



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

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

[WWW.CHW-INC.COM](http://WWW.CHW-INC.COM)



# ALACHUA COMMERCE

## PLANNED UNIT DEVELOPMENT (PUD)

### Rezoning – Application Package

RESUBMITTED February 3, 2015

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

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

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

**PN# 14-0047.01**  
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February 3, 2015

Ms. Kathy Winburn, AICP, Planning Director  
City of Alachua  
P.O. Box 9  
Alachua, Florida 32616

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Re: Alachua Commerce Planned Unit Development (PUD) –  
Rezoning Application Resubmittal

Dear Ms. Winburn:

It is with pleasure that we resubmit this Rezoning application package. Attached, please find the following materials:

- Response to Development Review Team (DRT) Comments,
- One (1) original application package,
- Eight (8) copies of the required application package, and
- A CD-ROM containing a PDF version of the application package.

This resubmittal is a response to DRT comments for the above referenced Rezoning application. The proposed Rezoning will change the site's Official Zoning Atlas' classifications from Agricultural and PUD to a mix of Government Facilities (GF) Community Commercial (CC), and Commercial Intensive (CI). The site consists of Alachua County tax parcels 03863-000-000, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, 03869-014-000, 03868-002-000, and 03868-002-001, which are located within the southeast quadrant of the I-75 / US-441 interchange in the City of Alachua. The requested amendment is consistent with both the City of Alachua Comprehensive Plan and Land Development Regulations.

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

Sincerely,  
Causseaux, Hewett, & Walpole, Inc.

C. Ryan Thompson, AICP  
Land Development Planner



February 3, 2015

Ms. Kathy Winburn, AICP, Planning Director  
City of Alachua  
P.O. Box 9  
Alachua, Florida 32616

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Ocala, Florida 34470  
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**WWW.CHW-INC.COM**

Re: Alachua Commerce Planned Unit Development (PUD) –  
Response to Development Review Team (DRT) Comments

Dear Ms. Winburn:

Per DRT comments, the appropriate application elements have been revised. The list below identifies the location where each comment has been addressed and a brief description.

Application

1. Application: A3, A7, A8; and B3
  - a. The application has been revised to include: all of tax parcels 03868-002-000 and 03868-002-001; the Community Commercial (CC) Zoning district; the revised acreage; and 10.47, LLC.

Legal Description

2. Application Package, Section 4
  - a. A revise legal description has been prepared.

Statement of Proposed Change

3. Justification Report: Starting on page 2
  - a. Statement of Proposed Change was revised to include the tax parcels

Executive Summary

4. Justification Report: Page 1
  - a. The Executive Summary was revised to include both parcels, including Future Land Use and Zoning designations.
5. Justification Report: Page 1
  - a. The Executive Summary was revised to reflect the Maximum Development Scenario.
6. Justification Report: Page 1
  - a. The notes were removed.

Concurrency Impact Analysis

7. Justification Report: Page 6. New Section 4, starting on page 12.



- a. The Concurrency Impact Analysis was revised to reflect the Maximum Development Scenario. A separate section was included to speak to the Practicable Development Scenario.
- 8. Justification Report: Page 6
  - a. The statement was removed.
- 9. Justification Report: Page 6
  - a. Research & Development was removed from both the Maximum and Practicable Development Scenarios.
- 10. Justification Report: Page 6
  - a. The statement was revised per staff's calculations.
- 11. Justification Report: Page 6
  - a. The notes were removed.
- 12. Justification Report: Starting page 6
  - a. The transportation analysis was revised per staff's comments.
- 13. Justification Report: Page 23
  - a. The public facilities analysis was revised per staff's comments.

Consistency with the Land Development Regulations (§2.4.2(E)(1))

- 14. Justification Report: Page 25
  - a. The Community Commercial (CC) zoning district is now proposed where the subject property is located to Agricultural (A) zoned parcels.
- 15. Justification Report: Page 23
  - a. An analysis of impacts based on both the Maximum and Practicable Development Scenarios is included.


Map Set

- 16. Justification Report: Throughout and the Application Package Appendix
  - a. The map set was revised to include tax parcels 03868-002-000 and 03868-002-001

Miscellaneous

- 17. Application package.
  - a. All items are included in the application package.
- 18. N/A
  - a. So noted.

Sincerely,  
Causseaux, Hewett, & Walpole, Inc.



C. Ryan Thompson, AICP  
Land Development Planner

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City of  
**ALACHUA**

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: Alachua Commerce Planed Unit Development (PUD) Rezoning
2. Address of Subject Property: (Southeast quadrant of the I-75 / US-441 interchange in the City of Alachua)
3. Parcel ID Number(s): 03863-000-000, 03869-000-000, 03869-008-000, 03869-010-000, 03869-013-000, 03869-014-000, 03868-002-000 and 03868-002-001
4. Existing Use of Property: Vacant, except for a portion that's used for stormwater management
5. Future Land Use Map Designation : Commercial
6. Existing Zoning Designation: Planned Unit Development (PUD)
7. Proposed Zoning Designation: Government Facilities (GF), Community Commercial (CC), and Commercial Intensive (CI)
8. Acreage: ±154.5 Acres

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson, AICP Title: Land Development Planner  
Company (if applicable): Causseaux, Hewett, & Walpole, Inc.  
Mailing address: 132 NW 76th Dr.  
City: Gainesville State: Florida ZIP: 32607  
Telephone: ( ) 352-331-1976 FAX: ( ) 352-331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Alachua Holdings, LTD, City of Alachua, First Street Group, L C, Korosic, 10.47, LLC, and Wal-Mart Stores East, LP  
Mailing Address: (First Street Group) P.O.Box 1990  
City: Alachua State: FL ZIP: 32616

\* 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

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

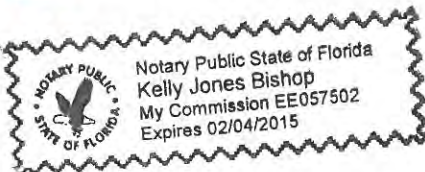
\_\_\_\_\_  
Typed or printed name of co-applicant

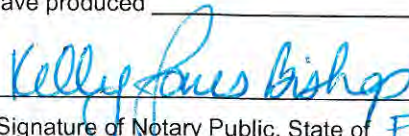
State of Florida County of Alachua

The foregoing application is acknowledged before me this 2<sup>nd</sup> day of February, 2014, by Ryan Thompson,

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

NOTARY SEAL




  
\_\_\_\_\_  
Signature of Notary Public, State of Florida

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## PROPERTY OWNER AFFIDAVIT

Owner Name: City of Alachua			
Address: PO Box 9, ALACHUA, FL 32616		Phone:	
Agent Name: CHW			
Address: 132 NW 76th Drive, Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: 03868-002-001			
Acreage: 10.17		S: 15	T: 8 R: 18
Requested Action: Rezoning application to change the existing Alachua Commerce Planned Unit Development (PUD) to Governmental Facilities (GF) on Parcel 03868-002-001			
<b>I hereby certify that:</b> 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: <u>Traci L. Cain</u>			
Printed name: Traci L. Cain, City Manager			
Date: August 25, 2014			
The foregoing affidavit is acknowledged before me this <u>25th</u> day of <u>August</u> , 20 <u>14</u> , by <u>Traci L. Cain</u> , who is/are <u>personally known to me</u> , or who has/have produced _____ as identification.			
NOTARY SEAL		<u>Joye Ellen Emerson</u> Signature of Notary Public, State of <u>Florida</u>	
		JOYE ELLEN EMERSON MY COMMISSION # FF 115075 EXPIRES: August 22, 2018 Holland Thru Budget Notary Services	



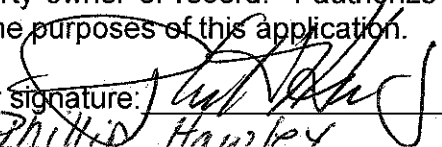
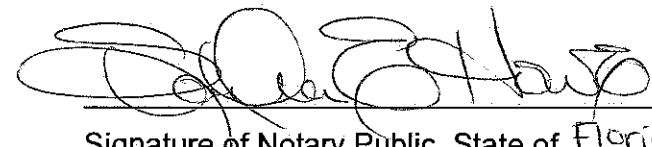



## PROPERTY OWNER AFFIDAVIT

Owner Name: Wal-Mart Stores East LP			
Address: 1301 SE 10th Street, Store No. 1205-01, Bentonville, AR 72716		Phone:	
Agent Name: CHW			
Address: 132 NW 76th Drive, Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: 03869-013-000 and 03869-014-000			
Acreage: 30.19 and 1.07		S: 15	T: 8 R: 18
Requested Action: Rezoning application to change the existing Alachua Commerce Planned Unit Development (PUD) from PUD to Commercial Intensive (CI).			
<b>I hereby certify that:</b> Wal-Mart Stores East LP is the property owner of record. I authorize the above-listed agent to act on behalf of Wal-Mart Stores East LP for the purposes of this rezoning application. The agent's authorization is expressly limited to: (i) signing and delivering applications for approvals that are related to the rezoning of the subject property as described above; and (ii) advancing the requisite funds on behalf of Wal-Mart Stores East LP to file such applications. Further, this authorization does not empower the agent to either negotiate on Wal-Mart Stores East LP's behalf or otherwise obligate Wal-Mart Stores East LP in any manner whatsoever, including any attempt to obligate Wal-Mart Stores East LP to pay for, or construct, improvements in connection with the rezoning or development of the site.			
Property Owner Signature: <u>Michael Thomas</u>			
Printed Name: <u>Michael Thomas</u>			
Title: <u>Director of Project Design</u>			
Date: <u>September 30, 2014</u>			
The foregoing affidavit is acknowledged before me this <u>30</u> day of <u>September</u> 2014, by <u>Michael Thomas</u> on behalf of Wal-Mart Stores East LP, who is personally known to me, or who has produced _____ as identification.			
<div style="border: 1px solid black; padding: 5px; width: fit-content;">Sara J Whitlock Notary Public-Arkansas Washington County My Comm. Expires 07-17-2020 Commission # 12377234</div>		<u>Sara J Whitlock</u> Signature of Notary Public, State of <u>Arkansas</u>	

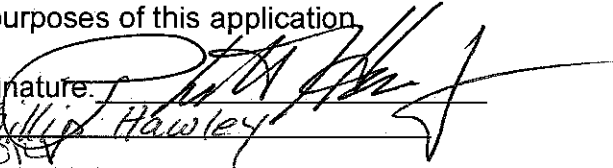
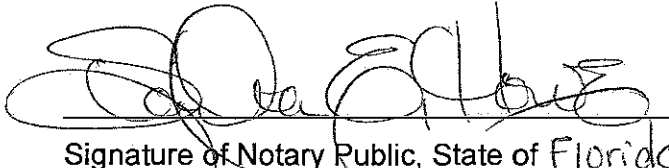
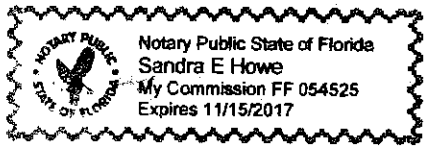


## PROPERTY OWNER AFFIDAVIT

Owner Name: Alachua Holdings LTD			
Address: PO Box 1990, ALACHUA, FL 32616		Phone:	
Agent Name: CHW			
Address: 132 NW 76th Drive, Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: 03863-000-000			
Acreage: 51.56	S: 15	T: 8	R: 18
Requested Action: Rezoning application to change the existing Alachua Commerce Planned Unit Development (PUD) from PUD to Commercial Intensive (CI).			
<b>I hereby certify that:</b> 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: 			
Printed name: <u>Phillip Hawley</u>			
Date: <u>9/30/2014</u>			
The foregoing affidavit is acknowledged before me this <u>30<sup>th</sup></u> day of <u>September</u> , 2014, by <u>Phillip Hawley</u> , who is/are <u>personally known to me</u> , or who has/have produced _____ as identification.			
NOTARY SEAL		 Signature of Notary Public, State of <u>Florida</u>	
			

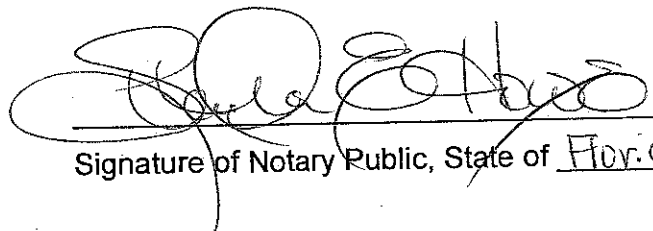
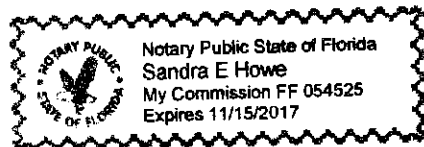


## PROPERTY OWNER AFFIDAVIT

Owner Name: First Street Group L. C.			
Address: PO Box 1990, ALACHUA, FL 32616		Phone:	
Agent Name: CHW			
Address: 132 NW 76th Drive, Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: 03869-000-000			
Acreage: 46.79	S: 15	T: 8	R: 18
Requested Action: Rezoning application to change the existing Alachua Commerce Planned Unit Development (PUD) from PUD to Commercial Intensive (CI).			
<b>I hereby certify that:</b> 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: 			
Printed name: <u>Phillip Hawley</u>			
Date: <u>9/30/2014</u>			
The foregoing affidavit is acknowledged before me this <u>30<sup>th</sup></u> day of <u>September</u> , 2014, by <u>Phillip Hawley</u> , who is/are <u>personally known to me</u> , or who has/have produced _____ as identification.			
NOTARY SEAL		 Signature of Notary Public, State of <u>Florida</u>	
			




## PROPERTY OWNER AFFIDAVIT

Owner Name: 10.47 LLC			
Address: 15260 NW 147th Drive, Alachua, FL 32615		Phone:	
Agent Name: CHW			
Address: 132 NW 76th Drive, Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: A portion of 03868-002-000 and 03869-010-000			
Acreage: 1.47 and 0.09, respectively		S: 15	T: 8
R: 18			
Requested Action: Rezoning application to change the existing Alachua Commerce Planned Unit Development (PUD) from PUD to Commercial Intensive (CI) and Government Facilities (GF).			
<b>I hereby certify that:</b> 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: <u>James McCauley</u>			
Printed name: <u>JAMES MCCAULEY</u>			
Date: <u>9/25/2014</u>			
The foregoing affidavit is acknowledged before me this <u>25<sup>th</sup></u> day of <u>September</u> , 2014, by <u>James McCauley</u> , who <u>is</u> are personally known to me, or who has/have produced _____ as identification.			
NOTARY SEAL			
		Signature of Notary Public, State of <u>Florida</u>	





## PROPERTY OWNER AFFIDAVIT

Owner Name: KOROSIC, CHRISTOPHER ALLAN			
Address: 15710 NW US HIGHWAY 441, ALACHUA, FL 32615		Phone:	
Agent Name: CHW			
Address: 132 NW 76th Drive, Gainesville, FL 32607		Phone: 352-331-1976	
Parcel No.: 03869-008-000			
Acreage: 6.2		S: 15	T: 8 R: 18
Requested Action: Rezoning application to change the existing Alachua Commerce Planned Unit Development (PUD) from PUD to Commercial Intensive (CI).			
<b>I hereby certify that:</b> 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: <u>Christopher Allan Korosic</u>			
Printed name: <u>CHRISTOPHER ALLAN KOROSIC</u>			
Date: <u>12 DECEMBER 2014</u>			
The foregoing affidavit is acknowledged before me this <u>18<sup>th</sup></u> day of <u>December</u> , 20 <u>14</u> , by <u>Christopher Allan Korosic</u> , who is/are personally known to me, or who has/have produced <u>FLA. DRIVER'S LICENSE</u> as identification.			
NOTARY SEAL		<u>[Signature]</u>	
		Signature of Notary Public, State of <u>FLORIDA</u> <b>MARVIN W. BINGHAM, JR.</b>	

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*Focused on Excellence  
Delivered with Integrity*

## DESCRIPTION

Date: February 3, 2015

For: Alachua Commerce Overall PD

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

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE S.00°27'55"W., A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE N.88°38'19"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.86 FEET; THENCE S. 88°37'54"E., A DISTANCE OF 50.00 FEET; THENCE N.04°11'43"E., A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE S.88°37'53"E., ALONG SAID CENTERLINE, A DISTANCE OF 380.37 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED PARCEL 2 IN OFFICIAL RECORD BOOK 4179, PAGE 320 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.04°13'23"E., ALONG THE EAST LINE OF SAID LANDS, DISTANCE OF 209.66 FEET TO THE CENTERLINE OF NW 158<sup>TH</sup> LANE (VACATED); THENCE RUN S.79°38'59"E., ALONG SAID CENTERLINE, A DISTANCE OF 644.70 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2844.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.83°47'05"E., 410.65 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°16'49", AN ARC DISTANCE OF 411.01 FEET TO THE END OF SAID CURVE; THENCE S.87°55'28"E., ALONG SAID CENTERLINE, A DISTANCE OF 652.25 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2163, PAGE 29 OF SAID PUBLIC RECORDS; THENCE S.02°26'50"E., ALONG SAID WEST LINE, A DISTANCE OF 406.20 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE N.90°00'00"E., ALONG SAID NORTH LINE, A DISTANCE OF 234.91 FEET TO THE BEGINNING OF A NON-TANGENT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.54°26'11"E., 169.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE S.23°32'26"E., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 474.04 FEET; THENCE S.65°02'30"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 119.06 FEET; THENCE S.42°53'41"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 102.94 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF SAID PUBLIC RECORDS; THENCE S.71°39'27" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1071.12 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S.02°27'18" E., ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 170.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NW 151<sup>ST</sup> BOULEVARD (80' WIDE RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.87°16'14" W., 75.03 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°26'14", AN ARC DISTANCE OF 75.10 FEET TO THE END OF SAID CURVE; THENCE S.88°30'39"W.,

ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 114.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.81°21'39"W., 151.24 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE END OF SAID CURVE; THENCE N.71°13'57"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1074.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.58°34'26"W., 160.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°47'10", AN ARC DISTANCE OF 162.02 FEET TO THE END OF SAID CURVE; THENCE N.45°40'51"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 32.85 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS; THENCE S.41°03'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 892.42 FEET; THENCE S.17°11'13"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 308.61 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE S.07°22'32"W., ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 976.70 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 697.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, WHOSE RADIAL POINT BEARS N.85°46'42"E., A DISTANCE OF 5579.58 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'47", AN ARC DISTANCE OF 819.28 FEET TO THE POINT OF TANGENCY (CHORD BEING AND DISTANCE OF N.00°00'54"W., 818.54 FEET); THENCE N.04°14'11"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 836.52 FEET; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 151.31 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.85°48'17"E., A DISTANCE OF 50.00 FEET; THENCE N.04°11'43"E., A DISTANCE OF 50.00 FEET; THENCE N.85°48'17"W., A DISTANCE OF 50.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1433.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 154.475 ACRES, MORE OR LESS.





*Focused on Excellence  
Delivered with Integrity*

## DESCRIPTION

Date: February 3, 2015

For: Alachua Commerce GF Zoning

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH  $71^{\circ}39'26''$  WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS, AND TO THE **POINT OF BEGINNING**; THENCE SOUTH  $38^{\circ}30'51''$  WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679, A DISTANCE OF 132.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, AND THE SOUTHERLY PROJECTION OF SAID EASTERLY LINE, SOUTH  $56^{\circ}39'05''$  WEST, A DISTANCE OF 142.75 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS; THENCE NORTH  $71^{\circ}13'57''$  WEST, ALONG SAID NORTHERLY LINE, DISTANCE OF 137.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $58^{\circ}34'26''$  WEST, 160.65 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF  $25^{\circ}47'10''$ , AN ARC DISTANCE OF 162.02 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $45^{\circ}40'51''$  WEST, A DISTANCE OF 138.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $36^{\circ}53'01''$  WEST, 76.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $17^{\circ}35'39''$ , AN ARC DISTANCE OF 76.77 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $43^{\circ}04'43''$  WEST, 124.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $29^{\circ}59'02''$ , AN ARC DISTANCE OF 125.60 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 177.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $23^{\circ}38'43''$  WEST, 199.44 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $68^{\circ}34'49''$ , AN ARC DISTANCE OF 211.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $10^{\circ}38'41''$  EAST, A DISTANCE OF 181.09 FEET; THENCE SOUTH  $83^{\circ}24'35''$  EAST, A DISTANCE OF 23.61 FEET; THENCE NORTH  $06^{\circ}29'08''$  EAST, A DISTANCE OF 107.80 FEET TO AN INTERSECTION OF THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE NORTH  $90^{\circ}00'00''$  EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 560.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $54^{\circ}26'11''$  EAST, 169.80 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $37^{\circ}22'18''$ , AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID LANDS; (1) THENCE SOUTH  $23^{\circ}32'26''$  EAST, A DISTANCE OF 474.04 FEET; (2) THENCE SOUTH  $65^{\circ}02'30''$  WEST, A DISTANCE OF 119.06 FEET; (3) THENCE SOUTH  $42^{\circ}53'41''$  WEST, A DISTANCE OF 102.94 FEET TO THE **POINT OF BEGINNING**. CONTAINING 12.958 ACRES, MORE OR LESS.



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Delivered with Integrity*

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## DESCRIPTION

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Date: February 3, 2015  
For: Alachua Commerce CC Zoning

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

BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY LINE OF SAID LANDS; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 473.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1170.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.33°30'22"E., 503.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'46", AN ARC DISTANCE OF 507.03 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1030.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.34°17'41"E., 415.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'07", AN ARC DISTANCE OF 418.00 FEET TO THE END OF SAID CURVE; THENCE S.83°42'51"E., A DISTANCE OF 745.85 FEET TO THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE S.07°22'32"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.877 ACRES, MORE OR LESS.



*Focused on Excellence  
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## DESCRIPTION

Date: February 3, 2015  
For: Alachua Commerce CI Zoning

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

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST; THENCE S.00°27'55"W., A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE N.88°38'19"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.26 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.86 FEET; THENCE S. 88°37'54"E., A DISTANCE OF 50.00 FEET; THENCE N.04°11'43"E., A DISTANCE OF 50.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE S.88°37'53"E., ALONG SAID CENTERLINE, A DISTANCE OF 380.37 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED PARCEL 2 IN OFFICIAL RECORD BOOK 4179, PAGE 320 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE N.04°13'23"E., ALONG THE EAST LINE OF SAID LANDS, DISTANCE OF 209.66 FEET TO THE CENTERLINE OF NW 158<sup>TH</sup> LANE (VACATED); THENCE RUN S.79°38'59"E., ALONG SAID CENTERLINE, A DISTANCE OF 644.70 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2844.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.83°47'05"E., 410.65 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°16'49", AN ARC DISTANCE OF 411.01 FEET TO THE END OF SAID CURVE; THENCE S.87°55'28"E., ALONG SAID CENTERLINE, A DISTANCE OF 652.25 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2163, PAGE 29 OF SAID PUBLIC RECORDS; THENCE S.02°26'50"E., ALONG SAID WEST LINE, A DISTANCE OF 406.20 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS; THENCE N.90°00'00"E., ALONG SAID NORTH LINE, A DISTANCE OF 234.91 FEET TO THE BEGINNING OF A NON-TANGENT CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S.54°26'11"E., 169.80 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY OF SAID LANDS, THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE S.23°32'26"E., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 474.04 FEET; THENCE S.65°02'30"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 119.06 FEET; THENCE S.42°53'41"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 102.94 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF SAID PUBLIC RECORDS; THENCE S.71°39'27" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 1071.12 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE S.02°27'18" E., ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 170.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NW 151<sup>ST</sup> BOULEVARD (80' WIDE RIGHT OF WAY), SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.87°16'14" W., 75.03 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°26'14", AN ARC DISTANCE OF 75.10 FEET TO THE END OF SAID CURVE; THENCE S.88°30'39"W.,

ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 114.48 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 430.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.81°21'39"W., 151.24 FEET; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°15'25", AN ARC DISTANCE OF 152.03 FEET TO THE END OF SAID CURVE; THENCE N.71°13'57"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1074.64 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.58°34'26"W., 160.65 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°47'10", AN ARC DISTANCE OF 162.02 FEET TO THE END OF SAID CURVE; THENCE N.45°40'51"W., ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 32.85 FEET TO THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2256, PAGE 2504 OF SAID PUBLIC RECORDS; THENCE S.41°03'23"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 892.42 FEET; THENCE S.17°11'13"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 308.61 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619 OF SAID PUBLIC RECORDS; THENCE S.07°22'32"W., ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 976.70 FEET TO THE SOUTHERLY LINE OF SAID LANDS; THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID SOUTHERLY LINE; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 697.32 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, WHOSE RADIAL POINT BEARS N.85°46'42"E., A DISTANCE OF 5579.58 FEET; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°24'47", AN ARC DISTANCE OF 819.28 FEET TO THE POINT OF TANGENCY (CHORD BEING AND DISTANCE OF N.00°00'54"W., 818.54 FEET); THENCE N.04°14'11"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 836.52 FEET; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 151.31 FEET; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, S.85°48'17"E., A DISTANCE OF 50.00 FEET; THENCE N.04°11'43"E., A DISTANCE OF 50.00 FEET; THENCE N.85°48'17"W., A DISTANCE OF 50.00 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75; THENCE N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1433.87 FEET TO THE POINT OF BEGINNING.

#### Less & Except

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

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°39'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 1071.12 FEET TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER LYING AND BEING ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679 OF SAID PUBLIC RECORDS, AND TO THE **POINT OF BEGINNING**; THENCE SOUTH 38°30'51" WEST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2993, PAGE 331, AND THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679, A DISTANCE OF 132.90 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, AND THE SOUTHERLY PROJECTION OF SAID EASTERLY LINE, SOUTH 56°39'05" WEST, A DISTANCE OF 142.75 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682 OF SAID PUBLIC RECORDS; THENCE NORTH 71°13'57" WEST, ALONG SAID NORTHERLY LINE, DISTANCE OF 137.76 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 360.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°34'26" WEST, 160.65 FEET; THENCE DEPARTING SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 682, WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°47'10", AN ARC DISTANCE OF 162.02 FEET TO THE POINT OF TANGENCY;



THENCE NORTH 45°40'51" WEST, A DISTANCE OF 138.05 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°53'01" WEST, 76.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°35'39", AN ARC DISTANCE OF 76.77 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°04'43" WEST, 124.17 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29°59'02", AN ARC DISTANCE OF 125.60 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 177.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°38'43" WEST, 199.44 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°34'49", AN ARC DISTANCE OF 211.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 10°38'41" EAST, A DISTANCE OF 181.09 FEET; THENCE SOUTH 83°24'35" EAST, A DISTANCE OF 23.61 FEET; THENCE NORTH 06°29'08" EAST, A DISTANCE OF 107.80 FEET TO AN INTERSECTION OF THE WESTERLY PROJECTION OF THE NORTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3247, PAGE 679; THENCE NORTH 90°00'00" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 560.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 265.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°26'11" EAST, 169.80 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY LINE, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°22'18", AN ARC DISTANCE OF 172.85 FEET TO THE END OF SAID CURVE; THENCE THE FOLLOWING THREE (3) COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID LANDS; (1) THENCE SOUTH 23°32'26" EAST, A DISTANCE OF 474.04 FEET; (2) THENCE SOUTH 65°02'30" WEST, A DISTANCE OF 119.06 FEET; (3) THENCE SOUTH 42°53'41" WEST, A DISTANCE OF 102.94 FEET TO THE **POINT OF BEGINNING.**

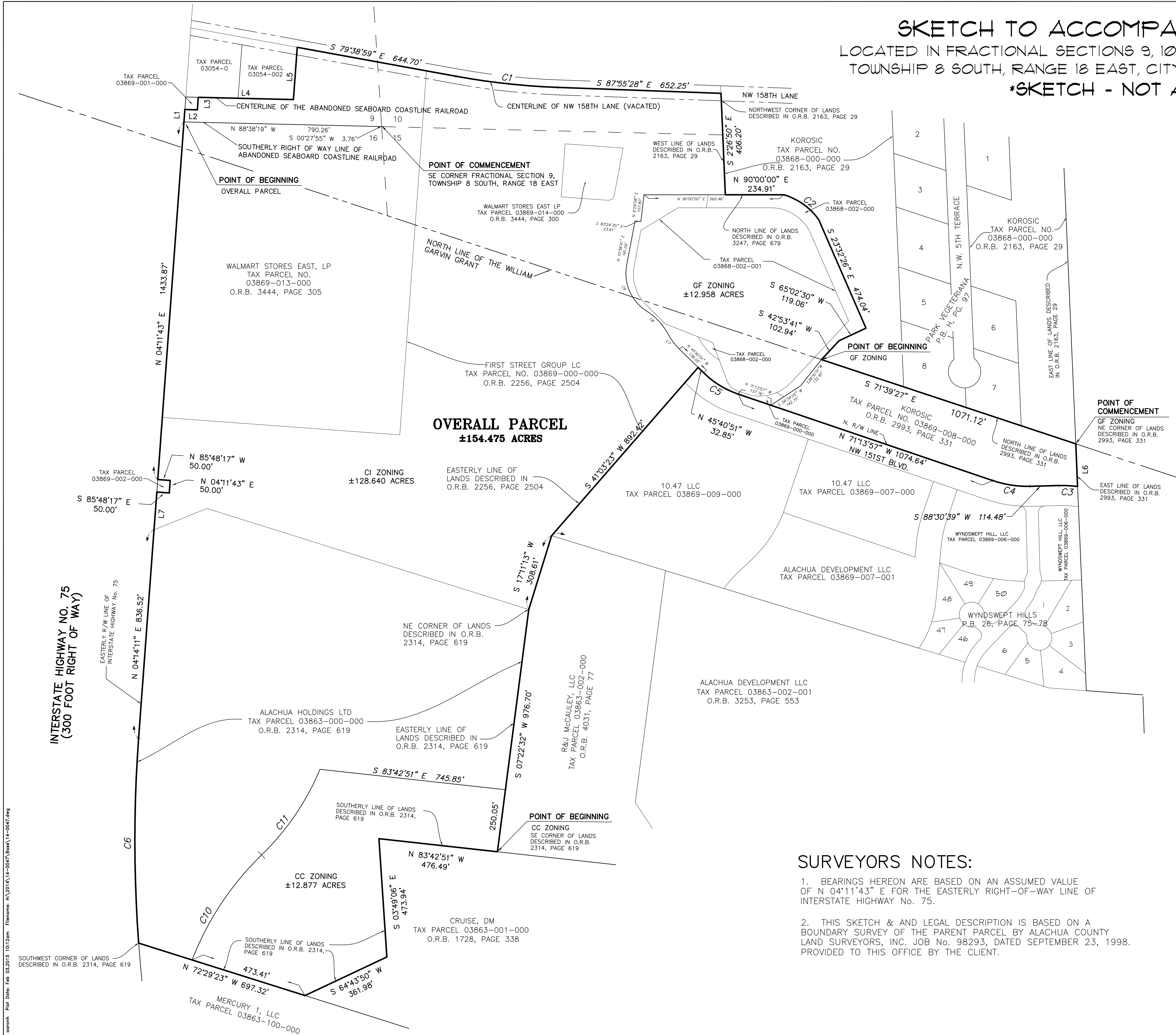
#### LESS & EXCEPT

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

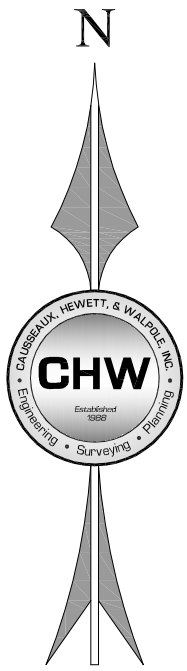
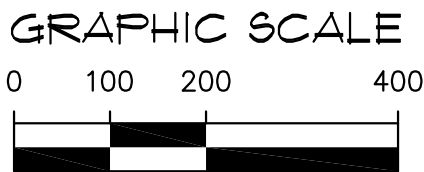
BEGIN AT THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE SOUTHERLY LINE OF SAID LANDS; (1) THENCE N.83°42'51"W., A DISTANCE OF 476.49 FEET; (2) THENCE S.03°49'06"E., A DISTANCE OF 473.94 FEET; (3) THENCE S.64°43'50"W., A DISTANCE OF 361.98 FEET; (4) THENCE N.72°29'23"W., A DISTANCE OF 473.41 FEET; THENCE DEPARTING SAID SOUTHERLY LINE WITH A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1170.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.33°30'22"E., 503.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°49'46", AN ARC DISTANCE OF 507.03 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1030.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF N.34°17'41"E., 415.14 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°15'07", AN ARC DISTANCE OF 418.00 FEET TO THE END OF SAID CURVE; THENCE S.83°42'51"E., A DISTANCE OF 745.85 FEET TO THE EASTERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2314, PAGE 619; THENCE S.07°22'32"W., ALONG SAID EASTERLY LINE, A DISTANCE OF 250.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.640 ACRES, MORE OR LESS.

Tech: aaronh Plot Date: Feb 03,2015 10:12am Filename: H:\2014\11-04\A\Bona\11-0427.dwg



SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
LOCATED IN FRACTIONAL SECTIONS 9, 10, 15, & 16, AND IN THE WILLIAM GARVIN GRANT  
TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA  
\*SKETCH - NOT A BOUNDARY SURVEY\*



CURVE DATA TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	411.01'	2844.00'	8°16'49"	205.86'	410.65'	S 83°47'05" E
C2	172.85'	265.00'	37°22'18"	89.62'	169.80'	S 54°26'11" E
C3	75.10'	510.00'	8°26'14"	37.62'	75.03'	N 87°16'14" W
C4	152.03'	430.00'	20°15'25"	76.81'	151.24'	N 81°21'39" W
C5	162.02'	360.00'	25°47'10"	82.40'	160.65'	N 58°34'26" W
C6	819.28'	5579.58'	8°24'47"	410.38'	818.54'	N 0°00'54" W
C7	76.77'	250.00'	17°35'39"	38.69'	76.47'	N 36°53'01" W
C8	125.60'	240.00'	29°59'02"	64.27'	124.17'	N 43°04'43" W
C9	211.86'	177.00'	68°34'49"	120.70'	199.44'	N 23°38'43" W
C10	507.03'	1170.00'	24°49'46"	257.56'	503.07'	N 33°30'22" E
C11	418.00'	1030.00'	23°15'07"	211.92'	415.14'	N 34°17'41" E

DESCRIPTIONS:  
( SEE ATACHED )

LEGEND:

O.R.B. OFFICIAL RECORD BOOK  
D.O.T. DEPARTMENT OF TRANSPORTATION  
R/W RIGHT OF WAY  
P.B. PLAT BOOK

LINE TABLE		
LINE	LENGTH	BEARING
L1	49.86	N04°11'43"E
L2	50.00	S88°37'54"E
L3	50.00	N04°11'43"E
L4	380.37	S88°37'53"E
L5	209.66	N04°13'23"E
L6	170.28	S02°27'18"E
L7	151.31	N04°11'43"E

SURVEYORS NOTES:

1. BEARINGS HEREON ARE BASED ON AN ASSUMED VALUE OF N 04°11'43" E FOR THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. 75.
2. THIS SKETCH & AND LEGAL DESCRIPTION IS BASED ON A BOUNDARY SURVEY OF THE PARENT PARCEL BY ALACHUA COUNTY LAND SURVEYORS, INC. JOB No. 98293, DATED SEPTEMBER 23, 1998. PROVIDED TO THIS OFFICE BY THE CLIENT.

Causseaux, Hewett, & Walpole, Inc.  
Engineering • Surveying • Planning  
6011 NW 1st Place, Gainesville, Florida 32607  
Phone: (352) 331-6776 • Fax: (352) 331-2476 • www.chw-inc.com  
LB-5075



SCALE:  
1" = 200'  
VERIFY SCALE ON  
BARE EARTH SURFACE  
ORIGINAL DRAWING  
0" = 1" = 100'  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

FIRST STREET GROUP, LC

CERTIFIED TO:

DESIGNER: AHH	SURVEY DATE: 02/02/2015	PROJECT NUMBER: 14-0047
CERT. CHIEF: N/A	REVISION DATE:	
CHECKED BY: AHH		
FIELD BOOK & PAGE: N/A		

This map prepared by: AARON H. HICKMAN  
Certificate of Authorization No. LB. 5075  
NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
Professional Surveyor & Mapper Fla. License No. 6791

**Application Package**  
**Table of Contents**

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

**Parcel: 03863-000-000***Search Date: 8/19/2014 at 5:21:34 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	ALACHUA HOLDINGS LTD	<b>Legal:</b> GARVIN GRT SEC 15 & 16 COM 50 FT N LOT 1CLOVER RANCH EST POB E 232.03 FT N 561.63 FT W 378.33 FT N 72 DEG W 2078.33FT S 17 DEG W 308.77 FT N 72 DEG W 1348.57 FT S 68 DEG E 228.59 FT SLY ALONG E R/W I-75 1656.21 FT S 72 DEG E1169.72 FT M/L N 235 FT M/L S 85 DEG E 890 FT S 10 DEG M/L 210 FT N 78 DEG E 1050 FT E 901.11 FT POB OR 741/25 & 28LESS PART PER OR 1660/2253) (LESS COM NECOR CLOVER RANCH ESTATES PB F-7 POB N 49.42 FT E 231.87 FT N 561.31 FTN 85 DEG W 378.25 FT N 72 DEG W 2077.83 FT S 17 DEG W 308.61 FT S 7 DEG W 976.42 FT S 83 DEG E 414.09 FT S 12 DEGE 209.98 FT N 77 DEG E 1049.14 FT N 87 DEG E 901.73 FT POB PER OR 2800/272) OR 2314/0619						
<b>Mailing:</b>	PO BOX 1990 ALACHUA, FL 32616							
<b>Location:</b>								
<b>Sec-Twn-Rng:</b>	0-8-18							
<b>Use:</b>	Grzgsoil Class2							
<b>Tax Jurisdiction:</b>	Alachua							
<b>Area:</b>	15-8-18 Alachua							
<b>Subdivision:</b>	Placeholder							
Current Values								
Land	Building	Misc	Total	Deferred	Assessed	Exempt *	Taxable *	Taxes
7700	0	0	7700	0	7700	0	7700	191.21
These numbers reflect County General Fund but do not reflect School Board taxable value.								

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Grzgsoil Class2	7700	1263200	0	0	7700	0	7700	0	7700	191.15
2012	Grzgsoil Class2	7700	1263200	0	0	7700	0	7700	0	7700	190.86
2011	Grzgsoil Class2	7700	1263200	0	0	7700	0	7700	0	7700	195.06
2010	Grzgsoil Class2	7700	1263200	0	0	7700	0	7700	0	7700	193.65
2009	Grzgsoil Class2	7200	2010800	0	0	7200	0	7200	0	7200	180.19
2008	Grzgsoil Class2	7200	2010800	0	0	7200	0	7200	0	7200	163.13
2007	Grzgsoil Class2	7200	2010800	0	0	7200	0	7200	0	7200	163.7
2006	Grzgsoil Class2	7200	773400	0	0	7200	0	7200	0	7200	181.89
2005	Tmbr Si 90+	17500	773400	0	3400	20900	0	20900	0	20900	544.57
2004	Tmbr Si 90+	17500	412500	0	2100	19600	0	19600	0	19600	515.7
2003	Tmbr Si 90+	35800	433900	0	2100	37900	0	37900	0	37900	1020.48
2002	Tmbr Si 90+	35800	325400	0	2100	37900	0	37900	0	37900	1035.01
2001	Tmbr Si 90+	35800	325400	0	2100	37900	0	37900	0	37900	1034.94
2000	Tmbr Si 90+	35800	195200	0	2100	37900	0	37900	0	37900	1055.87
1999	Tmbr Si 90+	35800	195200	0	2100	37900	0	37900	0	37900	1046.69
1998	Tmbr Si 90+	35800	195200	0	2100	37900	0	37900	0	37900	1076.22
1997	Tmbr Si 90+	35800	195200	0	5200	41000	0	41000	0	41000	1189.34
1996	Tmbr Si 90+	35800	195200	0	5200	41000	0	41000	0	41000	1200.9
1995	Tmbr Si 90+	35800	195200	0	5200	41000	0	41000	0	41000	1200.92

**Land**

Use	Zoning	Acres
Pasture 2	PUD	51.56
<b>Current Land Value: 7700</b>		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
09/22/2000	500000	No	Yes	2314	0619	Warranty Deed
05/12/1999	400000	No	No	2232	0944	Deed
08/13/1991	100	No	No	1831	0770	Deed
04/01/1987	260900	No	Yes	1660	2253	Warranty Deed





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## 2012 Roll Details — Real Estate Account At FLORIDA AVE W

Real Estate Account #03863 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

Paid

2012

Paid

2011

Paid

2010

Paid

...

2002

Paid

[Get Bills by Email](#)

Owner: ALACHUA HOLDINGS LTD  
PO BOX 1990  
ALACHUA, FL 32616  
Situs: FLORIDA AVE W

Account number: **03863 000 000**

Alternate Key: 1013464

Millage code: 1700

Millage rate: 24.7857

Assessed value: 7,700

School assessed value: 7,700

*Location is not guaranteed to be accurate.*

[Property Appraiser](#)

- [GIS](#)

### 2012 annual bill

[View](#)

### Legal description

### Location

Ad valorem: \$190.86  
Non-ad valorem: \$1,209.94  
Total Discountable: 1400.80  
No Discount NAVA: 0.00  
Total tax:

**Paid 2012-12-03 \$1,344.77**

**Effective 2012-11-30**

**Receipt #12-0044246**

GARVIN GRT SEC 15 & 16 COM 50  
FT N LOT 1 CLOVER RANCH EST POB  
E 232.03 FT N 561.63 FT W  
378.33 FT N 72 DEG W 2078.33 FT  
S 17 DEG W 308.77 FT N 72 DEG W  
1348.57 FT S 68 DEG E 228.59 FT  
SLY ALONG E R/W I-75 1656.21 FT  
S 72 DEG E 1169.72 FT M/L N 235

Book, page, item: --  
Geo number: 00-08-18-  
03863000000  
Range: 18  
Township: 08  
Section: 00





**Parcel: 03868-002-000***Search Date: 8/19/2014 at 5:16:11 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	10.47 LLC	<b>Legal:</b> DOWNINGS S/D PB C 79-A COM SE COR BLK 16S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 14 MIN 17 SEC W 274.61 FT N 15 DEG 30MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W214.79 FT N 85 DEG 46 MIN 43 SEC W226.47 FT N 02 DEG 27 MIN 17 SEC W 987.65 FT N 71 DEG 39 MIN 26 SEC W 1071.12 FT POB S 38 DEG 30 MIN 51 SEC W132.90 FT S 56 DEG 39 MIN 05 SEC W 80.83FT N 60 DEG 28 MIN 10 SEC W 166.16 FT S 28 DEG 55 MIN 37 SEC W 81.18 FT N 71 DEG13 MIN 57 SEC W 20.32 FT N 28 DEG 55 MIN37 SEC E 84.97 FT N 60 DEG 28 MIN 10 SEC W 106.90 FT NWLY ALG CURVE 250.62 FTN 7 DEG 15 MIN 46 SEC E 455.36 FT E 304.06 FT SELY ALG CURVE 172.85 FT S 23 DEG 32 MIN 26 SEC E 474.04 FT S 65 DEG02 MIN 30 SEC W 119.06 FT S 42 DEG 53 MIN 41 SEC W 102.94 FT POB (LESS THAT PTOF PARCEL 3868-2-1 PER OR 3988/0448)OR 3247/0679						
<b>Mailing:</b>	14110 NW 21ST LN GAINESVILLE, FL 32606							
<b>Location:</b>								
<b>Sec-Twn-Rng:</b>	15-8-18							
<b>Use:</b>	Right-OfWay							
<b>Tax Jurisdiction:</b>	Alachua							
<b>Area:</b>	R/W Retention Common Area							
<b>Subdivision:</b>	Placeholder							
<b>Current Values</b>								
<b>Land</b> 100	<b>Building</b> 0	<b>Misc</b> 0	<b>Total</b> 100	<b>Deferred</b> 0	<b>Assessed</b> 100	<b>Exempt *</b> 0	<b>Taxable *</b> 100	<b>Taxes</b> 2.49
These numbers reflect County General Fund but do not reflect School Board taxable value.								

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Right-OfWay	100	100	0	0	100	0	100	0	100	2.49
2012	Right-OfWay	100	100	0	0	100	0	100	0	100	2.48
2011	Right-OfWay	100	100	0	0	100	0	100	0	100	2.54
2010	Right-OfWay	100	100	0	0	100	0	100	0	100	2.53
2009	Right-OfWay	100	100	0	0	100	0	100	0	100	2.51
2008	Right-OfWay	100	100	0	0	100	0	100	0	100	0
2007	Right-OfWay	100	100	0	0	100	0	100	0	100	0
2006	Right-OfWay	100	100	0	0	100	0	100	0	100	0
2005	Grzsoil Class2	800	87000	0	0	800	0	800	0	800	20.84

**Land**

Use	Zoning	Acres
Ret Comm	Agriculture	1.47
<b>Current Land Value: 100</b>		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
10/19/2005	100	Yes	No	3247	0679	Special Warranty Deed
09/13/2004	100000	Yes	Yes	2994	1173	Warranty Deed



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## 2012 Roll Details — Real Estate Account #03868 002 000

Real Estate Account #03868 002 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

No taxes due

2012

No taxes due

2011

No taxes due

2010

No taxes due

...

2005

Paid

[Get Bills by Email](#)

Owner: 10.47 LLC  
14110 NW 21ST LN  
GAINESVILLE, FL 32606  
Situs: (unknown)

Account number: **03868 002 000**  
Alternate Key: 1013609  
Millage code: 1700  
Millage rate: 24.7857

Assessed value: 100  
School assessed value: 100

Flags

Taxes under minimum

Location is not guaranteed to be accurate.

[Property Appraiser](#)

- [GIS](#)

2012 annual bill

[View](#)

Legal description

Location

Ad valorem:  
Non-ad valorem:  
Total Discountable:  
No Discount NAVA:  
Total tax:

\$2.48  
\$0.00  
2.48  
0.00

DOWNINGS S/D PB C 79-A COM SE  
COR BLK 16 S 87 DEG 12 MIN 59  
SEC W 868.47 FT S 87 14 MIN 17  
SEC W 274.61 FT N 15 DEG 30 MIN  
23 SEC E 57.84 FT N 79 DEG 33  
MIN 04 SEC W 175.60 FT N 85 DEG  
45 MIN 52 SEC W 214.79 FT N 85  
DEG 46 MIN 43 SEC W 226.47 FT N

Book, page, item: --  
Geo number: 15-08-18-  
03868002000  
Range: 18  
Township: 08  
Section: 15

No taxes due



**Parcel: 03868-002-001***Search Date: 8/19/2014 at 5:23:02 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	CITY OF ALACHUA	<b>Legal:</b> COM NE COR OF LANDS DESC IN OR 2993/0331K/A PARCEL 3869-8 N 71 DEG 39 MIN 26 SECW 1071.12 FT N 71 DEG 39 MIN 26 SEC W29.13 FT POB S 43 DEG 08 MIN 29 SEC W 137.87 FT SWLY ALG CURVE 70.87 FT SWLY ALG CURVE 126.14 FT N 71 DEG 13 MIN 57SEC W 33.76 FT NWLY ALG CURVE 61.87 FT N20 DEG 35 MIN 48 SEC W 87.72 FT NWLY ALG CURVE 3.87 FT N 20 DEG 35 MIN 48 SEC W75.28 FT N 68 DEG 33 MIN 28 SEC W 203.33FT N 45 DEG 01 MIN 13 SEC W 110.26 FT NWLY ALG CURVE 165.16 FT N 10 DEG 38 MIN41 SEC E 147.25 FT N 58 DEG 54 MIN 13 SEC E 174.11 FT E 371.88 FT SELY ALG CURVE 199.51 FT S 23 DEG 32 MIN 26 SEC E380.76 FT S 43 DEG 08 MIN 29 SEC W 199.34 FT POB OR 3988/0448 & OR 3988/ 0452						
<b>Mailing:</b>	P O BOX 9 ALACHUA, FL 32616							
<b>Location:</b>								
<b>Sec-Twn-Rng:</b>	15-8-18							
<b>Use:</b>	Municipal Vacant/Xfeature							
<b>Tax Jurisdiction:</b>	Alachua							
<b>Area:</b>	Alachua Commercial							
<b>Subdivision:</b>	Placeholder							
Current Values								
Land	Building	Misc	Total	Deferred	Assessed	Exempt *	Taxable *	Taxes
396600	0	0	396600	0	396600	396600	0	
These numbers reflect County General Fund but do not reflect School Board taxable value.								

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Municipal Vacant/Xfeature	396600	396600	0	0	396600	0	396600	396600	0	0
2012	Vacant	396600	396600	0	0	396600	0	396600	396600	0	0
2011	Vacant	396600	396600	0	0	396600	0	396600	396600	0	0

**Land**

Use	Zoning	Acres
Vacant Commercial	Agriculture	7.47
Vacant Commercial	PUD	2.7
<b>Current Land Value: 396600</b>		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
10/08/2010	100	Yes	No	3988	0448	Special Warranty Deed
10/05/2010	100	Yes	No	3988	0452	Special Warranty Deed



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## 2012 Roll Details — Real Estate Account #03868 002 001

Real Estate Account #03868 002 001

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

2012

2011

No taxes due

No taxes due

No taxes due

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Owner: CITY OF ALACHUA  
P O BOX 9  
ALACHUA, FL 32616  
Situs: (unknown)

Account number: **03868 002 001**  
Alternate Key: 1013610  
Millage code: 1700  
Millage rate: 24.7857

Assessed value: 396,600  
School assessed value: 396,600

### Exemptions

MUNICIPAL PROPERTY: 396,600

*Location is not guaranteed to be accurate.*

[Property Appraiser](#)

- [GIS](#)

### 2012 annual bill

[View](#)

### Legal description

### Location

Ad valorem:  
Non-ad valorem:  
Total Discountable:  
No Discount NAVA:  
Total tax:

\$0.00  
\$0.00  
0.00  
0.00

COM NE COR OF LANDS DESC IN OR  
2993/0331 K/A PARCEL 3869-8 N  
71 DEG 39 MIN 26 SEC W 1071.12  
FT N 71 DEG 39 MIN 26 SEC W  
29.13 FT POB S 43 DEG 08 MIN 29  
SEC W 137.87 FT SWLY ALG CURVE  
70.87 FT SWLY ALG CURVE 126.14  
FT N 71 DEG 13 MIN 57 SEC W

Book, page, item: --  
Geo number: 15-08-18-  
03868002001  
Range: 18  
Township: 08  
Section: 15

No taxes due





**Parcel: 03869-000-000***Search Date: 8/19/2014 at 5:18:34 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	FIRST STREET GROUP L C	<b>Legal:</b>	COM NE COR SEC 16 S 3.76 FT S RR/W POB E 1364.77 FT S 780.62 FT S 71 DEG E 1486.2 FT TO E R/W ST N 931.05 FT TOS RR/W E/LY ALONG R/W 751.9 FT S 187.78 FT S 56 DEG E 203.64 FT E 37.34 FT S 906.92 FT W 640 FT S 287.37 FT N 85 DEG W 387.33 FT N 72 DEG W 2078.33 FT S 17 DEG W 308.7 FT N 72 DEG W 1348.57 FT S 68 DEG W 228.59 FT TO E R/W I-75 N1653.49 FT TO S RR/W E/LY ALONG R/W 790.33 FT POB OR 740/393 & 395 AND RR/W ADJ OR 800/617 OR 843/747 (7-12-78)(LESS 50 X 50 IN NW COR IN 9-8-18 PER OR2119/705) (LESS 50 X 50 IN SW COR IN 16-8-18 PER OR 2122/2202) (LESS THAT PTPER OR 2331/2694) (LESS OR 2401/2721) (LESS OR 2703/0635)(LESS R/W PER OR 2844/1121) (LESS THAT PT OF OR 2930/638COMBINED W/3605-1-1) (LESS OR 2849/366) (LESS OR 2903/401) (LESS OR 2929/874) (LESS OR 2993/331)(LESS OR 3247/0676)(LESS THAT PT PER OR 3247/679)(LESS OR 3247/682) (LESS OR 3263/1211) (LESS OR 3022/0096) (LESS PARCELS PEROR 3444/300 PARCEL #S 3869-13 & 3869-14)(LESS PARCEL 3869-15 PER OR 3656/369)(LESS PARCEL 3869-16 PER OR 3657/909)(LESS PRCEL 3869-17 PER OR 3670/753)(LESS PARCEL 3869-18 PER OR 3670/757) (LESS PARCEL 3869-19 PER OR 3670/761)(LESS PARCEL 3869-20 PER OR 3670/765) (LESS PARCEL 3869-21 PER OR 3670/769) (LESS PARCEL 3869-22 PER OR 3670/773)(LESS PARCEL 3869-23 PER OR 3674/821) (LESS COM NE COR LOT 6 SANTA FE STATION PB 23 PG 55 POB S 02 DEG E 200 FT E68.61 FT NLY TO R/W WLY TO POB)(LESS PARCEL 3868-2-1 PER OR 3988/0452)(LESS R/W PER OR 4060/1507) OR 2256/2504						
<b>Mailing:</b>	PO BOX 1990 ALACHUA, FL 32616-1990								
<b>Location:</b>	14420 NW 151ST BLVD ALACHUA								
<b>Sec-Twn-Rng:</b>	15-8-18								
<b>Use:</b>	Grzgsoil Class2								
<b>Tax Jurisdiction:</b>	Alachua								
<b>Area:</b>	Alachua Commercial								
<b>Subdivision:</b>	Placeholder								
<b>Current Values</b>									
<b>Land</b>	<b>Building</b>	<b>Misc</b>	<b>Total</b>	<b>Deferred</b>	<b>Assessed</b>	<b>Exempt *</b>	<b>Taxable *</b>	<b>Taxes</b>	
<b>7000</b>	<b>0</b>	<b>0</b>	<b>7000</b>	<b>0</b>	<b>7000</b>	<b>0</b>	<b>7000</b>	<b>173.83</b>	
These numbers reflect County General Fund but do not reflect School Board taxable value.									

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Grzgsoil Class2	7000	1821700	0	0	7000	0	7000	0	7000	173.78
2012	Grzgsoil Class2	7000	1821700	0	0	7000	0	7000	0	7000	173.51
2011	Grzgsoil Class2	7000	1824800	0	0	7000	0	7000	0	7000	177.33
2010	Grzgsoil Class2	8600	2227700	0	0	8600	0	8600	0	8600	216.26
2009	Grzgsoil Class2	8100	2240200	0	0	8100	0	8100	0	8100	202.7
2008	Grzgsoil Class2	8100	2240200	0	0	8100	0	8100	0	8100	183.52
2007	Grzgsoil Class2	7200	2469000	0	0	7200	0	7200	0	7200	163.7
2006	Grzgsoil Class2	693300	4749000	0	0	693300	0	693300	0	693300	17514.58
2005	Grzgsoil Class2	15500	884100	0	0	15500	0	15500	0	15500	403.87
2004	Grzgsoil Class2	19300	1058300	0	0	19300	0	19300	0	19300	507.79
2003	Grzgsoil Class2	16500	1069300	6300	0	22800	0	22800	0	22800	613.9
2002	Grzgsoil Class2	16500	1069300	0	0	16500	0	16500	0	16500	450.6
2001	Grzgsoil Class2	19700	1211200	0	0	19700	0	19700	0	19700	537.95
2000	Grzgsoil Class6	47700	1211200	0	0	47700	0	47700	0	47700	1328.91
1999	Grzgsoil Class2	19500	286900	0	0	19500	0	19500	0	19500	538.55
1998	Grzgsoil Class2	19500	286900	0	0	19500	0	19500	0	19500	553.74
1997	Grzgsoil Class2	19500	287000	0	0	19500	0	19500	0	19500	565.66
1996	Grzgsoil Class2	19500	287000	0	0	19500	0	19500	0	19500	571.17
1995	Grzgsoil Class2	25300	287000	0	0	25300	0	25300	0	25300	741.05

**Land**

Use	Zoning	Acres
Pasture 2	PUD	28.81

Pasture 2	PUD	17.9
Current Land Value: 7000		

## Sale

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
09/30/1999	1398700	Yes	No	2256	2504	Mult Sale

## Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
9-08-1083	Fire Spr. Sys.	10/01/2008	12/25/2008	02/11/2009	FIRE HOOD--PIZZA
08-11566	Comm Remodel Permit	07/29/2008	10/28/2008	02/11/2009	BLD-OUT--ALA PROF PLA
08-11452	Comm Remodel Permit	04/25/2008	07/10/2008	02/11/2009	INT BLD-OUT



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## 2012 Roll Details — Real Estate Account #03869 000 000

Real Estate Account #03869 000 000



Parcel details



Latest bill



Full bill history

2013

Paid

2012

Paid

2011

Paid

2010

Paid

...

2002

Paid



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Owner: FIRST STREET GROUP L C  
PO BOX 1990  
ALACHUA, FL 32616-1990  
Situs: (unknown)

Account number: **03869 000 000**  
Alternate Key: 1013611  
Millage code: 1700  
Millage rate: 24.7857

Assessed value: 7,000  
School assessed value: 7,000

Location is not guaranteed to be accurate.

Property  
Appraiser

- GIS

### 2012 annual bill

Ad valorem: \$173.51  
Non-ad valorem: \$2,808.99  
Total Discountable: 2982.50  
No Discount NAVA: 0.00  
Total tax:

**Paid** 2012-12-03 \$2,863.20  
**Effective** 2012-11-30  
**Receipt** #12-0044242



View

### Legal description

COM NE COR SEC 16 S 3.76 FT S  
RR/W POB E 1364.77 FT S 780.62  
FT S 71 DEG E 1486.2 FT TO E  
R/W ST N 931.05 FT TO S RR/W  
E/LY ALONG R/W 751.9 FT S  
187.78 FT S 56 DEG E 203.64 FT  
E 37.34 FT S 906.92 FT W 640 FT  
S 287.37 FT N 85 DEG W 387.33



### Location

Book, page, item: --  
Geo number: 15-08-18-  
03869000000  
Range: 18  
Township: 08  
Section: 15





**Parcel: 03869-008-000***Search Date: 8/19/2014 at 5:19:17 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	KOROSIC CHRISTOPHER ALLAN	<b>Legal:</b> COM SE COR BK 16 DOWNINGS S/D PB C-79A S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.61 FT N 15 DEG30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 43 SECW 226.47 FT N 02 DEG 27 MIN 17 SEC W 817.38 FT POB WLY ALG CURVE 75.11 FT S 88 DEG 30 MIN 38 SEC W 114.48 FT WLYALG CURVE 152.03 FT N 71 DEG 13 MIN 57 SEC W 936.89 FT N 56 DEG 39 MIN 05 SEC E 142.75 FT N 38 DEG 30 MIN 50 SEC E132.90 FT S 71 DEG 39 MIN 26 SEC E 1071.12 FT S 02 DEG 27 MIN 17 SEC E 170.27 FT POB OR 2993/0331						
<b>Mailing:</b>	15710 NW US HIGHWAY 441 ALACHUA, FL 32615							
<b>Location:</b>								
<b>Sec-Twn-Rng:</b>	15-8-18							
<b>Use:</b>	Grzsoil Class1							
<b>Tax Jurisdiction:</b>	Alachua							
<b>Area:</b>	Alachua Commercial							
<b>Subdivision:</b>	Placeholder							
<b>Current Values</b>								
<b>Land</b>	<b>Building</b>	<b>Misc</b>	<b>Total</b>	<b>Deferred</b>	<b>Assessed</b>	<b>Exempt *</b>	<b>Taxable *</b>	<b>Taxes</b>
1100	0	0	1100	0	1100	0	1100	27.32
These numbers reflect County General Fund but do not reflect School Board taxable value.								

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Grzgsoil Class1	1100	465000	0	0	1100	0	1100	0	1100	27.31
2012	Grzgsoil Class1	1100	465000	0	0	1100	0	1100	0	1100	27.27
2011	Grzgsoil Class1	1100	465000	0	0	1100	0	1100	0	1100	27.88
2010	Grzgsoil Class1	1100	465000	0	0	1100	0	1100	0	1100	27.66
2009	Grzgsoil Class1	1000	465000	0	0	1000	0	1000	0	1000	25.03
2008	Grzgsoil Class1	1000	465000	0	0	1000	0	1000	0	1000	22.67
2007	Dairies/Feedlts	3700	465000	0	0	3700	0	3700	0	3700	84.12
2006	Dairies/Feedlts	3700	465000	0	0	3700	0	3700	0	3700	93.48
2005	Grzgsoil Class2	900	93000	0	0	900	0	900	0	900	23.45

**Land**

Use	Zoning	Acres
Pasture 1	PUD	6.2
Current Land Value: 1100		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
09/13/2004	100000	Yes	No	2993	0331	Warranty Deed



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## 2014 Roll Details — Real Estate Account At 15105 NW 150TH AVE, ALACHUA

Real Estate Account #03869 008 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

**2014**

Paid

**2013**

Paid

**2012**

Paid

**2011**

Paid

...

**2005**

Paid

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Owner: KOROSIC CHRISTOPHER ALLAN

15710 NW US HIGHWAY 441

ALACHUA, FL 32615

Situs: 15105 NW 150TH AVE

ALACHUA

Account number: **03869 008 000**

Alternate Key: 1013736

Millage code: 1700

Millage rate: 24.8319

Assessed value: 1,100

School assessed value: 1,100

*Location is not guaranteed to be accurate.*

**Property  
Appraiser**

**- GIS**

### 2014 annual bill

Ad valorem:	\$27.32
Non-ad valorem:	\$310.94
Total Discountable:	338.26
No Discount NAVA:	0.00
Total tax:	

**Paid 2014-12-19 \$328.11**

**Receipt #14-0055645**

[View](#)

### Legal description

COM SE COR BK 16 DOWNINGS S/D PB C-  
79A S 87 DEG 12 MIN 59 SEC W 868.47  
FT S 87 DEG 14 MIN 17 SEC W 274.61  
FT N 15 DEG 30 MIN 23 SEC E 57.84 FT  
N 79 DEG 33 MIN 04 SEC W 175.60 FT N  
85 DEG 45 MIN 52 SEC W 214.79 FT N  
85 DEG 46 MIN 43 SEC W 226.47 FT N  
02 DEG 27 MIN 17 SEC W 817.38 FT POB

### Location

Book, page, item: --

Geo number: 15-08-18-  
03869008000

Range: 18

Township: 08

Section: 15

This parcel has an issued certificate for 2012.

Advertised number: 1190

Face amount: \$581.65

Issued date: 06/01/2013

Buyer: Bidder number 10019

TC 13, LLC

WWW.BUYTHISTAXLIEN.COM

PO BOX 173017

TAMPA, FL 33672

Interest rate: 3.25%

**Parcel: 03869-010-000***Search Date: 8/19/2014 at 5:19:50 PM - Data updated: 08/19/14*

<b>Taxpayer:</b> 10.47 LLC	<b>Legal:</b> DOWNINGS S/D PB C-79A COM SE COR BK 16 S 87 DEG 12 MIN 59 SEC W 868.47 FT S 87 DEG 14 MIN 17 SEC W 274.60 FT N 15 DEG 30 MIN 23 SEC E 57.84 FT N 79 DEG 33 MIN 04 SEC W 175.60 FT N 85 DEG 45 MIN 52 SEC W 214.79 FT N 85 DEG 46 MIN 42 SEC W 226.47 FT N 02 DEG 27 MIN 17 SEC W 736.08 FT POB NWLY ALG CURVE 76.57 FT S 88 DEG 30 MIN 38 SEC W 114.48 FT NWLY ALG CURVE 180.31 FT N 71 DEG 13 MIN 57 SEC W 1301.22 FT NWLY ALG CURVE 13 FT N 41 DEG 103 MIN 33 SEC E 86.66 FT S 71 DEG 13 MIN 57 SEC E 1281.35 FT SELY ALG CURVE 152.03 FT N 88 DEG 30 MIN 38 SEC E 114.48 FT SELY ALG CURVE 75.11 FT S 02 DEG 27 MIN 13 SEC E 81.30 FT POB OR 3247/0682 (LESS R/W PER PB 26 PG 75) (LESS R/W PER OR 4060/1500)
<b>Mailing:</b> 15260 NW 147TH DR ALACHUA, FL 32615	
<b>Location:</b>	
<b>Sec-Twn-Rng:</b> 15-8-18	
<b>Use:</b> Right-OfWay	
<b>Tax Jurisdiction:</b> Alachua	
<b>Area:</b> R/W Retention Common Area	
<b>Subdivision:</b> Placeholder	
<b>Current Values</b>	
<b>Land</b> 100	<b>Building</b> 0
<b>Misc</b> 0	<b>Total</b> 100
<b>Deferred</b> 0	<b>Assessed</b> 100
<b>Exempt *</b> 0	<b>Taxable *</b> 100
<b>Taxes</b> 2.49	
These numbers reflect County General Fund but do not reflect School Board taxable value.	

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Right-OfWay	100	100	0	0	100	0	100	0	100	2.49
2012	Right-OfWay	100	100	0	0	100	0	100	0	100	2.48
2011	Right-OfWay	100	100	0	0	100	0	100	0	100	2.54
2010	Right-OfWay	100	100	0	0	100	0	100	0	100	2.53
2009	Right-OfWay	100	100	0	0	100	0	100	0	100	2.51
2008	Right-OfWay	100	100	0	0	100	0	100	0	100	2.28
2007	Right-OfWay	100	100	0	0	100	0	100	0	100	2.27
2006	Right-OfWay	300	300	0	0	300	0	300	0	300	7.59

**Land**

Use	Zoning	Acres
Right-ofWay	PUD	0.09
Current Land Value: 100		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
10/19/2005	100	Yes	No	3247	0682	Special Warranty Deed



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## 2012 Roll Details — Real Estate Account #03869 010 000

Real Estate Account #03869 010 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

No taxes due

2012

No taxes due

2011

No taxes due

2010

No taxes due

...

2006

No taxes due

[Get Bills by Email](#)

Owner: 10.47 LLC  
15260 NW 147TH DR  
ALACHUA, FL 32615  
Situs: (unknown)

Account number: **03869 010 000**  
Alternate Key: 1013623  
Millage code: 1700  
Millage rate: 24.7857

Assessed value: 100  
School assessed value: 100

Flags

Taxes under minimum

Location is not guaranteed to be accurate.

[Property Appraiser](#)

- [GIS](#)

2012 annual bill

[View](#)

Legal description

Location

Ad valorem:  
Non-ad valorem:  
Total Discountable:  
No Discount NAVA:  
Total tax:

\$2.48  
\$0.00  
2.48  
0.00

DOWNINGS S/D PB C-79A COM SE  
COR BK 16 S 87 DEG 12 MIN 59  
SEC W 868.47 FT S 87 DEG 14 MIN  
17 SEC W 274.60 FT N 15 DEG 30  
MIN 23 SEC E 57.84 FT N 79 DEG  
33 MIN 04 SEC W 175.60 FT N 85  
DEG 45 MIN 52 SEC W 214.79 FT N  
85 DEG 46 MIN 42 SEC W 226.47

Book, page, item: --  
Geo number: 15-08-18-  
03869010000  
Range: 18  
Township: 08  
Section: 15

No taxes due





**Parcel: 03869-013-000***Search Date: 8/19/2014 at 5:20:28 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	WAL-MART STORES EAST LP	<b>Legal:</b>	COM SE COR FRAC SEC 9-8-18 S 00 DEG 51 MIN 49 SEC E 3.91 FT N 88 DEG 37 MIN 47 SEC W 790.35 FT POB N 04 DEG 30 MIN 53SEC E 49.91 FT S 88 DEG 32 MIN 46 SEC E 49.98 FT N 04 DEG 58 MIN 37 SEC E 50.15 FT S 88 DEG 36 MIN 33 SEC E 379.41 FT N04 DEG 14 MIN 21 SEC E 179.48 FT S 79 DEG 38 MIN 59 SEC E 505.22 FT S 88 DEG 35 MIN 59 SEC E 19.74 FT S 04 DEG 11 MIN43 SEC W 1431.98 FT N 85 DEG 48 MIN 17 SEC W 952.11 FT N 04 DEG 11 MIN 43 SEC E1184.62 FT POB OR 3444/0300					
<b>Mailing:</b>	PROPERTY TAX DEPT 8013 1301 SE 10TH ST STORE NO 1205-01 BENTONVILLE, AR 72716-8013							
<b>Location:</b>								
<b>Sec-Twn-Rng:</b>	16-8-18							
<b>Use:</b>	Vacant Comm							
<b>Tax Jurisdiction:</b>	Alachua							
<b>Area:</b>	Alachua Commercial							
<b>Subdivision:</b>	Placeholder							
Current Values								
Land	Building	Misc	Total	Deferred	Assessed	Exempt *	Taxable *	Taxes
1315100	0	0	1315100	0	1315100	0	1315100	32656.42
These numbers reflect County General Fund but do not reflect School Board taxable value.								

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	32646.17
2012	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	32595.68
2011	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	33312.67
2010	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	33070.56
2009	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	32909.73
2008	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	29796.1
2007	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	1315100	29899.71

**Land**

Use	Zoning	Acres
Vacant Commercial	PUD	30.19
Current Land Value: 1315100		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
08/14/2006	1406900	Yes	No	3444	0300	Mult Sale
08/14/2006	100	Yes	No	3444	0305	Mult Sale
09/30/1999	1398700	Yes	No	2256	2504	Mult Sale
02/26/1997	49000	Yes	Yes	2101	0641	Warranty Deed



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## 2012 Roll Details — Real Estate Account #03869 013 000

Real Estate Account #03869 013 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

Paid

2012

Paid

2011

Paid

2010

Paid

...

2007

Paid

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Owner: WAL-MART STORES EAST LP  
PROPERTY TAX DEPT 8013  
1301 SE 10TH ST  
STORE NO 1205-01  
BENTONVILLE, AR 72716-8013  
Situs: (unknown)

Account number: **03869 013 000**

Alternate Key: 1013626

Millage code: 1700

Millage rate: 24.7857

Assessed value: 1,315,100

School assessed value: 1,315,100

*Location is not guaranteed to be accurate.*

[Property Appraiser](#)

- [GIS](#)

### 2012 annual bill

[View](#)

### Legal description

### Location

Ad valorem: **\$32,595.68**  
Non-ad valorem: **\$0.00**  
Total Discountable: **32595.68**  
No Discount NAVA: **0.00**  
Total tax:

**Paid 2012-12-04 \$31,291.85**

**Effective 2012-11-30**

**Receipt #12-0046842**

COM SE COR FRAC SEC 9-8-18 S 00  
DEG 51 MIN 49 SEC E 3.91 FT N  
88 DEG 37 MIN 47 SEC W 790.35  
FT POB N 04 DEG 30 MIN 53 SEC E  
49.91 FT S 88 DEG 32 MIN 46 SEC  
E 49.98 FT N 04 DEG 58 MIN 37  
SEC E 50.15 FT S 88 DEG 36 MIN  
33 SEC E 379.41 FT N 04 DEG 14

Book, page, item: --  
Geo number: 16-08-18-  
03869013000  
Range: 18  
Township: 08  
Section: 16



**Parcel: 03869-014-000***Search Date: 8/19/2014 at 5:21:01 PM - Data updated: 08/19/14*

<b>Taxpayer:</b>	WAL-MART STORES EAST LP	<b>Legal:</b> COM SE COR FRAC SEC 9-8-18 S 00 DEG 51 MIN 49 SEC E 3.91 FT N 88 DEG 37 MIN 47 SEC W 790.35 FT N 4 DEG 30 MIN 53 SEC E49.91 FT S 88 DEG 32 MIN 46 SEC E 49.98 FT N 04 DEG 58 MIN 37 SEC E 50.15 FT S 88 DEG 36 MIN 33 SEC E 379.41 FT N 04DEG 14 MIN 21 SEC E 179.48 FT S 79 DEG 38 MIN 59 SEC E 505.22 FT S 88 DEG 35 MIN 59 SEC E 852.24 FT S 10 DEG 38 MIN41 SEC W 127.20 FT S 02 DEG 06 MIN 51 SEC W 33.71 FT S 10 DEG 38 MIN 41 SEC W 104.50 FT POB S 10 DEG 38 MIN 41 SEC W191.52 FT SWLY ALG CURVE 36.46 FT N 85 DEG 48 MIN 17 SEC W 186.42 FT N 04 DEG 11 MIN 43 SEC E 212.50 FT S 85 DEG 48MIN 17 SEC E 232.77 FT POB OR 3444/0300						
<b>Mailing:</b>	PROPERTY TAX DEPT 8013 1301 SE 10TH ST STORE NO 1205-01 BENTONVILLE, AR 72716-8013							
<b>Location:</b>								
<b>Sec-Twn-Rng:</b>	15-8-18							
<b>Use:</b>	Vacant Comm							
<b>Tax Jurisdiction:</b>	Alachua							
<b>Area:</b>	Alachua Commercial							
<b>Subdivision:</b>	PlaceHolder							
Current Values								
Land	Building	Misc	Total	Deferred	Assessed	Exempt *	Taxable *	Taxes
46600	0	0	46600	0	46600	0	46600	1157.17
These numbers reflect County General Fund but do not reflect School Board taxable value.								

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

Year	Use	Land	MktLand	Building	Misc	Market	SOH Deferred	Assessed	Exempt**	Taxable**	Taxes
2013	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1156.81
2012	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1155.02
2011	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1180.42
2010	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1171.85
2009	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1166.15
2008	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1055.81
2007	Vacant Comm	46600	46600	0	0	46600	0	46600	0	46600	1059.48

**Land**

Use	Zoning	Acres
Vacant Commercial	PUD	1.07
<b>Current Land Value: 46600</b>		

**Sale**

Date	Price	Vacant	Qualified	OR Book	OR Page	Instrument
08/14/2006	1406900	Yes	No	3444	0300	Mult Sale



[Tax Collector Home](#) [Search](#) [Reports](#) [Shopping Cart](#)

ATTENTION RenewExpress Customers: Legislation has passed that will reduce the cost of your vehicle registration effective September 1, 2014. For vehicle registrations expiring on or after September 1st, this site will not be able to accept your renewal request until September 1st when the new fees are in effect. To complete your renewal sooner, please visit the [DHSMV's Web site](#). If you have any further questions please feel free to contact the Tax Collector's office at (352) 374-5236.

## 2012 Roll Details — Real Estate Account #03869 014 000

Real Estate Account #03869 014 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2013

Paid

2012

Paid

2011

Paid

2010

Paid

...

2007

Paid



[Get Bills by Email](#)

Owner: WAL-MART STORES EAST LP  
PROPERTY TAX DEPT 8013  
1301 SE 10TH ST  
STORE NO 1205-01  
BENTONVILLE, AR 72716-8013  
Situs: (unknown)

Account number: **03869 014 000**

Alternate Key: 1013627

Millage code: 1700

Millage rate: 24.7857

Assessed value: 46,600

School assessed value: 46,600

*Location is not guaranteed to be accurate.*

[Property Appraiser](#)

- [GIS](#)

### 2012 annual bill

Ad valorem: **\$1,155.02**  
Non-ad valorem: **\$0.00**  
Total Discountable: **1155.02**  
No Discount NAVA: **0.00**  
Total tax:

**Paid 2012-12-04 \$1,108.82**

**Effective 2012-11-30**

**Receipt #12-0046866**



[View](#)

### Legal description

COM SE COR FRAC SEC 9-8-18 S 00  
DEG 51 MIN 49 SEC E 3.91 FT N  
88 DEG 37 MIN 47 SEC W 790.35  
FT N 4 DEG 30 MIN 53 SEC E  
49.91 FT S 88 DEG 32 MIN 46 SEC  
E 49.98 FT N 04 DEG 58 MIN 37  
SEC E 50.15 FT S 88 DEG 36 MIN  
33 SEC E 379.41 FT N 04 DEG 14



### Location

Book, page, item: --  
Geo number: 15-08-18-  
03869014000  
Range: 18  
Township: 08  
Section: 15





**Application Package**  
**Table of Contents**

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

## **Mailed Memorandum**



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

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

[WWW.CHW-INC.COM](http://WWW.CHW-INC.COM)

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## MEMORANDUM

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**To:** Neighbors of the I-75/US-441 interchange PN 14-0047.01  
**From:** Ryan Thompson, AICP, Land Development Planner  
**Date:** Tuesday, September 2, 2014  
**RE:** Neighborhood Meeting Public Notice

Causseaux, Hewett, & Walpole, Inc. (CHW) will be holding a Neighborhood Meeting to discuss a proposed Rezoning of  $\pm 140.6$  acres, generally located in the southeast quadrant of the I-75 and US-441 interchange in the City of Alachua. The proposed amendment will change the Official Zoning Atlas for parcels within the Alachua Commerce Planned Unit Development (PUD) from PUD to a mix of Commercial Intensive (CI), Community Commercial (CC), and Government Facility (GF) to facilitate commercial development.

**Date:** Wednesday, September 17, 2014

**Time:** 5:30 p.m.

**Place:** Alachua Branch Library  
14913 NW 140<sup>th</sup> Street  
Alachua, FL 32615

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

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

I:\JOBS\2014\14-0047.01\CITY\Neighborhood Workshop\NHWS 140917 CoA mail out.docx

## Mailing Labels

03054-000-000  
JP & KP LLC  
11149 CONISTON WAY  
WINDERMERE, FL 34786

03054-001-000  
KENNETH J FICKETT  
3001 NE 20TH WAY  
GAINESVILLE, FL 32606

03054-002-000  
JP & KP LLC  
11149 CONISTON WAY  
WINDERMERE, FL 34786

03059-001-000  
MCDONALD'S CORP (009/0551)  
16018 NW US HIGHWAY 441  
ALACHUA, FL 32615

03059-005-000  
MCDONALD'S CORP (009/0551)  
16018 NW US HIGHWAY 441  
ALACHUA, FL 32615

03066-000-000  
FIRST STREET GROUP L C  
PO BOX 1990  
ALACHUA, FL 32616-1990

03066-001-000  
THOMAS STALBAUM  
4526 SW 63RD BLVD  
GAINESVILLE, FL 32608-3879

03066-002-000  
LUTHER ACQUISITIONS LLC  
2632 NW 43RD ST UNIT# 2138  
GAINESVILLE, FL 32606

03066-006-000  
MOHAN-LERRA FAMILY  
PARTNERSHIP  
16715 NW 129TH TER  
ALACHUA, FL 32615

03066-007-000  
AMERICAN PETROLEUM  
INVESTMENTS  
402 HIGH POINT DR  
COCOA, FL 32926

03066-008-000  
TEMPLE HILL INC  
11149 CONISTON WAY  
WINDERMERE, FL 34786-5410

03066-008-001  
A S PATEL  
15920 NW US HIGHWAY 441  
ALACHUA, FL 32615

03066-008-002  
TEMPLE HILL INC  
11149 CONISTON WAY  
WINDERMERE, FL 34786-5410

03067-001-000  
MEGAHEE ENTERPRISES LTD.,LLLP  
2632 NW 43RD ST # 2138  
GAINESVILLE, FL 32606

03605-010-018  
MALIKA CHACON  
15092 NW 147TH DR  
ALACHUA, FL 32615

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

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

03864-015-000  
RAYMOND J TRUSTEE CLOUTIER  
14528 NW 154TH TER  
ALACHUA, FL 32615

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

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

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

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

03863-100-000  
MERCURY 1 LLC  
18305 BISCAYNE BLVD STE 400  
AVENTURA, FL 33160

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

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

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

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

03863-020-000  
ASSOCIATION INC WYNDSWEEP  
HILLS HOMEOWNERS  
5522 NW 43RD ST STE B  
GAINESVILLE, FL 32653

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

03863-020-002  
WAYNE C BRYANT  
PO BOX 474  
STEINHATCHEE, FL 32359

03863-020-048 RWSPMS LLC 14505 NW 147TH AVE Alachua, FL 32615	03869-002-000 JAMES E JR HARKINS PO BOX 6307 MARIANNA, FL 32447-6307	03868-000-000 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-021-000 TOMLINSON PROPERTY GROUP LLC 3580 N MAIN ST GAINESVILLE, FL 32609	03869-006-000 WYNDSWEEP HILLS LLC PO BOX 474 STEINHATCHEE, FL 32359	03868-001-001 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-001-000 TLC PROPERTIES INC 2065 NW 57TH ST OCALA, FL 34475	03869-012-000 ALACHUA PROFESSIONAL PLAZA LLC 15260 NW 147TH DR STE A ALACHUA, FL 32615	03868-001-003 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-005-000 MCCAULEY PROPERTIES LLC 4010 NW 155TH TER NEWBERRY, FL 32669-2016	03869-017-000 DARRYL J TOMPKINS PO BOX 519 ALACHUA, FL 32616	03868-001-004 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-007-001 ALACHUA DEVELOPMENT LLC 5405 CYPRESS CNTR DR STE 320 TAMPA, FL 33609	03869-000-000 FIRST STREET GROUP L C PO BOX 1990 ALACHUA, FL 32616-1990	03868-001-005 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-010-000 10.47 LLC 15260 NW 147TH DR ALACHUA, FL 32615	03869-003-000 HITCHCOCK & SONS INC PO BOX 129 ALACHUA, FL 32616-0129	03868-001-006 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-014-000 WAL-MART STORES EAST LP STORE NO 1205-01 1301 SE 10TH ST BENTONVILLE, AR 72716-8013	03869-019-000 J ARDENE WIGGINS PO BOX 1857 ALACHUA, FL 32616	03868-001-007 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03869-020-000 TOMLINSON PROPERTY GRP LLC 3580 N MAIN ST GAINESVILLE, FL 32609	03869-023-000 ASSOCIATION INC ALACHUA TOWNE CENTRE 13505 NW 88TH PL ALACHUA, FL 32615	03868-001-008 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03863-020-049 RWSPMS LLC PO BOX 1977 ALACHUA, FL 32616	03869-007-000 10.47 LLC 15260 NW 147TH DR ALACHUA, FL 32615	03869-008-000 CHRISTOPHER ALLAN KOROSIC 15710 NW US HIGHWAY 441 ALACHUA, FL 32615
03868-002-000 10.47 LLC 14110 NW 21ST LN GAINESVILLE, FL 32606	03869-009-000 10.47 LLC 15260 NW 147TH DR ALACHUA, FL 32615	03869-013-000 WAL-MART STORES EAST LP STORE NO 1205-01 1301 SE 10TH ST BENTONVILLE, AR 72716-8013

03873-000-000  
TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

03873-001-000  
TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

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

\*\*\*\* Public notice mailing list \*\*\*\*

\*\*\*\* Public notice mailing list \*\*\*\*

\*\*\*\* Public notice mailing list \*\*\*\*

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua FL 32615

Bill Atwater  
6017 NW 115th Place  
Alachua FL 32615

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 Tingle  
333 Turkey Creek  
Alachua FL 32615

President  
TCMOA  
1000 Turkey Creek  
Alachua FL 32615

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

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

Laura Williams  
12416 NW 148th Avenue  
Alachua FL 32615

Jeannette Hinsdale  
P.O. Box 1156  
Alachua FL 32616

Lynn Coullias  
7406 NW 126th Ave  
Alachua FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua FL 32615



03868-001-003  
KOROSIC  
CHRISTOPHER ALLAN15710 NW US  
HIGHWAY 441  
ALACHUA, FL 32615

03868-001-004  
KOROSIC  
CHRISTOPHER ALLAN15710 NW US  
HIGHWAY 441  
ALACHUA, FL 32615

03868-001-003  
KOROSIC  
CHRISTOPHER ALLAN15710 NW US  
HIGHWAY 441  
ALACHUA, FL 32615

03868-001-004  
KOROSIC  
CHRISTOPHER ALLAN15710 NW  
US HIGHWAY 441  
ALACHUA, FL 32615

03868-001-003  
KOROSIC  
CHRISTOPHER ALLAN15710 NW US  
HIGHWAY 441  
ALACHUA, FL 32615

03868-001-004  
KOROSIC  
CHRISTOPHER ALLAN15710 NW US  
HIGHWAY 441  
ALACHUA, FL 32615

**Scanned Mailing Envelope**

Causseaux, Hewett, & Walpole, Inc.  
132 NW 76th Drive  
Gainesville, FL 32607

Laura Williams  
12416 NW 148th Avenue  
Alachua FL 32615

JACKSONVILLE  
FL 320  
02 SEP '14  
PM 4 L



UNITED STATES POSTAGE  
PITNEY BOWES  
\$000.480  
02 1P  
0001654266 SEP 02 2014  
MAILED FROM ZIP CODE 32607

32607@6676  
326154916

X 322 N7E 100981310009/03/14  
FORWARD TIME EXP RTN TO SEND  
WILLIAMS-TAYLOR, LAURA  
6574 NW 109TH PL  
ALACHUA FL 32615-7475

RETURN TO SENDER  
|||||

## Newspaper Advertisement



## **Workshop Presentation**



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

**Rezoning**

**Neighborhood Meeting**  
September 17, 2014



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

## Meeting Overview



### **The purpose of the community meeting:**

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



# Public Notification



**MEMORANDUM**

TO: Mayor Scott T. Lucas and Councilmembers  
 FROM: Ryan Thompson, AICP, Land Development Planner  
 DATE: Tuesday, September 2, 2014  
 RE: Neighborhood Meeting Public Notice

Causewell, Interests, & Proctors, Inc. (CHWI) will be holding a Neighborhood Meeting to discuss a proposed Rezoning of ±140.6 acres, generally located in the southeast quadrant of the I-75 and US-441 interchange in the City of Alachua. The proposed development will change the Official Zoning Atlas to parcels within the Alachua Commerce Planned Unit Development (PUD) from PUD to a mix of Commercial Intensive (CI), Community Commercial (CC), and Government Facility (GF) to facilitate commercial development.

Date: Wednesday, September 17, 2014  
 Time: 5:30 p.m.  
 Place: Alachua Branch Library  
 14913 NW 140<sup>th</sup> Street  
 Alachua, FL 32615  
 Contact: Ryan Thompson, AICP  
 (352) 331-1976

This is not a public hearing. The purpose of the meeting is to inform neighboring property owners about the nature of the proposal and to seek their comments. (The focus toward is being you at the workshop.)



## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed Rezoning of ±140.6 acres, generally located in the southeast quadrant of the I-75 and US-441 interchange in the City of Alachua. The proposed amendment will change the Official Zoning Atlas from Alachua Commerce Planned Unit Development (PUD) to Commercial Intensive (CI), Community Commercial (CC), and Government Facility (GF).

This is not a public hearing. The meeting's purpose is to inform neighboring property owners of the nature of the proposal and to seek their comments.

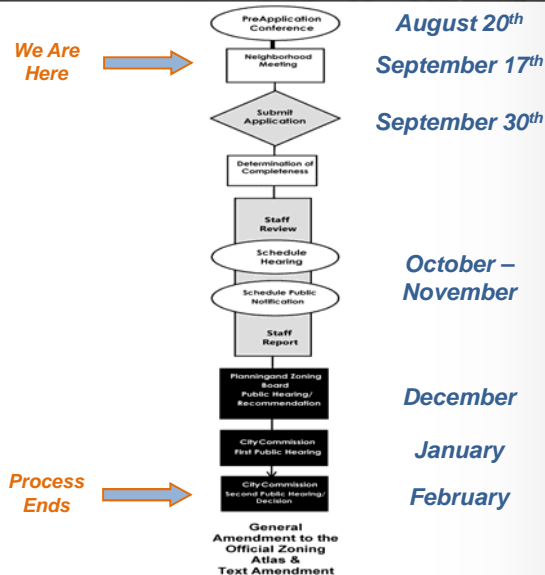
The meeting is Wednesday, September 17<sup>th</sup>, 2014 at 5:30 p.m. at the Alachua Branch Library, 14913 NW 140<sup>th</sup> Street, Alachua, FL 32615

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

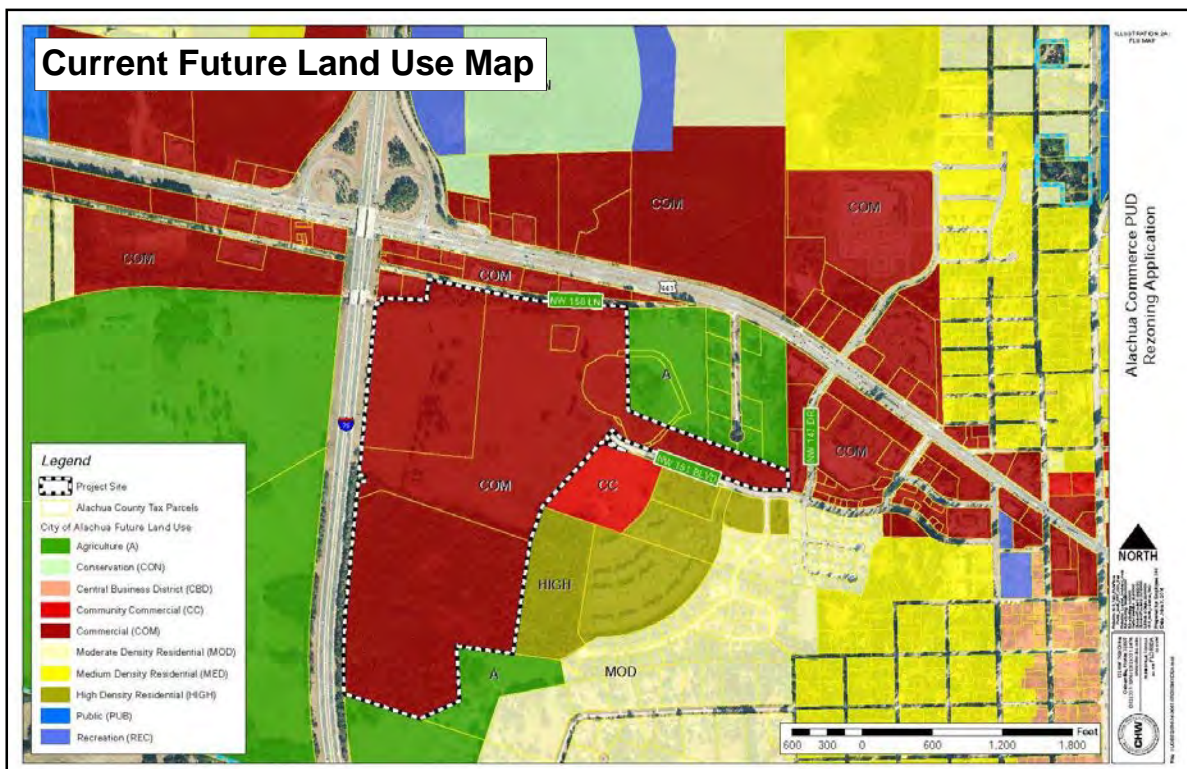
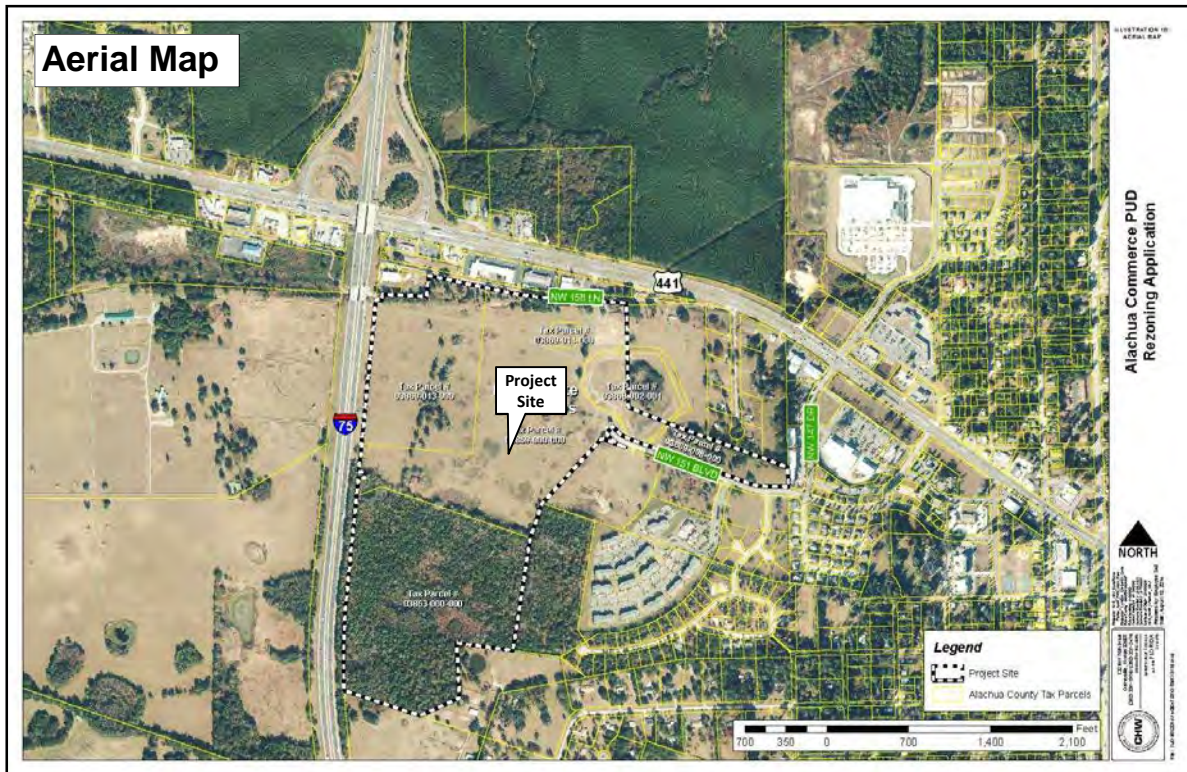


civil engineering land surveying land planning construction engineering inspection

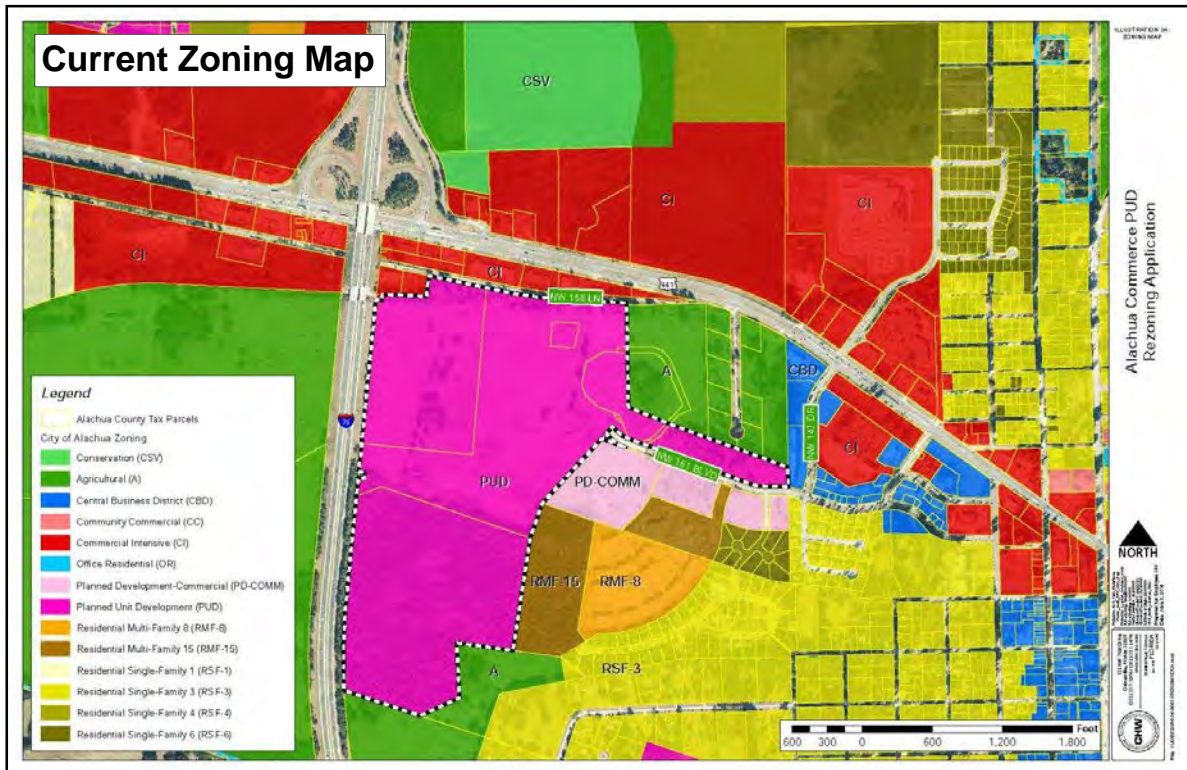
# Review Process



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## Determining an Appropriate Zoning District



To determine the most appropriate zoning district for the project site, a three-step analysis examined:

1. Existing PUD permitted uses v. permitted uses for City Business zoning districts;
2. The project area within context of the City Business zoning districts' Specific Purposes; &
3. Compatibility of the proposed zoning district with adjacent properties.

## Analysis Findings



The most appropriate zoning district for the Alachua Commerce PUD is Commercial, Intensive (CI).

1. Permitted Uses: The PUD's largest land area (91.4% of the total site) is designated Business Park, which most closely reflects the permitted uses within the CI zoning district.
2. Districts' Specific Purposes: The site is located adjacent to both I-75 and US-441, which serves as a regional hub for commerce. Additionally, this site is the only Commercially-viable site to accommodate large-scale retail along the US-441 corridor.
3. Adjacent properties are either Commercial or High Density Residential that would support CI uses.

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