



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: Peggy Road Planned Development
2. Address of Subject Property: 15151 Peggy Road
3. Parcel ID Number(s): 03924-000-000, 03865-000-000 & 03917-200-002
4. Existing Use of Property: Residential & Grazing land soil capability Class II
5. Future Land Use Map Designation: Moderate Density Residential (Proposed)
6. Existing Zoning Designation: City of Alachua Agriculture and Alachua County Agricultural zoning
7. Proposed Zoning Designation: PD-R
8. Acreage: 51.7 +/-

**B. APPLICANT**

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

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

**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: Garden Street Communities Southeast, LLC  
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

Clay Sweger

Typed or printed name and title of applicant



Signature of Co-applicant



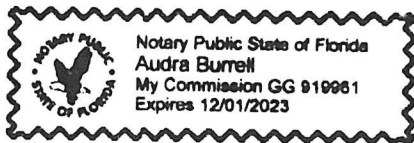
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 21st day of February, 2022, by Clay Sweger

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

NOTARY SEAL





Signature of Notary Public, State of Florida



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

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

Company (if applicable): eda consultants, inc.

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

City: Gainesville State: FL ZIP: 32601

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

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

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

Mailing Address: PO Box 1360

City: Alachua State: FL ZIP: 32616

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

### B. PROJECT

1. Project Name: Peggy Road PD Rezoning Application

2. Address of Subject Property: 15151 Peggy Road

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

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

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

6. Future Land Use Map Designation: Moderate Density Residential

7. Zoning Designation: Planned Development - Residential (PD-R)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 155

☐ Multi-Family Residential

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

☐ Exempt (see exempt developments on page 2)

9. Review Type:

#### **Preliminary Development Order**

☐ Comprehensive Plan Amendment

☐ Large Scale

☐ Small Scale

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

☐ Revised

#### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Irby

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014

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

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

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

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations**
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations**
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations**

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

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

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

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

\*\* Round to the nearest whole number

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

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

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

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



Signature of Applicant

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

Clay Sweger

Typed or printed name and title of applicant

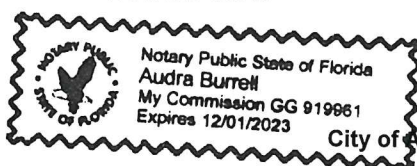
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 26<sup>th</sup> day of February, 2022 by Clay Sweger

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

NOTARY SEAL



  
 Signature of Notary Public, State of Florida

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

## Certification

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ **Local Government Certification**

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

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

☐ **School Board Staff Certification**

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

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



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 15151 Peggy Rd

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

Acreage: 52.87 +/-

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William & Margaret Kirkland

Title: Owner

Company (if applicable): N/A

Mailing Address: PO BOX 1360

City: Alachua

State: FL

ZIP: 32616

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

FAX: N/A

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

## C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

Company (if applicable): eda consultants, inc.

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

City: Gainesville

State: FL

ZIP: 32601

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafl.com

## D. REQUESTED ACTION:

Comprehensive Plan Amendment / Land Use Change & Rezoning

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

William L. Kirkland  
Signature of Applicant

Margaret M. Kirkland  
Signature of Co-applicant

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

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

State of Florida County of Alachua

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

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

NOTARY SEAL

Kristy Lee Thornton  
Signature of Notary Public, State of Florida



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

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

## Parcel Summary

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

[View Map](#)

## Owner Information

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

## Valuation

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

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

## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	29.60	1289376	0	0	A
0115	SFR ACREAGE	1.00	43560	0	0	A

## Building Information

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

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

### Sub Area

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

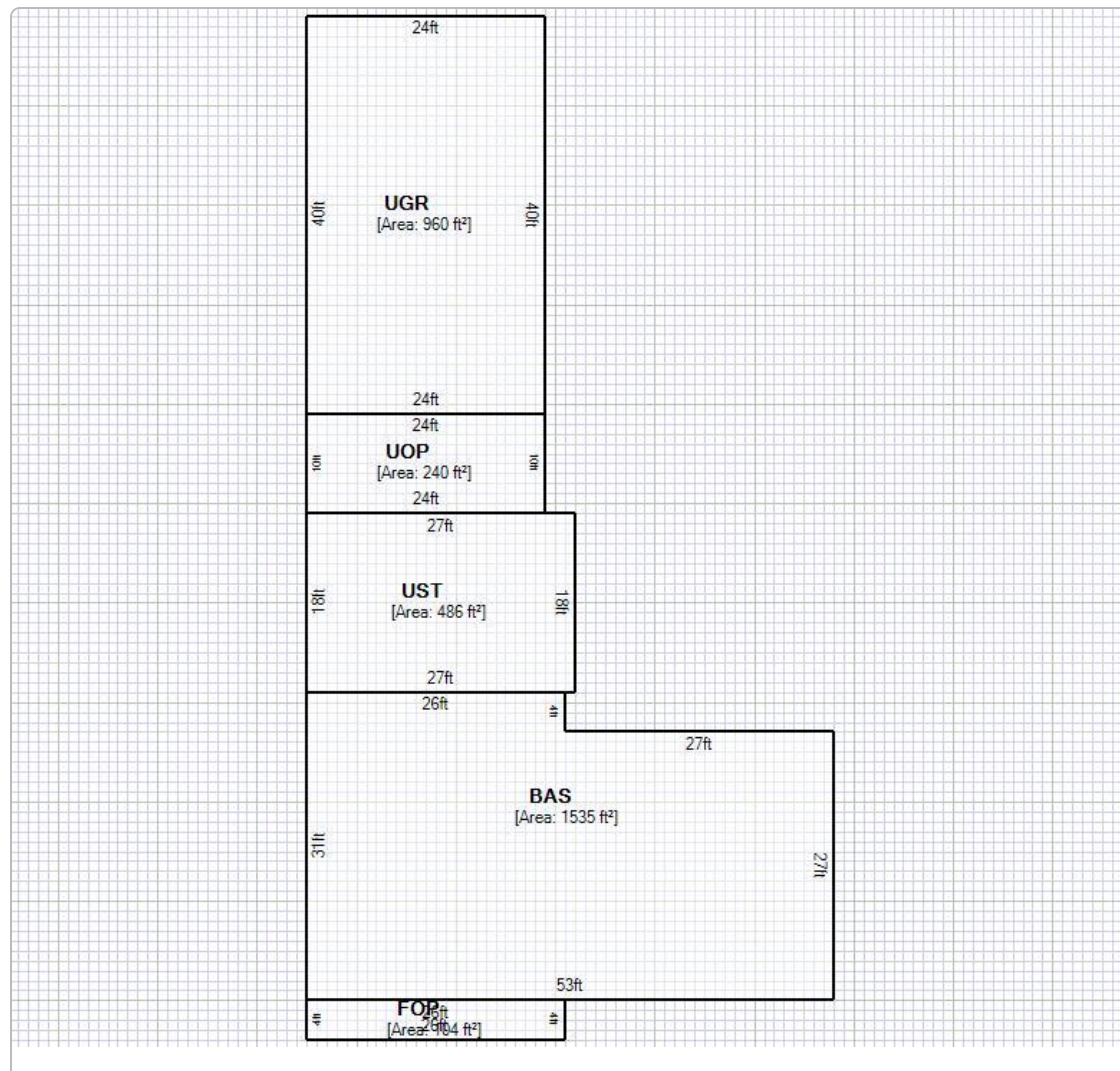
Type	Description	Sq. Footage	Quality	Imprv Use	Imprv Use Descr	Value
2021	SHED 1	210		R2	RES	\$252
2221	STG 1	315		R2	RES	\$888

## Permits

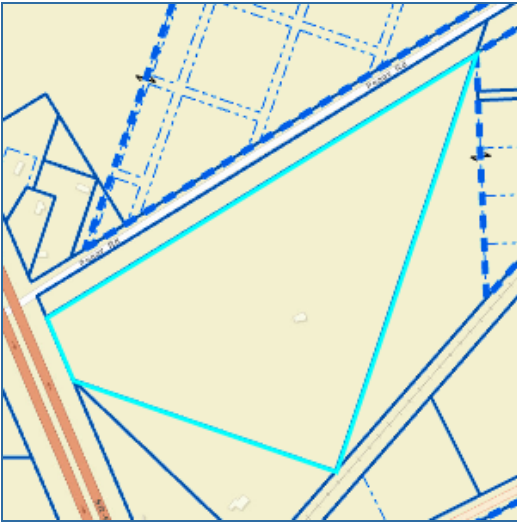
Permit Number	Type	Primary	Active	Issue Date	Value
10-09-1520	ROOFING	Yes	Yes	10/20/2009	\$12,865

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

## Sketches



## Map



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

This web application and the data herein is prepared for the inventory of real property found within Alachua County and is compiled from recorded deeds, plats, and other public records and data. Users of this web application and the data herein are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information. Alachua County Property Appraiser's Office assumes no legal responsibility for the information contained herein.

[User Privacy Policy](#)  
[GDPR Privacy Notice](#)

[Last Data Upload: 2/23/2022, 5:29:57 AM](#)

Developed by  
 **Schneider**  
GEOSPATIAL

Version 2.3.177

## Parcel Summary

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

[View Map](#)

## Owner Information

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

## Valuation

	2021 Certified Values	2020 Certified Values	2019 Certified Values	2018 Certified Values	2017 Certified Values
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$0	\$0	\$0	\$0	\$0
Land Agricultural Value	\$5,300	\$5,300	\$5,300	\$5,300	\$3,200
Agricultural (Market) Value	\$60,900	\$60,900	\$60,900	\$60,900	\$60,900
Just (Market) Value	<b>\$60,900</b>	<b>\$60,900</b>	<b>\$60,900</b>	<b>\$60,900</b>	<b>\$60,900</b>
Assessed Value	\$5,300	\$5,300	\$5,300	\$5,300	\$3,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$5,300	\$5,300	\$5,300	\$5,300	\$3,200
Maximum Save Our Homes Portability	\$0	\$0	\$0	\$0	\$0

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

## TRIM Notice

[2021 TRIM Notice \(PDF\)](#)

## Land Information

Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
6100	PASTURE 2	21.00	914760	0	0	A

## Map



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

## Parcel Summary

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

[View Map](#)

## Owner Information

KIRKLAND WILLIAM & MARGARET  
 PO BOX 1360  
 ALACHUA, FL 32616

## Land Information

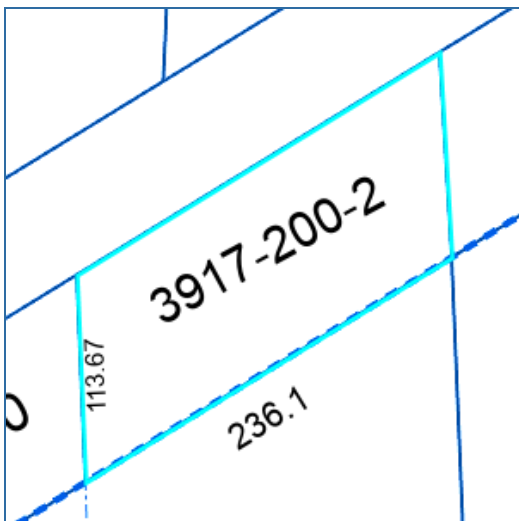
Land Use	Land Use Desc	Acres	Square Feet	Eff. Frontage	Depth	Zoning
0115	SFR ACREAGE	0.44	19166.4	0	0	A

## Sales

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

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

## Map



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

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

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

EXEMPTIONS:  
HOMESTEAD,  
HOMESTEAD ADD'L 25K



SCAN TO PAY ONLINE

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

LEGAL DESCRIPTION	NON-AD VALOREM ASSESSMENTS			
GARVIN GRANT PB A-60 LOTS 10 11 S OF SAL RR IN GARVIN GRANT AS PER GOV PLATS LES See Additional Legal on Tax Roll	LEVYING AUTHORITY	UNIT	RATE	AMOUNT
	710 BOCC SOLID WASTE MGMT	1.000	@ 20.7800	20.78
	550 COUNTY FIRE SERVICES	1.000	Varies	256.89
NON-AD VALOREM ASSESSMENTS				\$277.67

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$1,588.72

IF PAID/POSTMARKED BY PLEASE PAY	Nov 30, 2021 \$0.00				
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**JOHN POWER, CFC** 2021 PAID REAL ESTATE 15034  
ALACHUA COUNTY TAX COLLECTOR  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS  
PLEASE PAY IN U.S. FUNDS TO JOHN POWER, TAX COLLECTOR • P.O. Box 44310 • Jacksonville, FL 32231-4310

ACCOUNT NUMBER	PROPERTY ADDRESS
03865 000 000	15151 PEGGY RD

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

**PAY ONLY ONE AMOUNT**

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

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

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

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

EXEMPTIONS:



SCAN TO PAY ONLINE

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

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

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS \$116.84

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

ALACHUA COUNTY TAX COLLECTOR

2021 PAID REAL ESTATE

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

15420

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

ACCOUNT NUMBER	PROPERTY ADDRESS
03924 000 000	UNASSIGNED LOCATION RE

KIRKLAND W & MARGARET  
PO BOX 1360  
ALACHUA, FL 32616

PAY ONLY ONE AMOUNT

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

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

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



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

15409

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

HUNTER CHRISTINE A  
14905 PEGGY RD  
ALACHUA, FL 32615

EXEMPTIONS:



SCAN TO PAY ONLINE

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

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

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

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

PAY ONLY ONE AMOUNT. ↓

COMBINED TAXES AND ASSESSMENTS

\$259.57

IF PAID/POSTMARKED BY  
PLEASE PAY

Nov 30, 2021  
\$0.00

JOHN POWER, CFC

ALACHUA COUNTY TAX COLLECTOR

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

2021 PAID REAL ESTATE

15409

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER	PROPERTY ADDRESS
03917 200 001	UNASSIGNED LOCATION RE

HUNTER CHRISTINE A  
14905 PEGGY RD  
ALACHUA, FL 32615

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

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

Receipt # 21-0020548

\$249.19

Paid 11/12/2021

STATE OF FLORIDA  
DOCUMENTARY  
SUR TAX  
\$1.10

STATE OF FLORIDA  
DOCUMENTARY  
SUR TAX  
\$1.10

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

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

\$5.50

\$11.00

# This Indee

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

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

Between

JAMES G. TYRE, a single man,

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

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

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

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

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

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

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

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

Signed, Sealed and Delivered in Our Presence:

*James Stuart Marshon*  
JAMES STUART MARSHON

*James G. Tyre*  
JAMES G. TYRE

State of Florida

County of ALACHUA

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

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

My Commission Expires Nov. 13, 1971  
My Commission Expires Nov. 13, 1971

*James Stuart Marshon*  
Notary Public

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

ALACHUA COUNTY  
STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEC 16 68  
5400  
COMPTROLLER  
PU 190149

1968 DEC 16 PM 11:11

REC-545-49

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

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 1044926

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$315.00

Intang. Tax: \$0.00

Prepared by and return to:

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

Parcel Identification No 03917-200-001

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

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

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

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

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

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

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

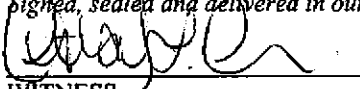
**TO HAVE AND TO HOLD** the same in fee simple forever.

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

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


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

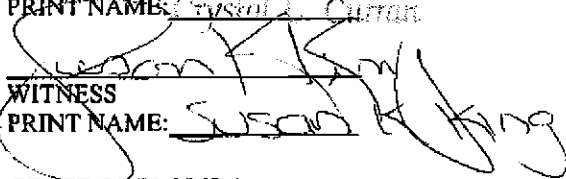
*Signed, sealed and delivered in our presence:*



WITNESS

PRINT NAME: Crystal L. Curran

  
Christine A. Hunter

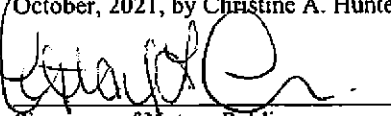


WITNESS

PRINT NAME: Susan K. King

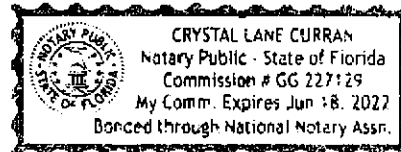
STATE OF FLORIDA  
COUNTY OF ALACHUA

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



Signature of Notary Public

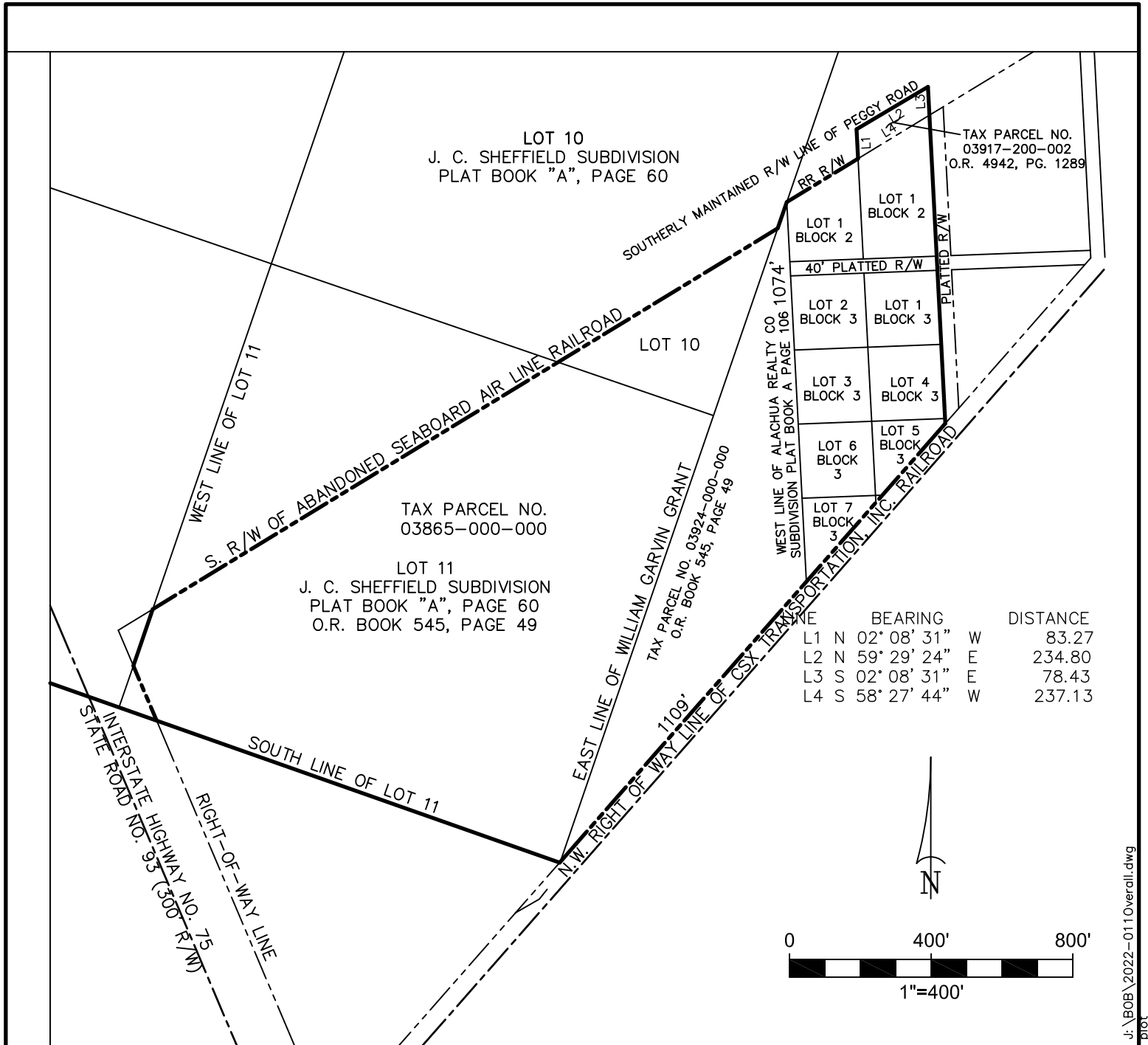
Print, Type/Stamp Name of Notary



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

Type of Identification

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



J:\BOB\2022-011 Overall.dwg  
plot

## THIS IS NOT A BOUNDARY SURVEY

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

### LEGAL DESCRIPTION SKETCH OF

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

**FOR:** GARDEN STREET COMMUNITIES

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

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

Corporate Authorization  
No. LB 2389



eda consultants inc.

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

## Legal Description

---

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

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

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

Together with:

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

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

Together with:

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

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

## **NEIGHBORHOOD WORKSHOP NOTICE**

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

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



**Contact:**

Clay Sweger, AICP  
csweger@edafl.com

eda consultants, inc.  
(352) 373-3541

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

President of TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

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

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

Jeannette Hinsdale  
P.O. Box 1156  
Alachua, FL 32616

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

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

Bonnie Flynn  
16801 NW 166th Drive  
Alachua, FL 32615

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## ALACHUA COUNTY TODAY

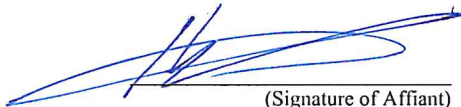
Published Weekly  
Alachua, Alachua County, FLORIDA

STATE OF FLORIDA  
COUNTY OF ALACHUA:

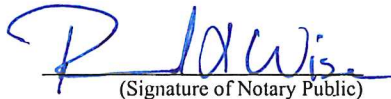
Before the undersigned authority personally appeared **H. Bryan Boukari**, who on oath and in my physical presence says that he is the Publisher of *Alachua County Today*, a weekly newspaper published at Alachua in Alachua County, Florida; that the attached copy of advertisement, being a Public Notice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

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

Sworn to and subscribed before me this **15th day of February 2022** by **H. Bryan Boukari**, who is personally known to me.



(Signature of Affiant)



(Signature of Notary Public)



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

## Neighborhood Meeting Notice

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

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

Phone: (352) 373-3541

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

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



**Project:** Proposed Rezoning & Comprehensive Plan Amendment

**Date & Time:** February 24, 2022, 5:30 PM

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

[illegible]

## Neighborhood Meeting Minutes

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

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

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

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

### **Meeting Minutes:**

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

Q: Where are you in the process?

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

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

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

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

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

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

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

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

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

Q: Where are utilities coming from?

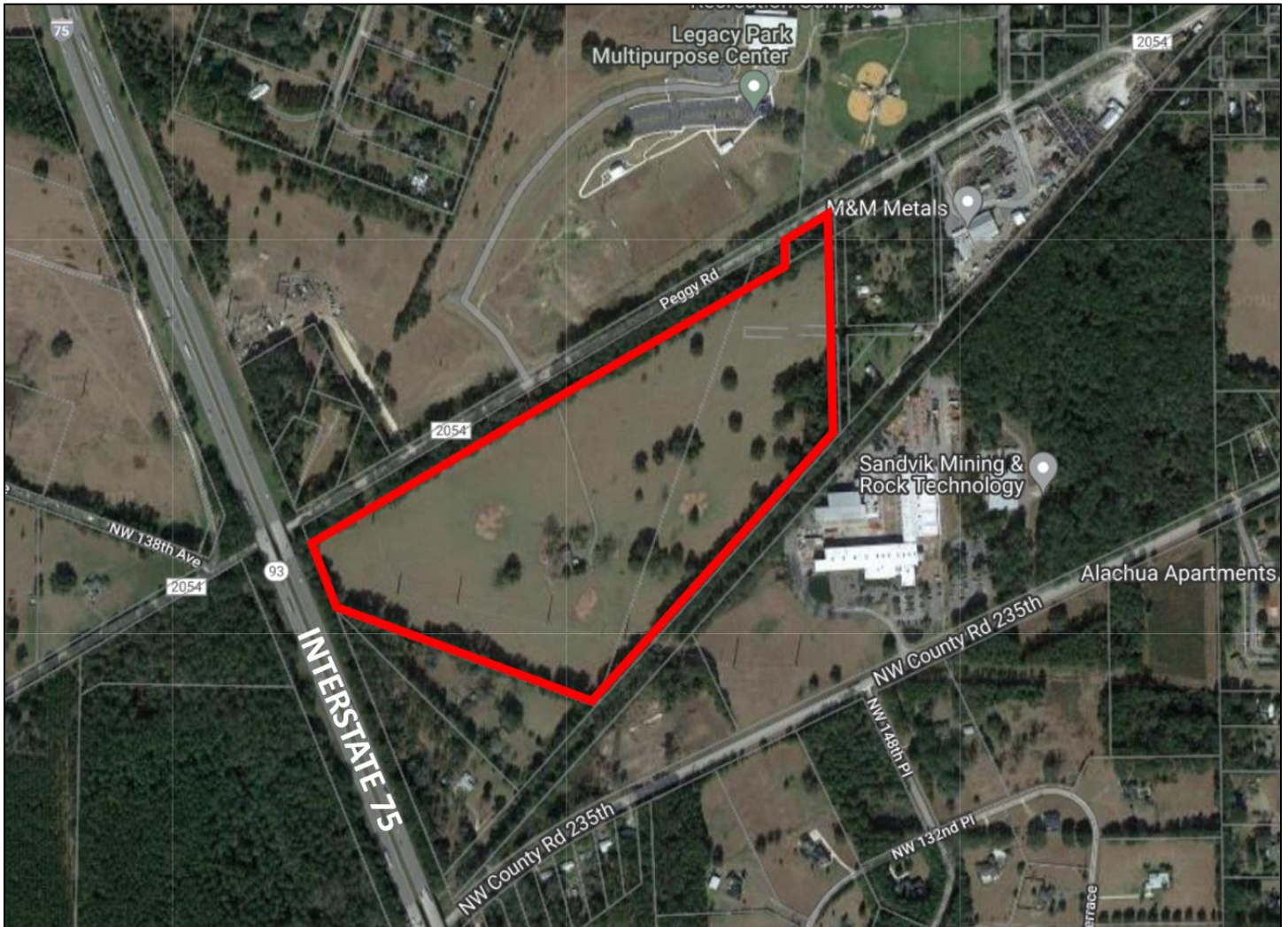
A: City of Alachua will provide water and sewer service through new lines running from Peggy Road into the project entrance at the NE corner of the site.

Q: Where is the project access?

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

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

## ***Rezoning Justification Report***



**Request:** A proposed rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural (03917-200-002) to City of Alachua Planned Development – Residential (PD-R).

**Location:** 15151 Peggy Road

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

**Acreage:** 51.7 +/- Acres

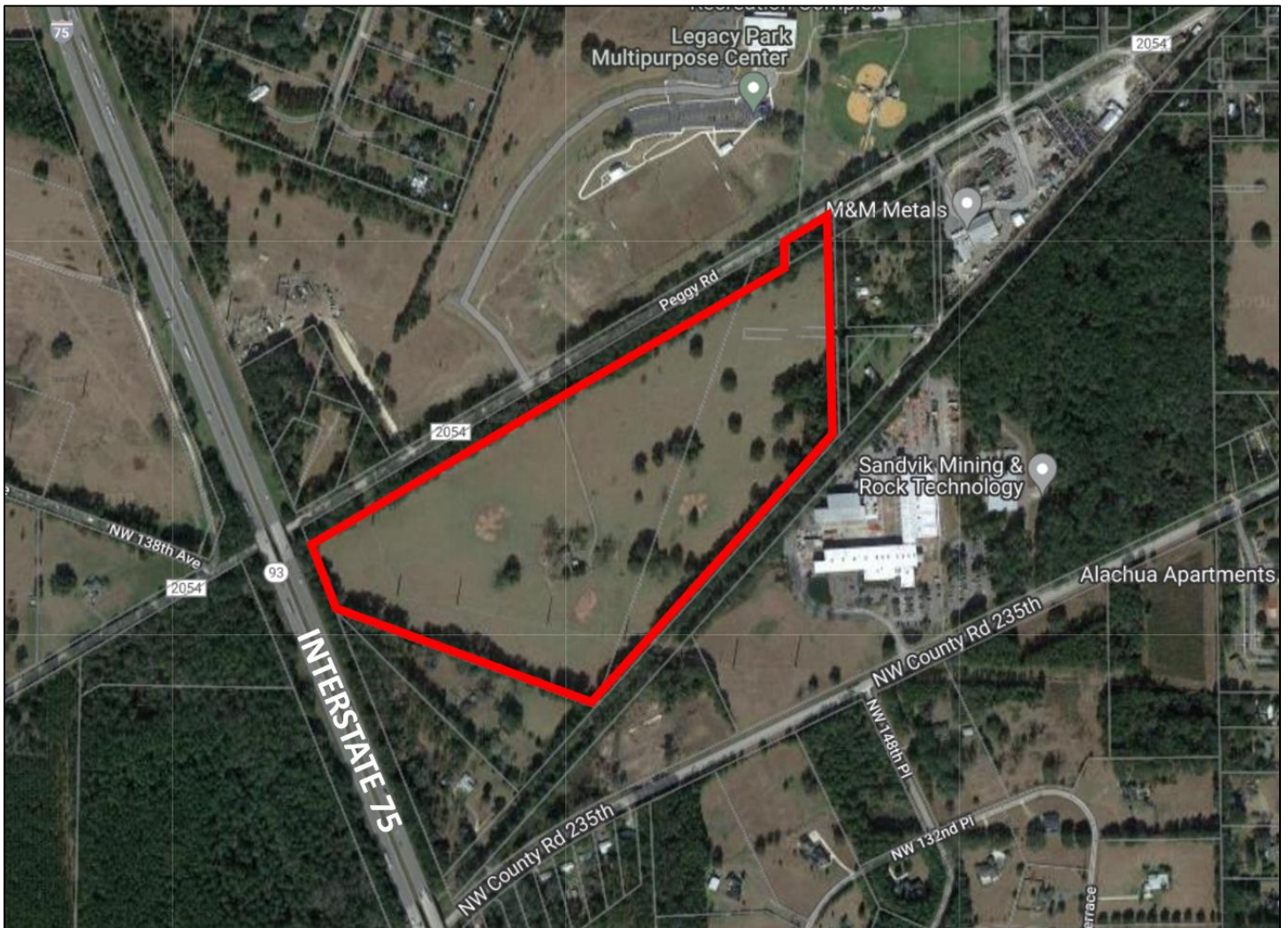
**Prepared By:** Clay Sweger, AICP, LEED AP

**Date:** June 6, 2022

## Background

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

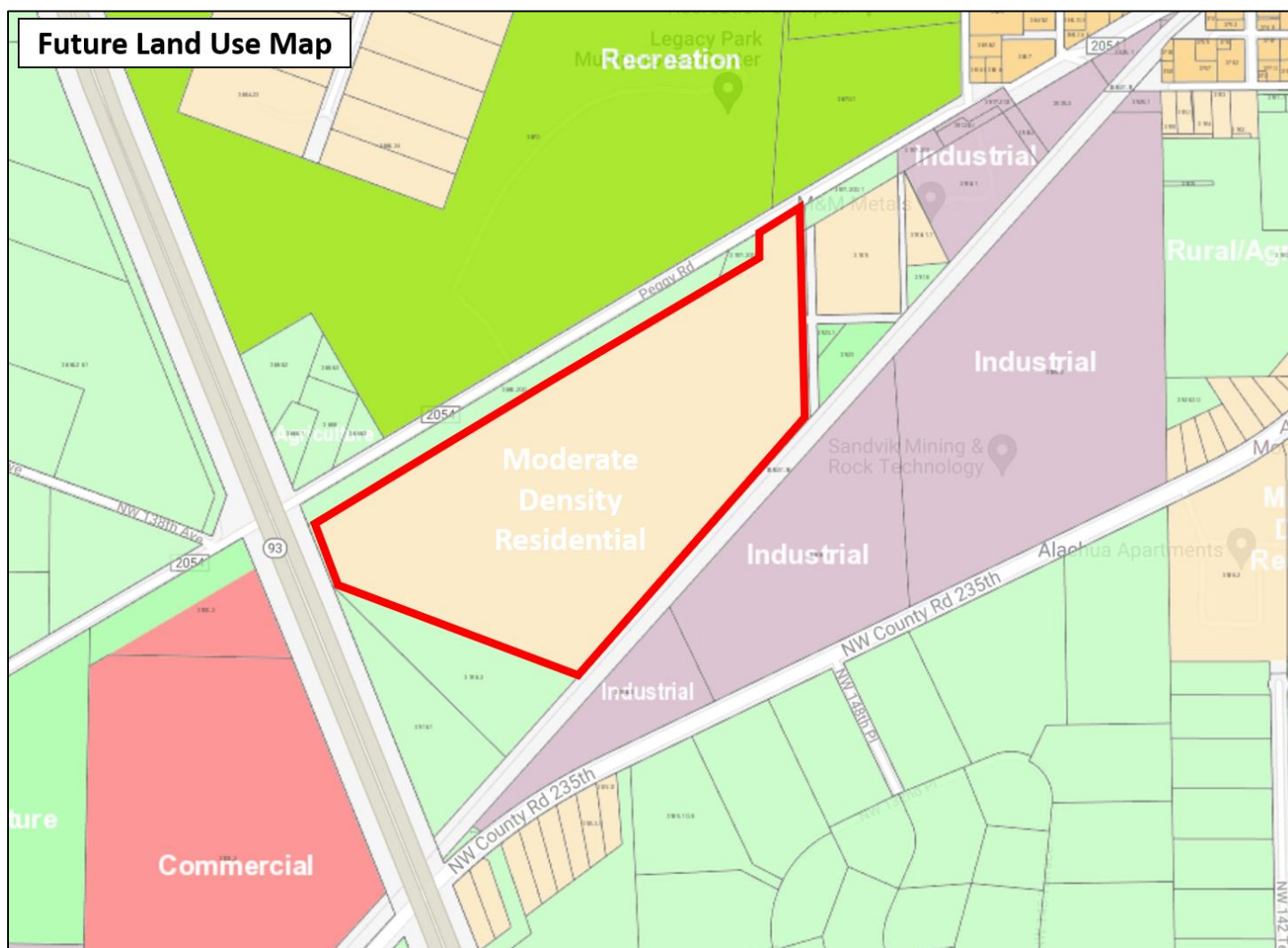
An aerial photo showing the existing conditions of the subject property and surrounding properties is indicated below:



## Statement of Proposed Change

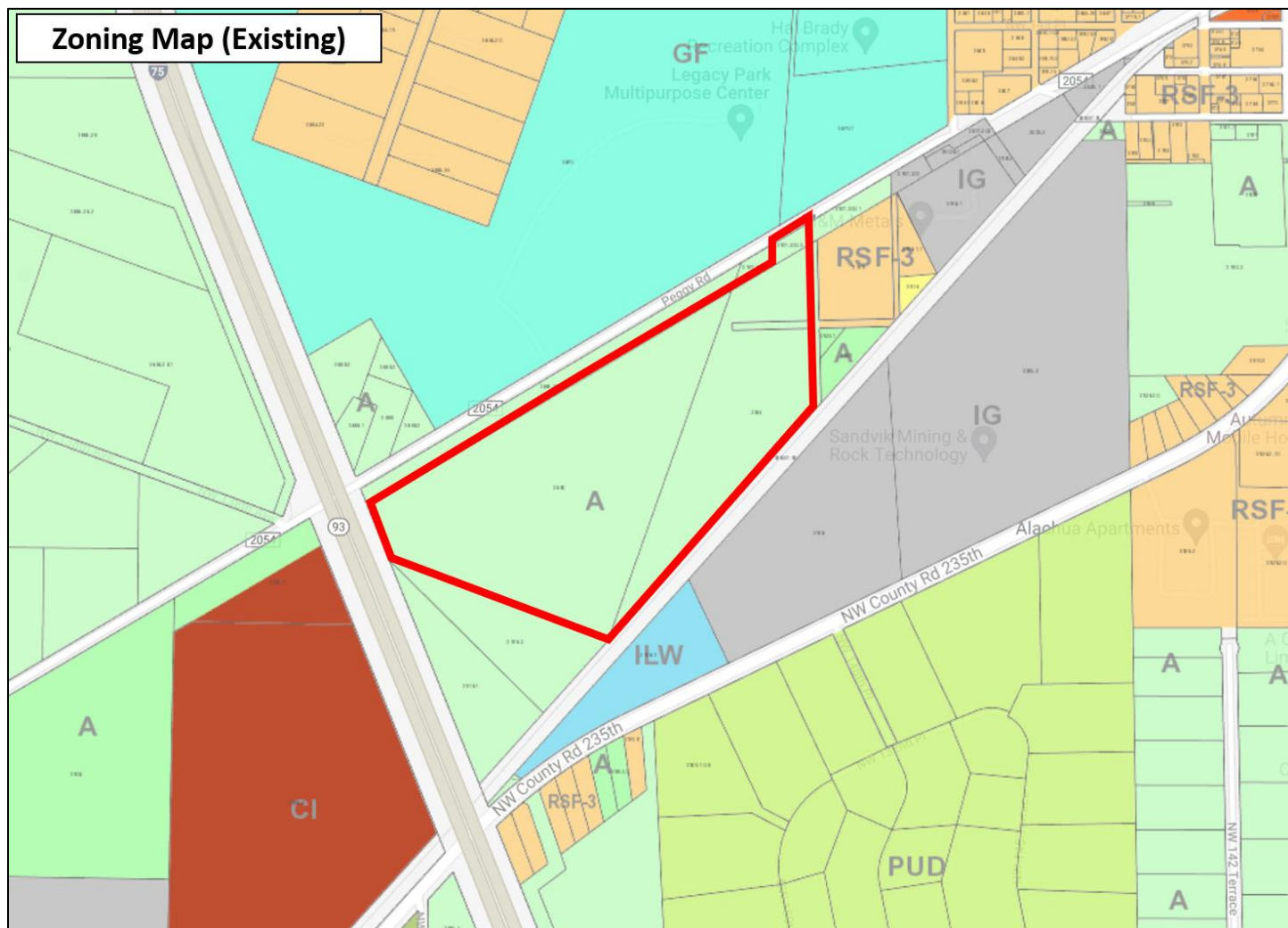
The property owners request a rezoning from City of Alachua Agriculture (03924-000-000 & 03865-000-000) and Alachua County Agricultural to Planned Development – Residential (PD-R) on approximately 51.7 acres for consistency with the proposed future land use designation of Moderate Density Residential on Tax Parcels 03924-000-000; 03865-000-000 & 03917-200-002.

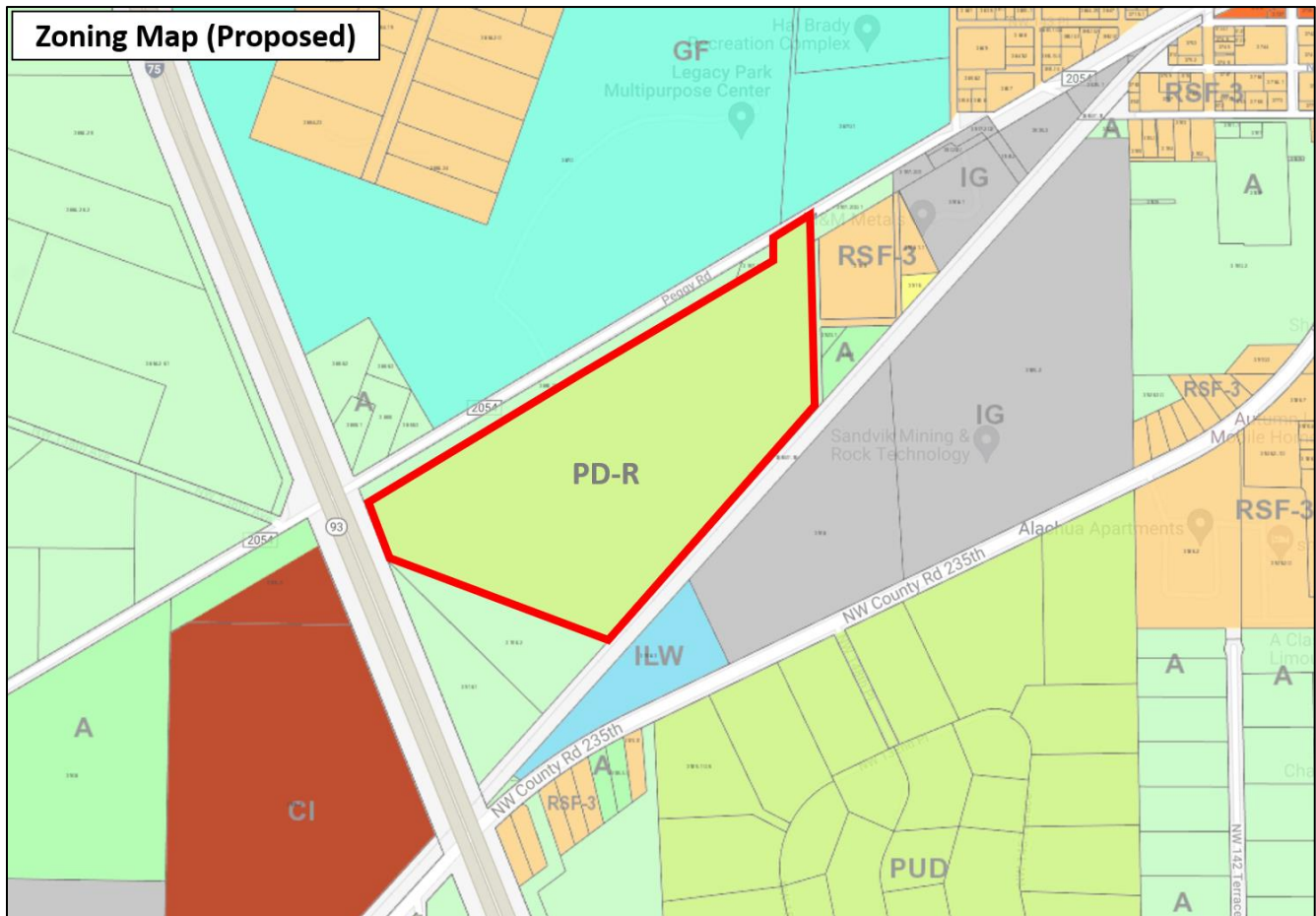
The proposed Future Land Use Map for the project site and surrounding area is shown below:



The subject parcel has a Moderate Density Residential future land use designation (proposed concurrently) and is bounded by a mix of residential, recreation, non-residential and agricultural designations.

The existing and proposed Zoning Maps for the project site and surrounding area are shown on the following pages:





The proposed rezoning would place a Planned Development – Residential (PD-R) zoning on the property that would be consistent with the future land use map designation of Moderate Density Residential on the property.

The Moderate Density Residential future land use designation allows for a variety of residential use types that are compatible with the surrounding development pattern in the vicinity, including single family detached units.

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

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

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

1. Single family detached dwelling units;

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

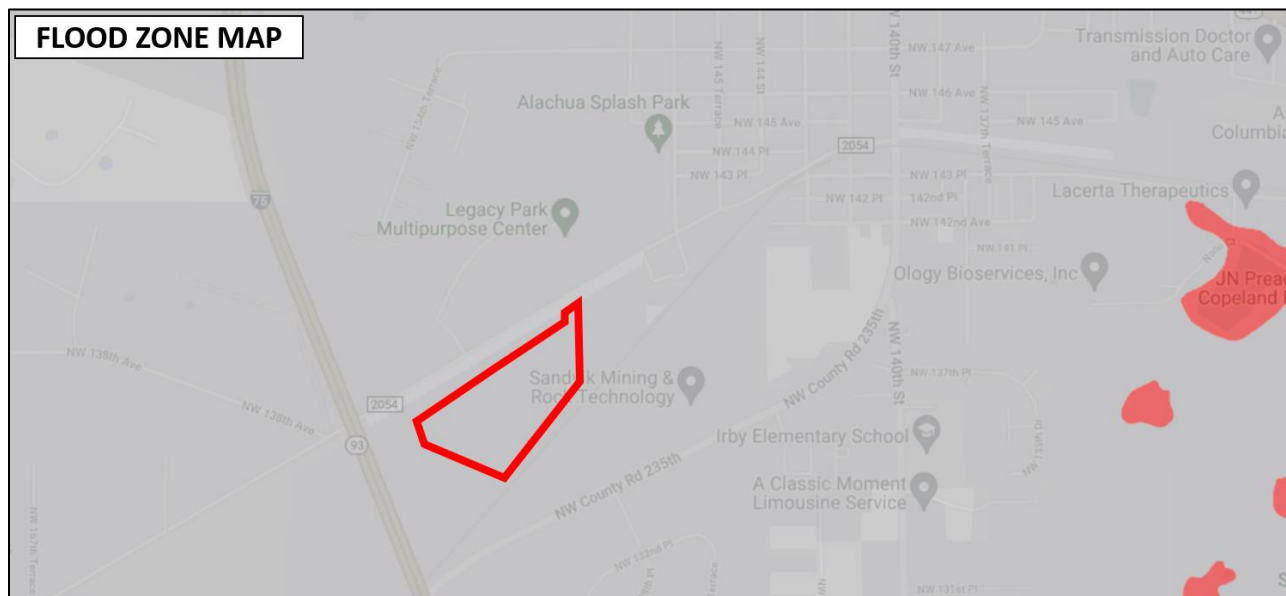
As described in the policy listed above, the Moderate Density Residential future land use designation considers residential planned developments (PD-R's) as an allowable use. In addition, the proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is appropriate for the subject property as illustrated in the previous land use map exhibits. The proposed zoning district is appropriate due to its location in an area with a mix of residential, civic and non-residential development areas and is well suited to accommodate an urban residential development type that will be compatible in nature. In addition, the property is served by all necessary public facilities to serve future development of the site (with connections made at developer expense).

## Environmental / Suitability Analysis

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

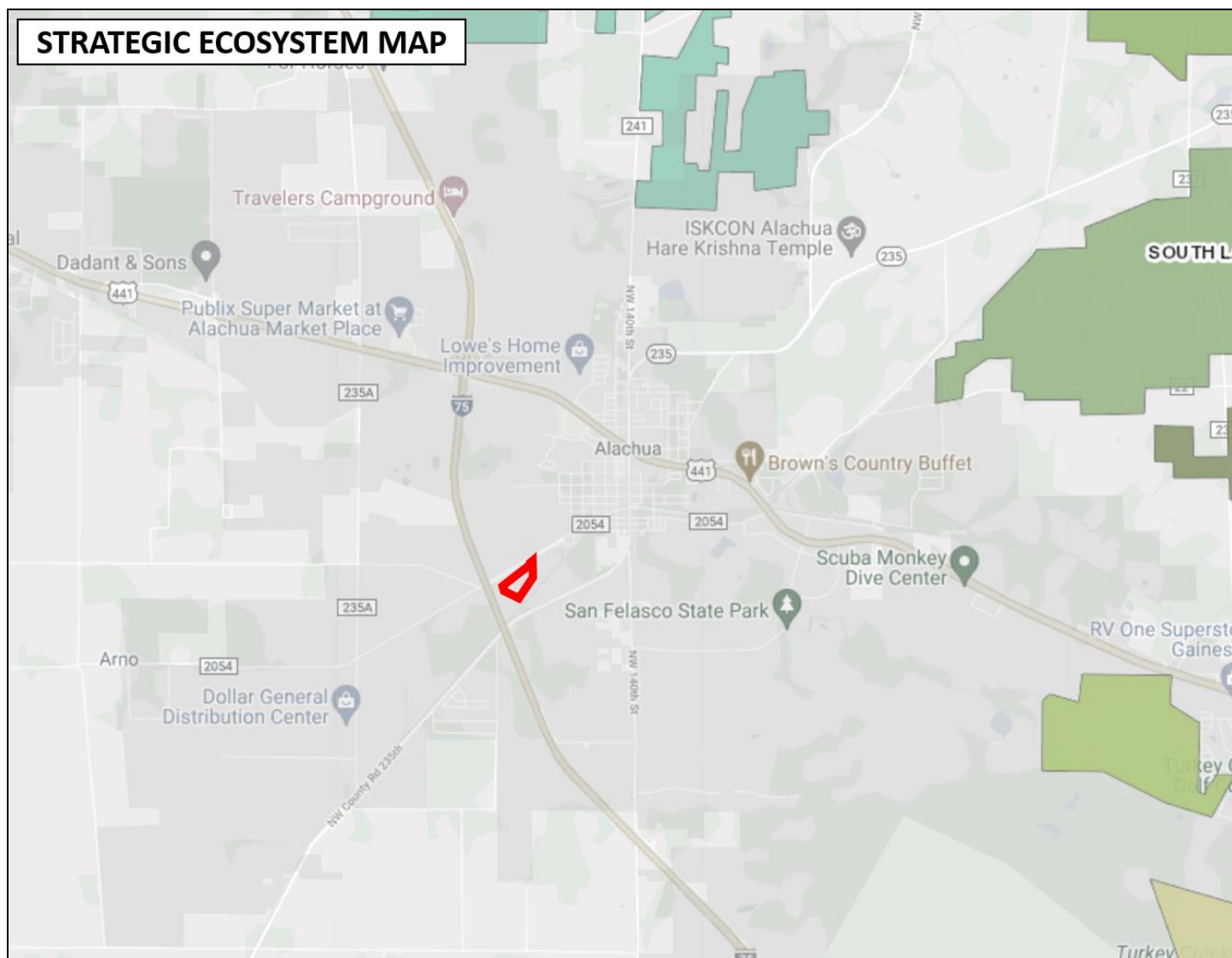
### 100-Year Flood Zone / Flood Potential:

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



### Strategic Ecosystems:

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



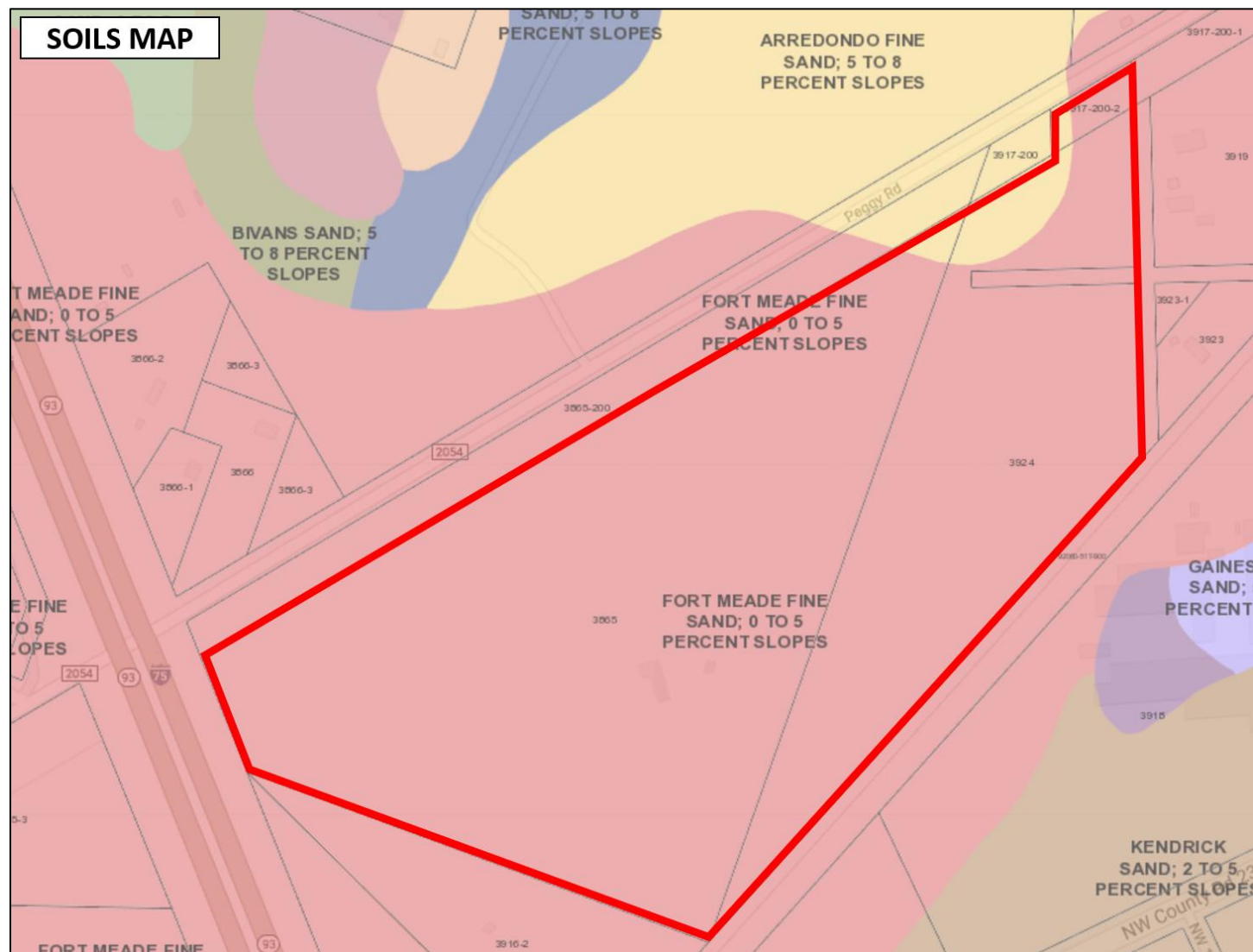
### Soils:

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

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

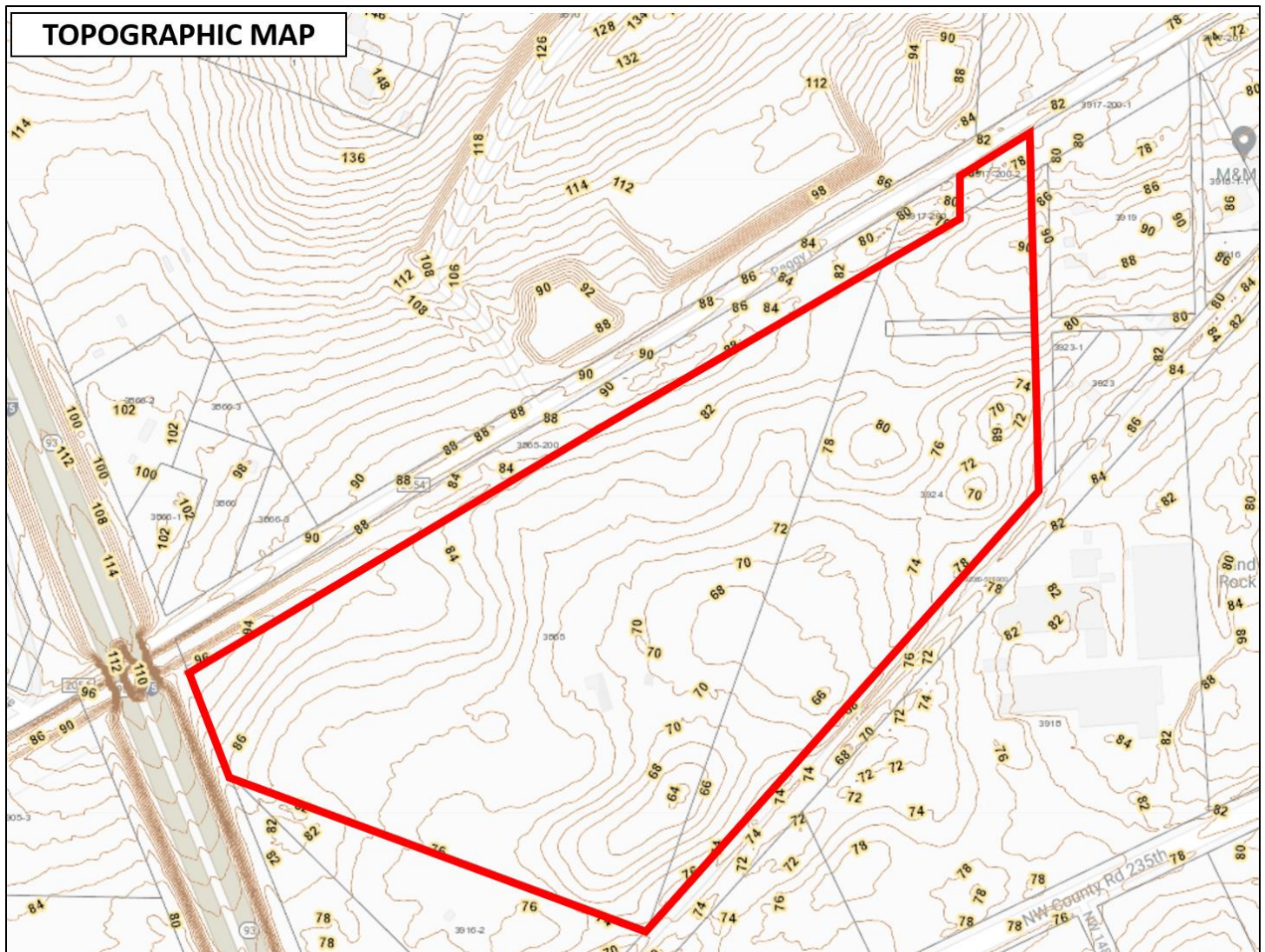
sites for septic tank absorption fields, dwellings, small commercial buildings, trench landfills, and local roads and streets.

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



Topography:

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



Wellfield Protection Zone:

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

Wetlands:

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



## Existing vs. Proposed Zoning Designations

The proposed rezoning to PD-R on the 51.7-acre subject property will result in an increase of density & intensity for the site. The “Public Facilities Impact Analysis” section will analyze capacity to serve a maximum intensity scenario on the site.

Existing Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
Agriculture (City & County)	51.7 (+/-)	1 Unit / 5 Acres	10 Units
Proposed Zoning Designation	Acreage	Max. Density/Intensity	Max Dev. Scenario
PD-R	51.7 (+/-)	3 UPA	155 Units

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

The proposed PD-R zoning designation will allow single family detached development at the gross density indicated above. Further, as single family detached development is in high demand, the zoning change will help facilitate this development type.

## Public Facilities Analysis

A rezoning change may result in changes in overall impacts on public facilities if the proposed zoning changes the allowable uses or density/intensity for the property. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning districts.

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

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

Proposed Zoning Designation	Acreage	Max Dev. Scenario
Planned Development - Residential (PD-R)	51.7 (+/-)	155 Units

### Traffic:

#### Development Scenario: PD-R Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC

210	155	Single Family	0.94 / Unit	146
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Source: ITE, 11<sup>th</sup> Edition

**Total Trip Generation:**

- **1,462 ADT**
- **146 PM PEAK**

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

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

**Trip Distribution on Affected Roadway Segments**

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

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

Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

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

Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894

Project Trips (PM Peak)	102
Available Capacity	294

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

<b>Traffic System Category</b>	<b>CR 235A Segment 17</b>
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

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

<b>Traffic System Category</b>	<b>CR 235A Segment 17</b>
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

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

**Sanitary Sewer:**

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

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

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

**Sanitary Sewer Impacts**

<b>System Category</b>	<b>GPD</b>
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

1. Source: City of Alachua Public Services Department, May 2022
2. Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD

#### Potable Water:

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

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

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

#### **Potable Water Impacts**

<b>System Category</b>	<b>GPD</b>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity <sup>2</sup>	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

1. Source: City of Alachua Public Services Department, May 2022
2. Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD

#### Solid Waste:

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

*Maximum Development Scenario Project Impact:* Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

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

#### **Solid Waste Impact**

Solid Waste Impact – Residential Land Uses <sup>1</sup>	289 Tons
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1. Formula: (0.73 tons / year per capita @ 2.55 residents per unit)

#### **PUBLIC SCHOOLS**

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

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

Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.06	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

### **RECREATION**

#### Recreation Impact Table

System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

1. Source: City of Alachua Public Services Department, May 2022
2. Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

### **STORMWATER**

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

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

### **FIRE / EMS**

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

### **POLICE**

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

## **Compatibility Analysis**

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

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

*North:* Peggy Road (CR 2054), Legacy Park Multipurpose Center, CSX Land  
Recreation & Agriculture future land use designations

*East:* Residential  
Moderate Density Residential & Agriculture future land use designations

*West:* Residential & Interstate 75  
Residential and Agriculture future land use designations

*South:* CSX Railway & Industrial  
Industrial future land use designation

The proposed PD-R zoning is consistent with the underlying Moderate Density Residential future land use designation and is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

## **Comprehensive Plan Consistency**

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

### Future Land Use Element:

The following Goals, Objectives and Policies are applicable to the proposed rezoning application:

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

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

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

**Consistency:** As described in the policies listed above, the proposed Planned Development-Residential (PD-R) zoning designation is appropriate for the subject property and will implement the underlying future land use map designation as illustrated in the previous land use map exhibits. The proposed zoning map designation is appropriate due to its location in an area with a mix of residential, civic and non-residential development areas that are well suited to accommodate a mix of development types that will be compatible in nature. The subject property is located adjacent to the City of Alachua Legacy Park Multipurpose Center, which according to the City of Alachua, ‘provides a welcoming, flexible park that provides a full spectrum of sports and cultural activities, open space, and passive recreation to the residents of Alachua.’ The property is also served by all necessary public facilities to serve future development of the site with connections to be provided at the developer’s expense.

*Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PD’s for use within residential land use categories. Those regulations shall be developed to achieve the following:*

- 1. High quality residential development through a mixture of housing types, prices, and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.*

**Consistency:** As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be detached, single-family homes, which are consistent with Policy 2.1.a.1.

- 2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.*

**Consistency** No non-residential activities are being proposed within the proposed PD-R zoning area at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

- 3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.*

**Consistency:** The subject PD-R will meet or exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Permitted onsite activities are indicated on the PD Master Plan.

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.

**Consistency:** As will be indicated during the subsequent development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and street lighting systems.

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

**Consistency:** The proposed project is designed in a manner to provide efficient use of land and infrastructure and public facilities, including roads, utilities and other local services.

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

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

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

**Consistency:** As illustrated in the proposed PD Master Plan submitted with this report, the proposed development will meet or exceed the required 10% minimum. Permitted uses in the open space area are identified on the PD Master Plan.

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

**Consistency:** This application and the related materials demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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

**Consistency:** As described in the “Public Facilities Analysis” portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City’s adopted LOS standards. The subject property has access to an existing public streets for vehicular access (Peggy

**Road / CR 2054).** In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer's expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

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.

**Consistency: There are no steep slopes onsite that will impede site development.**

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

**Consistency: There are currently two types of soils located onsite. According to the NRCS soil database, each of the two (2) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.**

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.

**Consistency: There are no FEMA flood zone areas located on the project site.**

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.

**Consistency: There are no wetland areas located on the project site.**

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.

**Consistency: No listed species are known onsite.**

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

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

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

**Consistency:** As described in the “Public Facilities Analysis” portion of this report, adequate facilities (capacity) are currently available to serve the site and will not negatively affect the City’s adopted LOS standards. The subject property has access to existing public streets for vehicular access (Peggy Road / CR 2054). In addition, public utilities are available to serve the site and connections to such utilities will be provided at the developer’s expense. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

Transportation Element:

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

**Consistency:** An analysis of the proposed rezoning impacts is included in this report (see the “Public Facilities Analysis” section of this Justification Report) based on the maximum development scenarios reveals that the proposed future zoning map changes will not negatively affect the adopted Level of Service (LOS) standards, consistent with the Transportation Element.

Community Facilities Element:

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

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

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

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

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

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

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

**Conservation & Open Space Element:**

**Consistency:** The proposed rezoning is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

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

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

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

**Consistency:** As described in the Environmental Analysis section of this application, there are two soil types present on the site. Neither of these soil types has limitations for urban development.

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

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

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

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

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

**Consistency:** The Environmental Analysis section of this report did not identify any geological resources on the property.

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

**Consistency:** The proposed zoning of PD is residential in nature and will not include the utilization of hazardous materials. Since the PD-R zoning does not permit industrial-type uses or many automotive-oriented uses therefore, future activities on site will not utilize hazardous materials.

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

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

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

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

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

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

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

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

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

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

**Capital Improvements Element:**

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

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

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

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” section of this report).

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

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

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

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

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

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

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

**(b)** *Consistent with Ordinances*

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

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

(c) *Logical Development Pattern*

**Consistency:** The proposed rezoning will promote the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

(d) *Pre-Mature Development*

**Consistency:** This rezoning request will not result in a pre-mature development pattern as it is served by all necessary City public services, is located along a collector roadway, within close proximity to a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) and is in direct proximity to other urban development land use and zoning designations.

(e) *Incompatible with Adjacent Lands*

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

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

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

The proposed PD-R zoning designation is compatible with the overall surrounding land use designations, zoning districts and the existing development pattern in the area. As previously stated, the site is located within the urbanizing portion of the City of Alachua, with access along a collector roadway (Peggy Road / CR 2054) and within close proximity to employment areas and the City of Alachua Legacy Park, a major civic facility serving local residents. Public services (centralized water & sewer utilities, police/fire protection, etc.) are readily available to serve the site at adequate capacity to accommodate on-site development.

*(f) Adverse Effect on Local Character*

**Consistency:** The proposed rezoning will not result in an adverse effect on the local character of the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. In addition, a major civic use that is intended to serve local residents (Legacy Park Multipurpose Center) is located immediately north of the project area. The development of this site as a residential PD will help continue this development pattern.

*(g) Not Deviate from Pattern of Development*

**Consistency:** The proposed rezoning will not deviate from the overall pattern of development in the area. The immediate area includes a mix of residential, civic and non-residential development types in the vicinity. Specifically, regarding residential development, the proposed maximum PD density range of approximately 2.7 – 3 units per acre, is appropriate for single family development in portions of the City in which public facilities are available (water, sewer, fire, etc.). In addition, as indicated on the PD Master Plan, green space areas have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the development of this site as a residential PD will help promote a logical urban development pattern in the area.

*(h) Encourage Sprawl*

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

**Urban Sprawl Indicators**

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

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

**Response:** This proposed rezoning to PD-R is in a geographic area that has all necessary urban service available to serve development on the property (water, sewer, police, fire, etc.) along a county collector roadway (Peggy Road / CR 2054). Development of this land as a residential neighborhood will promote local economic development and housing stock. In addition, no regulated natural resources or ecosystems have been identified on the property and all future development shall comply with the regulations applicable to the protection of natural resources.

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

**Response:** The subject property is currently served by existing roadways for vehicular access via Peggy Road (CR 2054). Existing public utilities are also available to serve the site and connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

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

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

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

**Response:** The proposed rezoning of the property to PD-R will provide an addition to the local housing stock in the City along Peggy Road / CR 2054 in an area with centralized services available.

(i) *Spot Zoning*

**Consistency:** The subject property is located abutting other residentially zoned property to the east and is south of a property with a complementary GF zoning (Legacy Park). In addition, the proposed zoning is compatible with nearby non-residential zoning that provide employment opportunities for the future residents of the neighborhood.

(j) *Public Facilities*

**Consistency:** The site can be served by electric, potable water, and wastewater services. As demonstrated in the "Public Facilities Analysis" section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities. Water and sewer public facilities are currently available to serve the subject property. Connections to such utilities will be provided by the private developer. According to the City Public Services Department, utilities can be made available to service future development on the parcel.

(k) *No Adverse Effect on the Environment*

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

### 3.6.1 General Provisions

*(A) General Purpose. The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:*

*(3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;*

**Consistency:** The proposed Planned Development will include a maximum of 155 single family residential units. The proposed PD-R zoning is necessary to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts. This will result in a more innovative, creative project to serve the residents of the City.

*(B) Types of PD districts. There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:*

*(1) Planned Development-Residential District (PD-R). The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.*

**Consistency:** The intent of this PD-R rezoning application is to establish flexibility in minimum lot sizes, lot widths, setbacks, etc. beyond what is permissible in traditional residential zoning districts in order to more efficiently utilize the land beyond traditional zoning allowances and to ensure that the project can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation.

### *3.6.2. General Standards for all PD districts.*

*(A) Development parameters. Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:*

*(1) Master Plan. The PD Master Plan:*

*(a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;*

**Consistency:** As shown on the PD Master Plan, the subject property will contain single family detached units with an allowance for a flexible range of sizes along with a gridded street network and provision of usable open spaces. No nonresidential uses are proposed in the PD.

*(b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the*

*total number, type, and mix of land uses for the entire PD Master Plan;*

**Consistency:** The PD Master Plan illustrates that up to 155 dwelling units are being requested for the project, which is consistent with the site's underlying Moderate Density Residential FLU. No nonresidential uses are proposed within the PD zoning area.

*(c) Identifies the general location of open space;*

**Consistency:** Onsite open spaces shall be comprised of active and passive recreation uses, as indicated and labeled on the PD Master Plan.

*(d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;*

**Consistency:** As discussed in earlier sections of this report, no regulated natural resources are known to be present on the site, and if any are found in the future, the project will comply with all applicable regulations.

*(e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;*

**Consistency:** The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site design includes pedestrian-friendly block sizes and sidewalk infrastructure internal to the development. Blocks that exceed 600' in length (if any) shall include a 10' easement for a pedestrian way consistent with that described in LDR Sec. 7.2.3(B)(4).

*(f) Identifies on-site potable water and wastewater facilities; and*

**Consistency:** The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

*(g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.*

**Consistency:** As shown on the PD Master Plan, the site is currently serviced by City of Alachua potable water and sanitary sewer via existing infrastructure within the Peggy Road / CR 2054 right of way.

*(2) Consistency with the Comprehensive Plan. The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.*

**Consistency:** As demonstrated in this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed rezoning to the PD-R district is compatible with the site's proposed Moderate Density Residential FLU designation (concurrent application).

*(3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of*

*compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.*

**Consistency:** The proposed residential development is located immediately adjacent to only three residential developments, located near the east and southwestern portions of the project. As indicated on the PD Master Plan, green space areas / setbacks have been allocated on the perimeter of the project where abutting existing residential development (far in excess of standard residential setbacks & buffers) in order to ensure compatibility. As such, the proposed PD design will ensure compatibility with surrounding residential areas.

*(4) Development phasing plan. If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.*

**Consistency:** This Planned Development proposes that the project may be developed in one (1) phase.

*(5) Conversion schedule. The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.*

**Consistency:** A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

*(6) Public facilities.*

*(a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.*

**Consistency:** As indicated in this report, adequate capacity exists for the intended residential development along the applicable roadway segments.

*(b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.*

**Consistency:** As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems and onsite uses shall not negatively impact potable water and wastewater LOS.

*(c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.*

**Consistency:** According to information provided by the City of Alachua, the City currently possesses excess acreage for local recreation activities in relation to LOS standards. In addition, the proposed PD Master Plan illustrates that the project will have onsite recreational amenity areas. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

*(d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.*

**Consistency:** As calculated in this report, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

*(e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.*

**Consistency:** As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

*(7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:*

- (a) The PD Master Plan, including any PD standards.*
- (b) Conditions related to the approval of the PD Master Plan.*
- (c) Conditions related to the form and design of development in the PD.*

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.*
- (e) Provisions related to environmental protection and monitoring.*
- (f) Provisions addressing concurrency compliance requirements.*
- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.*

**Consistency:** The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

### 3.6.3 Additional Standards for PD districts

#### (A) PD-R, Planned Development-Residential District

- (1) Minimum area. A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.*

**Consistency:** The proposed PD-R project site is approx. 51.7 (+/-) acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

- (2) Uses. The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.*

**Consistency:** Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's proposed Moderate Density Residential FLU designation (concurrent application).

- (3) Densities/intensities. The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.*

**Consistency:** This Rezoning application requests to change the 51.7 (+/-) acre site's existing zoning designation from City of Alachua Agriculture and Alachua County Agricultural to PD-R at a density consistent with the subject parcels' proposed Moderate Density Residential FLU (concurrent application).

*(4) Dimensional standards. The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PDR district and the scale and character of development in the City. Dimensional standards shall include the following:*

*(a) Minimum dimensional requirements. The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.*

**Consistency:** As shown on the PD Master Plan submitted with this report, the proposed development will include a maximum of 155 single-family residential units. The proposed PD-R zoning is necessary to allow for more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, such as minimum setback, maximum lot coverage, and maximum building height are identified on the PD Master Plan.

*(b) Setbacks from adjoining residential uses. Minimum setbacks or buffers from adjoining residential development or zone districts.*

**Consistency:** As shown on the PD Master Plan submitted with this report, the proposed PD-R zoning will allow more flexibility in residential lot sizes and types, beyond what is allowed in the traditional zoning district standards, resulting in a better project. All proposed dimensional requirements, including setbacks, are identified on the PD Master Plan. The modified setbacks should not result in incompatibility with any adjacent use. In addition, as seen on the PD Master Plan, there are sizable setbacks between existing adjacent residential units and the proposed lots within the PD through the provision of green spaces, which far exceed any setback prescribed for adjacency between residential uses.

*(5) Development standards. Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.*

**Consistency:** Unless otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

*(a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.*

**Consistency:** The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards is necessary for optimal site development, then the appropriate procedures for modifications included in the previously mentioned table will be adhered to.

*(b) Public facilities standards. The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:*

*(i) Potable water. The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.*

*(ii) Wastewater. The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.*

**Consistency:** The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the project site. In addition, this report illustrates that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

*(iii) Streets. The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:*

- a. The reduction or modification is necessary as a traffic-calming measure;*
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;*
- c. Access for emergency service vehicles is not substantially impaired;*
- d. Adequate off-street parking is provided for the uses proposed; and*
- e. Adequate space for public utilities is provided within the right-of-way.*

**Consistency:** The PD Master Plan submitted concurrently with this report shows the proposed design of the roadway and pedestrian infrastructure for the portion of the project that will be a platted subdivision. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

The PD Master Plan is designed to provide block faces that do not exceed 600 feet. However, if at Preliminary Plat review stage it is determined that any block face exceeds 600 feet, the PD design proposes that flexibility be granted by the City Commission by allowing block faces to exceed 600 feet

in such cases where pedestrian ways or crosswalks, not less than 10 feet wide, are provided through the block to create an enhanced pedestrian-focused design.

Design measures that will be incorporated under these circumstances for this project will include the provision of a 10' (min.) easement for a pedestrian way (consistent with LDR Sec. 7.2.3(B)(4)) that will be improved with concrete, brick, pavers or similar hard surface) with the intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and the crossings of these pedestrian ways will be utilized for traffic calming, including striped crosswalks and appropriate safety signage. All proposed internal roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs. Specifically, the subdivision will have a fully functional external access point and stub-outs to adjacent properties to the east.

This request is consistent with the applicable criteria indicated in 3.6.3(A)(5)(b)(iii)(a)-(e) above. Specifically, the provision of additional crosswalks (at mid-blocks) will serve as a traffic calming measure, separation of vehicular and pedestrian traffic will be accomplished (via pedestrian paths away from streets), access for emergency vehicles will not be impaired, adequate street parking will not be limited (spaces will be provided on street and on individual lots (driveways and garages) and adequate space for public utilities is provided in proposed right-of-way (as no changes to required ROW cross-sections is proposed).

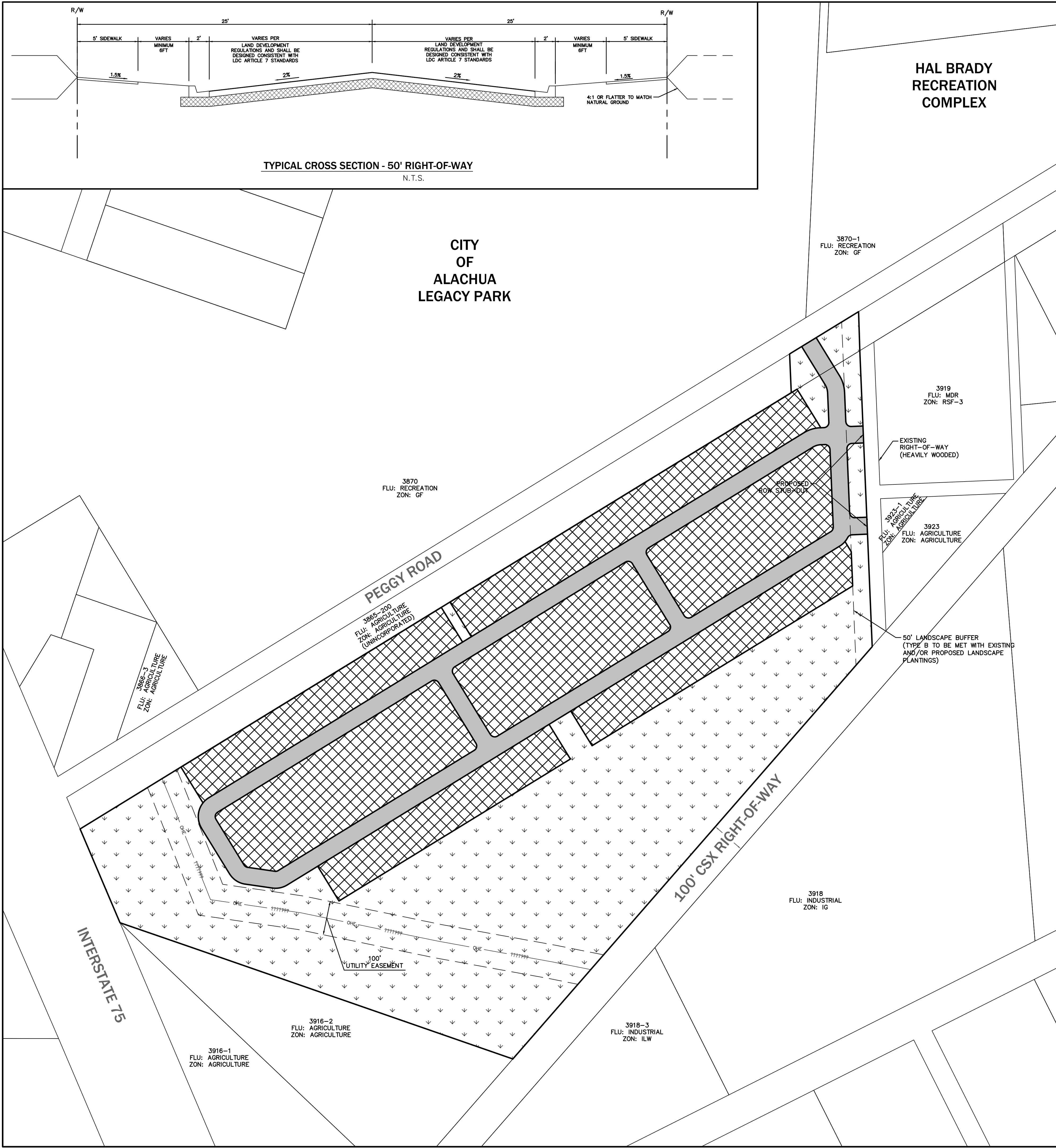
*(iv) Stormwater. The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.*

**Consistency:** As identified on the PD Master Plan and in this report, the proposed PD intent is to provide on-site stormwater drainage facilities in accordance with all applicable design standards, regulations and permitting with the City and Water Management District.

*(v) Other. The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.*

**Consistency:** The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

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- GENERAL NOTES
1.

SPECIFIC USES ALLOWED IN PD. LAND USES SHALL BE GENERALLY LOCATED AS SHOWN ON THE PD MASTER PLAN. THE FOLLOWING USES ARE ALLOWED IN THE "COMMON AREA/STORMWATER/OPEN SPACE AREA": ACTIVE & PASSIVE USE AREAS (TRAILS, PARKS, PLAYGROUNDS, ETC.), LANDSCAPED AREAS, UTILITY EASEMENTS AND STORMWATER MANAGEMENT FACILITIES. SINGLE FAMILY DETACHED PLATTED DWELLINGS ARE ALLOWED WITHIN THE "RESIDENTIAL LOT AREA." THE MINIMUM LOT SIZE FOR ANY PROPOSED LOT IS 5,500 S.F.
2.

PHASING. THE DEVELOPMENT SHALL CONSIST OF 1 PHASE, WITH THE PRELIMINARY PLAT SUBMITTED TO THE CITY WITHIN 12 MONTHS OF PD-R ZONING APPROVAL. THE PRELIMINARY PLAT SHALL BE DESIGNED IN A MANNER THAT WILL CREATE A LOGICAL AND FUNCTIONAL DEVELOPMENT AND INFRASTRUCTURE PATTERN.
3.

LOT SETBACK AND SEPARATIONS. HOUSING UNITS AND DESIGN SHALL AT A MINIMUM MEET THE REQUIREMENT OF THE FLORIDA BUILDING CODE. THE APPLICABLE SETBACKS ARE DEFINED ON THE PD MASTER PLAN.
4.

OPEN SPACE. OPEN SPACE, AS DEFINED BY APPLICABLE SECTIONS OF THE LAND DEVELOPMENT REGULATIONS (LDRS) AND THE PD MASTER PLAN SHALL ACCOUNT FOR A MINIMUM OF 10% OF THE COMPLETED PROJECT AND THE GENERAL LOCATIONS ARE IDENTIFIED ON THE PD MASTER PLAN. THESE AREAS MAY CONTAIN LOW-INTENSITIVE PASSIVE OR ACTIVE RECREATION OPPORTUNITIES THROUGHOUT THE OPEN SPACE AREAS, INCLUDING NATURE TRAILS, PATHS, SIDEWALKS, AND NATURAL AREAS. MORE ACTIVE RECREATION USES SUCH AS PLAYGROUNDS & PICNIC AREAS ARE ONLY PERMITTED IN OPEN SPACE AREAS AND SHALL BE AT LEAST 50 FEET FROM THE PROJECT PERIMETER..
5.

CIRCULATION. THE CIRCULATION CONFIGURATION IS IDENTIFIED ON THE PD MASTER PLAN AND IS NOT INTENDED TO BE EXACT AND MAY BE AMENDED AS PERMITTED WITHIN THE CITY LDR. ROADWAYS INTENDED TO BE DEDICATED TO THE PUBLIC MAY BE CONSISTENT WITH THE TYPICAL SECTION WITHIN THE MASTER PLAN AND SHALL BE REQUIRED TO MEET THE APPLICABLE LDR DESIGN CRITERIA, UNLESS OTHERWISE AUTHORIZED BY THE CITY COMMISSION THROUGH LDR SEC. 3.6.3(A)(5)(B)(III). THE INTERNAL ROADWAYS SHOWN ON THE PD MASTER PLAN ARE INTENDED TO BE NEIGHBORHOOD STREETS AND DO NOT MEET THE ARTERIAL OR COLLECTOR ROADWAY DEFINITION.
6.

LANDOWNER/DEVELOPER RESPONSIBILITY. THE LANDOWNER AND/OR DEVELOPER IS RESPONSIBLE FOR PROVIDING RIGHT-OF-WAY AND EASEMENTS FOR CONSTRUCTING ON-SITE INFRASTRUCTURE LOCATED IN THE PROPOSED PD-R DISTRICT, INCLUDING BUT NOT LIMITED TO ELECTRICAL UTILITY LINE, TELEPHONE LINES, CABLE TV LINES, OR THE UNDERGROUND CONDUIT FOR SUCH FEATURES. THE LANDOWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING AREAS FOR PUBLIC INFRASTRUCTURE AS REQUIRED BY CITY ORDINANCES, TO GUARANTEE CONSTRUCTION OF REQUIRED INFRASTRUCTURE, AND IF REQUESTED BY THE CITY, TO DEDICATE THESE IMPROVEMENTS TO THE CITY IN A FORM THAT COMPLIES WITH CITY REGULATIONS. ALL FACILITIES NOT DEDICATED TO THE CITY SHALL BE OPERATED AND MAINTAINED BY A PROPERTY OWNERS ASSOCIATION FORMED AS PART OF THE SUBDIVISION PROCESS.
7.

ALLOWABLE LAND USE CLASSIFICATION DATA. FIGURES FOR ACREAGE ARE ESTIMATES AND HAVE BEEN ROUNDED AND MAY BE SLIGHTLY ADJUSTED.
8.

BLOCK FACES. ANY BLOCK FACES GREATER THAN 600' IN LENGTH SHALL INCLUDE A MINIMUM 10'-WIDE EASEMENT FOR PEDESTRIAN WAY THROUGH THE BLOCK (TO BE IMPROVED WITH CONCRETE, BRICK, PAVERS OR SIMILAR), CONSISTENT WITH LDR SEC. 7.2.3(B)(2) AND SEC. 3.6.3(A)(5)(B)(III) TO ENHANCE PEDESTRIAN CIRCULATION. TRAFFIC CALMING MEASURES THAT MAY BE USED TO CONNECT THESE MID-BLOCK CUTS WITH EACH OTHER OR OTHER ELEMENTS OF THE PEDESTRIAN CIRCULATION NETWORK, INCLUDE RAISED PEDESTRIAN CROSSINGS, CHANGE IN MATERIALS, BULB-OUTS, ETC. THESE PEDESTRIAN WAYS SHALL BE PRIVATELY MAINTAINED, UNLESS A SEPARATE UNDERSTANDING HAS BEEN REACHED WITH CITY OF ALACHUA PUBLIC SERVICES.
9.

STORMWATER. THE PROJECT SHALL UTILIZE ON-SITE STORMWATER SYSTEMS THAT ARE PERMITTED BY THE CITY OF ALACHUA AND THE SUWANNEE RIVER WATER MANAGEMENT DISTRICT (SRWMD) PER ALL APPLICABLE STANDARDS. WHILE A MAJORITY OF PROPOSED STORMWATER FACILITIES SHALL BE LOCATED IN THE AREA LABELED "COMMON AREA/STORMWATER/OPEN SPACE" IN THE LAND USE DATA TABLE BELOW, SOME STORMWATER AREAS ARE PERMISSIBLE IN THE OTHER LAND USE AREAS. IN ADDITION, ALL STORMWATER PONDS SHALL BE AT LEAST 5 FEET (FROM TOP OF BANK) FROM ALL LOT LINES (EXISTING & PROPOSED).
10.

USE SPECIFIC STANDARDS IN LDR SEC. 4.3.1(A)(4)(d) ARE APPLICABLE TO SINGLE FAMILY DETACHED DWELLINGS WITHIN THE PROJECT AREA.
11.

REGARDLESS OF OWNERSHIP OF MAINTENANCE OF STREETS, ALL SIDEWALKS, AND CROSSWALKS WILL MEET FDOT LATEST APPLICABLE STANDARDS AND CITY OF ALACHUA REGULATIONS.
12.

REGULATED TREES SHALL BE SURVEYED AND LOCATION IDENTIFIED DURING THE SUBDIVISION PLAT DESIGN PHASE IN ORDER TO PRESERVE EXISTING TREES TO THE GREATEST EXTENT POSSIBLE. THE PD SHALL ALLOW FOR FLEXIBILITY IN ROAD AND LOT CONFIGURATION IN ORDER TO PRESERVE ON-SITE CANOPY AREAS WHICH WILL ENHANCE THE PROJECT BY PROVIDING SHADED GREEN SPACES, ADJACENCY BUFFERS, ETC.
13.

NO PROPOSED LOT SHALL BE WITHIN LESS THAN 100 FEET FROM ANY LOT UTILIZED FOR RESIDENTIAL PURPOSES.

LAND USE DATA			
HATCH PATTERN	LAND USE AREA	AREA	
		(AC)	(%)
	PROJECT LIMITS	52 AC.	100%
	RESIDENTIAL LOT AREA	21 AC.	40%
	COMMON AREA/STORMWATER/OPEN SPACE	25 AC.	48%
	RIGHT-OF-WAY	6 AC.	12%

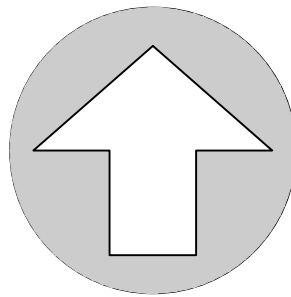
LAND USE AREAS ARE APPROXIMATE AND MAY BE ADJUSTED DURING THE SUBSEQUENT DEVELOPMENT REVIEW PHASES OF THE PROJECT. UTILITIES AND SITE INFRASTRUCTURE REQUIRED TO SERVE THE PROJECT SHALL BE ALLOWED IN ALL LAND USE AREAS.

DEVELOPMENT STANDARDS (LOT DEVELOPMENT AREA)	
LOT AREA. MIN. (SF)	5,500 S.F.
LOT WIDTH. MIN. (FT)	50 FT.
SETBACKS:	
FRONT MIN. (FT)	20 FT.
REAR, MIN. (FT)	15 FT.
SIDE, MIN. (FT)	5 FT.
BUILDING STANDARDS:	
BUILDING HEIGHT, MAX. (FT)	40 FT.
LOT COVERAGE, MAX. (% OF LOT)	55%
PARKING, MIN. OFF-STREET (SPACES PER UNIT)	2

BUILDING SETBACKS AND DIMENSIONAL STANDARDS APPLY ONLY TO INDIVIDUAL PLATTED LOTS AND ALL BUILDING SEPARATION REQUIREMENTS SPECIFIED IN THE FLORIDA BUILDING CODE ARE APPLICABLE.

DENSITY CALCULATION PER AREA	DENSITY, MIN & MAX (UNITS)
RESIDENTIAL LOT AREA	140-155

INDEX OF PLANS	
SHEET NUMBER	DRAWING TITLE
P100	PD MASTER PLAN
P200	UTILITY PLAN
P210	NOTES AND TABLES
P300	EXISTING CONDITIONS MAP



NORTH

SCALE: 1" = 150'

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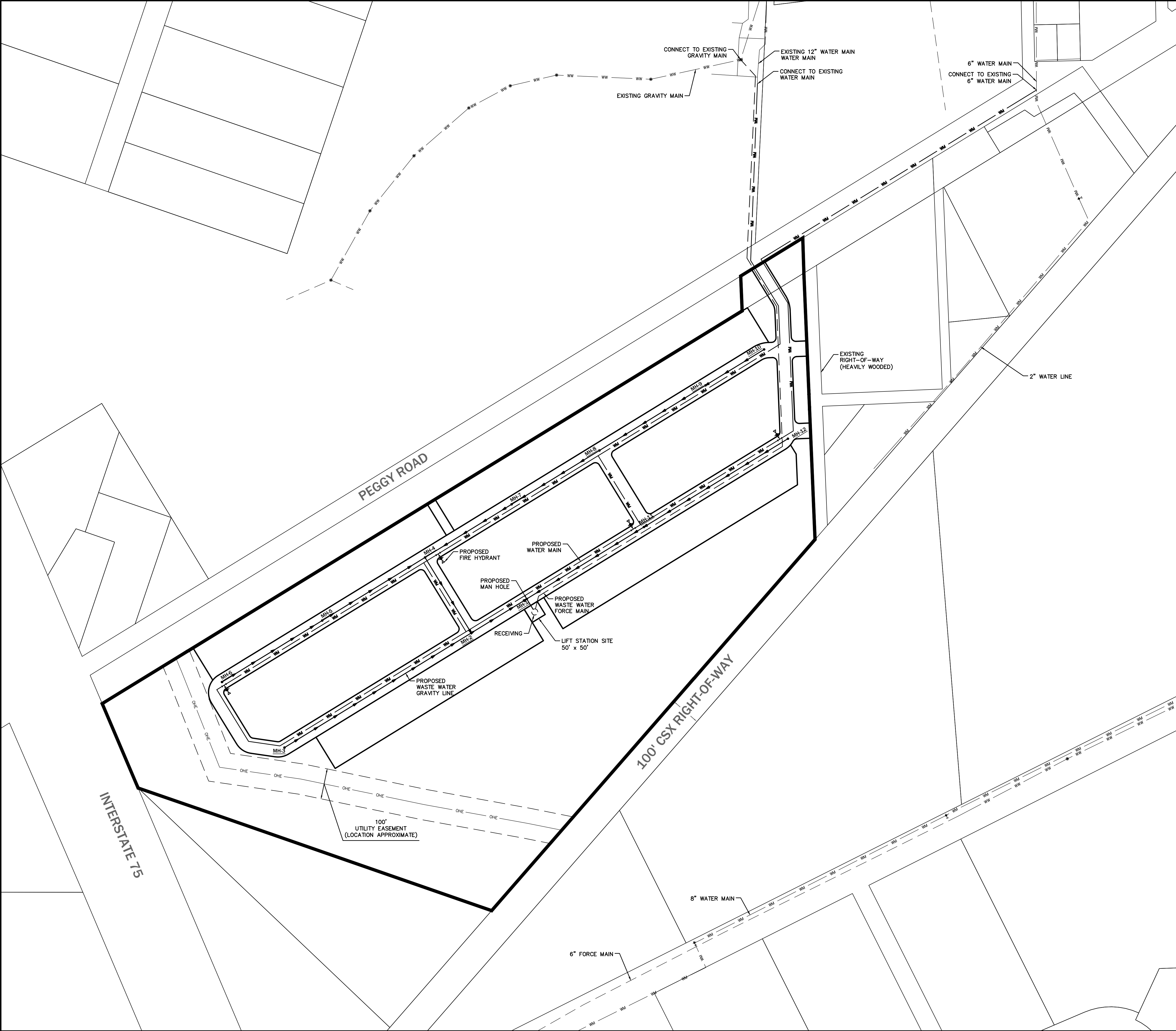
GRAPHIC SCALE

No.	Date	Comment

Project No:	22-011
Project phase:	ZONING
Project title:	PEGGY ROAD PD CITY OF ALACHUA, FLORIDA

Sheet title:	PD MASTER PLAN
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Designed: SR	Sheet No.:
Drawn: LBO	P100
Checked: TAR	
Date: 06/23/22	



LEGEND

— WW — WW —

EXISTING WASTE WATER LINE

— WM — WM —

EXISTING WATER MAIN LINE

- - - - -

EXISTING SANITARY SEWER FORCE MAIN

⬮

EXISTING FIRE HYDRANT

•

EXISTING MANHOLE

— WM — WM —

PROPOSED WATER MAIN LINE

→ → →

PROPOSED WASTE WATER GRAVITY MAIN

- - - - -

PROPOSED WASTE WATER FORCE MAIN

— WM — WM —

PROPOSED FIRE HYDRANT

•

PROPOSED MANHOLE

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NORTH

SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title: PEGGY ROAD PD  
CITY OF ALACHUA,  
FLORIDA

Sheet title: UTILITY PLAN

Designed: SR

Drawn: LBO

Checked: TAR

Date: 02/23/22

Sheet No.: P200

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ROADWAYS & TRANSPORTATION

The affected roadways are Segments 14, 8 & 17. The tables below indicate that the affected roadway segments will continue to retain sufficient roadway capacity during both AADT and PM PEAK and therefore will not negatively affect the adopted Level of Service (LOS).

MAXIMUM PD DEVELOPMENT SCENARIO – ADT & PM PEAK				
ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	155	Single Family	9.43 / Unit	1,462
ITE CODE	UNITS	DESCRIPTION	RATE	PM PEAK HOUR OF ADJACENT STREET TRAFFIC
210	155	Single Family	0.94 / Unit	146

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

Total Trip Generation:

- 1,462 ADT
- 146 PM PEAK

Affected Roadway Segments (Above 5% MSV)

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

Trip Distribution on Affected Roadway Segments

- 100% Distribution on CR 2054 (Segment 14) (1,462 ADT, 146 PM Peak)
  - 70% East (1,023 ADT, 102 PM PEAK) / 30% West (439 ADT, 44 PM PEAK)
- 70% Distribution on SR 235 (Segment 8) (1,023 ADT, 102 PM Peak)
- 30% Distribution on CR 235A (Segment 17) (439 ADT, 44 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)	
Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	4,196
Project Trips (ADT)	1,462
Available Capacity	9,462

Level of Service Analysis / Affected Roadway Segments (PM PEAK)	
Traffic System Category	CR 2054 Segment 14
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	395
Project Trips (PM Peak)	146
Available Capacity	818

Level of Service Analysis / Affected Roadway Segments (ADT)	
Traffic System Category	SR 235 Segment 8
Maximum Service Volume	14,400
Existing Traffic and Reserved Trips	9,405
Project Trips (ADT)	1,023
Available Capacity	3,972

Level of Service Analysis / Affected Roadway Segments (PM PEAK)	
Traffic System Category	SR 235 Segment 8
Maximum Service Volume	1,290
Existing Traffic and Reserved Trips	894
Project Trips (PM Peak)	102
Available Capacity	294

Level of Service Analysis / Affected Roadway Segments (ADT)	
Traffic System Category	CR 235A Segment 17
Maximum Service Volume	15,120
Existing Traffic and Reserved Trips	5,414
Project Trips (ADT)	439
Available Capacity	9,267

Level of Service Analysis / Affected Roadway Segments (PM PEAK)	
Traffic System Category	CR 235A Segment 17
Maximum Service Volume	1,359
Existing Traffic and Reserved Trips	516
Project Trips (PM Peak)	44
Available Capacity	799

Traffic background data provided via May 2022 City Concurrency Report

SANITARY SEWER

The following analysis examines public facilities impacts to City wastewater facilities. For the proposed residential uses, the flow rates were calculated using the ratio of 250 GPD / unit. Residential calculations, using a maximum development scenario, may result in an increase of 38,750 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	758,000
Reserved Capacity	183,868
Parcel Demand for Site	38,750
Residual Capacity	519,382

- Source: City of Alachua Public Services Department, May 2022
- Single Family Calculations: 250 Gal/Unit per day x 155 = 38,750 GPD

POTABLE WATER

The following analysis examines public facilities impacts to the City potable water system. Residential calculations, using a maximum development scenario, may result in an increase of 42,625 GPD. Adequate capacity is available to support this development and will not negatively impact the City's adopted LOS for this system.

Potable Water Impacts	
System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,309,417
Reserved Capacity <sup>2</sup>	203,857
Parcel Demand for Site	42,625
Residual Capacity	744,101

- Source: City of Alachua Public Services Department, May 2022
- Single Family Calculations: 275 Gal/Unit per day x 155 = 42,625 GPD

SOLID WASTE

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year of solid waste per capita per the City of Alachua Comprehensive Plan (155 units x 2.55 residents per unit x 0.73 tons/year per capita = 289 tons).

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

Solid Waste Impact	
Solid Waste Impact – Residential Land Uses <sup>1</sup>	289 Tons

- Formula: (0.73 tons / year per capita @ 2.55 residents per unit)

PUBLIC SCHOOLS

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

Student Generation Calculations: Single Family Residential Development							
Elementary School	155	units	x	0.12	Elementary School Multiplier*	19	Student Stations
Middle School	155	units	x	0.08	Middle School Multiplier*	9	Student Stations
High School	155	units	x	0.09	High School Multiplier*	14	Student Stations

Approval of the application will result in a projected school enrollment impact of 19 elementary, 9 middle and 14 high school student stations.

RECREATION

Recreation Impact Table	
System Category	Acreage
Existing City of Alachua Recreation Acreage	135.48
Acreage Required to Serve Existing Population	53.78
Reserved Capacity	3.46
Project Demand	1.97
Available Recreation Acreage	76.27

- Source: City of Alachua Public Services Department, May 2022
- Calculations for Proposed Project: 155 Units x 2.55 persons/household x 5 acres / 1,000 persons = 1.97 acres

As indicated in the table above, the City of Alachua currently has sizable excess acreage for local recreation activities. In addition, the proposed PD will have open space area set aside for recreational facilities for the residents of the development. As such, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

FIRE / EMS

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

POLICE

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



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No.	Date	Comment

Project No: 22-011

Project phase: ZONING

Project title:

PEGGY ROAD PD  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

NOTES AND TABLES

Designed: SR	Sheet No.:  <b>P210</b>
Drawn: LBO	
Checked: TAR	
Date: 06/06/22	



EXISTING CONDITIONS PLAN GENERAL NOTES

1. BASED ON AVAILABLE INFORMATION AND KNOWLEDGE OF THE PROPERTY, THERE ARE NO KNOWN REGULATED NATURAL RESOURCES ON THE SUBJECT PROPERTY. THE PROPERTY IS PRIMARILY USED AS A MAINTAINED LARGE RESIDENTIAL PROPERTY WITH WOODED AREAS AROUND THE PERIMETER OF THE PROJECT

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NORTH

SCALE: 1" = 150'

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GRAPHIC SCALE

No.	Date	Comment

Project No:

22-011

Project phase:

ZONING

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PEGGY ROAD PD  
CITY OF ALACHUA,  
FLORIDA

Sheet title:

EXISTING CONDITIONS MAP

Designed: SR

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Date: 06/06/22

Sheet No.:

P300