



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

## A. PROJECT

1. Project Name: Highpoint Rezoning Application
2. Address of Subject Property: No Address - Located at 16500 - 17100 block of NW 161st Terrace (East Side)
3. Parcel ID Number(s): Portion of 03049-000-000
4. Existing Use of Property: Vacant; Timberland
5. Future Land Use Map Designation: High Density Residential (Proposed)
6. Existing Zoning Designation: Corporate Park (CP)
7. Proposed Zoning Designation: RMF-15
8. Acreage: 27.9 +/-

## B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. 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
3. 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

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

## D. ATTACHMENTS

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

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

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

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

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

  
\_\_\_\_\_  
Signature of Applicant

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

Clay Sweger, Director of Planning  
\_\_\_\_\_  
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 28th day of April, 2022, by Clay Sweger

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

NOTARY SEAL

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

# 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:

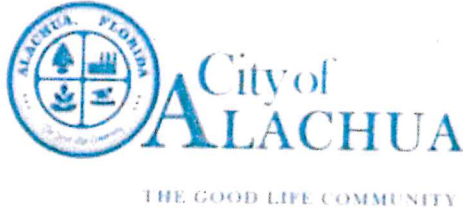
**Suzanne M. Wynn**

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: csweger@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.

[Signature]  
Signature of Applicant

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

James McCauley  
Typed or printed name and title of applicant

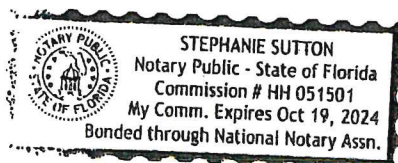
\_\_\_\_\_  
Typed or printed name of co-applicant

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.

[Signature]  
Signature of Notary Public, State of Florida



City of Alachua ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121  
Revised 9/30/2014



[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

**Document Number** L16000217620  
**FEI/EIN Number** 81-4642404  
**Date Filed** 11/30/2016  
**Effective Date** 11/30/2016  
**State** FL  
**Status** 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

| Report Year | Filed Date |
|-------------|------------|
| 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.

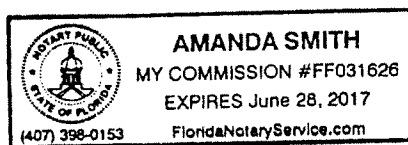
MURPHY'S LOT, LLC, a Florida limited liability company

By: *Joan M. Jones*  
 Witness Print Name: *Bernadette Jones Brune* Joan M. Jones, Manager  
 Witness Print Name: *Robyn Martinez*

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

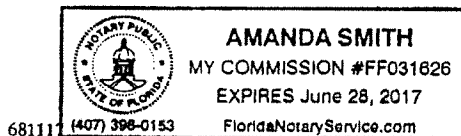
Benjamin Jones  
Witness Print Name: Benjamin Jones  
Reynolds  
Witness Print Name: Reynolds

By: Joan M. Jones  
Its: General Partner

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



Amanda Smith  
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 A 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 \(PDF\)](#)

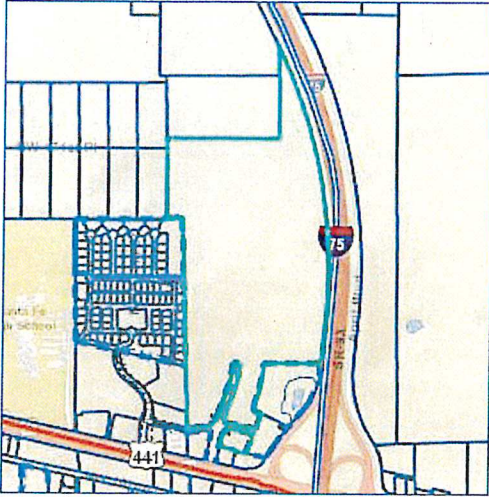
## Land Information

| 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 A 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 MECGAHEE PER/REP NOE | * JOAN M JONES FKA WOOD TRUSTE | <a href="#">Link (Clerk)</a> |

## 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 Alachua County and is compiled 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 public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)

[GDPR Privacy Notice](#)

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

Developed by



Version 2.3.181





[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.

J:\Bob\2022-001.docx

TAX PARCEL  
NO. 03017-002-000

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

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

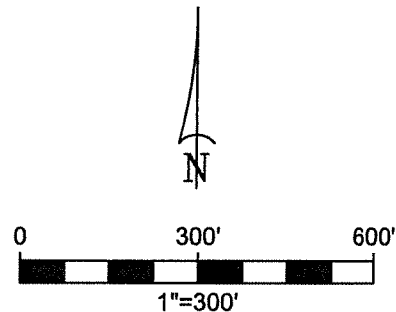
POINT OF BEGINNING

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:**

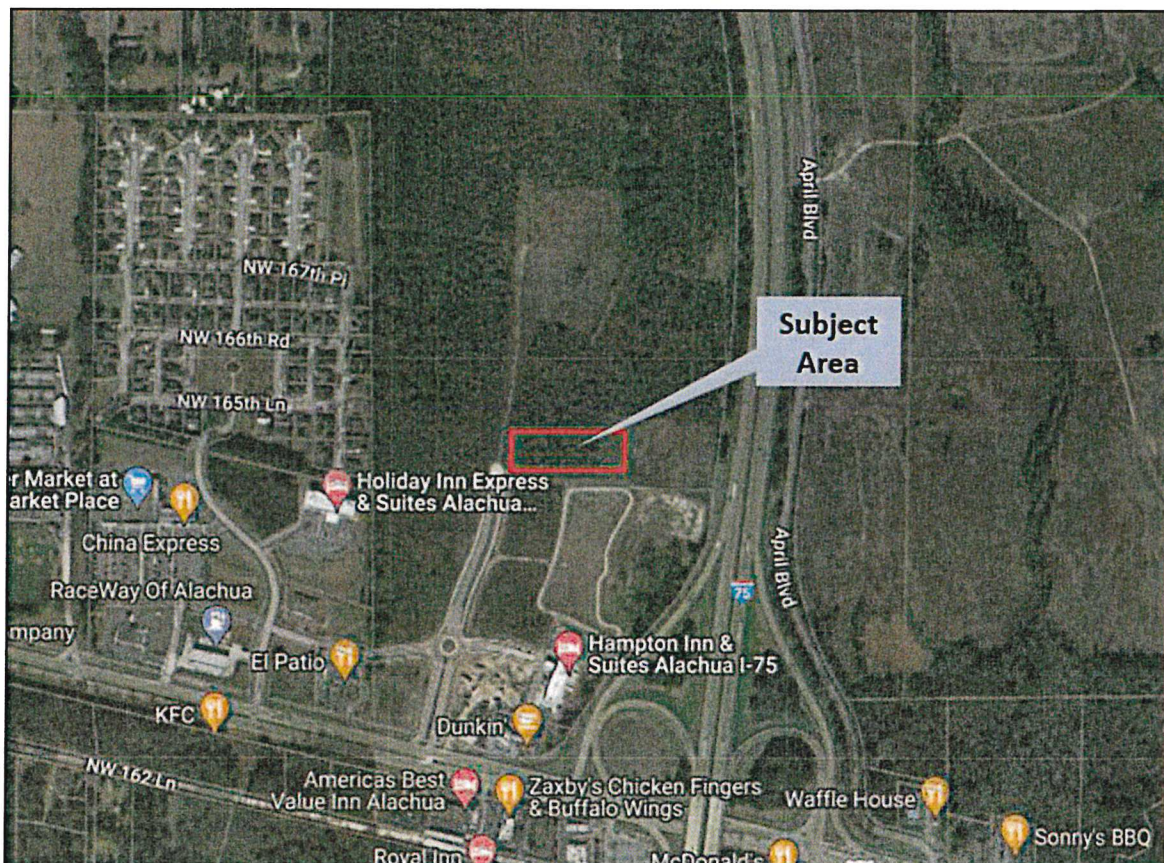
Clay Sweger, AICP, LEED AP      eda consultants, inc.  
csweger@edafl.com      (352) 373-3541





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@edaf.com

eda consultants, inc.  
(352) 373-3541

## ALACHUA COUNTY TODAY

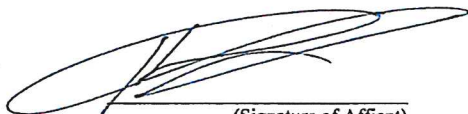
Published Weekly  
Alachua, Alachua County, FLORIDA

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 Sweger of eda consultants inc.

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

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

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

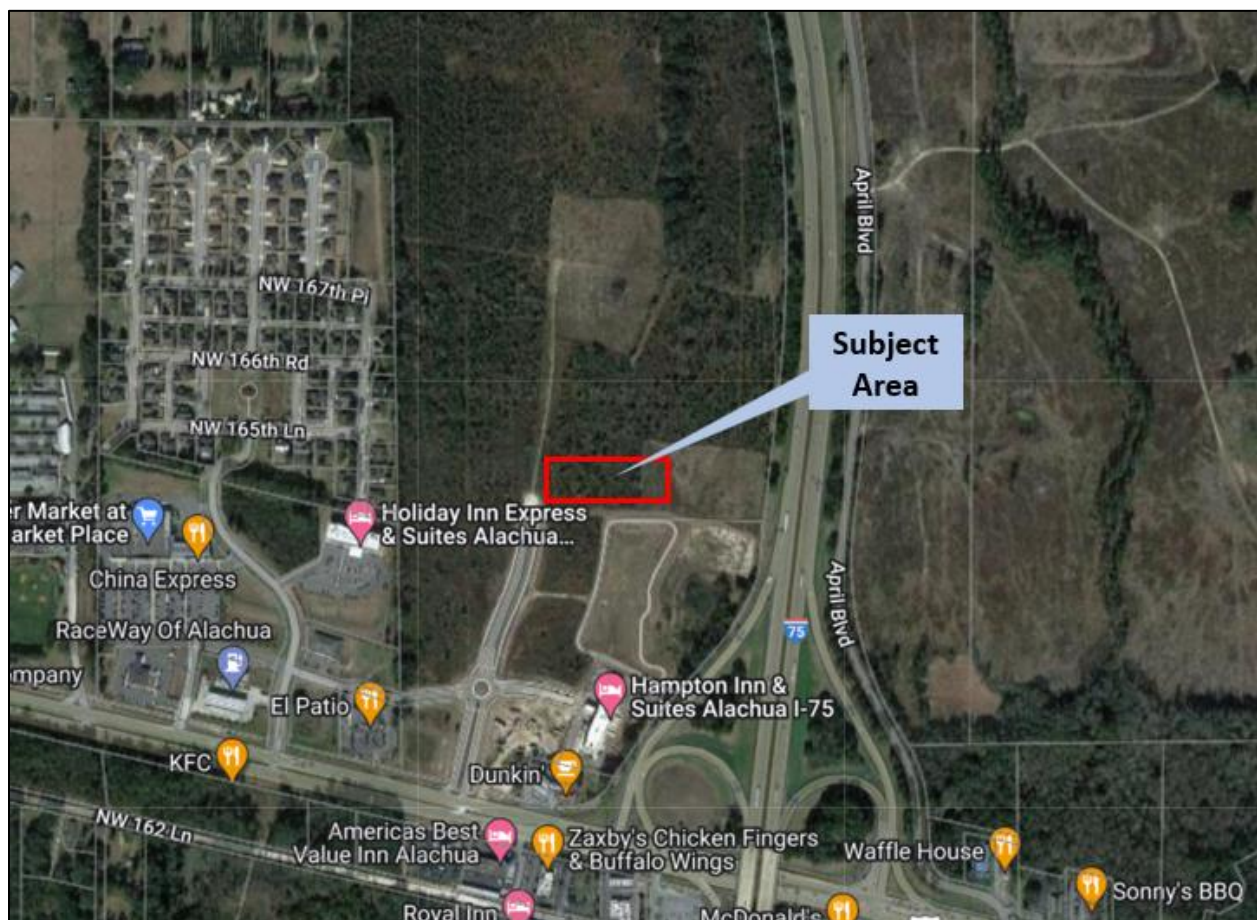
- Q: Why was Heritage Oaks a PD?  
A: Not sure, that was the developer's decision when they planned the neighborhood.
- Q: What about noise from I-75 to residential?  
A: There will be separation between the residential buildings and the interstate and the land slopes toward the interstate, so there 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



## ***Rezoning Justification Report***



Request: A proposed rezoning from Corporate Park (portion of 03049-000-000) to RMF-15 – Residential Multiple Family District-15.

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), south 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 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 indicated below:

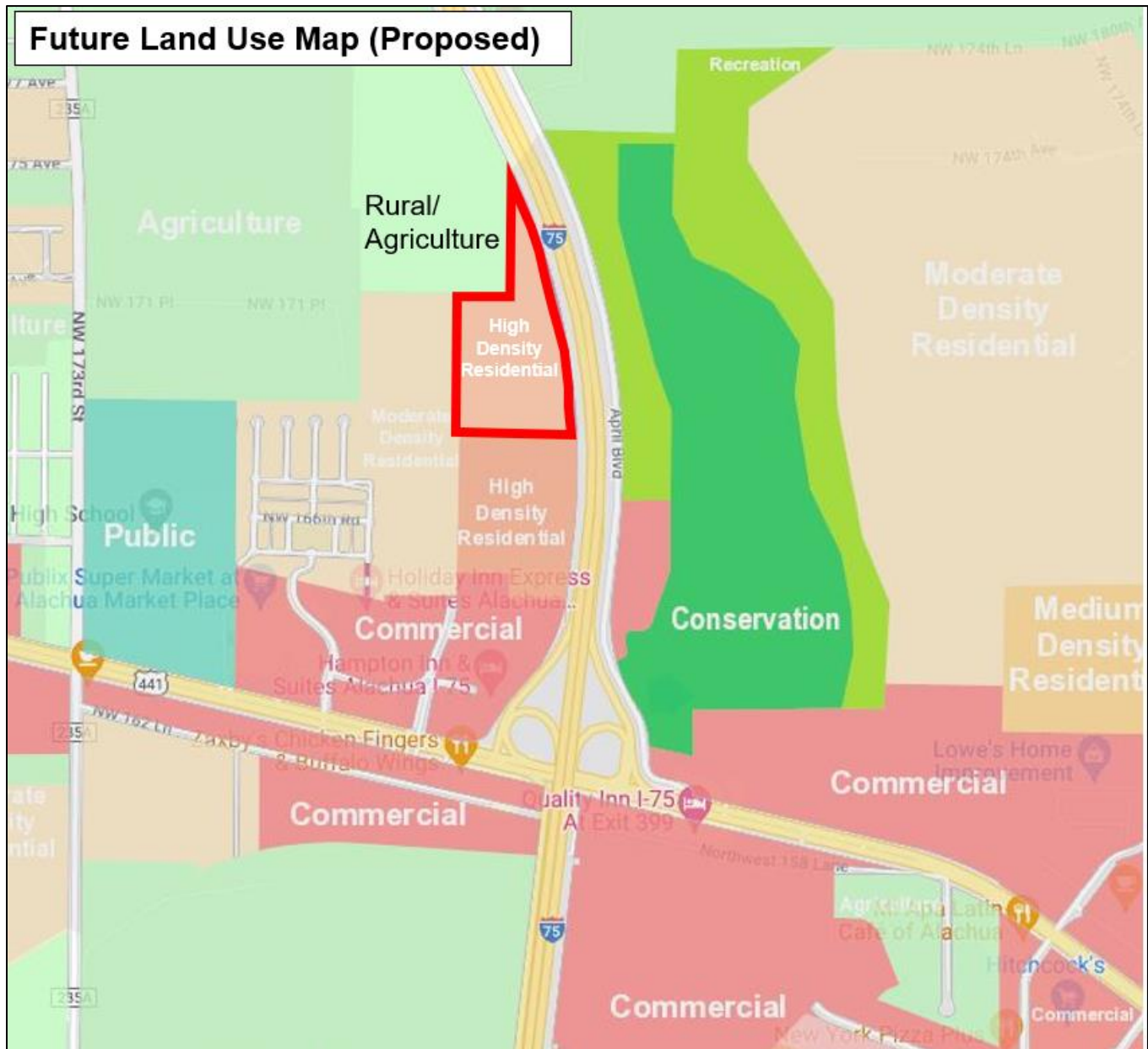




## Statement of Proposed Change

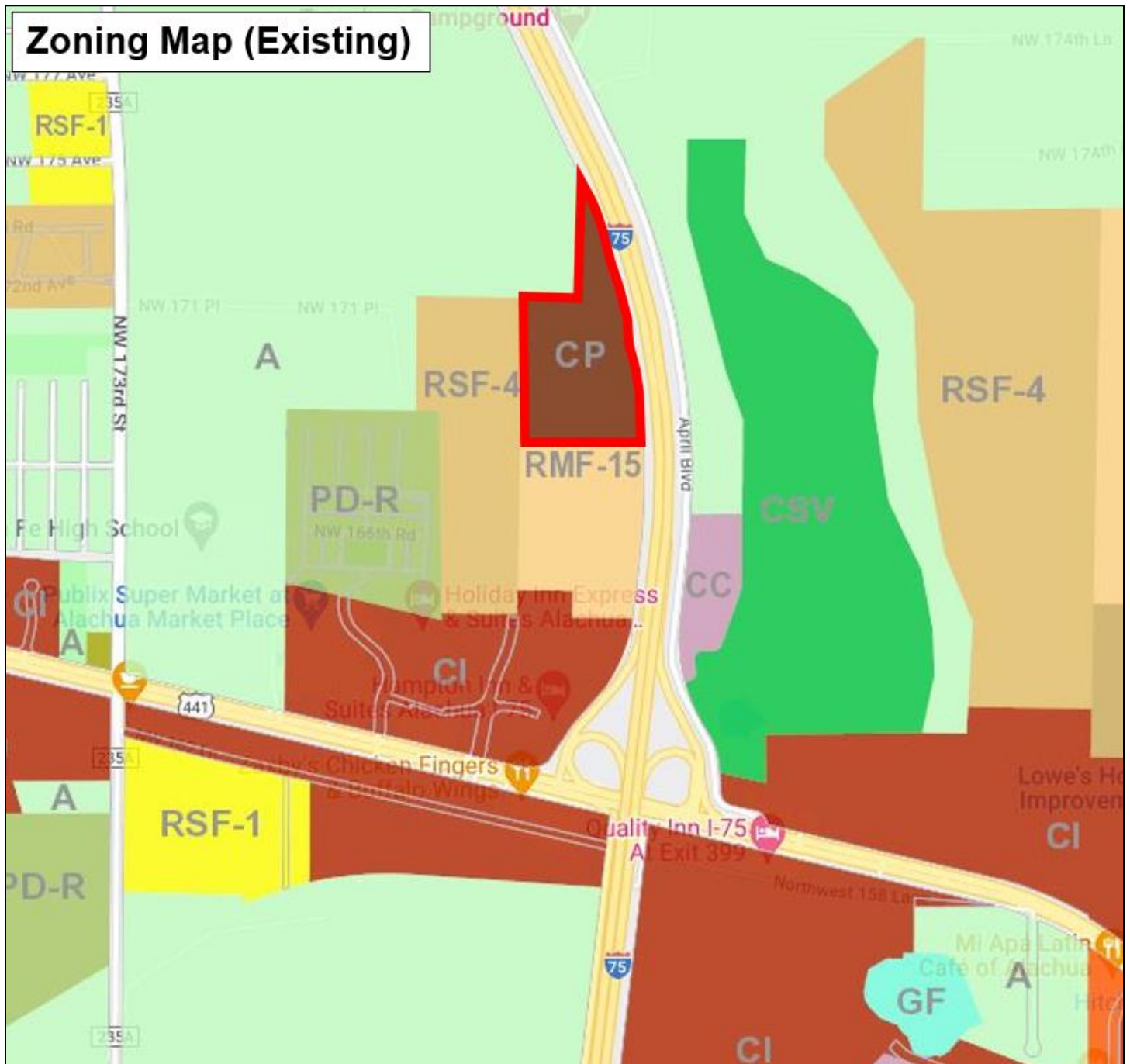
The applicant requests a rezoning from City of Alachua Corporate Park (CP) to Residential Multiple Family District-15 (RMF-15) on approximately 27.9 +/- acres for consistency with the proposed future land use designation of High Density Residential on a portion of Tax Parcel 03049-000-000.

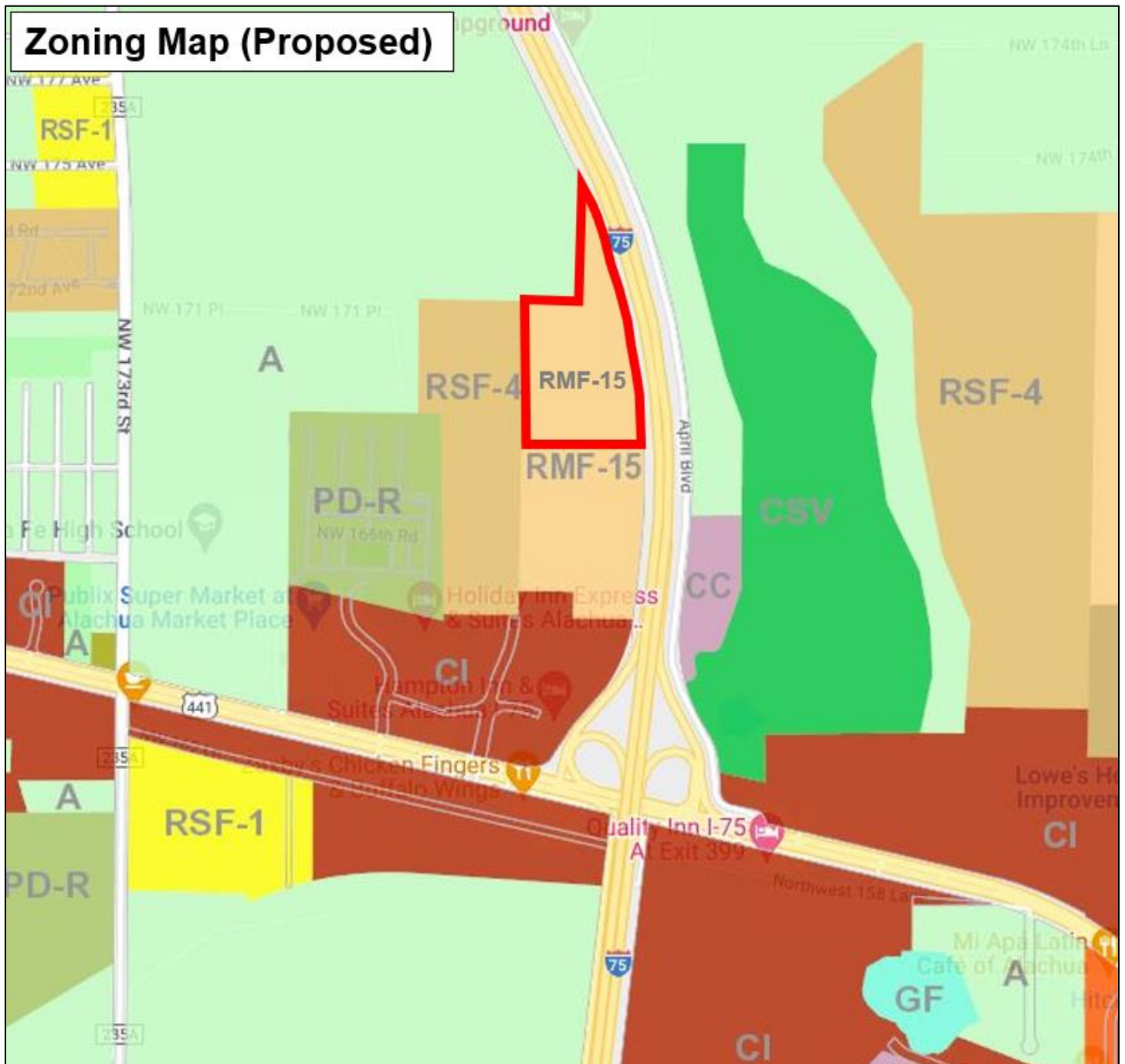
The proposed Future Land Use Map (see Justification Report for the proposed future land use change to Residential High that is submitted concurrently with this rezoning application) for the site and surrounding area is shown below:



The subject portion of the parcel will have a High Density Residential future land use designation (proposed concurrently) and are bounded by a mix of residential, commercial, and agricultural designations and I-75 to the East.

The existing and proposed Zoning Maps for the subject site and surrounding area are shown below:





The proposed rezoning would place the RMF-15 zoning district on the subject property, which would be consistent with the future land use map designation of High Density Residential on the property (see concurrent application for the land use change to 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 High Density Residential future land use designation considers apartments and townhomes and other multi-family uses as allowable. In addition, the proposed RMF-15 zoning is consistent with the underlying High Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use and zoning map exhibits. The proposed zoning district 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**

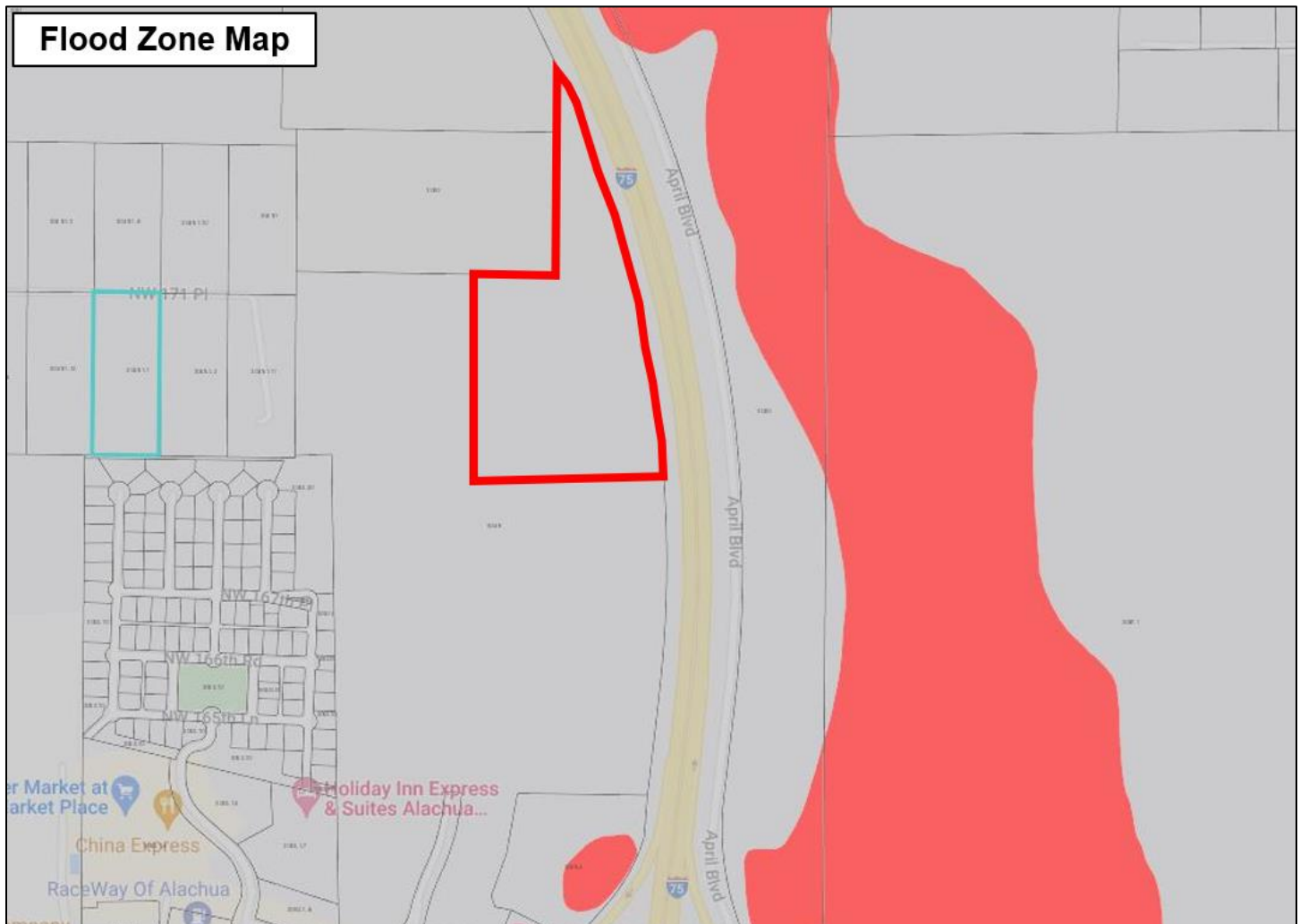
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The subject property has no significant environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.



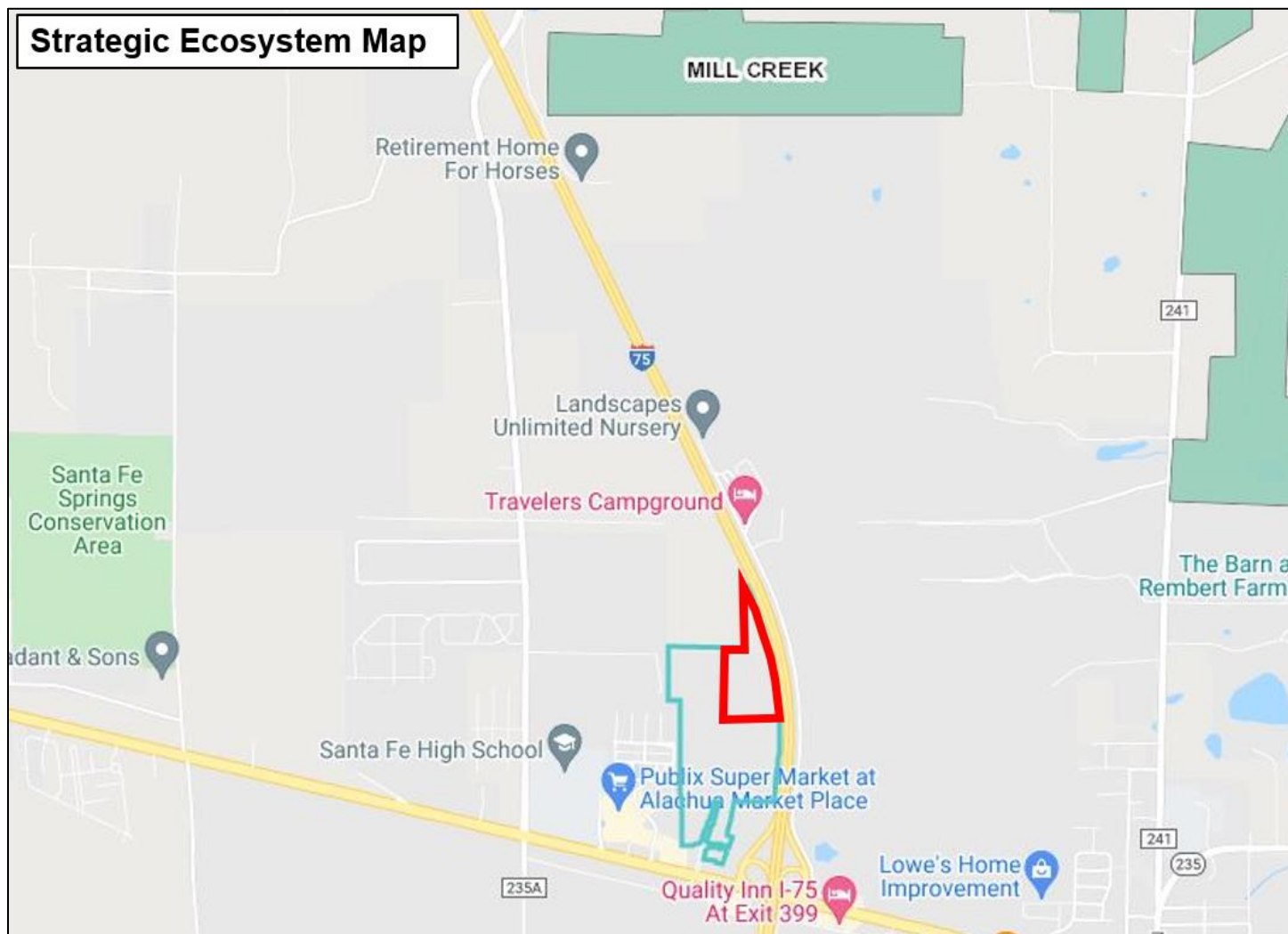
### 100-Year Flood Zone / Flood Potential:

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:

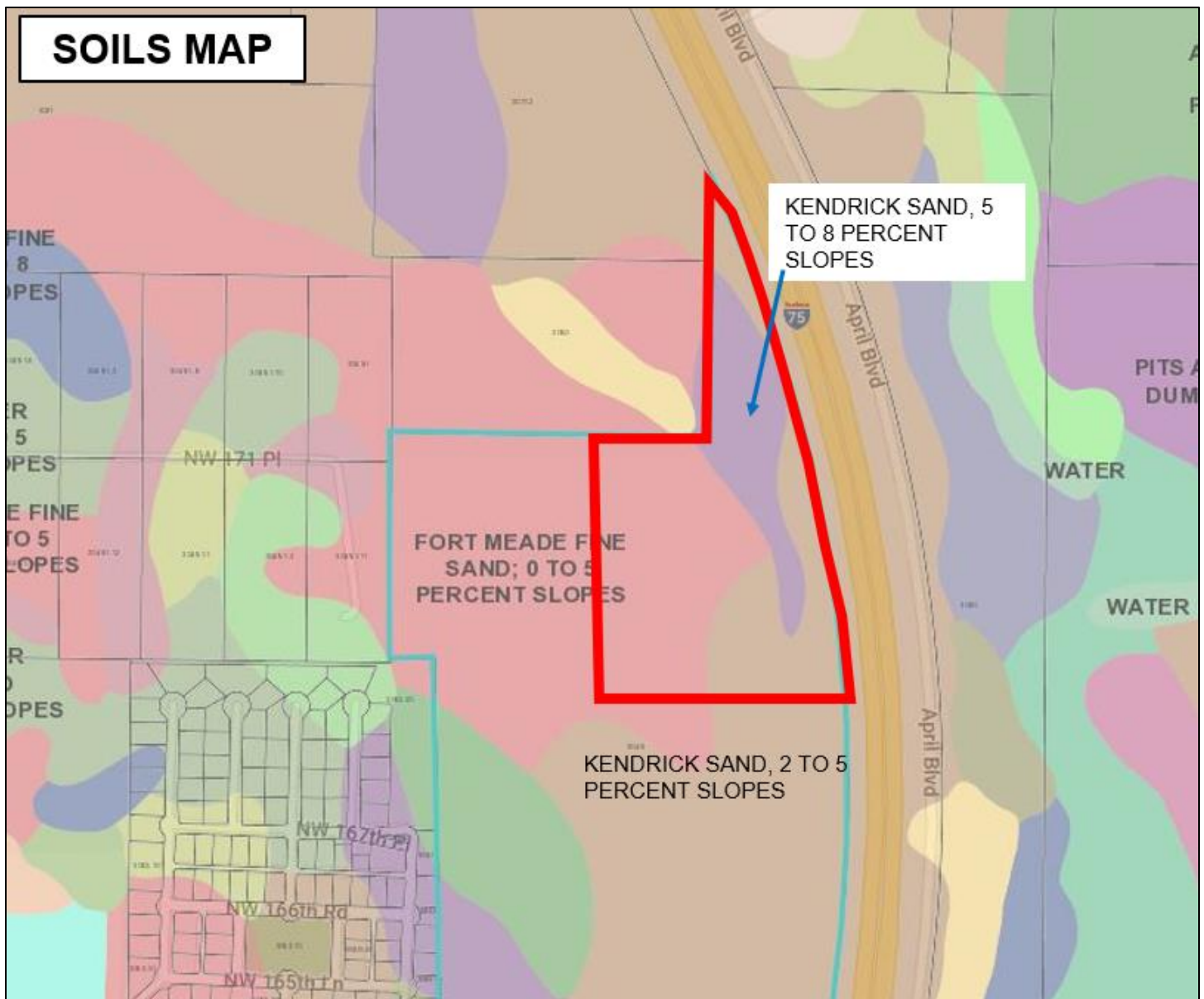
Soils on the site are indicated in the narrative and exhibit below. Based on the soil information analysis, the proposed rezoning application is not in conflict with Future Land Use Element Objective 5.1 and its sub-policy concerning soils (Policy 5.1.b.). The soil types present on the subject property 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.



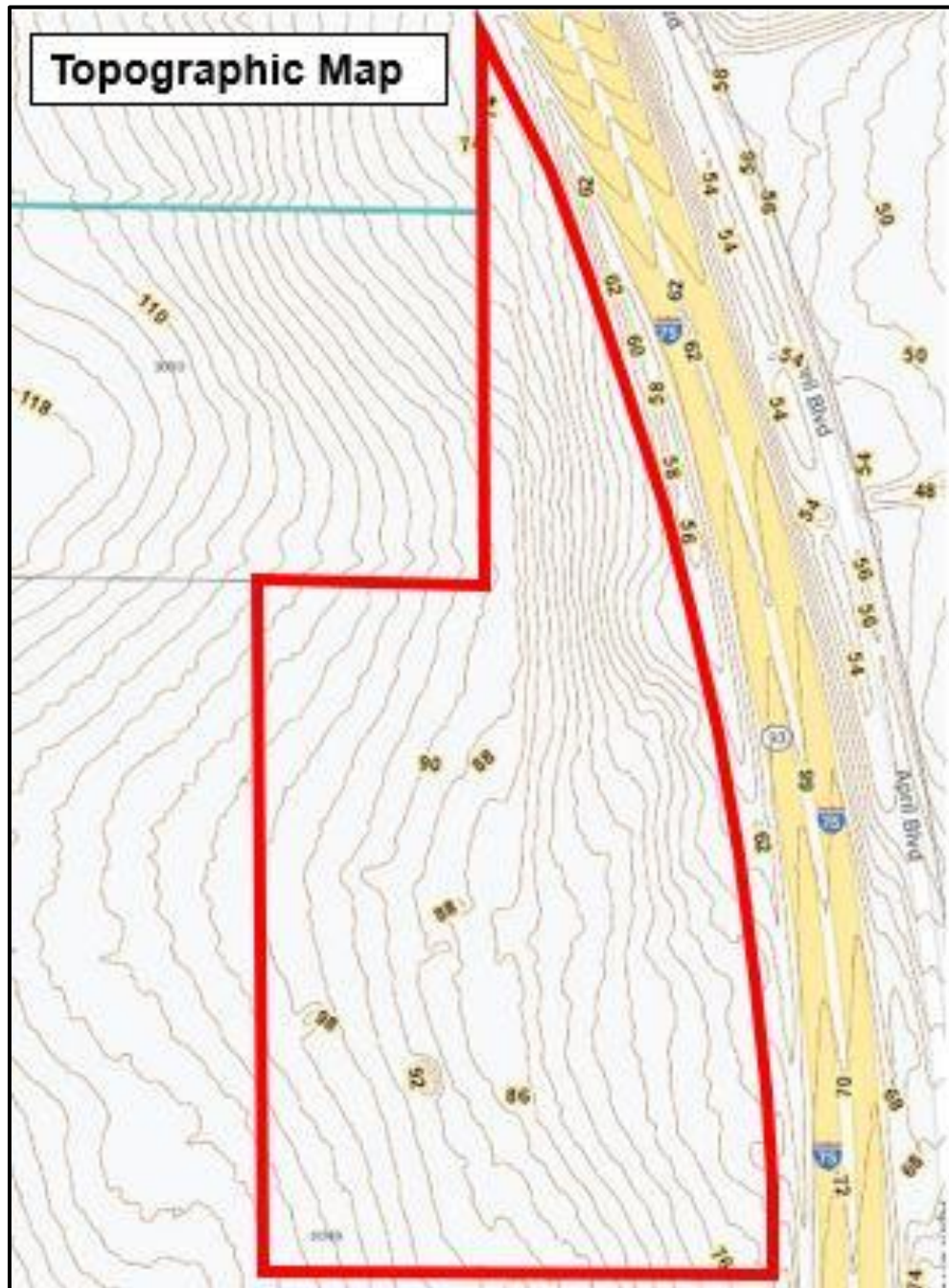
Kendrick sand, 2 to 5 percent slopes is gently sloping, well drained soil in both small and large areas on the gently rolling uplands. This soil has only slight limitations as sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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.



### Existing vs. Proposed Zoning Designations

The proposed rezoning to RMF-15 on the 27.9 +/- acre subject property will result in an increase of residential density for the site because the Corporate Park (CP) (with the given acreage area on the subject property) zoning district does not allow residential use. However, the CP zoning district does allow for a significant amount of non-residential square footage and development. Thus, the

comparison is between a residential scenario and a CP development 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 Zoning District | Acreage | Max. Density | Max Dev. Scenario |
|--------------------------|---------|--------------|-------------------|
| Corporate Park           | 27.9    | None         | 0                 |

| Existing Zoning District | Acreage | Max. Intensity | Max Dev. Scenario |
|--------------------------|---------|----------------|-------------------|
| Corporate Park           | 27.9    | 0.50 FAR       | 607,662 SF        |

| Proposed Zoning District | Acreage | Max. Density/Intensity | Max Dev. Scenario |
|--------------------------|---------|------------------------|-------------------|
| RMF-15                   | 27.9    | 15 UPA                 | 419 Units         |

The RMF-15 zoning district allows for a variety of residential use types by right and allows some limited neighborhood-scale retail and services uses (up to 30,000 square feet of floor area) by Special Exception. 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 zoning scenario, it is useful to compare the trip generation from the existing maximum development scenario to the proposed RMF-15 zoning district scenario. The analysis below compares the trip generation from the existing CP zoning district 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 zoning districts 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 Zoning

| 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 RMF-15 zoning 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 RMF-15 Zoning District**

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

**Net Change from Existing Corporate Park zoning district to Proposed RMF-15 zoning district**

- (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 zoning change to RMF-15.

## Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning 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 zoning districts.

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 zoning district will operate within the level of service standards outlined in the Code.

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

| <b>Proposed Zoning Designation</b> | <b>Acreage</b> | <b>Max Dev. Scenario</b> |
|------------------------------------|----------------|--------------------------|
| RMF-15                             | 27.9 (+/-)     | 419 Units                |



Traffic:

**Development Scenario: RMF-15 Zoning**

| 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<br>OF ADJACENT<br>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 |
|---|----------|

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 zoning 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 zoning district.

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 RMF-15 zoning is consistent with the proposed, underlying High Density Residential future land use designation and 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 zoning 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.

## Comprehensive Plan Consistency

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This rezoning 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 rezoning 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 rezoning 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 RMF-15 zoning district is appropriate for the subject property as illustrated in the previous zoning map exhibits. The proposed zoning district 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.

GOAL 5: Development Standards: The City shall include provisions through its comprehensive plan amendment process, development review process and in its land development regulations for development standards that address natural features and availability of facilities and services. These development standards will strive to protect natural resources and public facility resources while allowing for innovative and flexible development patterns.

*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 zoning 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 zoning change impacts is included in this report (see the “Public Facilities Analysis” section of this Justification Report). Based on zoning district maximum development scenarios, the calculations indicate that the proposed

**rezoning 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:**

**Consistency:** The proposed rezoning 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:** The proposed RMF-15 zoning will be residential in nature and should not create any air quality issues and will meet the City’s air quality standards. The proposed zoning does not permit any industrial-type uses, which are more likely to create concerns with air quality.



*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.*

**Consistency:** 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 RMF-15 zoning district that is proposed is residential in nature 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 or residential zoning district, 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.

## **Consistency with the Land Development Code**

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The analysis below indicates how this rezoning application complies with the Standards for Site Specific Amendments to the Official Zoning Atlas. Responses to each requirement are shown in bold.

### **2.4.2(E) Standards for Site Specific Amendments to Official Zoning Atlas**

#### **(1) Competent Substantial Evidence Provided**

*The applicant has provided competent substantial evidence that is made part of the record of the hearing that:*

- i. Consistent with Comprehensive Plan. The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.*

**Consistency:** The rezoning application is consistent with the Comprehensive Plan as indicated in the “Comprehensive Plan Consistency” section of this report. The proposed RMF-15 zoning is an appropriate implementing district for the High Density Residential future land use category (concurrent application).

- ii. Consistent with Ordinances. The proposed amendment is not in conflict with any portion of the LDRs or any of the City Code of Ordinances.*

**Consistency:** As demonstrated in this application, the rezoning request is consistent with all applicable City Land Development Regulations and the Comprehensive Plan.

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and a neighborhood meeting with the public. If the property is rezoned to RMF-15, development on the site will comply with all the applicable development standards (parking, tree protection, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Regulations.

- iii. Logical Development Pattern. The proposed amendment would result in a logical and orderly development pattern.*

**Consistency:** The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. Specifically, regarding residential development, the proposed maximum RMF-15 density range of 15 units per acre, is appropriate for single family or multi-family development in portions of the City where public facilities are available

(water, sewer, fire, etc.). In addition, since the RMF-15 zoning district allows for a limited amount of neighborhood-scale retail and service uses, a mix of uses on the site may occur. As such, the development of this site in RMF-15 will help promote a logical urban development pattern in the area.

*iv. Pre-Mature Development. The proposed amendment will not create premature development in undeveloped or rural areas.*

**Consistency:** This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located abutting I-75, within close proximity to a Santa Fe High School, and is in direct proximity to other urban development land use and zoning designations. There are existing commercial and residential uses to the west and south of the subject parcel.

*v. Incompatible with Adjacent Lands. The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent land and/or the uses permitted by the zone district classifications of adjacent lands.*

**Consistency:** This zoning change request will not result in any incompatibility with adjacent lands. Compatibility with adjacent land uses is a consideration when considering a proposed change in zoning. The following list of adjacent uses illustrates the existing land uses for the surrounding properties:

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

- North:* Agricultural land & Vacant land (Timberland)  
Alachua County Rural/Agriculture & High Density Residential future land use designations
- East:* I-75 & Vacant land (Timberland)  
I-75 & High Density Residential future land use designation
- West:* Vacant land (Timberland)  
Moderate Density Residential and Alachua County Rural/Agriculture future land use
- South:* Vacant land (Timberland) & Vacant Commercial  
High Density Residential & Commercial future land use designations

The proposed RMF-15 zoning 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 access from the eventual extension of NW 161<sup>st</sup> Terrace (at developer expense) and within close proximity to employment areas and Santa Fe High School. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site



development. Any necessary extensions of water and sewer lines from existing locations will be at developer expense.

vi. *Adverse Effect on Local Character.* The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

**Consistency:** The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, non-residential, and public (Santa Fe High School) development types in the vicinity. The development of this site as high density residential will help to continue this development pattern and support the surrounding retail uses such as the Publix shopping center.

vii. *Not Deviate from Pattern of Development.* The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.

**Consistency:** The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, non-residential, and public development types in the vicinity. Specifically, regarding high density residential development, the proposed maximum RMF-15 density of 15 units per acre is appropriate for multi-family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). As such, the development of this site as high density residential will help promote a logical urban development pattern in the area, provide for residential support of the surrounding commercially zoned properties, and may provide some mixed-use development with the allowance for neighborhood-scale retail and service uses allowed in the zoning district (per the Residential High land use category).

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

**Consistency:** The following Urban Sprawl Analysis indicates that the rezoning application should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

#### 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 rezoning to RMF-15 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 zoning 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 the RMF-15 zoning change on the parcel do not have an Agriculture future land use designation (current designations are Corporate Park and Commercial). Therefore, the City does not consider this an area to be preserved for agricultural areas and activities. The existing land use designation and CP zoning district indicate 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 zoning change for the property to RMF-15 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.

ix. *Spot Zoning.* The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

**Consistency:** The two areas on the parcel that are subject to the rezoning are located abutting other residentially zoned property. The northernmost site area abuts residential to the west (RSF-4) and south (RMF-15). The southernmost site abuts RMF-15 to the north and east and

**RSF-4 to the west. In addition, the proposed rezoning is compatible with nearby non-residential zoning (CI) that provide employment opportunities for the future residents of the site.**

x. *Public Facilities. The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, stormwater management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.*

**Consistency: The site can be served by electric, potable water, and wastewater services. As demonstrated in the “Public Facilities Analysis” section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. 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. Access to the site will be from a developer funded extension of NW 161<sup>st</sup> Terrace.**

xi. *No Adverse Effect on the Environment. The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.*

**Consistency: As demonstrated in the “Environmental / Suitability Analysis” section of this report, this proposed rezoning will not have adverse effects on the environment because there are no regulated natural resources on the property.**