



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

- Project Name: Zoning Change - 12570 US Highway 441
- Address of Subject Property: 12570 NW US Highway 441
- Parcel ID Number(s): Portion of 05920-001-002
- Existing Use of Property: Boat & Vehicle Sales
- Future Land Use Map Designation: Industrial
- Existing Zoning Designation: ILW (Industrial, Light & Warehousing)
- Proposed Zoning Designation: CI (Commercial Intensive)
- Acreage: 9.3 Acres M.O.L.

B. APPLICANT

- Applicant's Status: Owner (title holder) Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
- If the applicant is agent for the property owner*:
Name of Owner (title holder): AMES / Detrick Truck Company
Mailing Address: 12556 US Highway 441
City: Alachua State: FL ZIP: 32615-8506

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

- Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
- A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
- 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.
- 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.

Clay Sweger
Signature of Applicant

Signature of Co-applicant

Clay Sweger - P.R. of Planning
Typed or printed name and title of applicant

Typed or printed name of co-applicant

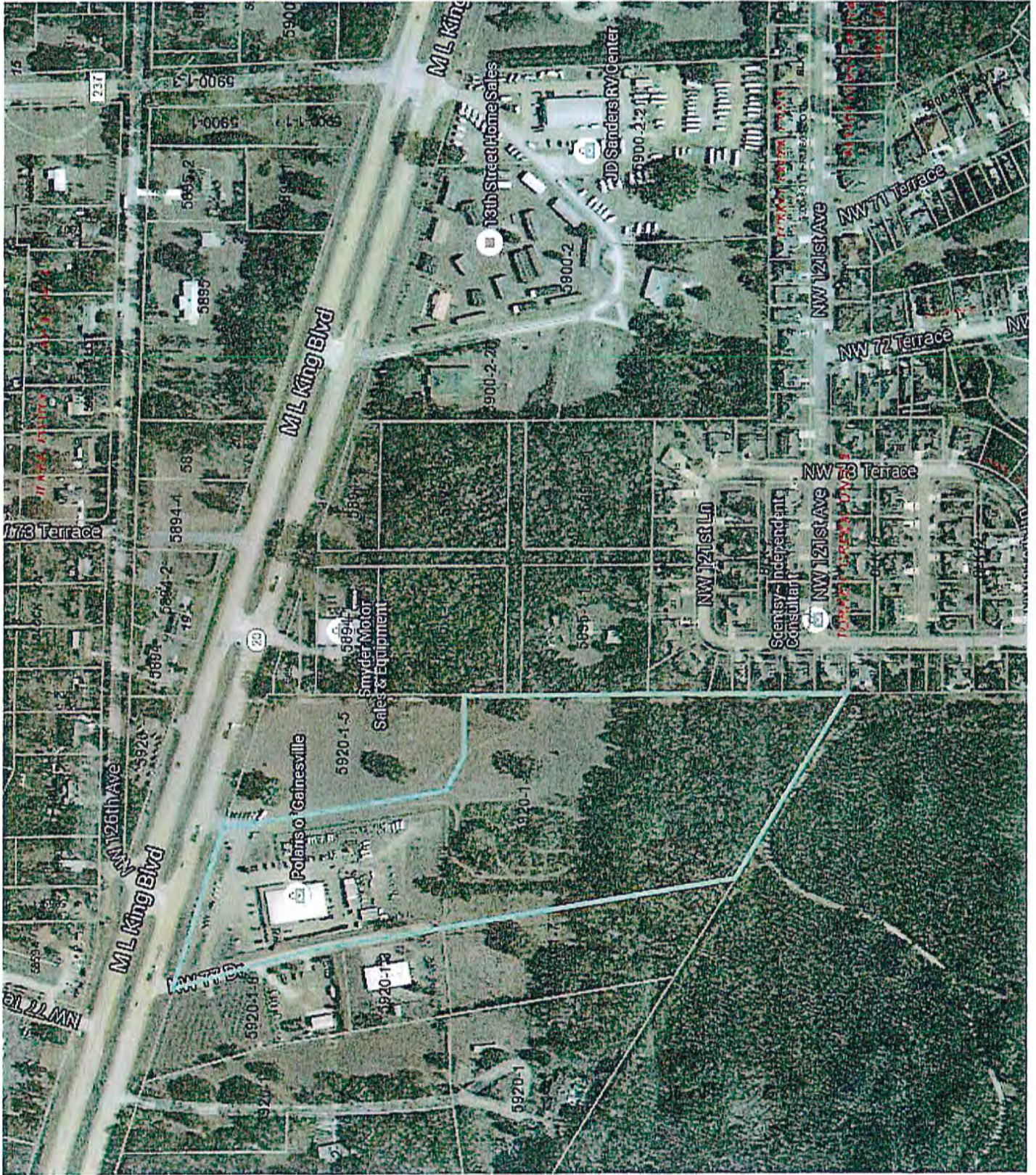
State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 27th day of APRIL, 2016, by CLAY SWEGER

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

Brenna Kathleen French
Signature of Notary Public, State of FL







Search Criteria
Parcel From: 05920-001-002
Parcel Thru: 05920-001-002
Search Date: 4/12/2016 at 10:52:21 AM
Data updated: 01/27/16

Parcel: [05920-001-002](#) [GIS Map](#)

<p>Taxpayer: AMES/DETRICK TRUCK CO Mailing: 12556 US HIGHWAY 441 ALACHUA, FL 32615-8506 Location: 12570 NW US HWY 441 ALACHUA Sec-Twn-Rng: 29-8-19 Use: Auto Sales Tax Jurisdiction: Alachua 1700 Area: Alachua Commercial Subdivision: Placeholder</p>	<p>Legal: BEGIN 393.87 FT S OF NE COR S 1419.56 FTN 58 DEG W ALONG N LINE OF FERNANDEZ GRT 810.36 FT N 10 DEG W 970.26 FT N 16DEG W 336.14 FT S 73 DEG E ALONG S R/W US-441 984.73 FT TO POB LESS WLY 214.10 FT M/L PER OR 1590/2076 & OR 1590/2082)(LESS COM NE COR SEC S 393.87 FT POB S 479.40 FT W 157.93 FT N 66 DEG W 95.68 FT N 9 DEG W 486.45 FT NLY ALG CURVE45.28 FT S 73 DEG E 326.46 FT POB PER OR 3278/1153) OR 2949/1106</p>
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There was 1 parcel found in this search.

[Create download file of selected parcels](#)



The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278



2015 Roll Details — Real Estate Account At 12556 NW US HIGHWAY 441

[Print this page](#)

Real Estate Account #05920 001 002

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

Apply for the 2016 Installment Payment Plan

[Get Bills by Email](#)

PAID 2016-04-05 \$28,527.39
Effective 2016-03-31
Receipt #15-0130588

Owner: AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8508
Situs: 12556 NW US HIGHWAY 441

Account number: 05920 001 002
Alternate Key: 1028307
Millage code: 1700
Millage rate: 25.1507

Assessed value: 1,129,000
School assessed value: 1,129,000

Property Appraiser

Location is not guaranteed to be accurate.

2015 Annual bill

[View](#)

Ad valorem: \$28,395.15
Non-ad valorem: \$132.24
Total Discountable: 28527.39
No Discount NAVA: 0.00
Total tax:

Legal description

BEGIN 393.87 FT S OF NE COR S 1419.56 FT N 58 DEG W ALONG N LINE OF FERNANDEZ GR 810.36 FT N 10 DEG W 970.26 FT N 16 DEG W 336.14 FT S 73 DEG E ALONG S R/H US-441 984.73 FT TO POB LESS NLY 214.10 FT M/L PER OR 1598/2076 & OR 1598/2082) (LESS COM NE COR SEC S 393.87 FT POB S 479.40 FT W 157.93 FT N 66 DEG W 95.68 FT N 9 DEG W 486.45 FT NLY ALG CURVE 45.28 FT S 73 DEG E 326.46 FT POB PER OR 3278/1153) OR 2949/1166

Location

Book, page, Item: -
Geo number: 29-08-19-05920001002
Range: 19
Township: 08
Section: 29



Rec 18.
3919.50
3218.00
SFYM &
↑
RENT TO JOB

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2053378 2 PGS
2004 JUL 06 04:21 PM BK 2949 PG 1106
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK12 Receipt#197048

Prepared by and return to:
James D. Salter, Esq.
Attorney at Law
Salter, Feiber, Yenser, Murphy, & Hutson, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605

Doc Stamp-Deed: 3,279.50

File Number: 04-1065.2

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made this 2nd day of July, 2004 between Gary R. Almond, Individually and as Trustee under that certain unrecorded Trust Agreement known as Growth Investors Trust dated October 16, 1984, whose post office address is P. O. Box 1045, Gainesville, FL 32602-1045, grantor, and Ames/Detrick Truck Company, a Florida corporation, whose post office address is 9420 NW 13th Street, Gainesville, FL 32653, grantee:

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

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

See Exhibit "A" attached hereto and by reference made a part hereof.

Parcel Identification Number: 05920-001-002

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 5922 SW 35th Way, Gainesville, FL.

Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in our presence:

Witness Name: DAVID E. MENET

Witness Name: ROBERT F. FOSTER

Gary R. Almond, Individually and as Trustee of
Growth Investors Trust dated October 16, 1984

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 2nd day of July, 2004 by Gary R. Almond, Individually and as Trustee of the Growth Investors Trust dated October 16, 1984, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission Expires: _____



Exhibit A

Being a portion of the East 20 chain of the Fractional Section 29, Township 8 South, Range 19 East, Alachua County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 29; thence South 0 deg. 42' 41" East, along the East line of said Section 29, for 393.87 feet to the point of beginning; thence continue South 0 deg. 42' 41" East for 1819.56 feet to a point on the next described line; thence North 68 deg. 31' 04" West, along the Northerly line of the Fernandez Grant, for 810.36 feet; thence North 10 deg. 19' 22" West for 970.26 feet; thence North 18 degrees 43' 09" West for 326.14 feet to a point on the next described line; thence South 73 deg. 28' 00" East, along the Southerly right-of-way line of U. S. Highway No. 441, for 984.73 feet to the point of beginning, lying and being in Alachua County, Florida, containing 23.72 acres. more

LESS

That part of Fractional Section 29, Township 8 South, Range 19 East, City of Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Fractional Section 29 for a point of reference; thence run South 00°41'11" East, along the East line of said Fractional Section 29, a distance of 393.37 feet to the Southerly right of way line of U.S. Highway No. 441 (State Road No. 25); thence run North 73°27'29" West along said Southerly right of way line, a distance of 744.54 feet to the Point of Beginning; thence run South 16°42'38" East, a distance of 336.14 feet; thence run South 10°19'10" East, a distance of 1053.71 feet to the North line of the Fernandez Grant; thence run North 58°30'37" West along said North line of the Fernandez Grant, a distance of 287.25 feet; thence run North 16°19'10" West, a distance of 570.66 feet; thence run North 16°42'38"

West, a distance of 336.14 feet to said Southerly right of way of U.S. Highway No. 441 (State Road No. 25); thence run South 73°27'29" East, along said Southerly right of way line, a distance of 240.00 feet to the Point of Beginning.



THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12570 NW US Highway 441
Parcel ID Number(s): Portion of 05920-001-002
Acreage: 9.3 Acres M.O.L.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Michael Detrick Title: President
Company (if applicable): AMES / Detrick Trucking Company
Mailing Address: 125569 US Highway 441
City: Alachua State: FL ZIP: 32615-8506
Telephone: 386-418-4244 FAX: _____ e-mail: mike@polarisofgainesville.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafi.com

D. REQUESTED ACTION:

1. Small-Scale Land Use Amendment
2. Site Specific Amendment to the Official Zoning Atlas, less than 10 acres

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

[Signature]
Signature of Applicant

Signature of Co-applicant

MICHAEL DETRICK PRESIDENT
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 18 day of APRIL, 2016 by Michael

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

NOTARY PUBLIC

Margaret LaCroix
Signature of Notary Public, State of Florida

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





Rezoning Justification Report



Project Request: Rezoning application from ILW to Commercial Intensive

Location: 12570 NW US Highway 441

Tax Parcel Number: Portion of 05920-001-002

Acreage: Approximately 9.3 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Ames/Detrick Trucking Company

Date: June 9, 2016

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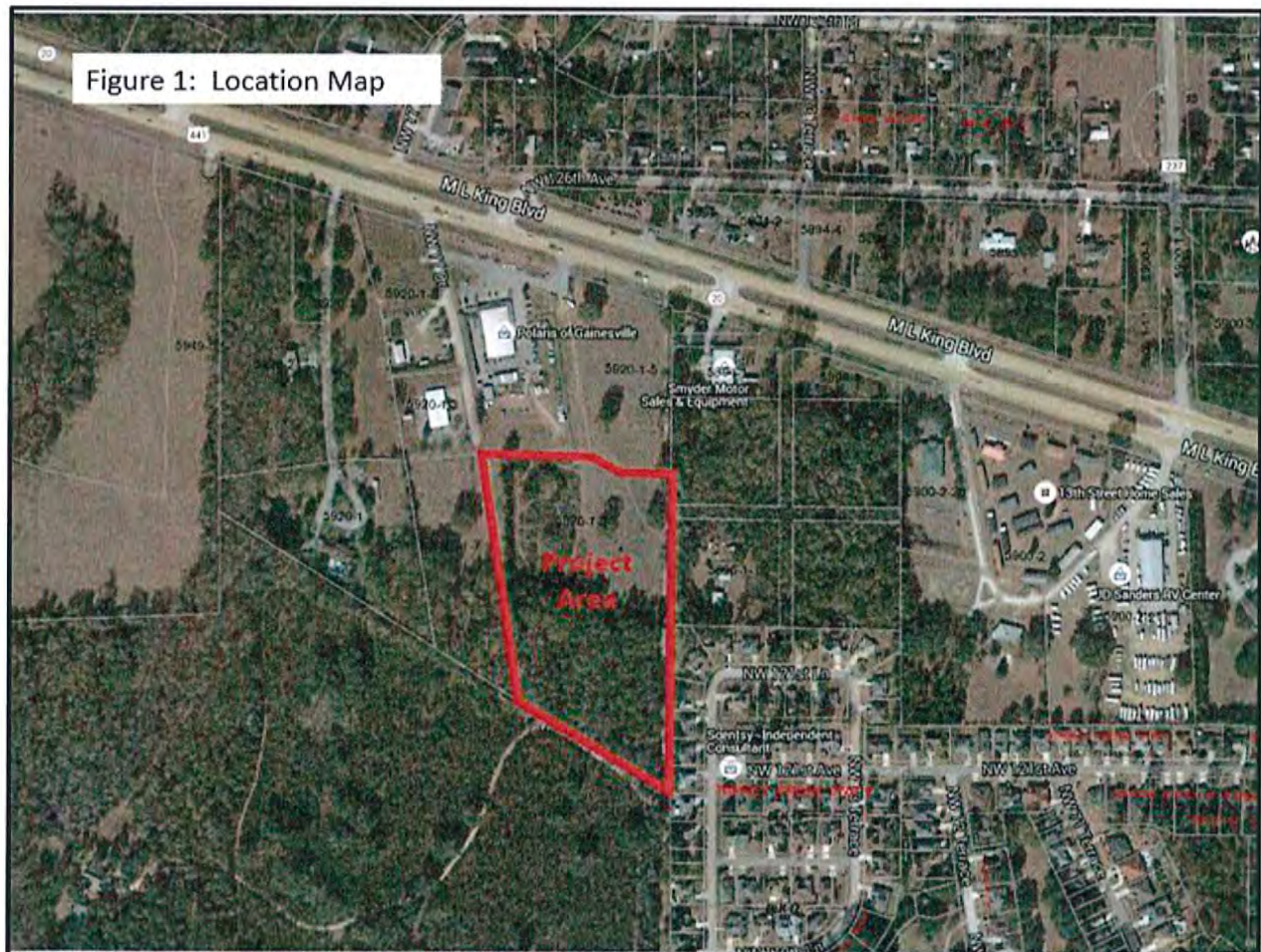
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List of Attachments

- Attachment 1: Florida Natural Areas Inventory Biodiversity Matrix Query Results
- Attachment 2: Legal Description and Sketch
- Attachment 3: Neighborhood Workshop Materials

Background

The subject property is located at 12570 NW US Highway 441 (see Figure 1 below). The proposal concerns the southern portion of tax parcel 05920-001-002, which is located within Section 29, Township 8, Range 19. The entire parcel is approximately 13.4 acres in size, however, this proposal concerns only the rear portion of the lot that contains 9.3 acres (MOL). The Polaris of Gainesville dealership is on a 4 (MOL) acre portion of the parcel that fronts on US 441. The current zoning on the parcel is split with the Commercial Intensive (CI) zoning district on the portion of the parcel that fronts US 441 and Industrial, Light & Warehousing (ILW) on the southern (rear) 9.3 (MOL) acres of the property. The split zoning designation (and associated split land use category designation) was heard by the City Commission of the City of Alachua on June 21, 2004. This proposal is to change the 9.3 (MOL) acre ILW-zoned portion of the parcel to Commercial Intensive.



Statement of Proposed Change

The property owner requests to amend the Official Zoning Atlas from Industrial, Light & Warehousing to Commercial Intensive on the approximately 9.3-acre (MOL) southern portion of the parcel. Figure 2 below illustrates the existing split zoning on the parcel. The property owner is considering an expansion of the existing Polaris of Gainesville business with the potential to encroach into the currently ILW portion of the property, which necessitates the proposed change.

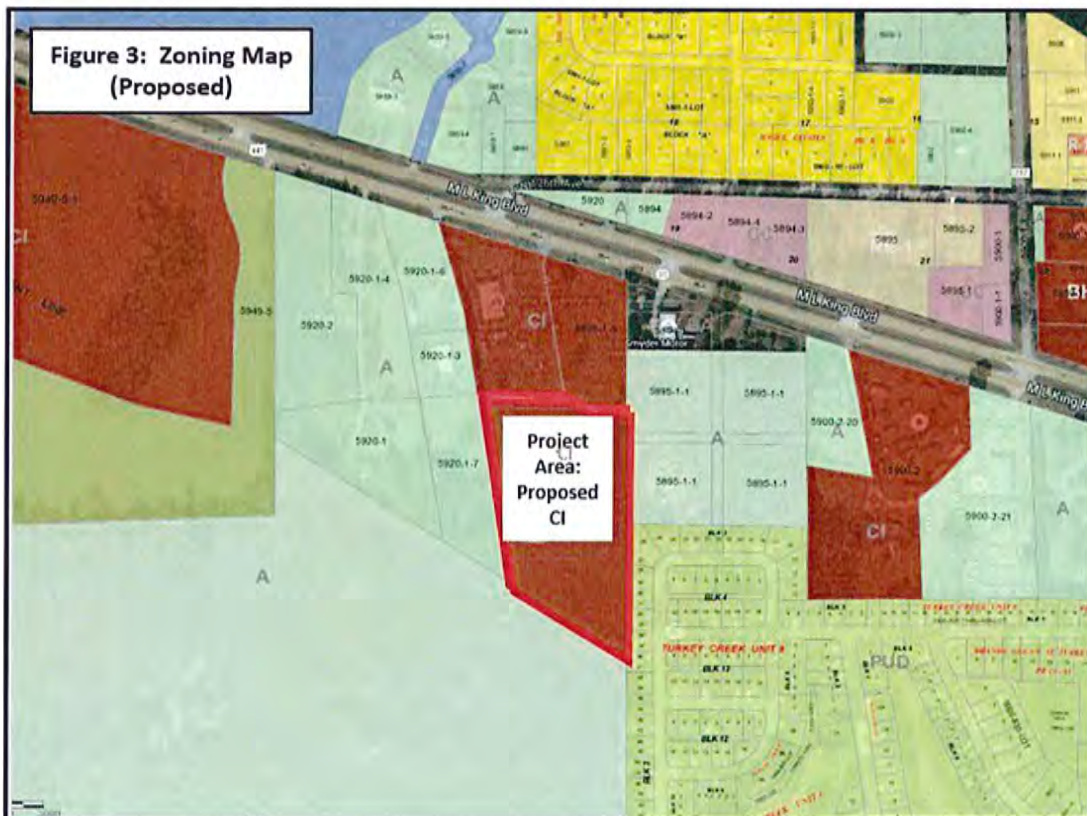


Currently, the ILW-zoned portion of the property is vacant. The ILW zoned portion of the subject property is bounded to the north by the Polaris of Gainesville dealership (which fronts on US 441) and by undeveloped parcels to the west and north. East of the parcel is the Turkey Creek Subdivision with

single-family dwellings, and there is a larger parcel to the east and northeast with a mobile home. To the south is a large agricultural property used as Timberland.

Placing the Commercial Intensive zoning district on the southern portion of the property may allow less intense uses than the current ILW zoning and allow for the existing business to expand at its current location. As described in the City of Alachua Land Development Code, "*ILW, Light and Warehouse Industrial District*. The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses..."

Figure 3 below illustrates the proposed zoning district on the 9.3 (MOL) subject property. Given the location of this property, a portion of which already has the proposed CI zoning, it is logical to change the remainder of the property to CI zoning on the 9.3 portion of the property from ILW (with its associated Industrial future land use designation) to a Commercial zoning district, which is consistent with the northern portion of the property. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.3.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Code will ensure adequate buffering and design between the residential uses to the east and the proposed Commercial uses on the property.



Existing Zoning District - ***Industrial, Light & Warehousing (ILW)***

As stated in the City of Alachua Land Development Code, the ILW zoning district is defined as follows. "*ILW, Light and Warehouse Industrial District.* The ILW district is established and intended to accommodate a wide range of employment-generating office, institutional, research and development, and light manufacturing uses. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment. In addition, by allowing a wide range of permitted uses, the ILW district is intended to accommodate the development of "flex space" arrangements, where the developer can establish different combinations of uses on a site over time, as the market dictates, as long as all uses and development conform to the standards established by these LDRs to protect adjacent land uses and the natural environment. Residential uses are limited to caretaker dwellings, live/work units, and upper-story dwellings."

Proposed Zoning District - ***Commercial Intensive (CI)***

As stated in City of Alachua Land Development Code, the Commercial Intensive zoning district is defined as follows. "*Commercial Intensive District.* The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange."

As described above, the proposed Commercial Intensive zoning district is appropriate for the proposed expansion of the Polaris of Gainesville use (an existing commercial use on commonly owned property) and provides other allowable uses that are compatible with the mix of uses in the surrounding area. The parcel is located along a major highway (US 441) and the Polaris business requires high public visibility at an accessible location.

Allowing the business to expand at the existing site means that the business will not have to relocate to another parcel which might potentially be vacant land. So, it enhances the use of existing land and facilities. In addition, if the business had to relocate, it could leave behind a vacant building along a significant corridor in Alachua.

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan. The associated application for a small-scale land use amendment to the Future Land Use Map ensures that the proposed zoning will be consistent with the future land use category on the property.

This application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan.

Vision Element:

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 will directly support the City's vision of encouraging business development along US 441. The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses. The City's Vision Statement includes Goal 1 which targets this area as the Corporate Corridor. This corridor has attracted businesses that serve

the City as well as a larger regional market. The proposed rezoning will enhance the opportunity for a local business to grow at its existing location.

Future Land Use Element:

Consistency: As illustrated throughout this report, the proposed zoning change application is consistent with the G.O.P.'s included within the Future Land Use Element and the Future Land Use Map.

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

Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.

Consistency: The associated small-scale land use amendment that accompanies this rezoning request ensures consistency with the Future Land Use Map. The intent of this application is to demonstrate that the proposed zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development of this property will attract more business and employment opportunities to the City of Alachua and will therefore support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

Objective 1.3 Commercial: The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency: As described in the Objective listed above, the proposed CI zoning district is consistent with the associated request for a small-scale amendment to the Commercial future land use category. The City of Alachua provides a set of allowable uses in the CI zoning district that are compatible with the mix of uses in the surrounding area and the overall theme of the 441 Corporate Corridor as identified within the Comprehensive Plan. Specifically, Commercial uses are designed to provide for general commercial uses, as well as more intense commercial and highway commercial uses. These commercial activities are appropriate in this urbanized area and along the US 441 corridor.

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

1. *Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;*
2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;*
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

Consistency: Any future development on the subject property within the proposed Commercial Intensive zoning district will comply with these design standards that help ensure that quality designed development will occur.

Policy 1.3.e

The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of strip commercial development activities shall be based upon the following minimum criteria:

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for strip commercial complexes shall seek to minimize points of conflict by*

utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.

2. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of strip commercial development.*
3. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.*

Consistency: The subject property lies within the core of the 441 Corporate Corridor. The proposed CI zoning should be considered to be infill in nature within an established commercial area and as an expansion of the existing Commercial Intensive zoning on the property.

In addition, all proposed development within the portion of the property with a Commercial future land use designation and CI zoning will comply with the listed design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. *The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*
2. *The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: This Corporate Corridor has attracted businesses that serve the City as well as a larger regional market. The development of the southern portion of the subject property as a commercial project will directly support the City's vision of the US 441 'Corporate Corridor' activity center. The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous

high-tech and industrial related businesses, including Sabine, Progress Corporate Park and McGinley Industrial Park.

The subject property will provide an area of a parcel with an existing business on its northern portion that is ready for expansion/development within the US 441 activity center and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

Goal 2: Innovative Design Standards: The City shall utilize innovative design standards to discourage urban sprawl, provide aesthetic standards, promote open space and preserve rural character.

Consistency: The development of the subject property shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the US 441 Corporate Corridor. Further, the owners shall develop the property as a commercial project under the City's land development regulations. Appropriate buffering shall be provided as part of any future development.

Goal 4: Infill and Redevelopment Standards: The City of Alachua shall encourage new development and redevelopment to occur within developed areas, such as the Community Redevelopment Area (known as the Downtown Redevelopment Area) and the Central City Area, to utilize vacant and abandoned properties, prevent blight, and make the best use of available resources.

Objective 4.1 Infill development: Infill development shall be encouraged in order to protect the unique character of existing neighborhoods and commercial developments, provide for a safe urban environment, increase densities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

Consistency: The development of this site as a commercial site is infill in nature based on the existing business on a portion of the parcel and the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441 Corporate Corridor, which encourages non-residential development on the northern half of this property.

Objective 5.2 Availability of facilities and services: All new development shall be planned and constructed concurrently with the availability of facilities and services necessary for the development.

Policy 5.2.1 All new development shall meet level of service requirements for roadways, potable water and sanitary sewer, stormwater, solid waste and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Consistency: As described in the 'Public Facilities Analysis' portion of this application, adequate facilities (location and capacity) are currently available to serve the site, thus demonstrating compliance with this policy.

Transportation Element:

The proposed zoning change and the subsequent list of potential allowable uses will not result in an increase in traffic impacts (based on land use maximum development scenarios) that will exceed acceptable Level of Service standards and are consistent with the provisions outlined in this element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

Consistency with this element is demonstrated in the 'Public Facilities Analysis' and the 'Suitability Analysis' sections of the report, which includes consistency with the following key provisions:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

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

Goal 3: 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.

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Conservation & Open Space Element:

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

Objective 1.1: Conservation Designations

Consistency: There are no existing or proposed conservation areas within the subject property.

Objective 1.2: Native Communities and Ecosystems

Consistency: According to the reports included within this application, no native communities and ecosystems are located on the subject property.

Objective 1.3: Listed Species

Consistency: According to the reports included within this application, no listed species are located on the subject property.

Objective 1.4: Air Quality

Consistency: The subject property is proposed as a commercial development and will not create any detriment to the air quality.

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, the entire parcel has Fort Meade Fine Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, the Fort Meade series consists of nearly level to gently sloping, well drained soils that have uniform sandy texture to a depth of 80 inches or more. The water table is more than 72 inches below the surface. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

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

Objective 1.8: Hazardous Materials

Consistency: There shall be no hazardous materials within the subject property.

Objective 1.9: Agriculture and Silviculture

Consistency: There are no agriculture and silvicultural operations within the subject property.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map above, there are no wetland areas identified on the subject property. However, if any wetlands

or other environmentally sensitive resources are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

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

Objective 1.12: Water Resources

Consistency: Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

Intergovernmental Coordination Element:

The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

As listed in the following applicable sections of the Economic Element, the provision of adequate land for commercial development in the City of Alachua is a high priority. The development of the subject property as a commercial development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

Goal 1: To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Consistency: The subject property is located in the center of the 441 Corporate Corridor and is in close proximity of properties containing Commercial and land use designations. Further, this zoning change will allow for the expansion of an existing business in the City of Alachua. Therefore, this parcel appears to be a prime location of commercial development, in accordance with the intent of this policy.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed future land use categories (see associated small-scale land use amendment application). Because there is no residential component, there is no impact on public schools facilities and recreation. Aside from increased trip generation, the maximum development potential under the existing future land use category (Industrial) and proposed future land use category (Commercial) remains the same.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, 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 both of the maximum development scenarios, any proposed development allowed in the proposed Commercial Intensive zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The net comparison of trip generation between the existing and proposed future land use map designations is described below:

Under the existing FLUM designation of Industrial, the subject property currently consists of the following maximum development potential:

FLUM Designation	Acreage	Max. Density/Intensity	Max Development Scenario
Industrial	9.3 (MOL)	0.5 FAR	202,554 Square Feet

Under the proposed FLUM designation of Commercial, the subject property currently consists of the following maximum development potential.

FLUM Designation	Acreage	Max. Density/Intensity	Max Development Scenario
Commercial	9.3 (MOL)	0.5 FAR	202,554 Square Feet

Traffic:

Maximum Development Scenario - Existing Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
110	202,554 SF	General Light Industrial	6.97 / 1,000 SF	1,412
Total Daily Trips (ADT)				1,412

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
110	202,554 SF	General Light Industrial	1.08 / 1,000 SF	219
Total Daily Trips (PM PEAK)				219

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
826	202,554 SF	Specialty Retail	44.32 / 1,000 SF	8,977
Total Daily Trips (ADT)				8,977

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
826	202,554 SF	Specialty Retail	5.02 / 1,000 SF	1,017
Total Daily Trips (PM PEAK)				1,017

Net Increase in Daily Trips

- ADT: Proposed (8,977 ADT) – Existing (1,412 ADT) = 7,565 ADT
- PM PEAK: Proposed (1,017 PM PEAK) – Existing (219 PM PEAK) = 798 PM PEAK

Affected Roadway Segments

- US 441 Segment 3 / 4
- US 441 Segment 6

Trip Distribution on Affected Roadway Segments

- 50% Distribution on US 441 Segment 3 / 4 (3,783 ADT, 399 PM Peak)
- 50% Distribution on US 441 Segment 6 (3,783 ADT, 399 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 3 / 4	US 441 Segment 6
Maximum Service Volume	35,500	35,500
Existing Traffic and Reserved Trips	20,345	19,239
Project Trips (Net ADT)	3,783	3,783
Available Capacity	11,372	12,478

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2016

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

Traffic System Category	US 441 Segment 3 / 4	US 441 Segment 6
Maximum Service Volume	3,200	3,200
Existing Traffic and Reserved Trips	1,969	1,825
Project Trips (Net PM Peak)	399	399
Available Capacity	832	976

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2016

The table above indicates that the existing transportation network and the affected road segments provide sufficient available capacity to serve future development activity on the project site.

Sanitary Sewer:

Goal 1: Plan for and provide adequate, high quality and economical wastewater service while protecting the environment, especially groundwater resources.

Objective 1.2 Wastewater service will be made available to new development in a manner to promote compact urban growth, promoting development where wastewater service is available, and discouraging urban sprawl.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Existing Zoning ¹	1,500 GPD
Sanitary Sewer Impact – Proposed Zoning ²	20,255 GPD
Net Change in Sanitary Sewer Impact	18,755 GPD

1. Per 64E-6.008, F.A.C. (Factories, exclusive of industrial wastes, no showers): (100 Employees x 15 GPD = 1,500 GPD)
2. Per 64E-6.008, F.A.C. (Shopping Center): (9.3 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 20,255 GPD

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	627,000
Reserved Capacity	74,110
Project Demand	18,755
Residual Capacity	780,135

Source:
 City of Alachua Public Services Department, March 2015

Potable Water:

Goal 4: Provide an adequate supply of high quality potable water to customers throughout the service area.

Objective 4.1 Achieve and maintain acceptable levels of service for potable water quality and quantity.

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Existing FLUM ¹	1,500 GPD
Potable Water Impact – Proposed FLUM ²	20,255 GPD
Net Reduction in Potable Water Impact	18,755 GPD

1. Per 64E-6.008, F.A.C. (Factories, exclusive of industrial wastes, no showers): (100 Employees x 15 GPD = 1,500 GPD
2. Per 64E-6.008, F.A.C. (Shopping Center): (9.3 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 20,255 GPD

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,131,000
Reserved Capacity ²	113,550
Project Demand	18,755
Residual Capacity	1,036,695

Source:
 City of Alachua Public Services Department, March 2015

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Existing FLUM ¹	443 Tons
Solid Waste Impact – Proposed FLUM ²	443 Tons
Net Reduction in Solid Waste Impact	0 Tons

1. Formula*: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 202,554 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 443 \text{ Tons/Year}$

2. Formula*: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 202,554 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 443 \text{ Tons/Year}$

*Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996

Recreation:

No impact on recreation facilities because no residential component.

Drainage:

Goal 3: 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 development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas

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*

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. There is an associated small-scale future land use amendment application that ensures that the future land use category and zoning district will be consistent with each other. This property is located along the US 441 Corporate Corridor which the Comprehensive Plan promotes as a commercial area.

(b) Consistent with Ordinances

Consistency: As demonstrated in this application, the rezoning request is consistent with the 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 neighborhood meeting with the public.

If the property is rezoned to Commercial Intensive, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

Consistency: The rezoning request will create a logical development pattern. It will allow the expansion of an existing commercial business on the same parcel, thus resulting in an infill pattern. In recent years, this area has grown more commercial in nature, including City-approved applications for additional commercial zoning in the vicinity of the subject property. In addition, the subject property is located along an arterial state road in the urban core of the City and centralized public utilities presently serve the site. The proposed CI zoning will thus be a logical extension of this current development pattern.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is located in the urbanized area of Alachua and a portion of the parcel previously has been developed for a commercial use (Polaris of Gainesville). This request will allow for an infill expansion of development on the property.

(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 key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map (Figure 4) illustrates the existing zoning districts for the surrounding properties:

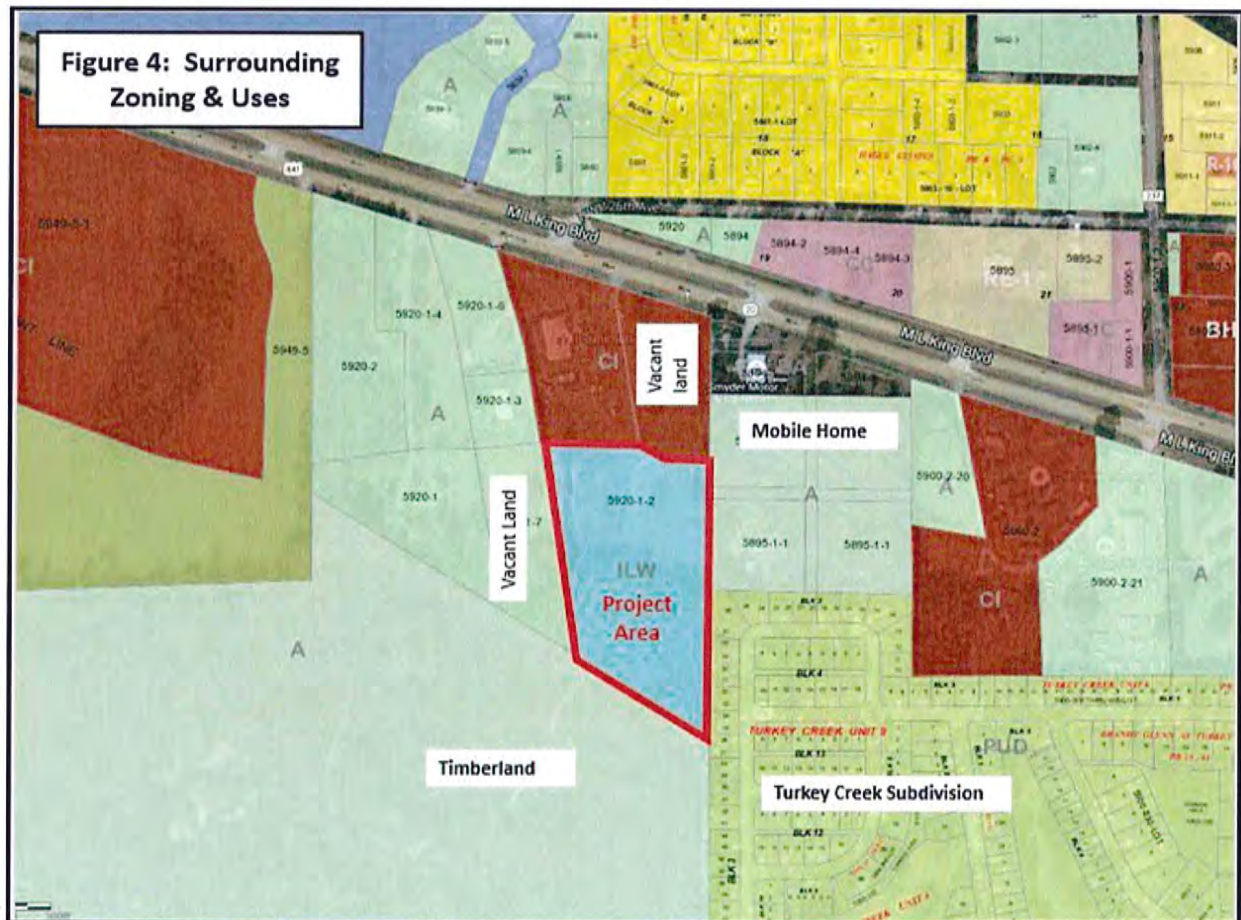
The existing land uses and zoning districts of the adjacent properties are as follows:

North: Polaris of Gainesville business & Undeveloped parcel
Commercial Intensive Zoning

East: Mobile home & Turkey Creek Subdivision
Agriculture Zoning & PUD Zoning

West: Undeveloped Parcel
Agriculture Zoning

South: Timberland
Agriculture Zoning



The subject property will be developed in a similar fashion to the existing use on the northern portion of the parcel and other parcels along US 441 with an existing Commercial Intensive zoning designation. Due to the existing urban development pattern in the area, the development of this property commercially is infill in nature and is compatible to the adjacent developments. The portion of the property located to the north of the subject property has the Commercial Intensive zoning designation as does the vacant parcel to the east of the Polaris of Gainesville business. To the west of the property is vacant land that has an Agriculture land use designation.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to development or redevelopment of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.
- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
- (4) *Loading and delivery area.* Location of loading and delivery areas.
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
- (11) *Paving and parking areas.* Paving to control dust.

(12) *Placement or configuration of site design.* Placement or configuration of site design.

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

In addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility.

(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 subject property is located in the urbanized area of the City in an area that has increasingly become more commercial in character. In addition, the property is located along a major arterial (US 441 corridor). The proposed CI zoning is compatible with the highway-oriented development along US 441.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning is consistent with the pattern of development on the northern portion of the parcel. The pattern in the area is highway-oriented development and this would involve infill of an existing business at the site.

(h) *Encourage Sprawl*

Consistency: The subject property is located in the urbanized area of the City of Alachua. This rezoning should be considered infill (not sprawl) due to its location on a parcel that is partially developed with an existing commercial use. The following Urban Sprawl Analysis indicates that the rezoning should not be seen as encouraging sprawl because it achieves four criteria indicating that it discourages urban sprawl.

Urban Sprawl Indicators

This rezoning application has been analyzed to determine whether the rezoning 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.

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. A portion of the property is currently improved. The portion that is under consideration does not contain any regulated natural resources or ecosystems.

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

Consistency: The subject property is currently served by existing public utilities and has access to an existing public street (US 441). No extensions of public infrastructure would be required.

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

Consistency: The subject property does not contain agricultural or silviculture areas and thus preserves those areas and activities.

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

Consistency: The proposal will add a small amount of additional commercial land use on a property with an existing business that wishes to expand at the site. The business is serving the needs of the community for boat and vehicle sales.

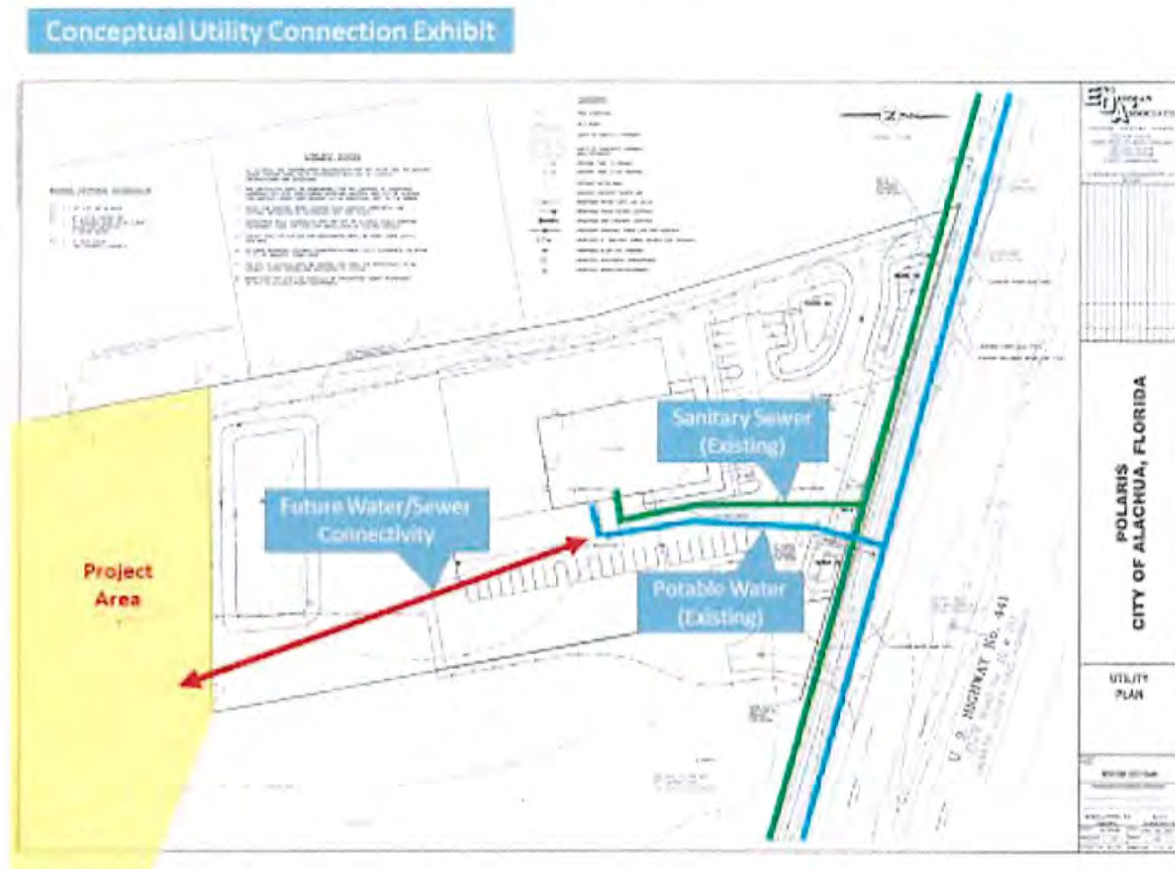
(i) Spot Zoning

Consistency: A portion of the parcel already has the Commercial Intensive Zoning district placed on the property. This application would result in the extension of that CI zoning to the remainder of the parcel. Several parcels in the immediate area currently have a similar CI zoning designation. Therefore, an existing commercial development pattern exists and the proposed rezoning is not spot zoning.

(j) Public Facilities

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any development of the property will not create a negative impact on these facilities. There are existing public facilities and services available to serve the property. The following exhibit shows the location of existing potable water and sanitary

sewer service lying on the same commonly owned property. As indicated, the likely connection would come from via extensions from the existing Polaris of Gainesville site.



(k) *No Adverse Effect on the Environment*

Consistency: As demonstrated in the Suitability Analysis section of this report (see below), there are no environmental resources located on the site and therefore, there is no adverse effect on the environment due to this rezoning.

Suitability Analysis

The following analysis included in the suitability analysis is provided to address the issue of on-site natural resources and potential impacts caused by the requested zoning change:

Wetlands:



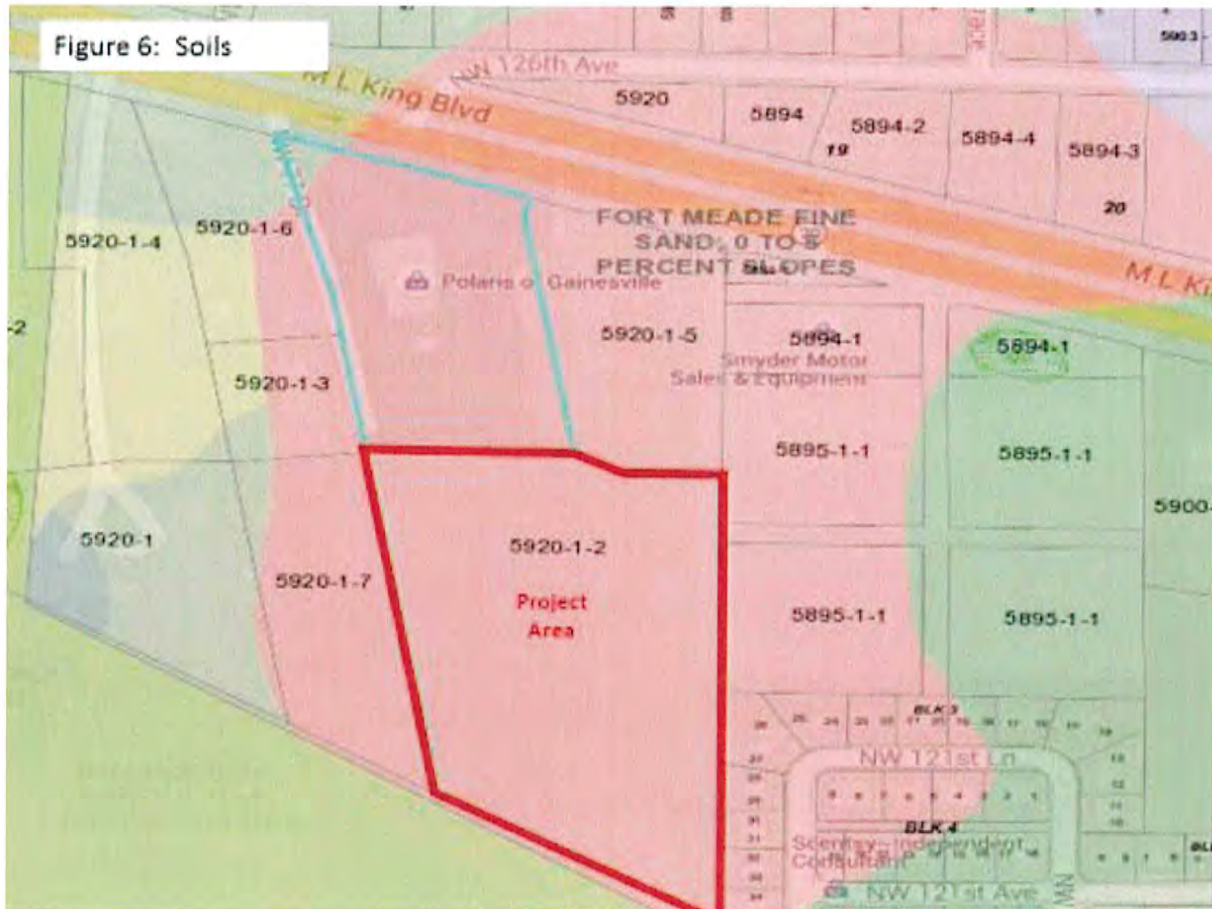
According to the U.S. Fish and Wildlife Service National Wetlands Inventory map above (Figure 4), there are no wetland areas identified on the subject property. However, if any wetlands are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR). Examples of wetlands protection include the principle of avoidance, minimization and mitigation and as sequential preferences and the application of a minimum 35-foot buffer surrounding wetlands.

Creeks:

There are no creeks that impact the subject property.

Soils:

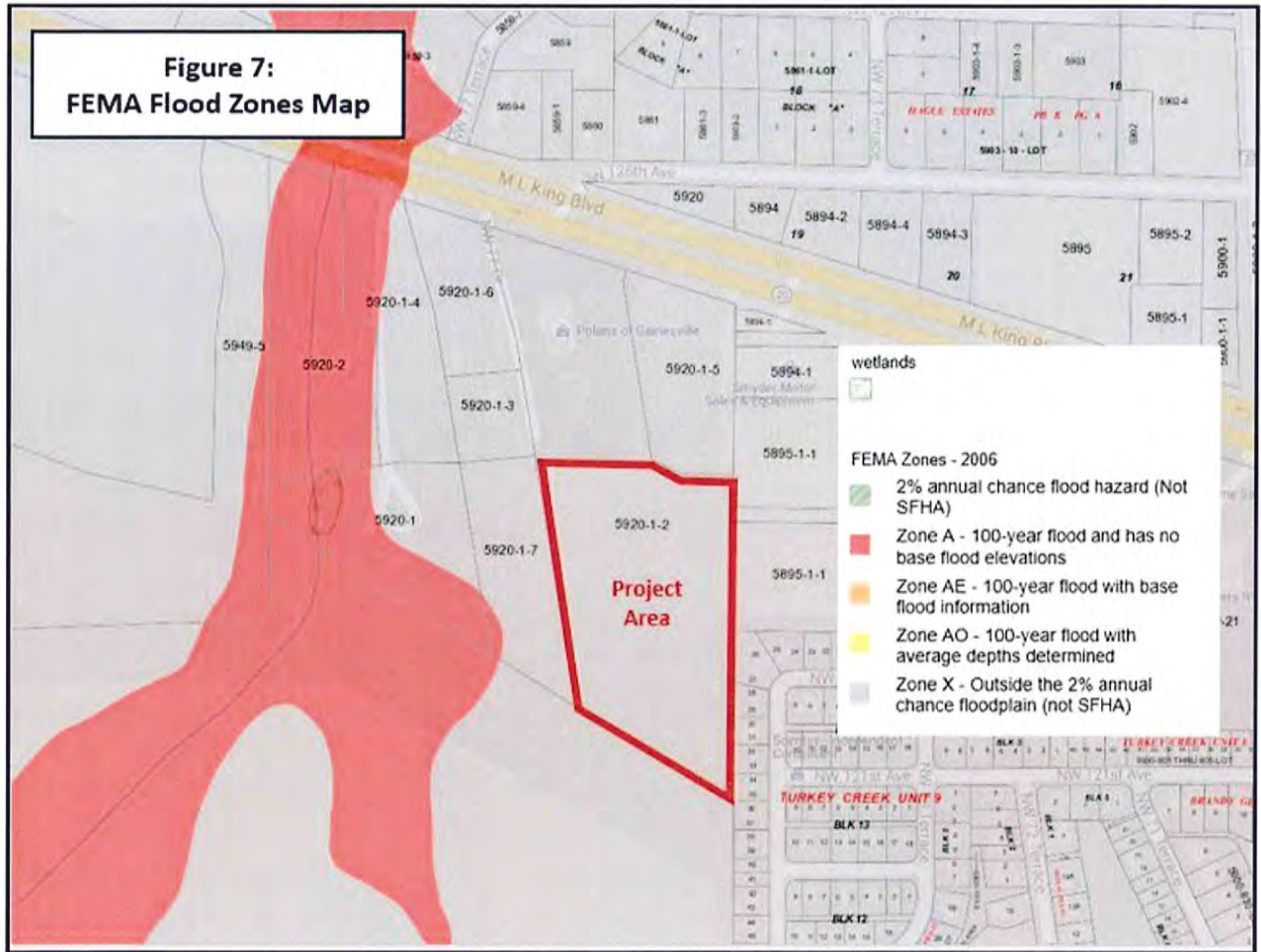
The following map (Figure 5) illustrates the soil types for the subject property and the immediate area:



As shown, the entire parcel has Fort Meade Fine Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, the Fort Meade series consists of nearly level to gently sloping, well drained soils that have uniform sandy texture to a depth of 80 inches or more. The water table is more than 72 inches below the surface. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 6. Therefore, no issues related to flood potential are associated with this property.



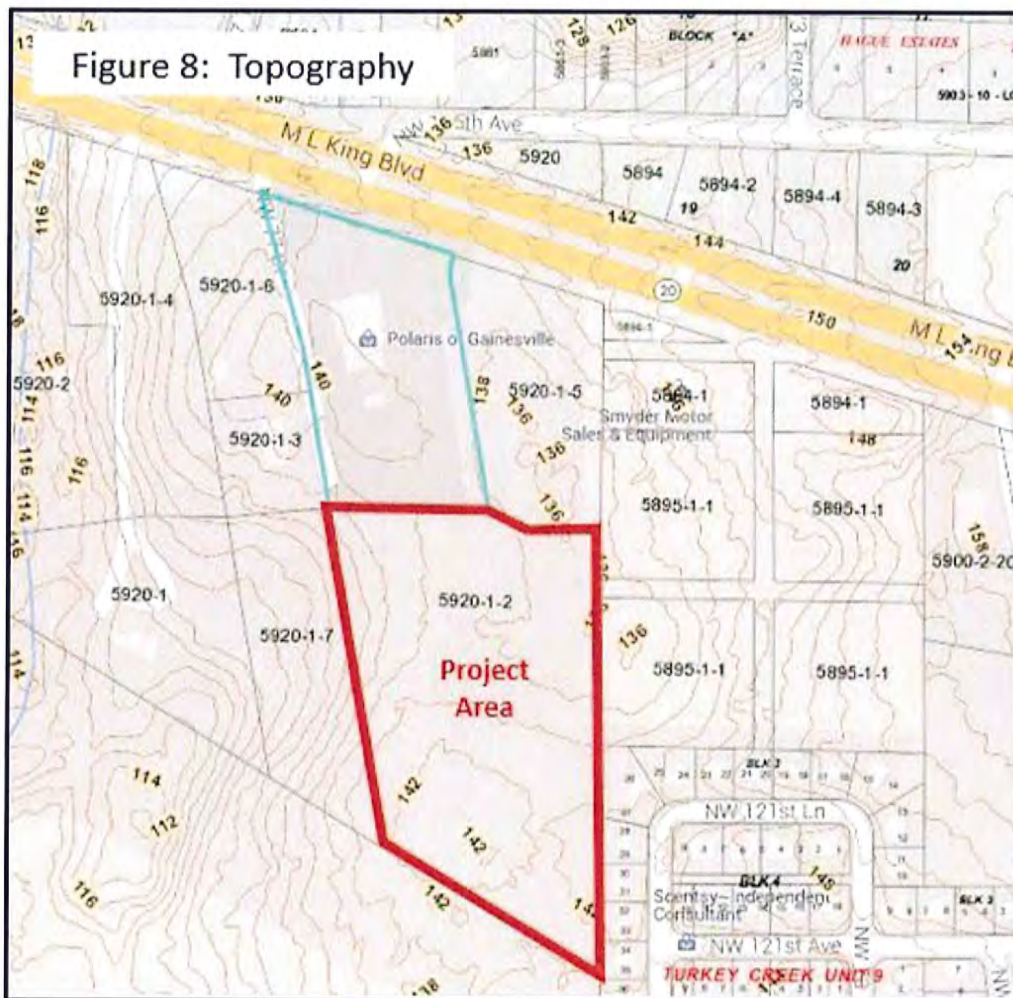
Florida Natural Areas Inventory:

A Florida Natural Areas Inventory (FNAI) biodiversity matrix report related to the area including a larger region including the subject property is included as an attachment to the application (See Attachment 1). The report is generic in nature and analyzes a 'matrix unit' indicates an entire geographic section (640 acres). The 9.3 acre subject property is located within this matrix unit. The matrix unit indicates that there are no 'documented occurrences' within the matrix unit. However, the report indicates three 'likely elements,' which include several species commonly found within the San Felasco Hammock State Park, located in the southwestern corner of this matrix.

Since the subject property is partially cleared and primarily surrounded by existing development activity, it is unlikely that any of these elements would be found on the subject property. However, prior to any future development activity, a site-specific analysis will be required to further define this issue.

Topography:

Figure 7 illustrates the topography on the subject parcel. The parcel elevation rises slightly from north (US 441) to the southernmost portion of the property. There are areas in the middle portion of the site where the topography slopes gently down.



Wellfield Protection Zone:

The subject property is not located in a wellfield protection zone.

Attachment 1

Florida Natural Areas Inventory Biodiversity Matrix Query Results



1018 Thomasville Road
 Suite 200-C
 Tallahassee, FL 32303
 850-224-8207
 850-681-9364 fax
 www.fnai.org

FLORIDA
Natural Areas
 INVENTORY

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

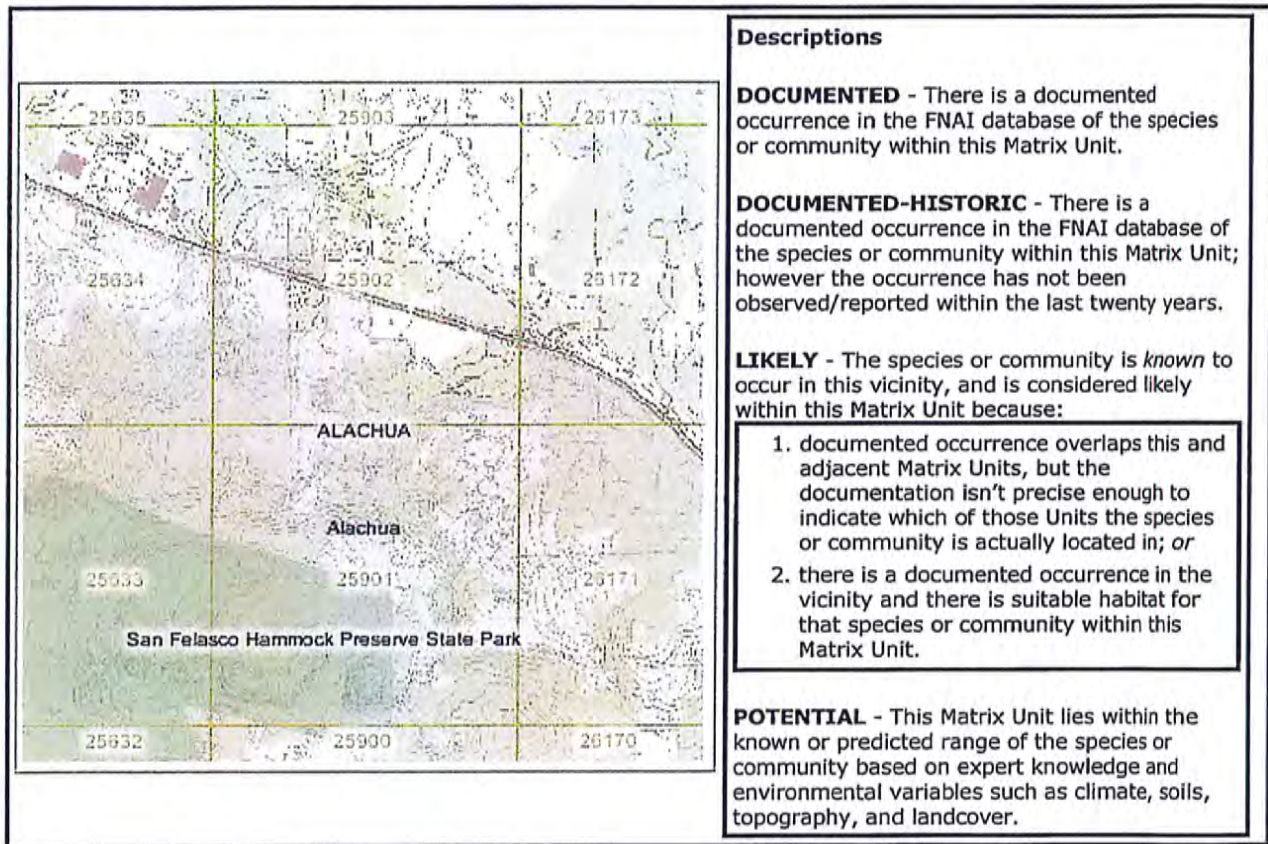
UNOFFICIAL REPORT

Created 4/26/2016

(Contact the FNAI Data Services Coordinator at 850.224.8207 for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 25902



Descriptions

DOCUMENTED - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

DOCUMENTED-HISTORIC - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

LIKELY - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

POTENTIAL - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 25902

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT

<i>Mycteria americana</i> Wood Stork	G4	S2	LT	FT
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit ID: 25902

24 Potential Elements for Matrix Unit 25902

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Brickellia cordifolia</i> Flyr's Brickell-bush	G2G3	S2	N	E
<i>Calopogon multiflorus</i> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Corvynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S2	N	N
<i>Ctenium floridanum</i> Florida Toothache Grass	G2	S2	N	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Hartwrightia floridana</i> Hartwrightia	G2	S2	N	T
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> Round-tailed Muskrat	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Pituophis melanoleucus muigitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<i>Sideroxylon alachuense</i> Silver Buckthorn	G1	S1	N	E
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T2	S2	N	N

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Attachment 2

Legal Description & Sketch



engineers • surveyors • planners, inc.

April 15, 2016

Legal Description

For: Mike Detrick- Polaris of Gainesville

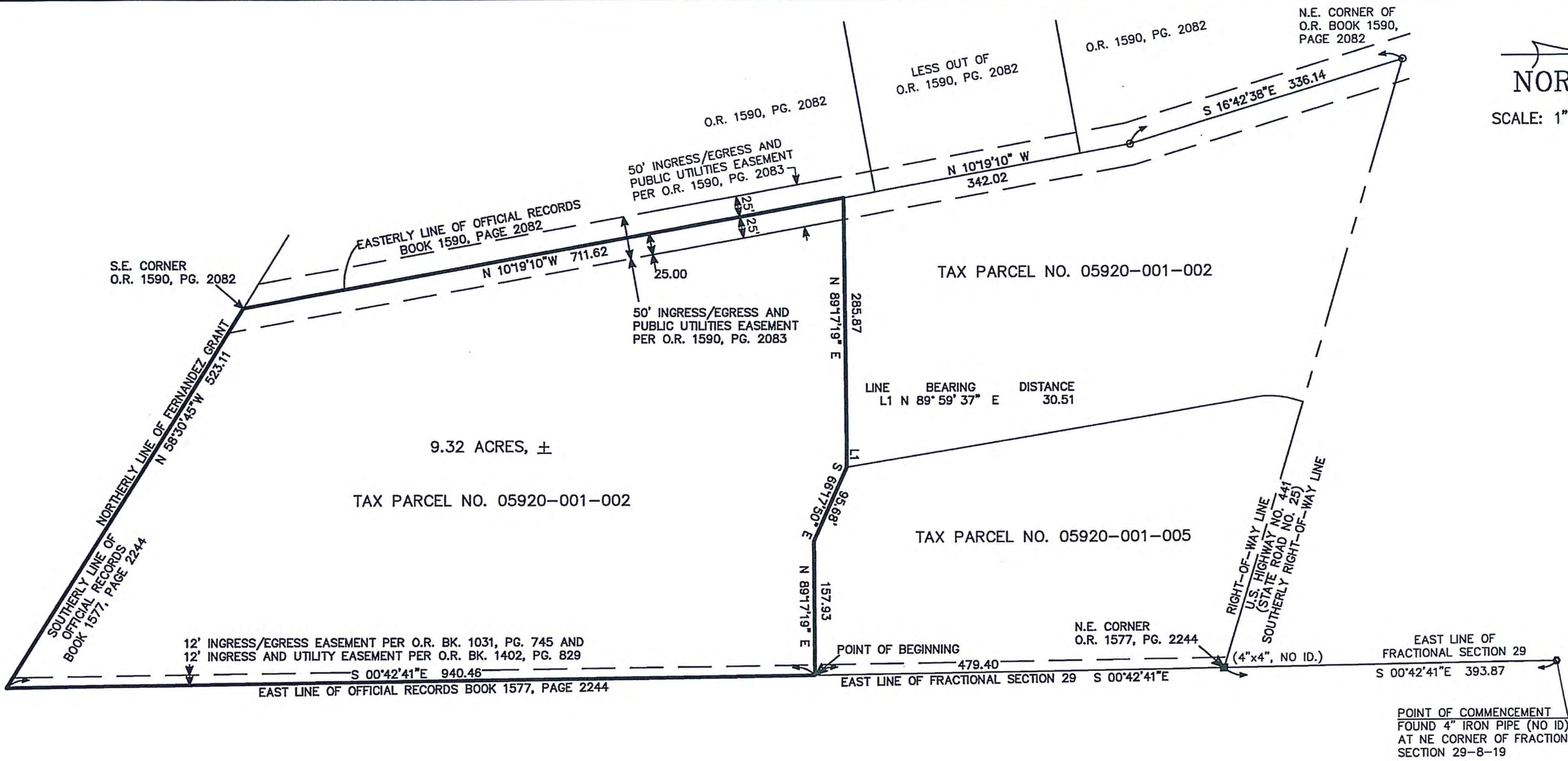
A portion of fractional Section 29, Township 8 South, Range 19 East, City of Alachua, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of fractional Section 29, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 00°42'41" East, along the east boundary of said fractional Section 29, a distance of 393.87 feet to the northeast corner of that certain parcel of land as described in Official Records Book 1577, page 2244 of the Public Records of Alachua County, Florida; thence continue South 00°42'41" East, along the east line of said certain parcel of land and along said east boundary of fractional Section 29, a distance of 479.40 feet to the Point of Beginning; thence continue South 00°42'41" East, along said east boundary, 940.46 feet to the southeast corner of said certain parcel of land; thence North 58°30'45" West, along the southerly line of said certain parcel of land and along the northerly line of the Fernandez Grant, 523.11 feet to the southeast corner of that certain parcel of land as described in Official Records Book 1590, page 2082 of said Public Records; thence North 10°19'10" West, along the east line of said certain parcel of land (Official Records Book 1590, page 2082), a distance of 711.62 feet; thence North 89°17'19" East, 285.87 feet; thence North 89° 59'37" East, 30.51 feet; thence South 66°17'50" East, 95.68 feet; thence North 89°17'19" East, 157.93 feet to the Point of Beginning.

Containing 9.32 acres, more or less.

\\Server3\Wpdocs\Legals\Polaris Of Gaines. 4.14.16.Docx

NORTH
SCALE: 1" = 150'



J:\BOB\POLARISREZONE.DWG

THIS IS NOT A BOUNDARY SURVEY

DRN.	CHKD.	SURVEY DATE	DWG COMP	PROJ. NO.	FIELD BK.	PAGE NO.
B.G.	B.G.		4/15/2015			

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 (2015), FLORIDA STATUTES.

BY: ROBERT W. GRAVER P.S.M. 4239
Corporate Authorization No. LB 2389

LEGAL DESCRIPTION SKETCH OF

A PORTION OF FRACTIONAL SECTION 29, TOWNSHIP 8 SOUTH
RANGE 19 EAST, CITY OF ALACHUA,
ALACHUA COUNTY, FLORIDA

FOR: MIKE DETRICK - POLARIS OF GAINESVILLE



eda engineers-surveyors-planners, inc.

2404 N.W. 43rd Street
Gainesville, FL 32606-6602
Tel. (352) 373-3541 Fax (352) 373-7249

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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Attachment 3

Neighborhood Workshop Materials



engineers • surveyors • planners, inc.

Proposed CPA and Rezoning 12570 NW Highway 441 (Parcel Number 05920-001-002)

Neighborhood Meeting, April 19, 2016

Meeting Started: 6:00 PM

Community Participants: 3

Location: Alachua County Library Branch

Project Representatives:

Clay Sweger; eda

Meeting Minutes:

Clay Sweger gave a presentation to the community participants in attendance. Mr. Sweger indicated that the proposal is to change the future land use designation from Industrial to Commercial and change the zoning district from ILW to CI.

Q: What is the development proposal?

A: This application is actually not a development proposal, but rather a land use and zoning change. Any development would come as a separate application (Site Plan).

Q: Is there a Site Plan proposed?

A: Potentially, yes. The owner of Polaris would like to expand their facility, which would result in the facility encroaching into the industrial area. City staff has indicated that all improvements related to Polaris must be under the same commercial land use and zoning designations, which is why we have prepared this application.

Q: Our concern is regarding noise.

A: Specific noise issues would be most directly related to any proposed Site Plan that might come after the land use and zoning change.

Q: Our concern is regarding removal of trees and buffering.

A: Specific tree removal and buffering issues would be most directly related to any proposed Site Plan that might come after the land use and zoning change.

Q: Our concern is regarding visual impacts related to future development on the property.

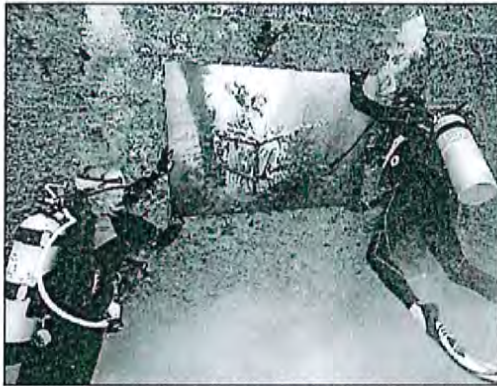
A: The land use and zoning change itself wouldn't result in any additional visual impacts from your property.

Q: What is the process moving forward?

A: We will submit both applications to the City. Next, you will receive a mailed notice by the City prior to the Planning & Zoning and City Commission meetings.

Mr. Sweger gave out his business cards and indicated that if they had any additional questions, to please give him a call.

FLORIDA KEYS



Others swim by a photo illustration on the Gen. Hoyt S. Vandenberg, a former U.S. Air Force missile-tracking ship that was sunk in 1945 as an artificial reef south of Key West, in the Florida Keys National Marine Sanctuary on Saturday. JOE KUDRIZKA/FLORIDA KEYS NEWS BUREAU VIA THE ASSOCIATED PRESS.

Underwater art

The Associated Press

KEY WEST — An underwater art exhibition has debuted on an artificial reef lying in the Florida Keys National Marine Sanctuary about seven miles south of Key West.

On Sunday divers finished installing a dozen 3-foot-by-4.5-foot photo illustrations on the 523-foot Gen. Hoyt S. Vandenberg. The ship's bottom lies 140 feet below the surface of the Atlantic Ocean.

Created by Austrian art photographer Andreas Franke, the images are encased in Plexiglas and mounted in stainless steel frames sealed with silicone. They're a continuation of the artist's "Sinking World" series which Franke debuted on the



The images are encased in Plexiglas and mounted in stainless steel frames sealed with silicone.

Vandenberg in 2011, two years after the former U.S. Air Force missile tracking ship was sunk as an artificial reef.

Franke says the manipulated photographs depict a flamboyant era of European style and cultural history.

CONTROVERSIAL BILL

Alimony overhaul measure goes to Scott for decision

The News-Service of Florida

Three years after Gov. Rick Scott vetoed a bill that would have overhauled Florida's alimony laws, a new version landed on his desk Monday.

The bill (SB 606), which drew heavy debate during the legislative session that ended March 11, includes settling a formula for judges to use when deciding alimony payment amounts. It also includes a controversial provision dealing with how much time children should spend with their divorced parents.

Under the bill, judges would "begin with the premise that a minor child should spend approximately equal amounts of time with each parent" before considering other factors. Senate Appropriations

Chairman Tom Lee, R-Brandon, pushed to include such a child-sharing provision in the bill, but the proposal has drawn opposition from the Family Law Section of the Florida Bar.

Scott vetoed an alimony overhaul in 2013 because the bill would have applied changes retroactively. This year's bill does not include such a retroactivity provision.

Scott was scheduled to meet Monday morning in Tampa with bill sponsor Sen. Kelli Stargel, R-Lakeeland, though Scott's schedule did not detail the topics they would discuss. Legislative leaders formally sent the bill Monday to Scott, and he will have 15 days to sign, veto or allow the measure to become law without his signature.

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PUBLIC NOTICE

A neighborhood association is seeking a proposed Land Use Change from Industrial to Commercial and Rezoning from LWHU C1 to a portion of the parcel number 05-82-001-002 located at 12300 NW US Highway 441. This is not a public hearing. The purpose of this meeting is to inform the planning property owners of the proposed development and to seek their comments.

The meeting will be held on Tuesday, April 19, 2016 at 6:00 p.m. at the Adams Library Branch, Meeting Room A located at 14113 NW 148th Street, Alachua, FL.

Contact: Clay Swegen, AIC/LEED AP
edd engineers - surveyors/planners, Inc.
(850) 373-8543

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Digital Strategies for Small & Medium Businesses

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Learn about successful strategies for a phased approach to digital marketing.

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11:30am - Lunch
12pm to 1pm - Educational Seminar

Gainesville Area CHAMBER OF COMMERCE

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The Gainesville Sun will be honoring these dedicated professionals in an honorary section published during National Nurses Week, May 6-12.

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Publication Date: May 8, 2016 • Deadline Date: April 15, 2016

The Gainesville Sun

Contact your Account Executive or call today to take advantage of this unique opportunity.
(352) 338-3192

PUBLIC NOTICE

A neighborhood workshop to discuss a proposed Land Use Change from Industrial to Commercial and Rezoning from ILW to CI on a portion of tax parcel number 05920-001-002 located at 12570 NW US Highway 441. 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 on Tuesday, April 19, 2016 at 6:00 p.m. at the Alachua Library Branch, Meeting Room A located at 14913 NW 140th Street, Alachua, FL.



Contact: Clay Sweger, AICP, LEED AP
eda engineers – surveyors-planners, inc.
(352) 373-3541

Neighborhood Workshop Notice

For a proposed Land Use Change and Rezoning on a portion of Tax Parcel No. 05920-001-002 located at 12570 NW US Highway 441.

Date: April 19, 2016
Time: 6:00 p.m.
Place: Alachua Library Branch, Meeting Room A
14913 NW 140th Street, Alachua, FL
Contact: **eda** engineers – surveyors – planners at (352) 373-3541

A neighborhood workshop to discuss a proposed Land Use Change from Industrial to Commercial and Rezoning from ILW to CI on tax parcel number 05920-001-002 located at 12570 NW US Highway 441. 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.



05900-903-022

05900-903-030
JARED SNYDER
12122 NW 74TH TER
Alachua, FL 32615

05920-001-000
CROCKER & RODGERS
12310 NW 77TH DR
ALACHUA, FL 32615

05895-001-001
FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

05955-000-000
FREELAND & TANNER
12528 NW US HIGHWAY 441
ALACHUA, FL 32615

05920-001-002
AMES/DETRICK TRUCK CO
12556 US HIGHWAY 441
ALACHUA, FL 32615-8506

05920-001-003
JOHN A DAVIS
12580 US HIGHWAY 441
ALACHUA, FL 32615

05920-001-007
JOHN A DAVIS
12580 US HIGHWAY 441
ALACHUA, FL 32615-8505

05900-912-007
ALICE P ROARK
14822 NW STATE ROAD 45
HIGH SPRINGS, FL 32643-3315

05900-913-009
THOMAS L POURCHOT
17881 NW 105TH TER
ALACHUA, FL 32615-5614

05860-000-000
MARLENE LEDDICK
22 S ADAMS ST APT 305
DENVER, CO 80209-2913

05859-003-000
HELENA CHEMICAL CO
225 SCHILLING BLVD STE 300
COLLIERVILLE, TN 38017

05900-903-026
SUSAN JANE WIGGLESWORTH
231 TURKEY CREEK
ALACHUA, FL 32615

05920-001-006
HAMMOCK GROUP VENTURE LLC
2406 NW 43RD ST
GAINESVILLE, FL 32606

05894-000-000
STEPHANIE TRUSTEE HARRINGTON
24113 NW OLD BELLAMY RD
HIGH SPRINGS, FL 32643

05920-000-000
RAJAE LLC
2573 NW 140TH TER
GAINESVILLE, FL 32606-9303

05900-903-040
TED WESEMAN BUILDER INC
2705 NW 27TH PL
GAINESVILLE, FL 32605-2854

05900-903-041
TED WESEMAN BUILDER INC
2705 NW 27TH PL
GAINESVILLE, FL 32605-2854

05900-904-004
BOEHLER & RIESER
292 TURKEY CREEK
ALACHUA, FL 32615

05920-002-000
DONALD WESLEY TRUSTEE
MCBRIDE
327 TURKEY CREEK
ALACHUA, FL 32615

05920-001-004
MCB OIL COMPANY
327 TURKEY CREEK
ALACHUA, FL 32615

05900-903-044
THAD W BEAVERS
348 TURKEY CRK
ALACHUA, FL 32615-9367

05859-004-000
GEORGE A MCDAVID
3722 NW 33RD TER
GAINESVILLE, FL 32605-2182

05900-913-005
CHOONG H KIM
409 TURKEY CREEK
ALACHUA, FL 32615

05900-903-032
JAMES M WEIST
413 TURKEY CREEK
ALACHUA, FL 32615

05900-903-038
GARLAND & KELLER
416 TURKEY CREEK
ALACHUA, FL 32615

05900-904-012
GLEN A BLANCHARD
418 TURKEY CREEK
ALACHUA, FL 32615

05900-903-042
DEMPSEY & SANTOS
419 TURKEY CREEK
ALACHUA, FL 32615

05900-903-036
ADAM DAUBE
426 TURKEY CREEK
ALACHUA, FL 32615

05900-912-005
LYDIA MARIE ROMIG
434 TURKEY CREEK
ALACHUA, FL 32615

05900-913-010
JASON DAVIS
4350 SW WACHOOTA RD
MICANOPY, FL 32667-5260

05900-903-047
THOMAS G CROW
464 TURKEY CREEK
ALACHUA, FL 32615

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DOUGLAS JR & KIRKPATRICK JR
4710 SW 103RD WAY
GAINESVILLE, FL 32608-7180

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ALBA R VALLE
472 TUREKY CREEK
ALACHUA, FL 32615

05900-903-018
JAMES B GLASS
500 TURKEY CREEK
ALACHUA, FL 32615

05900-904-006
SUSAN J ANDREWS
501 TURKEY CREEK
ALACHUA, FL 32615

05900-903-024
AMANDA L CUMMINGS
502 TURKEY CREEK
ALACHUA, FL 32615

05900-913-015
JAIME TANG
517 TURKEY CREEK
ALACHUA, FL 32615

05900-904-015
LINDA A MCKNEW
540 TURKEY CREEK
ALACHUA, FL 32615

05920-001-005
LARRY D JONES
5402 NW 166TH AVE
GAINESVILLE, FL 32653-7625

05900-904-008
CHARLES MATTHEW PINKOSON
575 TURKEY CREEK
ALACHUA, FL 32615

05900-912-009
SUSAN D LITTELL
625 TURKEY CREEK
ALACHUA, FL 32615

05900-903-028
ERIK WORTHMANN
630 TURKEY CREEK
ALACHUA, FL 32615-9308

05900-904-013
NOEL A DELGADO
641 TURKEY CREEK
ALACHUA, FL 32615

05900-903-034
SHANE DEREK PONTZ
645 TURKEY CREEK
Alachua, FL 32615

05900-912-010
JOHN P MILLER
73 TURKEY CREEK
ALACHUA, FL 32615

05900-913-003
JASON CHAN
744 OAKWOOD CT
WESTMONT, IL 60559-1221

05900-903-020
SORIN FRATILA
7448 NW 121ST LN
ALACHUA, FL 32615

05900-903-021
SORIN FRATILA
7448 NW 121ST LN
ALACHUA, FL 32615

05861-000-000
JUDITH HARRELL
7518 NW 126TH AVE
ALACHUA, FL 32615-6310

05861-003-000
GLENN A HARRELL
7518 NW 126TH AVE
ALACHUA, FL 32615-6310

05859-001-000
JOSHUA Q MYERS
7614 NW 126TH AVE
ALACHUA, FL 32615

05900-904-010
STEFANI NIXON
888 TURKEY CREEK
ALACHUA, FL 32615

05900-913-013
VICKI LEE TRUSTEE CARNEY
91 TURKEY CREEK
ALACHUA, FL 32615

05894-001-000
C R SMYDER
PO BOX 842
ALACHUA, FL 32616-0842

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Bill Atwater
6017 NW 115th Place
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

John Tingue
333 Turkey Creek
Alachua, FL 32615

TCMOA
Attn: President
1000 Turkey Creek
Alachua, FL 32615

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

FDEP
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Gainesville, FL 32641

Laura Williams
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Alachua, FL 32615

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Lynn Coullias
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Alachua, FL 32615

Lynda Coon
7216 NW 126th Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

City of Alachua
Attn: City Manager
PO Box 9
Alachua, FL 32616