Development Monitoring Report

PUBLIC FACILITIES IMPACT ANALYSIS

Note: The following analysis is based on figures provided by the City of Alachua in their March 2016 Development Monitoring Report.

Table 4: Potable Water Impact

System Category	Gallons per day
Current Permitted Capacity ¹	2,300,000
Less Actual Potable Water Flow ¹	1,131,000
Reserved Capacity ¹	113,550
Residual Capacity ¹	1,055,450
Residual Capacity with PD Zoning Approval 20 Dwelling Units (DU) x 275 Gallons/DU/day = 5,500 gpd	1,049,950
Percentage of Permitted Design Capacity Utilized	54.35%

1. Source: City of Alachua March 2016 Development Monitoring Report.

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

Table 5: Sanitary Sewer Impact

System Category	Gallons per day
Current Permitted Capacity ¹	1,500,000
Less Actual Treatment Plant Flows ¹	627,000
Reserved Capacity ¹	74,110
Residual Capacity ¹	798,890
Residual Capacity with PD Zoning Approval 20 Dwelling Units (DU) x 250 Gallons/DU/day = 5,000 gpd	793,890
Percentage of Permitted Design Capacity Utilized	47.07%

1. Source: City of Alachua March 2016 Development Monitoring Report.

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

Table 6: Solid Waste Impact

System Category	Tons per year
20 DU x 2.36 persons ¹ /DU x 0.73 tons/capita per year	34.46
Existing Demand	7,145.24
Reserved Capacity	932.25
Total average solid waste disposal for the facility²	50-Year Capacity

1. *City of Alachua Comprehensive Plan LOS. U.S Census Bureau: City of Alachua has 2.36 persons / d.u.*

2. *Source: City of Alachua March 2016 Development Monitoring Report.*

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

Table 7: Recreation Impact

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ¹	48.94
Reserved Capacity	0.45
Available Recreation Acreage	39.21
Residual Capacity with PD Zoning Approval 20 DU x 2.36 persons/DU x 5 acres/1,000 persons ² = 0.24 acres	38.97

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

2. *City of Alachua, Recreation Element, Policy 1.2.b*

Conclusion: The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R Rezoning.

In summary, Tables 2 through 7 illustrate that there is sufficient roadway, potable water, sanitary sewer, solid waste, and recreation/open space capacity based on existing usage, reserved capacity, residual capacity, and the Comprehensive Plan's LOS standards. The maximum development of 20 single-family residential units will not degrade adopted Level of Service (LOS) standards.

PUBLIC SCHOOL FACILITIES ELEMENT (PSFE)

Objective 2.2: Level of Service Standards. The City shall ensure, in coordination with the SBAC, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital

improvements. After the first 5-year schedule of capital improvements, capacity shall be maintained within each year of subsequent 5-year schedules of capital improvements.

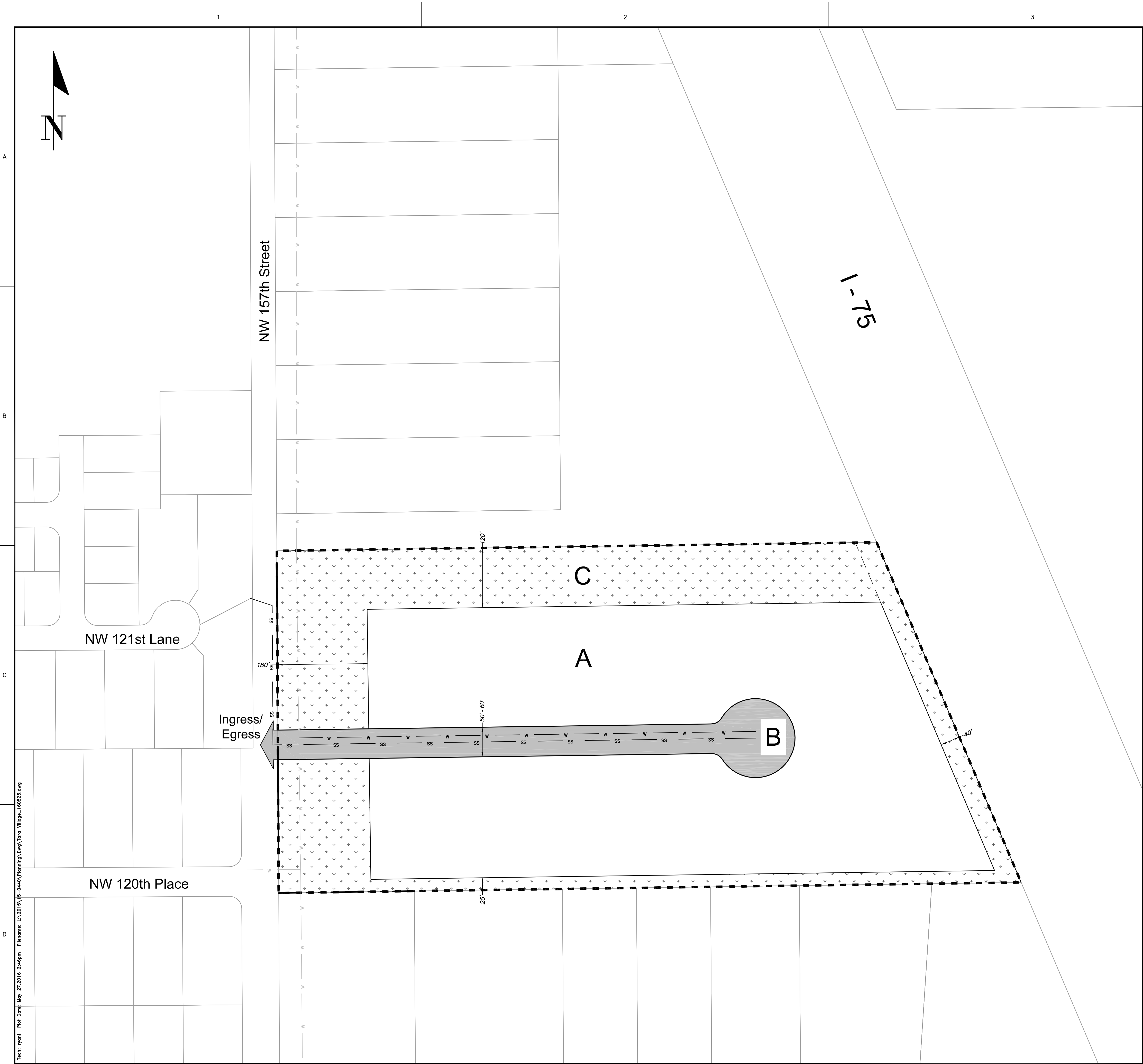
Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Permanent Program Capacity (see definition) for elementary, middle, and high schools.

Response: The density permitted by the proposed text amendment, 20 single-family units, will demand three (3) student stations in elementary, one (1) in middle, and two (2) in high schools. A Public School Generation Form for Residential Development in the City of Alachua has been submitted with the LsCPA and PD-R rezoning applications. The estimated student generation information will be reviewed by Alachua County Public Schools for compliance with the school concurrency management program and inter-local agreement.

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Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Ownership Affidavit
4. Property Deeds
5. Property Tax Information
6. Neighborhood Workshop Materials
7. Justification Report
8. **Planned Development (PD) Master Plan**
9. CHW Map Set



Tara Village PD

DEVELOPMENT SPECIFICATIONS

- Land Uses.** Land uses shall be generally located as shown on the PD Master Plan. The maximum number of dwelling units allowed on the Property shall be 20 dwelling units and shall be located with land use area 'A', as shown on the PD Master Plan. Dwelling units may consist of single-family detached as defined by the City's Land Development Regulations ('LDRs').
- Project Boundary Buffers.** Project boundary buffers, including roadway buffers, shall be provided as shown on the PD Master Plan and as required by the City of Alachua LDRs. Stormwater Management Facilities (SMFs), pedestrian circulation, landscaping, and signage may be located within project boundary buffers. Project boundary buffers shall not be part of platted lots. Project boundary buffers shall be landscaped in accordance with the requirements of the City's LDRs.
- Lot Setback and Separations.** Street side setbacks shall be in accordance with the requirements of the City's LDRs. Housing units and design shall, at a minimum, meet the requirements of the Florida Building Code. Accessory structures such as garages may be attached to adjacent accessory structures.
- Common Area/Open Space.** Common Area and Open Space, as defined by applicable sections of the LDRs and the PD Master Plan, shall account for approximately 31% of the completed project. Open Space areas may exist in any land use area and may be developed at any rate. These areas may contain low-intensity passive or active recreation opportunities such as nature trails, wildlife viewing areas, and other recreation activities.
- Ownership/Control of Common Areas and Required Open Space Areas.** In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, are not owned by a property owners' association, such areas shall be burdened by an easement that requires a property owners' association and/or an entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
- Circulation.** The circulation configuration is not intended to be exact and may vary from what is depicted in the PD Master Plan in order to accommodate environmental features, such as topography, soil types, trees, etc. A roadway intended to be dedicated to the public may be one of a variety of roadway types and shall be required to meet the design criteria of the City's LDRs, unless otherwise authorized by the City Commission through LDR Section 3.6.3 (A)(5)(b)(iii). The internal roadway shall be a neighborhood street, which does not meet the definition for an arterial or collector roadway.
- Landowner/Developer Responsibility.** The Landowner/Developer is responsible for providing right-of-way and easements for constructing on-site infrastructure facilities and for all other infrastructure located on the proposed PD-R district site including, but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The Landowner/Developer shall be responsible for making any other infrastructure improvements as required by the City ordinances to guarantee construction of all required infrastructure improvements, and if requested by the City, to dedicate these improvements to the City in a form that complies with City ordinances. All infrastructure facilities not dedicated to the City shall be operated and maintained by a property owners' association formed as part of the subdivision process.
- Allowable Land Use Classification Data.** Figures for acreage are estimates and have been rounded to the nearest whole number.
- No environmentally sensitive lands, wildlife habitat, or stream corridors were identified on-site.

DEVELOPMENT AREA AND DENSITY	ALLOWABLE USES Common Area / Open Space (C), Stormwater Management Facilities (SMF), and other infrastructure may exist in any land use designation	PERMITTED INTENSITY	ACRES	SITE %	DIMENSIONAL STANDARDS
SINGLE-FAMILY RESIDENTIAL (A) 20 d.u.	Allowed residential uses within the PD-R zoning district per LDR Table 4.1-1 including Single-Family Detached	20 d.u.	±13	56%	SINGLE-FAMILY DETACHED Min. Lot Area = 21,000 sq. ft. Min. Lot Width = 75' Front setback = 15' Side setback = 7.5' Rear setback = 30' MAX BUILDING HEIGHT = 45' LOT COVERAGE = 50%
CIRCULATION (B) N/A	Roadways, parking, driveways, bicycle and pedestrian pathways, and supportive infrastructure improvements	N/A	±1.7	13%	ROADWAY TYPE MINIMUM R.O.W. MINIMUM WEARING SURFACE Curb & Gutter Swales
COMMON AREA / OPEN SPACE (C) N/A	Public or Private Parks, Recreational trail, Resource-based recreation, non-intensive Communication/Public Infrastructure, and preserved environmentally-sensitive lands, potential wildlife habitat, and stream corridors.	N/A	±6.9	31%	N/A

LEGEND

- A

SINGLE-FAMILY RESIDENTIAL
- B

CIRCULATION
- C

COMMON AREA/OPEN SPACE
- w

PROPOSED POTABLE WATER
- ss

PROPOSED SANITARY SEWER

132 NW 76th Drive
Gainesville, Florida 32607
(352) 351-1976
www.dwh-inc.com

CHW
Professional Consultants

est. 1988 **FLORIDA**
CA-5075

1"=100'

VERIFY SCALE
BAR IS ONE INCH ON
DRAWING. SCALES
IF NOT ONE INCH ON
DRAWING, SCALES
SHALL ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

SUBMITTALS
May 31, 2016 Submittal
August 4, 2016 Resubmittal #1

CLIENT: TARA VILLAGE, INC.

PROJECT: TARA VILLAGE
PLANNED DEVELOPMENT
RESIDENTIAL (PD-R)

SHEET TITLE: PD MASTER PLAN

TECHNICAL: R. THOMPSON

DESIGNER: C. BRASHER

QUALITY CONTROL: M. HEATCOCK

PROJECT NUMBER: 15-0440

SHEET NO.: 1

A

- B

C

D

ITE Land Use	Existing AADT	Proposed AADT	Net AADT	Existing Peak Hour	Proposed Peak Hour	Net Peak Hour
Single-Family Detached Housing (ITE 210)	38.08	190.40	152.32	4.08	20.40	16.32
Total	-	-	152	-	-	16

AADT Potential Impacts

Peak Hour ¹	
Traffic System Category	CR 235
Maximum Service Volume	1,314
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1. Source: City of Alachua March 2016 Development Monitoring Report

Peak Hour Potential Impacts

1. Source: City of Alachua March 2016 Development Monitoring Report

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6. **Solid Waste.** The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R rezoning.
- Solid Waste Impact**
- | System Category | Tons per year |
|--|-------------------------|
| 20 DU x 2.36 persons/DU x 0.73 tons/capita per year | 34.46 |
| Existing Demand | 7,145.24 |
| Reserved Capacity | 932.25 |
| Total average solid waste disposal for the facility² | 50-Year Capacity |
1. *City of Alachua Comprehensive Plan LOS*. U.S. Census Bureau: *City of Alachua has 2.36 persons / d.u.*
 2. *Source: City of Alachua March 1966 Development Monitoring Report.*
7. **Recreation.** The demand generated by the proposed 20 single-family residential units will not exceed the adopted LOS standards. Capacity exists to handle the additional demand resulting from the proposed PD-R rezoning.

Recreation Impact

System Category	Areas in Acres
Existing City of Alachua Recreation Acreage ¹	88.60
Acreage Required to Serve Existing Population ¹	48.94
Reserved Capacity	0.45
Available Recreation Acreage	39.21
Residual Capacity with PD Zoning Approval 20 DU x 2.36 persons/DU x 5 acres/1,000 persons ² = 0.24 acres	38.97

2. *City of Alachua, Recreation Element, Policy 1.2.b*

8. Public School Facilities. The density perm

single-family units, will demand three (3) student stations in elementary (Alachua) in middle (Mebane), and two (2) in high school (Santa Fe). The estimated student generation information will be reviewed by Alachua County Public Schools for conformance with the school concurrency management program and inter-local agreement.

9. **Fire / EMS.** The proposed development will be served by Fire Station #21 located at 15040 NW US 441.

10. **Police.** The proposed development will be served by The City of Alachua Police Department located at 15000 NW 142nd Terrace.

1. City of Alachua March 2016 Development Monitoring Report.

2. *City of Alachua, Recreation Element, Policy 1.2.b*

8. **Public School Facilities.** The density permitted by the proposed text amendment, 20 single-family units, will demand three (3) student stations in elementary (Alachua), one (1) in middle (Mebane), and two (2) in high school (Santa Fe). The estimated student generation information will be reviewed by Alachua County Public Schools for compliance with the school concurrency management program and inter-local agreement.
9. **Fire / EMS.** The proposed development will be served by Fire Station #21 located at 15040 NW US 441.
10. **Police.** The proposed development will be served by The City of Alachua Police Department located at 15000 NW 142nd Terrace.

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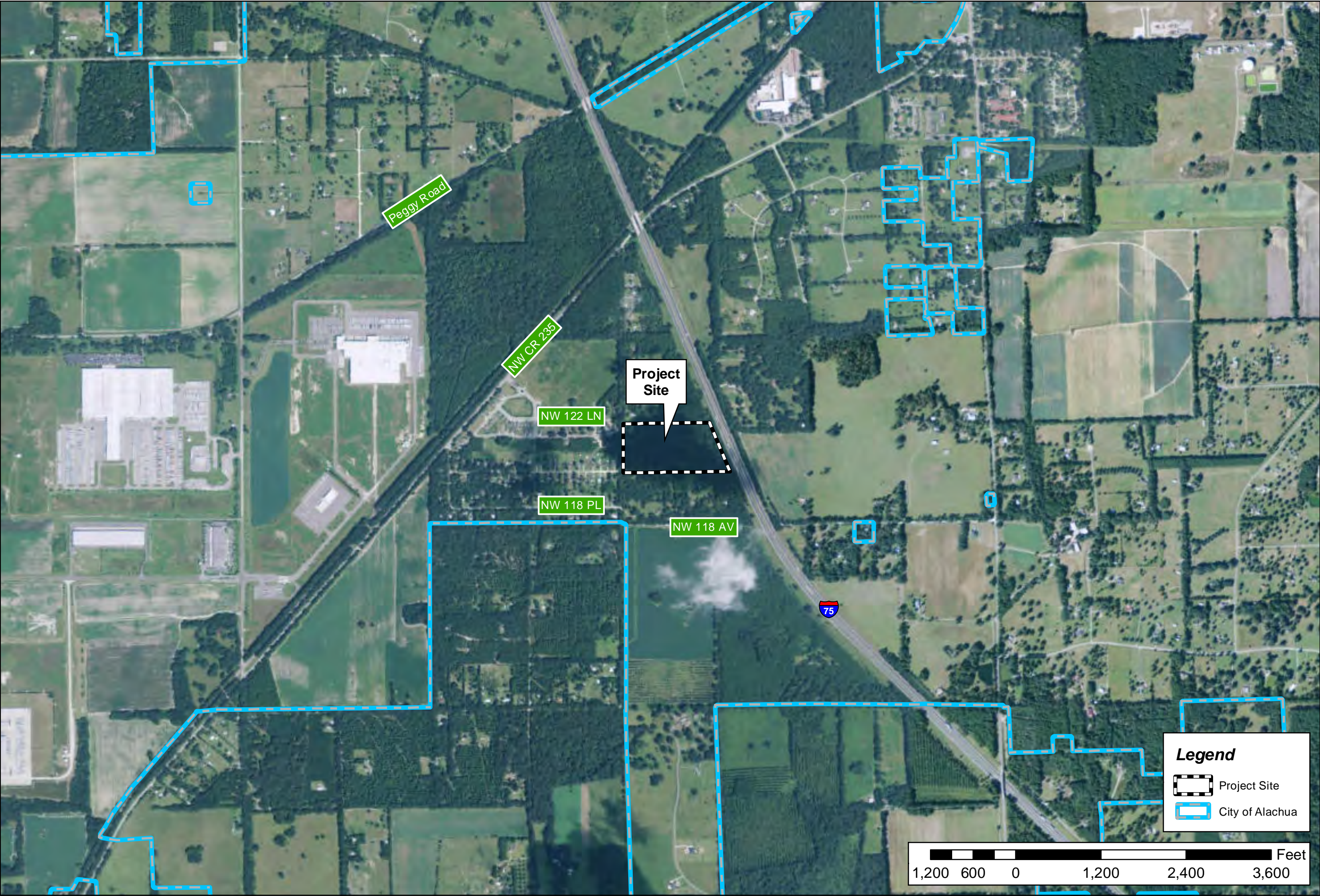


ILLUSTRATION 1A:
CONTEXT MAP

Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

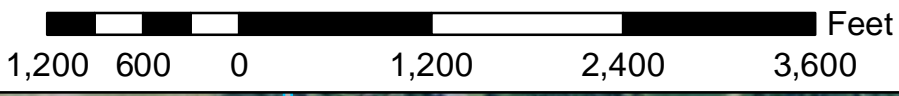


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Prepared by: Employee 427
Date: 5/10/2016

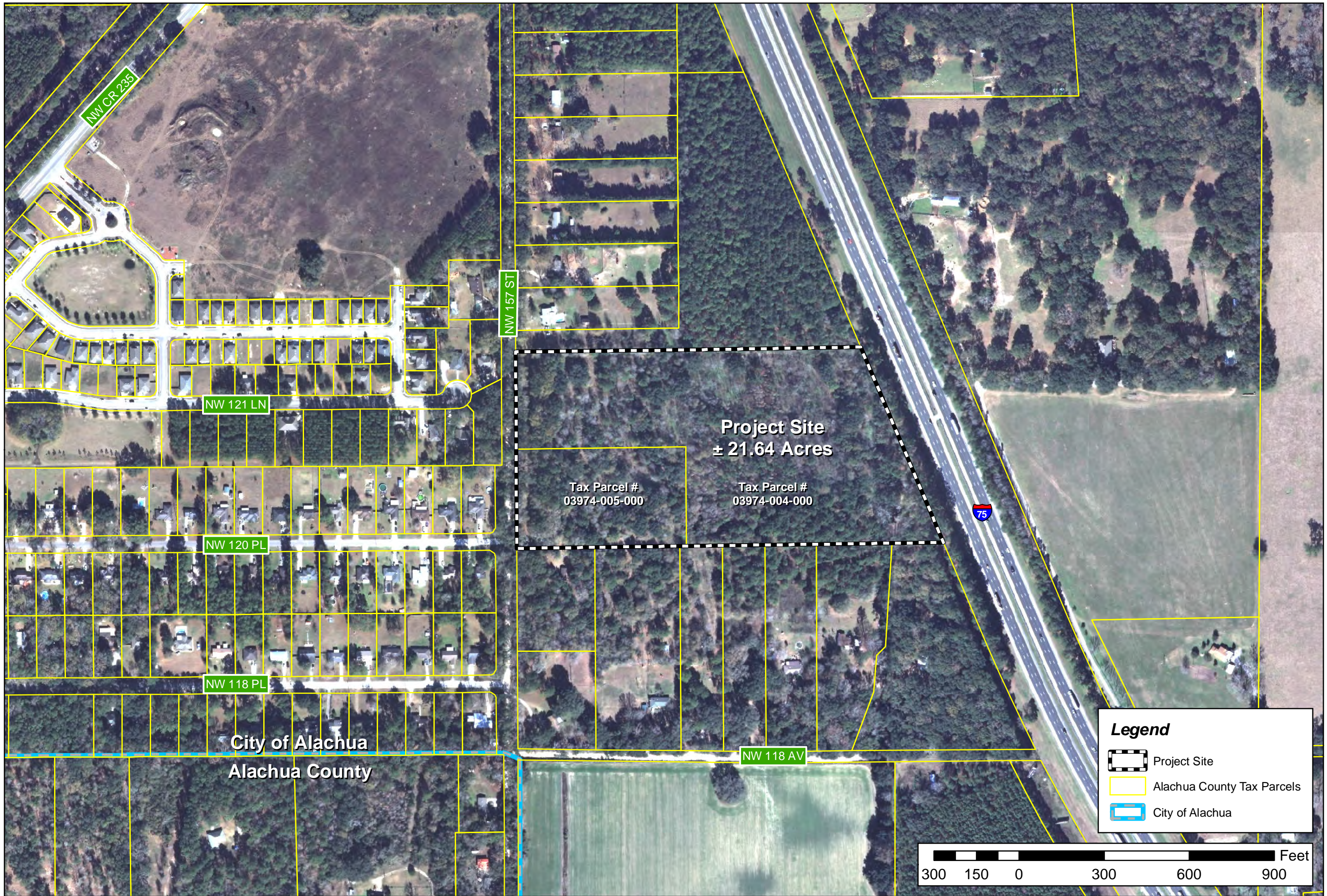


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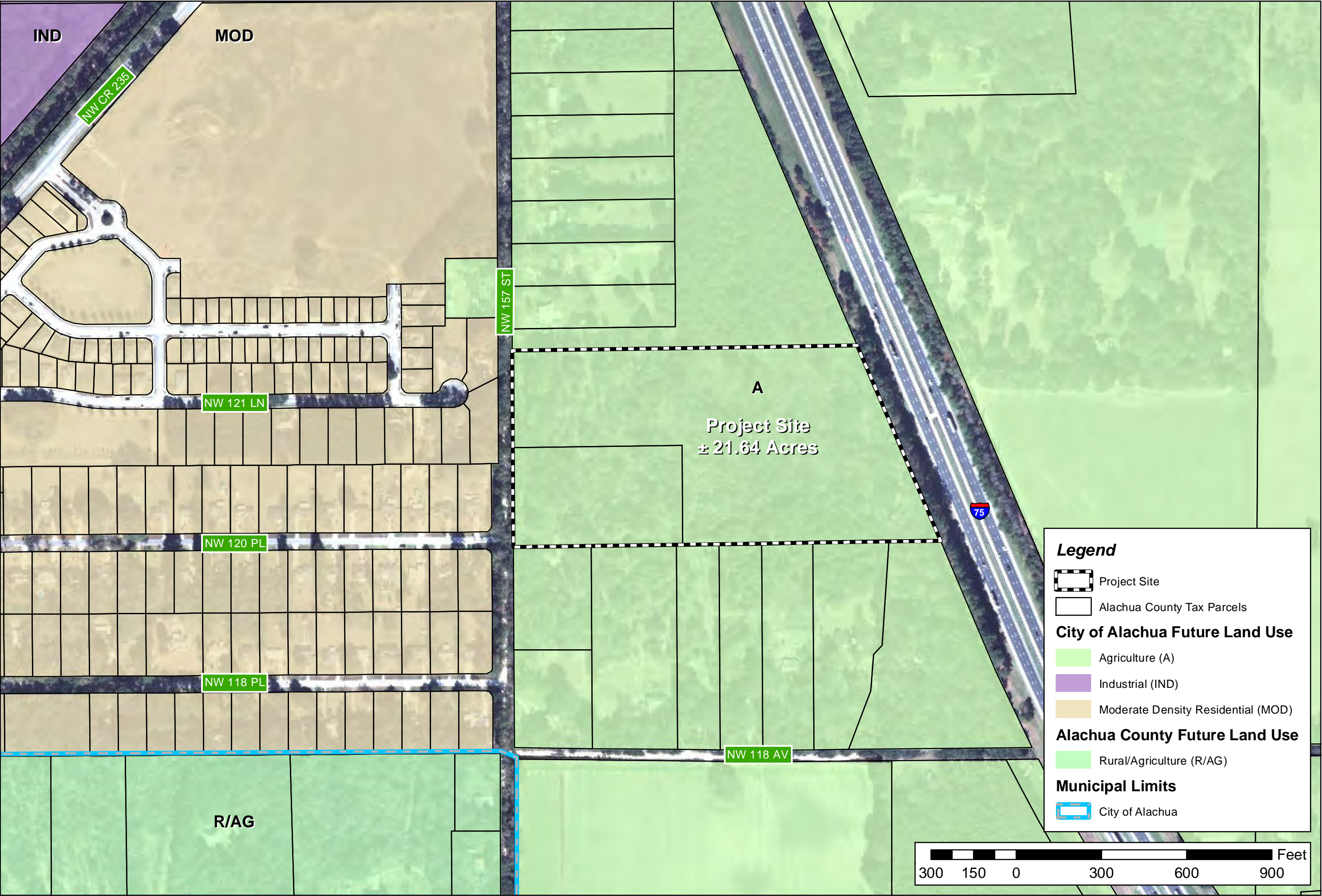
- Project Site
- City of Alachua



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



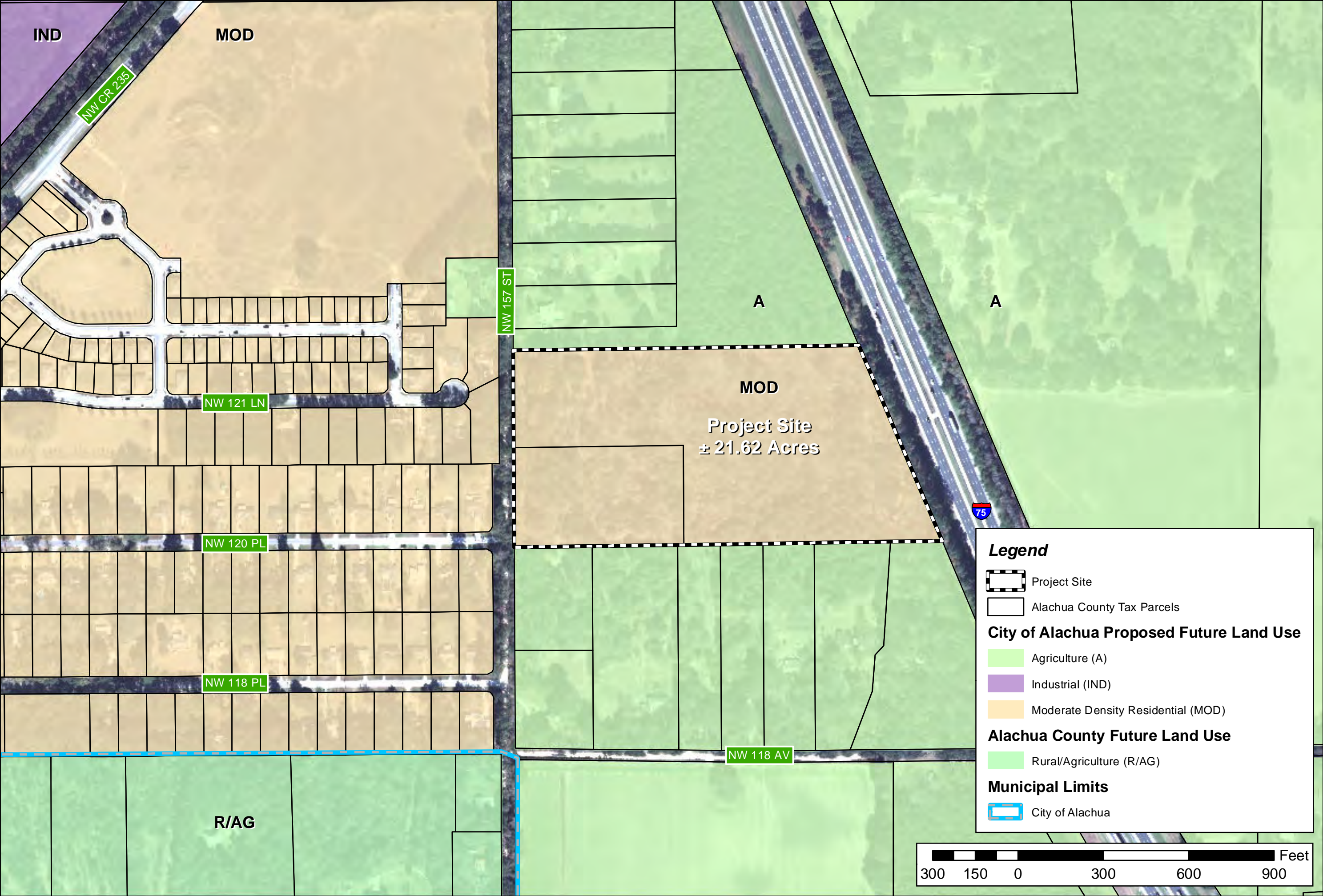
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Date: 5/20/2016



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



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GCS: North American 1983
Prepared by: Employee 427
Date: 8/4/2016



Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

Legend

- Project Site
- Alachua County Tax Parcels

City of Alachua Proposed Future Land Use

- Agriculture (A)
- Industrial (IND)
- Moderate Density Residential (MOD)

Alachua County Future Land Use

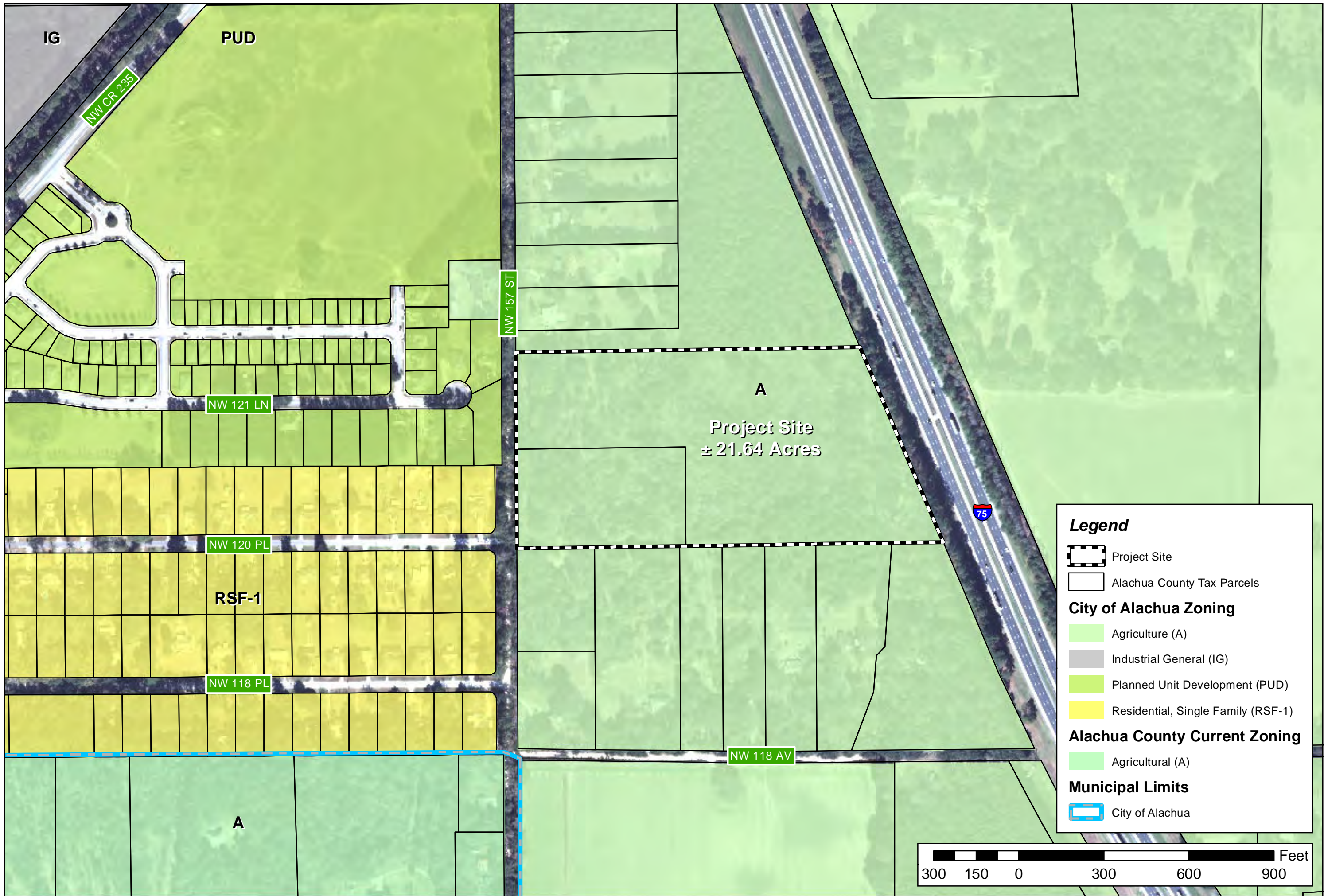
- Rural/Agriculture (R/AG)

Municipal Limits

- City of Alachua



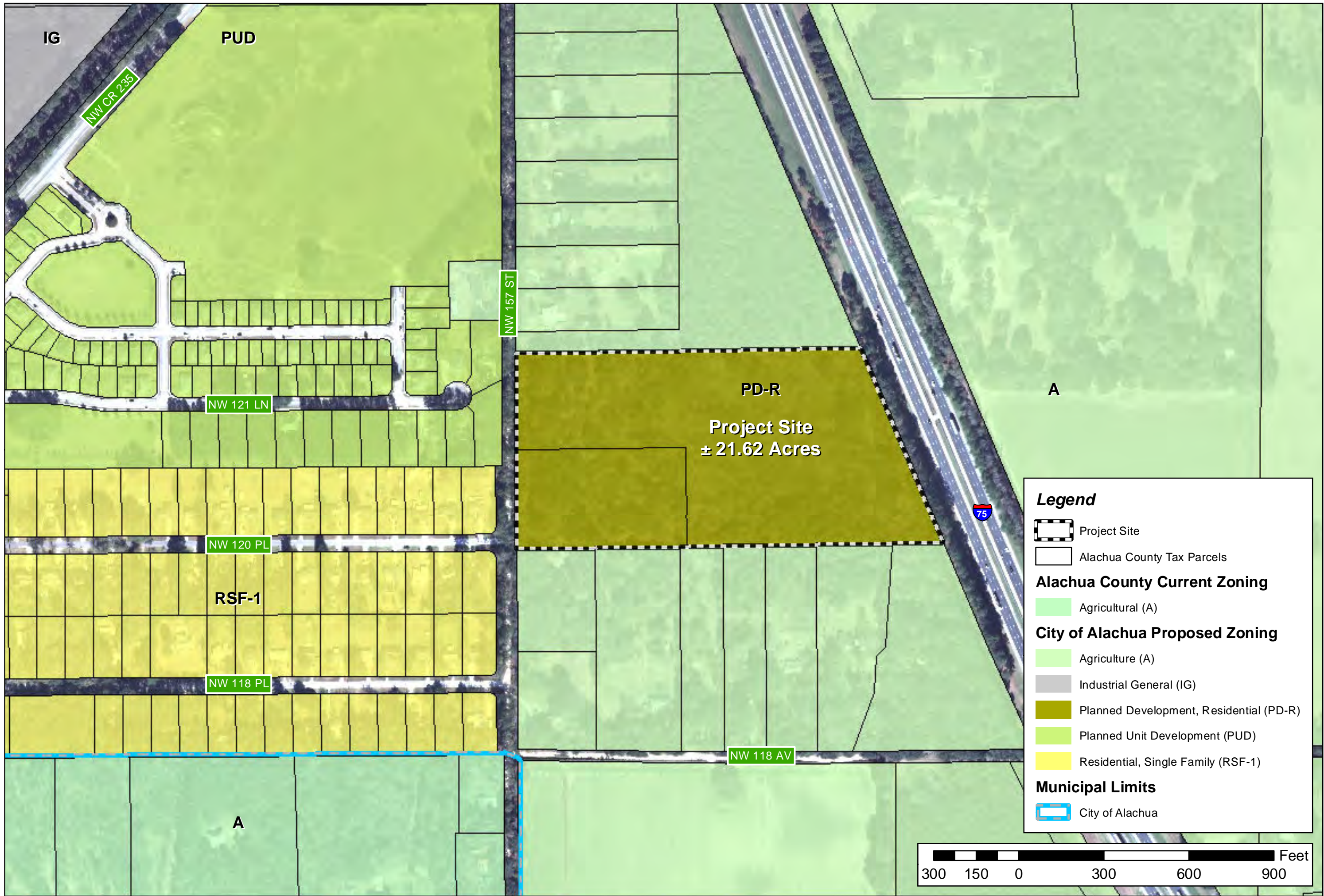
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Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



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Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



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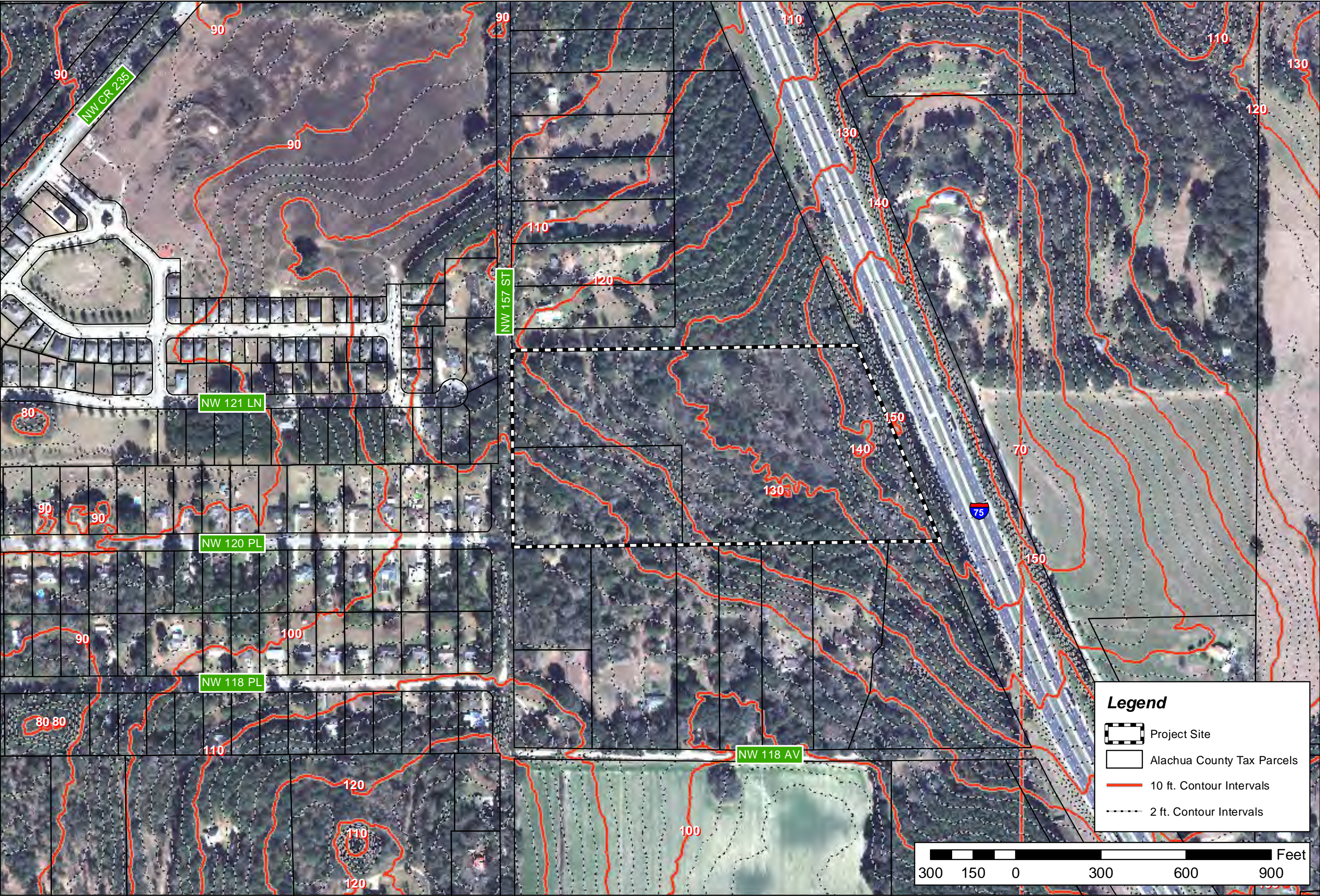


ILLUSTRATION 4:
ENV. MAP

Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications

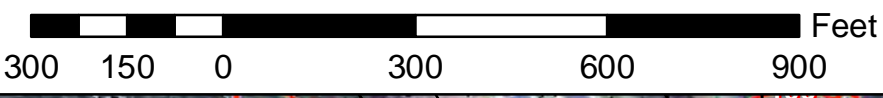


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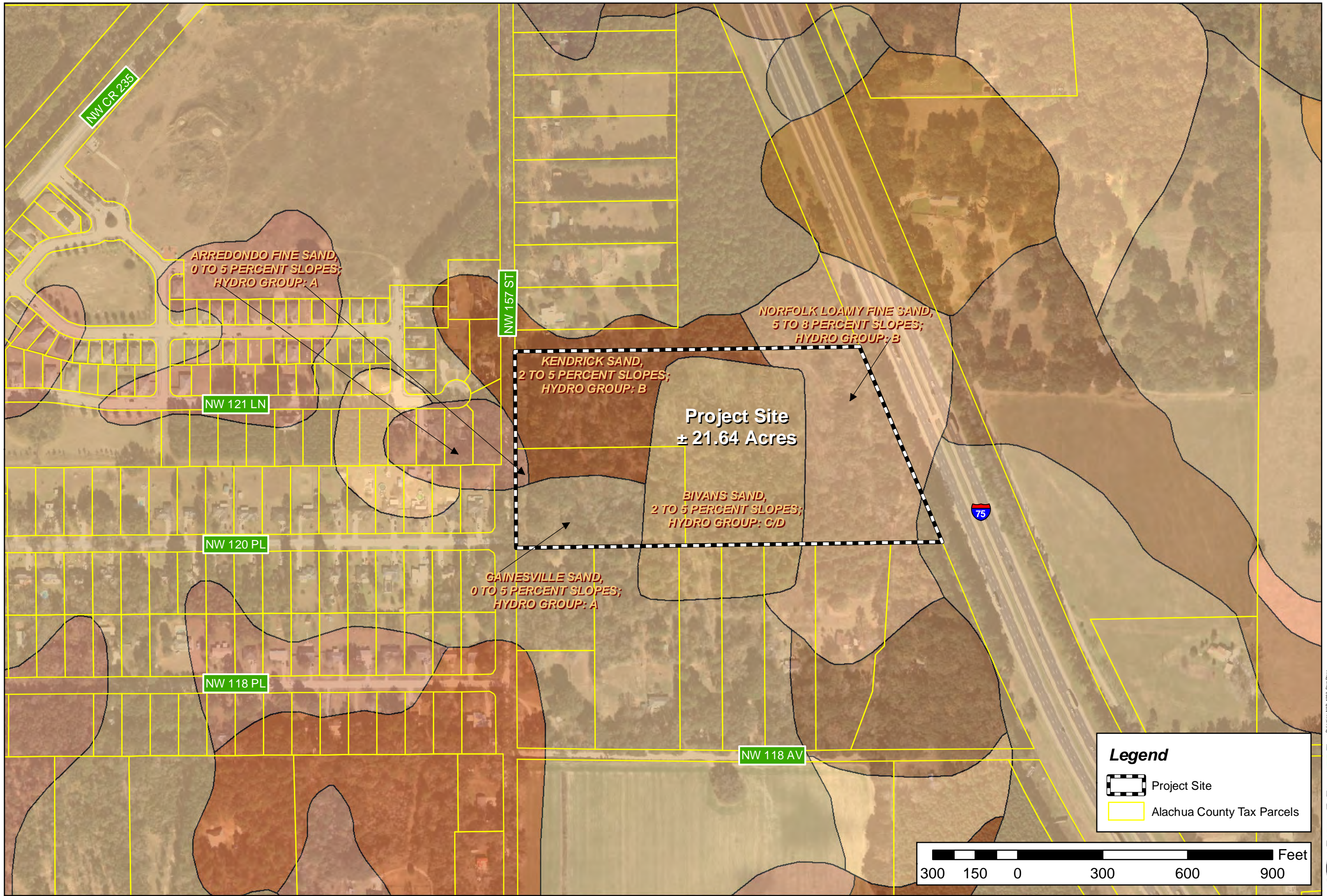


Legend



- Project Site
- Alachua County Tax Parcels
- 10 ft. Contour Intervals
- 2 ft. Contour Intervals

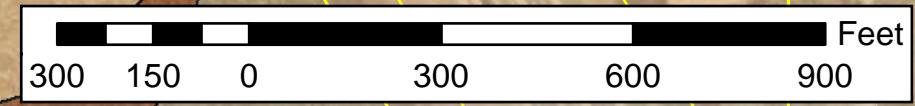


Tara Village
Large-Scale Comprehensive Plan
Amendments & Rezoning Applications



Legend

-  Project Site
-  Alachua County Tax Parcels



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