



# City of Alachua Comprehensive Plan Amendment Application

## FOR PLANNING USE ONLY

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

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

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

### A. PROJECT

- Project Name: Peggy Road Land Use Change
- Address of Subject Property: 15151 Peggy Road
- Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
- Existing Use of Property: Residential & Grazing land soil capability Class II
- Existing Future Land Use Map Designation: City of Alachua Agriculture & Alachua County Rural/Agriculture
- Proposed Future Land Use Map Designation: Moderate Density Residential
- Acreage: 51.7 +/-

### B. APPLICANT

- Applicant's Status ☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning  
Company (if applicable): eda consultants, inc.  
Mailing address: 720 SW 2nd Ave, South Tower, Suite 300  
City: Gainesville State: FL ZIP: 32601  
Telephone: ( ) 352-373-3541 FAX: ( ) -- e-mail: csweger@edafl.com
- If the applicant is agent for the property owner\*:  
Name of Owner (title holder): William & Margaret Kirkland  
Mailing Address: PO Box 1360  
City: Alachua State: FL ZIP: 32616

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

### C. ADDITIONAL INFORMATION

- 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: Garden Street Communities Southeast, LLC  
If yes, is the contract/option contingent or absolute? ☒ Contingent ☐ Absolute

### D. ATTACHMENTS

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

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

- (VI) Preserves open space and natural lands and provides for public open space and recreation needs;
  - (VII) Creates a balance of land uses based on demands of residential population for the nonresidential needs of an area; and,
  - (VIII) Provides uses, densities and intensities of use and urban form that would remediate an existing or planned sprawl development pattern or provides for an innovative development pattern such as transit oriented development or new towns.
3. Concurrency Impact Analysis which considers the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
  4. Needs Analysis which demonstrates the necessity for the proposed increase in the proposed Future Land Use Map Designation. This analysis may consist, in whole or part, of a market impact study or real estate needs analysis.
  5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
  6. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
  7. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
  8. If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.
  9. Legal description with tax parcel number.
  10. Proof of ownership.
  11. Proof of payment of taxes.
  12. **Fee.** Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Signature of Applicant

Clay Sweger

Typed or printed name and title of applicant

Signature of Co-applicant

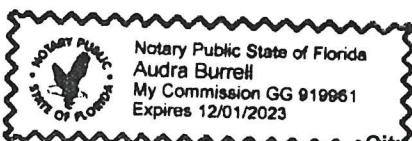
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of February, 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 ♦ Planning and Community Development Department  
PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



**FOR PLANNING USE ONLY**

Case #: \_\_\_\_\_  
 Application Fee: \$ \_\_\_\_\_  
 Filing Date: \_\_\_\_\_  
 Acceptance Date: \_\_\_\_\_  
 Review Type: Admin

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

## A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder) ☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: -- e-mail: csweger@edafl.com

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

Name of Owner (title holder): William & Margaret Kirkland

Mailing Address: PO Box 1360

City: Alachua State: FL ZIP: 32616

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

## B. PROJECT

1. Project Name: Peggy Road Land Use Change Application

2. Address of Subject Property: 15151 Peggy Road

3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002

4. Section 22 Township 08 Range 18 Grant N/A Acreage: 51.7 +/-

5. Existing Use of Property: Residential & Grazing land soil capability Class II

6. Future Land Use Map Designation: Agriculture to Moderate Density Residential

7. Zoning Designation: Agriculture

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 207

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

### **Preliminary Development Order**

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Irby

Middle: Mebane

High: Santa Fe

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

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

**Student Generation Calculations: Single Family Residential Development**

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations**
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations**
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations**

**Student Generation Calculations: Multi-Family Residential Development**

Elementary School	_____	units	x	0.06	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	0.03	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	0.03	High School Multiplier*	_____	Student Stations**

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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



Signature of Applicant

Clay Sweger

Typed or printed name and title of applicant

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

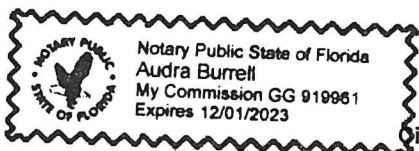
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7th day of February, 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 ♦ Planning and Community Development Department  
 PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121



## Certification

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

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

**Elementary SCSA:** \_\_\_\_\_

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

**Middle SCSA:** \_\_\_\_\_

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

**High SCSA:** \_\_\_\_\_

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

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Local Government Certification**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

☐ **School Board Staff Certification**

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

Date: \_\_\_\_\_



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

Parcel ID Number(s): 03924-000-000, 03865-000-000, and 03917-200-002

Acreage: 52.87 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland

Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua

State: FL

ZIP: 32616

Telephone: \_\_\_\_\_

FAX: N/A

e-mail: \_\_\_\_\_

## 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 / Land Use Change & 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.

William L. Kirkland  
Signature of Applicant

Margaret M. Kirkland  
Signature of Co-applicant

William L. Kirkland  
Typed or printed name and title of applicant

Margaret M. Kirkland  
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 14 day of Feb 20 by William

L. Kirkland, who is/are personally known to me, or who has/have produced FLDL  
as identification.

NOTARY SEAL

Kristy Lee Thornton  
Signature of Notary Public, State of Florida



KRISTY LEE THORNTON  
Commission # GG 178433  
Expires March 17, 2022  
Bonded Thru Budget Notary Services

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014



## Parcel Summary

**Parcel ID** 03865-000-000  
**Prop ID** 15034  
**Location Address** 15151 PEGGY RD  
 ALACHUA, FL 32615  
**Neighborhood/Area** 8-18 RURAL (233200.00)  
**Subdivision**  
**Brief Legal Description\*** GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LESS R/W FOR SR-93 OR 545/49  
 (Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** GRZGSOIL CLASS2 (06100)  
**Sec/Twp/Rng** 00-08-18  
**Tax District** ALACHUA (District 1700)  
**Millage Rate** 22.0463  
**Acreage** 30.600  
**Homestead** Y

[View Map](#)

## Owner Information

[KIRKLAND W & MARGARET](#)  
 PO BOX 1360  
 ALACHUA, FL 32616-1360

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$102,146	\$91,698	\$91,698	\$108,500	\$101,700
Land Value	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
Land Agricultural Value	\$7,400	\$7,400	\$7,400	\$7,400	\$4,400
Agricultural (Market) Value	\$85,840	\$85,840	\$85,840	\$85,800	\$85,800
Just (Market) Value	<b>\$190,886</b>	<b>\$180,438</b>	<b>\$180,438</b>	<b>\$197,200</b>	<b>\$190,400</b>
Assessed Value	\$101,708	\$100,406	\$98,315	\$96,620	\$91,790
Exempt Value	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$51,708	\$50,406	\$48,315	\$46,620	\$41,790
Maximum Save Our Homes Portability	\$10,738	\$1,592	\$3,683	\$22,180	\$17,210

"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
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

## Building Information

<b>Type</b>	SINGLE FAMILY	<b>Heat</b>	04-ELECTRIC
<b>Total Area</b>	3,325	<b>HC&amp;V</b>	04-FORCED AIR
<b>Heated Area</b>	1,535	<b>HVAC</b>	03-CENTRAL
<b>Exterior Walls</b>	05-AVERAGE; 20-FACE BRICK	<b>Bathrooms</b>	2.0-Baths
<b>Interior Walls</b>	05-DRYWALL	<b>Bedrooms</b>	3-3 BEDROOMS
<b>Roofing</b>	03-ASPHALT	<b>Total Rooms</b>	
<b>Roof Type</b>	03-GABLE/HIP	<b>Stories</b>	1.0
<b>Frame</b>		<b>Actual Year Built</b>	1973
<b>Floor Cover</b>	06-VINYL TILE; 14-CARPET	<b>Effective Year Built</b>	1975

<b>Type</b>	SOH MISC	<b>Heat</b>	
<b>Total Area</b>	525	<b>HC&amp;V</b>	
<b>Heated Area</b>		<b>HVAC</b>	
<b>Exterior Walls</b>		<b>Bathrooms</b>	
<b>Interior Walls</b>		<b>Bedrooms</b>	
<b>Roofing</b>		<b>Total Rooms</b>	
<b>Roof Type</b>		<b>Stories</b>	1.0
<b>Frame</b>		<b>Actual Year Built</b>	0
<b>Floor Cover</b>		<b>Effective Year Built</b>	1973

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	1,535	3	0100	SINGLE FAMILY	\$66,673
FOP	FINISHED OPEN PORCH	104	3	0100	SINGLE FAMILY	\$1,355
UGR	UNFINISHED GARAGE	960	3	0100	SINGLE FAMILY	\$18,763
UOP	UNFIN OPEN PORCH	240	3	0100	SINGLE FAMILY	\$2,084
UST	UNFINISHED STORAGE	486	3	0100	SINGLE FAMILY	\$9,499

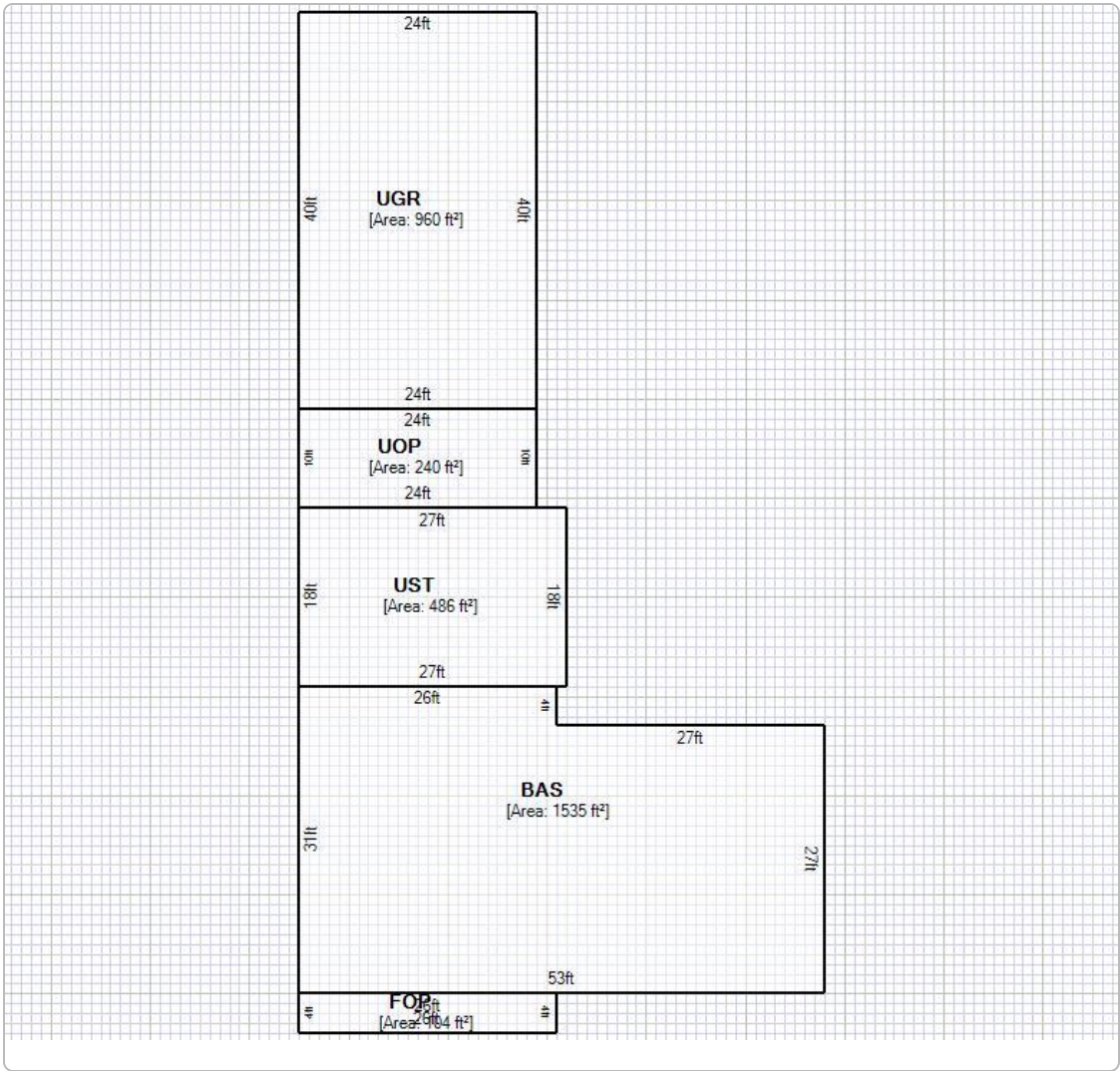
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	\$252
2221	STG 1	315		R2	RES	\$888

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	\$12,865

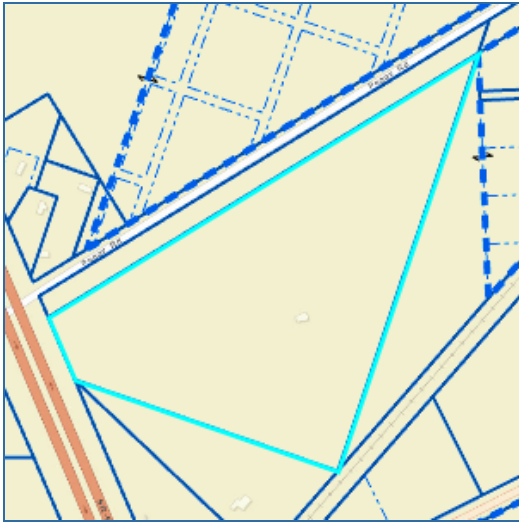
Our permitting information is pulled from the Alachua County Permitting Offices. Permitting information shown here is all the Property Appraiser has on file for this property. Any detailed questions about permits should be directed to the Permitting Offices.

Sketches





## Map



**No data available for the following modules:** Extra Features, Sales, 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: 2/23/2022, 5:29:57 AM](#)

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.177

## Parcel Summary

**Parcel ID** 03924-000-000  
**Prop ID** 15420  
**Location Address**  
**Neighborhood/Area** 8-18 RURAL (233200.00)  
**Subdivision**  
**Brief Legal Description\*** COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO INTERSECTION ACL RR NE/LY ALONG RR 1109 FT N 1074 FT TO POB ALSO LOTS 1 2 BK 2 & LOTS 1 2 3 4 5 6 7 BK 3 ALACHUA REALTY CO ADD PB A-106 OR 545/0049  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** GRZGSOIL CLASS2 (06100)  
**Sec/Twp/Rng** 22-08-18  
**Tax District** ALACHUA (District 1700)  
**Millage Rate** 22.0463  
**Acreage** 21.000  
**Homestead** N

[View Map](#)

## Owner Information

[KIRKLAND W & MARGARET](#)  
 PO BOX 1360  
 ALACHUA, FL 32616-1360

## 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	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$5,300	\$5,300	\$5,300	\$5,300	\$3,200
Agricultural (Market) Value	\$60,900	\$60,900	\$60,900	\$60,900	\$60,900
Just (Market) Value	<b>\$60,900</b>	<b>\$60,900</b>	<b>\$60,900</b>	<b>\$60,900</b>	<b>\$60,900</b>
Assessed Value	\$5,300	\$5,300	\$5,300	\$5,300	\$3,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,300	\$5,300	\$5,300	\$5,300	\$3,200
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
6100	PASTURE 2	21.00	914760	0	0	A

## Map



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



## Parcel Summary

**Parcel ID** 03917-200-002  
**Prop ID** 504466  
**Location Address**  
**Neighborhood/Area** 8-18 RURAL (233200.00)  
**Subdivision**  
**Brief Legal Description\*** COM NE COR OF LOT 1 BLK 2 OF ALACHUA REALTY CO S/D PB A-106 POB N 02 DEG 08 MIN 31 SEC E 83.27 FT TO SLY R/W OF PEGGY ROAD N 59 DEG 29 MIN 24 SEC E 234.80 FT S 02 DEG 08 MIN 31 SEC E 78.43 FT TO THE NE COR OF LOT 1 BLK 2 S 58 DEG 27 MIN 44 SEC W 237.13 FT  
(Note: \*The Description above is not to be used on legal documents.)  
**Property Use Code** VACANT (00000)  
**Sec/Twp/Rng** 22-08-18  
**Tax District** SUWANNEE (District 0300)  
**Millage Rate** 20.2241  
**Acreage** 0.440  
**Homestead** N

[View Map](#)

## Owner Information

KIRKLAND WILLIAM & MARGARET  
 PO BOX 1360  
 ALACHUA, FL 32616

## Land Information

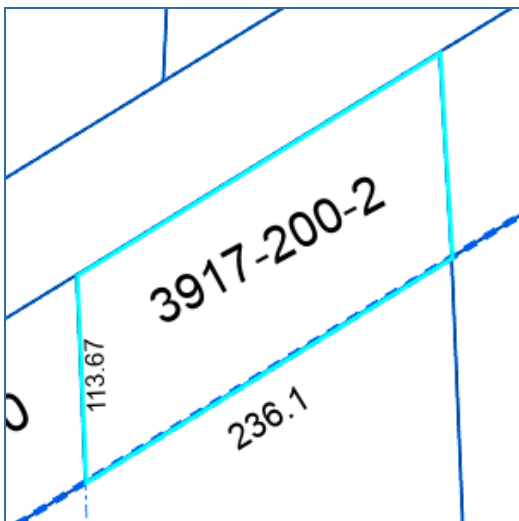
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

## Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
10/14/2021	\$45,000	WD	4942	1289	01 - EXAMINATION OF DEED	Vacant	HUNTER CHRISTINE A	KIRKLAND WILLIAM & MARGARET	<a href="#">Link (Clerk)</a>
1/15/1993	\$4,000	QD	1895	2500	Q - QUALIFIED	Vacant	* CSX TRANSPORTATION INC	HUNTER BILLY RAY, HUNTER CHRIS	<a href="#">Link (Clerk)</a>

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

## Map



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

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03865 000 000	15151 PEGGY RD	1700

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

EXEMPTIONS:  
HOMESTEAD,  
HOMESTEAD ADD'L 25K



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	101,708	50,000	51,708	406.75
LIBRARY GENERAL	1.0856	101,708	50,000	51,708	56.13
SCHOOL CAP36 PROJECT	1.5000	101,708	25,000	76,708	115.06
SCHOOL DISCRNRY & CN	0.7480	101,708	25,000	76,708	57.38
SCHOOL GENERAL	3.5950	101,708	25,000	76,708	275.77
SCHOOL VOTED	1.0000	101,708	25,000	76,708	76.71
CHILDREN'S TRUST	0.5000	101,708	50,000	51,708	25.85
SUWANNEE RIVER WATER MGT DIST	0.3615	101,708	50,000	51,708	18.69
CITY OF ALACHUA	5.3900	101,708	50,000	51,708	278.71
TOTAL MILLAGE					22.0463
AD VALOREM TAXES					\$1,311.05

LEGAL DESCRIPTION
GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
550 COUNTY FIRE SERVICES	1.000	Varies	256.89
NON-AD VALOREM ASSESSMENTS			\$277.67

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15034

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

**PAY ONLY ONE AMOUNT**

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03924 000 000	UNASSIGNED LOCATION RE	1700

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

**EXEMPTIONS:**



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	5,300	0	5,300	41.69
LIBRARY GENERAL	1.0856	5,300	0	5,300	5.75
SCHOOL CAP36 PROJECT	1.5000	5,300	0	5,300	7.95
SCHOOL DISCRNRY & CN	0.7480	5,300	0	5,300	3.96
SCHOOL GENERAL	3.5950	5,300	0	5,300	19.05
SCHOOL VOTED	1.0000	5,300	0	5,300	5.30
CHILDREN'S TRUST	0.5000	5,300	0	5,300	2.65
SUWANNEE RIVER WATER MGT DIST	0.3615	5,300	0	5,300	1.92
CITY OF ALACHUA	5.3900	5,300	0	5,300	28.57
<b>TOTAL MILLAGE</b>					<b>22.0463</b>
<b>AD VALOREM TAXES</b>					<b>\$116.84</b>

LEGAL DESCRIPTION
COM INTERSECTION S R/W SAL RR & E LINE GARVIN GRT POB SW/LY ALONG GRT LINE TO IN See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			
			\$0.00

**PAY ONLY ONE AMOUNT.** ↓

**COMBINED TAXES AND ASSESSMENTS** **\$116.84**

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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**JOHN POWER, CFC**

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15420

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

**PAY ONLY ONE AMOUNT**

IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

PROOF OF TAX Pmt For 3917-200-1 \$ 3917-200-2 (3917-206-2 WAS CREATED AFTER 2021 TAX PAYMENT VIA DEED DATED 10/14/21) (OR BK 4942 PG 1289)



2021 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15409

ACCOUNT NUMBER	PROPERTY ADDRESS	MILLAGE CODE
03917 200 001	UNASSIGNED LOCATION RE	0300

HUNTER CHRISTINE A  
14905 PEGGY RD  
ALACHUA, FL 32615

EXEMPTIONS:



SCAN TO PAY ONLINE

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
COUNTY GENERAL	7.8662	8,350	0	8,350	65.68
MSTU-SHERIFF LAW ENFORCEMENT	3.5678	8,350	0	8,350	29.79
LIBRARY GENERAL	1.0856	8,350	0	8,350	9.06
SCHOOL CAP36 PROJECT	1.5000	8,350	0	8,350	12.53
SCHOOL DISCRNRY & CN	0.7480	8,350	0	8,350	6.25
SCHOOL GENERAL	3.5950	8,350	0	8,350	30.02
SCHOOL VOTED	1.0000	8,350	0	8,350	8.35
CHILDREN'S TRUST	0.5000	8,350	0	8,350	4.18
SUWANNEE RIVER WATER MGT DIST	0.3615	8,350	0	8,350	3.02
TOTAL MILLAGE		20.2241	AD VALOREM TAXES		\$168.88

LEGAL DESCRIPTION
COM NE COR OF BLK 1 OF ALACHUA REALTY CO S/D PB A-106 POB S 59 DEG W 729.26 FT T See Additional Legal on Tax Roll

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
550 COUNTY FIRE SERVICES	1.000	Varies	90.69
NON-AD VALOREM ASSESSMENTS			\$90.69

Please Retain this Portion for your Records. Receipt Available Online.

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS

\$259.57

IF PAID/POSTMARKED BY  
PLEASE PAY

Nov 30, 2021  
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

2021 PAID REAL ESTATE

15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A  
14905 PEGGY RD  
ALACHUA, FL 32615

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT  
[www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

PAY ONLY ONE AMOUNT	
IF PAID/POSTMARKED BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2021	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	



STATE OF FLORIDA  
DOCUMENTARY  
SUR TAX  
\$1.10

STATE OF FLORIDA  
DOCUMENTARY  
SUR TAX  
\$1.10

REGISTERED U.S. PAT. OFFICE  
Print, Publishers, Rutland, Vt.

STATE OF FLORIDA 3 OF FLORIDA  
DOCUMENTARY DOCUMENTARY  
SUR TAX SUR TAX

\$5.50

\$11.00

# This Indenture

Wherever used herein, the term "party" shall include the heirs, successors and assigns of the respective parties hereto; the word "shall" includes the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 16<sup>th</sup> day of December A. D. 1968

Between

JAMES G. TYRE, a single man,

of the County of Alachua in the State of Florida  
party of the first part, and

WILLIAM KIRKLAND and his wife, MARGARET M. KIRKLAND, moving from  
1432 SE 43<sup>rd</sup> Ave, Gainesville, Florida  
of the County of Alachua in the State of Florida  
party of the second part,

**Witnesseth** that the said party of the first part, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Alachua, State of Florida, to wit:

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the Public Records of Alachua County, Florida.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*James Stuart Marshon*  
\_\_\_\_\_  
Notary Public

*James G. Tyre*  
\_\_\_\_\_  
JAMES G. TYRE

State of Florida

County of ALACHUA

**I Hereby Certify** That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JAMES G. TYRE, a single man,

known to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed. Witness my hand and official seal at Gainesville County of Alachua and State of Florida, this 16<sup>th</sup> day of December, A. D. 1968

My Commission Expires Nov. 13, 1971  
Notary Public

*James Stuart Marshon*  
\_\_\_\_\_  
Notary Public

THIS INSTRUMENT PREPARED BY  
JAMES S. WERSHOW, ATTORNEY AT LAW  
212 S. E. 1ST STREET, GAINESVILLE, FLA. 32601

ALACHUA COUNTY  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEC 16 1968  
5400  
COMPTROLLER  
PU 190149

1968 DEC 16 PM 11:11

REC-545-49

10/20/2021 8:47 AM  
BOOK 4942 PAGE 1289  
J.K. JESS IRBY, ESQ.

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1044926

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$315.00

Intang. Tax: \$0.00

Prepared by and return to:

Crystal L. Curran  
Springs Title, LLC  
13900 Tech City Drive  
Suite 412  
Alachua, FL 32615  
(352) 565-7800  
File No 21-185

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 14th day of October, 2021 between **Christine A. Hunter, a widow**, whose post office address is **14905 Peggy Road, Alachua, FL 32615**, of the County of Alachua, State of Florida, Grantor, to **William Kirkland and Margaret Kirkland, husband and wife**, whose post office address is **P.O. Box 1360, Alachua, FL 32616**, of the County of Alachua, State of Florida, Grantees:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Alachua, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING THAT PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 OF THE PUBLIC RECORDS OF SAID ALACHUA COUNTY, FLORIDA, LYING WEST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF A 40 FOOT WIDE PLATTED RIGHT OF WAY AS SHOWN ON THE PLAT OF "ALACHUA REALTY COMPANY SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK "A", PAGE 106 OF SAID PUBLIC RECORDS, LESS ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD No. 2054 (PEGGY ROAD) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" REBAR AND CAP (LB 2903) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 2 OF SAID "ALACHUA REALTY COMPANY SUBDIVISION" AND THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500 FOR THE POINT OF BEGINNING; THENCE RUN NORTH 02°08'31" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 83.27 FEET TO A 5/8" REBAR (NO IDENTIFICATION) ON THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID PEGGY ROAD; THENCE RUN NORTH 59°29'24" EAST, ALONG SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 234.80 FEET TO A 5/8" REBAR AND CAP (PSM 6602) AT THE INTERSECTION WITH SAID NORTHERLY EXTENSION OF THE WEST LINE OF A PLATTED 40 FOOT RIGHT OF WAY AS SHOWN ON SAID "ALACHUA REALTY COMPANY SUBDIVISION"; THENCE RUN SOUTH 02°08'31" EAST, ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 78.43 FEET TO A 3/4" IRON PIPE (NO IDENTIFICATION) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 2, LYING ON THE SOUTH LINE OF THE FORMER CSX TRANSPORTATION, INC.'S OPERATING PROPERTY, AND ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1895, PAGE 2500; THENCE RUN SOUTH 58°27'44" WEST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 2, AND THE SOUTH LINES OF SAID FORMER CSX PROPERTY AND SAID LANDS, A DISTANCE OF 237.13 FEET TO THE POINT OF BEGINNING.

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

**Subject to** taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

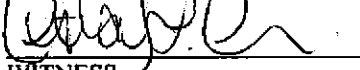
**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and

will defend the same against the lawful claims of all persons whomsoever.

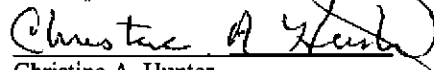
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

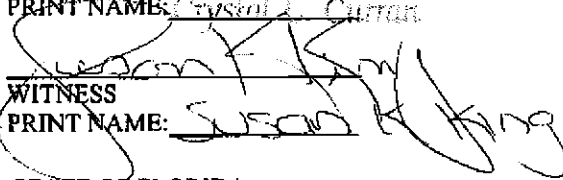


WITNESS

PRINT NAME: Crystal L. Curran



Christine A. Hunter

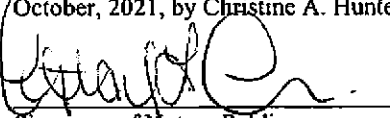


WITNESS

PRINT NAME: Susan K. King

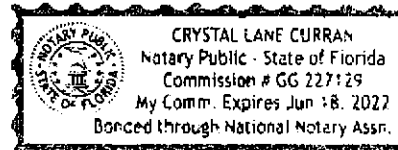
STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this 14th day of October, 2021, by Christine A. Hunter.



Signature of Notary Public

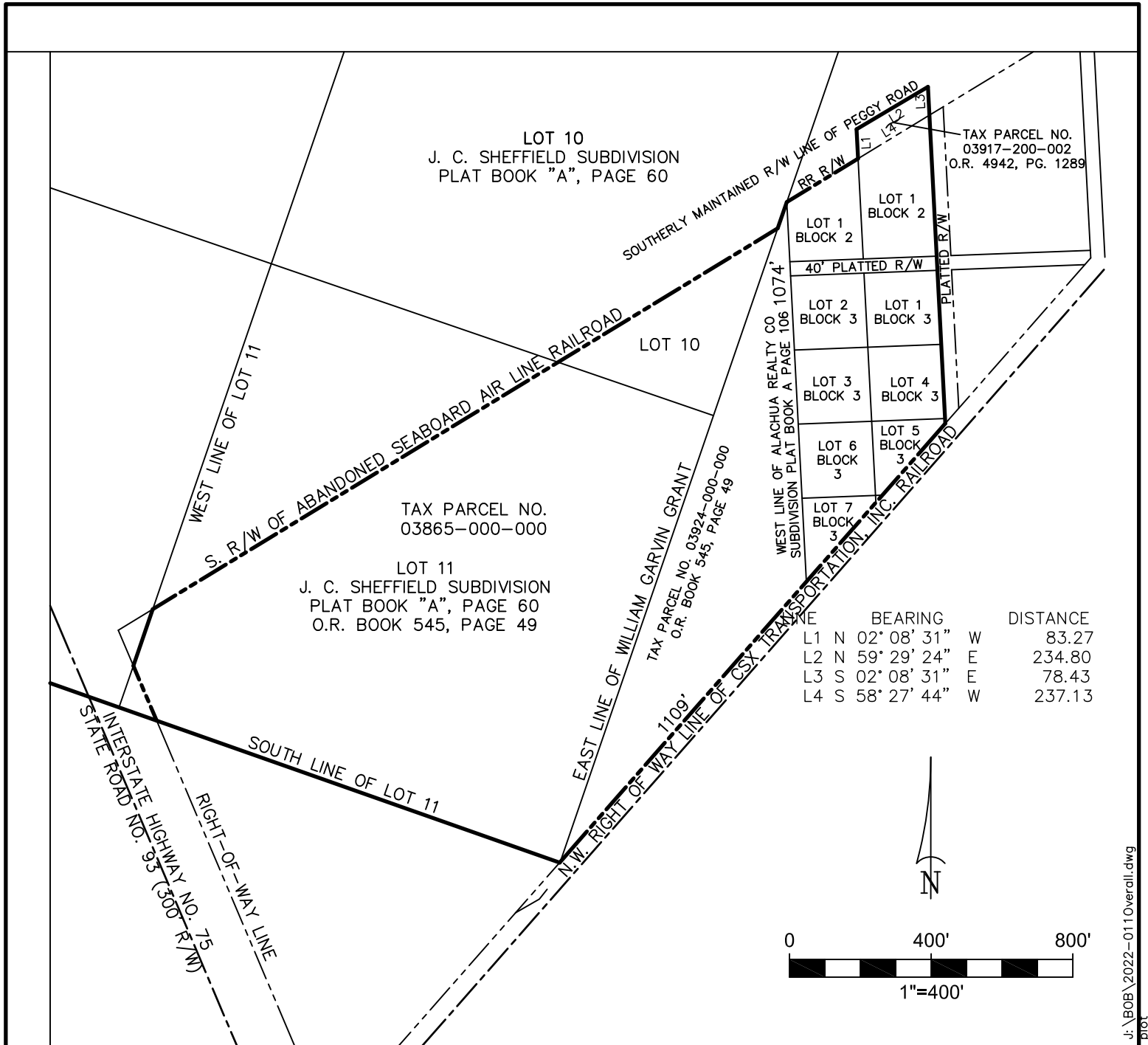
Print, Type/Stamp Name of Notary



Personally Known: Crystal L. Curran OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: \_\_\_\_\_



## THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.	2/7/2022	2022-011			

### LEGAL DESCRIPTION SKETCH OF

A PORTION OF LOT 1 OF SECTION 22, TOWNSHIP 8 SOUTH  
RANGE 18 EAST, ALACHUA COUNTY, FLORIDA AND A  
PORTION OF THE WILLIAM GARVIN GRANT

**FOR:** GARDEN STREET COMMUNITIES

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



## Legal Description

---

Commence at a point South of the Seaboard Air Line Railroad in Lot One (1) of Section Twenty-two (22) Township Eight (8) South Range Eighteen (18) East, where the East line of the William Garvin Grant intersects the Right-of-way, run Southwest along the Grant line to where Subdivision line intersects the Right-of-way of the Atlantic Coast Line Railroad, thence Northeast along the Right-of-way 1109 feet; thence North 1074 feet to beginning. Lying and being in Section Twenty-two (22), Township Eight (8) South, Range Eighteen (18) East; and containing 9 acres, more or less.

Also, all that part of Lots Ten (10) and Eleven (11) South of the Seaboard Air Line Railroad in the William Garvin Grant, containing 40 acres, more or less. According to the plat of J.C. Sheffield's Subdivision of the South 600 acres of the said Garvin Grant, as recorded in Plat Book "A", Page 60 of the Public Records of Alachua County, Florida.

Also, Lots One (1) and Two (2) of Block Two (2); and Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) of Block Three (3) of Alachua Realty Company's Subdivision of a part of Lot One (1) of Section Twenty-two (22) Township Eight (8) South, Range Eighteen (18) East, according to a survey made by A.W. Taylor and recorded in Plat Book "A" page 106 of the public Records of Alachua County, Florida.

Together with:

A parcel of land lying in Section 22, Township 8 South, Range 18 East, Alachua County, Florida, being that portion of the lands described in Official Records Book 1895, page 2500 of the Public Records of said Alachua County, Florida, lying West of the northerly extension of the West line of a 40 foot wide platted right-of-way as shown on the plat of "Alachua Realty Company Subdivision" as per plat thereof recorded in Plat Book "A", Page 106 of said Public Records, Less an portion lying within the Maintained Right of Way of County Road No. 2054 (Peggy Road) and being more particularly describes as follows:

Commence at a 5/8" rebar and cap (LB 2903) at the northwest corner of Lot 1, Block 2 of said "Alachua Realty Company Subdivision" and the southwest corner of said lands described in Official Records Book 1895, page 2500 for the Point of Beginning; thence run North 02°08'31" West, along the West line of said lands, a distance of 83.27 feet to a 5/8" rebar (no identification) on the southerly Maintained Right of Way Line of said Peggy Road; thence run North 59°29'24" East, along said southerly Maintained Right of Way Line, a distance of 234.80 feet to a 5/8" rebar and cap (PSM 6602) at the intersection with said northerly extension of the West line of a platted 40 foot Right of Way as shown on said "Alachua Realty Company Subdivision"; thence run South 02°08'31" East, along said northerly extension, a distance of 78.43 feet to a 3/4" iron pipe (no identification) at the northeast corner of said Lot 1, Block 2, lying on the South line of the former CSX Transportation, Inc.'s Operating Property, and on the South line of said lands described in Official Records Book 1895, page 2500; thence run South 58°27'44" West, along the North line of said Lot 1, Block 2, and the South lines of said former CSX Property and said lands, a distance of 237.13 feet to the Point of Beginning.

Together with:

A portion of a 40' Road Right-of-Way as shown on the plat of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida; being more particularly described as follows:

Begin at the northeast corner of Lot 1, Block 3 of "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E", recorded in Plat Book "A", page 106 of the Public Records of Alachua County, Florida and run thence West, along the north line of Lots 1 and 2 of said Block 3 and along the south Right-of-Way line of a 40 foot wide road Right-of-Way, 415 feet to the northwest corner of said Lot 2 of Block 3; thence North, 40 feet to the southwest corner of Lot 2 of Block 2 of said "Alachua Realty Co Subdivision of a Part of Lot 1 of Sec' 22, Tp 8 S, R 18 E"; thence East, along the south line of Lots 2 and 1 of said Block 2 and along the north Right-of-Way line of said 40 foot wide road Right-of-Way, 415 feet to the southeast corner of said Lot 1 of Block 2; thence South, 40 feet to the Point of Beginning.

## **NEIGHBORHOOD WORKSHOP NOTICE**

**Date:** Thursday, February 24, 2022  
**Time:** 5:00 p.m.  
**Place:** Legacy Park Multi-Purpose Center  
Meeting Room  
15400 Peggy Road, Alachua, Florida 32615

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



**Contact:**

Clay Sweger, AICP  
csweger@edafl.com

eda consultants, inc.  
(352) 373-3541

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



03916-001-000  
ROSARIO HECTOR & VERONICA  
13116 NW COUNTY RD 235  
ALACHUA, FL 32615

03918-000-000  
CITIZENS & SOUTHERN NATIONAL BANK TR  
13500 NW COUNTY RD 235  
ALACHUA, FL 32615-6150

03925-002-000  
Sandvik Mining & Construction USA LLC  
13500 NW COUNTY RD 235  
ALACHUA, FL 32615

03919-000-000  
HUNTER B R & CHRISTINE  
14905 PEGGY RD  
ALACHUA, FL 32615-5451

03917-200-001  
HUNTER CHRISTINE A  
14905 PEGGY RD  
ALACHUA, FL 32615-5451

03866-001-000  
MILLER MARTHA L LIFE ESTATE  
15708 PEGGY RD  
ALACHUA, FL 32615-5455

03866-000-000 & 03866-003-000  
LUMPKIN O A JR & JOYCE  
15716 PEGGY RD  
ALACHUA, FL 32615-5455

03870-000-000 & 03870-001-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616

03865-200-000 & 03917-200-000  
92060-517-900  
CSX TRANSPORTATION INC  
500 WATER ST TAX DEPT J-910  
JACKSONVILLE, FL 32202-4423

03923-001-000  
JACKSON ROBERT HEIRS  
PO BOX 657  
ALACHUA, FL 32616-0657

03865-000-000 & 03924-000-000  
03917-200-002  
KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616-1360

03916-002-000  
SMITH STEPHEN F & RENEE  
503 SW 3RD ST  
GAINESVILLE, FL 32601

03905-002-000 & 03905-003-000  
WACO PROPERTIES INC  
569 EDGEWOOD AVE SOUTH  
JACKSONVILLE, FL 32205

03923-000-000  
GARRISON & ROBINSON  
PO BOX 1084  
ALACHUA, FL 32616-1084

03918-003-000  
BLACK FLAG METALSMITH LLC  
9744 NW 27TH PL  
GAINESVILLE, FL 32606

## ALACHUA COUNTY TODAY

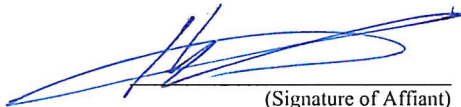
Published Weekly  
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA  
COUNTY OF ALACHUA:

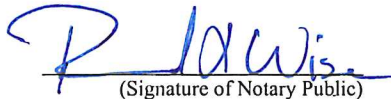
Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice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

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 **15th 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

## Neighborhood Meeting Notice

A neighborhood workshop will be held to discuss a proposed Comprehensive Plan Amendment / land use map change from Agricultural to Moderate Density Residential and a Rezoning from Agriculture to Planned Development – Residential (PD-R) at the 14700 block of Peggy Road on Alachua County Tax Parcel Numbers 03924-000-000, 03865-000-000, and 03917-200-002. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments. The meeting will be held at 5:00 pm on Thursday, February 24, 2022 in the Legacy Park Multi-Purpose Center at 15400 Peggy Road, Alachua, Florida 32615.

Contact: Clay Sweger, AICP, LEED AP  
of eda consultants inc.

Phone: (352) 373-3541

E-mail: [csweager@edafl.com](mailto:csweager@edafl.com)

(Published: Alachua County Today - February 10, 2022)

[illegible]

## Neighborhood Meeting Minutes

**Project:** Peggy Road Land Use Change & Rezoning

**Meeting Date & Time:** February 24 at 5:00 p.m.

**Community Participants:** 5 participants in total  
Gerald Cyr – Developer  
William Kirkland  
Margaret Kirkland  
Stephen Smith  
Robert Hartley

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

### **Meeting Minutes:**

Clay Sweger gave a presentation to inform the participants of the details of the proposed land use and zoning change and then opened up the floor for questions:

Q: Where are you in the process?

A: We are about to submit the land use and zoning change applications to the City and we anticipate that the review will take approx. 4 months. You will see signs posted and notices mailed to notify you of the City meetings. Engineering and platting phases would come after that.

Q: What is the green area on the PD Master Plan?

A: The green areas represent green spaces, which include stormwater basins, buffers, landscaped areas and other similar common areas.

Q: So, almost half of the site is green space?

A: Yes, approx. 48% of the site will be common areas, stormwater areas, green space, landscape buffers, etc.

Q: Did you know that the existing cattle fence on the south side is not located on the property line? It is actually farther north.

A: Thank you for letting us know. We will make sure the survey reflects the fence and property line.

Q: What is proposed to the west / southwest of the existing Duke Energy powerline?

A: Green space is proposed in that area of the project, which will provide a nice buffer between the neighbor in that direction.



Q: Where are utilities coming from?

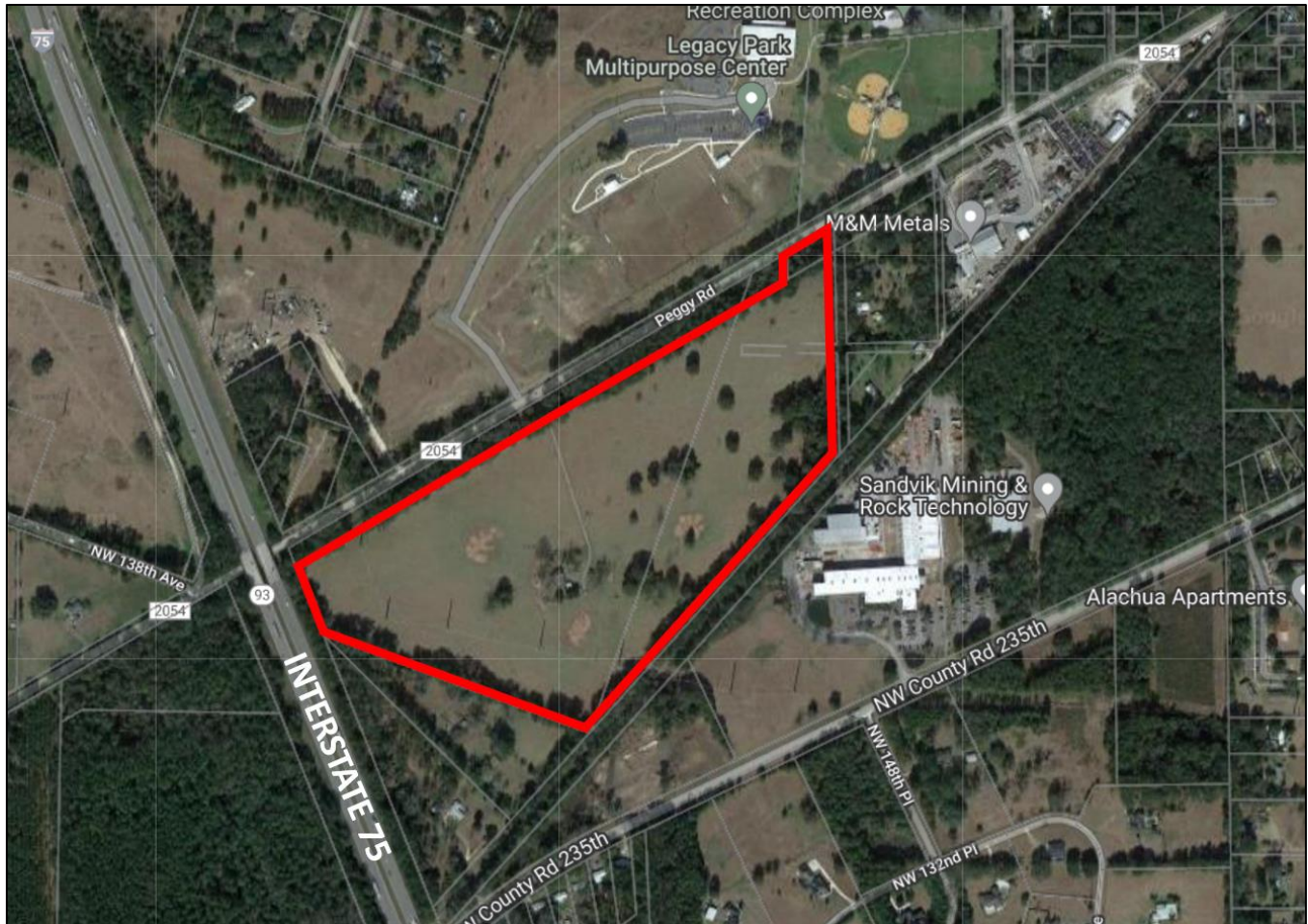
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?

A: The project access is proposed to be at the NE corner of the site onto Peggy Road.

Comment: Neighbor to the SW is pleased with the project layout and has requested that efforts be made to retain the large oak trees along the common property line between the development and his property and the applicant indicated that those trees should remain and that noted his request.

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



**Request:** Large Scale Future Land Use Map Amendment application from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Rural/Agriculture (03917-200-002) to City of Alachua Moderate Density Residential.

**Location:** 15151 Peggy Road

**Parcel Numbers:** 03924-000-000; 03865-000-000; 03917-200-002

**Acreage:** 51.7 +/- Acres

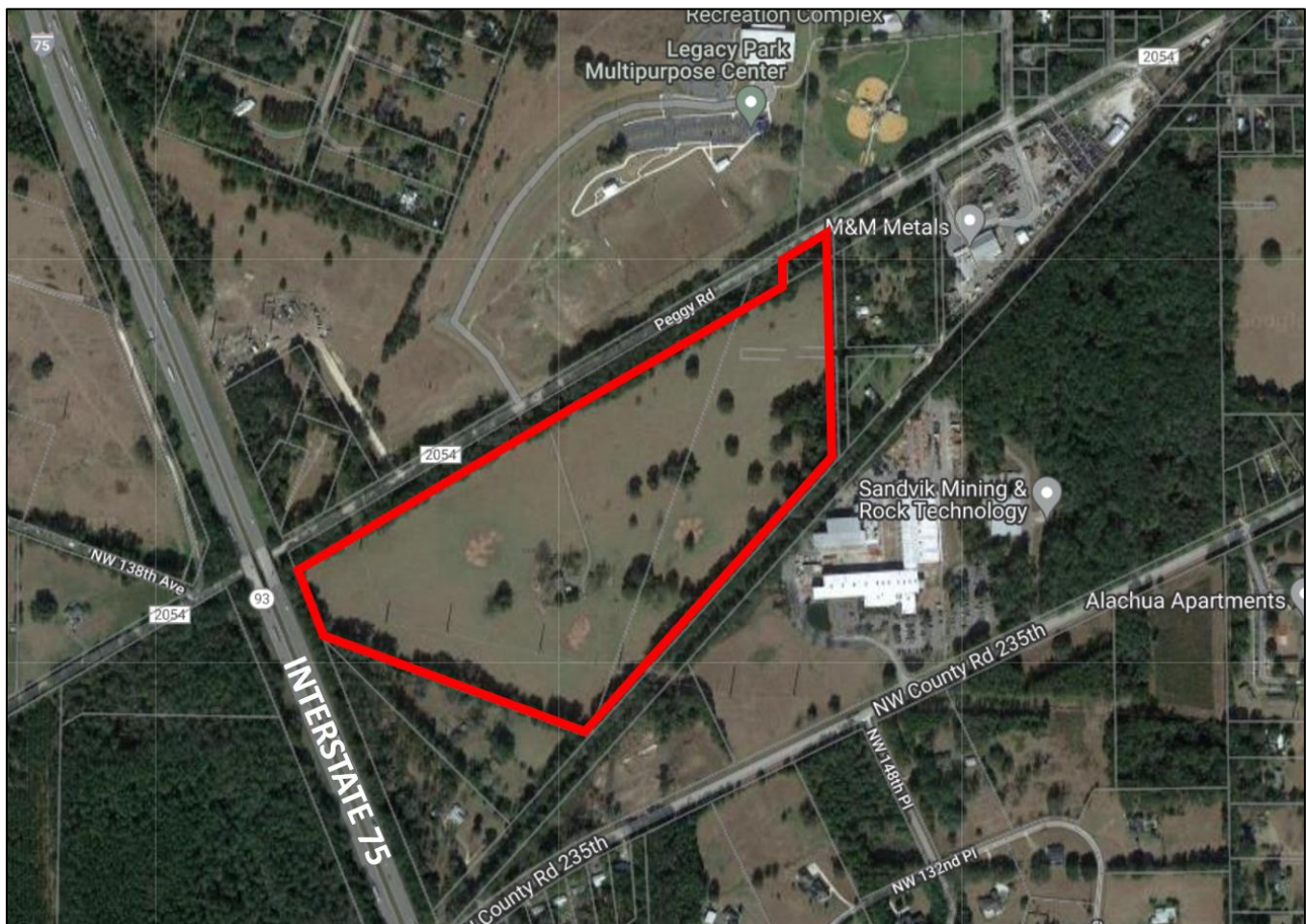
**Prepared By:** Clay Sweger, AICP, LEED AP

**Date:** June 6, 2022

## Background

The subject property is located at 15151 Peggy Road (CR 2054) in the City of Alachua. The property is located east of I-75, north of NW County Road 235, and south of Peggy Road (CR 2054) near the Legacy Park Multipurpose Center. The proposal concerns an approximately 51.7 (+/-) acre property that contains a residential structure and is also utilized as grazing land. The tax parcel numbers associated with the project are 03924-000-000; 03865-000-000 & 03917-200-002. The parcel is located within Section 22, Township 8, Range 18.

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

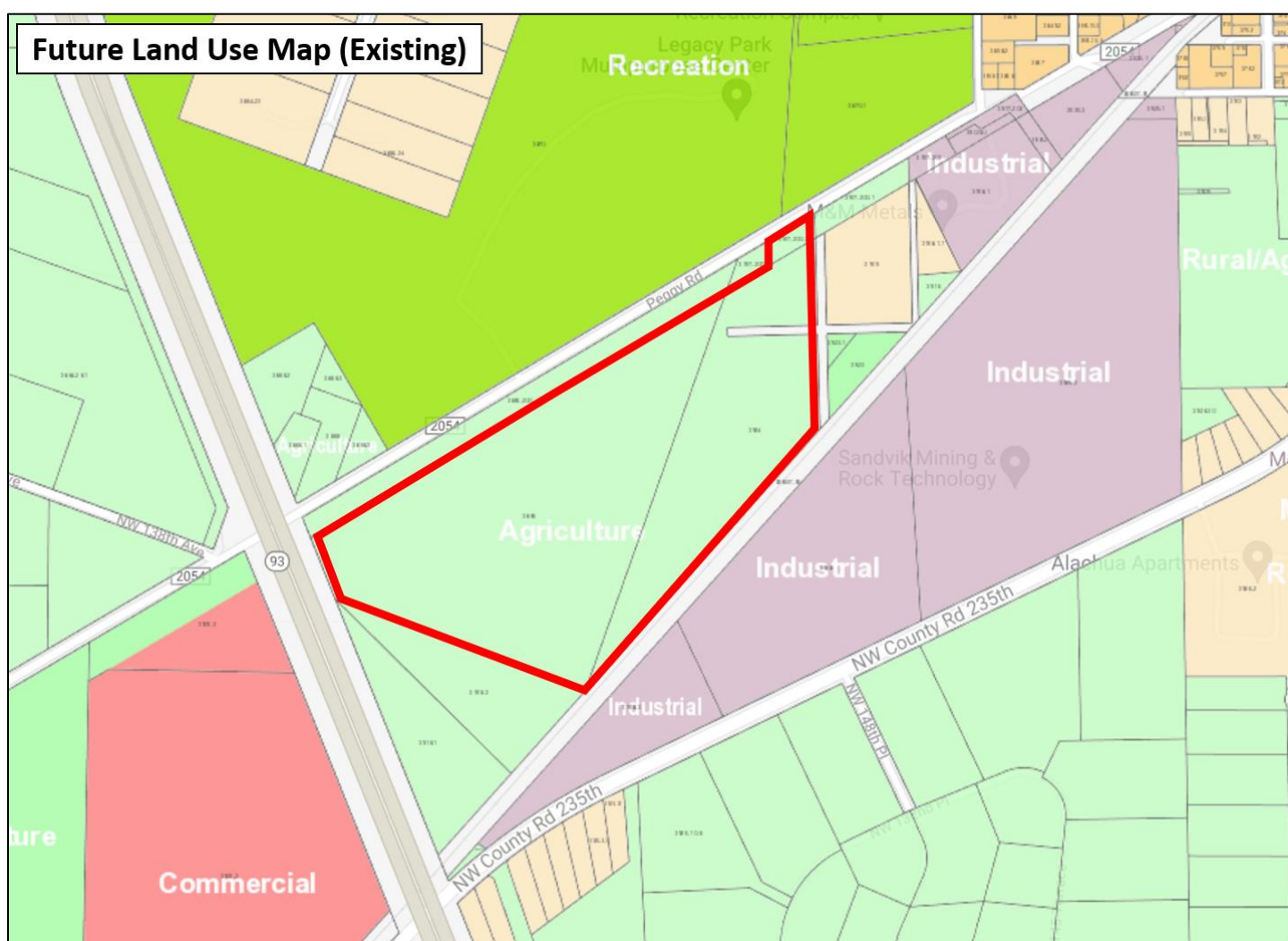




## Statement of Proposed Change

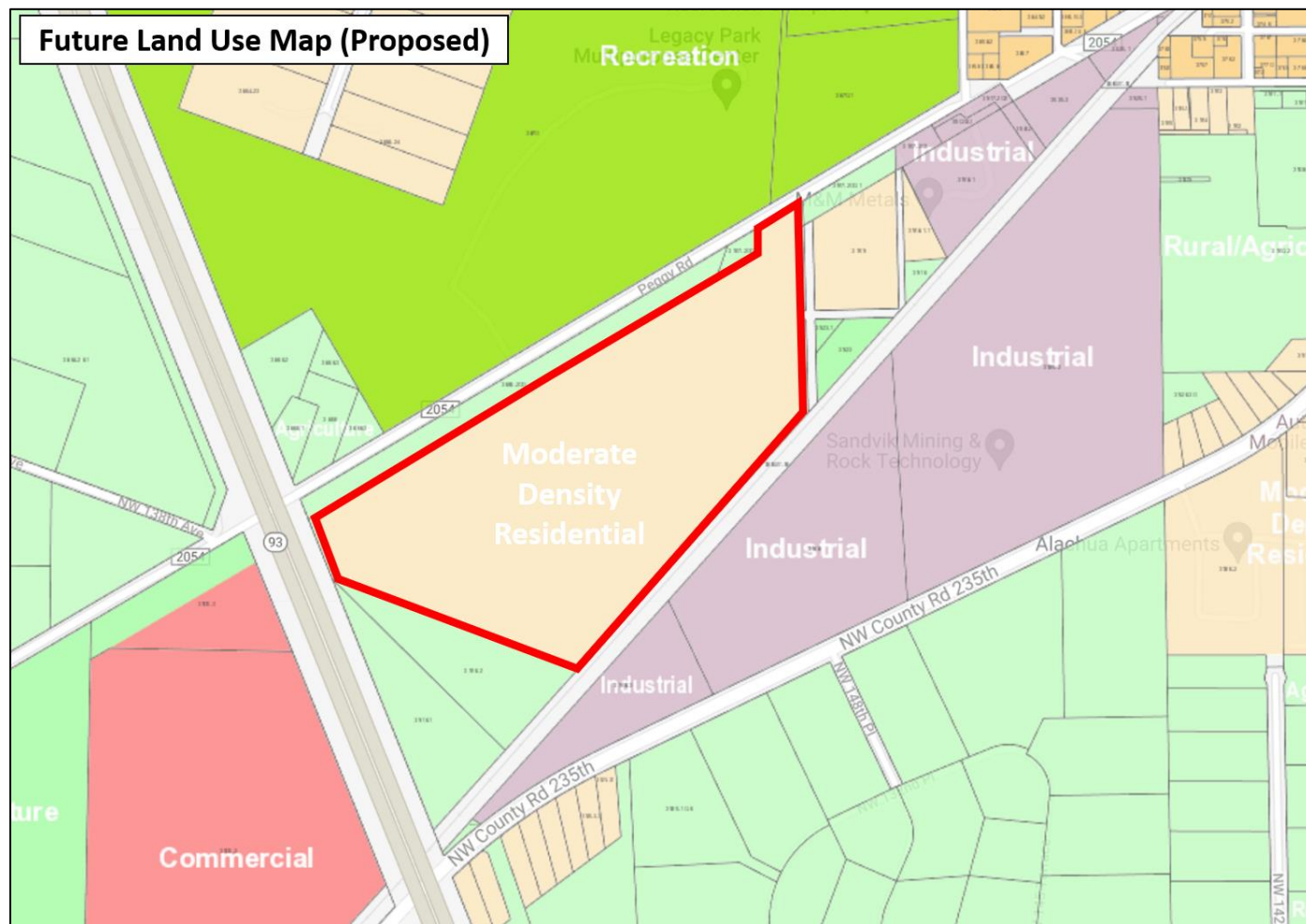
The property owners request a large-scale future land use map amendment to amend the future land use category from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Rural/Agriculture to Moderate Density Residential on approximately 51.7 acres. The related application is to rezone the property from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agriculture to Planned Development – Residential (PD-R) for consistency with the proposed future land use categories.

The existing Future Land Use Map for the project site and surrounding area is shown below:



As stated above, the subject parcel currently has an Agriculture future land use designation and is bounded by a mix of residential, recreation, non-residential and agricultural designations. The proposed Future Land Use Map for the project site and surrounding area is shown below:





As indicated earlier, this proposed future land use map amendment is related to an application for a rezoning that is being submitted simultaneously (please see the Justification Report for the related application that discusses the rezoning). The proposed rezoning would place a proposed Planned Development – Residential (PD-R) zoning on the property that would be consistent with the proposed future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation will allow for use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units and single family subdivisions.

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

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

*The following uses are allowed in the Moderate Density Residential land use category:*

- 1. Single family detached dwelling units;*
- 2. Accessory dwelling units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Mobile homes only within mobile home parks;*
- 5. Duplexes and quadplexes;*
- 6. Townhomes;*
- 7. Residential Planned Developments; and,**
- 8. Supporting community services such as schools, houses of worship, parks, and community centers.*

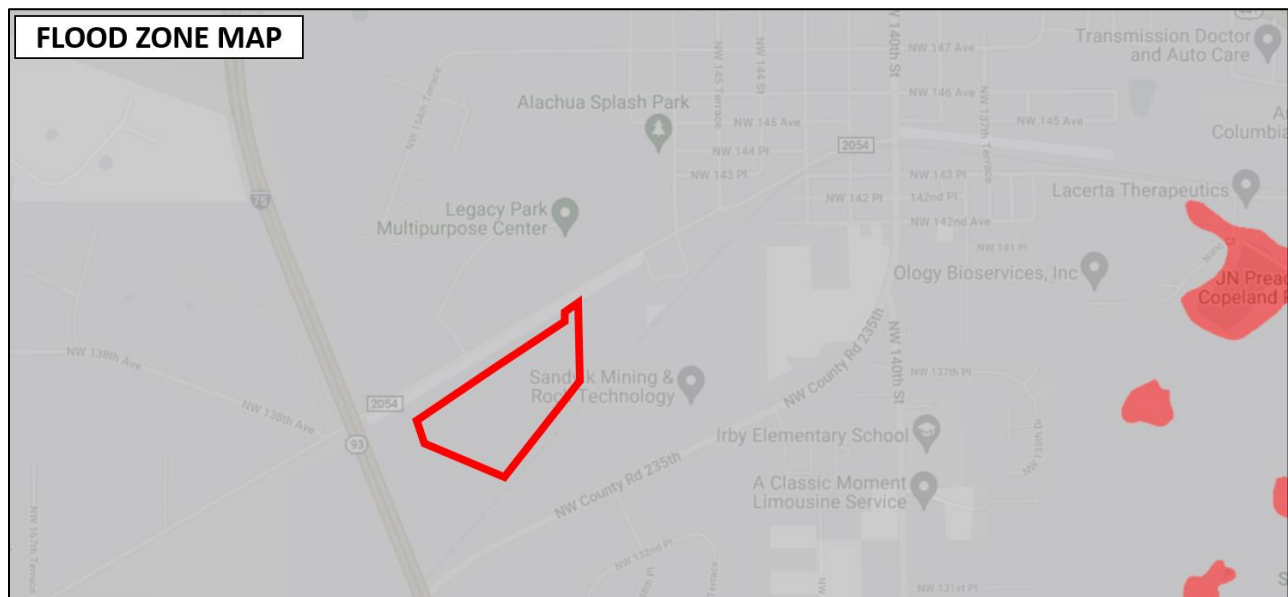
As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use is appropriate due to its location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate residential development that will be compatible in nature. 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**

The subject property has very few environmental constraints based on an analysis of wetlands, strategic ecosystem, soils, flood zones, topography, and surrounding uses.

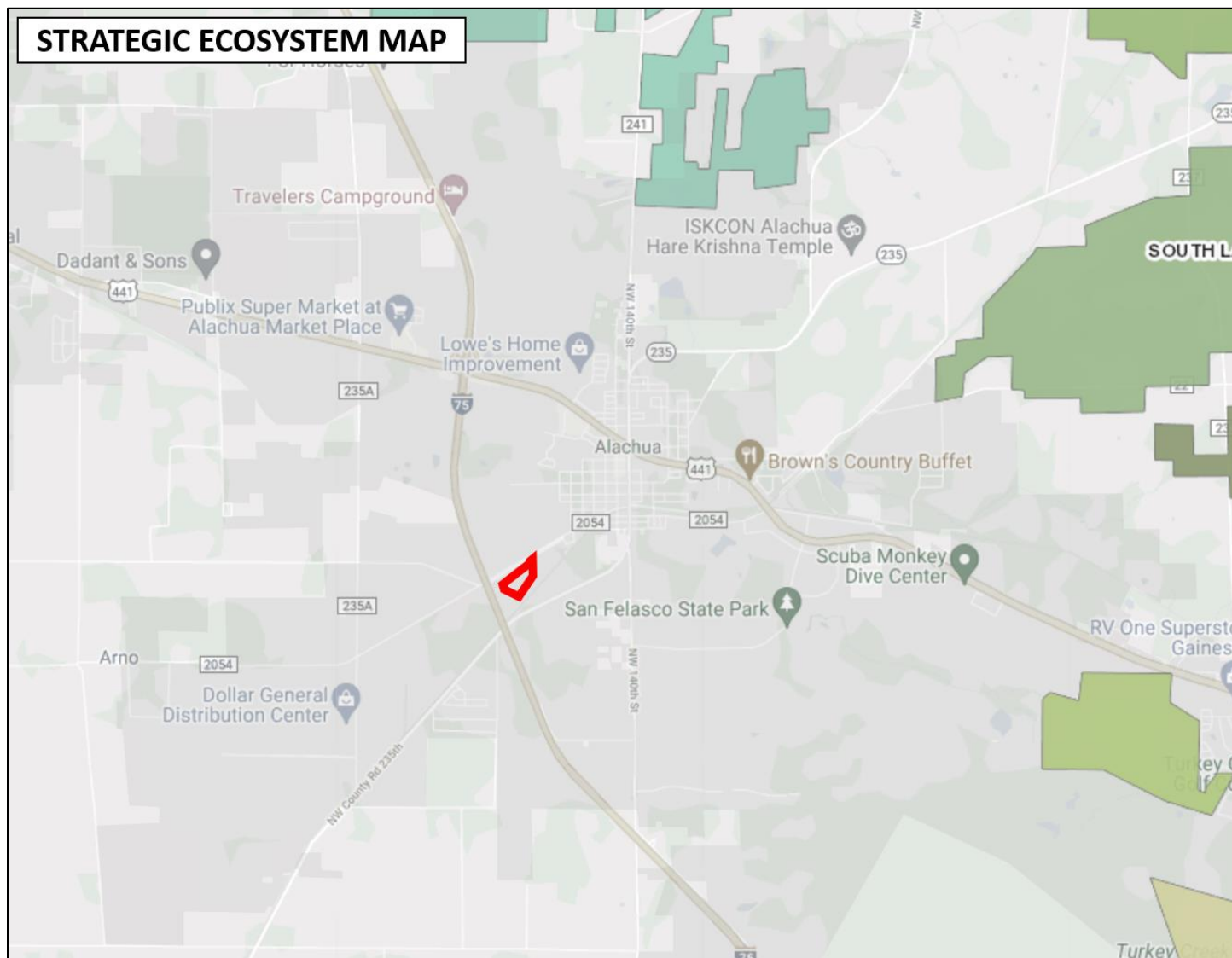
### 100-Year Flood Zone / Flood Potential:

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:



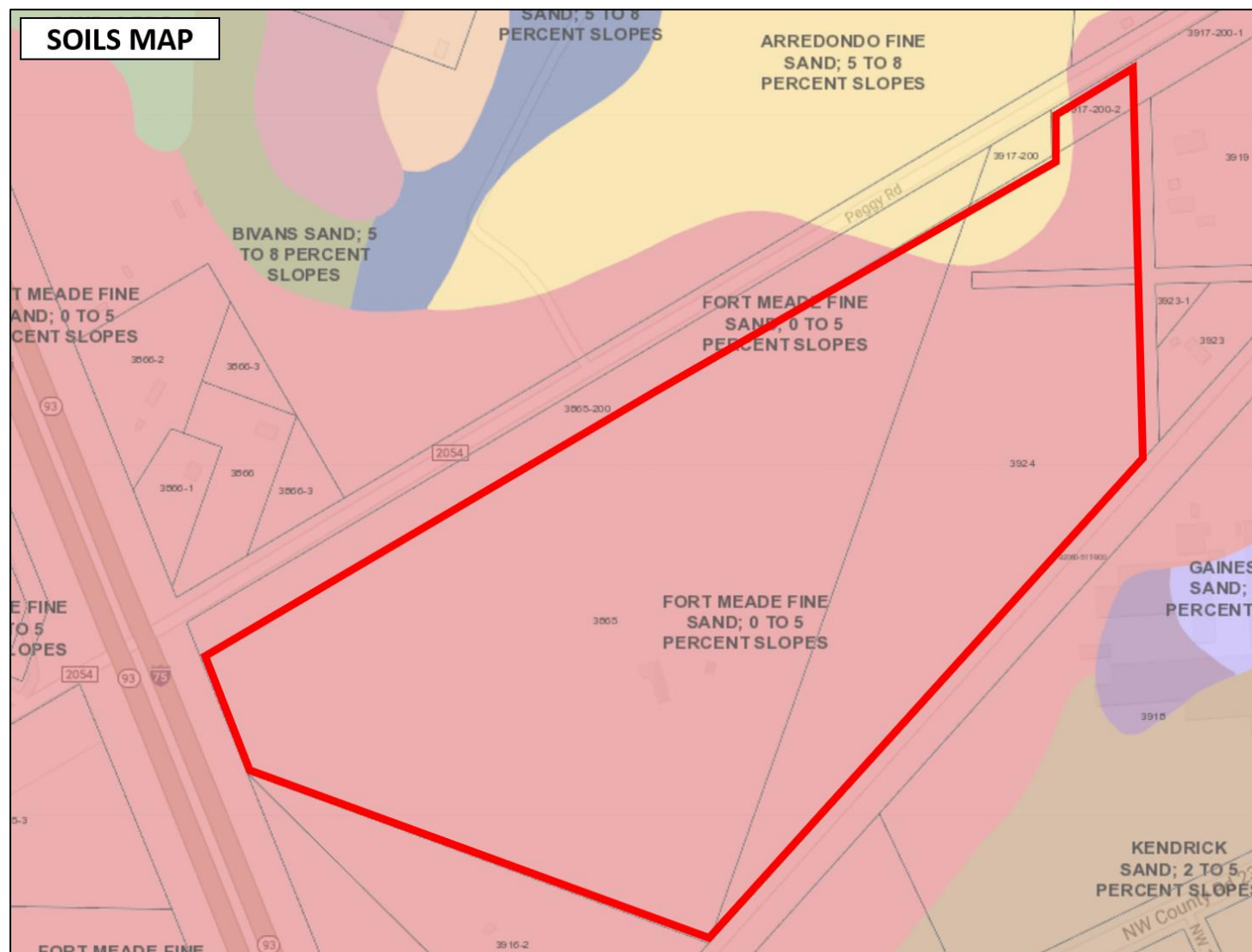
### Soils:

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

According to the *Soil Survey of Alachua County Florida*, Arredondo fine sand, 0 to 5 percent slopes consists of nearly level to gently sloping, fairly well drained soils. This soil has only slight limitations as

sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

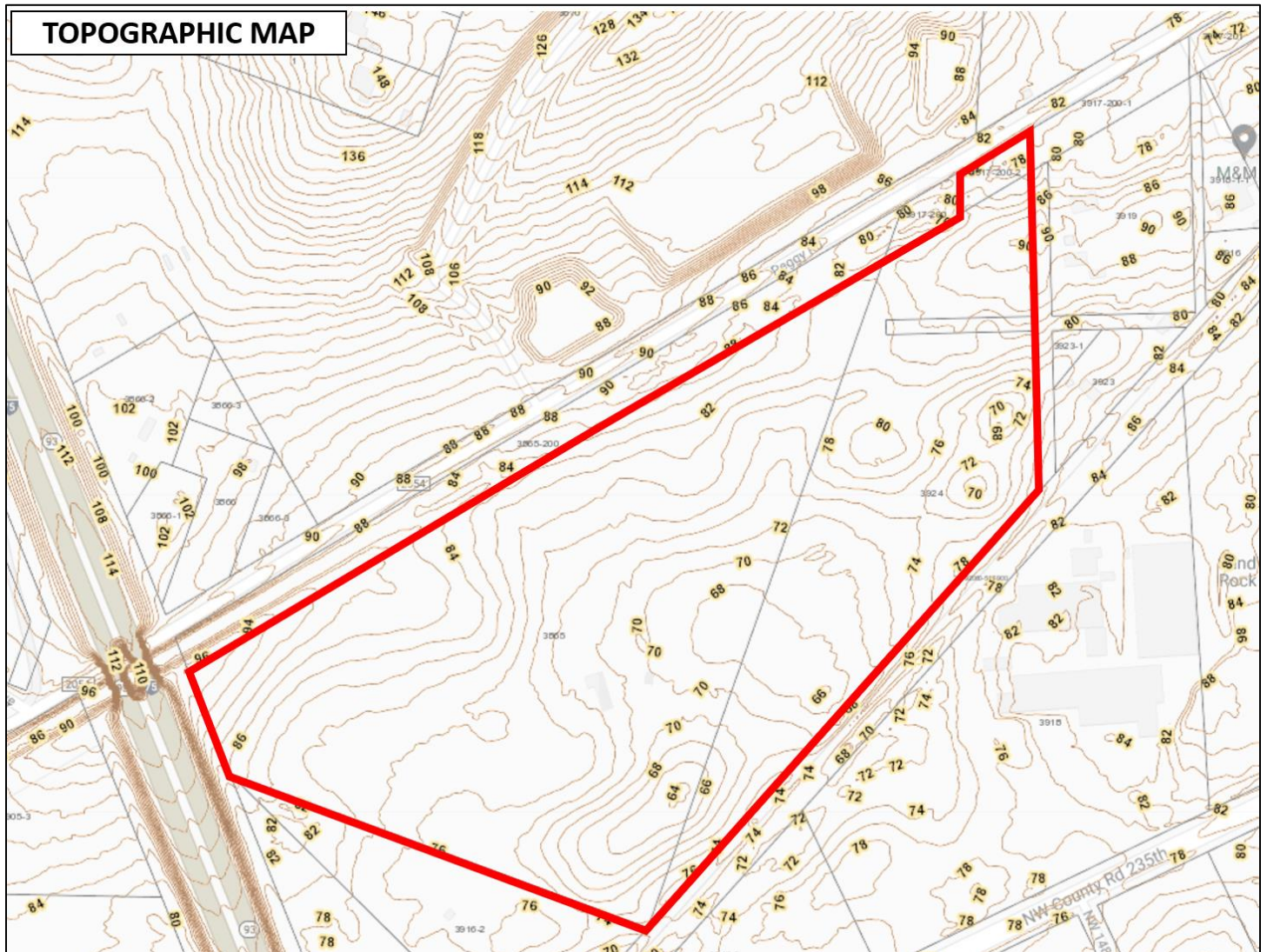
Fort Meade fine sand, 0 to 5 percent slopes is a nearly level to gently sloping, well-drained soil in both small and large areas on the gently rolling uplands. This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.



Topography:

The following figure illustrates the topography of the site. The site generally slopes from north to south on the property with typical slopes spanning over a large expanse of land and thus, poses no impediments to site development.





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 following figure illustrates that there no wetlands located on the subject property, according to the National Wetlands Inventory map below:





## Needs Analysis

### *State Requirements*

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

Based on existing development and existence of public facilities intended to serve development, the site is located within urbanizing portion of the City of Alachua, abutting Peggy Road (CR 2054) and in proximity to employment sectors of the City. A major civic facility owned and maintained by the City of Alachua (Legacy Park Multipurpose Center) is immediately north of the project site. Public services are readily available to serve the site at adequate capacity to accommodate on-site development. Land areas with a mix of residential, non-residential and civic designations are located within 1/8 mile of the subject property, and development of this land will support the concept of urban development.

### *Existing vs. Proposed Designations*

The proposed land use change to Moderate Density Residential on the 51.7 (+/-) acre subject property will result in an increase of density for the site. The “Public Facilities Impact Analysis” section will analyze capacity to serve a maximum intensity scenario on the site.

<b>Existing FLUM Designation</b>	<b>Acreage</b>	<b>Max. Density/Intensity</b>	<b>Max Dev. Scenario</b>
Agriculture	51.7	1 Unit / 5 Acres	10 Units
<b>Proposed FLUM Designation</b>	<b>Acreage</b>	<b>Max. Density/Intensity</b>	<b>Max Dev. Scenario</b>
Mod. Density Residential	51.7	4 UPA	207 Units

The City of Alachua Moderate Density Residential future land use designation allows for a variety of residential use types within the City of Alachua. Further, as single family detached development is in high demand, the land use change will help facilitate this development type. In addition, the subject property is located adjacent to the City of Alachua Legacy Park, which according to the City of Alachua, ‘provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.’

## **Public Facilities Analysis**

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

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

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

Proposed FLUM Designation	Acreage	Max Dev. Scenario
Mod. Density Residential	51.7	207 Units

Traffic:

**Development Scenario –Moderate Density Residential FLU**

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	207	Single Family	9.43 / Unit	1,952
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	207	Single Family	0.94 / Unit	195

Source: ITE, 11<sup>th</sup> Edition

**Total Trip Generation:**

- 1,952 ADT
- 195 PM PEAK

**Affected Roadway Segments (Above 5% MSV)**

- Segment 14 - CR 2054 (From SR 235 to West City Limit)
- Segment 8 - SR 235 (From NW 143<sup>rd</sup> Place to US 441)
- Segment 17 – CR 235A (From US 441 to CR 235)

**Trip Distribution on Affected Roadway Segments**

- 100% Distribution on CR 2054 (Segment 14) (1,952 ADT, 195 PM Peak)
  - 70% East (1,366 ADT, 137 PM PEAK) / 30% West (586 ADT, 58 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,366 ADT, 137 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (586 ADT, 58 PM PEAK)

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,952
Available Capacity	8,972

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359



Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	195
Available Capacity	769

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,366
Available Capacity	3,629

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	137
Available Capacity	259

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	586
Available Capacity	9,120

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

Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	58
Available Capacity	785

*Traffic background data provided via May 2022 City Concurrency Report.*

**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 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.*

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, an increase of 51,750 GPD may occur. 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>System Category</b>	<b>GPD</b>
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	51,750
Residual Capacity	506,382

1. Source: City of Alachua Public Services Department, May 2022
2. Single Family Calculations: 250 Gal/Unit per day x 207 = 51,750 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, an increase of 56,925 GPD may occur. 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 <sup>2</sup>	203,857
Parcel Demand for Site	56,925
Residual Capacity	729,801

1. Source: City of Alachua Public Services Department, May 2022
2. Single Family Calculations: 275 Gal/Unit per day x 207 = 56,925 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 City of Alachua Comprehensive Plan (207 units x 2.55 residents per unit x 0.73 tons/year per capita = 385 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>	385 Tons
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1. Formula: (0.73 tons / year per capita @ 2.55 residents per unit)

### **PUBLIC SCHOOLS**

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

#### **Student Generation Calculations: Single Family Residential Development**

Elementary School	207	units	x	0.12	Elementary School Multiplier*	25	Student Stations
Middle School	207	units	x	0.06	Middle School Multiplier*	12	Student Stations
High School	207	units	x	0.09	High School Multiplier*	19	Student Stations

Approval of the application will result in a projected school enrollment impact of 25 elementary, 12 middle and 19 high school student stations.

### **RECREATION**

#### **Recreation Impact Table**

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	2.6
Available Recreation Acreage	75.64

1. Source: City of Alachua Public Services Department, May 2022

2. Calculations for Proposed Project: 207 Units x 2.55 persons/household x 5 acres / 1,000 persons = 2.6 acres

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational

facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

## **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 portion of this property proposed for 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 future land use.

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

- North:* Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land  
Recreation & Agriculture future land use designations
- East:* Residential  
Moderate Density Residential & Agriculture future land use designations
- West:* Residential & Interstate 75  
Residential and Agriculture future land use designations
- South:* CSX Railway & Industrial  
Industrial future land use designation

The proposed Moderate Density Residential future land use designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. 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.

## Urban Sprawl Analysis

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### Urban Sprawl Indicators

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

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

**Response:** This proposed land use map amendment to Moderate Density Residential is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a collector highway (Peggy Road / CR 2054) and proximity to employment areas within the City. In addition, future development in the future 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:** The subject property is currently served by an existing roadway with adequate capacity to serve the development. Existing public utilities are also 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. In addition, the City of Alachua's Legacy Park Multipurpose Center is located adjacent to the property on the north side of Peggy Road / CR 2054, which provides an excellent amenity for residential areas.

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

**Response:** Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

**Response:** The proposed land use map amendment for the property to Moderate Density Residential will help serve the growing residential population in the City and 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.**

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

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

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

**Response:** The proposed amendment will promote the already existing mix of residential , non-residential and civic uses in a portion of the City of Alachua that is primed for continued economic development due to geographic considerations, available public facilities and availability of centralized utilities. Existing public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

**Response:** The subject property is located in an urbanizing area along Peggy Road / CR 2054 that has all necessary public facilities needed to support development, including water & sewer services and a major City park (Legacy Park) to the immediate north of the property. Existing centralized public utilities are available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection of potable water and wastewater lines. In addition, a majority of the properties in the immediate vicinity already have an urban land use and zoning designation and properties to the east and west are already residential in use.

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

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

**adjacent parcels in the immediate area and this change will be consistent with those designations.**

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

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

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

**Response:** Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, which indicates that it is not the City's long-term vision for agricultural activities to occur in this area.

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

**Response:** Upon approval of the land use change and development of the site, all existing utilities provided by the City of Alachua shall be utilized. Peggy Road / CR 2054 provides access to the property for full vehicular access. 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. This will involve connection of potable water and wastewater lines.

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

**Response:** As stated above, future development will be required to maximize the existing public facilities that are available to serve the site. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. This will involve connection to potable water and wastewater lines.

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

**Response:** The subject property is located in the urbanizing portion of the City of Alachua abutting an existing county collector roadway with a major City civic facility (Legacy Park Multipurpose Center) across the street. Potable water and sanitary sewer facilities are available to the site and connections shall be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel. Adequate vehicular capacity is currently available on the local road network to serve future development on site. All other public services are currently available. Due to the immediate proximity of the site to these public facilities, the development of this site will not result in a disproportionate burden on public facilities and services.

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

**Response:** The subject property falls within urbanized area the City of Alachua due to its adjacency to Peggy Road / CR 2054, availability of centralized utilities and land use pattern in the area.

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

**Response:** The proposed amendment does not discourage or inhibit infill development or redevelopment of existing neighborhoods and communities. The development of this site as a residential subdivision along Peggy Road / CR 2054 has public services available (water, sewer, police, fire, etc.) and as such, should be considered an area that is urbanizing in nature based on the existing local development pattern and urban future land use designations within the immediate vicinity of the subject property.

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

**Response:** The proposed land use change will help add to a functional mix of uses in the immediate area, which includes a mix of commercial and residential use types, along with civic uses (Legacy Park) provided by the City of Alachua.

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

**Response:** The proposed amendment will not result in poor accessibility among linked and related uses. Future development will provide connectivity to the extent feasible.

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

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



## **Comprehensive Plan Consistency**

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

### Future Land Use Element:

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

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

*The following uses are allowed in the Moderate Density Residential land use category:*

- 1. Single family detached dwelling units;*
- 2. Accessory dwelling units;*
- 3. Manufactured or modular homes meeting certain design criteria;*
- 4. Mobile homes only within mobile home parks;*
- 5. Duplexes and quadplexes;*
- 6. Townhomes;*
- 7. Residential Planned Developments;*** *and,*
- 8. Supporting community services such as schools, houses of worship, parks, and community centers.*

**Consistency:** As described in the policies listed above, the proposed Moderate Density Residential future land use designation is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed future land use map designation is appropriate due to its location in an area with a mix of residential and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. In addition, the subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, ‘provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.’ 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 Code.

*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 local regulations.

*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 affect the City’s adopted LOS standards. The subject property has access to an existing public street for full vehicular access. In addition, 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.

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

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

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

**Transportation Element:**

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

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

**Community Facilities Element:**

*Goal 1: The City shall plan for and provide adequate and economical wastewater service while protecting the environment, especially the 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 Analysis” sections of the report. Future development on the parcel will be required to connect with potable water and wastewater facilities consistent with

**the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.**

**Conservation & Open Space Element:**

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

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

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

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

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

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

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

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

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

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

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



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

**Consistency:** The development is proposed to be 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:** Currently, there are minor agricultural operations within the subject property. However, most of the nearby lands within the City of Alachua already have a land use and zoning designation that is not agricultural, 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.**