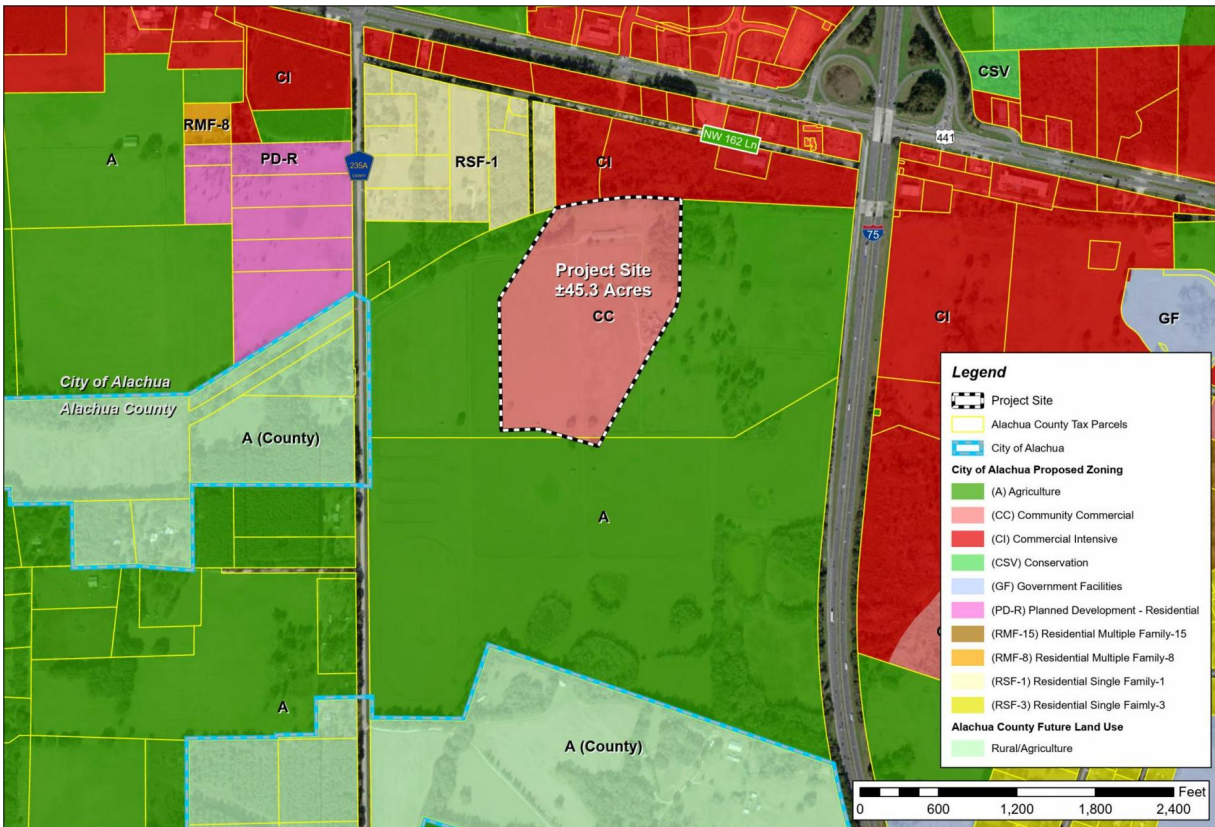


Tomoka Hills Nonresidential

Rezoning Application on Alachua County Tax Parcels # 03873-000-000 and 03873-001-000



Prepared For: City of Alachua, Planning & Community Development

Prepared on behalf of: Tomoka Hills Farms, Inc.

6/22/2022
Date: ~~4/28/2022~~
PN# 21-0025.08

CHW
11801 Research Drive
Alachua, FL 32615

www.chw-inc.com

CHW
Professional Consultants

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. Map Set

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June 22, 2022

Ms. Kathy Winburn, AICP
City of Alachua, Planning & Community Development Director
Post Office Box 9
Alachua, Florida 32616

RE: Tomoka Hills Nonresidential Resubmittal – Small-scale Comprehensive Plan Amendment (SsCPA)
and Rezoning (Alachua County Tax Parcels # 03873-000-000 and 03873-001-000)

Dear Kathy:

Please find following items enclosed for review and approval of the above referenced projects:

- Application forms;
- Authorized agent affidavit;
- Legal Description;
- Deed, Property Appraiser Data Sheet, Tax Records;
- Neighborhood Meeting Materials;
- Justification Report; and
- Map Set of Project Site

These applications request (1) a SsCPA to the Future Land Use Map, amending the Future Land Use of the property from Agriculture to Community Commercial; and (2) a site-specific amendment to the official zoning atlas, amending the zoning of the property from Agriculture (A) to Community Commercial (CC). The intents of these requests are to allow for the development of nonresidential uses including new office space for Tower Hill Insurance. This site is also part of an ongoing master planning effort for the surrounding properties owned by Tomoka Hills Farms, Inc.

We trust you will find this submittal package is sufficient for review and approval. Please contact me at (352) 331-1976 or at craigb@chw-inc.com should you have any questions or require any additional information to complete your review.

Sincerely,
CHW



Craig Brashier, AICP
Director of Planning

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THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Tomoka Hills Office
2. Address of Subject Property: N/A
3. Parcel ID Number(s): 08373-000-000 and 08373-001-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Agriculture
6. Existing Zoning Designation: Agriculture (A)
7. Proposed Zoning Designation: ~~Commercial, Intensive (CI)~~ RESUBMITTED to propose Community Commercial (CC)
8. Acreage: ±45.3 acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Craig Brashier, AICP Title: Director of Planning
Company (if applicable): CHW Professional Consultants
Mailing address: 11801 Research Drive
City: Alachua State: FL ZIP: 32615
Telephone: (352) 331-1976 FAX: () e-mail: craigb@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Tomoka Hills Farms, Inc.
Mailing Address: PO Box 147018
City: Gainesville State: FL ZIP: 32614-7018

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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


Signature of Applicant

Signature of Co-applicant

Craig Brashier

Typed or printed name and title of applicant

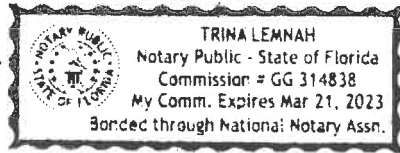
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 28th day of April, 2022 by Craig Brashier

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

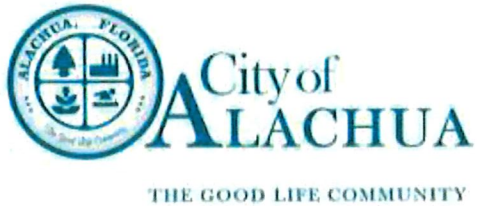
NOTARY SEAL




Signature of Notary Public, State of Florida

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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: NW 173rd Street, Alachua, FL, 32615

Parcel ID Number(s): 03054-001-002; 03055-001-000; 03055-001-001; 03055-001-003; 03055-010-001; 03055-010-003; 03871-000-000; 03873-000-000; 03873-001-000

Acreage: ±347

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William J Shively Title: Title President, Secretary, Treasurer

Company (if applicable): Tomoka Hills Farms, Inc.

Mailing Address: PO Box 147018

City: Gainesville State: FL ZIP: 32614-7018

Telephone: Contact agent FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Craig Brashier Title: Director of Planning

Company (if applicable): CHW

Mailing address: 11801 Research Drive

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: N/A e-mail: sethw@chw-inc.com

D. REQUESTED ACTION:

To obtain approvals from the City of Alachua, Suwannee River Water Management District, Alachua County, Florida Department of Environmental Protection, and all other pertinent government agencies.

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 Shively
Signature of Applicant

Signature of Co-applicant

William Shively
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Kentucky County of Fayette

The foregoing application is acknowledged before me this 23 day of March, 2023 by William Shively

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

NOTARY SEAL

Suetica Rodgers
Signature of Notary Public, State of KY



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

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN FRACTIONAL SECTIONS 9, 16 & 37
(WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST,
ALACHUA COUNTY, FLORIDA

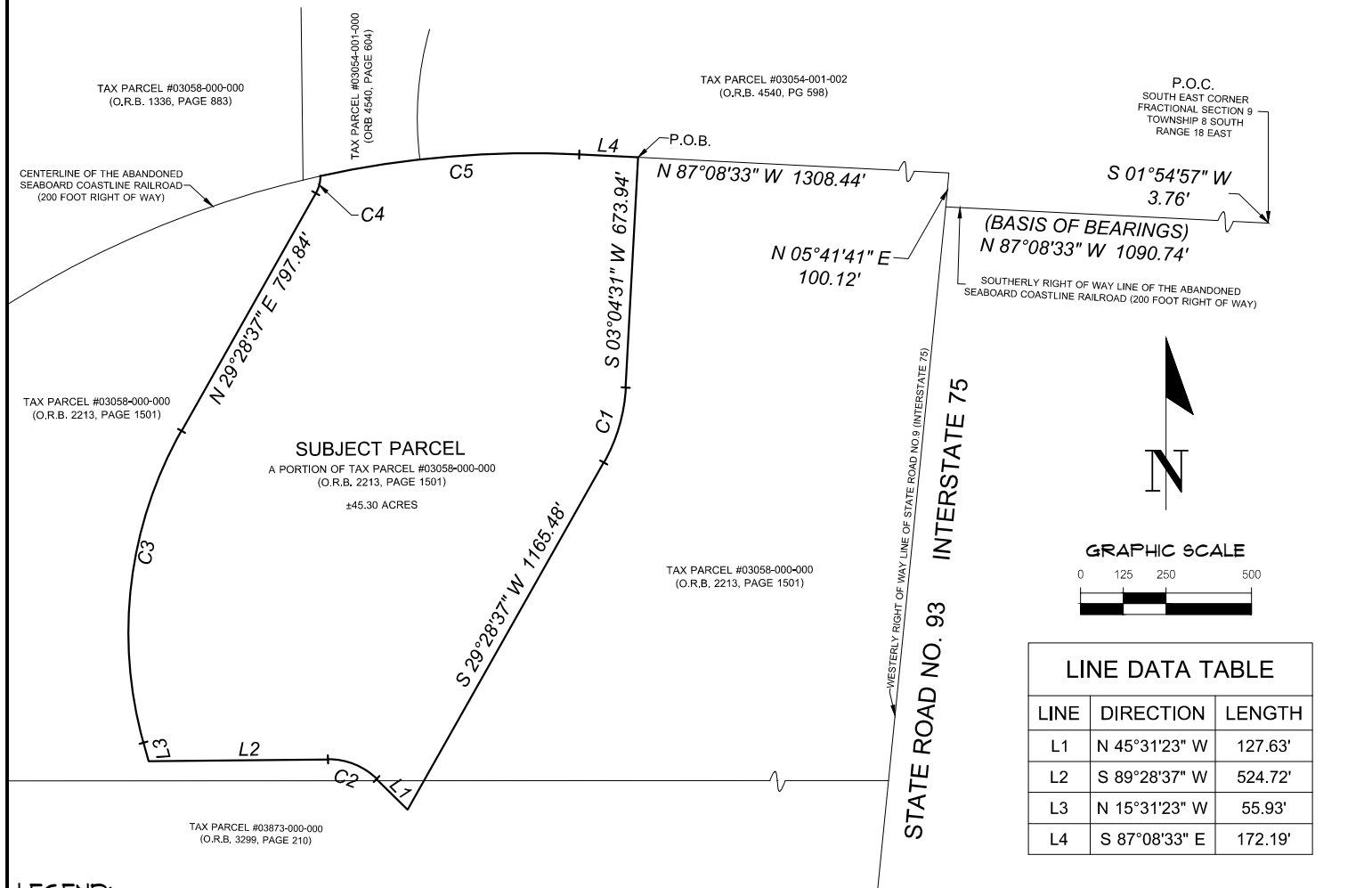
SKETCH - NOT A BOUNDARY SURVEY

CURVE DATA TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	230.40'	500.00'	26°24'06"	117.28'	228.36'	S 16°16'34" W
C2	157.08'	200.00'	45°00'00"	82.84'	153.07'	N 68°01'23" W
C3	942.48'	1200.00'	45°00'00"	497.06'	918.44'	N 06°58'37" E
C4	52.49'	100.00'	30°04'38"	26.87'	51.89'	N 14°26'18" E
C5	762.14'	2864.79'	15°14'34"	383.34'	759.90'	N 85°14'10" E

FLOOD ZONE:

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C 0120 D, EFFECTIVE DATE: JUNE 16, 2006.



LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R/W = RIGHT OF WAY

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 87°08'33" W OF THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD.

DESCRIPTION:

(SEE SHEET 2 OF 2)

CERTIFIED TO:

TOMOKA FARMS

SHEET NO.
1 OF 2

This map prepared by:

ANDREW K. SMITH

Certificate of Authorization No. L.B. 5075
NOT VALID WITHOUT THE ORIGINAL
SIGNATURE AND SEAL OR ELECTRONIC
DIGITAL SIGNATURE OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 7132

DATE:

04-27-2022

TECHNICIAN:

WES

CHECKED BY:

AKS

PROJECT NUMBER:

21-0025

SCALE: 1" = 500'

VERIFY SCALE
BAR IS ONE HALF INCH
ON ORIGINAL DRAWING
0 1/2"
IF NOT ONE HALF INCH
ON THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CHW
Professional Consultants

11801 Research Drive
Alachua, Florida 32615
(352) 331-1976
www.chw-inc.com

est. 1988 **FLORIDA**
CA-5075

PARCEL DESCRIPTION


LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 16 AND SECTION 37 (WILLIAM GARVIN GRANT), TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR A POINT OF REFERENCE AND RUN S 01°54'57" W, A DISTANCE OF 3.76 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N 87°08'33" W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1090.74 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 93, ALSO KNOWN AS INTERSTATE HIGHWAY NO. 75 (300 FOOT RIGHT OF WAY); THENCE RUN N 05°41'41" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.12 FEET TO THE CENTERLINE OF SAID RAILROAD RIGHT OF WAY; THENCE RUN N 87°08'33" W, ALONG SAID RAILROAD CENTERLINE, A DISTANCE 1308.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN S 03°04'31" W, A DISTANCE OF 673.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 26°24'06", AND A CHORD BEARING AND DISTANCE OF S 16°16'34" W, 228.36 FEET; THENCE RUN SOUTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 230.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 29°28'37" W, A DISTANCE OF 1165.48 FEET; THENCE RUN N 45°31'23" W, A DISTANCE OF 127.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 68°01'23" W, 153.07 FEET; THENCE RUN NORTHWESTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 89°28'37" W, A DISTANCE OF 524.72 FEET; THENCE RUN N 15°31'23" W, A DISTANCE OF 55.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 45°00'00", AND A CHORD BEARING AND DISTANCE OF N 06°58'37" E, 918.44 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 942.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N 29°28'37" E, A DISTANCE OF 797.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 30°04'38", AND A CHORD BEARING AND DISTANCE OF N 14°26'18" E, 51.89 FEET; THENCE RUN NORTHEASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 52.49 TO THE END OF CURVE, ALSO BEING THE CENTERLINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD, TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 15°14'34", AND A CHORD BEARING AND DISTANCE N 85°14'10" E, 759.90 FEET; THENCE RUN EASTERLY, WITH SAID CURVE, AN ARC DISTANCE OF 762.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S 87°08'33" E, A DISTANCE OF 172.19 FEET TO THE POINT OF BEGINNING,

CONTAINING ±45.30 ACRES.

CERTIFIED TO:
TOMOKA FARMS

SHEET NO. 2 OF 2	This map prepared by:	DATE: 04-27-2022	 Professional Consultants	11801 Research Drive Alachua, Florida 32615 (352) 331-1976 www.chw-inc.com est. 1988 FLORIDA CA-5075
	Certificate of Authorization No. L.B. 5075	TECHNICIAN: WES		
	NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER	CHECKED BY: AKS		
	SEE SHEET ONE OF TWO	PROJECT NUMBER: 21-0025		

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Prepared by Charles M. Gadd, Jr.
Clayton-Johnston, P.A.
18 NW 33rd Court
Gainesville, FL 32607

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2207220 2 PGS
2006 JAN 18 04:18 PM BK 3299 PG 210
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#268482
Doc Stamp-Deed: 0.70

Parcel ID Number: 03873-000-000

Warranty Deed

This Indenture, Made this 18th day of January, 2006 A.D., Between
William J. Shively

of the County of **Alachua**, State of **Florida**, grantor, and
Tomoka Hills Farms, Inc., a corporation existing under the laws of the
State of **Florida**
whose address is: **P.O. Box 147018, Gainesville, FL 32614**

of the County of **Alachua**, State of **Florida**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of **Alachua** State of **Florida** to wit:

**Those certain lands as are more particularly described in the attached
Exhibit "A" which is made apart hereof by reference.**

Subject to taxes for 2006 and subsequent years.

Subject to restrictions and easements of record.

**This deed is being given by the grantor to a corporation which he owns
one hundred percent of the outstanding stock in and is a transfer of
unencumbered property to a corporation wholly owned by grantor and is
exempt from Florida Documentary Stamp Tax.**

**The grantor covenants and warrants that the above described property
is neither his homestead nor his residence.**



2207220

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

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: Charles M. Gadd, Jr.
Witness

Printed Name: William J. Shively (Seal)
P.O. Address: P.O. Box 147018, Gainesville, Florida 32614-7018

Printed Name: Jeanne Brazier
Witness

STATE OF **Florida**
COUNTY OF **Alachua**

The foregoing instrument was acknowledged before me this
William J. Shively

18th day of **January**, 2006 by

he is personally known to me or he has produced his **Florida driver's license** as identification.

Comm. number **DD235053**
Expires: **Aug 16, 2007**

Printed Name: Charles M. Gadd, Jr.
Notary Public
My Commission Expires:

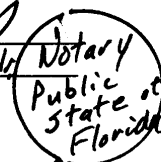


EXHIBIT "A"

A tract of land situated in Fractional Section 16 and the William Garvin Grant, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Northeast corner of the aforementioned Fractional Section 16, Township 8 South, Range 18 East for a point of reference and run South 00 degs., 27 mins., 55 secs. West, a distance of 3.76 feet to the South right of way line of the Seaboard Coastline Railroad (200 foot right of way abandoned); thence run North 88 degs., 37 mins., 15 secs. West, along said right of way line of Interstate Highway No. 75 (300 foot right of way); thence run South 04 degs., 11 mins., 43 secs. West along said right of way line, a distance of 1090.69 feet to the West right of way line of Interstate No. 75 a distance of 1200.36 feet to a concrete monument at the intersection of the South line of that certain parcel of land described in Official Records Book 1195, at page 66 of the Public Records of Alachua County, Florida with said West right of way line, of Interstate Highway No. 75 and the True Point of Beginning; thence continue South 04 degs., 11 mins., 43 secs. West, along said right of way line, a distance of 1257.04 feet to a concrete monument at the point of curvature of a 00 degs., 58 mins., 28 sec. curve, having a radius of 5879.58 feet, a total internal angle of 28 degs., 38 mins., 28 secs. and being concave to an Easterly direction; thence run Southeasterly, along the arc of the said right of way curve, an arc distance of 1734.82 feet to a concrete monument, said concrete monument being the Southeast corner of the certain parcel of land described in Official Records Book 742, at page 153 of the Public Records of Alachua County, Florida; thence run North 72 degs., 29 mins., 54 secs. West, along the South line of said parcel of land recorded in Official Records Book 742, at page 153, a distance of 2775.69 feet to a concrete monument; thence run South 17 degs., 05 mins., 50 secs. West, along said South line, a distance of 592.04 feet to a concrete monument; thence run South 89 degs., 04 mins., 44 secs. West, along said South line, a distance of 725.63 feet to the East right of way line of State Road No. S-235-A (100 foot right of way); thence run North 01 degs., 59 mins., 55 secs. West, along said right of way line, a distance of 2164.71 feet to a concrete monument at the Southwest corner of said parcel of land described in Official Records Book 1195, at page 66; thence run North 88 degs., 29 mins., 13 secs. East, along the South line of said parcel of land, a distance of 2807.17 feet to a concrete monument; thence run North 58 degs., 14 mins., 10 secs. East, along said South line, a distance of 917.09 feet to the True Point of Beginning.

INSTRUMENT # 2207220
2 PGS

Record 15.00
Doc. Stamps 6.00
Int. Tax
Total 6,399.00

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 01/25/1999 16:28
Document ID 1587372
Book/Page 2213/ 1501
DTAX 6,384.00

Prepared by and return to:
Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
3426 N.W. 43rd Street, Suite B
Gainesville, Florida 32606
352-374-4120
File No.: 98-3148

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **22nd** day of **January, 1999** between

New Life Corporation of America, a Tennessee corporation

whose Social Security/FEIN Number is: [REDACTED]
whose post office address is
123 Walnut Drive, Hendersonville, Tennessee 37075
grantor, and

Tomoka Hills Farms, Inc., a Florida corporation

whose Social Security/FEIN Number(s) are: 59-3551165
whose post office address is
Post Office Box 141150, Gainesville, Florida 32614
grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

WITNESSETH, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Alachua County, Florida** to-wit:

Legal Description Labeled Exhibit "A" Attached Hereto and By Reference Incorporated Herein

Parcel Identification Number: 03873-001-000

Subject to taxes for 1999 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

TOGETHER WITH: Double Wide Mobile Home MVID numbers GEO729214 and GEO729215, which is permanently affixed to, a part of, and being sold with the real property described above.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1998 .

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Connie Olive
 Witness Name: _____
Carolyn R. Hodges
 Witness Name: _____

New Life Corporation of America
 a Tennessee corporation

By: Norvell Olive
 Norvell Olive
 Executive Director

(Corporate Seal)

STATE OF Tennessee
 COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me this 21st day of January, 1999 by Norvell Olive, Executive Director of New Life Corporation of America, a Tennessee corporation, on behalf of the corporation. He/she is personally known to me or has produced a Driver's License as identification.

[Notary Seal]

Ronald L. Stone
 Notary Public
 Printed Name: Ronald L. Stone
 My Commission Expires: 03-25-2000

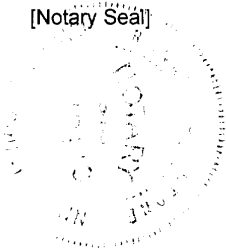


Exhibit A

A tract of land situated in Fractional Sections 9 & 16 and Section 37 (William Garvin Grant), Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a concrete monument at the Southeast corner of the aforementioned Fractional Section 9, Township 8 South, Range 18 East for a point of reference and run S. 01° 54' 57" W., a distance of 3.76 feet to a concrete monument on the Southerly right of way line of the abandoned Seaboard Coastline Railroad (200 foot right of way); thence run N. 87° 08' 33" W., along said Southerly right of way line, a distance of 1090.74 feet to a concrete monument on the Westerly right of way line of State Road No. 93, also known as Interstate Highway No. 75 (300 foot right of way); thence run N. 05° 41' 41" E., along said Westerly right of way line, a distance of 100.12 feet to an iron pipe on the centerline of said railroad right of way and the True Point of Beginning; thence run N. 87° 08' 33" W., along said centerline, a distance of 1480.63 feet to an iron pipe at the point of curvature of a curve concave Southerly, said curve having a radius of 2864.79 feet, a central angle of 34° 35' 30", and a chord bearing and distance of S. 75° 33' 42" W., 1703.44 feet respectively; thence run Southwesterly, with said curve and along said centerline, an arc distance of 1729.58 feet to an iron pipe at the point of tangency of said curve; thence run S. 58° 15' 57" W., along said centerline, a distance of 716.12 feet to a concrete monument on the Easterly right of way line of County Road No. 235A (100 foot right of way); thence run S. 00° 30' 42" E., along said right of way line, a distance of 1030.00 feet to a concrete monument; thence run N. 89° 58' 49" E., a distance of 2807.17 feet to a concrete monument; thence run N. 59° 41' 41" E., a distance of 917.50 feet to a concrete monument on said Westerly right of way line of State Road No. 93; thence run N. 05° 41' 41" E., along said right of way line, a distance of 1300.00 feet to the True Point of Beginning.

TOGETHER WITH rights of the "parent tract" (dominant tenement) set forth in the easement recorded in O. R. Book 1195, at Page 68, of the Public Records of Alachua County, Florida.


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Parcel Summary

Parcel ID 03873-001-000
Prop ID 15089
Location Address 15403 NW 173RD ST
 ALACHUA, FL 32615
[see more addresses...](#)
Neighborhood/Area 8-18 RURAL (233200.00)
Subdivision
Brief Legal Description* TRACT IN FRAC SECTIONS 9 16 TWP 8 RNG 18 AND GARVIN GRANT COM SE COR OF SEC 9-8-18 RUN S 3.76 FT N 87 DEG W ALONG RR R/W 1090.74 FT TO W R/W I-75 N 5 DEG E 100.12 FT THE POB N 87 DEG W 1480.63 FT SYLY AN ARC DISTANCE OF 1729.58 FT S 58 DEG W 716.12 FT TO
 (Note: *The Description above is not to be used on legal documents.)
Property Use Code GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng 16-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.0463
Acreage 135.000
Homestead N

[View Map](#)

Owner Information

[TOMOKA HILLS FARMS INC](#)
 1301 DIXIANA DOMINO RD
 LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$368,962	\$345,676	\$353,867	\$412,100	\$389,900
Land Value	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Land Agricultural Value	\$46,800	\$46,800	\$46,800	\$46,800	\$46,800
Agricultural (Market) Value	\$234,000	\$234,000	\$234,000	\$234,000	\$234,000
Just (Market) Value	\$611,962	\$588,676	\$596,867	\$655,100	\$632,900
Assessed Value	\$424,762	\$401,476	\$409,667	\$455,170	\$418,050
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$424,762	\$401,476	\$409,667	\$455,170	\$418,050
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$12,730	\$27,650

"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
6550	HAY	130.00	5662800	0	0	A
0115	SFR ACREAGE	5.00	217800	0	0	A

Building Information

Type SINGLE FAMILY
 Total Area 7,154
 Heated Area 5,130
 Exterior Walls 16-TILE/WD STUCCO; 20-FACE BRICK
 Interior Walls 03-PLASTER; 04-PANEL
 Roofing 03-ASPHALT
 Roof Type 03-GABLE/HIP
 Frame
 Floor Cover 14-CARPET

Heat 04-ELECTRIC
 HC&V 04-FORCED AIR
 HVAC 03-CENTRAL
 Bathrooms 4.0-Baths
 Bedrooms 3-3 BEDROOMS
 Total Rooms
 Stories 1.0
 Actual Year Built 1981
 Effective Year Built 1981

Type SOH MISC
 Total Area 34,121
 Heated Area
 Exterior Walls
 Interior Walls
 Roofing
 Roof Type
 Frame
 Floor Cover

Heat
 HC&V
 HVAC
 Bathrooms
 Bedrooms
 Total Rooms
 Stories 1.0
 Actual Year Built 0
 Effective Year Built 1981

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
BAS	BASE AREA	5,130	4	0100	SINGLE FAMILY	\$267,777
FDU	FINISHED DET UTILITY	140	4	0100	SINGLE FAMILY	\$4,750
FGR	FINISHED GARAGE	858	4	0100	SINGLE FAMILY	\$24,633
FOP	FINISHED OPEN PORCH	1,026	4	0100	SINGLE FAMILY	\$16,066

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
0222	BARN 2	8,550		R2	RES	\$36,081
0241	BARN POLE 1	375		R2	RES	\$322
0242	BARN POLE 2	3,307		R2	RES	\$5,093
0280	BATH HOUSE	256		R2	RES	\$1,850
0959	FP 2	1		R7	RES	\$1,310
1020	GATE EL OP	1		R7	RES	\$595
1641	PATIO 1	2,200		R1	RES	\$2,695
1680	PAVING 1	15,880		R1	RES	\$9,131
1762	POOL 2	576		R3	RES	\$4,527
1960	SCREEN ENC	2,975		R5	RES	\$3,034

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/22/1999	\$912,000	WD	2213	1501	Q - QUALIFIED	Improved	* NEW LIFE CORPORATION OF AMER	TOMOKA HILLS FARMS INC	Link (Clerk)
4/10/1998	\$100	CT	2162	2267	U - UNQUALIFIED	Improved	* SOUTHERN CROSS OSTRICH FARM	* NEW LIFE CORPORATION OF AMER	Link (Clerk)
12/27/1994	\$255,000	WD	2003	236	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* SOUTHERN CROSS OSTRICH FARM	Link (Clerk)
12/27/1994	\$255,000	WD	1994	1479	U - UNQUALIFIED	Improved	* OSTRICH AMERICA CORP	* OSTRICH AMERICA CORP	Link (Clerk)
4/9/1993	\$385,000	WD	1902	834	U - UNQUALIFIED	Improved	* DICKINSON HUNT DIC	* OSTRICH AMERICA CORP	Link (Clerk)
3/1/1979	\$243,000	WD	1195	66	U - UNQUALIFIED	Vacant		* DICKINSON HUNT DIC	Link (Clerk)

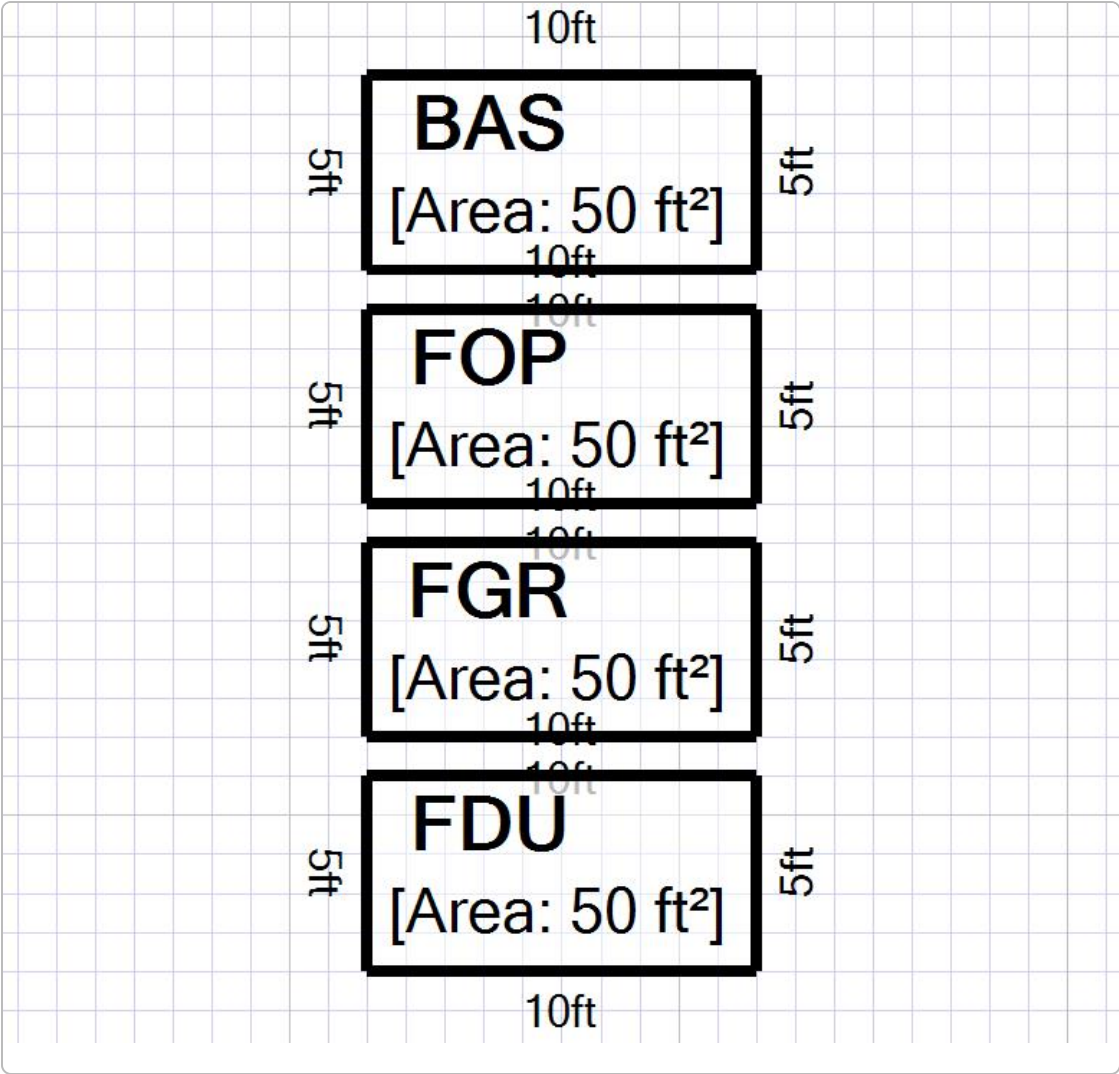
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
11-00000	OVER THE COUNTER INSPECT	Yes	No	8/31/2011	\$0
06-10835	ROOFING	Yes	No	12/20/2006	\$45,240
06-10831	REMODEL SFD	Yes	No	12/18/2006	\$20,000
7499	POOL ENCLOSURE	Yes	No	8/18/2000	\$11,174
7295	REMODEL RESI.	Yes	No	2/28/2000	\$6,000
6009	MECHANICAL	Yes	No	5/14/1996	\$800
5333	OVER THE COUNTER INSPECT	Yes	No	9/9/1993	\$500
5278	PARK MOBILE HOME	Yes	No	6/3/1993	\$0
5279	PARK MOBILE HOME	Yes	No	6/3/1993	\$0

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, 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.

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Parcel Summary

Parcel ID 03873-000-000
Prop ID 15088
Location Address
Neighborhood/Area 8-18 RURAL (233200.00)
Subdivision
Brief Legal FRAC SEC & GARVIN GRT COM NE COR SEC S 3.76 FT TO S R/W ACL RR (ABANDONED) W ALG R/W 1090.69 FT TO W R/W I-75 S ALG R/W 1200.36 FT POB S ALG R/W 1257.04 FT SELY ALG R/W 1734.82 FT N 72 DEG W 2775.69 FT S 17 DEG W 592.04 FT W 725.63 FT TO E R/W SR-235A N 2
Description* (Note: *The Description above is not to be used on legal documents.)
Property Use Code GRZGSOIL CLASS6 (06500)
Sec/Twp/Rng 16-08-18
Tax District ALACHUA (District 1700)
Millage Rate 22.0463
Acreage 168.920
Homestead N

[View Map](#)

Owner Information

[TOMOKA HILLS FARMS INC](#)
 1301 DIXIANA DOMINO RD
 LEXINGTON, KY 40511

Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$1,080	\$1,080	\$1,080	\$1,100	\$1,100
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$59,700	\$59,700	\$59,700	\$59,700	\$58,100
Agricultural (Market) Value	\$298,176	\$298,176	\$298,176	\$298,200	\$298,200
Just (Market) Value	\$299,256	\$299,256	\$299,256	\$299,300	\$299,300
Assessed Value	\$60,780	\$60,780	\$60,780	\$60,800	\$59,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$60,780	\$60,780	\$60,780	\$60,800	\$59,200
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
6550	HAY	155.00	6751800	0	0	A
5501	TIMBER 2-N	10.00	435600	0	0	A
5930	SWAMP/WATER	3.92	170755.2	0	0	A

Building Information

Type	SOH MISC	Heat	
Total Area	1	HC&V	
Heated Area		HVAC	
Exterior Walls		Bathrooms	
Interior Walls		Bedrooms	
Roofing		Total Rooms	
Roof Type		Stories	1.0
Frame		Actual Year Built	0
Floor Cover		Effective Year Built	1998

Sub Area

Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2400	WELL	1		R5	RES	\$1,080

Sales

Sale Date	Sale Price	Instrument	Book	Page	Qualified	Vacant/Improved	Grantor	Grantee	Link to Official Records
1/18/2006	\$100	WD	3299	210	U - UNQUALIFIED	Improved	* SHIVELY WILLIAM J	TOMOKA HILLS FARMS INC	Link (Clerk)
9/23/1998	\$98,600	WD	2193	1160	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES M	* SHIVELY WILLIAM J	Link (Clerk)
9/23/1998	\$493,000	WD	2193	1126	U - UNQUALIFIED	Vacant	* KEFFER & MATTHEWS TRUSTEES /	* KEFFER & MATTHEWS TRUSTEES M	Link (Clerk)
5/17/1995	\$100	WD	2012	1545	U - UNQUALIFIED	Vacant	* MARY JOSEPHINE MATTHEWS	* KEFFER & MATTHEWS TRUSTEES	Link (Clerk)
4/11/1994	\$63,500	WD	1959	2058	U - UNQUALIFIED	Vacant	* DONALD G AHEARN & MARILYNN R	* MARY JOSEPHINE MATTHEWS	Link (Clerk)
1/30/1989	\$17,000	WD	1725	342	U - UNQUALIFIED	Vacant		* DONALD G AHEARN & MARILYNN R	Link (Clerk)
12/31/1988	\$55,000	WD	1723	2020	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)
2/1/1980	\$405,500	WD	1262	94	U - UNQUALIFIED	Vacant		* UNASSIGNED	Link (Clerk)

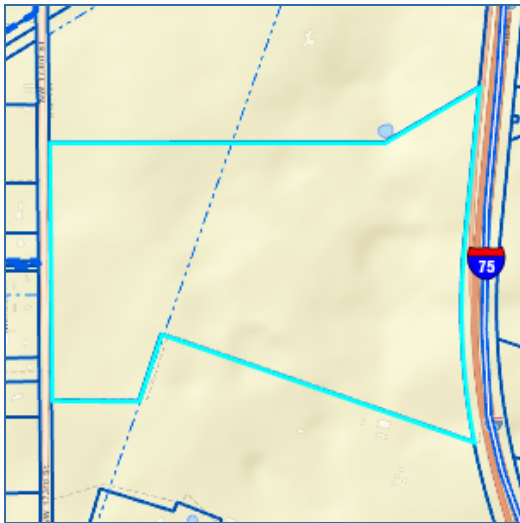
Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

Permits

Permit Number	Type	Primary	Active	Issue Date	Value
05-09826	ROOFING	Yes	No	3/28/2005	\$26,820
6896	MECHANICAL	Yes	No	2/16/1999	\$2,500

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.

Map



No data available for the following modules: Extra Features, Sketches, Photos.

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Real Estate Account #03873 000 000

Owner:

TOMOKA HILLS FARMS INC

Situs:

UNASSIGNED LOCATION RE

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

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Amount Due

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

Your last payment was made on 11/10/2021 for \$1,286.36. [Print paid bill \(PDF\)](#)

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

Account History

BILL	AMOUNT DUE	STATUS			ACTION
2021 Annual Bill ⓘ	\$0.00	Paid \$1,286.36	11/10/2021	Receipt #21-0016351	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$1,295.16	11/16/2020	Receipt #20-0017113	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$1,334.63	11/12/2019	Receipt #19-0013751	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$1,316.89	11/14/2018	Receipt #18-0013874	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$1,315.56	11/21/2017	Receipt #17-0027705	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$1,402.42	11/17/2016	Receipt #16-0021180	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$1,431.78	11/24/2015	Receipt #15-0030604	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$1,344.51	11/25/2014	Receipt #14-0030489	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$1,346.46	11/19/2013	Receipt #13-0019209	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$1,346.76	11/15/2012	Receipt #12-0024271	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$1,378.81	11/29/2011	Receipt #2011-3015005	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$1,371.21	11/30/2010	Receipt #2010-1015619	Print (PDF)
2009 ⓘ					
2009 Annual Bill	\$0.00	Paid \$1,715.89	07/12/2010	Receipt #2009-9103466	Print (PDF)
Certificate #1328		Redeemed	07/12/2010	Face \$1,628.23, Rate 6.5%	
		Paid \$1,715.89			
2008 Annual Bill ⓘ	\$0.00	Paid \$1,300.70	11/25/2008	Receipt #2008-9010881	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$1,220.08	11/30/2007	Receipt #2007-9034034	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$1,372.27	12/12/2006	Receipt #2006-9094411	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$1,403.29	11/30/2005	Receipt #2005-9051831	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$1,411.33	12/31/2004	Receipt #2004-4018882	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$1,282.09	11/19/2003	Receipt #2003-3014868	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$1,302.97	11/26/2002	Receipt #2002-0216777	Print (PDF)
Total Amount Due	\$0.00				



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Real Estate Account #03873 001 000

Owner:

TOMOKA HILLS FARMS INC

Situs:

15403 NW 173RD ST
ALACHUA 32615

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

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Amount Due

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

Your last payment was made on **11/10/2021** for **\$9,739.07**. [Print paid bill \(PDF\)](#)

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

Account History

BILL	AMOUNT DUE	STATUS	ACTION
2021 Annual Bill ⓘ	\$0.00	Paid \$9,739.07 11/10/2021 Receipt #21-0016351	Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$9,220.32 11/16/2020 Receipt #20-0017113	Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$9,651.64 11/12/2019 Receipt #19-0013751	Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$10,691.43 11/14/2018 Receipt #18-0013874	Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$10,199.60 11/21/2017 Receipt #17-0027705	Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$9,167.06 11/17/2016 Receipt #16-0021180	Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$9,448.28 11/24/2015 Receipt #15-0030604	Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$9,279.24 11/25/2014 Receipt #14-0030489	Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$10,274.14 11/19/2013 Receipt #13-0019209	Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$10,325.36 11/15/2012 Receipt #12-0024271	Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$17,003.12 11/29/2011 Receipt #2011-3015005	Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$18,239.08 11/30/2010 Receipt #2010-1015619	Print (PDF)
2009 ⓘ			
2009 Annual Bill	\$0.00	Paid \$25,882.78 07/12/2010 Receipt #2009-9103466	Print (PDF)
Certificate #1329		Redeemed 07/12/2010 Face \$24,644.31, Rate 5.75%	
		Paid \$25,882.78	
2008 Annual Bill ⓘ	\$0.00	Paid \$20,547.34 11/25/2008 Receipt #2008-9010881	Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$17,254.79 11/30/2007 Receipt #2007-9034034	Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$18,286.71 12/12/2006 Receipt #2006-9094411	Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$16,458.78 01/31/2006 Receipt #2005-9061218	Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$15,337.01 12/31/2004 Receipt #2004-4018881	Print (PDF)
2003 Annual Bill ⓘ	\$0.00	Paid \$13,790.07 11/19/2003 Receipt #2003-3014148	Print (PDF)
2002 Annual Bill ⓘ	\$0.00	Paid \$13,792.99 11/26/2002 Receipt #2002-0215517	Print (PDF)
Total Amount Due	\$0.00		

Application Package
Table of Contents

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

Mailed Memorandum

NEIGHBORHOOD MEETING NOTIFICATION

PN 21-0025.08



To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashier, AICP
Date: 06 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:

Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL, 32615
Contact: Craig Brashier, AICP
11801 Research Drive
Alachua, FL 32615
(352) 331-1976
Live@CHW-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHW using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Mailing Labels

03042-052-005
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

03042-052-006
M3 ALACHUA LLC
1276 MINNESOTA AVE
WINTER PARK, FL 32789

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

03054-001-000
SARCAV LLC
2567 RIVER ENCLAVE LN
JACKSONVILLE, FL 32226

03054-001-001
DWARAKADHISH INVESTMENTS INC
1800 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

03054-001-002
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03055-001-004
ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615

03055-010-003
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03056-001-002
LAMNECK EUGENE S JR & PEGGY E
2813 PLEASANT VALLEY RD
ROME, GA 30161

03058-000-000
GOOLSBY JEROME S & LYDIA
16807 NW 162ND LN
ALACHUA, FL 32615

03059-003-000
FDOT
% RIGHT OF WAY DEPT
MAIL STATION 2020 1109 S MARION AVE
LAKE CITY, FL 32025

03061-010-001
HOOVER RESTAURANTS LLC
4030 JOHNS CREEK PARKWAY
SUWANEE, GA 30024

03061-010-002
LE STORE LLC
22211 W NEWBERRY RD
NEWBERRY, FL 32669

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-001-000
TLC PROPERTIES INC
2065 NW 57TH ST
OCALA, FL 34475

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

03871-000-000
TOMOKA HILLS FARMS INC
1301 DIXIANA DOMINO RD
LEXINGTON, KY 40511

03871-001-000
THOMAS & THOMAS & THOMAS HEIRS
312 MCBRIEN RD APT 423
CHATTANOOGA, TN 37411

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

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

03874-000-000
VICKORY WILLIAM A & SUSAN S
15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03875-050-001
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

03876-100-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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

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

03869-000-000
FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616

03869-002-000
HARKINS JAMES E JR & RENEE
PO BOX 6307
MARIANNA, FL 32447

03869-013-000
FIRST STREET GROUP LC
PO BOX 1990
ALACHUA, FL 32616

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

03872-000-000
SHIRES CYNTHIA H
PO BOX 1259
ALACHUA, FL 32616

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

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

03874-000-000
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15404 NW 173RD ST
ALACHUA, FL 32615

03874-001-000
VICKORY WILLIAM HENRY LIFE ESTATE
15310 NW 173RD ST
ALACHUA, FL 32615

03874-002-000
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03874-002-002
BURGESS & BURGESS
15008 NW 173RD ST
ALACHUA, FL 32615

03876-000-000
DELOACH VIRGIL C & HOLLY H
PO BOX 532
FT WHITE, FL 32038

03876-001-000
MALLARD MITCHELL E & ESTHER R
14614 NW 173RD ST
ALACHUA, FL 32615

03876-002-000
MAKENNA PARKER HOMES LLC
2714 SW 130TH TER
ARCHER, FL 32618

03876-005-000
ALSPAUGH & BROWN TRUSTEE & DIXON
% HIMMERLRICH AND COMPANY
898 SW 21ST ST
BOCA RATON, FL 33486

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
TCMOA
1000 Turkey Creek
Alachua FL 32615

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

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

Jeannette Hinsdale
P.O. Box 1156
Alachua FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua FL 32615

Tamara Robbins
PO Box 2317
Alachua FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua FL 32615

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

Lisia Jenkins
P.O. Box 1071
Alachua FL 32616

Shasta Schoellhorn
15907 NW 188th St.
Alachua FL 32615

Carrie Luke
16611 NW 138th Ave.
Alachua FL 32615

Dena Courtney
P.O. Box 1215
High Springs FL 32655

Newspaper Advertisement

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022

Location: CHW Office, 11801 Research Drive, Alachua, FL, 32615

Contact: Craig Brashier, AICP

Phone Number: (352) 331-1976

Email: Live@CHW-inc.com



Ukraine

Continued from Page 1A

pulled out only because their aggressor did not hear what they wanted to hear from them," he said, recounting what he described as the worst atrocities since World War II.

Over the past few days, grisly images of what appeared to be civilian massacres carried out by Russian forces in Bucha before they withdrew from the outskirts of Kyiv have caused a global outcry and led Western nations to expel scores of Moscow's diplomats and propose further sanctions, including a ban on coal imports from Russia.

Zelenskyy said that both those who carried out the killings and those who gave the orders "must be brought to justice immediately for war crimes" in front of a tribunal similar to what was used in postwar Germany.

Moscow's U.N. ambassador, Vassily Nebenzia, said that while Bucha was under Russian control, "not a single local person has suffered from any violent action." Reiterating what the Kremlin has contended for days, he said that video footage of bodies in the streets was "a crude forgery" staged by the Ukrainians.

"You only saw what they showed you," he said. "The only ones who would fall for this are Western dilettantes."

Associated Press journalists in Bucha have counted dozens of corpses in civilian clothes and interviewed Ukrainians who told of witnessing atrocities. Also, high-resolution satellite imagery from Maxar Technologies showed that many of the bodies had been lying in the open for weeks, during the time that Russian forces were in the town.

The dead in Bucha included a pile of six charred bodies, as witnessed by AP journalists. It was not clear who they were or under what circumstances they died. One body was probably that of a child, said Andrii Nebytov, head of police in the Kyiv region. One person had a gunshot wound to the head.

The chief prosecutor for the International Criminal Court at The Hague opened an investigation a month ago into possible war crimes in Ukraine.

Zelenskyy stressed that Bucha was only one place and that there are more with similar atrocities — a warning echoed by NATO Secretary-General Jens Stoltenberg.

"When and if they withdraw their troops and Ukrainian troops take over, I'm afraid they will see more mass graves, more atrocities and more examples of war crimes," he said.

Stoltenberg, meanwhile, warned that in pulling back from the capital, Russian President Vladimir Putin's military is regrouping its forces in order to deploy them to eastern and southern Ukraine for a "crucial phase of the war." Russia's stated goal is control of the Donbas, the largely Russian-speaking industrial region in the east that includes the shattered port city of Mariupol.

"Moscow is not giving up its ambitions in Ukraine," Stoltenberg said.

While both Ukrainian and Russian representatives sent optimistic signals following their latest round of talks a week ago, Russian Foreign Minister Sergey Lavrov said Moscow won't accept a Ukrainian demand that a prospective peace deal include an immediate pullout of troops followed by a Ukrainian referendum on the agreement.

In televised remarks Tuesday, Lavrov said a new deal would have to be negotiated if the vote failed, and "we don't want to play such cat and mouse."

Ukrainian officials said that the bodies of at least 410 civilians have been found in towns around Kyiv that were recaptured from Russian forces and that a "torture chamber" was discovered in Bucha.

Zelenskyy told the Security Council there was "not a single crime" that Russian troops hadn't committed in Bucha, and he likened their actions to those of the Islamic State group.

"The Russian military searched for and purposefully killed anyone who served our country. They shot and killed women outside their houses when they just tried to call someone who is alive. They killed entire families, adults and children, and they tried to burn the bodies," he said. They used tanks to crush civilians "just for their pleasure," he said.

On Tuesday, police and other investigators walked the silent streets of Bucha, taking notes on bodies that residents showed them. Survivors who hid in their homes during the monthlong Russian occupation of the town, many of them past middle age, wandered past charred tanks and jagged window panes with plastic bags of food and other humanitarian aid. Red



A woman walks near a damaged building Sunday in the eastern city of Kramatorsk, in the Donbas region of Ukraine, amid the Russian invasion. Since Russia announced it would focus its efforts on the "liberation" of Donbas, residents have lived in fear of a major military offensive. FADEL SENNA/AFP VIA GETTY IMAGES

Cross workers checked in on intact homes.

Many of the dead seen by AP journalists appeared to have been shot at close range, and some had their hands bound or their flesh burned.

The AP and the PBS series "Frontline" have jointly verified at least 90 incidents during the war that appear to violate international law. The War Crimes Watch Ukraine project is looking into apparent targeted attacks as well as indiscriminate ones.

U.S. Secretary of State Antony Blinken said the images from Bucha revealed "not the random act of a rogue unit" but "a deliberate campaign to kill, to torture, to rape, to commit atrocities." He said the reports of atrocities were "more than credible."

"Only non-humans are capable of this," said Angelica Chernomor, a refugee from Kyiv who crossed into Poland with her two children and saw the photos from Bucha. "Even if people live under a totalitarian regime, they must retain feelings, dignity, but they do not."

Chernomor is among the more than 4 million Ukrainians who have fled the country in the wake of the Feb. 24 invasion.

Russia has rejected similar accusations of atrocities in the past by accusing its enemies of forging photos and video and using so-called crisis actors.

As Western leaders condemned the killings in Bu-

cha, Romania, Italy, Spain and Denmark expelled dozens of Russian diplomats on Tuesday, following moves by Germany and France. Hundreds of Russian diplomats have been sent home since the start of the invasion, many accused of being spies.

Kremlin spokesperson Dmitry Peskov called the expulsions a "short-sighted" measure that would complicate communication and warned they would be met with "reciprocal steps."

The U.S., in coordination with the European Union and Group of Seven nations, will roll out more sanctions against Russia on Wednesday, including a ban on all new investment in the country, a senior administration official said, speaking on condition to discuss the upcoming announcement.

Also, the EU's executive branch proposed a ban on coal imports from Russia, in what would be the first time the 27-nation bloc has sanctioned the country's lucrative energy industry over the war.

The coal imports amount to an estimated \$4.4 billion per year.

EU Commission President Ursula von der Leyen denounced Moscow's "heinous crimes" around Kyiv.

NOTICE OF PUBLIC HEARING



The Alachua County Planning Commission will hold a public hearing Wednesday, April 20, 2022, at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durance Auditorium, Room 209, 12 SE 1st Street, Gainesville, Florida to consider the following quasi-judicial zoning item:

ZOM-05-22 (Miller Electric PD Rezoning)

A request by Chris Gault of Gault Engineering, LLC, agent, for 4800 GCW, LLC owners, to rezone from the Residential/Professional (RP) zoning district to the non-residential planned development (PD) zoning district. The site has a future land use designation of Office/Residential (2 to 4 dwelling units/acre) and is approximately 5 acres, located on tax parcel number 07213-002-000 at 4800 SW 13th St.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>.

No later than 7 (seven) calendar days prior to the hearing, an individual or entity wishing to participate as a party in a quasi-judicial public hearing must provide the County with a written request to be considered as a party. The request must include a factual basis for why the requestor believes that he or she should be allowed to participate as a party. Please send your requests to be considered a party to <https://growth-management.alachuacounty.us/PublicComment>.

The Planning Commission shall consider written requests for party status at the outset of the hearing and make a determination of which requesting individuals or entities qualify for party status in the hearing.

If an individual or entity intends to participate as a party and provide evidence, beyond testimony, at the public hearing, the individual or entity must provide electronic copies of all evidence to the appropriate County staff no later than 5 (five) calendar days prior to the hearing. Any evidence provided electronically will be entered into the record and provided to all identified parties.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5294 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

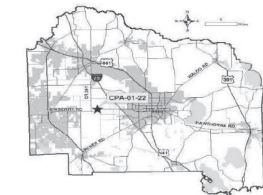
General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: <https://mapinfo.alachuacounty.us/development-projects/>. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

NOTICE OF PUBLIC HEARING



Amendments to the Alachua County Comprehensive Plan

The Alachua County Local Planning Agency and Planning Commission will hold a public hearing Wednesday, April 20, 2022 at 6:00 pm or as soon thereafter as it may be heard. The meeting will be held in the John R. "Jack" Durance Auditorium, room 209, 12 SE 1st Street, Gainesville, Florida to consider the following amendment to the Alachua County Comprehensive Plan:



CPA-01-22 (Large Scale Comprehensive Plan Land Use Amendment)

A request by JBrown Professional Group, Inc., agent, for West End Golf Club, Inc., owner, for an amendment to the Alachua County Comprehensive Plan: 2019-2040 Future Land Use Map from a Recreational land use designation to a Low-Density Residential (1 to 4 dwelling units per acre) designation on portions of approximately 75.18 acres located on tax parcels 04333-001-000 and 04314-000-000 as well as associated Comprehensive Plan text amendments. This property has an address of 12830 West Newberry Road.

This meeting will allow for in person participation only. The public may attend in person at 12 SE 1st Street, Gainesville, FL, Second Floor, Jack Durance Board Room.

COMMENTS/EVIDENCE

The public is encouraged to submit any written or photographic documents prior to the meeting to <https://growth-management.alachuacounty.us/PublicComment>.

If any accommodations are needed for persons with disabilities, please contact the Alachua County Equal Opportunity Office at least two business days in advance at (352) 374-5275 (voice) or (352) 374-5294 TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

General Information: Staff report, application package and other materials of the above items will be available on Friday of the week preceding the meeting by visiting: <https://mapinfo.alachuacounty.us/development-projects/>. For further information call (352) 374-5249. Visit www.alachuacounty.us and click on the meetings tab on the homepage for the most up to date information.

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on 446 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (ScCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHW Office, 11801 Research Drive, Alachua, FL 32615

Contact: Craig Brashier, AICP
Phone Number: (352) 331-1976
Email: Live@CHW-inc.com



Workshop Presentation

Tomoka Hills Office

Small-Scale Comprehensive Plan Amendment (SsCPA) & Rezoning Applications



City of Alachua
Neighborhood Meeting
April 20, 2022



21-0025.08: Tomoka Hills SsCPA & Rezoning

1

The **purpose** of the neighborhood meeting:

The City of Alachua requires SsCPA and Rezoning applicants to host a neighborhood meeting prior to application submittal.

The purpose is to inform neighbors of the proposed action's nature and to get feedback early in the process.

This meeting provides the applicant with an opportunity to identify concerns prior to the application's submission.



21-0025.08: Tomoka Hills SsCPA & Rezoning

2

PUBLIC NOTIFICATION

NEIGHBORHOOD MEETING NOTIFICATION

CHI
COMMUNITY HILL

To: Neighbors of the NW 162nd Lane / NW 173rd Street Intersection
From: Craig Brashler, AICP
Date: 08 April 2022
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

Meeting Details:
Date: 20 April 2022
Time: 6:00 PM
Location: 11801 Research Drive, Alachua, FL 32615
Contact: Craig Brashler, AICP
 11801 Research Drive
 Alachua, FL 32615
 (352) 331-1976
Lvs@CHI-inc.com

This is not a public hearing. The purpose of the neighborhood meeting is to inform the public about the nature of the proposal and seek their comments.

If you are unable to attend the meeting, please contact CHI using the information above, and we will provide materials after the meeting is held. Comments may also be submitted in writing to the address or email above or by phone at the phone number above.

Ukraine

...and the ...

NOTICE OF PUBLIC HEARING

...and the ...

NOTICE OF PUBLIC HEARING

...and the ...

PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two applications on ±46 acres in the City of Alachua (Portions of Alachua County Tax Parcels # 03873-001-000 and 03873-000-000):

1. A Small-scale Comprehensive Plan Amendment (SsCPA) application requesting to change the site's Future Land Use (FLU) Classification from Agriculture to Commercial; and
2. A Rezoning application requesting to change the site's Zoning from Agriculture (A) to Commercial Intensive (CI).

The site is located generally on the east side of CR 235A and south of NW 162nd Lane.

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposals and seek their comments.

Time: 6:00 pm on April 20, 2022
Location: CHI Office, 11801 Research Drive, Alachua, FL 32615
Contact: Craig Brashler, AICP
Phone Number: (352) 331-1976
Email: Lvs@CHI-inc.com

CHI
COMMUNITY HILL

21-0025.08: Tomoka Hills SsCPA & Rezoning

3

INTENT:

To designate appropriate FLU and Zoning for relocation of the Tower Hill Insurance headquarters.

OPPORTUNITIES:

- Expand City of Alachua's economic base;
- Increasing tax revenue in the City of Alachua;
- Promotes master planned, mixed-use development.



21-0025.08: Tomoka Hills SsCPA & Rezoning

4

REQUESTS:

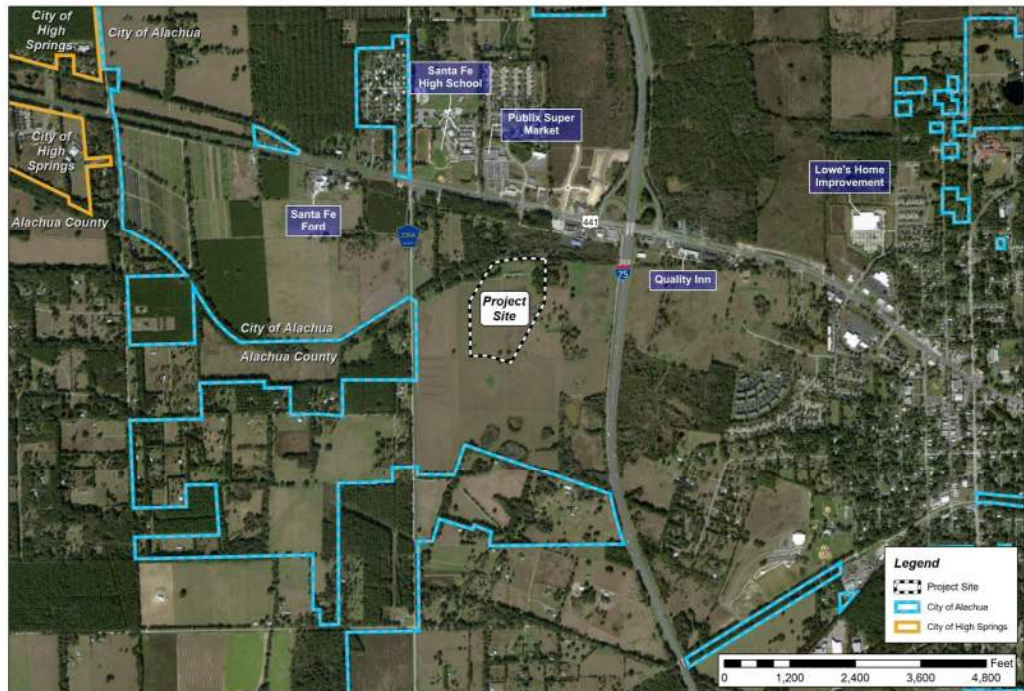
- SsCPA Application
 - FROM: Agriculture
 - TO: **Commercial**
- Rezoning Application
 - FROM: Agriculture (A)
 - TO: **Commercial Intensive (CI)**

21-0025.08: Tomoka Hills SsCPA & Rezoning



5

Context Map

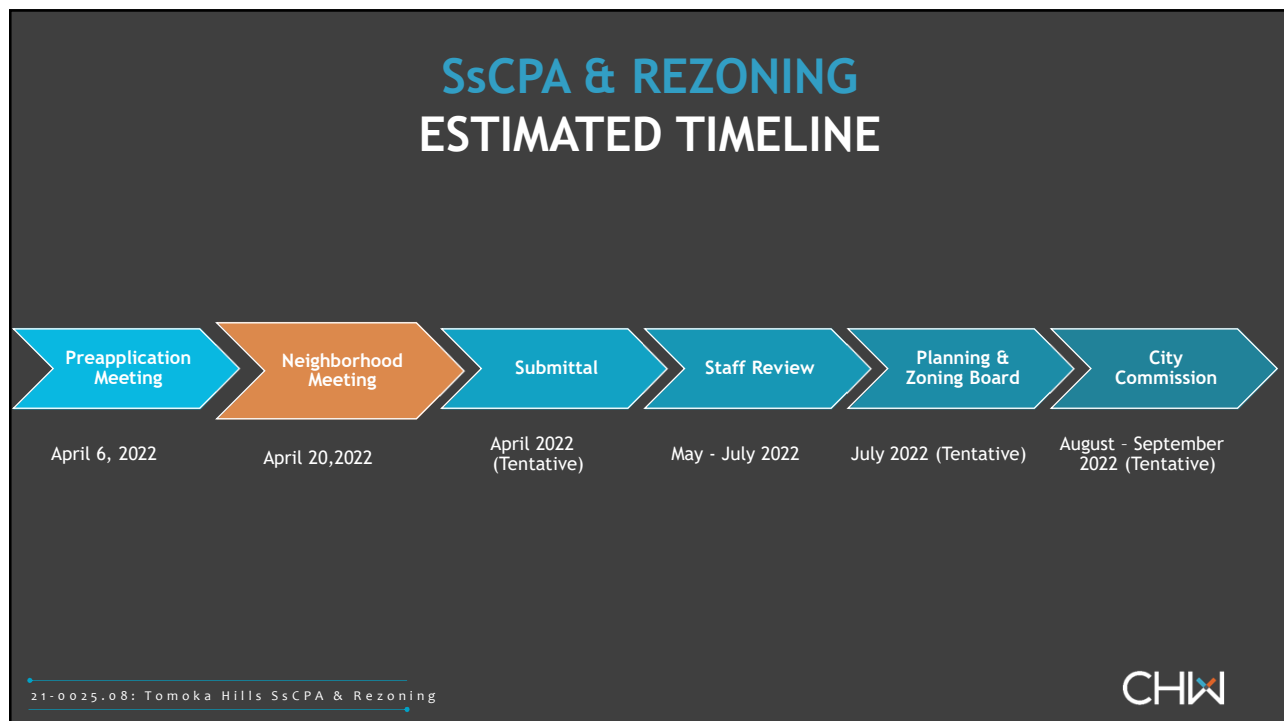


CHW

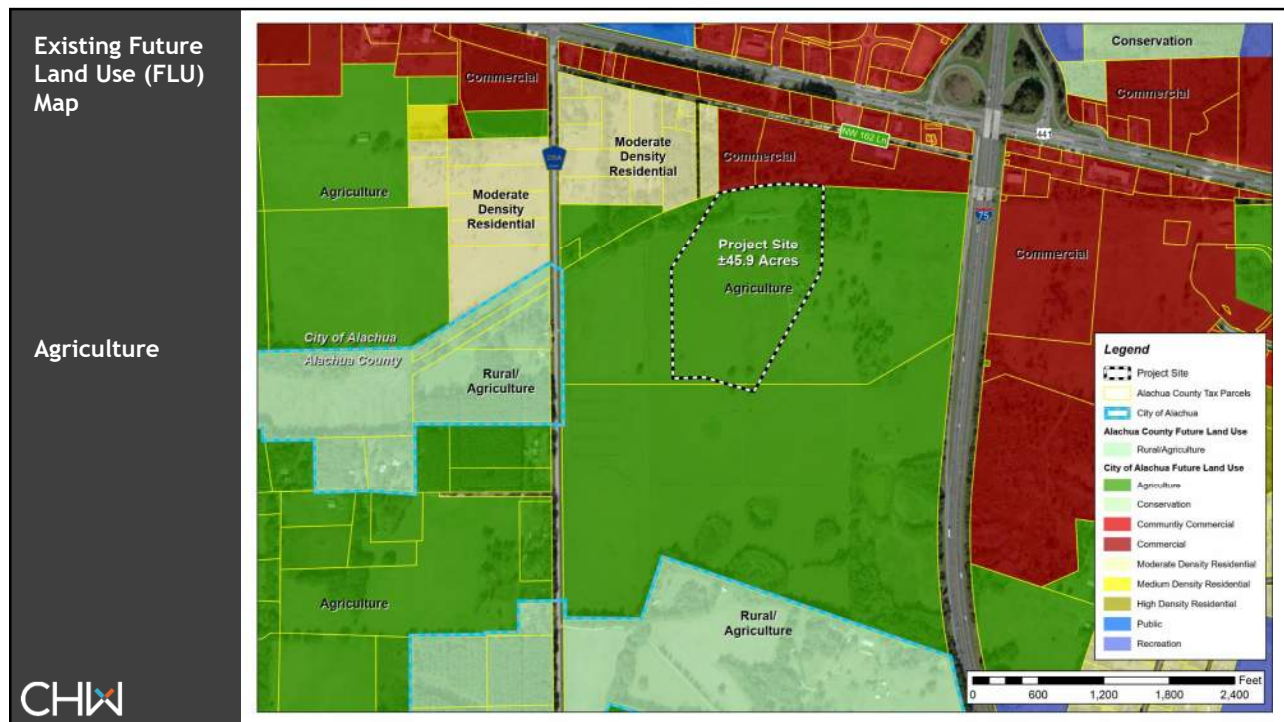
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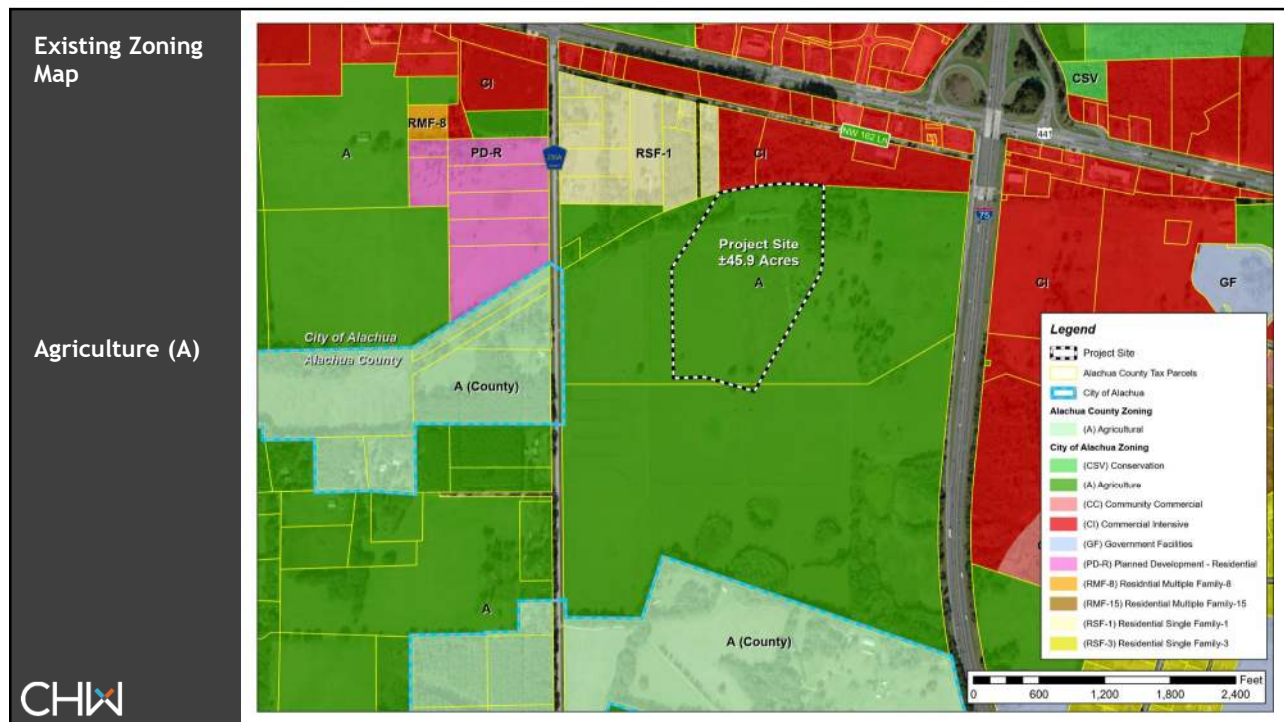
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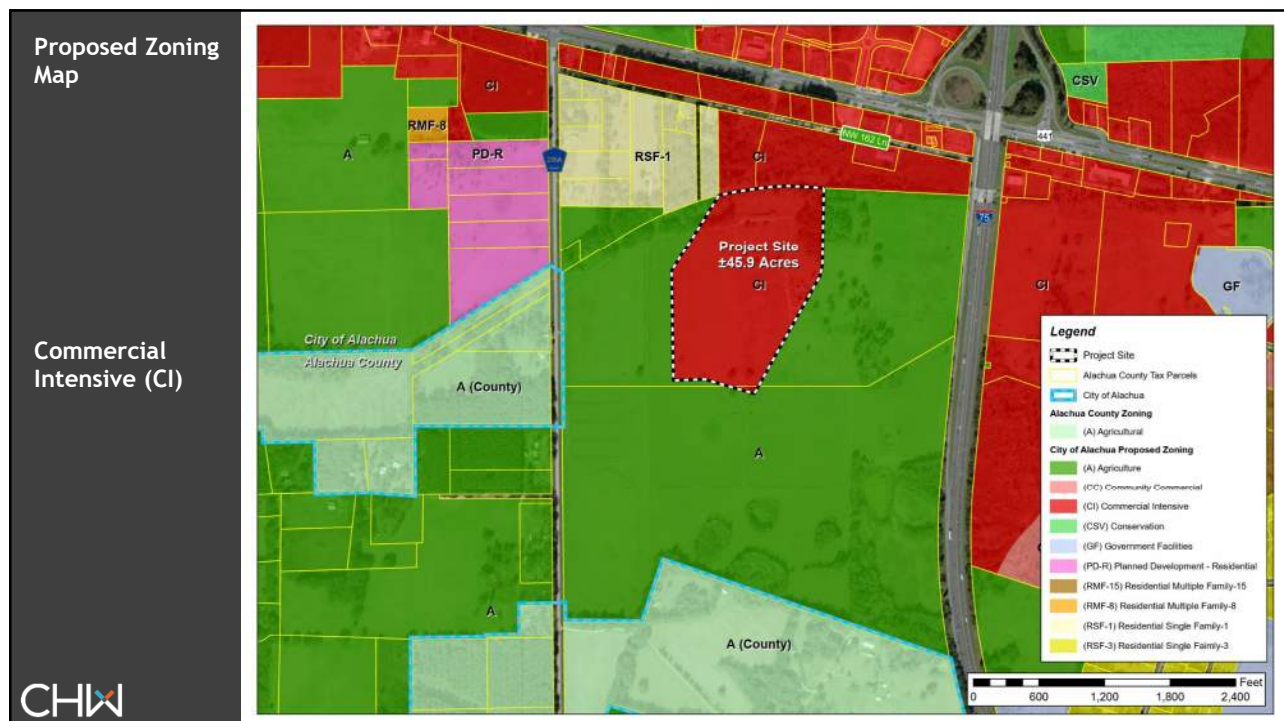
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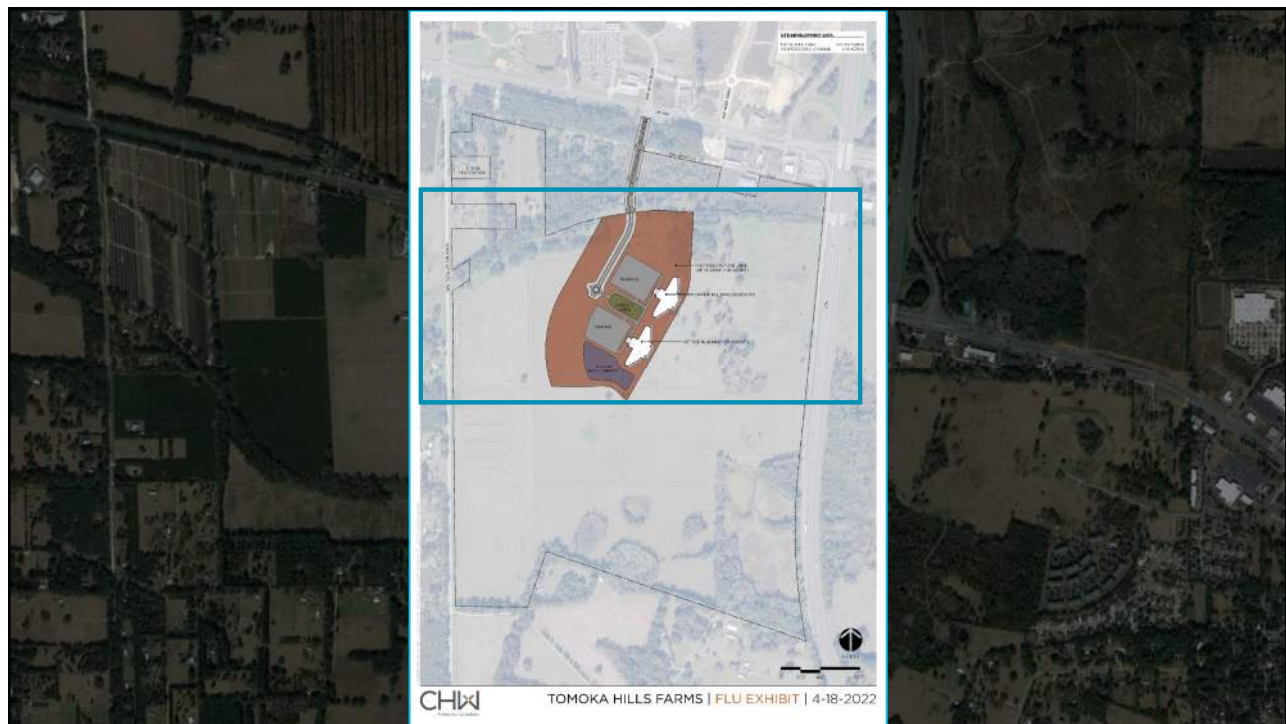
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11



12



13



14



Sign-in Sheet

SIGN-IN SHEET

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08



Event: Neighborhood Meeting
Date/Time: April 20, 2022 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Small-scale Comprehensive Plan Amendment & Rezoning Applications

	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1			
2			
3			
4			
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13			

Workshop Minutes

NEIGHBORHOOD MEETING MINUTES

Tomoka Hills Office Comp. Plan Amendment & Rezoning

21-0025.08



Event: Neighborhood Meeting
Date/Time: April 20, 2022 @ 6:00 PM
Place: CHW Office – 11801 Research Drive, Alachua, FL, 32615
Re: Small-scale Comprehensive Plan Amendment (SsCPA) and Rezoning Applications

CHW (Agent) Attendees: Craig Brashier; Braxton Linton; Seth Wood
Public Attendees: 0

CHW, on behalf of Tomoka Hills Farms, Inc., hosted the required Neighborhood Meeting and prepared a presentation to convey the following: the meeting's purpose; the applications' requests and intents; the opportunities presented by the applications; the general application review process and estimated project timeline; maps illustrating the site's regulatory and physical characteristics; and a conceptual layout. No members of the public attended the meeting. After a thirty minute grace period, **the meeting was adjourned at approximately 6:30 PM.**

Application Package
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1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
- 7. Justification Report**
8. Map Set



TOMOKA HILLS NONRESIDENTIAL

Rezoning-Justification Report

April 28, 2022 ~~RESUBMITTED June 8, 2022~~

RESUBMITTED June 22, 2022

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

Tomoka Hills Farms, Inc.

Prepared by:

CHW

PN# 21-0025.08

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1. EXECUTIVE SUMMARY

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Seth Wood, Project Planner, CHW
Date: April 28, 2022 RESUBMITTED June 8, 2022 RESUBMITTED June 22, 2022
Re: Tomoka Hills Nonresidential – Rezoning Application

<u>Jurisdiction:</u> City of Alachua	<u>Intent of Application:</u> To allow development of non-residential uses including new office buildings.
<u>Description of Location:</u> East of County Road 235A and just south of NW 162 nd Lane.	
<u>Parcel Numbers:</u> 03873-000-000 03873-001-000	<u>Acres:</u> ±45.3 acres (Source: CHW Legal Description)
<u>Existing Future Land Use (FLU) Classification:</u> <i>Agriculture</i> The Agriculture FLU category provides for land to maintain agriculture operations and preserve rural character.	<u>Proposed FLU Classification:</u> <i>Community Commercial</i> The Commercial land use category provides for neighborhood- and community-scale goods and services uses adjacent to neighborhood and residential areas.
<u>Existing Zoning District:</u> <i>A: Agriculture</i> The A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential development.	<u>Proposed Zoning District:</u> <i>CC: Community Commercial</i> The CC district is intended to provide lands for business uses that provide goods and services to residents of the entire community.
<u>Existing Max. Permitted Intensity:</u> ±45.3 acres * 0.2 dwelling units /acre = ±9 dwelling units	<u>Proposed Max. Permitted Intensity:</u> ±45.3 acres * 0.5 FAR = ±986,634 sq. ft.

2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the zoning districts on Alachua County tax parcels 03873-000-000 and 03873-001-000 (hereinafter “the property” or “the project site”) from Agricultural (A) to Community Commercial (CC). The subject parcel is located east of County Road (CR) 235A / NW 173rd Street and south of NW 162nd Lane. An aerial is provided as **Figure 1** that shows the site’s exact location and conditions.

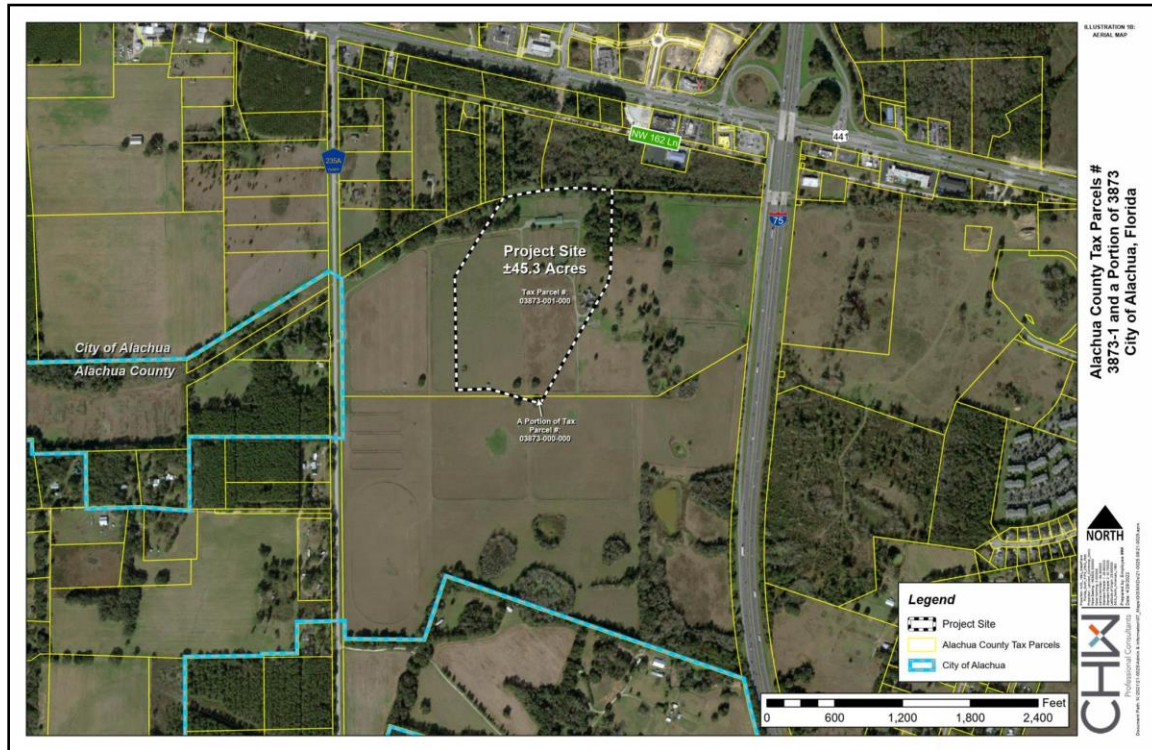


Figure 1: Aerial Map

This application is submitted concurrently with a Small-scale Comprehensive Plan Amendment (SsCPA) application, requesting to amend the City of Alachua Future Land Use (FLU) Map on the project site from Agriculture to Community Commercial. The driving intent of these requests is to allow for the development of two (2) new office buildings on the property. These office buildings will be used for the relocation of an existing company to the City.

Existing FLU and Zoning designations of adjacent parcels are identified in **Table 1** and illustrated in **Figures 2** and **4**. The proposed FLU classification is illustrated in **Figure 3**. The proposed Zoning District is illustrated in **Figure 5**.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	Commercial	Commercial Intensive (CI)
East	Agricultural	Agriculture (A)
South	Agricultural	Agriculture (A)
West	Agricultural	Agriculture (A)

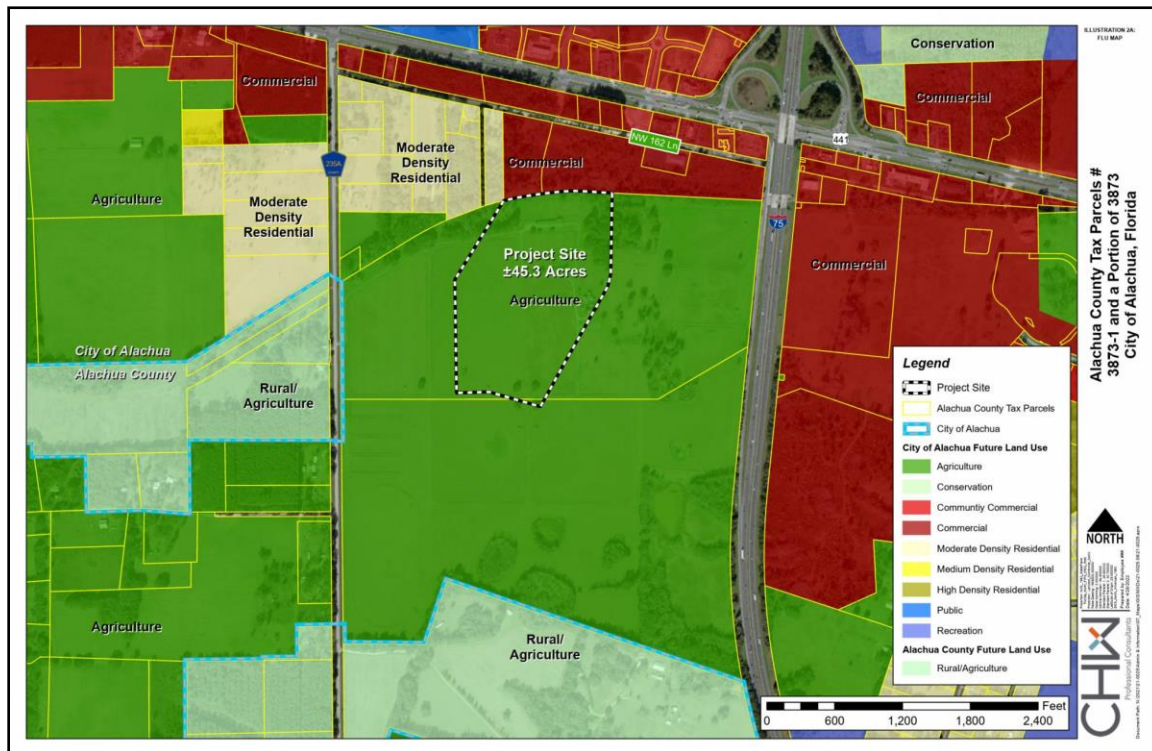


Figure 2: Existing Future Land Use Map

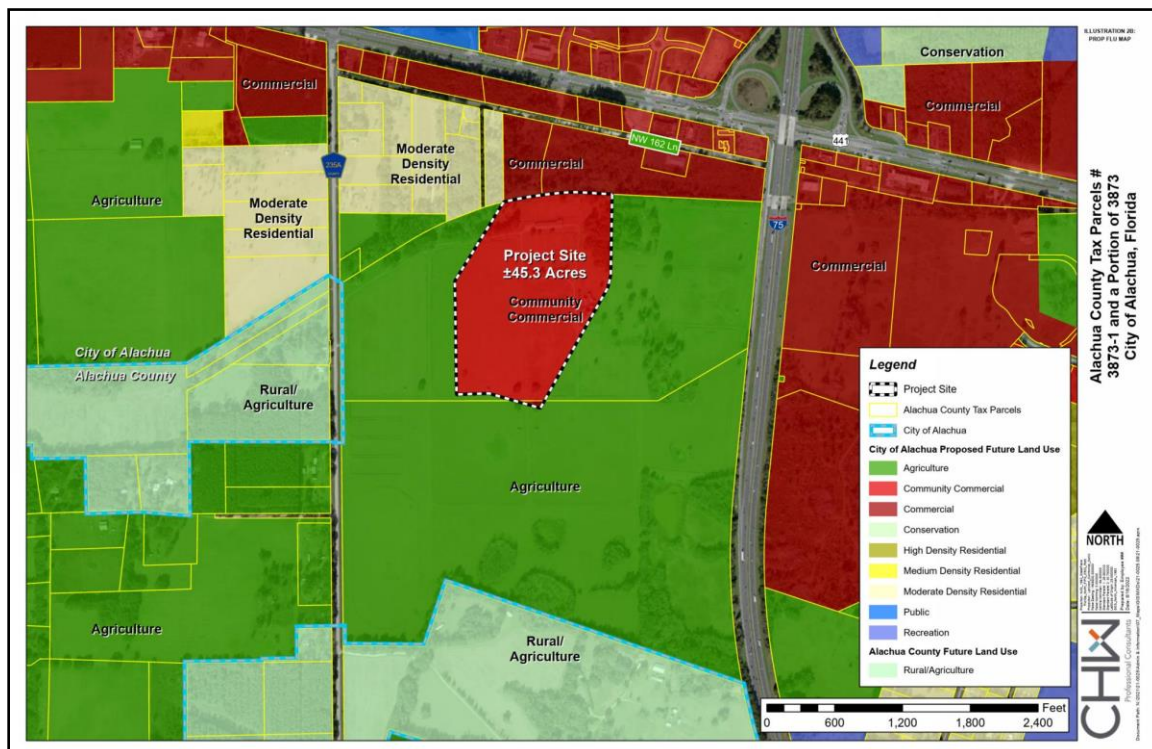


Figure 3: Proposed Future Land Use Map

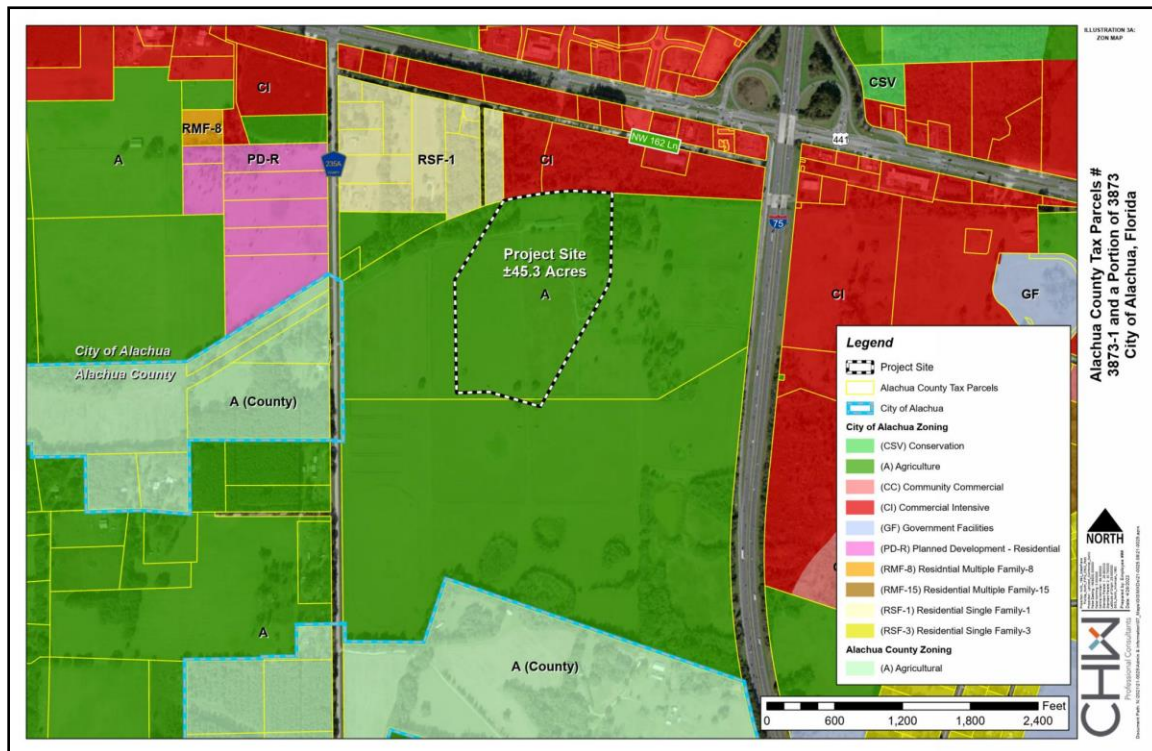


Figure 4: Existing Zoning Map

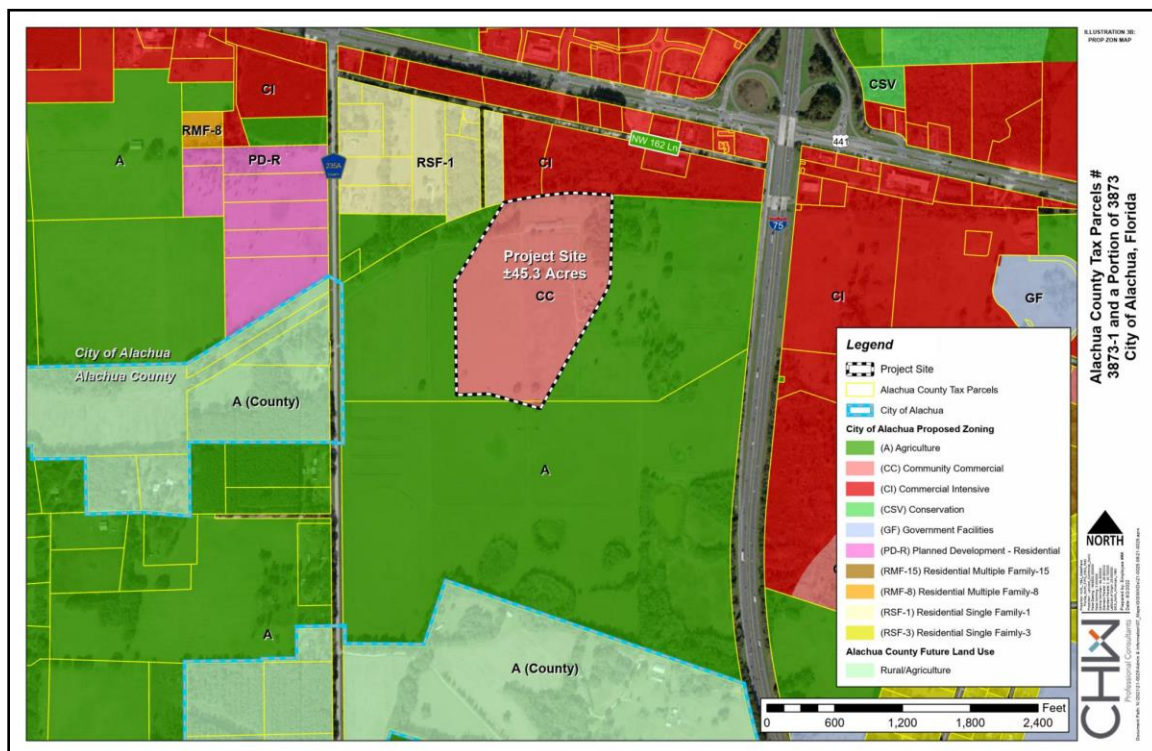


Figure 5: Proposed Zoning Map

3. CONCURRENCY ANALYSIS

This application requests to change the ±45.3-acre site's zoning district from Agriculture (A) to Community Commercial (CC). Approval of this application will change the site's theoretical maximum permitted intensity.

Existing and proposed maximum intensity for the project site, as well as a realistic expectation of intensity, are as follows:

Table 2. Existing and Proposed Maximum Density Comparison

Existing Maximum Permitted Intensity <i>Agriculture</i>	Proposed Maximum Permitted Intensity <i>Community Commercial</i>	Realistic Expectation of Intensity <i>Community Commercial</i>
±45.3 acres * 0.2 dwelling units/ acre = ±9 dwelling units	±45.3 acres * 0.5 FAR = ±986,634 sq. ft.	±45.3 acres * 0.15 FAR = ±295,990 sq. ft.
<i>Realistically, the development intent to follow this request is ±100,000 square feet of office space. This planned square footage is substantially lower than the sq. ft. possible in the maximum permitted intensity scenario.</i>		

Roadways / Transportation

Table 3a: Projected Maximum Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
Existing										
Single Family Detached	210	DU	9.000	110	8	2	6	10	6	4
Proposed										
General Office Building	710	KSF	591.980	5,451	773	680	93	727	124	603
High-Turnover Sit Down Restaurant	932	KSF	39.465	4,231	378	208	170	357	218	139
Shopping Center	820	KSF	355.189	15,138	343	213	130	1,406	675	731
Total				24,820	1,494	1,101	393	2,490	1,017	1,473
Net Change				24,710	1,486	1,099	387	2,480	1,011	1,469

Table 3b: Projected Realistic Trip Generation

Land Use	ITE LU Code	Variable Type	Variable Quantity	Daily	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
General Office Building	710	KSF	177.594	1,912	274	241	33	267	45	222
High-Turnover Sit Down Restaurant	932	KSF	11.840	1,269	378	208	170	357	218	139
Shopping Center	820	KSF	106.557	8,646	196	122	74	591	284	307
Total				11,827	848	571	277	1,215	547	668

Source: ITE Trip Generation Manual, 11th Edition

Conclusion: Approval of this application results in a potential for the number of trips generated by the proposed FLU classifications to be larger than the number of trips generated by the existing FLU classifications. Both Tables 3a and 3b consider a development scenario with 60% of the site devoted to office space; 36% of the site devoted to shopping center; and 4% of the site devoted to restaurant.

Per City of Alachua Land Development Regulations §2.4.14.(H)(2)(b), affected roadway segments for developments generating more than 1,000 external Average Daily Trips (ADT) are

Legend

CR 2054: From SR 235 to US 441	1-75: From NCL to US 441	US 441: from CR 235A to NW 188th Street
CR 2054: From SR 235 to WCL	1-75: From US 441 to SCL	US 441: from CR 25A East Intersection to SR 235
CR 235: from NW 143rd Place to SCL	SR 235: From NW 140th Street to ECL	US 441: from 1-75 to CR 235A
CR 235A: From US 441 to CR 235	SR 235: from NW 143rd Place to US 441	US 441: from MPO Boundary to CR 25A
CR 235A: From US 441 to NCL	SR 235: from NW SR 235 to NCL	US 441: from SR 235 to 1-75
CR 241: from CR 235 to SCL	SR 235: from US 441 to NW 140th Street	

City of Alachua

GoALDR §2.4.14(h)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.

(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and

(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Scale: 4,500 2,250 0 4,500 9,000 13,500 Feet

North Arrow

CH2M HILL

Professional Consultants

1000 N. W. 1st Street, Suite 100, Gainesville, FL 32601

Phone: 352.336.1000

Fax: 352.336.1001

www.ch2mhill.com

ILLUSTRATION: CONCURRENCE MAP

Roadway Segment Concurrence

CHW
Professional Consultants

Table 4a: Projected Maximum Impacts on Affected Roadway Segments

Traffic System Category	Segment 1		Segment 2		Segment 3		Segment 4	
	I-75		I-75		US 441		US 441	
	From North City Limit to US 441		From US 441 to the South City Limit		From MPO Boundary to CR 25A East Intersection		From CR 25A East Intersection to SR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume ¹	91,600	8,250	91,600	8,250	43,000	3,870	45,700	4,110
Existing Traffic ¹	38,841	4,078	65,627	6,891	23,536	2,118	20,435	1,941
Reserved Trips ¹	208	15	208	15	43	5	4,323	298
Available Capacity	52,551	4,157	25,765	1,344	19,421	1,747	20,942	1,871
Projected Trip Generation ²	6,205	623	6,205	623	2,482	249	3,723	374
Residual Capacity with Zoning Approval	46,346	3,535	19,560	722	16,939	1,498	17219	1,498

Traffic System Category	Segment 5		Segment 6		Segment 7		Segment 8	
	US 441		US 441		US 441		SR 235	
	From SR 235 to I-75		From I-75 to CR 235A		From CR 235A to NW 188th Street		From NW 143rd Place to US 441	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume ¹	39,000	3,510	39,000	3,510	43,000	3,870	14,400	1,290
Existing Traffic	24,204	2,299	30,111	2,681	22,250	2,114	10,180	967
Reserved Trips ¹	2,160	170	1,971	154	1,565	129	5	1
Available Capacity	12,636	1,041	6,962	495	19,185	1,627	4,215	322
Projected Trip Generation ²	6,205	623	24,820	2,490	2,482	249	2,482	249
Residual Capacity with Zoning Approval	6,431	419	(17,858)	(1,995)	16,703	1,378	1,733	73

Traffic System Category	Segment 9		Segment 13		Segment 14		Segment 16		Segment 17	
	SR 235		CR 241		CR 2054		CR 235A		CR 235A	
	From US 441 to NW 140th Street		From CR 235 to South City Limit		From SR 235 to West City Limit		From US 441 to North City Limit		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume ¹	1,440	1,290	20,880	1,881	15,120	1,359	15,120	1,359	15,120	1,359
Existing Traffic (2008) ¹	8,054	765	6,025	572	2,930	278	1,380	131	5,209	495
Reserved Trips ¹	90	10	765	43	53	-	816	85	287	31
Available Capacity	6,256	515	14,090	1,266	12,137	1,081	12,924	1,143	9,624	833
Projected Trip Generation ²	1,241	125	1,241	125	745	75	1,241	125	2,482	249
Residual Capacity with Zoning Approval	5,015	391	12,849	1,141	11,392	1,006	11,683	1,018	7,142	584

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Projected trip distribution percentages estimated as follows:

- Segment 1: 25%
- Segment 2: 25%
- Segment 3: 10%
- Segment 4: 15%
- Segment 5: 25%
- Segment 6: 100%
- Segment 7: 10%
- Segment 8: 10%
- Segment 9: 5%
- Segment 13: 5%
- Segment 14: 3%
- Segment 16: 5%
- Segment 17: 10%

Conclusion: When considering the impact of a maximum theoretical development scenario on affected roadway segments, all but one affected roadway segment—Segment 6—maintain residual capacity. The residual capacity of Segment 6 is shown to be deficient in Table 4a, indicating that, were the entire ±45.3-acre property to be developed at a 0.5 FAR, the number of trips generated would have the potential to exceed the residual capacity of the segment as listed in the March 2022 Development Monitoring Report. *In reality, such a development scenario is not likely, due to realistic constraints on development including setbacks, buffers, and natural features, and market forces such as demand and community character.* Furthermore, a full Traffic Impact Analysis (TIA) will be submitted at time of each site plan application for a phased development of the property, and appropriate improvements and mitigations will be identified based upon the actual impacts of any proposed development. Development of the property will occur in phases, ensuring that roadway capacity is considered throughout development programming.

Additionally, this analysis only considers one access point to the project site from US 441, as that is all that will be constructed to serve the initial phases of development. In reality, a secondary access point to CR 235A will also be constructed as future phases of the project site and surrounding properties continue to develop. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 4b: Projected Realistic Impacts on Affected Roadway Segments

Traffic System Category	Segment 5		Segment 6		Segment 8		Segment 9		Segment 17	
	US 441		US 441		SR 235		SR 235		CR 235A	
	From SR 235 to I-75		From I-75 to CR 235A		From NW 143rd Place to US 441		From US 441 to NW 140th Street		From US 441 to CR 235	
	AADT	PM	AADT	PM	AADT	PM	AADT	PM	AADT	PM
Maximum Service Volume ¹	39,000	3,510	39,000	3,510	14,400	1,290	14,400	1,290	15,120	1,359
Existing Traffic	24,204	2,299	30,111	2,681	10,180	967	8,054	765	5,209	495
Reserved Trips ¹	2,160	170	1,927	154	5	1	90	10	287	31
Available Capacity	12,636	1,041	6,962	495	4,215	322	6,256	515	9,624	833
Projected Trip Generation ²	2,957	304	11,827	1,215	1,183	122	591	61	1,183	122
Residual Capacity with Zoning Approval	9,679	737	(4,865)	(720)	3,032	201	5,665	454	8,441	712

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Projected trip distribution percentages estimated as follows:

- Segment 5: 25%
- Segment 6: 100%
- Segment 8: 10%
- Segment 9: 5%
- Segment 17: 25%

Conclusion: When considering the impact of a realistic development scenario on affected roadway segments, fewer roadway segments are impacted. Realistic development programming of the property will occur in phases. At each phase, traffic impacts will be taken into account. Permits cannot be obtained for development without a demonstration of adequate roadway capacity.

The first phase of site development, to include two (2) 50,000 sq. ft. office buildings, will occur concurrent with the extension of NW 167th Boulevard south, from its intersection with US 441, to the project site. As phased development of the property and its surroundings continues, a secondary access point to CR 235A will also be constructed. A secondary access point would reduce the impacts to Segment 6 as shown in this analysis.

Table 5a: Projected Theoretical Maximum Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,300,250
Reserved Capacity ¹	214,194
Residual Capacity ¹	785,556
Percentage of Permitted Design Capacity Utilized ¹	65.85%
Projected Potable Water Demand from Proposed Project ²	155,887.9
Residual Capacity after Proposed Project	629,668.1

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Source: Ch. 62-6.008, F.A.C.

a. Formulas used:

i. Office: 15 gallons per day / 100 sq. ft. of floor space

1. $(591,980 \text{ sq. ft.} * 15 \text{ gpd}) / 100 = \mathbf{88,797 \text{ gpd}}$

ii. Restaurant: $((\text{sq. ft. of floor space} * 60\%) / 15 \text{ sq. ft. per seat}) * 20 \text{ gallons per day}$

1. $((39,465 \text{ sq. ft.} * 60\%) / 15 \text{ sq. ft.}) * 20 \text{ gpd} = \mathbf{31,572 \text{ gpd}}$

iii. Shopping Center: 0.1 gallons per day / sq. ft. of floor space

1. $0.1 \text{ gpd} * 355,189 \text{ sq. ft.} = \mathbf{35,518.9 \text{ gpd}}$

Table 5b: Projected Realistic Potable Water Impacts

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,300,250
Reserved Capacity ¹	214,194
Residual Capacity ¹	785,556
Percentage of Permitted Design Capacity Utilized ¹	65.85%
Projected Potable Water Demand from Proposed Project ²	46,766.8
Residual Capacity after Proposed Project	738,789.2

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Source: Ch. 62-6.008, F.A.C.

a. Formulas used:

i. Office: 15 gallons per day / 100 sq. ft. of floor space

1. $(177,594 \text{ sq. ft.} * 15 \text{ gpd}) / 100 = \mathbf{26,639.1 \text{ gpd}}$

ii. Restaurant: $((\text{sq. ft. of floor space} * 60\%) / 15 \text{ sq. ft. per seat}) * 20 \text{ gallons per day}$

1. $((11,840 \text{ sq. ft.} * 60\%) / 15 \text{ sq. ft.}) * 20 \text{ gpd} = \mathbf{9,472 \text{ gpd}}$

iii. Shopping Center: 0.1 gallons per day / sq. ft. of floor space

1. $0.1 \text{ gpd} * 106,557 \text{ sq. ft.} = \mathbf{10,655.7 \text{ gpd}}$

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for potable water.

Table 6a: Projected Theoretical Maximum Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	677,000
Reserved Capacity ¹	193,280
Residual Capacity¹	629,720
Percentage of Permitted Design Capacity Utilized ¹	58.02%
Projected Sanitary Sewer Demand from Proposed Project ²	155,887.9
Residual Capacity after Proposed Project	473,832.1

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Source: Ch. 62-6.008, F.A.C.

a. Formulas used:

i. Office: 15 gallons per day / 100 sq. ft. of floor space

1. $(591,980 \text{ sq. ft.} * 15 \text{ gpd}) / 100 = \mathbf{88,797 \text{ gpd}}$

ii. Restaurant: $((\text{sq. ft. of floor space} * 60\%) / 15 \text{ sq. ft. per seat}) * 20 \text{ gallons per day}$

1. $((39,465 \text{ sq. ft.} * 60\%) / 15 \text{ sq. ft.}) * 20 \text{ gpd} = \mathbf{31,572 \text{ gpd}}$

iii. Shopping Center: 0.1 gallons per day / sq. ft. of floor space

1. $0.1 \text{ gpd} * 355,189 \text{ sq. ft.} = \mathbf{35,518.9 \text{ gpd}}$

Table 6b: Projected Realistic Sanitary Sewer Impacts

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	677,000
Reserved Capacity ¹	193,280
Residual Capacity¹	629,720
Percentage of Permitted Design Capacity Utilized ¹	58.02%
Projected Sanitary Sewer Demand from Proposed Project ²	46,766.8
Residual Capacity after Proposed Project	582,953.2

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Source: Ch. 62-6.008, F.A.C.

a. Formulas used:

i. Office: 15 gallons per day / 100 sq. ft. of floor space

1. $(177,594 \text{ sq. ft.} * 15 \text{ gpd}) / 100 = \mathbf{26,639.1 \text{ gpd}}$

ii. Restaurant: $((\text{sq. ft. of floor space} * 60\%) / 15 \text{ sq. ft. per seat}) * 20 \text{ gallons per day}$

1. $((11,840 \text{ sq. ft.} * 60\%) / 15 \text{ sq. ft.}) * 20 \text{ gpd} = \mathbf{9,472 \text{ gpd}}$

iii. Shopping Center: 0.1 gallons per day / sq. ft. of floor space

1. $0.1 \text{ gpd} * 106,557 \text{ sq. ft.} = \mathbf{10,655.7 \text{ gpd}}$

Conclusion: The project site will be served by existing City of Alachua sanitary sewer infrastructure. Neither the maximum possible allowable impacts nor the realistic projected impacts from approval of this application will exceed capacity of the City's adopted LOS for sanitary sewer.

Table 7a: Projected Theoretical Maximum Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	42,296	7,719.02
Reserved Capacity ¹	18,329.99	3,345.22
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ²		2,160.73

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

a. Formula used: Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} * [986,634]) * 365) / 2,000$

Table 7b: Projected Realistic Solid Waste Impacts

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	42,296	7,719.02
Reserved Capacity ¹	18,329.99	3,345.22
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ²		648.22

1. Source: City of Alachua March 2022 Development Monitoring Report

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

a. Formula used: Formula used: $((12 \text{ lbs.} / 1,000 \text{ ft}^2/\text{day} * [295,990]) * 365) / 2,000$

Conclusion: Solid waste facility capacity exists to adequately serve development of the subject property. Thus, potential impacts from approval of this application will not negatively impact the City's adopted LOS for this system.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This rezoning application is submitted concurrently with a SsCPA application, requesting to amend the Future Land Use classification of the property from Agricultural to Commercial. This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how these applications are consistent with each. Text from the City of Alachua Comprehensive Plan is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

Objective 1.3: Commercial

The City shall establish three commercial land use categories: Community Commercial, Commercial, and Central Business District. These land use categories shall provide a broad range of commercial uses, including retail sales and services, personal services, offices, and tourist-oriented uses, in order to provide for the availability of goods and services, both to the citizens and visitors of Alachua and to the citizens of the North Central Florida region.

Policy 1.3.a: Community Commercial: The Community Commercial land use category is established to provide neighborhood and community scale goods and services to adjacent neighborhood and residential areas. The following uses are allowed within the Community Commercial land use category:

1. Neighborhood commercial establishments;
 2. Residential/offices and live-work units;
 3. Business and professional offices;
 4. Personal services;
 5. Financial institutions;
 6. Retail sales and services that serve the community;
 7. Eating establishments;
 8. Indoor recreation/entertainment;
 9. Single-family and multi-family residential above first floor commercial uses;
 10. Bed and breakfasts;
 11. Supporting community services such as schools, houses of worship, parks, and community centers; and,
 12. Traditional Neighborhood Planned Developments
- 1.

The intended use of the subject property following the requested FLU classification change is two office buildings. Office is an allowed use in the Community Commercial land use category. These office buildings represent the beginning of a larger development program for the property, which will be used for the creation of a well-considered, master-planned area. Subsequent uses, such as supporting retail and restaurant, will also be consistent with those allowed by the Community Commercial FLU classification.

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;
2. Buffering from adjacent existing/potential uses;
3. Open space provisions and balance of proportion between gross floor area and site size;

4. Adequacy of pervious surface area in terms of drainage requirements;
5. Placement of signage;
6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts to preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at appropriate intensities, directions and times to ensure light is not overused or impacting areas where it is not intended;
7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout, drive aisles, and points of conflict;
8. Landscaping, as it relates to the requirements and goals of the Comprehensive Plan and Land Development Regulations;
9. Unique features and resources which may constrain site development such as soils, existing vegetation and historic significance;
10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design; and,
11. Commercial uses shall be limited to an intensity of less than or equal to 0.50 floor area ratio for parcels 5 acres or greater, 0.75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

Any future development of the property following the requested amendments to the Future Land Use map and Official Zoning Atlas will adhere to all required design and performance standards. Per this policy, a 0.5 FAR was utilized to calculate theoretical maximum Level of Service impacts of this request. Those calculations can be found in Section 3 of this report. As demonstrated in Section 3, this request is not anticipated to result in any degradation of established Level of Service standards.

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the extension is compatible with the existing land uses surrounding the land or the land use categories of surrounding lands. Extensions of a commercial land use category shall not encroach into a residential area. The following criteria shall be applied to limit the impacts of commercial development upon surrounding areas:

No strip pattern commercial development is proposed for creation or promotion by this rezoning application or the concurrently submitted SsCPA application.

The subject property is immediately adjacent to land within the Commercial FLU classification. The Community Commercial FLU classification is complementary to the Commercial FLU classification, as both are established as commercial land use categories by Comprehensive Plan Future Land Use Element Objective 1.3. In the surrounding area of the project site, uses include a major highway interchange; Santa Fe High School; a shopping plaza, inclusive of a Publix supermarket; a new hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning underway on CR 235A for Santa Fe Crossings, a future mixed-use development.

The subject property also abuts land with Agricultural land use to its east, west, and south. This land is currently undeveloped and not actively used for agriculture. The Agricultural and Community Commercial land use categories can be compatible with one another, as the Agricultural FLU allows for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the

neighborhood- and community-scale goods and service uses allowed by the Community Commercial FLU. These uses are implemented via the Community Commercial (CC) zoning district, which the Community Commercial FLU supports and which is requested for the property in this application. The CC zoning district, compared to the Commercial, Intensive (CI) zoning district, limits the more intense commercial uses, such as car sales and restaurants with drive-through.

Furthermore, this land is under common ownership with the subject property. It is the intent of the property owner to create a cohesive, master planned development on this land. This comprehensively planned area can stand in contrast to a piecemeal, strip pattern of development by being much more pedestrian- and multi-modal oriented in design.

Thus, this application is requesting an extension of the existing commercial area, allowing for cohesive urban form that is not strip development. This extension is compatible with the planned land uses of the surrounding area, much of which is under common ownership by the applicant. This extension does not encroach into a residential area, as all abutting surrounding land is currently undeveloped.

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets when appropriate.
2. Access points for commercial development shall minimize points of conflict by utilizing frontage roads, providing cross access between parcels, or installing shared use ingress and egress access driveways connections to roadways.
3. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development upon surrounding land uses.
4. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to the development from surrounding areas and to reduce traffic volumes on the roadways.

The listed criteria will be considered and adhered to in any development of the property to follow the requested land use amendment.

Policy 2.7.a.: The City shall discourage the proliferation of urban sprawl. Applications for an amendment to the land use category of a property shall include an analysis of the application's discouragement of the proliferation of urban sprawl. Such analysis shall consider the primary indicators or the urban form criteria as set forth in Chapter 163.317(6)(a)9.a. and b., Florida Statutes, respectively.

An application for amendment to the site's land use category was submitted concurrently with this rezoning application. In Section 5 of this justification report, chapter 163.317(6)(a)9.a. and b., Florida Statutes, are addressed in greater detail.

This application does not constitute urban sprawl. The requested change will not result in "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (163.3164(51), FS).

Rather, the requested changes to Community Commercial FLU and Community Commercial (CC) zoning will allow for a range and mixture of nonresidential uses and opportunities. The size of the property allows adequate space for such a development

pattern. While the creation of two (2) office buildings is the driving factor in these requests, the office buildings will not utilize the entirety of the property. The offices represent the beginning of a larger development program that will also likely include supporting retail and restaurant uses. The remainder of the area will be used for the creation of a well-considered, master-planned area. This is possible with the Community Commercial FLU and CC zoning because of the range and mixture of nonresidential uses and opportunities they allow.

Public facilities and services are immediately nearby, precluding the costly extension of infrastructure. Given the site's proximity to both US 441 and I-75, as well as the high-intensity zoning to its north, a clear separation of urban and rural uses is established.

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations 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.

A preliminary, desktop analysis of the subject property indicates that there are no wetlands within the project area boundary and no portions of the project area are within a documented FEMA floodplain. The topography and soils onsite are suitable to development. Prior to any development occurring, an environmental assessment will be conducted to gain greater detail on these matters.

Policy 5.1.a: Topography: 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.

Development that occurs onsite will include techniques to minimize negative impacts on the natural terrain. The project site generally slopes north/northeast. This natural function will be retained to the maximum extent practicable.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently six (6) types of soils located onsite:

- Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)
- Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)
- Pits and Dumps (Hydro. Group N/A)

Appropriate development techniques and design considerations will be applied to the various soil types on this site when development occurs.

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with

flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

The project site is not within any documented FEMA Flood Zone areas.

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

There are no documented wetlands on the project site. Should any be discovered, they will be avoided to the maximum extent practicable or buffered and mitigated consistent with City and County requirements in subsequent development.

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

There are no documented listed wildlife or plant species onsite. When development plans are submitted for the project site, an inventory of listed species will be included per this policy requirement.

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.

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

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

Section 3 of this report demonstrates the impacts that both a maximum development scenario and a realistic development scenario would have on available facilities and services. As demonstrated in this section, there is adequate capacity in potable water, sanitary sewer, and solid waste utility facilities to ensure the adopted level of service standards would be maintained in both a maximum potential and a realistic development

scenario of the property.

Calculations do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be obtained during development plan review, following the approval of this application.

CONSERVATION AND OPEN SPACE ELEMENT

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

There are currently six (6) types of soils located onsite:

- Arredondo Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Gainesville Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Millhopper Sand, 5 to 8 Percent Slopes (Hydro. Group: A)
- Fort Meade Fine Sand, 0 to 5 Percent Slopes (Hydro. Group A)
- Kendrick Sand, 5 to 8 Percent Slopes (Hydro. Group B)
- Pits and Dumps (Hydro. Group N/A)

Appropriate development techniques and design considerations will be applied to the various soil types on this site.

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

Policy 1.7.a: The City shall work with the Florida Geological Survey (FGS), Florida Department of Environmental Protection (FDEP), Suwannee River Water Management District, and the Alachua County Environmental Protection Department, to identify and map significant geological resources, including karst features such as sinkholes, caves, and entire stream to sink basins. Significance of a feature should reflect its potential contribution to the area's network of natural resources.

A desktop analysis of available data indicates that the subject property lies within the Alachua County Sensitive Karst Area. Prior to any development of the subject property, an Environmental Resource Assessment will be conducted to identify what, if any, significant geologic resources may be onsite. In development planning and the calculation of stormwater management needs, the findings of this assessment will be taken into account. Subsequent development will comply with LDR §6.9.3(3) and all applicable Suwannee River Water Management District criteria.

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

The National Wetlands Inventory database does not indicate any wetlands onsite. If any wetlands are found onsite, they will be adequately protected in development of the project site.

TRANSPORTATION ELEMENT

Policy 1.1a: The City shall establish and maintain the Level of Service Standards, as noted below, at the PM peak hour for the following roadway segments within the City.

Segment Number	Segment Description	Lanes	Functional Classification	Area Type	Adopted LOS Standard
5	US 441 (From SR 235 to I-75)	4/D	Principle Arterial	Comm	D
6	US 441 (From I-75 to CR 235A)	4/D	Principle Arterial	Urban Trans	D
7	US 441 (From CR 235A to NW 188 th St)	4/D	Principle Arterial	Urban Trans	D
8	SR 235 (From NW 143 rd Place to US 441)	2/U Bays	Major Collector	Comm	D
9	SR 235 (From US 441 to NW 140 th Street)	2/U Bays	Major Collector	Comm	D
11	CR 235 (From NW 143 rd Place to South City Limits)	2/U	Major Collector	Comm	D
13	CR 241 (From CR 235 to South City Limits)	2/U	Major Collector	Comm	D
14	CR 2054 (From SR 235 to West City Limit)	2/U	Major Collector	Comm	D
16	CR 235A (From US 441 to North City Limit)	2/U	Major Collector	Comm	D
17	CR 235A (From US 441 to CR 235)	2/U	Major Collector	Comm	D

Section 3 discusses in detail the potential impacts to roadway Level of Service Standards from development of the subject property with the proposed FLU classification and zoning district. Both a maximum potential development scenario and a realistic development scenario are considered.

Calculations in this section do indicate that development of the property has the potential to cause Roadway Segment 6 to operate below its adopted Level of Service standard of D. While this scenario is theoretically possible, in reality, it is highly unlikely. Development of the property will be phased, and detailed traffic impact analyses will be conducted at each phase. Operational improvements will be investigated and implemented as possible during development programming. As development occurs, a secondary access point is likely to be constructed, reducing the impacts of development of the property on Segment 6.

5. CONSISTENCY WITH CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's Land Development Regulations (LDR). Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

Sec. 2.4.2. Site specific amendments to Official Zoning Atlas

- (E) *Standards for site-specific amendments to the Official Zoning Atlas.* The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:
- (1) Competent substantial evidence provided. The applicant has provided competent substantial evidence that is made part of the record of the hearing that:
 - (a) *Consistent with Comprehensive Plan.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all applicable goals, objectives, and policies found within the City of Alachua Comprehensive Plan.

In addition, this application is submitted concurrently with a SsCPA application, requesting to change the project site's FLU to Community Commercial. The contents of that application further demonstrate consistency with the City's Comprehensive Plan. The proposed zoning districts are compatible with the proposed Future Land Use map designations.

- (b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report demonstrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Specifically, code language regarding site-specific amendments to the City's Official Zoning Atlas and regarding the requested zoning district, CC, are addressed in detail.

- (c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed amendment would result in a logical and orderly development pattern on the project site in two primary ways.

First, the project site immediately abuts land in the CI district to the north. The proposed amendment will complement this existing, abutting business zoning district, while being compatible with the surrounding Agricultural zoning district, as fewer uses are allowed in CC compared to CI. This creates a commercial gradient, with gradually lowering intensity of uses as one moves further from the major arterial US 441.

Second, rezoning the ±45-acre area to CC will allow for a holistic and cohesive master plan for the property. A master plan for the ±45.3 acres, as opposed to piecemeal, acre-by-acre development, will allow for a logical, orderly mix of nonresidential uses, all of which allowed and made possible with the CC zoning district.

Furthermore, in recent years the area surrounding the project site has seen increased commercial development activity, including the recently-constructed hotel next to Interstate 75; plans for new quick service restaurants on US 441; and planning occurring on CR 235A for Santa Fe Crossings, a mixed-use development.

- (d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

The proposed amendment will not create premature development in undeveloped or rural areas. Rather, the proposed amendment will spur development of land in a developing area of the City. The specific development planned to follow this rezoning request will be for the construction of two (2) office buildings, to be occupied by an existing company.

The project site is in a developed portion of the city that is undergoing further development. The site is just south of US 441, a major transportation corridor, and just west of Interstate 75, another major transportation corridor.

Much of the nearby segment of US 441 is developed with commercial uses and has seen new development in recent years. A new hotel was recently constructed next to Interstate 75, and new quick service restaurants have opened in the past couple of years.

In sum, rather than creating premature development in undeveloped or rural areas, the proposed amendment follows the development trend of the surrounding context area and will spur further development.

- (e) *Incompatible with adjacent lands.* The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

The proposed CC zoning district is compatible with the adjacent land in both the CI and the A zoning districts. CC is compatible with CI by virtue of the fact that both are businesses zoning districts, with similar dimensional standards (as detailed in LDR Table 5.103) and allowed uses (as detailed in LDR Table 4.1-1). CC would complement the CI district, with its broader range of permitted uses, while more narrowly focusing uses on those that are compatible with the potential use of the surrounding A zoning district.

Furthermore, all agriculturally-zoned land that abuts the subject property is under common ownership by the applicant. The landowner intends to ultimately master-plan their property with a mixture of residential and nonresidential uses that will be entirely compatible with the CC zoning district. When considering the fact that all Agriculturally-zone land that is adjacent to and surrounds the project site is owned by the applicant, the issue of compatibility becomes something of a moot point.

Finally, in addition to agricultural uses, the Agricultural FLU classification and zoning district allow for a number of residential, educational, institutional, and recreational uses that are compatible and complementary with the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

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

The proposed amendment will not adversely affect the character of the general area by creating excessive traffic, intensities of use, building height and bulk, noise, lights or other physical effects, or nuisances.

The general area can be characterized as developed and developing, with a range of nonresidential uses. The area immediately north of the project site is within the requested zoning district, CI. The proposed amendment will extend the existing character of the area and complement it, rather than have any adverse effect. Development to follow this amendment will adhere to all pertinent regulations surrounding height, bulk, noise, and lights.

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

The uses permitted by the proposed amendment do not deviate from the existing and proposed development pattern of the surrounding area, but rather, expand on it. The zoning district requested complements that of the CI-zoned land that abuts the property immediately to its north as well as the context area surrounding the project site. This context area is urbanized in nature. The site is proximate to two major roadways; a major highway interchange; multiple commercial offerings, such as Publix Supermarket and Santa Fe Ford; and an institutional use with Santa Fe High School. Furthermore, there are multiple new developments on the horizon for the area, including quick service restaurants, new mixed use development, and new subdivisions.

In addition, this proposed amendment will not inherently deviate from the potential development pattern of property to the site's east, west, and south, with Agricultural FLU and zoning. This land has no established development pattern. However, in addition to agricultural uses, the Agricultural FLU and Zoning allow for a number of residential, educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by Community Commercial FLU and CC Zoning.

Finally, the fact that the surrounding ±260 acres of agriculturally-zoned land is owned by the applicant renders potential issues from potential conflict minimal.

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

The proposed amendment will not encourage urban sprawl. Rather than resulting in low-density, single-dimensional development, the proposed amendment will greatly expand what is possible on the property. Development to follow this proposed amendment will not leap-frog over vacant land, but instead, extend developed land.

The project site is of sufficient size to accommodate a range of nonresidential uses permitted within CC. The list of nonresidential uses possible in CC is expansive, as demonstrated in LDR Table 4.1-1.

This report repeatedly alludes to the planned development of two (2) office buildings on the subject property. These buildings are the driving factor behind this request, but the buildings and their associated infrastructure will not occupy all ±45.3 acres of the property. The intent for the remainder of the land area is a master-planned development with a mixture of nonresidential uses, all made possible with CC zoning.

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

The proposed amendment will not result in the creation of an isolated zoning district unrelated to adjacent and surrounding zoning districts. Property immediately abutting the subject property to its north is another business zoning district, CI, with similar dimensional standards and allowed uses.

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

The proposed amendment is in a location where there are existing public facilities able to serve development.

Current public facilities in the area include:

- **Potable water:** an 8" water main along CR 235A in front of the project site and a 12" water main on NW 162nd Lane east of the project site
- **Wastewater:** a 16" force main along CR 235A and a gravity manhole on NW 162nd Lane east of the project site
- **Electric:** The project site is in the service area of Duke Energy.

Section 3 of this report illustrates the potential impacts of the proposed amendment to utility infrastructure both under a maximum development scenario and a realistic development scenario. As this section demonstrates, there is adequate capacity for both maximum and realistic development scenarios in potable water, sanitary sewer, and solid waste infrastructure.

Section 3 also demonstrates a reduced impact on surrounding roadway segments in a realistic development scenario compared to a maximum development scenario.

- (k) *No adverse effect on the environment.* The proposed amendment would not result in significantly adverse impacts on the natural environment, including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

The proposed amendment will not result in significant adverse impacts on the natural environment. A preliminary desktop analysis indicates that there are no FEMA flood zones or National Wetlands Inventory (NWI)-designated wetlands on the property. Should any be discovered in development programming of the site following development, minimization of adverse impact on the environment will be done to the extent practicable. An environmental resource assessment will be conducted during development programming.

Sec. 3.5. – Business Districts.

3.5.1 *General purposes.* The business zone districts are established for the general purpose of ensuring there are lands in the City that provide a wide range of office, retail, service, light industrial and related uses to meet household and business needs, and more specifically:

- (A) *Provide appropriately located lands for business uses consistent with Comprehensive Plan.* Provide appropriately located lands in areas served by water and sewer for the full range of business uses needed by Alachua's residents, businesses, and workers, consistent with the goals, objectives, and policies of the Comprehensive Plan;

Section 4 of this report demonstrates that this request, as well as the concurrently submitted SsCPA application requesting Community Commercial FLU for the property, is consistent with pertinent goals, objectives, and policies of the Comprehensive Plan. The project site is in an area served by water and sewer.

The project site is an appropriate area for the CC zoning district. The property is within an urbanized context area, with much of the land to the property's north being zoned CI, another business zoning district. This indicates an intention for the area, proximate to US 441 and I-75, to be developed in a commercial fashion.

Though the subject site is not immediately abutting US 441, it is nearby, and the requested zoning district would continue this commercial trend. Furthermore, the planned extension of a new roadway to the south from the traffic light at NW 167th Boulevard and US 441, as delineated in the "Proposed Project List" of the City of Alachua 2036 Long Range Transportation Plan, demonstrates that this is a logical extension of the current development pattern.

- (B) *Strengthen economic base.* Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities;

The proposed amendment greatly increases the nonresidential possibilities on the project site. By allowing commercial development on more land, the City's economic base will be strengthened, as more businesses can be created, started, and placed, and thus employment opportunities can be brought. Furthermore, the development intended to follow this proposed amendment is the creation of two (2) office buildings for the relocation of an existing company to the City of Alachua. This will strengthen the City's economic base through temporary construction jobs as well as permanent employment opportunities in the City, proximate to residential areas.

- (C) *Provide suitable environment for business uses.* Create suitable environments for various types of business uses, and protect them from the adverse effects of incompatible uses; and

The proposed amendment will create a suitable environment for nonresidential uses including office. The area is suitable due to its proximity to various other nonresidential offerings; its proximity to various housing opportunities for employees; and the major transportation corridors US 441 and Interstate-75. This compatible environment mitigates any adverse effects from incompatible uses.

- (D) *Minimize impact of business development on residential districts and uses.* Minimize the impact of business development on residential districts and uses.

The land to the project site's west, south, and east is within the A zoning district. This land is currently undeveloped, but does allow for residential development, as well as a number of educational, institutional, and recreational uses that are compatible with and complementary to the nonresidential uses allowed by the CC zoning district. As the intention of the CC zoning district is to provide land for business uses that serve residents of the entire community, placing the CC zoning district proximate to the A zoning district yields a potential for future residents to live close to businesses that provide needed goods and services.

Additionally, this surrounding Agriculturally-zoned land is under common ownership with the project site and is not currently being used for residential use. This common ownership precludes any adverse impacts, as the property owner will be aware of any upcoming development.

Land to the north of the project site is within the CI zoning district, a nonresidential district.

3.5.2 Business district specific purposes.

- (C) *CC, Community Commercial District.* The CC district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

The project site is just off of US 441 and is under a mile from the US 441/Interstate-75 interchange. While the subject property does not currently have direct access to US 441, a fourth leg of the intersection of US 441 and NW 167th Boulevard is planned, as detailed in the City's 2036 Long Range Transportation Plan. This new leg will extend directly to and through the subject property, making it readily accessible by the major arterial.

The development intended to most immediately follow the proposed amendment is office space, which benefits from being in an accessible location. The larger plan for the ±45.3-acre property is a mixed use master plan, which will incorporate the extension of NW 167th Boulevard and benefit from being readily accessible by the major arterial.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Meeting Materials
7. Justification Report
8. **Map Set**

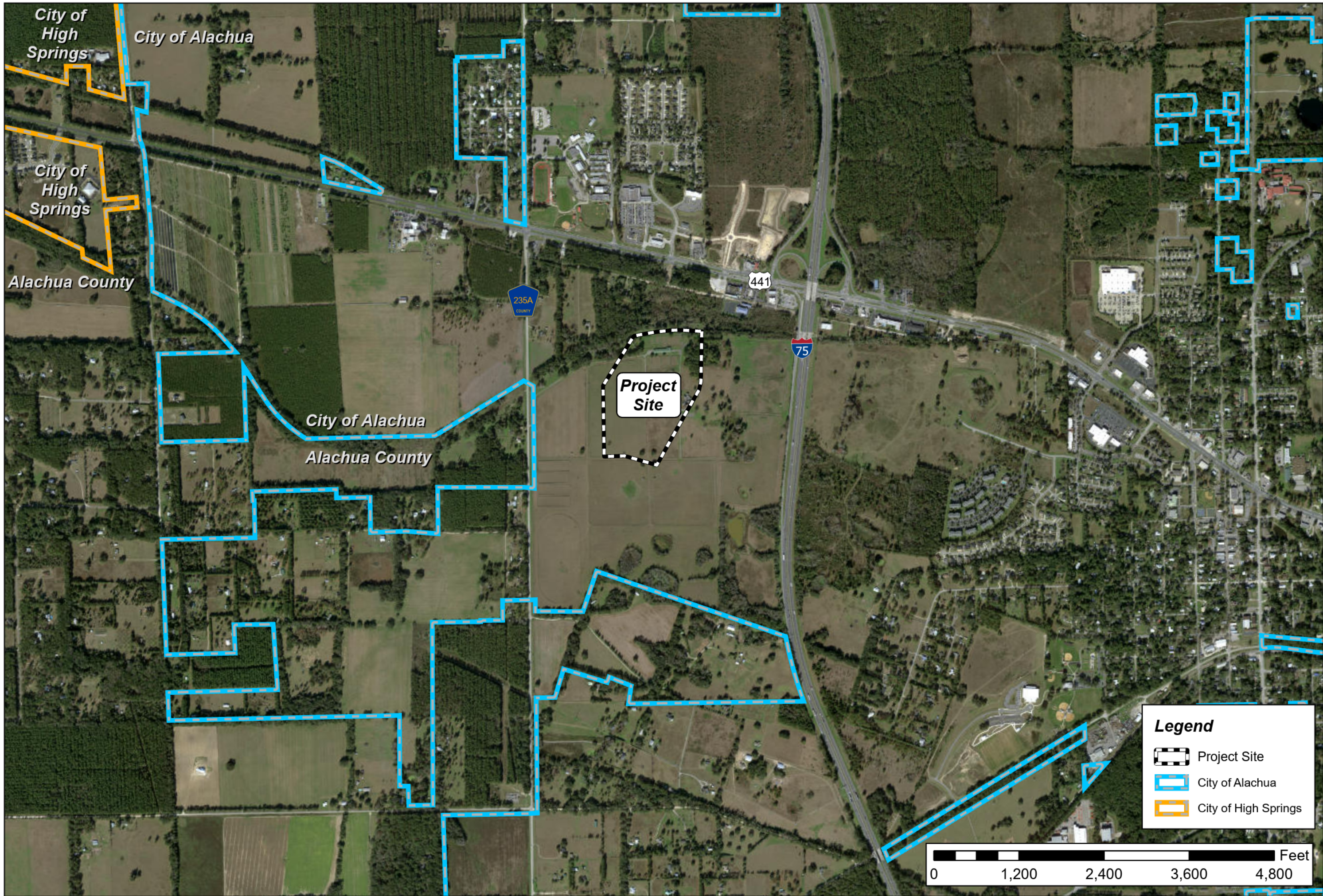


ILLUSTRATION 1A:
CONTEXT MAP

**Alachua County Tax Parcels #
3873-1 and a Portion of 3873
City of Alachua, Florida**



Projection: NAD_1983_StatePlane
Florida North Zone
Datum: North American 1983
Spheroid: GRS80
Datum Shift: 1145000, 1660000
False Easting: 1145000.000000
False Northing: 1660000.000000
Central Meridian: -84.500000
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Prepared by: Employee ###
Date: 4/18/2022

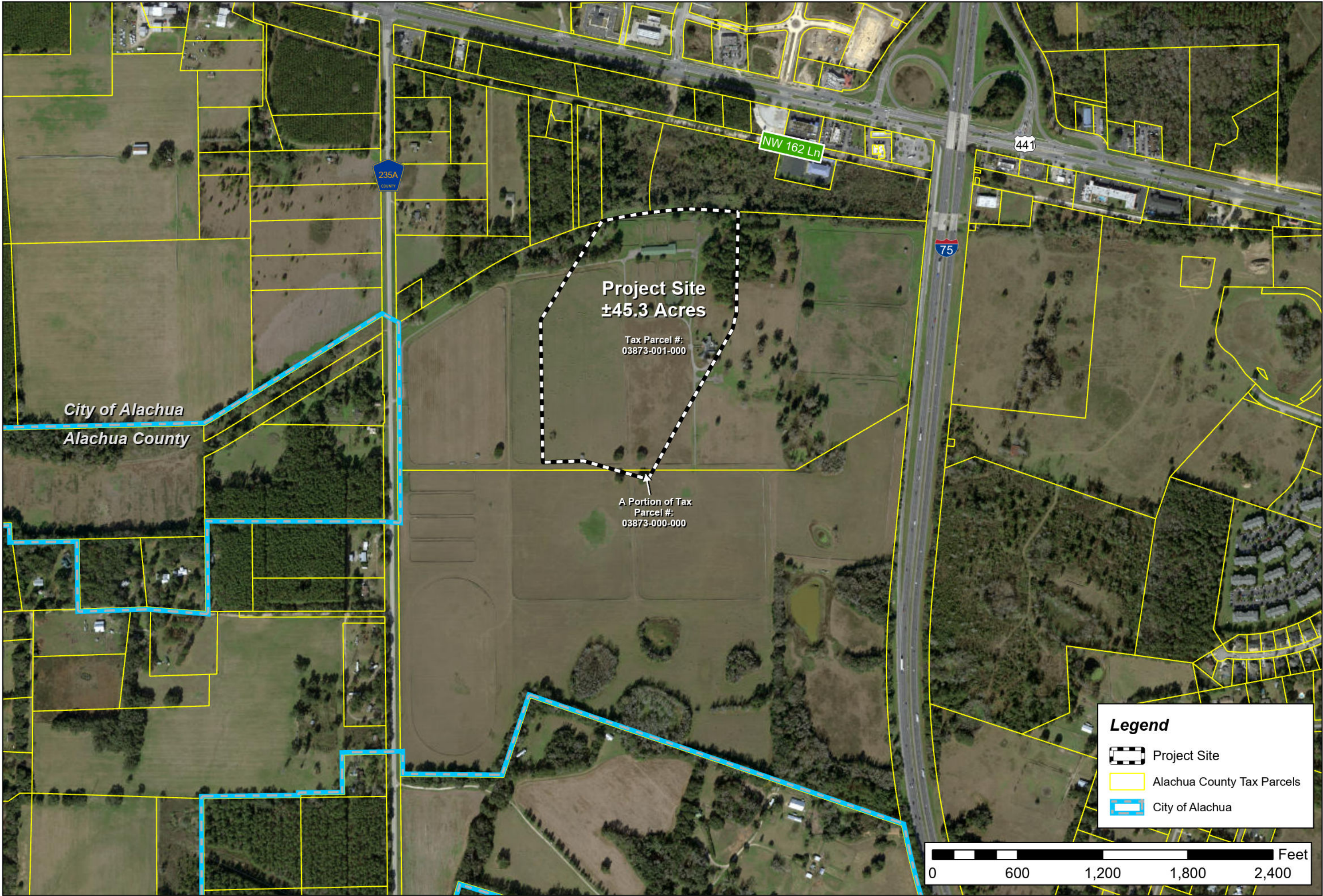


ILLUSTRATION 1B:
AERIAL MAP

Alachua County Tax Parcels #
3873-1 and a Portion of 3873
City of Alachua, Florida

Legend

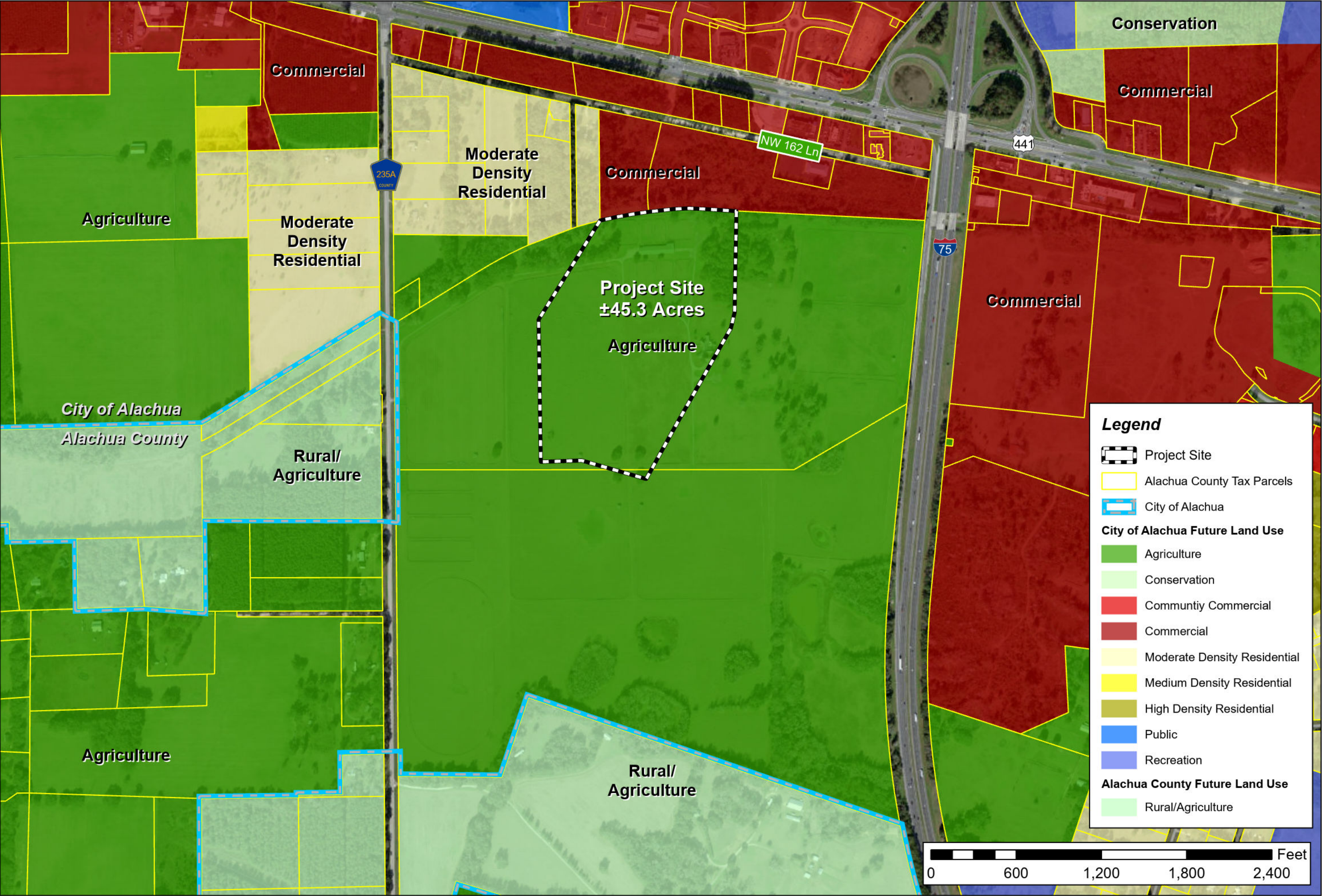
- Project Site
- Alachua County Tax Parcels
- City of Alachua

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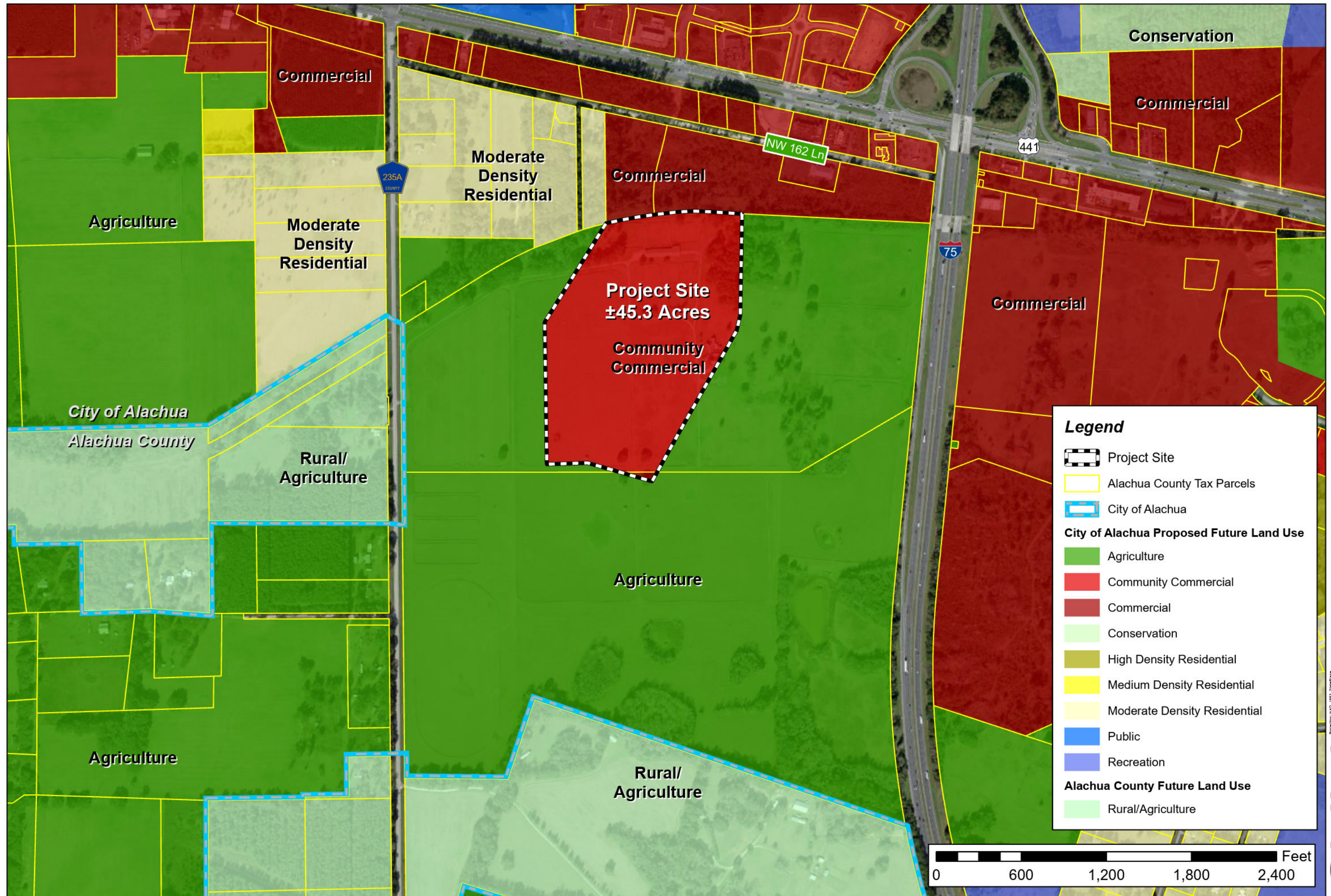
North Arrow: NORTH

CHN Professional Consultants

Projection: NAD 1983, StatePlane
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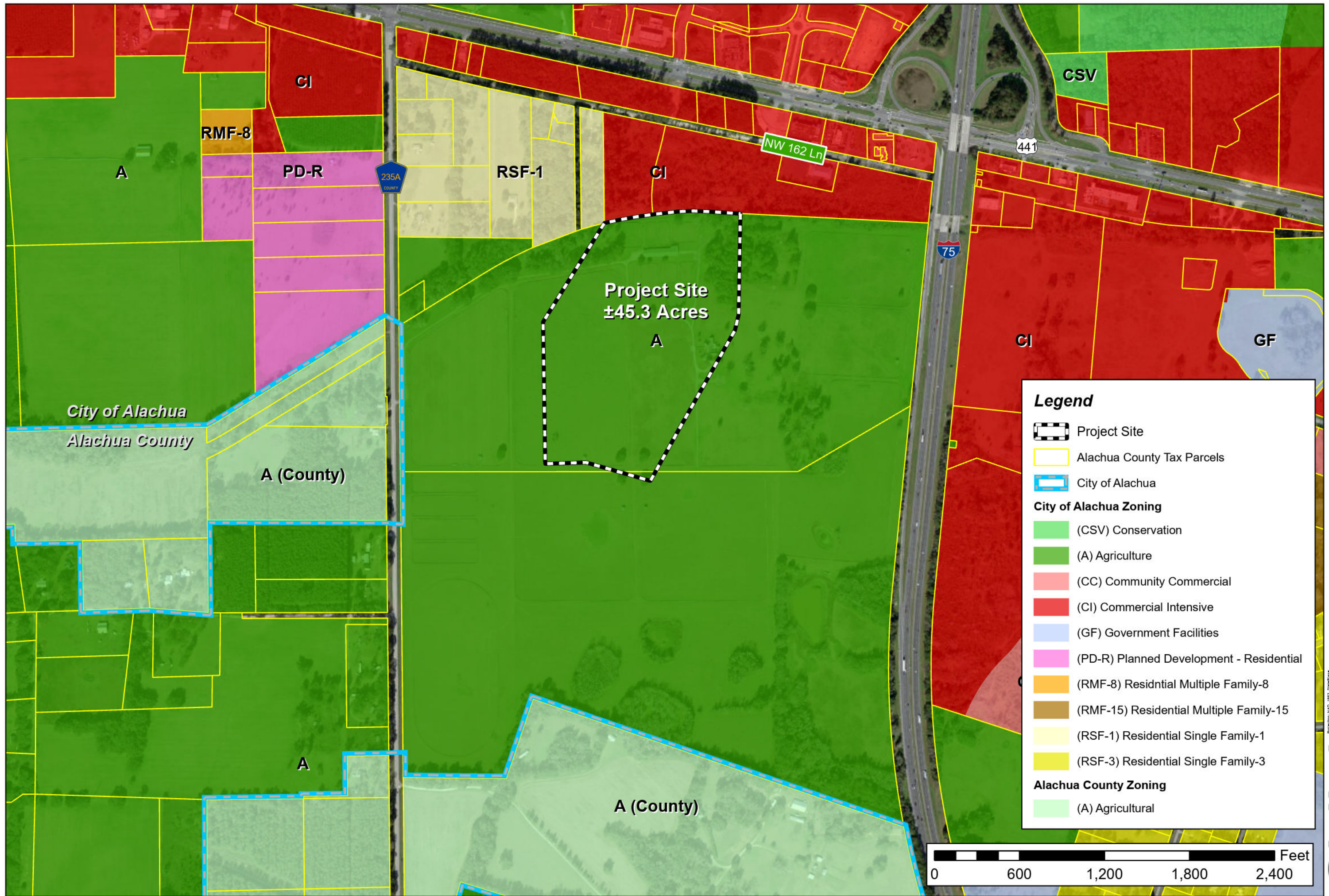
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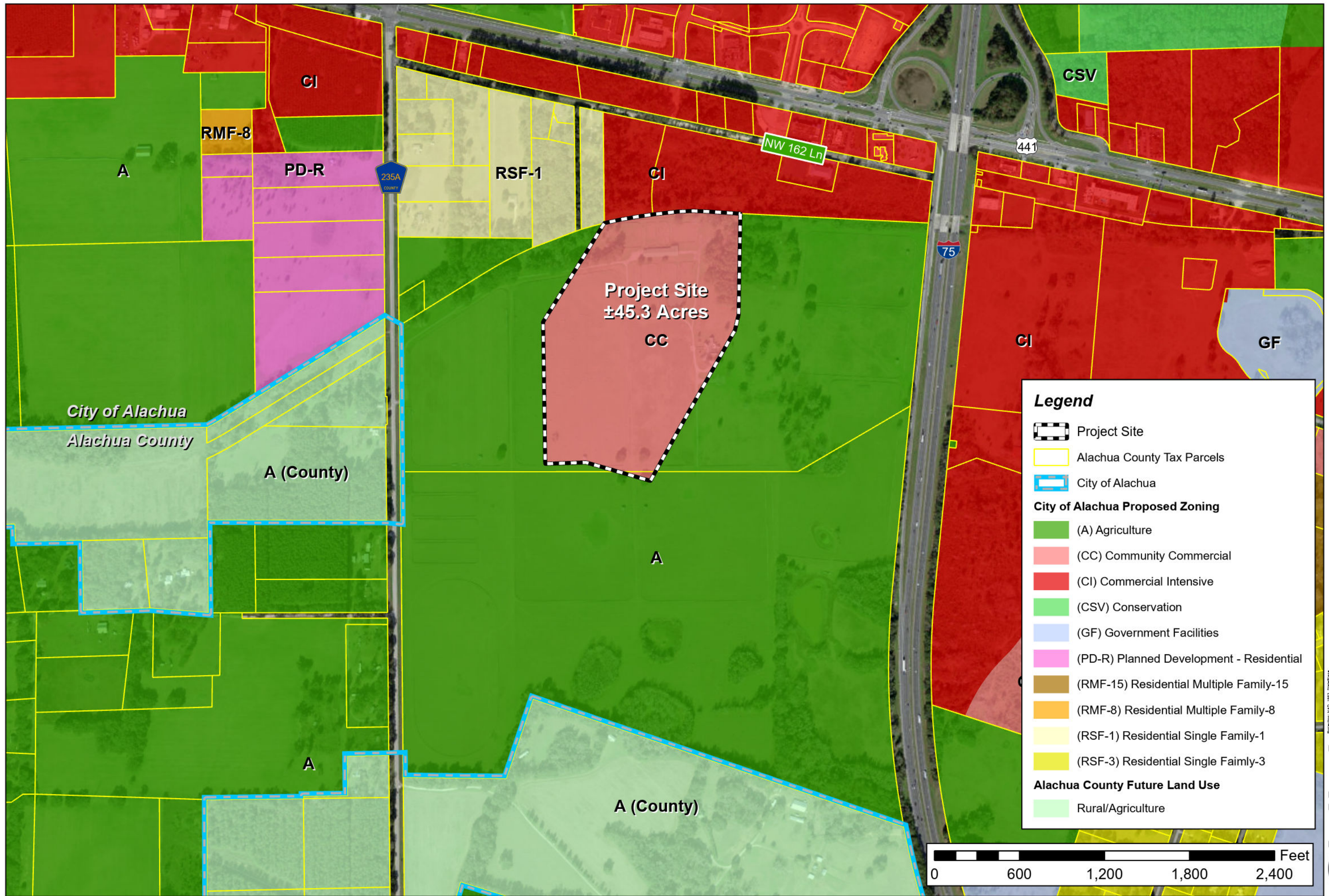
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Date: 8/16/2022



Alachua County Tax Parcels #
3873-1 and a Portion of 3873
City of Alachua, Florida



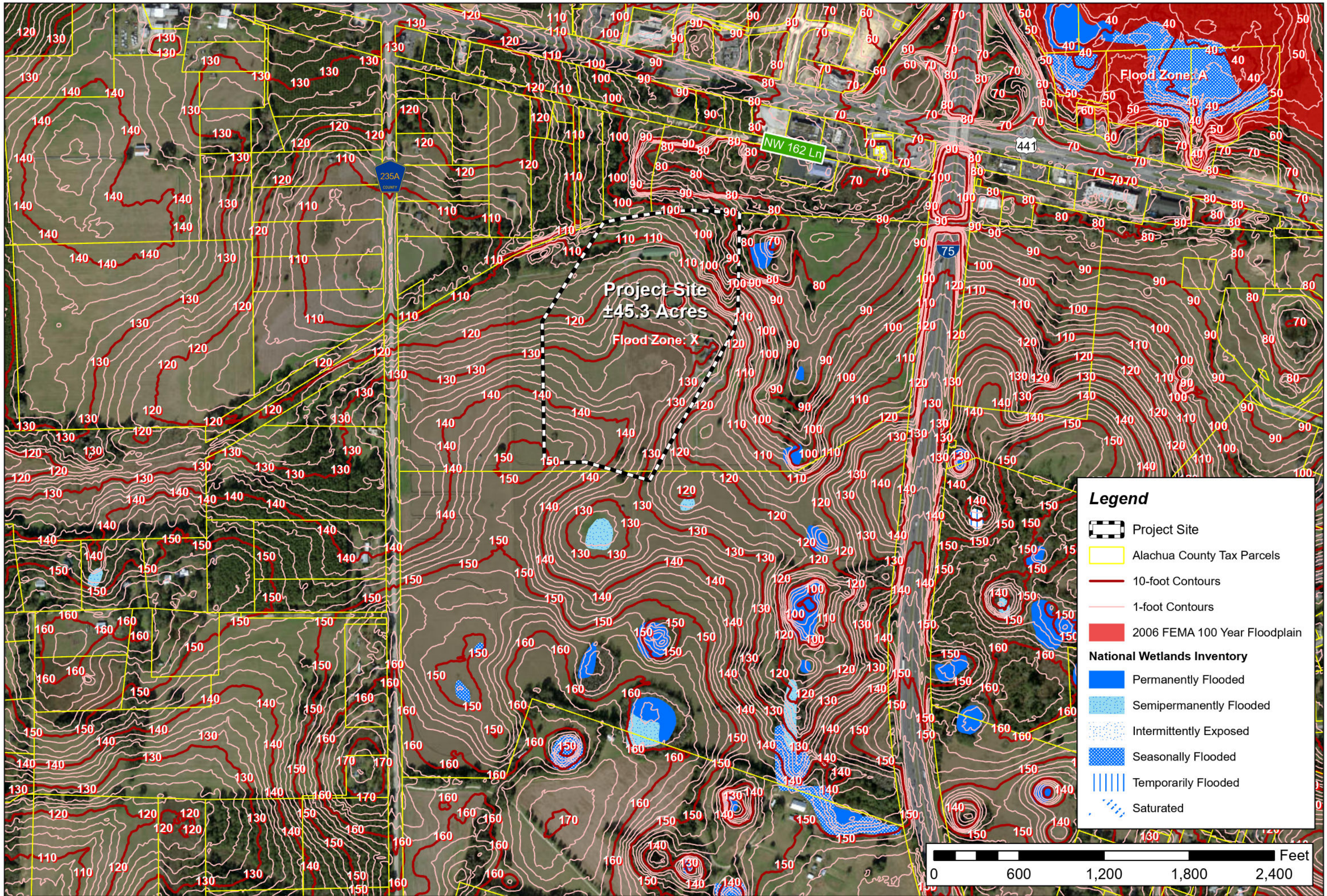
Projection: NAD_1983_StatePlane
Florida North Zone
Datum: North American 1983
Spheroid: GRS80
Semi-Major Axis: 6378137.0
Semi-Minor Axis: 6356755.0
Units: Feet
Datum Transformation: NAD83 to NAD83
Central Meridian: -84.500000
Standard Parallel 1: 29.833333
Standard Parallel 2: 29.833333
Latitude of Origin: 28.000000
False Easting: 1568500.000000
False Northing: 1000000.000000
Prepared by: Employee ###
Date: 4/28/2022



Alachua County Tax Parcels #
3873-1 and a Portion of 3873
City of Alachua, Florida

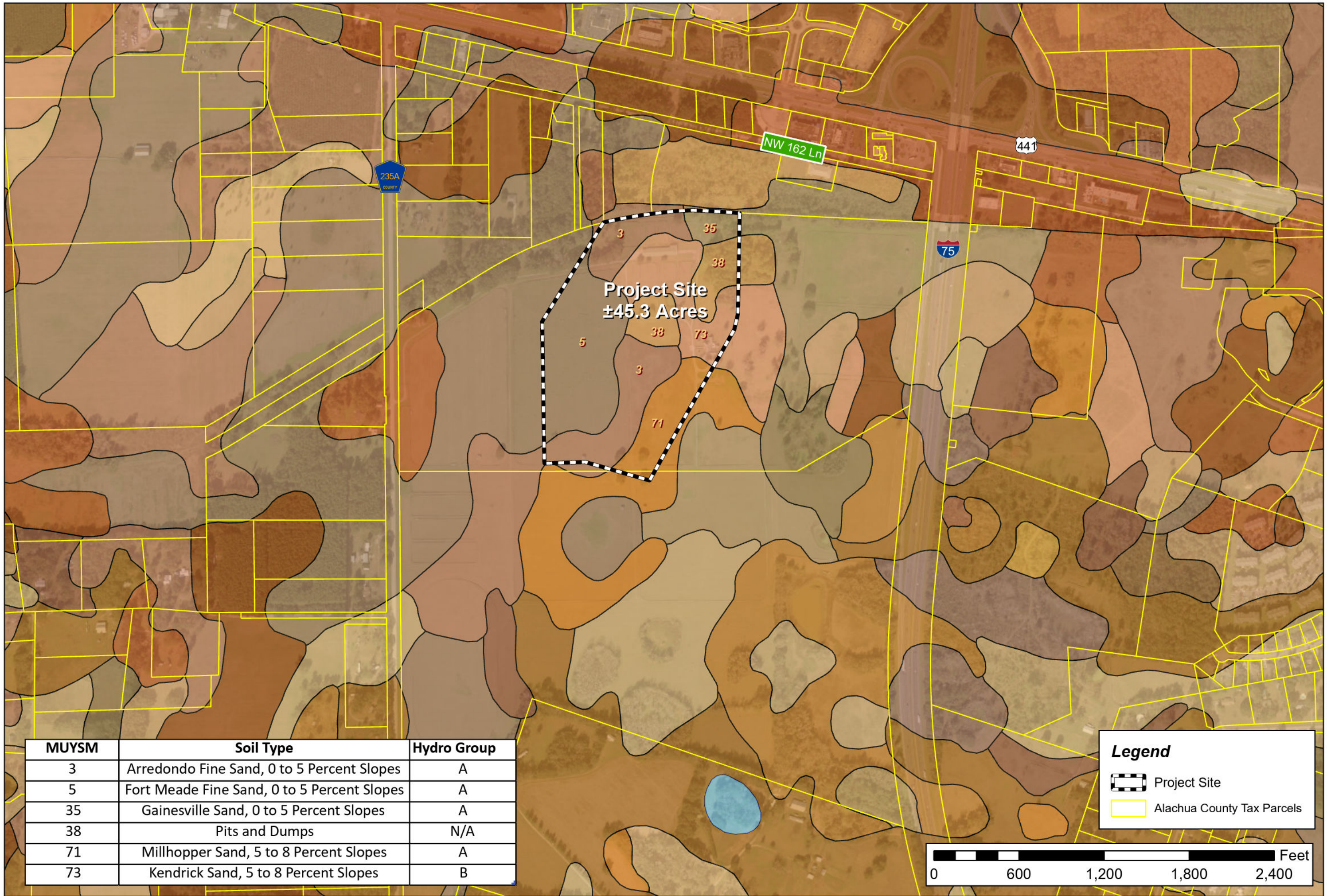


Projection: NAD_1983_StatePlane_Florida_North_Arrow
Datum: North American 1983
Spheroid: GRS80
Datum Shift: 0
Units: Feet
Scale Factor: 1.000000
False Easting: 156850.000000
False Northing: 156850.000000
Central Meridian: -84.500000
Standard Parallel 1: 29.833333
Standard Parallel 2: 29.833333
Latitude of Origin: 29.000000
Longitude of Origin: -81.000000
Prepared by: Employee ###
Date: 6/2/2022

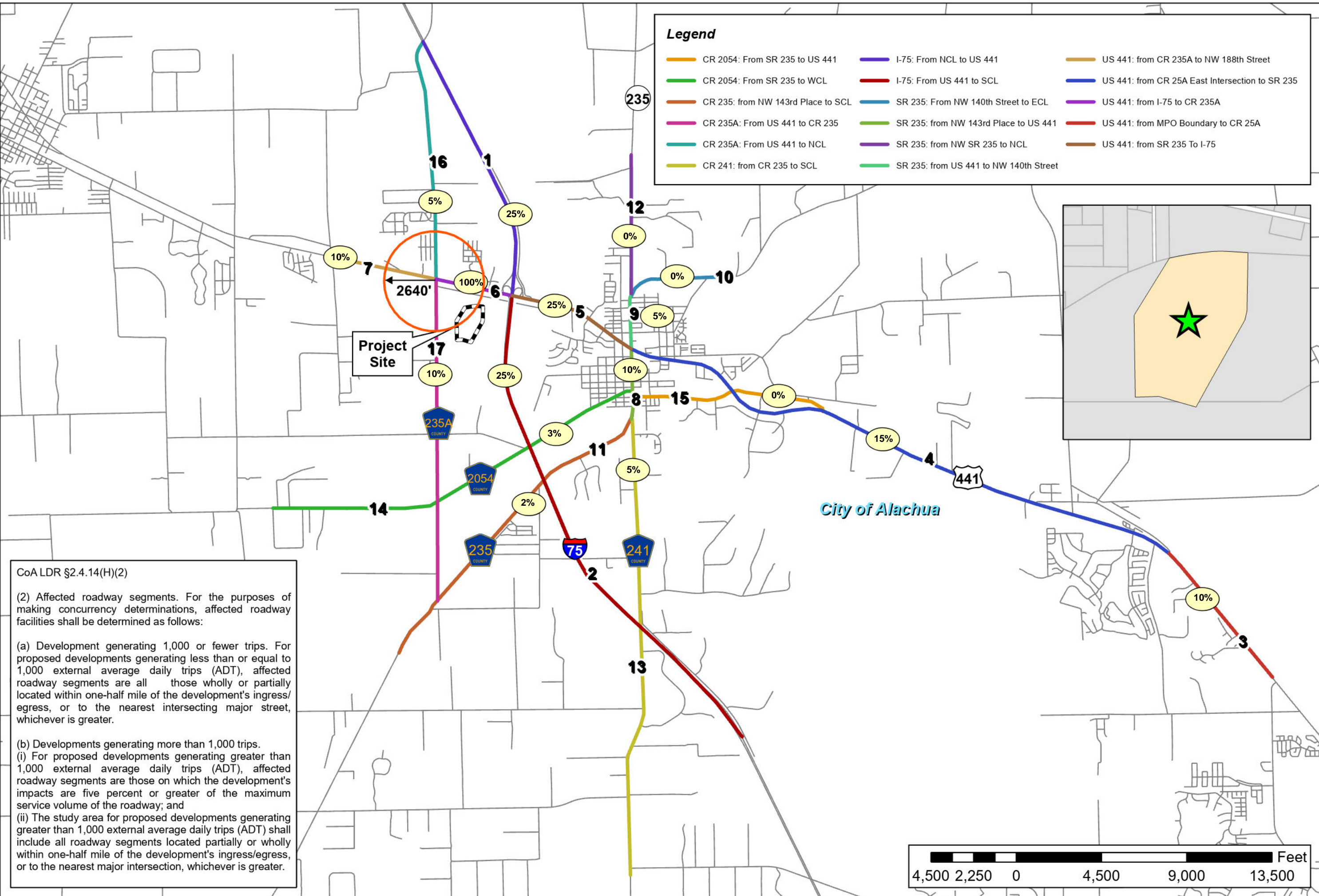


Projection: NAD_1983_StatePlane
Florida North Central FIPS 5000
Datum: North American 1983
Spheroid: GRS80
Datum Shift: 11.414m
Standard Parallel 1: 26.833333
Standard Parallel 2: 27.000000
Latitude of Origin: 28.000000
Longitude of Origin: -81.500000
Units: Meter
Prepared by: Employee ###
Date: 4/28/2022

Alachua County Tax Parcels #
3873-1 and a Portion of 3873
City of Alachua, Florida



Projection: NAD_1983_StatePlane_Florida_North
 Spheroid: GRS80
 Prime Meridian: -84.500000
 Standard Parallel 1: 28.833333
 Standard Parallel 2: 28.833333
 False Easting: 1568500.000000
 False Northing: 1000000.000000
 Units: Feet
 Datum: North American 1983
 Prepared by: Employee ###
 Date: 4/28/2022



Legend

CR 2054: From SR 235 to US 441	I-75: From NCL to US 441	US 441: from CR 235A to NW 188th Street
CR 2054: From SR 235 to WCL	I-75: From US 441 to SCL	US 441: from CR 25A East Intersection to SR 235
CR 235: from NW 143rd Place to SCL	SR 235: From NW 140th Street to ECL	US 441: from I-75 to CR 235A
CR 235A: From US 441 to CR 235	SR 235: from NW 143rd Place to US 441	US 441: from MPO Boundary to CR 25A
CR 235A: From US 441 to NCL	SR 235: from NW SR 235 to NCL	US 441: from SR 235 To I-75
CR 241: from CR 235 to SCL	SR 235: from US 441 to NW 140th Street	

CoA LDR §2.4.14(H)(2)

(2) Affected roadway segments. For the purposes of making concurrency determinations, affected roadway facilities shall be determined as follows:

(a) Development generating 1,000 or fewer trips. For proposed developments generating less than or equal to 1,000 external average daily trips (ADT), affected roadway segments are all those wholly or partially located within one-half mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater.

(b) Developments generating more than 1,000 trips.

(i) For proposed developments generating greater than 1,000 external average daily trips (ADT), affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and

(ii) The study area for proposed developments generating greater than 1,000 external average daily trips (ADT) shall include all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection, whichever is greater.

Roadway Segment Concurrency