



# City of Alachua Comprehensive Plan Amendment Application

## FOR PLANNING USE ONLY

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

- ☐ Large Scale Comprehensive Plan Amendment (greater than 10 acres)  
☒ Small Scale Comprehensive Plan Amendment (10 acres or less)

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

### A. PROJECT

- Project Name: Highpoint Land Use Change Application
- Address of Subject Property: No address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)
- Parcel ID Number(s): Portion of 03049-000-000
- Existing Use of Property: Vacant; Timberland
- Existing Future Land Use Map Designation: Corporate Park
- Proposed Future Land Use Map Designation: High Density Residential
- Acreage: 27.9 +/-

### B. APPLICANT

- Applicant's Status ☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning  
Company (if applicable): eda consultants, inc.  
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300  
City: Gainesville State: FL ZIP: 32601  
Telephone: ( ) 352-373-3541 FAX: ( ) N/A e-mail: csweger@edafl.com
- If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Alachua A One LLC  
Mailing Address: 15260 NW 147th Drive, Ste 100  
City: Alachua State: FL ZIP: 32615

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

### C. ADDITIONAL INFORMATION


- 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: N/A  
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

### D. ATTACHMENTS

- Statement of proposed change and maps which illustrate the proposed change.
- Urban Sprawl Analysis which evaluates as to whether the plan amendment incorporates a development pattern or urban form that achieves four or more of the following eight criteria:
  - Directs growth and development to areas of the community in a manner that does not adversely impact natural resources;
  - Promotes the efficient and cost effective provision or extension of public infrastructure and services;
  - Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that support a range of housing choices and a multimodal transportation system;
  - Promotes conservation of water and energy;
  - Preserves agricultural areas and activities;

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

- 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.

  
Signature of Applicant

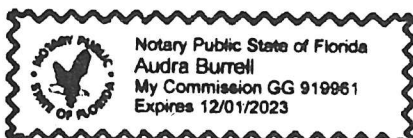
Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28<sup>th</sup> day of April, 2022, by Clay Sweger  
who is/are personally known to me, or who has/have produced  
 as identification.

Andrea Burrell  
Signature of Notary Public, State of Florida



Page 2 of 2

# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

04/29/2022

NAME & DESCRIPTION OF PROJECT

Highpoint Rezoning & Land Use Change

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

No Address- Located at 16500-17100

block of NW 161st Terrace (East Side)

Tax Parcel Numbers

Portion of 03049-000-000

Acreage

27.9 +/-

DEVELOPMENT DATA (check all that apply)

☐ Single Family

☒ Multi Family

☐ Exempt (See exemptions on page 2)

Number of Units

Number of Units

419

Level of Review

☐ Pre-Application Conference

☐ Preliminary

☐ Final

☐ Revised

☐ Staff Administrative Review

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

### EXPLANATION OF STUDENT GENERATION CALCULATION

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

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs may be viewed on the Alachua County Public Schools website.

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Northwest Alachua

Middle

Mebane

High

Santa Fe

**SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

ELEMENTARY	<input type="text"/>	units X 0.12 Elementary School Multiplier	<input type="text"/>	Student Stations
MIDDLE	<input type="text"/>	units X 0.06 Middle School Multiplier	<input type="text"/>	Student Stations
HIGH	<input type="text"/>	units X 0.09 High School Multiplier	<input type="text"/>	Student Stations

**MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

ELEMENTARY	<input type="text" value="419"/>	units X 0.06 Elementary School Multiplier	<input type="text" value="25"/>	Student Stations
MIDDLE	<input type="text" value="419"/>	units X 0.03 Middle School Multiplier	<input type="text" value="13"/>	Student Stations
HIGH	<input type="text" value="419"/>	units X 0.03 High School Multiplier	<input type="text" value="13"/>	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

**EXEMPT DEVELOPMENTS (click all that apply)**

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

**AUTHORIZED AGENT**

Name:

Mailing Address:

Phone:

Email:

**PROPERTY OWNER**

Name:

Mailing Address:

Phone:

Email:

## CERTIFICATION

PROJECT NAME :

PROJECT #:

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

☐

**Approved** based upon the following findings (see 2021-2022 Capacity Tables)

**Elementary SCSA**

Capacity Required

☐

Capacity Available

Available Capacity

☐

Capacity Available in 3 yrs

Available Capacity

☐

Capacity Available in Adjacent SCSA

Available Capacity

**Middle SCSA**

Capacity Required

☐

Capacity Available

Available Capacity

☐

Capacity Available in 3 yrs

Available Capacity

☐

Capacity Available in Adjacent SCSA

Available Capacity

**High SCSA**

☐

Capacity Available

Available Capacity

☐

Capacity Available in 3 yrs

Available Capacity

☐

Capacity Available in Adjacent SCSA

Available Capacity

☐

**Denial** for reasons stated

**Approved by**

**City of Alachua Staff**

**School Board Staff Certification**

A complete application for the development project was accepted on

Date:

**Suzanne M. Wynn**

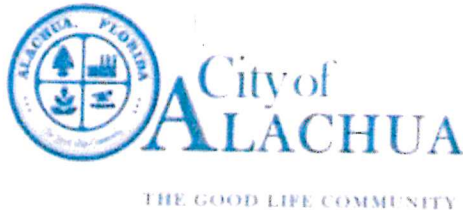
Community Planning Director  
Alachua County Public Schools  
352.955.7400 x 1445

Signed:

Printed Name:

Date:





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)

Parcel ID Number(s): portion of 03049-000-000

Acreage: 30 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Ste. 100

City: Alachua State: FL ZIP: 32615

Telephone: 352-519-8987 FAX: N/A e-mail: mccauleyjmd@yahoo.com

## C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: N/A e-mail: csweager@edafl.com

## D. REQUESTED ACTION:

Comprehensive Plan Amendment and Rezoning

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

James McCauley  
Signature of Applicant

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

James McCauley  
Typed or printed name and title of applicant

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

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30<sup>th</sup> day of March, 2022 by James

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

NOTARY SEAL

Stephanie Sutton  
Signature of Notary Public, State of Florida



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PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
Revised 9/30/2014



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company

ALACHUA A ONE LLC

### Filing Information

<b>Document Number</b>	L16000217620
<b>FEI/EIN Number</b>	81-4642404
<b>Date Filed</b>	11/30/2016
<b>Effective Date</b>	11/30/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Mailing Address

15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Registered Agent Name & Address

MCCAULEY, JAMES W  
15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MCCAULEY, JAMES W  
15260 NW 147TH DRIVE SUITE 100  
ALACHUA, FL 32615

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2019	05/01/2019
2020	06/30/2020

2021

05/01/2021

**Document Images**

<a href="#">05/01/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/30/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/30/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



Doc Stamp-Deed: \$17,759.00



This instrument prepared by and  
after recording return to:

PREPARED BY AND RETURN TO:  
Mary A. Robison, Esquire (KDB)  
Fisher, Tousey, Leas & Ball, P.A.  
501 Riverside Avenue, Suite 600  
Jacksonville, Florida 32202

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21<sup>st</sup> day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50<sup>th</sup> Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147<sup>th</sup> Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

### **WITNESSETH:**

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

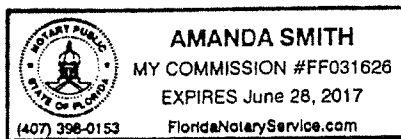
MURPHY'S LOT, LLC, a Florida limited liability company

By: *Joan M. Jones*  
 Witness Print Name: *Benjamin Joe Brune* Joan M. Jones, Manager  
*Rebya Montalvo*  
 Witness Print Name: *Rebya Montalvo*

STATE OF FLORIDA  
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp



*Amanda Smith*  
 Print Name: *Amanda Smith*  
 Title: Notary Public *BLE*  
 Serial No. (if any) *FF031626*  
 Commission Expires *June 28 2017*

Signed, sealed and delivered  
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,  
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Brune

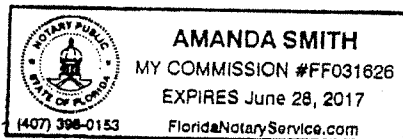
By: [Signature]  
Joan M. Jones  
Its: General Partner

Witness Print Name: Robyn M. [Signature]

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp



681117

[Signature]  
Print Name: Amanda Smith  
Title: Notary Public  
Serial No. (if any) FF031626  
Commission Expires: June 28, 2017

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

**PARCEL 3:**

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.





## Parcel Summary

Parcel ID 03049-000-000  
Prop ID 12635  
Location Address ALACHUA, FL 32615  
Neighborhood/Area 8-18 RURAL (233200.00)  
Subdivision  
Brief Legal Description E1/2 N OF NEW HWY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2  
(Note: The Description above is not to be used on legal documents.)  
Property Use Code TMBR SI 80-89 (05500)  
Sec/Twp/Rng 09-08-18  
Tax District ALACHUA (District 1700)  
Millage Rate 22.0463  
Acreage 119.500  
Homestead N

[View Map](#)

## Owner Information

ALACHUA ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$700,000	\$700,000	\$700,000	\$700,000	\$700,000
Land Agricultural Value	\$30,912	\$27,977	\$38,700	\$38,700	\$22,300
Agricultural (Market) Value	\$1,524,420	\$1,379,700	\$1,786,700	\$1,786,700	\$1,786,700
Just (Market) Value	\$2,224,420	\$2,079,700	\$2,486,700	\$2,486,700	\$2,486,700
Assessed Value	\$730,912	\$727,977	\$738,700	\$738,700	\$722,300
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$730,912	\$727,977	\$738,700	\$738,700	\$722,300
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

"Just (Market) Value" description - This is the value established by the Property Appraiser for ad valorem purposes. This value does not represent anticipated selling price.

## TRIM Notice

2021 Trim Notice (PDF)

## Land Information

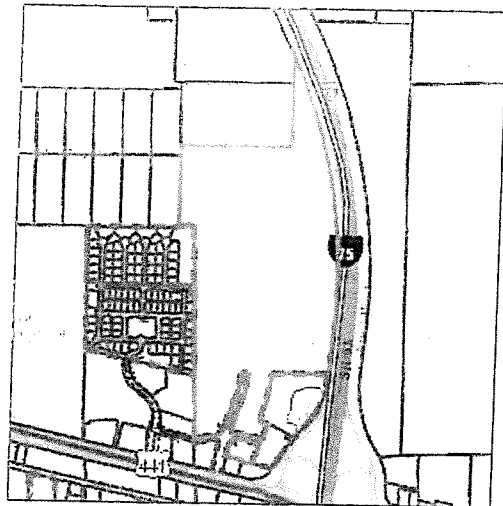
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
1000	VACANT COMMERCIAL	34.81	1516323.6	0	0	RSF-4
5500	TIMBER 2	84.69	3689096.4	0	0	CI

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
12/23/2016	\$100	MS	4485	0967	11 - CORRECTIVE DEED	Vacant	* JOAN M JONES	* MEGAHEE ENTERPRISES LTD., LLL	<a href="#">Link (Clerk)</a>
12/21/2016	\$2,537,000	MS	4485	0971	05 - QUALIFIED, MULTI TRANS	Vacant		ALACHUA ONE LLC	<a href="#">Link (Clerk)</a>
9/28/1998	\$100	MS	2209	2650	U - UNQUALIFIED	Vacant	* LISA M WOOD	* MEGAHEE ENTERPRISES LTD., LLL	<a href="#">Link (Clerk)</a>
9/28/1998	\$100	MS	2209	2647	U - UNQUALIFIED	Vacant	* WILBUR L WOOD III	* LISA M WOOD	<a href="#">Link (Clerk)</a>
9/28/1998	\$100	MS	2209	2644	U - UNQUALIFIED	Vacant	* JOAN M JONES TRUSTEE	* WILBUR L WOOD III	<a href="#">Link (Clerk)</a>
9/28/1998	\$100	MS	2195	2886	U - UNQUALIFIED	Vacant	* JOAN M JONES	* JOAN M JONES TRUSTEE	<a href="#">Link (Clerk)</a>
9/28/1998	\$100	MS	2195	2883	U - UNQUALIFIED	Vacant	* JOAN MEGAHEE JONES PER/REP I	* JOAN M JONES	<a href="#">Link (Clerk)</a>
9/28/1998	\$100	MS	2195	2880	U - UNQUALIFIED	Vacant	* JOAN M JONES FKA WOOD TRUSTE	* JOAN MEGAHEE JONES PER/REP I	<a href="#">Link (Clerk)</a>
12/28/1984	\$100	MS	1582	1576	U - UNQUALIFIED	Vacant	* MARIE M MEGAHEE PER/REP NOE	* JOAN M JONES FKA WOOD TRUSTE	<a href="#">Link (Clerk)</a>

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

## Map



No data available for the following modules: Building Information, Sub Area, Extra Features, Permits, Sketches, Photos.

This web application and the data herein is prepared for the inventory of real property found within Alaska County and is collected from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned is not a warranty or any other information should be consulted for verification of the information. Alaska County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

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[Last Data Upload: 3/30/2022, 6:13:17 AM](#)

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.1.1.21



[Search](#) > Account Summary

## Real Estate Account #03049 000 000

**Owner:**  
ALACHUA A ONE LLC

**Situs:**  
UNASSIGNED LOCATION RE  
ALACHUA 32615

[Parcel details](#)  
[Property Appraiser](#)



[Get bills by email](#)

## Amount Due

Your account is **paid in full**. There is nothing due at this time.

Your last payment was made on 11/30/2021 for \$15,469.35. [Print paid bill \(PDF\)](#)

[Apply for the 2022 installment payment plan](#)

## Account History

BILL	AMOUNT DUE	STATUS	ACTION
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00 Paid \$15,469.35	11/30/2021 Receipt #21-0051360	<a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00 Paid \$16,643.69	04/30/2021 Receipt #20-0159946	<a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00 Paid \$16,389.68	12/31/2019 Receipt #19-0078621	<a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00 Paid \$16,166.55	12/26/2018 Receipt #18-0067687	<a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00 Paid \$16,719.81	03/06/2018 Receipt #17-0122652	<a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00 Paid \$3,198.08	11/29/2016 Receipt #16-0036238	<a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00 Paid \$3,259.53	11/25/2015 Receipt #15-0032591	<a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00 Paid \$3,201.54	11/20/2014 Receipt #14-0023019	<a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00 Paid \$3,202.91	11/13/2013 Receipt #13-0012873	<a href="#">Print (PDF)</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00 Paid \$3,197.94	11/08/2012 Receipt #12-0017416	<a href="#">Print (PDF)</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00 Paid \$3,268.29	11/16/2011 Receipt #2011-3006904	<a href="#">Print (PDF)</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00 Paid \$3,244.53	11/24/2010 Receipt #2010-3012521	<a href="#">Print (PDF)</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00 Paid \$3,243.18	11/30/2009 Receipt #2009-1013366	<a href="#">Print (PDF)</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00 Paid \$3,258.27	11/24/2008 Receipt #2008-9009965	<a href="#">Print (PDF)</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00 Paid \$2,990.22	11/30/2007 Receipt #2007-9034360	<a href="#">Print (PDF)</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00 Paid \$3,618.41	11/28/2006 Receipt #2006-9087088	<a href="#">Print (PDF)</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00 Paid \$3,732.08	11/30/2005 Receipt #2005-5007757	<a href="#">Print (PDF)</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00 Paid \$3,768.52	11/30/2004 Receipt #2004-9015759	<a href="#">Print (PDF)</a>
<a href="#">2003 Annual Bill</a> ⓘ	\$0.00 Paid \$3,786.84	11/14/2003 Receipt #2003-3007673	<a href="#">Print (PDF)</a>
<a href="#">2002 Annual Bill</a> ⓘ	\$0.00 Paid \$3,840.78	11/14/2002 Receipt #2002-0207578	<a href="#">Print (PDF)</a>
<b>Total Amount Due</b>	<b>\$0.00</b>		



LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0° 00' 00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.88 ACRES, MORE OR LESS.

H:\Bob\10214-001.dwg

TAX PARCEL  
NO. 03017-002-000

E. LINE OF N 1/4 OF  
GOVERNMENT LOT 2  
N 00°32'11" W  
1014.01'

TAX PARCEL  
NO. 03050-000-000  
S. LINE OF N 1/4  
OF GOVERNMENT LOT 2  
S 89°58'35" E  
409.76'

S.E. CORNER OF N 1/4  
OF GOVERNMENT LOT 2

TAX PARCEL NO. 03049-000-000  
N 00°00'00" E  
1120.99'

A PORTION OF  
TAX PARCEL NO. 03049-000-000  
27.88 ACRES, +/-

N 90°00'00" W 969.51'

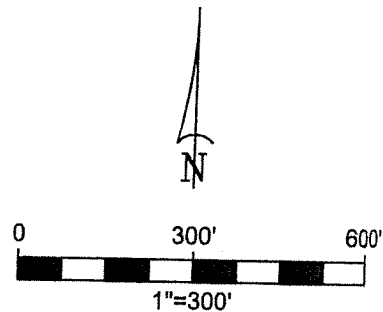
TAX PARCEL NO. 03049-000-000

S 89°42'41" W S. LINE OF SECTION 4  
1166.41' N. LINE OF SECTION 9  
POINT OF BEGINNING POINT OF COMMENCEMENT  
N.E. CORNER OF SECTION 9

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	19° 06' 58"	5579.58'	1861.56'	1852.93'	939.51'	S 13° 04' 09" E
C2	03° 43' 07"	5579.58'	362.52'	362.46'	181.33'	S 24° 29' 23" E

INTERSTATE NO. 75  
(300' RIGHT-OF-WAY)

RIGHT-OF-WAY LINE



THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	3/10/2022	2022-0001			

### LEGAL DESCRIPTION SKETCH OF

A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH,  
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA

FOR: \_\_\_\_\_

THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE  
AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND  
MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO  
SECTION 472.027 (2021), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239

Corporate Authorization  
No. LB 2389



eda consultants inc.

LB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL. (352) 373-3541  
www.edafl.com mail@edafl.com

J:\BOB\2022-001.dwg



## **NEIGHBORHOOD WORKSHOP NOTICE**

**Date:** March 16, 2022  
**Time:** 6:30 PM  
**Place:** Legacy Park Multi-Purpose Center  
Meeting Room 2  
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family—15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161<sup>st</sup> Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

**Contact:**

Clay Sweger, AICP, LEED AP  
csweger@edafl.com

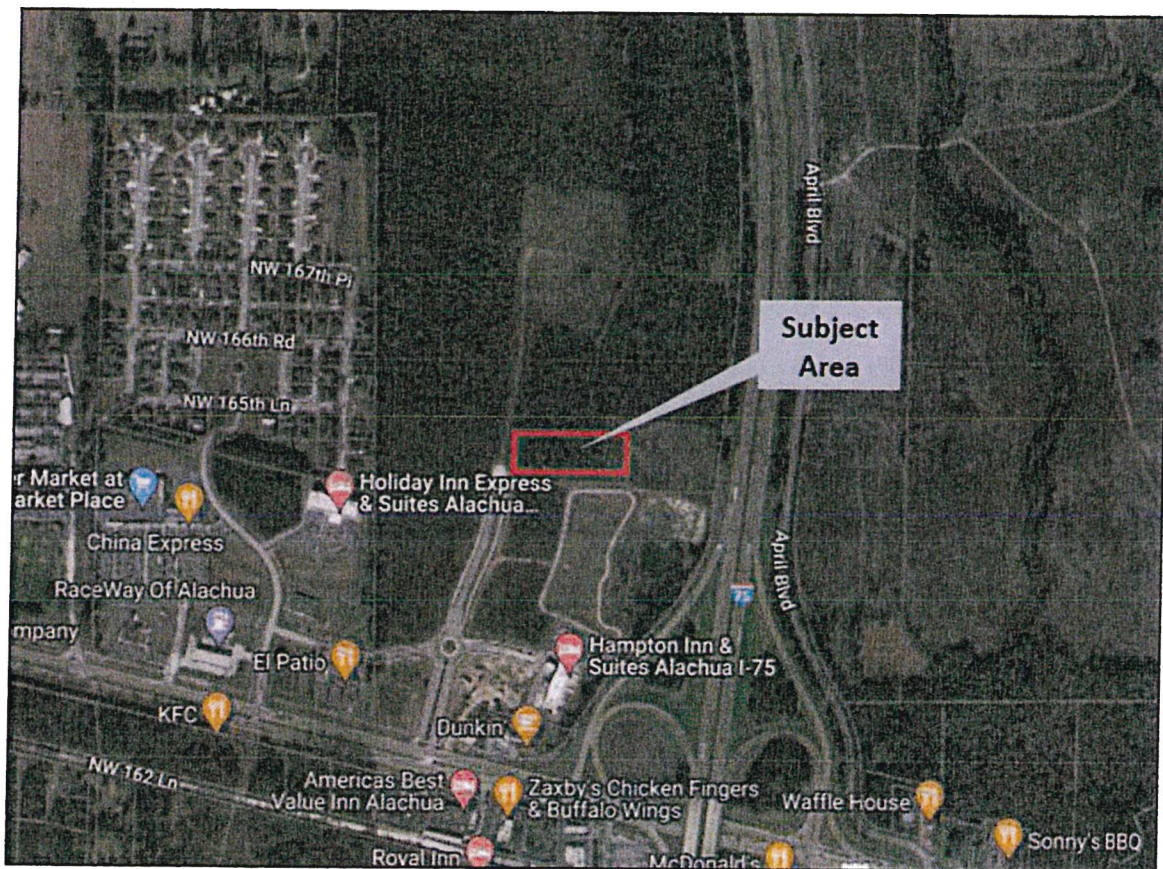
eda consultants, inc.  
(352) 373-3541





This is an informational notice regarding a proposed future land use map change from Commercial to High Density Residential and rezoning from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161<sup>st</sup> Terrace. You are receiving this notice as a method to inform neighboring property owners of the proposed map amendments, which is in addition to a prior notification which you received for a proposed map amendment on a different portion of the property.

The exhibit below shows the limits of the proposed land use and zoning map change:



**If you have any questions, please contact:**

Clay Sweger, AICP, LEED AP  
csweger@edafl.com

eda consultants, inc.  
(352) 373-3541

## ALACHUA COUNTY TODAY


Published Weekly  
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA  
COUNTY OF ALACHUA:


Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, **Neighborhood Workshop – Highpoint Rezoning**, being a Public Notice in the Matter set forth at the beginning of the attached notice, was published in said newspaper in the issue(s) dated **February 24, 2022**.

Affiant further says that *Alachua County Today* is a newspaper published at Alachua, in said Alachua County, Florida, and that the said newspaper has heretofore been continuously published in said Alachua County, Florida, each week and has been entered as periodicals matter at the post office in Alachua, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he (she) has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 24th day of **February 2022** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



RAYMOND L. WISE  
Commission # HH 112741  
Expires April 1, 2025  
Bonded Thru Budget Notary Services

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed future land use map change from Corporate Park to High Density Residential and rezoning from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on approximately 28 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at 16130 NW 161st Place. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use and zoning change and to seek their comments.

The meeting will be held at 6:30 pm on March 16, 2022, in the Legacy Park Multi-Purpose Center, 15400 Peggy Road, Alachua, Florida 32615.



Contact: Clay Sweager of eda consultants inc.

Ph: 352-373-3541 E-mail: csweger@edafl.com

(Published: Alachua County Today - February 24, 2022)

03053-010-035	03053-010-050	03053-010-034
03053-020-063	03053-001-007 ALACHUA FL 0716 LLC 100 2ND AVE SOUTH STE 1103-S PETERSBURG, FL 33701	03053-001-002 TALAL PROPERTIES LTD & TAREK PROPERTIES LTD 1326 E LUMSDEN RD BRANDON, FL 33511
03053-001-005 A MASON GRACE RENTALS LLC 13929 NW 166TH TER ALACHUA, FL 32615	03053-020-000 HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC 15010 NW 173RD ST ALACHUA, FL 32615	03049-000-000 ALACHUA A ONE LLC 15260 NW 147TH DR STE 100 ALACHUA, FL 32615
03049-003-000 ALACHUA A ONE LLC 15260 NW 147TH DR STE 100 ALACHUA, FL 32615	03049-004-000 ALACHUA A ONE LLC 15260 NW 147TH DR STE 100 ALACHUA, FL 32615	03049-004-001 ALACHUA HIGHPOINT LLC 15260 NW 147TH DR STE 100 ALACHUA, FL 32615
03053-001-008 ALACHUA COUNTY FARM BUREAU INC 16206 NW 163RD LN ALACHUA, FL 32615	03053-010-014 FORD NATHANIEL M III & TIROSHSA T 16515 NW 165TH TER ALACHUA, FL 32615	03053-010-037 BALCH-RANKIN BRANDY C 16518 NW 166TH RD ALACHUA, FL 32615
03053-010-015 MITCHELL NANCY 16530 NW 165TH TER ALACHUA, FL 32615	03053-010-036 HARBACH WENDY 16539 NW 167TH PL ALACHUA, FL 32615	03053-010-013 JELMBERG MICHAEL & MARY 16545 NW 165TH TER ALACHUA, FL 32615
03053-010-038 HANCOCK TROY DANIEL 16548 NW 166TH RD ALACHUA, FL 32615	03053-010-017 STRATTAN KEVIN 16567 NW 165TH LN ALACHUA, FL 32615	03053-010-012 FROMHOLT DAVID B & SUSAN E 16575 NW 165TH TER ALACHUA, FL 32615
03053-010-039 RIEHLE DANIEL R 16578 NW 166TH RD ALACHUA, FL 32615	03053-010-054 KORNER KEVIN T 16604 NW 165TH TER ALACHUA, FL 32615	03049-001-000 CABELLERO JR & JULIA H/W 16604 NW 171ST PL ALACHUA, FL 32615
03053-010-051 MOURAS DENNIS JAMES & REBECCA JANE 16609 NW 166TH DR ALACHUA, FL 32615	03049-001-011 KENNA VICKY ANN 16609 NW 171ST PL ALACHUA, FL 32615-4863	03053-010-011 SCHLICHT MILDRED O 16611 NW 165TH TER ALACHUA, FL 32615
03049-001-002 BURGETTO GAETANO & STELLA M 16615 NW 171ST PL ALACHUA, FL 32615	03053-010-018 WALLACE CHARLES E TRUSTEE 16621 NW 165TH LN ALACHUA, FL 32615	03053-010-040 HYDEN & HYDEN 16622 NW 166TH RD ALACHUA, FL 32615



03053-010-053 DAVIS MAUREEN 16624 NW 165TH TER ALACHUA, FL 32615	03053-010-010 ALLEN & COWART M/C 16631 NW 165TH TER ALACHUA, FL 32615	03053-010-052 JAIN KAVITA 16644 NW 165TH TER ALACHUA, FL 32615
03053-010-049 HINES JOSEPH & JENNIFER L 16649 NW 166TH DR ALACHUA, FL 32615	03053-010-009 OSEJO RAMON J & JANICE F 16681 NW 165TH TER ALACHUA, FL 32615-4992	03053-020-055 ZAMORANO MICHELLE MARIE 16737 NW 166TH DR ALACHUA, FL 32615
03053-020-064 SAMUEL DWIGHT BRANDON & NATASHA JUNE MARIE 16738 NW 166TH DR ALACHUA, FL 32615	03053-020-056 COKER KORI DRAKE & ALBERT 16769 NW 166TH DR ALACHUA, FL 32615	03053-020-057 FLYNN BONNITA M 16801 NW 166TH DR ALACHUA, FL 32615
03053-020-062 LIMAYE SWAPNA RAVEENDRA & RAVEENDRA V 16818 NW 166TH DR ALACHUA, FL 32615	03053-020-067 LILKENDEY JAMES H & FRANCES C 16819 NW 167TH ST ALACHUA, FL 32615	03053-020-058 WEALING RITA L & GENE A 16831 NW 166TH DR ALACHUA, FL 32615
03053-020-068 BODNER JENNIFER 16857 NW 167TH ST ALACHUA, FL 32615	03053-020-061 CHANDRAN & RAJENDRAN W/H 16860 NW 166TH DR ALACHUA, FL 32615	03053-020-059 KANJI EMIL S & JILL ANDREA 16863 NW 166TH DR ALACHUA, FL 32615
03053-020-069 GALLMAN BRITTANY F & MATTHEW C 16879 NW 167TH ST ALACHUA, FL 32615	03053-020-060 MCLAUGHLIN MARK & GRACE 16882 NW 166TH DR ALACHUA, FL 32615	03053-020-070 WILSON BLAKE EDWARD 16884 NW 167TH ST ALACHUA, FL 32615
03061-004-000 DWARAKADHISH INVESTMENTS INC 1800 S ATLANTIC AVE DAYTONA BEACH, FL 32118	03049-002-000 BOB'S MOBIL LLC 22211 W NEWBERRY RD NEWBERRY, FL 32669-2205	03053-002-000 SARCAV LLC 2567 RIVER ENCLAVE LN JACKSONVILLE, FL 32226
03061-000-000 CHASING CHICKEN 2 INC 2591 CENTERVILLE RD STE 202 TALLAHASSEE, FL 32308	03053-002-001 T & H PROPERTY GROUP LLC 3580 N MAIN ST GAINESVILLE, FL 32609	03017-002-000 SPENCER ARTHUR PRESCOTT JR TRUSTEE 4145 STATE RD 11 DELAND, FL 32724
03050-000-000 SPENCER ARTHUR PRESCOTT JR TRUSTEE 4145 STATE RD 11 DELAND, FL 32724	03061-004-001 T & H PROPERTY GROUP LLC 4220 EDISON LAKE PKWY MISHAWAKA, IN 46545	03020-000-000 TARA FOREST LLC 7717 NW 20TH LN GAINESVILLE, FL 32605
03053-010-016 CARTER DIANE S 8502 NW 35TH RD GAINESVILLE, FL 32606	03053-000-000 CAVACEPPI SHARLEEN O TRUSTEE PO BOX 1325 ALACHUA, FL 32616-1325	03049-001-010 BULLARD DONALD E & GLENDA M PO BOX 417 ALACHUA, FL 32616



03049-041-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616-0009

03053-001-009  
THE CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616

03053-001-010  
THE CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616

03053-001-001  
ALACHUA GATEWAY CENTER  
SURFACEWATER MANAGEMENT  
ASSOCIATION INC  
PO BOX 969  
ALACHUA, FL 32616

03053-010-000  
HERITAGE OAKS PROPERTY  
OWNERS ASSN INC  
PO BOX 969  
ALACHUA, FL 32615

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
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

President of TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

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

Craig Parenteau  
FL Dept. of Environmental Protection  
4801 Camp Ranch Road  
Gainesville, FL 32641

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

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Michele L. Lieberman  
County Manager  
12 SE 1st Street  
Gainesville, FL 32601

Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615

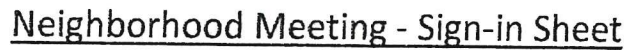
Hugh & Jean Calderwood  
P.O. Box 2307  
Alachua, FL 32616

Lisia Jenkins  
P.O. Box 1071  
Alachua, FL 32616

Shasta Schoellhorn  
15907 NW 188th St.  
Alachua, FL 32615

Carrie Luke  
16611 NW 138th Ave.  
Alachua, FL 32615

Dena Courtney  
PO Box 1215  
High Springs, FL 32655



**Project:** Proposed Future Land Use Map Change and Rezoning

**Date & Time:** March 16, 2022, 6:30 PM

**Location:** Legacy Park Multi-Purpose Center Meeting Room  
15400 Peggy Road, Alachua, Florida 32615

[illegible]



## Neighborhood Meeting Minutes

**Project:** Highpoint Land Use & Zoning Change Proposal

**Meeting Date & Time:** March 16, 2022 at 6:30 p.m.

**Community Participants:** 11 participants in total

**Project Representatives:** Clay Sweger, eda  
Sergio Reyes, eda

### **Meeting Minutes:**

Clay Sweger gave a brief presentation to inform the participants of the project, which is a proposed land use change from Corporate Park and Commercial to High Density Residential and a rezoning from Corporate Park and Commercial Intensive to RMF-15 on approximately 30 acres. After presenting, he opened up the floor for questions afterwards.

**Q:** Is there a development proposed?

**A:** No, at this time, there is no development proposed and this is limited to a proposed land use and zoning map change. Any future development would require a separate process, which would require a neighborhood workshop, notices, meetings, etc.

**Q:** Is there an Assisted Living Facility proposed?

**A:** There is some discussion about a potential ALF on commonly owned property in this area, but nothing has been submitted to the City at this time.

**Q:** What is the timing of the project?

**A:** This is the first step in the process. No applications have been submitted yet. We hope to submit the proposed land use and zoning change applications at the end of this month. The entire city review process takes several months and you will receive mailed notices as these public meetings occur.

**Q:** We are concerned and unhappy about traffic. Higher density residential development will increase traffic, correct? What can be done? There needs to be a larger plan by the City and FDOT to address overall traffic in the area.

**A:** Part of the City's review will be related to traffic and in addition, FDOT will be notified of any future development projects on the property and they may have input as well. Also, it is important to note that the existing land use and zoning on the property is Corporate Park and Commercial / CI, which based on maximum allowable development in the City regulations, could generate many times more daily trips than the proposed residential land use and zoning designations.

**Q:** Is there a plan for a 3<sup>rd</sup> lane in each direction on US 441?

**A:** We are not sure if FDOT is planning for that.

- Q: Why was Heritage Oaks a PD?  
A: Not sure, that was the developer's decision when they planned the neighborhood.
- Q: What about noise from I-75 to residential?  
A: There will be separation between the residential buildings and the interstate and the land slopes toward the interstate, so there will likely be stormwater basins in-between.
- C: Maybe corporate park is better than what is proposed.  
A: I respect your opinion, but I would restate that the projected traffic impacts will be reduced as a result of the proposed land use and zoning changes.
- C: As stated in the meeting for the subdivision next door, there is no desire for any roadway to connect to NW 171th Place.  
A: Understood and none is proposed.
- Q: How to we voice our concerns?  
A: We will provide minutes of this meeting to the City as part of the application. Also, you can call and email City of Alachua planning with your questions/comments/concerns and you, of course, will be able to attend any public hearings and speak as a citizen.

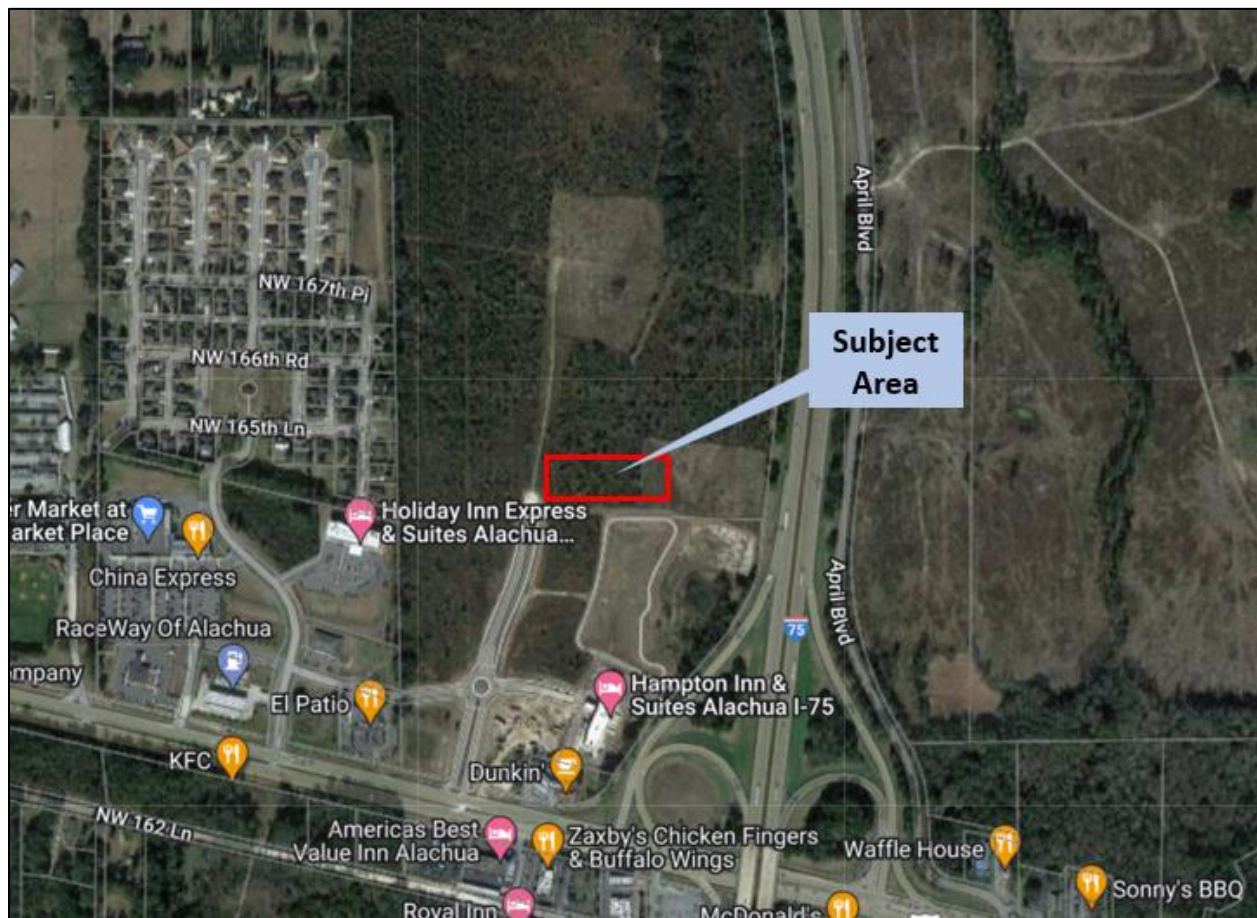


MAY 4, 2022



This is an informational notice regarding a proposed future land use and zoning map change. You were previously sent a mailed notice (postmarked March 30, 2022) that the area depicted below would be changed from Commercial to High Density Residential land use and rezoned from Commercial Intensive (CI) to Residential Multiple Family – 15 (RMF-15) on approximately 2 (+/-) acres on a portion of Alachua County Tax Parcel number 03049-000-000 located at the 16500 block of NW 161<sup>st</sup> Terrace. The applicant has decided **not** to pursue these changes to the property indicated in the map below.

Therefore, there will be no proposed changes to the existing land use category and zoning on this subject property as depicted on the exhibit below.



**If you have any questions, please contact:**

Clay Sweger, AICP, LEED AP  
csweger@edafl.com

eda consultants, inc.  
(352) 373-3541

## ***Future Land Use Map Amendment Justification Report***



**Request:** Small-Scale Future Land Use Map Amendment application from Corporate Park (portion of 03049-000-000) to High Density Residential.

**Location:** 17100 block of NW 161<sup>st</sup> Terrace

**Parcel Numbers:** Portion of 03049-000-000

**Acreage:** 27.9 +/- Acres

**Prepared By:** Clay Sweger, AICP, LEED AP

**Date:** April 29, 2022



## Background

The subject property is located in the 17100 block of NW 161<sup>st</sup> Terrace on a portion of Tax Parcel 03049-000-000 in the City of Alachua. The subject property is located west of I-75, north of US 441 (Martin Luther King Boulevard), southeast of NW 178<sup>th</sup> Avenue, and east of NW 173<sup>rd</sup> Street, near the intersection of I-75 and US 441. The proposal concerns 27.9 +/- acres of property that is vacant and presently utilized as timberland. The parcel is located within Section 9, Township 8, Range 18.

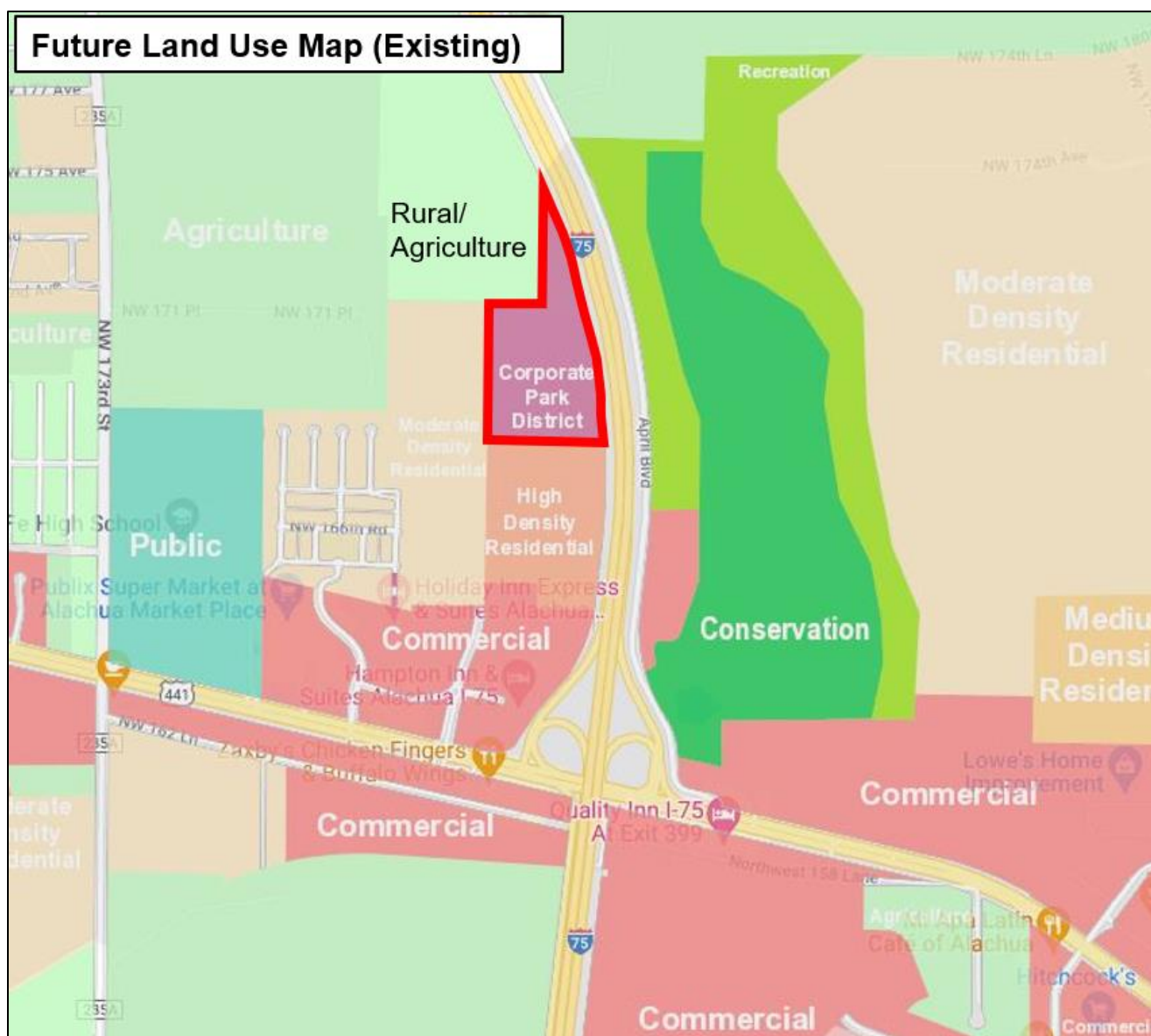
An aerial photo showing the existing conditions of the subject property and surrounding properties is provided below:



## Statement of Proposed Change

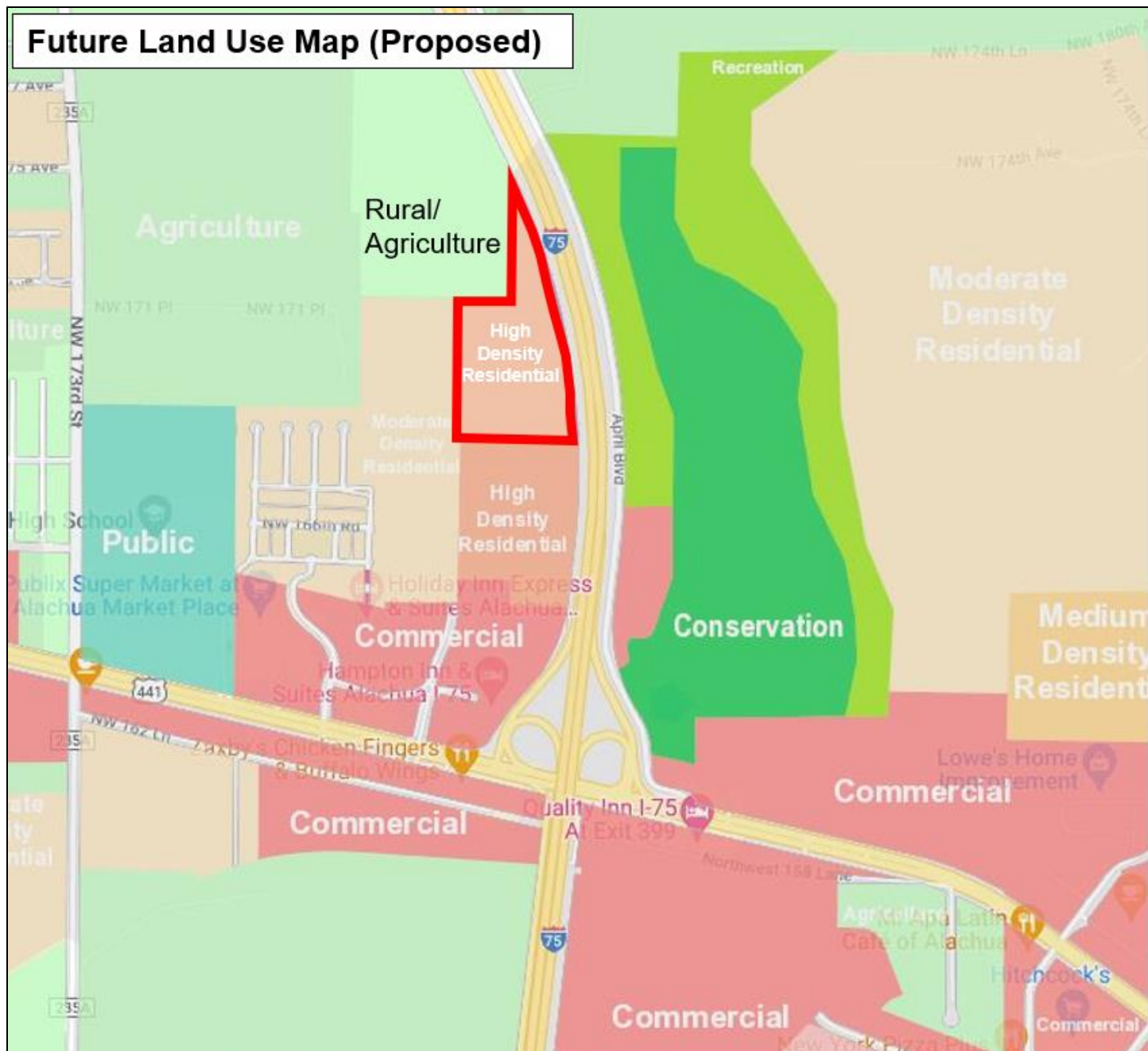
The applicant requests a small-scale future land use map amendment to amend the future land use category from Corporate Park (27.9 +/- acres) to High Density Residential on a portion of Tax Parcel 03049-000-000. There is a related application to rezone the property from Corporate Park (CP) Residential Multiple-Family-15 (RMF-15) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the subject property (portions of the parcel) and surrounding area is shown below:





As stated above, the subject portions of the property currently have Corporate Park future land use designation on the portion of the property proposed for the land use amendment. The area is bounded by a mix of residential and agricultural land use designations and I-75 to the east. The proposed Future Land Use Map for the project site and surrounding area is shown below:



As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related

application that discusses the rezoning). The proposed rezoning would place a proposed Residential Multiple-Family-15 (RMF-15) zoning district on the subject property that would be consistent with the proposed future land use map designation of High Density Residential.

The High Density Residential future land use designation will allow for use types such as single family attached and single family detached units and multi-family residential that are compatible with the surrounding development pattern in the vicinity.

The City of Alachua Comprehensive Plan Future Land Use Element describes the High Density future land use category as shown below:

***Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre):*** High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

- 1. Single family attached and detached dwelling units;*
- 2. Accessory dwelling units;*
- 3. Apartments and townhomes;*
- 4. Duplexes and quadplexes;*
- 5. Live/work units;*
- 6. Residential Planned Developments;*
- 7. Traditional Neighborhood Planned Developments;*
- 8. Group living;*
- 9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,*
- 10. Supporting community services such as schools, houses of worship, parks, and community centers.*

As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of residential land use densities, non-residential development areas further to the south, and proximity to I-75. In addition, the property is served by all necessary public facilities to serve future development of the site, and connections to the property will be at developer cost.

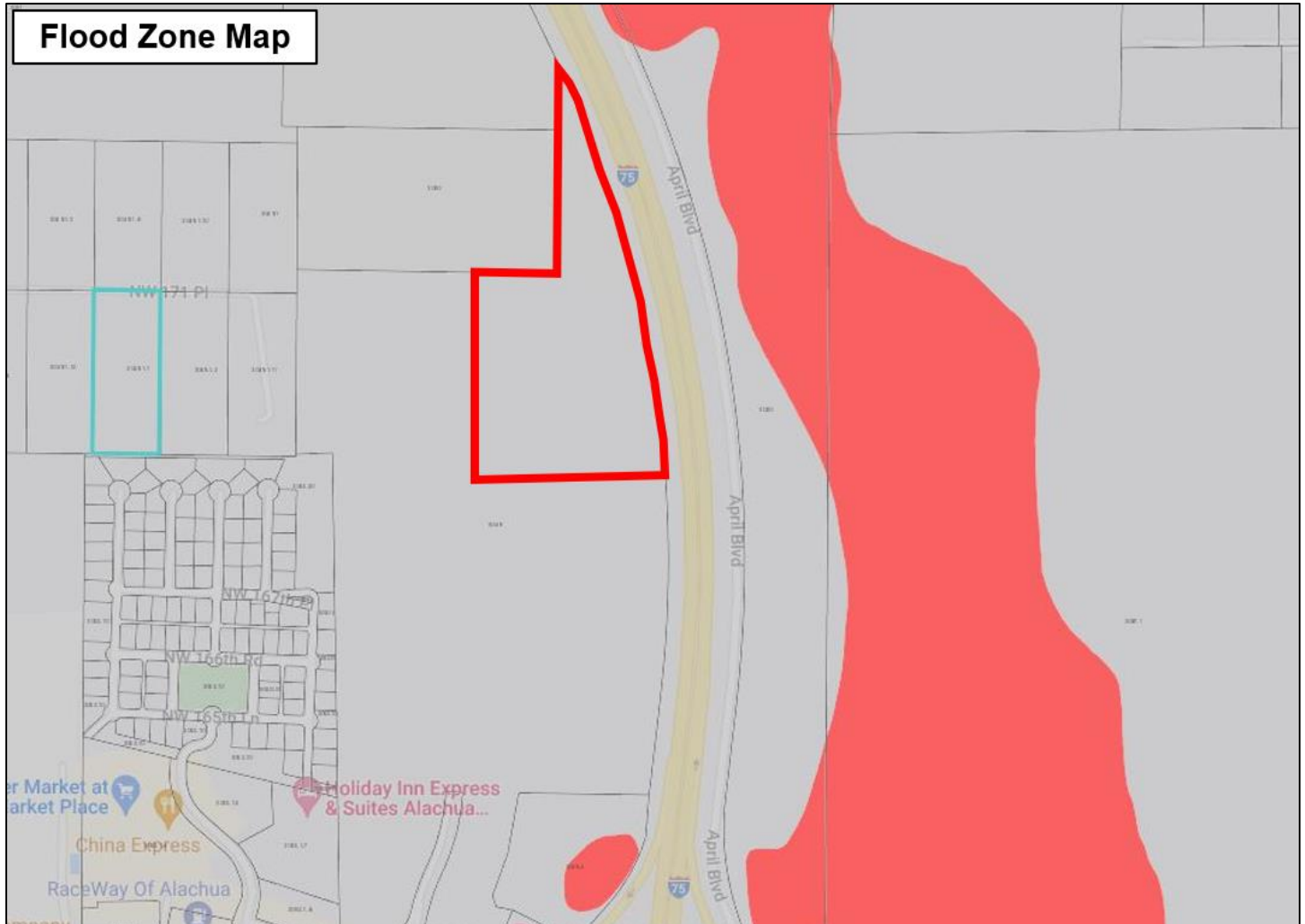
## **Environmental / Suitability Analysis**

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The subject property has no significant environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

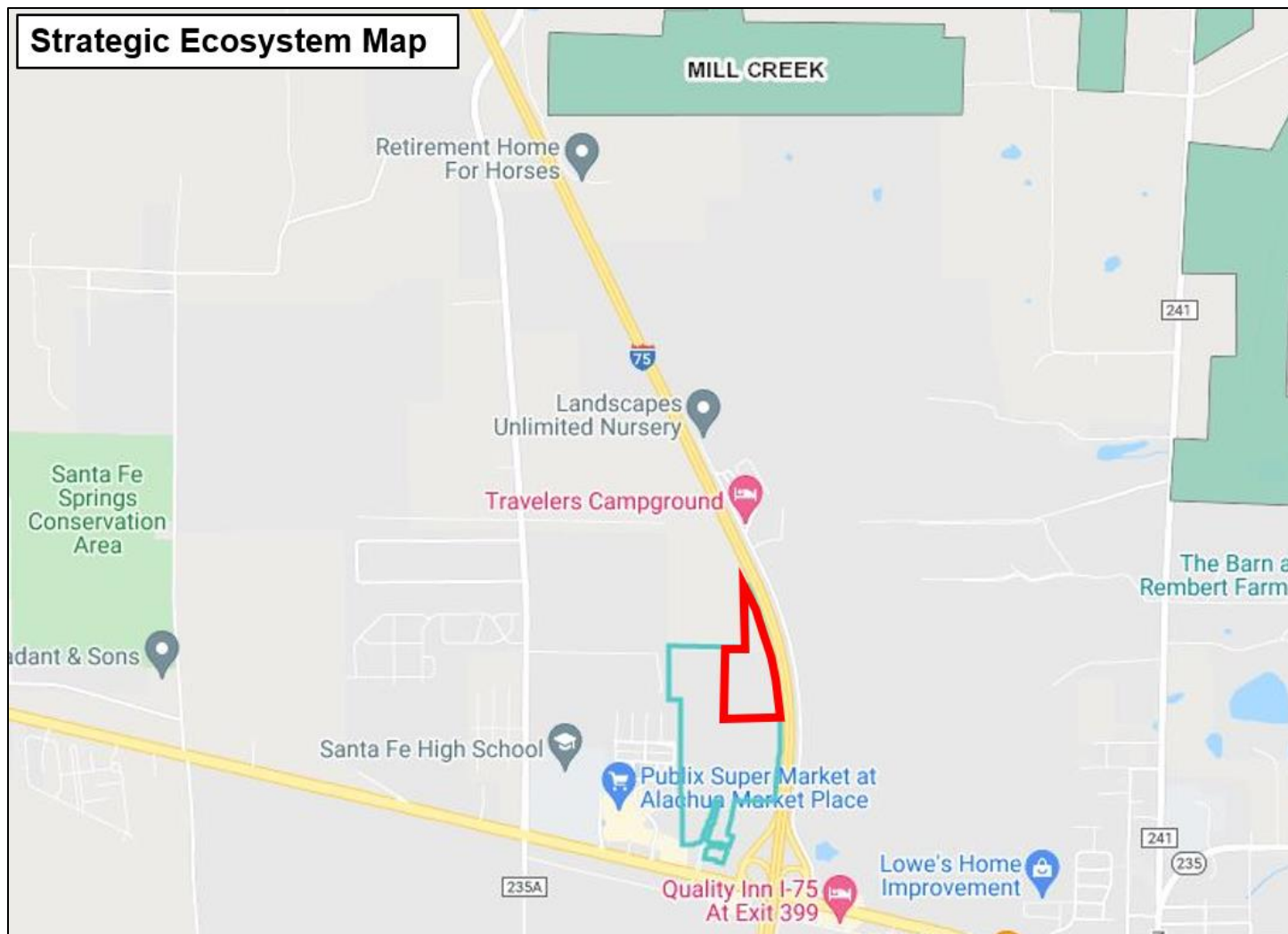
### 100-Year Flood Zone / Flood Potential:

The subject parcel is fully within Flood Zone X (the gray area shading on the map), which is outside the 0.2% annual chance of flood hazard. There are no FEMA flood plain areas on the property. Therefore, floodplain issues are not a problem for the subject property. The figure below illustrates the flood zones:



### Strategic Ecosystems:

The subject property is not located within a Strategic Ecosystem overlay as indicated in the figure below:



### Soils:

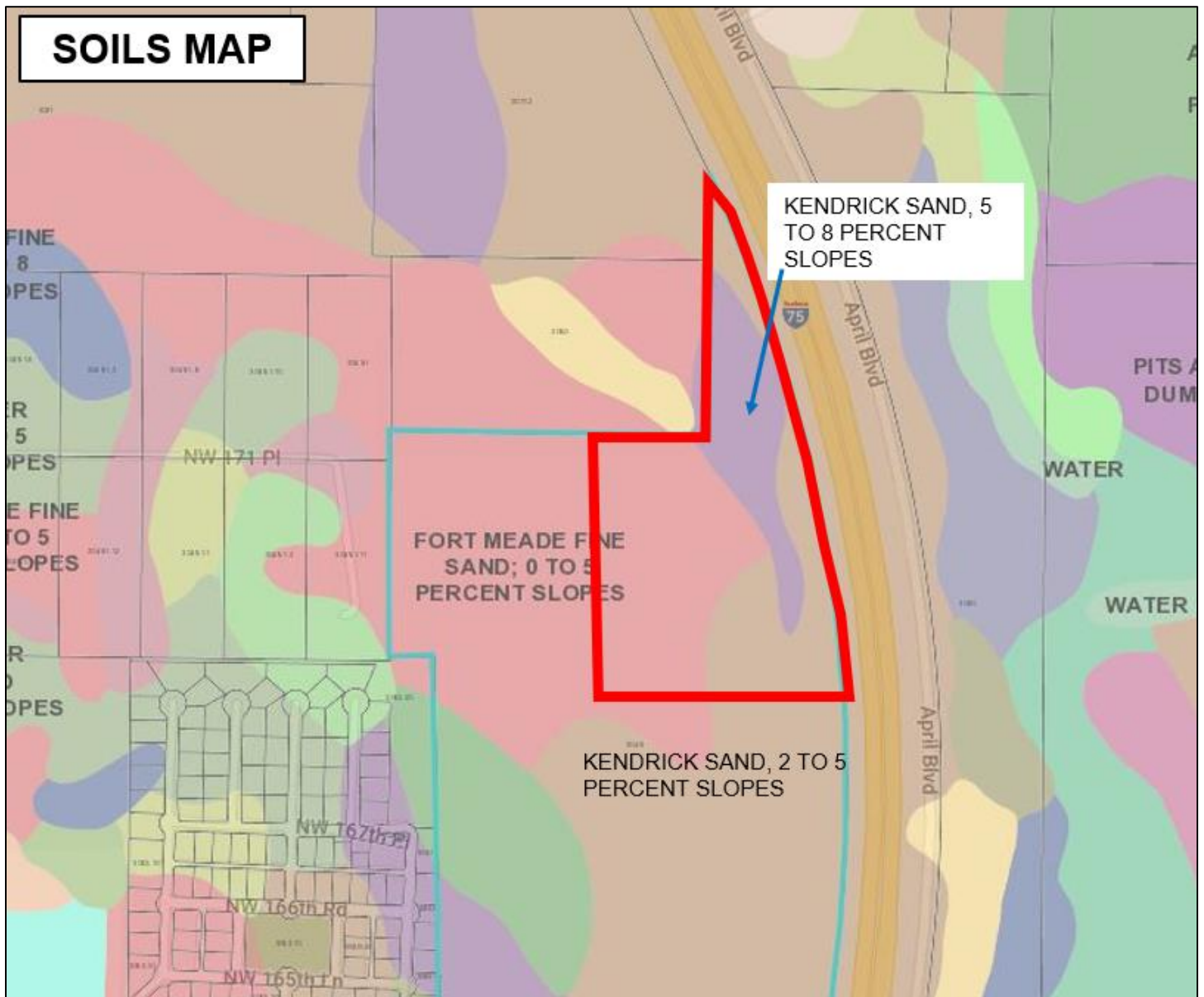
Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.). The soil types present on the subject property are: Fort Meade Fine Sand, 0 to 5 percent slopes; Kendrick Sand, 2 to 5 percent slopes; and Kendrick Sand, 5 to 8 percent slopes.

According to the *Soil Survey of Alachua County Florida*, Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



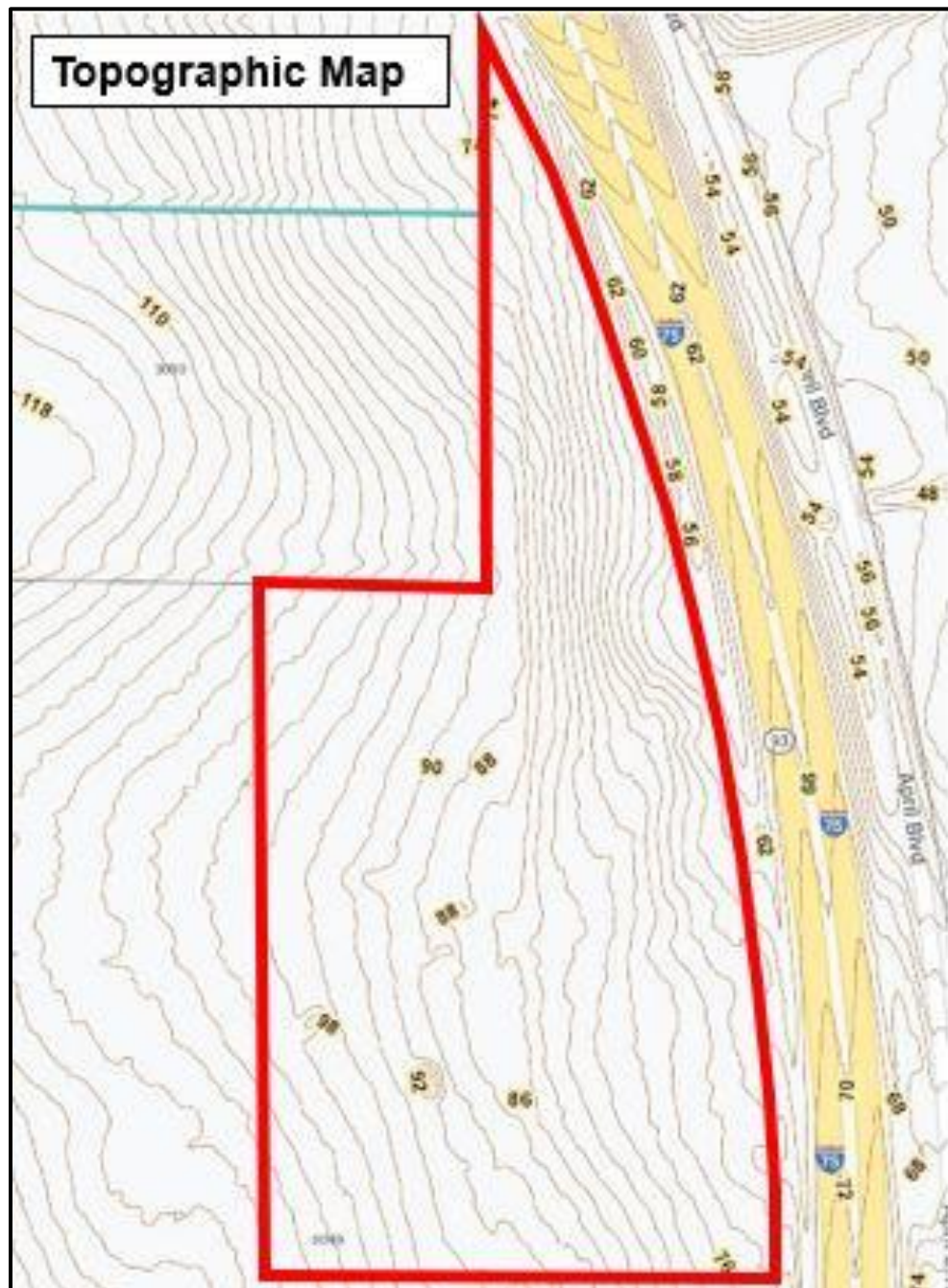
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

Kendrick sand, 5 to 8 percent slopes is a sloping, well drained soil usually in elongated areas on long slopes of uplands. This soil has slight limitations as sites for septic tank absorption fields, dwellings, trench type sanitary landfills, and local roads and streets. Limitations for use as sites for small commercial buildings are moderate because of the slope.



Topography:

The figure below illustrates the topography of the northeastern portion of the site. The entire parcel slopes from west to east toward I-75.

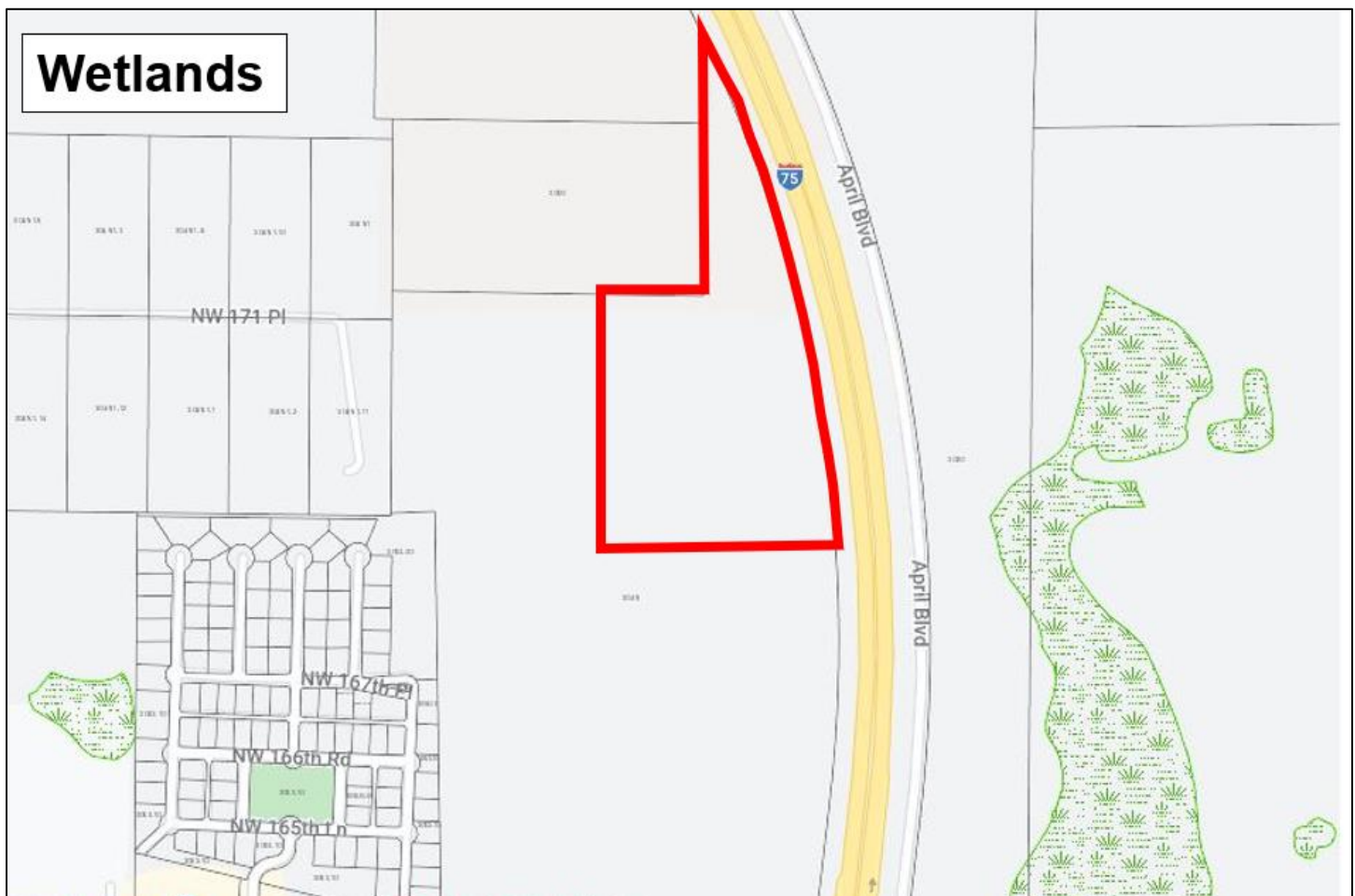


### Wellfield Protection Zone:

The subject parcel is not located in a wellfield protection zone. Please see the City of Alachua's Wellfield Protection Zones map dated December 2019 in the Future Land Use Element map series for confirmation that the property is not located in the wellfield protection zone.

### Wetlands:

The figure below illustrates that there are no wetlands located on the subject property.



## Needs Analysis

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### *State Requirements*

Recent action by the Florida State legislature (H.B. 7202) modified the requirements for need determinations on comprehensive plan future land use map amendments. The law no longer places a maximum need based strictly on population projections. Rather, it should allow the operation of real estate markets to provide adequate choices for businesses and residents. Therefore, this new policy direction precludes the need to analyze land use changes based on existing and projected populations and directs the focus on preparing lands in urban infill areas for appropriate and compatible development.

Based on existing development and existence of public facilities intended to serve development, the site is located within urbanizing portion of the City of Alachua, abutting I-75 and in proximity to employment sectors of the City. West of the areas proposed for the land use change are houses in the Heritage Oaks Subdivision. South and southwest of the areas proposed for a land use change are several commercial facilities including a Publix Shopping Center, Holiday Inn Express Hotel, Hampton Inn Hotel, gas stations, and restaurants. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Utility extensions to serve any proposed future development of these two areas proposed for the land use change would be at developer expense. Development of this land will support the concept of urban development.

The proposed small-scale land use change will add 27.9 +/- acres of land to the High Density Residential land use category, which will reduce the City of Alachua acreage in the Corporate Park land use category by the same amount. The addition of the 27.9 +/- acres to the High Density Residential land use category will provide new housing opportunities to support population growth in the City of Alachua in an area that is within close proximity of existing non-residential development. This will provide a balance of uses in the area that will foster transportation choice and reduce vehicle miles travelled for goods and services. The new residential land uses will help to support the existing commercial facilities such as the Publix Shopping Center and nearby restaurants, which will foster economic development opportunities.

### *Existing vs. Proposed Designations*

The proposed land use change to High Density Residential on the 27.9 +/- acre subject property will result in an increase of residential density for the site because the Corporate Park land category (with the given acreage area on the subject property) would not allow residential use. However, the Corporate Park land use category does allow for a significant amount of non-residential square footage and development. Thus, the comparison is between a residential scenario and a Corporate Park scenario where a maximum of 607,662 SF of non-residential could be developed on the property areas (see tables below). The "Public Facilities Impact Analysis" section will analyze capacity to serve a maximum residential density scenario on the site.



Existing FLUM Designation	Acreage	Max. Density	Max Dev. Scenario
Corporate Park	27.9	None	0

Existing FLUM Designation	Acreage	Max. Intensity	Max Dev. Scenario
Corporate Park	27.9	0.50 FAR	607,662 SF

Proposed FLUM Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
High. Density Residential	27.9	15 UPA	419 Units

The City of Alachua High Density Residential future land use designation allows for a variety of residential use types and allows some limited neighborhood-scale retail and services uses (up to 30,000 square feet of floor area). For the purposes of this analysis, the maximum development scenario for High Density Residential will be based on 419 dwelling units, which will be assumed to be multi-family.

Aside from the large amount of non-residential square footage available under the existing land use scenario, it is useful to compare the trip generation from the existing maximum development scenario to the proposed High Density Residential land use scenario. The analysis below compares the trip generation from the existing Corporate Park land use area using an even split of General Office and Research and Development Center square footage on 27.9 acres (303,831 SF for each), which assumes that half of the available square footage would be developed as general office use and half would be developed as a research and development center). The trip generation from the existing versus proposed land use designations is indicated in the tables below. The analysis does not take into account any internal trip capture or pass-by trips.

#### Development Scenario – Existing Corporate Park FLU

ITE CODE	UNITS	DESCRIPTION	RATE / KSF	DAILY TRIPS (ADT)
710	303,831 SF	General Office	10.84	3,294
760	303,831 SF	Research & Development Center	11.08	3,366
<b>TOTAL:</b>	<b>607,662 SF</b>			<b>6,660</b>
ITE CODE	UNITS	DESCRIPTION	RATE / KSF	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
710	303,831 SF	General Office	1.44	438
760	303,831 SF	Research & Development Center	0.98	298
<b>TOTAL:</b>	<b>607,662 SF</b>			<b>736</b>

**Total Trip Generation: Existing Zoning Districts**

- 6,660 ADT
- 736 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

In comparison, the trip generation for the proposed High Density Residential land use designation with a maximum of 419 multi-family units yields the following trip generation (see Public Facilities Analysis in the next section for the full calculation of proposed trips):

**Total Trip Generation: Proposed HDR Future Land Use Designation**

- 1,902 ADT
- 163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

**Net Change from Existing Corporate Park to Proposed HDR Future Land Use Designation**

- (1,902 ADT – 6,660 ADT) = -4,758 ADT
- (163 PM PEAK – 736 PM PEAK) = -573 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

As can be noted from the above, based on a maximum development scenario, there is a significant net reduction in both average daily trip impacts and p.m. peak hour of adjacent street traffic trips resulting from the proposed land use change to High Density Residential.

## Public Facilities Analysis

A future land use map amendment may result in changes in overall impacts on public facilities if the amendment changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed land use categories.

In accordance with LDR *Article 2, Section 2.4.14(H)* and *Comprehensive Plan Future Land Use Element Policy 5.2.a*, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that “the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities.” Based upon maximum development scenarios, any new development allowed in the proposed land use category will operate within the level of service standards outlined in the Comprehensive Plan.

*Maximum Development Scenario Impact:* The maximum trip generation estimate based on the proposed future land use designation is described below:

Proposed FLUM Designation	Acreage	Max Dev. Scenario
High Density Residential	27.9 (+/-)	419 MF Units

Traffic:

**Development Scenario: High Density Residential Land Use Designation**

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
221	419	Multifamily Mid-Rise	4.54 / Unit	1,902
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
221	419	Multifamily Mid-Rise	0.39 / Unit	163

**Total Trip Generation:**

- 1,902 ADT
- 163 PM PEAK HOUR OF ADJACENT STREET TRAFFIC

**Affected Roadway Segments (per Sec. 2.4.14(H)(2)(a))**

- Segment 6 – US 441 (From I-75 to CR 235A)
- Segment 5 – US 441 (From SR 235 to I-75)
- Segment 2 – Interstate 75 (From US 441 to SCL)
- Segment 1 – Interstate 75 (From NCL to US 441)

**Trip Distribution on Affected Roadway Segments**

- 100% Distribution on Segment 6 (I-75 to CR 235A) (1,902 ADT, 163 PM Peak)
- 30% Distribution on Segment 5 (SR 235 to I-75) (571 ADT, 49 PM Peak)
- 25% Distribution on Segment 2 (US 441 to SCL) (476 ADT, 41 PM Peak)
- 15% Distribution on Segment 1 (NCL to US 441) (285 ADT, 25 PM Peak)

The level of service analysis for average daily trips and p.m. peak hour of adjacent street traffic is shown below in the tables.

**Level of Service Analysis / Affected Roadway Segments (ADT)**

Traffic System Category	US 441 Segment 6
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	29,841
Project Trips (ADT)	1,902
Available Capacity	7,257

**Level of Service Analysis / Affected Roadway Segments (PM PEAK)**

Traffic System Category	US 441 Segment 6
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,806
Project Trips (PM Peak)	163
Available Capacity	541

**Level of Service Analysis / Affected Roadway Segments (ADT)**

<b>Traffic System Category</b>	<b>US 441 Segment 5</b>
Maximum Service Volume	39,000
Existing Traffic and Reserved Trips	24,741
Project Trips (ADT)	571
Available Capacity	13,688

**Level of Service Analysis / Affected Roadway Segments (PM PEAK)**

<b>Traffic System Category</b>	<b>US 441 Segment 5</b>
Maximum Service Volume	3,510
Existing Traffic and Reserved Trips	2,315
Project Trips (PM Peak)	49
Available Capacity	1,146

**Level of Service Analysis / Affected Roadway Segments (ADT)**

<b>Traffic System Category</b>	<b>I-75 Segment 2</b>
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	56,164
Project Trips (ADT)	476
Available Capacity	34,960

**Level of Service Analysis / Affected Roadway Segments (PM PEAK)**

<b>Traffic System Category</b>	<b>I-75 Segment 2</b>
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	5,890
Project Trips (PM Peak)	41
Available Capacity	2,319

**Level of Service Analysis / Affected Roadway Segments (ADT)**

<b>Traffic System Category</b>	<b>I-75 Segment 1</b>
Maximum Service Volume	91,600
Existing Traffic and Reserved Trips	29,708
Project Trips (ADT)	285
Available Capacity	61,607

**Level of Service Analysis / Affected Roadway Segments (PM PEAK)**

<b>Traffic System Category</b>	<b>I-75 Segment 1</b>
Maximum Service Volume	8,250
Existing Traffic and Reserved Trips	3,113
Project Trips (PM Peak)	25
Available Capacity	5,112



### Sanitary Sewer:

*Goal 1: Wastewater The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.*

*Objective 1.2 Wastewater Service New development may only occur within areas where wastewater service is available or shall be made available as a part of the propose development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 104,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

#### **Sanitary Sewer Impacts**

<b><u>System Category</u></b>	<b><u>GPD</u></b>
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	104,750
Residual Capacity	453,382

1. Source: City of Alachua Public Services Department, May 2022
2. Multi-Family Calculations: 250 Gal/Unit per day x 419 = 104,750 GPD

### Potable Water:

*Goal 4: Potable Water The City shall provide an adequate supply of potable water to customers throughout the water service area.*

*Objective 4.1 Water System Level of Service Standards The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 115,225 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

### Potable Water Impacts

<b>System Category</b>	<b>GPD</b>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity	203,857
Parcel Demand for Site	115,225
Residual Capacity	671,501

1. Source: City of Alachua Public Services Department, May 2022
2. Single Family Calculations: 275 Gal/Unit per day x 419 = 115,225 GPD

### Solid Waste:

*Goal 2: Solid Waste The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

*Maximum Development Scenario Project Impact:* Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (419 units x 2.55 residents per unit x 0.73 tons/year per capita = 780 tons).

The following table indicates the projected solid waste generation, which will not exceed the City's overall Level of Service standards:

### **Solid Waste Impact**

Solid Waste Impact – Residential Land Uses <sup>1</sup>	780 Tons
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1. Formula: (0.73 tons / year per capita @ 2.55 residents per unit)

### **PUBLIC SCHOOLS**

Impacts on public school facilities adopted Level of Service are summarized below:

#### **MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS**

<b>ELEMENTARY</b>	419	units X 0.06 Elementary School Multiplier	25	Student Stations
<b>MIDDLE</b>	419	units X 0.03 Middle School Multiplier	13	Student Stations
<b>HIGH</b>	419	units X 0.03 High School Multiplier	13	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

Approval of the application will result in a projected school enrollment impact of 25 elementary, 13 middle and 13 high school student stations. According to the 2021 Annual Report on School Concurrency for Alachua County Public Schools, the available FISH capacity at Santa Fe High School in 2029-2030 is 255, which will not be negatively impacted by this proposed zoning change. The available FISH capacity at Mebane Middle School in the 10<sup>th</sup> Year is 435, which will not be negatively

impacted by this proposed zoning change. The available FISH capacity for the Northwest Alachua CSA in the 10<sup>th</sup> year is 316, which will not be negatively impacted by this proposed zoning change.

## **RECREATION**

### **Recreation Impact Table**

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	52.78
Reserved Capacity	3.46
Project Demand	5.3
Available Recreation Acreage	73.94

1. Source: City of Alachua Public Services Department, May 2022
2. Calculations for Proposed Project: 419 Units x 2.55 persons/household x 5 acres / 1,000 persons = 5.3 acres

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. The proposed land use change is expected to have a minimal impact on the City's current recreation level of service.

## **STORMWATER**

*Goal 3: Stormwater The City shall develop and maintain a stormwater management system that minimizes flooding, protects, preserves and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any new/future development on the subject property will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

## **FIRE / EMS**

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

## **POLICE**

The proposed development will be served by the City of Alachua Police Department located at 15000 NW 142<sup>nd</sup> Avenue.

## **Compatibility Analysis**

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Compatibility with adjacent land uses is a consideration when considering a proposed change in land use designation.

The existing land uses and future land use designations of the adjacent properties are as follows:

*North:* Vacant Land / Interstate 75  
Alachua County Rural/Agriculture future land use designation

*East:* Interstate 75

*West:* Vacant land  
Moderate Density Residential & County Rural/Agriculture future land use designation

*South:* Vacant land  
High Density Residential future land use designation

The proposed High Density Residential land use designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua with close proximity to employment areas, I-75, and US Highway 441. There are existing commercial uses such as gas stations, grocery store, and restaurants in close proximity to the site proposed for land use map change. Santa Fe High School is within approximately 1 mile of the site. Public services (centralized water & sewer utilities, police/fire protection, public schools, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development. Connections to public utilities will be at developer cost.

## Urban Sprawl Analysis

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### Urban Sprawl Indicators

This amendment has been analyzed to determine whether the plan amendment incorporates a development pattern or urban form that achieves four of the following criteria indicating that it discourages urban sprawl.

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

**Response:** This proposed land use map amendment to High Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) near the developed intersection of I-75 and US 441. It is in close proximity to employment areas within the City. The site does not contain wetlands and is not in a floodplain area or a strategic ecosystem area, so natural resources and ecosystems are protected. In addition, future development at the site shall comply with the regulations applicable to the protection of natural resources.

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

**Response:** Existing public utilities are available to serve the site and connections to such utilities will be provided at private developer cost. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the two areas proposed for the land use change will be via an extension of NW 161<sup>st</sup> Terrace (an existing roadway) that will be developer constructed.

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

**Response:** The areas proposed for a future land use change on the parcel do not have an Agriculture future land use designation (current designation is Corporate Park). Therefore, the City does not consider this an area to be preserved for agricultural areas and activities. The existing land use designation indicates that it is not the City's long-term vision for agricultural activities to occur on this property.

4. Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

**Response:** The proposed land use map amendment for the property to High Density Residential will help to provide housing for the growing residential population in the City in an area served by several non-residential/commercial services such as a grocery store, gas stations, and restaurant. It also will provide additional housing stock to serve the community in an area with centralized services available. This residential use will support the non-residential uses in the City by providing housing opportunities for the employees of local businesses, including those in close proximity to the site.

The primary indicators that a plan amendment promotes or does not promote urban sprawl are listed below. Perhaps the most common indicators of urban sprawl include leapfrog development, ribbon or strip development and large expanses of low density, single dimensional development.

Included with each of these listed indicators is a site-specific response that demonstrates the proposed comprehensive plan amendment will not result in urban sprawl:

1. *Promotes, allows or designates significant amounts of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.*

**Response:** The proposed amendment is not for low-density residential. In fact, it is for high-density residential within a larger property area that includes a portion designated for Commercial land use. This change will promote the already existing mix of residential and non-residential in a portion of the City of Alachua that is primed for continued economic development due to geographic considerations, available public facilities and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services

**Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.**

2. *Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while not using undeveloped lands that are available and suitable for development.*

**Response:** The subject property is located in an urbanizing area abutting I-75 and at the intersection with US 441, which is already developed. Public facilities needed to support development, including water & sewer services and a high school (Santa Fe High School) are proximate to the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. In addition, surrounding properties in the immediate vicinity to the south and southwest already have an urban land use and zoning designation.

3. *Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

**Response:** No radial, strip, isolated or ribbon patterns will be created by this land use change. High density residential development on the subject property will not promote strip development based on the proposed map's consistency with the overall land use pattern in the immediate area. Urban land use and zoning designations are existing on a majority of the adjacent parcels to the south and southwest in the immediate area and this change will be consistent with those designations.

4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

**Response:** There are no identified regulated natural resources on the property (wetlands, floodplains, etc.). In addition, any on site environmental resources (if any) will be protected at the development stage in accordance with the City of Alachua Comprehensive Plan and Land Development Regulations.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities and dormant, unique and prime farmland and soils.*

**Response:** Currently, there are only agricultural land use designations on properties to the north of the northernmost area proposed for a land use map amendment. The proposed future land use category is less intense (residential) than the existing Corporate Park designation on



the properties to the north, which will provide additional protection for the adjacent agricultural areas and activities.

6. *Fails to maximize use of existing public facilities and services.*

**Response:** Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Extension of NW 161<sup>st</sup> Terrace will be at developer expense to provide access to the subject areas of the property.

7. *Fails to maximize use of future public facilities and services.*

**Response:** As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines. Extension of NW 161<sup>st</sup> Terrace will be at developer expense to provide access to the subject areas of the property

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, educational, health care, fire and emergency response, and general government.*

**Response:** The subject property is located in the urbanizing portion of the City of Alachua and will be accessed by an extension (at developer cost) of NW 161<sup>st</sup> Terrace. A portion of NW 161<sup>st</sup> Terrace currently exists, and it runs north from US 441. Santa Fe High School is in close proximity to the southwest of the areas proposed for the land use map amendments. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. Due to the immediate proximity of the property areas to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

9. *Fails to provide a clear separation between rural and urban uses.*

**Response:** The subject property falls within urbanized area the City of Alachua due to its adjacency to I-75 / US 441, availability of centralized utilities and land use pattern in the area. The areas proposed for the land use map amendments currently have urban land use category designation (Corporate Park).

10. *Discourages or inhibits infill development or redevelopment of existing neighborhoods and communities.*

**Response:** The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site for high density residential near the intersection of I-75 / US 441 is in an area that already has residential and non-residential development. Public services are available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

11. *Fails to encourage an attractive and functional mix of uses.*

**Response:** The proposed land use change areas are within a larger parcel that already has an area designated for Commercial land use and additional areas designated Moderate Density Residential and High Density Residential, thus providing a mix of uses and densities on the overall parcel. The High Density Residential land use category allows for neighborhood scale retail and services (up to 30,000 square feet), which provides for a mix of uses such as: convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices. There are also other Commercial-designated parcels to the south and southwest of the site and Santa Fe High School (designated Public) is in close proximity to the west. All these uses and designations provide for a functional mix of uses.

12. *Results in poor accessibility among linked and related land uses.*

**Response:** The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible. The extension of NW 161<sup>st</sup> Terrace will provide internal connectivity to the Publix shopping center, restaurants, and other commercial and residential uses (Heritage Oaks Subdivision) without the need to use US 441. There are existing sidewalks along US 441 that connect to a sidewalk system along NW 161<sup>st</sup> Terrace. As NW 161<sup>st</sup> Terrace is extended (at developer expense), it will provide pedestrian connectivity among a variety of the uses north of US 441 through the construction of sidewalks along NW 161<sup>st</sup> Terrace.

13. *Results in loss of significant amounts of functional open space.*

**Response:** The proposed amendment will not result in loss of significant amounts of functional open space. Currently, the property does not provide any functional open space to the area. In addition, any development of the site will be required to provide at least 10% functional open space as part of the overall development, per LDR requirements.

## Comprehensive Plan Consistency

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This future land use map amendment Justification Report, along with the following summary of the applicable Comprehensive Plan Elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan. The proposed land use map amendment application is consistent with the Goals, Objectives, and Policies included within the Future Land Use Element, Community Facilities Element, Transportation Element, Conservation/Open Space Element and Capital Improvements Element.

### Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed land use change application:

***Policy 1.2d: High Density Residential (8 to 15 dwelling units per acre):*** High Density Residential (8 to 15 dwelling units per acre): The High Density Residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a low intensity neighborhood-scale retail and services. *The following uses are allowed in the High Density Residential land use category:*

1. Single family attached and detached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services, where the area dedicated to such uses is less than or equal to 30,000 square feet of floor area and is designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience stores without gas pumps, dry cleaners, pharmacies, local markets, restaurants, personal services, and professional offices; and,
10. Supporting community services such as schools, houses of worship, parks, and community centers.

**Consistency:** As described in the policy listed above, the proposed High Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designation is appropriate due to its location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The property is also served by all necessary public facilities to serve future development of the site.

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

*Policy 2.5.a: There shall be a minimum of 10% percent open space required. The City shall establish incentives for the provision of open space beyond minimum requirements.*

*Policy 2.5.b: Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

**Consistency:** Any new development on the site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development Regulations.

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

**Consistency:** Future development on the site will identify and address on-site natural features and will address them in compliance with the Land Development Regulations. Maps included within this report indicate that there are no wetlands, floodplains, or strategic ecosystems on the subject sites.

*Objective 5.2: Availability of facilities and services The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.*

*Policy 5.2.a: All new development shall meet level of service requirements for roadways, potable water, sanitary sewer, stormwater, solid waste, and public schools in accordance with LOS standards adopted in the elements addressing these facilities.*

**Consistency:** As described in the “Public Facilities Analysis” portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively impact the City’s adopted LOS standards. Public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Access to the site will be from the extension of NW 161<sup>st</sup> Terrace, which will also include sidewalks on both sides of the roadway. This extension will be at developer expense. Public school capacity is available currently to serve future development. Santa Fe High School is in close proximity to the areas proposed for a land use change.

New development on the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan.

**GOAL 9:** *Water and Wastewater Service: The City will ensure that new development within the corporate limits shall connect to the City's potable water and wastewater systems, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the Comprehensive Plan*

**Consistency:** **Any new development on this site will be required to connect to public potable water and wastewater facilities as indicated above.**

**Transportation Element:**

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

**Consistency:** **An analysis of the proposed land use change impacts is included in this report (see the "Public Facilities Analysis" section of this Justification Report). Based on land use maximum development scenarios, the calculations indicate that the proposed future land use map amendment will not result in an increase in traffic impact that will negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.**

**Community Facilities Element:**

**Goal 1:** *The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially groundwater resources.*

**Objective 1.2** *New development may only occur within areas where wastewater service is available or shall be made available as a part of the proposed development. For purposes of this objective, development does not include an addition to an existing development of less than 33% of the existing floor area of the development or an addition of less than 33% of the existing impervious surface area within a five-year period.*

**Goal 2:** *The City will provide for solid waste disposal service in a sanitary, economic, and environmentally safe manner.*

**Goal 3:** *The City shall develop and maintain a stormwater management system that minimizes flooding and protects, preserves, and enhances desirable water quality conditions, and, where possible, preserves and utilizes existing natural features.*

**Goal 4:** *The City shall provide an adequate supply of potable water to customers throughout the water service area.*

**Objective 4.1** *The City shall achieve and maintain acceptable levels of service for potable water quantity and quality.*

**Consistency:** Consistency with this element is demonstrated in the “Public Facilities Analysis” and the “Environmental / Suitability Analysis” sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

**Conservation & Open Space Element:**

The proposed future land use amendment is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

*Objective 1.4: Air Quality* The City shall institute the following measures to maintain air quality at the levels established in the National Ambient Air Quality “Standards (NAAQX).

**Consistency:** Any future development proposal associated with these parcels will meet the City’s air quality standards.

*Objective 1.5: Soils* The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

**Consistency:** As described in the Environmental / Suitability Analysis section of this application, the existing soil types on site have minimal limitations for urban development.

*Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.*

**Response:** The subject property does not contain any known seepage slopes. In addition, the site topography will be taken into consideration with the future development of the site and ultimately, the drainage design. In addition, future on-site development will include stormwater management areas that comply with all applicable City, County and water management district standards for water quality and quantity and shall be designed to minimize negative impacts on the natural terrain and topographic pattern.

*Objective 1.6: Mineral Resources* The City shall ensure that extraction activities do not pose a threat to natural resources, protected habitats and ecosystems, and human health.

**Consistency:** There are no known mineral resources within the subject property.

*Objective 1.7: Geological Resources* The City shall identify, protect and conserve significant geological resources and their natural functions.



**Consistency:**      **There are no known or identified geological resources on the property.**

*Objective 1.8: Hazardous Materials The City shall protect the public and natural resources from contamination by hazardous materials and waste. The City shall require the safe handling, transportation, management, storage and disposal of hazardous waste and materials.*

**Consistency:**      **The land use category that is proposed is residential in nature (Residential High) and, therefore, no hazardous materials shall be utilized.**

*Objective 1.9: Agriculture and Silviculture The City shall promote agricultural and silvicultural activities that protect, preserve, and enhance the natural resources of the City.*

**Consistency:**      **The subject property does not currently have an Agriculture future land use designation, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.**

*Objective 1.10: Wetlands The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.*

**Consistency:**      **No wetlands are located on the subject property.**

*Objective 1.11: Open and Green Space The City shall work to preserve native ecosystems and the natural aesthetic beauty and charm of Alachua by ensuring the provision of open spaces and green linkages throughout the City, designed for the enjoyment of the citizenry.*

**Consistency:**      **The required open and green space requirements shall be met upon subsequent development of the site.**

*Objective 1.12: Water Resources The City shall protect and conserve the quantity and quality of water resources, not only for the benefit of residents of the City, but for all in North Florida who depend on the Floridian Aquifer for drinking water, and for the benefit of all connected springs, streams, and rivers which may be impacted by the City's land use and development practices.*

**Consistency:**      **Future development on the subject property shall be connected to centralized water and sewer facilities consistent with the requirements stated in the Community Facilities Element Policies 1.2.a, 4.1.b, and 4.2.a. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines at the developer's expense.**

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies...

**Response:**      **There are no surface water bodies located on the project site.**

Capital Improvements Element:

*Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Comprehensive Plan, the Land Development Regulations, and that public facilities and services necessary to support such development are available while also maintaining the adopted level of service standards.*

**Consistency:** Any new development of the subject parcel would require an analysis for availability of public facilities consistent with adopted LOS standards. Development on the parcel will be subject to development review and concurrency analysis at the time of development application.

New development or redevelopment at the site will be required to connect to the “public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer” (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities Element establish the requirements for connection to the public wastewater and potable water systems.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” section of this report). However, any future development plan applications would be subject to review for required capital improvements.