



Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

February 6, 2017

Mr. Justin Tabor, AICP, Principal Planner
City of Alachua Planning & Zoning Department
15100 N.W. 142nd Terrace
Alachua, FL 32615

RE: Alachua West Comprehensive Plan Amendment Application – Response to DRT Comments

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on January 24, 2017.

Miscellaneous

1. Throughout the application materials, including but not limited to the Concurrency Impact Analysis and the Comprehensive Plan Consistency Analysis, the applicant identifies a maximum density of 120 dwelling units. The maximum density which would be permitted by the Moderate Density Residential FLUM Designation is 143 dwelling units. Clarify throughout the mechanism that would limit future development of the subject property to 120 dwellings.

The maximum density permitted by the Moderate Density Residential FLUM Designation should also be stated when application materials state the proposed density of 120 dwellings.

Response: All application materials, including the Comprehensive Plan Amendment report and analyses have been updated to reflect a maximum of 143 dwelling units.

2. Ensure all references throughout application materials states the correct proposed zoning designation of the companion rezoning application.

Response: All references to the proposed zoning have been updated to reflect a proposed zoning designation of Planned Development – Residential (PD-R).

Concurrency Impact Analysis

3. Section 2.4.14(H) of the City's LDRs establishes the criteria for determining affected roadway segments. For developments generating more than 1,000 external average daily trips, affected roadway segments are those on which the development's impacts are five percent or greater of the maximum service volume of the roadway; and all roadway segments located partially or wholly within one-half mile of the development's ingress/egress, or to the nearest major intersection (whichever is greater).

- a. Segment 5 (US Highway 441, from SR 235 to the North City Limits) is within one-half mile of the development's ingress/egress, and is therefore an affected roadway segment. Please provide an analysis of the project's impacts to Segment 5.

Response: Segment 5 of US 441 has been added to the analysis. It should be noted that the potential impacts illustrated reflect a 100% impact on this segment of US 441, which is inaccurate. While a large majority of the traffic generated by the development will impact this section, the exact potential impact cannot be determined without a Traffic Study, which as discussed with Staff, was not required for this request as the potential density onsite is being reduced by half.

4. Table 5, Solid Waste Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential solid waste generated by existing FLUM and net reduction in potential impacts accordingly.

Response: The table has been revised to reflect the correct population.

5. Table 6, Recreational Impact Calculations:

- a. Verify potential population of existing FLUM (appears to be 744 persons, based upon utilized rate of 2.6 persons per household). Revise potential recreation area needed to serve existing FLUM, available recreation acreage after impacts of existing FLUM, and net reduction in potential impacts accordingly.

Response: The table has been revised to reflect the correct population.

6. Throughout the Concurrency Impact Analysis, the applicant states the proposed amendment would result in a net reduction in impacts/trips to public facilities as a result of the adoption of the proposed amendment. Please clarify this is a net reduction in potential impacts/trips.

Response: The word “potential” has been included in all table totals and impact summaries in Section 4 of the CPA Application Package.

Needs Analysis

7. Further analysis of how the application would support increases in housing demand over at least a 10-year planning period should be provided within the Needs Analysis. This may include an analysis of the number of additional housing units needed to serve population increases over at least a 10-year planning period. Such information should specifically consider and respond to Chapter 163.3177(1)(f)3., which states, “The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area’s proportional share of the total county population and the total county population growth.”

Response: The Needs Analysis has been updated to reflect the population projected for 2025, which is a 10-year planning horizon from the last population update performed in 2015. This projection reflects an increase in population by 5,528 people. Using the reported average population per unit of 2.6 people, this results in a need for an additional 2,216 residential units.

Completeness Review Comments

8. The applicant must address the following comments, as issued in a letter dated January 9, 2017, and as follows:

Comprehensive Plan Amendment Application, Section C.: The applicant has not completed Section C. of the Comprehensive Plan Amendment Application.

Action Needed to Address Deficiency: Complete Section C., stating if there is any additional contract for sale of, or options to purchase the subject property, and if so, listing the names of all parties involved, and if the contract/option is contingent or absolute.

Response: A list of all parties involved has been included under section C. Per our discussion, the section related to whether the contract is contingent or absolute may be left blank.

CPA Attachment #7

Three (3) sets of mailing labels for all property owners within 400' of subject property boundaries – even if property within 400 feet falls outside of City limits.

Action Needed to Address Deficiency: In addition to the mailing labels for the property owners within 400' of subject property, the City also requires mailing labels for those organizations and persons registered to receive public notice. Please submit three sets of mailing labels of organizations/persons registered to receive public notice. The current public notification list can be found on the City of Alachua's website at this location: [http://www.cityofalachua.com/images/](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

[Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls](http://www.cityofalachua.com/images/Departments/Planning_Community_Dev/Public_Notice_Mailing_List_2016_04_21.xls)

Response: Three (3) sets of labels including the Alachua Notification list have been included with this submittal.

CPA Attachment #8: If the application includes any Future Land Use Map Designation which permits residential uses, Public School Student Generation Form.

Action Needed to Address Deficiency: (1) The number of dwelling units identified on the Form is 120 single-family dwellings. The maximum number of dwellings permitted, based upon the maximum density of 4 dwelling units per acre, is 143 dwellings (35.82 acres x 4 units/acre). The number of dwellings identified on the Form must be based upon the maximum potential of 4 units per acre (unless a companion rezoning application proposes a Planned Development zoning district, with a lower development potential identified by the proposed Planned Development). Revise the Form and resubmit. (2) The Form states the proposed zoning designation is RSF-4. In communication with the applicant, Staff understands the applicant may request a Planned Development zoning designation. Revise as may be needed.

Response: The Public School Student Generation form has been updated to reflect the maximum number of units at 143 and a zoning designation of PD-R.

CPA Attachment #9: Legal description with tax parcel number.

The legal descriptions provided for each parcel

Action Needed to Address Deficiency: The applicant has provided the descriptions of each tax parcel available from the Alachua County Property Appraiser's Office. A legal description that describes the entire property subject to the proposed amendment is needed.

Response: A revised legal description for the overall property has been provided with this submittal.

Included in this submittal package are three (3) hard copies of the revised application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at khattaway@poulosandbennett.com.

Sincerely,



Kathy Hattaway
Planning Group Leader

Enclosures

c: David McDaniel

Alachua West

Comprehensive Plan Amendment

Application Package

City of Alachua, Florida

Prepared For

3M Development

250 Killarney Drive
Winter Park, FL 32789

Date

December 27, 2016

Revised

February 6, 2017



2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | www.poulosandbennett.com
FBPE Certificate of Authorization No. 2856

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SECTION 1: APPLICATION DOCUMENTS

- 1. City of Alachua Comprehensive Plan Amendment Application**
- 2. Legal Description**
- 3. Certificate of Title**
- 4. Proof of Taxes Paid**
- 5. Property Owner Affidavit**



City of Alachua Comprehensive Plan Amendment Application

FOR PLANNING USE ONLY

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

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

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

A. PROJECT

1. Project Name: Alachua West
2. Address of Subject Property: None
3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Medium Density Residential
6. Proposed Future Land Use Map Designation: Moderate Density Residential
7. Acreage: 35.82 Acres

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Team Leader
Company (if applicable): Poulos & Bennett, LLC
Mailing address: 2602 E. Livingston Street
City: Orlando State: FL ZIP: 32803
Telephone: () 407-487-2594 FAX: () NA e-mail: khattaway@poulosandbennett.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): RI Regi Florida, LLC
Mailing Address: 700 NW 107th Avenue, Suite 200
City: Miami State: FL ZIP: 33172

* 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: David and Peter McDaniel, M3 Development, LLC
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

D. ATTACHMENTS

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

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

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

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

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

K. Hattaway
Signature of Applicant

Signature of Co-applicant

Kathy Hattaway
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 6th day of February, 2017, by Kathy Hattaway, who is/are personally known to me, or who has/have produced _____ as identification.

NOTARY SEAL



Cheryl Burch
Signature of Notary Public, State of Florida

ALACHUA WEST PROPERTY LEGAL DESCRIPTION

Parcels: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

IN THE CIRCUIT COURT, EIGHTH
JUDICIAL CIRCUIT, IN AND FOR
ALACHUA COUNTY, FLORIDA

CASE NO.: 01-10-CA-2954
DIVISION: J

RL REGI FLORIDA, LLC, a Florida limited
liability company,

Plaintiff,

v.

235A PARTNERS, LLC, a Florida limited
liability company, MICHAEL D. MESIANO,
an individual, KEVIN L. TROUP, an
individual, WILLIAM T. PYBURN, III, an
individual, LAWRENCE R. TOWERS, an
individual, and WARROOM PARTNERS,
LLC, a Florida limited liability company,

Defendants.

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2611638 4 PG(S)
November 17, 2010 10:20:29 AM
Book 3995 Page 1521
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida



CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that she executed and filed a Certificate of Sale in this action on November 2, 2010, ^{and} an Amended and Corrected Certificate of Sale in this action on November ^{10th}, 2010, for the Property described herein and that no objections to the sale have been filed within the time allowed for filing objections. The real and personal property located in Alachua County, Florida as more particularly described in **Exhibit A** and **Exhibit B** attached hereto (the "Property"), was sold to the Plaintiff, RL REGI Florida, LLC, a Florida limited liability company, whose address for noticing purposes is 700 NW 107th Avenue, Suite 200, Miami, FL 33172, pursuant to the Order Granting Plaintiff's Motion Pursuant to Rule 1.540(a) to Correct Clerical Mistake or Scrivener's Error in Plaintiff's Name and to Order Clerk of Court to Issue Amended and Corrected Certificate of Sale dated November 8, 2010

WITNESS my hand and the seal of this court on this ^{15th} day of November, 2010.

J.K. "BUDDY" IRBY
Clerk of the Circuit Court

By: 

Deputy Clerk

Doc. St. Amt. \$0.70

J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County



{JA574880;1}

J.K. "BUDDY" IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL.

2010 NOV 15 AM 10:46

FILED
OK 46

Exhibit A

The Real Property

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 8, being the Northeast corner of Section 17, Township 8 South, Range 18 East, and run S. 87°26'55"W., along the section line, a distance of 50.01 feet to the West right of way line of County Road No. 235-A (100 foot right of way) and the Point of Beginning; thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the North right of way line of the former Seaboard Coastline Railroad; thence run S.57°03'28"W., along said North right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot West of the West right of way line of the 20 foot wide American Telephone and Telegraph Company easement as described in Official Records Book 415, page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the South line of said Section 8; thence run S.87°26'55"W., along said South line, a distance of 360.41 feet; thence run N.01°54'18"W., a distance of 611.28 feet to the Southwest corner of the lands described in Official Records Book 2918, page 1475 of the Public Records; thence run N.87°27'04"E., along the South line of said lands, and along the South line of the lands described in Official Records Book 2241, page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned West right of way line of County Road No. 235-A; thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the Point of Beginning.

Exhibit B

The Personal Property

1.

All buildings, structures, and other improvements now or hereafter located on the Real Property more particularly described on Exhibit A hereto and by this reference incorporated herein, or any part thereof (the "Real Property"); together with

All rights-of-way, streets, alleys, passages, riparian and littoral rights, waters, water courses, sewer rights, rights, liberties, privileges, tenements, hereditaments, easements, and appurtenances thereunto belonging or in anyway appertaining, whether now owned or hereafter acquired by 235A Partners, and including all rights of ingress and egress to and from the Real Property and all adjoining property (whether such rights now exist or subsequently arise), together with the reversion or reversions, remainder and remainders, rents, issues and profits thereof; together with

All machinery, apparatus, equipment, fittings, and fixtures, whether actually or constructively attached to the Real Property and all building materials of every kind and nature, and all trade, domestic, and ornamental fixtures and all personal property now or hereafter located in, upon, over, or under the Real Property or any part thereof on or off-site benefiting the Real Property and used or usable or intended to be used in connection with any present or future operation of said Real Property, including, but without limiting the generality of the foregoing: all heating, air-conditioning, lighting, incinerating, and power equipment; all engines, compressors, pipes, pumps, tanks, motors, conduits and switchboards; all plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; all boilers, furnaces, oil burners, vacuum cleaning systems, elevators, and escalators; all built-in stoves, ovens, ranges, disposal units, dishwashers, water heaters, exhaust systems, refrigerators, cabinets, and partitions; all rugs and carpets; laundry equipment; together with all contract rights to acquire any of the foregoing and all deposits and payments made under contracts for the acquisition of same; together with all additions and accessions thereto and replacements thereof and proceeds therefrom.

* * *

2.

a. All contracts, now existing or hereafter executed, with general contractors, subcontractors, surveyors, materialmen, suppliers and/or laborers in connection with or pertaining to the construction of buildings or any other improvements on the Real Property;

b. Any agreements for architectural/engineering services between 235A Partners and any architect/engineer which is hereinafter entered into with respect to the construction of improvements on the Real Property;

c. Drawings, plans and specifications prepared by any architect/engineer in connection with the construction of improvements on the Real Property;

d. Any and all building permits, governmental permits, licenses or other governmental authorizations in favor of or in the name of 235A Partners now existing or hereafter executed, authorizing the construction of the improvements on the Real Property, including, but not limited to, stormwater permits, water distribution system permits, Department of Transportation permits, sewage collection system permits, and concurrency reservation certificates;

e. Any and all utility service agreements wherein a utility company, utility provider and/or the appropriate governmental entity has agreed to provide utilities to the Real Property;

f. All contracts, binders or other agreements between 235A Partners and a buyer of the Real Property for the purchase and sale of the Real Property or an individual lot(s) within the Real Property and further including such contract binders or other agreements which may hereafter come into existence with respect to any portion of the Real Property and including all deposits, letters of credit and other monies paid or payable under any of the above.

* * *

3.

All entire interest in and to any and all leases, rental agreements and agreements for the use and/or occupancy of any part of the Real Property (said leases, rental agreements and other agreements are herein referred to as the "Leases") now existing or hereafter entered into which affect the Real Property or any part thereof, together with all rents, income and profits arising from said Leases and renewals thereof and all rents, income and profits for use and occupation of the Real Property and from all such Leases upon said Real Property and to any and all monies, rents, issues and profits of every kind and nature whether arising from Leases or otherwise.

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 050 006		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT N 450 FT
POB N 812.96 FT WL
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	13,600	0	13,600	121.43
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	13,600	0	13,600	1.02
LIBRARY GENERAL	1.3371	13,600	0	13,600	18.18
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	13,600	0	13,600	20.40
SCHL DISCRNRY & CN (S01)	0.7480	13,600	0	13,600	10.17
SCHL GENERAL	4.6880	13,600	0	13,600	63.76
SCHOOL VOTED (S01)	1.0000	13,600	0	13,600	13.60
SUWANNEE RIVER WATER MGT DIST	0.4093	13,600	0	13,600	5.57
17 CITY OF ALACHUA	5.9900	13,600	0	13,600	81.46
TOTAL MILLAGE					24.6764
AD VALOREM TAXES					\$335.59

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
NON-AD VALOREM ASSESSMENTS			\$16.47

COMBINED TAXES AND ASSESSMENTS \$352.06

If Paid By **Nov 30, 2016**
Please Pay \$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011315

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 006	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 050 007		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT POB W
1282.39 FT N 450 FT E
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	23,200	0	23,200	207.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	23,200	0	23,200	1.74
LIBRARY GENERAL	1.3371	23,200	0	23,200	31.02
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	23,200	0	23,200	34.80
SCHL DISCRNRY & CN (S01)	0.7480	23,200	0	23,200	17.35
SCHL GENERAL	4.6880	23,200	0	23,200	108.76
SCHOOL VOTED (S01)	1.0000	23,200	0	23,200	23.20
SUWANNEE RIVER WATER MGT DIST	0.4093	23,200	0	23,200	9.50
17 CITY OF ALACHUA	5.9900	23,200	0	23,200	138.97

TOTAL MILLAGE	24.6764
----------------------	---------

AD VALOREM TAXES

\$572.49

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT. 

COMBINED TAXES AND ASSESSMENTS

\$572.49

**If Paid By
Please Pay**

Nov 30, 2016
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011316

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 007	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 002		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM SE COR W 50.01 FT N 365.64 FT POB
N 245.60 FT W 9
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	26,000	0	26,000	232.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	26,000	0	26,000	1.95
LIBRARY GENERAL	1.3371	26,000	0	26,000	34.76
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	26,000	0	26,000	39.00
SCHL DISCRNRY & CN (S01)	0.7480	26,000	0	26,000	19.45
SCHL GENERAL	4.6880	26,000	0	26,000	121.89
SCHOOL VOTED (S01)	1.0000	26,000	0	26,000	26.00
SUWANNEE RIVER WATER MGT DIST	0.4093	26,000	0	26,000	10.64
17 CITY OF ALACHUA	5.9900	26,000	0	26,000	155.74
TOTAL MILLAGE	24.6764	AD VALOREM TAXES			\$641.58

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SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	\$641.58
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If Paid By Please Pay	Nov 30, 2016 \$0.00				
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011327

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 002	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 003		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT N 120.04 FT
POB N 245.60 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,800	0	21,800	194.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,800	0	21,800	1.64
LIBRARY GENERAL	1.3371	21,800	0	21,800	29.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,800	0	21,800	32.70
SCHL DISCRNRY & CN (S01)	0.7480	21,800	0	21,800	16.31
SCHL GENERAL	4.6880	21,800	0	21,800	102.20
SCHOOL VOTED (S01)	1.0000	21,800	0	21,800	21.80
SUWANNEE RIVER WATER MGT DIST	0.4093	21,800	0	21,800	8.92
17 CITY OF ALACHUA	5.9900	21,800	0	21,800	130.58
TOTAL MILLAGE	24.6764	AD VALOREM TAXES			\$537.95

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SCAN TO PAY

NON-AD VALOREM ASSESSMENTS

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

PAY ONLY ONE AMOUNT.

COMBINED TAXES AND ASSESSMENTS	\$537.95
---------------------------------------	-----------------

If Paid By Please Pay	Nov 30, 2016 \$0.00				
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JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011328

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 003	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY		PLEASE PAY
<input type="checkbox"/>	Nov 30, 2016	\$0.00
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 004		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM SE COR SEC 8 W 50.01 FT POB N
120.04 FT W 922.21
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,800	0	21,800	194.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,800	0	21,800	1.64
LIBRARY GENERAL	1.3371	21,800	0	21,800	29.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,800	0	21,800	32.70
SCHL DISCRNRY & CN (S01)	0.7480	21,800	0	21,800	16.31
SCHL GENERAL	4.6880	21,800	0	21,800	102.20
SCHOOL VOTED (S01)	1.0000	21,800	0	21,800	21.80
SUWANNEE RIVER WATER MGT DIST	0.4093	21,800	0	21,800	8.92
17 CITY OF ALACHUA	5.9900	21,800	0	21,800	130.58
TOTAL MILLAGE					24.6764
AD VALOREM TAXES					\$537.95

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SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS \$537.95

If Paid By
Please Pay **Nov 30, 2016**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011329

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 004	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 005		1700

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM NE COR SEC W 50.01 FT S 125.56 FT
POB W 921.65 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,600	0	21,600	192.87
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,600	0	21,600	1.62
LIBRARY GENERAL	1.3371	21,600	0	21,600	28.88
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,600	0	21,600	32.40
SCHL DISCRNRY & CN (S01)	0.7480	21,600	0	21,600	16.16
SCHL GENERAL	4.6880	21,600	0	21,600	101.26
SCHOOL VOTED (S01)	1.0000	21,600	0	21,600	21.60
SUWANNEE RIVER WATER MGT DIST	0.4093	21,600	0	21,600	8.84
17 CITY OF ALACHUA	5.9900	21,600	0	21,600	129.38
TOTAL MILLAGE					24.6764
AD VALOREM TAXES					\$533.01

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS \$533.01

If Paid By
Please Pay **Nov 30, 2016**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011330

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 005	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 006		1700

Unassigned Location RE

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

COM NE COR SEC W 50.01 FT S 369.24 FT
POB W 921.02 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	36,000	0	36,000	321.44
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	36,000	0	36,000	2.70
LIBRARY GENERAL	1.3371	36,000	0	36,000	48.14
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	36,000	0	36,000	54.00
SCHL DISCRNRY & CN (S01)	0.7480	36,000	0	36,000	26.93
SCHL GENERAL	4.6880	36,000	0	36,000	168.77
SCHOOL VOTED (S01)	1.0000	36,000	0	36,000	36.00
SUWANNEE RIVER WATER MGT DIST	0.4093	36,000	0	36,000	14.73
17 CITY OF ALACHUA	5.9900	36,000	0	36,000	215.64
TOTAL MILLAGE					24.6764
AD VALOREM TAXES					\$888.35

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT www.AlachuaCollector.com AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

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

COMBINED TAXES AND ASSESSMENTS \$888.35

If Paid By
Please Pay **Nov 30, 2016**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011331

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 006	Unassigned Location RE	

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2016	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Multiple Parcels

Parcel ID Number(s): 03042-50-006; 03042-050-007; 03042-052-002; 03042-052-003; 03042-052-004; 03042-052-005; 03042-052-006

Acreage: 35.82

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Juan Cuto Title: _____

Company (if applicable): RL Regi Florida LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami State: FL ZIP: 33172

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: Kathy Hattaway Title: Planning Group Leader

Company (if applicable): Poulos & Bennett

Mailing address: 2602 E. Livingston Street

City: Orlando State: FL ZIP: 32803

Telephone: 407-487-2594 FAX: _____ e-mail: khattaway@poulosandbennett.com

D. REQUESTED ACTION:

Large Scale Comprehensive Plan Future Land Use Map Amendment.

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 of Applicant

Signature of Co-applicant

Juan Cuto - Authorized Signatory - RL Regi FL LLC
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Miami - Dade

The foregoing application is acknowledged before me this 19th day of December, 2016, by Juan

Cuto, 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

Revised 9/30/2014



JASON M ROSENTHAL

MY COMMISSION # FF993941

EXPIRES May 18, 2020

(407) 398-0153

FloridaNotaryService.com



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: Multiple Parcels

Parcel ID Number(s): 03042-50-006; 03042-050-007; 03042-052-002; 03042-052-003; 03042-052-004; 03042-052-005; 03042-052-006

Acreage: 35.82

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Juan Curb Title: _____

Company (if applicable): RL Regi Florida LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami State: FL ZIP: 33172

Telephone: _____ FAX: _____ e-mail: _____

C. AUTHORIZED AGENT

Name: David McDaniel Title: _____

Company (if applicable): _____

Mailing address: 250 Killarney Drive

City: Winter Park State: FL ZIP: 32789

Telephone: _____ FAX: _____ e-mail: dave@m3development.com

D. REQUESTED ACTION:

Large Scale Comprehensive Plan Future Land Use Map Amendment.

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 of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of _____

The foregoing application is acknowledged before me this 19th day of December, 2019, by Juan Curb

_____, 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

Revised 9/30/2014



SECTION 2: STATEMENT OF PROPOSED CHANGE

Existing Conditions

The property known as Alachua West consists of seven parcels totaling 35.82 acres of land, located on the west side of County Road 235A, approximately 900 feet south of its intersection with US 441 in the City of Alachua, Florida.

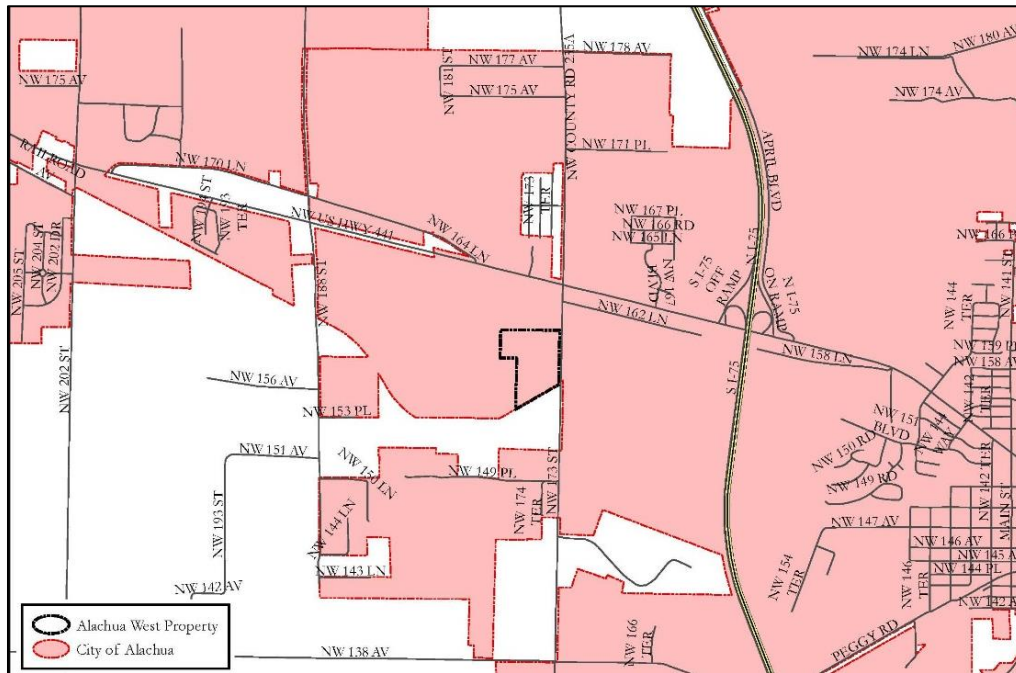


Figure 1: Location Map

The site is currently undeveloped, with the exception of an existing, vacant barn along the northeastern border of the property, and is adjacent to the City of Alachua jurisdiction limits along the south property line.

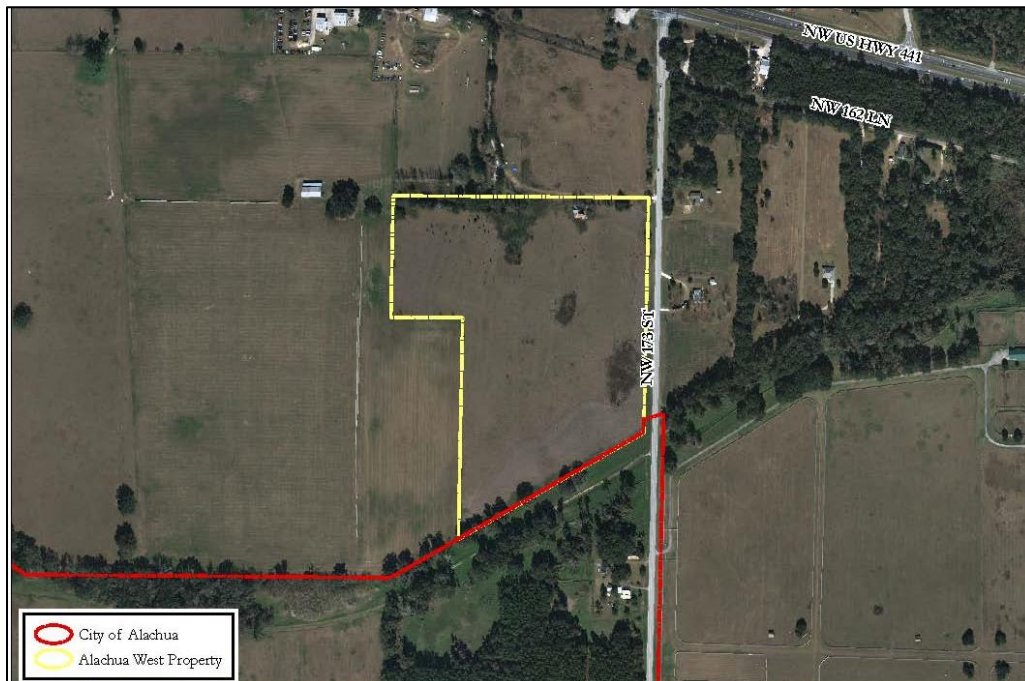


Figure 2: Aerial

As illustrated in the following figures, the property has a current Future Land Use designation of Medium Density Residential, which requires a minimum density of four (4) and maximum density of eight (8) dwelling units per acre. The current zoning designation of the property is RMF-8 (Residential Multi-family).



Figure 3: Existing Future Land Use

Surrounding Future Land Use

North	Agriculture; Commercial, Medium Density Residential – City of Alachua
East	Moderate Density Residential, Agriculture – City of Alachua
South	Rural/Agriculture – Alachua County
West	Agriculture – City of Alachua



Figure 4: Existing Zoning

Surrounding Zoning

North	CI (Commercial Intensive), A (Agriculture) – City of Alachua
East	RSF-1 (Residential Single Family), A (Agriculture) – City of Alachua
South	A (Agriculture) – Alachua County
West	A (Agriculture) – City of Alachua

Proposed Change

The applicant requests approval of a large-scale Comprehensive Plan Amendment to change the Future Land Use to Moderate Density Residential with a concurrent rezoning to PD-R (Planned Development-Residential), to accommodate a single-family detached development of up to 143 dwelling units with a maximum density four (4) dwelling units per acre.

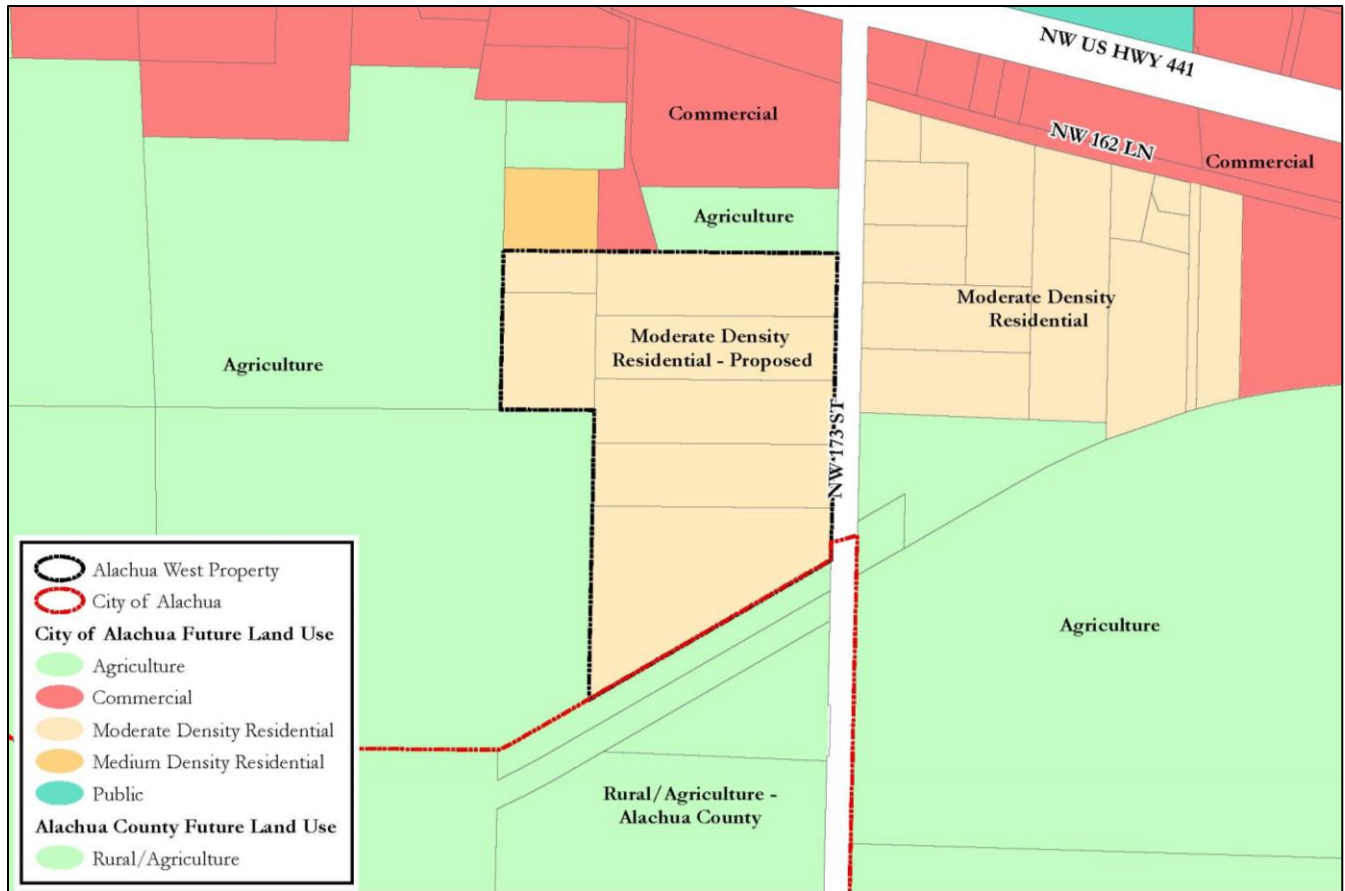


Figure 5: Proposed Future Land Use

SECTION 3: URBAN SPRAWL ANALYSIS

This section explains how this application is consistent with Chapter 163.3177(6)(a)9.b., Florida Statutes, in order to determine if a proposed amendment incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. For the purposes of this application, a minimum of four out of eight criteria must be met. Those criteria accomplished by the Alachua West development are provided below, with statements explaining how they have been achieved provided in **bold**.

I. Directs growth and development to areas of the community in a manner that does not adversely impact natural resources.

Response: As elaborated in the following Comprehensive Plan Analysis and the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc., the property does not contain any environmental features of a sensitive nature, including wetlands and listed species, with the exception of three (3) potentially occupied gopher tortoise burrows. The property is located outside of any designated flood prone areas and is a significant distance from existing and future public well locations within the City of Alachua. As such, the proposed development does not pose any adverse impacts to existing natural resources in the area.

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

Response: The site is located within the City's Wastewater and Potable Water Service Areas, with access to an existing 16-inch sewer force main and 8-inch water main on CR 235A. It is also located within close proximity to a major commercial area near the I-75 and US 441 interchange and is easily accessible via existing, improved road networks.

IV. Promotes conservation of water and energy.

Response: The requested amendment will reduce the potential residential demand on public services by 143 dwelling units and, based on the Concurrency Impact Analysis conducted in Section 4 of this document, *reduces* the potential impacts to the City's potable water capacity by 39,325 gallons per day, promoting conservation of water and energy resources.

V. Preserves agricultural areas and activities.

Response: While the site is presently designated for multi-family use, it is surrounded by agriculturally zoned lands. The reduction in development intensity proposed by the Alachua West development will reduce potential impacts to surrounding agricultural areas and will, therefore, assist in their preservation.

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

Response: While there is a significant concentration of moderate density residential development in the core area of downtown Alachua, east of I-75, the area west of I-75, near the interchange with US 441 has a smaller concentration of residential uses. The project is within walking distance to the US 441 corridor, which anticipates a potential commercial development exceeding 1.8 million square feet of commercial space, according to Table 10 of the Growth Trends analysis completed by the City in September 2016. The proposed development will offer rooftops to support the existing and anticipated commercial services in this area while minimizing impacts to the immediately adjacent agricultural uses.

SECTION 4: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project anticipates the development of up to 143 single family, detached dwelling units, resulting in a density of approximately 3.35 du/acre. The proposed reduction in land use intensity/density results in a net decrease of four (4) du/acre or 143 dwelling units, based on the present Future Land Use designation of Medium Density Residential, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis addresses the difference in development entitlements between the existing and the proposed Future Land Use designations, as detailed in Table 1 below:

Table 1: Density Analysis

	City of Alachua Future Land Use	Max Density Permitted	Total Dwelling Units (DU)
Existing FLU	Medium Density Residential	8 DU/AC	286
Proposed FLU	Moderate Density Residential	4 DU/AC	143
Net Reduction in Total Units			-143

ANALYSIS OF PUBLIC FACILITY IMPACTS

1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Object 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D. Table 2 below compares the potential impacts to this roadway between the development potential of the current and proposed Future Land Use, as well as the projected maximum development anticipated for this site.

Table 2: Trip Generation Calculations

	Alachua Land Use	ITE Land Use	Units	AM Peak Trips	PM Peak Trips	Total Daily Trips
Existing FLU	Medium Density (8 DU/AC)	MF Condo/ Townhomes (230)	286	126	149	1,662
Proposed FLU	Moderate Density (4 DU/AC)	Single-Family Detached (210)	143	107	143	1,361
Net Reduction in Potential Trips based on Proposed Land Use and Development			-143	-19	-6	-301

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 9th Edition

2. Those land uses chosen within the ITE Manual are based on those uses permitted within the existing Future Land Use and those proposed by the Alachua West Development

Table 3: Trip Generation Calculations

Roadway Segment	Average Daily Trips (LOS)*	Available Capacity (ADT)*	Peak Hour Trips (LOS)*	Available Capacity (Peak Hr)*	Capacity Remaining (ADT)	Capacity Remaining (Peak Hr)
CR235A (S. of US 441)	14,580	10,200	1,314	899	8,839	756
US 441 (Segment 5)	35,500	7,320	3,200	519	5,959**	376**

* City of Alachua Development Monitoring Report, October 2016

** This number accommodates a 100% impact from the development on Segment 5 of US 441. While a majority of vehicular trips generated by the development will impact this roadway, the percentage of impact will be less than 100%. The full impact has been shown here to illustrate that there is sufficient capacity on this segment to accommodate site traffic.

Summary of Analysis: The requested amendment and proposed development would potentially generate **301 fewer daily vehicle trips** than the existing Future Land Use development maximum. Based on the net reduction in vehicular trips and resulting impacts anticipated to adjacent roadways and intersections projected by the proposed Comprehensive Plan Amendment, a full Traffic Impact Analysis was not required for this request; however, based on the October 2016 Development Monitoring Report, the potential impacts of this project on both roadway segments will not increase traffic levels beyond their current LOS.

2. Impacts to Water and Wastewater Utility Systems

Potable Water

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 4 below compares the potential impacts to the City's potable water system between the development potential of the current and proposed Future Land Use.

Table 4: Potable Water Impact Calculations

Total DU Based on Densities from Table 1	City of Alachua Potable Water Generation per Unit	Potable Water Generation by Project	Residual Capacity after Project Impacts* (From 997,103 Gallons/Day)
286 DU (Max Existing FLU)	275 Gallons/Unit	78,650 Gallons/Day	918,453 Gallons/Day (60.07% Capacity)
143 DU (Max Proposed FLU)	275 Gallons/Unit	39,325 Gallons/Day	957,778 Gallons/Day (58.36% Capacity)
Net Reduction in Potential Impacts to Potable Water Systems		-39,325 Gallons/Day	

* City of Alachua Development Monitoring Report, October 2016

Sanitary Sewer

Policy 1.1.d of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes the following level of service standards for sanitary sewer facilities:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
2. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
3. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 5 below compares the potential impacts to the City's wastewater system between the development potential of the current and proposed Future Land Use.

Table 5: Wastewater Impact Calculations

Total DU Based on Densities from Table 1	City of Alachua Sanitary Sewer Impacts per Unit	Sanitary Sewer Generation by Project	Residual Capacity after Project Impacts* (From 811,693 Gallons/Day)
286 DU (Max Existing FLU)	250 Gallons/Unit	71,500 Gallons/Day	740,193 Gallons/Day (51.65% Capacity)
143 DU (Max Proposed FLU)	250 Gallons/Unit	35,750 Gallons/Day	775,943 Gallons/Day (48.27% Capacity)
Net Reduction in Potential Impacts to Potable Water Systems		-35,750 Gallons/Day	

* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development would potentially **require 39,325 fewer gallons of potable water and generate 35,750 fewer gallons of wastewater per day** than the existing Future Land Use development maximum. Impacts from the maximum density allowed by the proposed Moderate Density Future Land Use would fall well below the 85% capacity design cap for potable water and wastewater facilities.

3. Impacts to Solid Waste Systems

Policy 2.1.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 0.73 tons per capita per year. Table 6 below compares the potential impacts to the City's solid waste facilities between the development potential of the current and proposed Future Land Use.

Table 6: Solid Waste Impact Calculations

Total DU Based on Densities from Table 1	Population based on rate of 2.6 persons per household*	Solid Waste Generated (.73 tons per capita per year)**
286 DU (Max Existing FLU)	744	543.12
143 DU (Max Proposed FLU)	372	271.56
Net Reduction in Potential Solid Waste Generated based on Proposed Land Use and Development		-271.56 Tons/year

* US Census Bureau, 2010

** City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment would potentially **generate 271.56 fewer tons of solid waste per year** than the existing Future Land Use development maximums.

4. Impacts to Public Recreation

Policy 1.2.b of the Recreation Element of the Alachua Comprehensive Plan establishes the following level of service standards for recreation facilities: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks. Table 7 below compares the potential impacts to the City's recreation facilities between the development potential of the current and proposed Future Land Use.

Table 7: Recreational Impact Calculations

Total DU Based on Densities from Table 1	Population based on rate of 2.6 persons per household*	Recreation Area needed (5.0 Acres/1,000 population)**	Available Recreation Acreage after Project Impacts** (From 39.06 Acres)
286 DU (Max Existing FLU)	744	3.72 Acres	35.34 Acres
143 DU (Max Proposed FLU)	372	1.86 Acres	37.2 Acres
Net Reduction in Potential Recreation Area needed based on Proposed Land Use and Development		-1.86 Acres	

* US Census Bureau, 2010

** City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development would potentially **require 1.86 acres less recreation area** than the existing Future Land Use development maximums. Furthermore, according to the October 2016 Development Monitoring Report, a minimum of 10.22 acres of improved passive parks space is required to serve the present population, plus the impacts proposed by this development in order to meet the 20% requirement listed in the Recreation LOS standards. As there are currently 27.73 acres of improved passive park space existing, this LOS is still met.

5. Impacts to Public Schools

Objective 2.2 of the Public School Facilities Element of the Alachua Comprehensive Plan establishes the following level of service standards for public school facilities:

Policy 2.2.a: Uniform Application of Level of Service (LOS) Standards: The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Tables 8 and 9 below compare the potential impacts to Alachua County Schools between the development potential of the current and proposed Future Land Use.

Table 8: Projected Student Generation

Total DU Based on Densities from Table 1	Elementary Students	Middle School Students	High School Students	Total Student Generation
286 DU (Max Existing FLU)	23	9	9	41
143 DU (Max Proposed FLU)	22	10	13	45
Net Change in Potential Student Generation based on Proposed Development				+4 Students

Student generation rates per the School Board of Alachua County

Table 9: Available Capacity by School Concurrency Service Area (CSA)

Total DU Based on Densities from Table 1	Available Capacity by CSA (2017-18)*	Development based Student Generation**	Residual Capacity
Alachua Elementary CSA	249	22	227
Mebane Middle CSA	397	10	387
Santa Fe High CSA	357	13	344

*Available capacity per the School Board of Alachua County, November 24, 2015 published Available Capacity rates by Concurrency Service Area for the 2017-2018 School Year.

** Table 7 Proposed Development generation

Summary of Analysis: The requested amendment would **generate 4 additional students** impacting Alachua County Schools than the existing Future Land Use development maximum by simple virtue of the fact that single family residential uses generate a more students than multi-family residential uses, according to the School Board of Alachua County's Student Generation Rates. Data provided by the School Board related to available capacity for the 2017-2018 school year indicates that there is sufficient capacity to accommodate the 45 potential students generated by the proposed development. This information is also reflected in the Public School Student Generation Form included within this package.

SECTION 5: NEEDS ANALYSIS

In September 2016, the City of Alachua completed a report regarding recent growth trends and population statistics intended to guide the City's long range plans for growth. A key component to this report identifies those areas both targeted for desired growth by the City and anticipating a large degree of future development. The Alachua West property is located outside of these identified areas and within a portion of the City that, while near the interchange of I-75 and US 441, is still predominantly rural and agricultural in nature.

The property currently has a Medium Density Future Land Use with an RMF-8 zoning, both of which accommodate up to eight (8) dwelling units per acre. This density is far greater than that permitted by the surrounding agricultural area that allow only one unit for every five acres of land. The Alachua West development would provide greater consistency with the agricultural nature of the area, while providing the rooftops necessary to support the commercial uses anticipated at the I-75/US 441 Interchange, which have the potential to exceed 1.8 million square feet of commercial space, according to Table 10 of the development report referenced above. It is also crucial to balance the desire for additional density with the need for higher quality housing

According to the Growth Trends Analysis conducted by the City in September 2016, the population is estimated to increase by 5,528 people from 2015 to 2025, yielding a demand for 2,126 new housing units (based on an average 2.6 people per unit). This population increase, in conjunction with an expanding biotechnical industry and new employment centers, creates a high demand for viable, high-quality residential development, which will be accommodated by the potential 143 dwelling units within the Alachua West development.

Approval of this application will assist the City of Alachua in housing a higher-income population while maintaining compatibility with the agricultural nature of this area of the City.

SECTION 6: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of Alachua's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those stated policies. Responses are provided in **Bold**. Note: Policies related to concurrency management and Level of Service have been addressed under Section 4: Concurrency Analysis.

Future Land Use Element

Objective 1.2: Residential

Policy 1.2.a: 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, conventional 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;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

Response: The proposed amendment would accommodate a 143-unit single-family residential development, which is consistent with the Moderate Density Residential Future Land Use.

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

Policy 2.4.c: Tree Protection: The City shall require the preservation of heritage trees and champion trees when possible. Standards shall be set for determining the health and safety risks associated with heritage and champion trees both on individual residential lots, and existing and proposed developments.

Policy 2.4.d: Tree Protection: The City shall establish standards for the preservation of regulated trees. Particular attention shall be given to preserving specimen and preferred species of regulated trees, where feasible.

Policy 2.4.e: Tree Protection: Along with establishing standards for tree removal and mitigation, the City shall establish a tree banking program to provide flexibility for re-planting trees through the mitigation process. Funds within the tree bank may be utilized to plant landscaping on city-owned properties, in public parks, and in road rights of way, where appropriate.

Response: While an in depth tree survey has not yet been conducted on the property, the developer and project engineer work diligently with the City to determine any existing trees on the property that can be reasonably preserved and will mitigate any trees that must be removed, as required by City Code.

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.

Response: Open space will be provided as part of the proposed subdivision plans in accordance with Section 6.7 of Alachua's Code of Ordinances.

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.

Response: A letter from the Florida Division of Historical Resources has been provided under the appendices section that verifies there are no documented archaeological resources existing on the subject property. The existing barn onsite is documented within the Florida Master Site File, but is considered ineligible for nomination to the National Register

Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.

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.

Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.

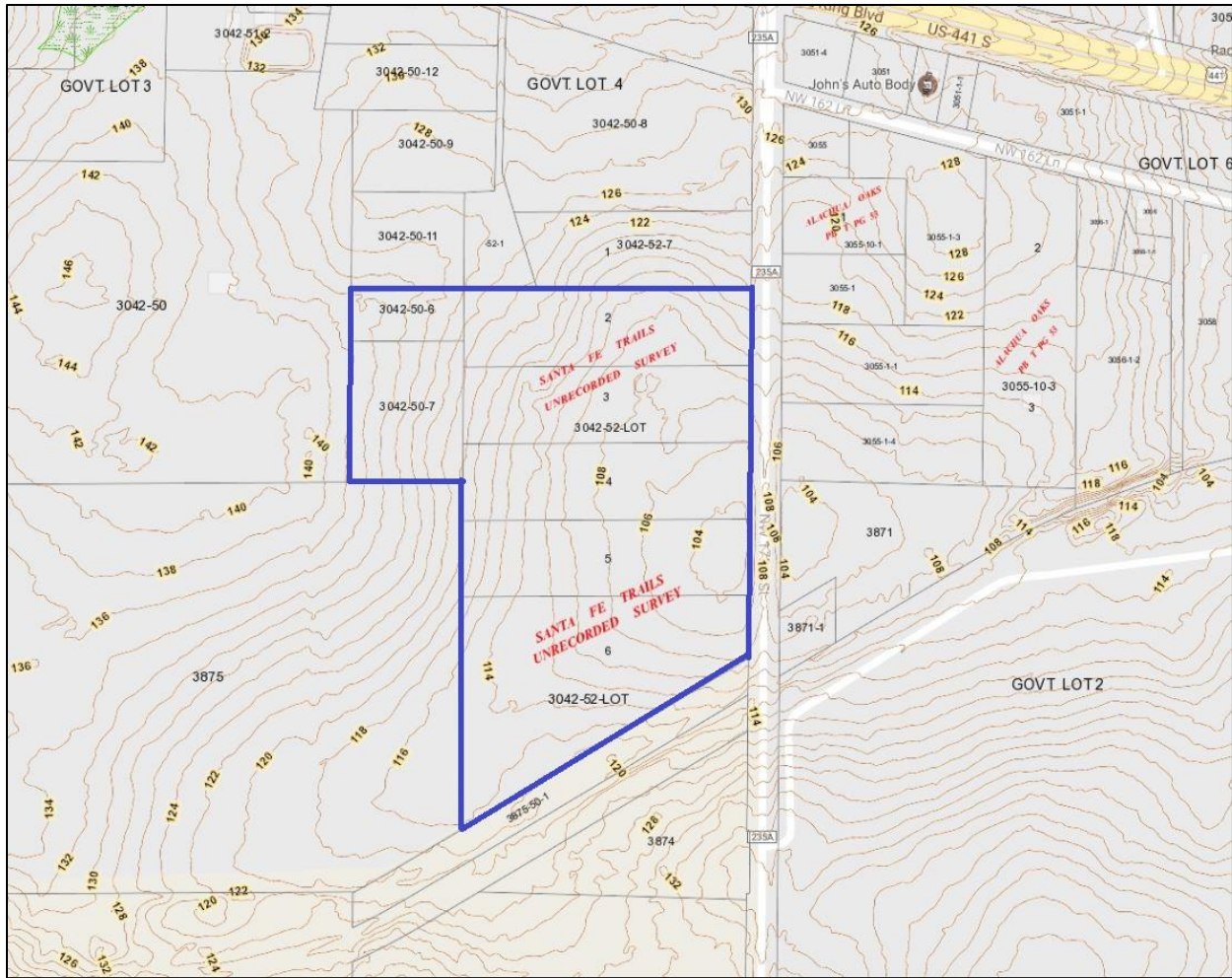




Figure 7: FEMA Firm Map 12001C0120D, June 16, 2006

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.

Response: No wetlands were identified on the property in the Listed Species and Habitat Study conducted in December 2016. A full copy of this report may be located under Section 10 of this document.

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 minimis threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

Response: A complete Listed Species and Habitat Study was conducted onsite. Of all potential listed species, only gopher tortoises were observed onsite, with three (3) potentially occupied burrows. The developer will work with the Florida Fish & Wildlife Conservation Commission (FFWCC) to determine the best course of action for the existing burrows. A full copy of this report may be located under Section 10 of this document.

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 and sanitary sewer, stormwater, solid waste, public schools, and improved recreation in accordance with LOS standards adopted in the elements addressing these facilities.

Response: As the proposed amendment would reduce the maximum residential density from 8 DU/Acre to 4 DU/Acre (a reduction of 143 units based on the proposed development program), the potential impacts to public facilities and services have been reduced. Please see Section 4 of this document for a complete Concurrency Impact Analysis.

Objective 7.2: Wellfield protection: The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

Response: The property is located outside any current and future wellfield sites and those buffer zones outlined in the policies above and will, therefore, have no potential adverse impacts to these areas.

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

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

Response: The proposed development will connect to the City's water and wastewater services, as available and required by the City of Alachua. Required locations will be determined during the site review process. A full analysis of potential impacts to the City's water and wastewater systems is provided under Section 4 of this document.

Transportation Element

Objective 1.2: Access Management: The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision,

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

Response: The development will be served by a single, full access connection to CR 235A, to be designed to City and Alachua County standards, as required. Furthermore, if required by the City, a secondary emergency-only access will be provided during the design-stage of the project.

Objective 1.4: Bicycle and Pedestrian Standards
The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

Response: While no pedestrian paths currently exist on this segment of CR 235A, all sidewalks within the development will offer complete interconnectivity and will connect to any pedestrian facilities in place on CR 235A at the time of development.

Housing Element

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Objective 1.1: Provision of Safe, Affordable, Quality Housing
The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

Response: The Alachua West development will consist of up to 143 single family detached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.

Community Facilities and Natural Groundwater Aquifer Recharge Element

GOAL 1: Wastewater
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.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.g: To promote compact urban growth, all wastewater line extensions for new development outside the Community Wastewater Service Area will be funded by development, developer or permittee.

Response: The property is located within the City's wastewater service area and will be served by an existing 16-inch force main running through CR 235A.

GOAL 3: Stormwater
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.

Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Objective 3.3: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

Response: Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.

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

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

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Response: The property is located within the City's Potable Water Service Area and will be served by an existing 8-inch water main located within CR 235A right of way.

Conservation and Open Space Element

GOAL 1: To conserve, protect, manage and restore the natural and environmental resources of the City by emphasizing stewardship and understanding that environmental issues transcend political and geographical boundaries.

Objective 1.2: Native Communities and Ecosystems

The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.

Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.

Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

Response: The Listed Species and Habitat Study conducted onsite found no presence of wetlands or listed flora species on the property. The only listed fauna onsite were three (3) potentially occupied gopher tortoise burrows, the treatment of which will be coordinated with the FFWCC. Furthermore, the developer will work with City Staff to determine the suitability and feasibility for preservation of any existing trees on the property through the site development process.

Objective 1.3: Listed Species

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimis threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A,

resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.

Objective 1.10: Wetlands

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

Response: No wetlands onsite were discovered during the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc.

SECTION 7: ENVIRONMENTAL ANALYSIS

An environmental assessment was conducted for the subject property by McAlpine Environmental Consulting, including a thorough site inspection on December 14, 2016. The consultant has provided a complete *Listed Species and Habitat Study* report, included under Section 10 of this document and summarized below.

Wetlands: No wetlands or surface waters were observed onsite.

Soils: Six (6) soil types were identified on the property, as illustrated in Figure 8 below. All soils identified are considered well-drained.

Soil #	Soil Name
3	Arredondo fine sand 0-5% slope
5	Fort Meade fine sand 0-5% slope
30	Kendrick sand 2-5% slope
33	Norfolk loamy fine sand 2-5% slope
69	Arredondo fine sand 0-5% slope
78	Norfolk loamy fine sand 2-5% slope

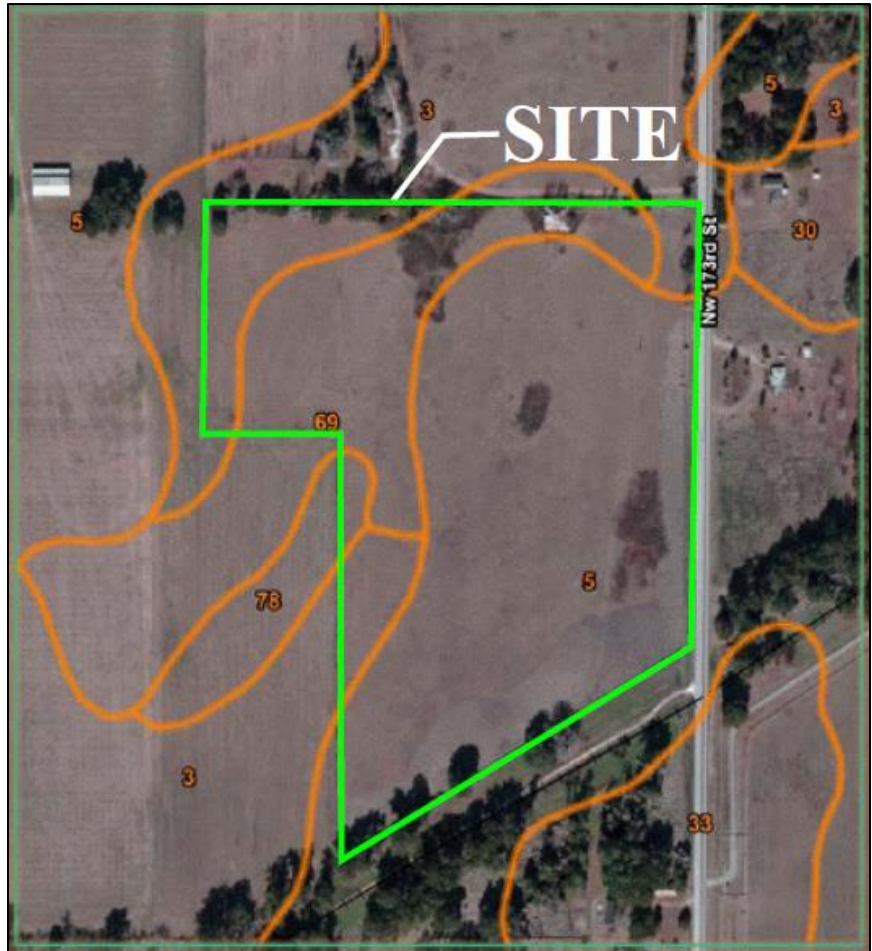


Figure 8: USDA Soil Survey, mapped by McAlpine Environmental Consulting, Inc.

Listed Flora and Fauna: Of fourteen (14) listed flora and nine (9) listed fauna with the potential to exist on the site based on geographical location and preferred habitat, the only species found onsite was the gopher tortoise, with three (3) potentially occupied burrows located onsite. The consultant recommended a follow up survey prior to beginning construction on the property.

SECTION 8: CONCLUSION

The foregoing analyses were conducted to determine how the applicant's request for approval of a large-scale Comprehensive Plan Amendment to change the Future Land Use from Medium to Moderate Density Residential adheres to the City of Alachua's adopted ordinances and policies and avoids adverse impacts to the surrounding area and City services.

Urban Sprawl Analysis

The requested amendment, which would accommodate the construction of a single-family detached development of approximately 143 dwelling units with a maximum density four (4) dwelling units per acre, has been illustrated to achieve five (5) of the eight (8) criteria used in determining whether the request incorporates a development pattern or urban form that discourages the proliferation of urban sprawl. As the City requires achievement of at least four (4) of these criteria, the requested amendment has met this requirement.

Concurrency Impact Analysis

The requested amendment reduces the maximum permitted density of the site from eight (8) units per acre to four (4) units per acre, thereby reducing the potential impacts to the City's established Levels of Service (LOS) for transportation, potable water, wastewater, recreation, solid waste and public schools. Furthermore, the anticipated development of 143 single family dwelling units would not exceed the LOS for any of the above listed services and has, therefore, met this requirement.

Needs Analysis

The requested amendment would serve the needs of a rapidly growing population, providing rooftops to serve the significant amount of commercial services anticipated for the nearby I-75/US 441 Interchange, while offering a high quality of housing to serve the growing biotechnology industry and other new industries expected to establish in the area. As Alachua West Project will assist the City of Alachua in housing a higher-income population while maintaining compatibility with the agricultural nature of this area of the City, the request has met this requirement.

Comprehensive Plan Analysis

The requested amendment has been analyzed with respect to its consistency with the established Goals, Objectives and Policies of Alachua's Comprehensive Plan. This analysis has successfully illustrated that the Alachua West Project is in compliance with all Elements of the Comprehensive Plan through treatment of existing site conditions, a reduction in density and development program that meet Level of Service requirements and understanding of those development requirements necessary to achieve the City's established goals and policies.

As all of these criteria have been met, the applicant requests approval of the requested large scale Comprehensive Plan Amendment by the City of Alachua.

SECTION 9: MAPS

Figure 1: General Location Map

Figure 2: Aerial Photos

Figure 3: Zoning

Figure 4: Existing Future Land Use

Figure 5: Proposed Future Land Use

Figure 6: Floodplain

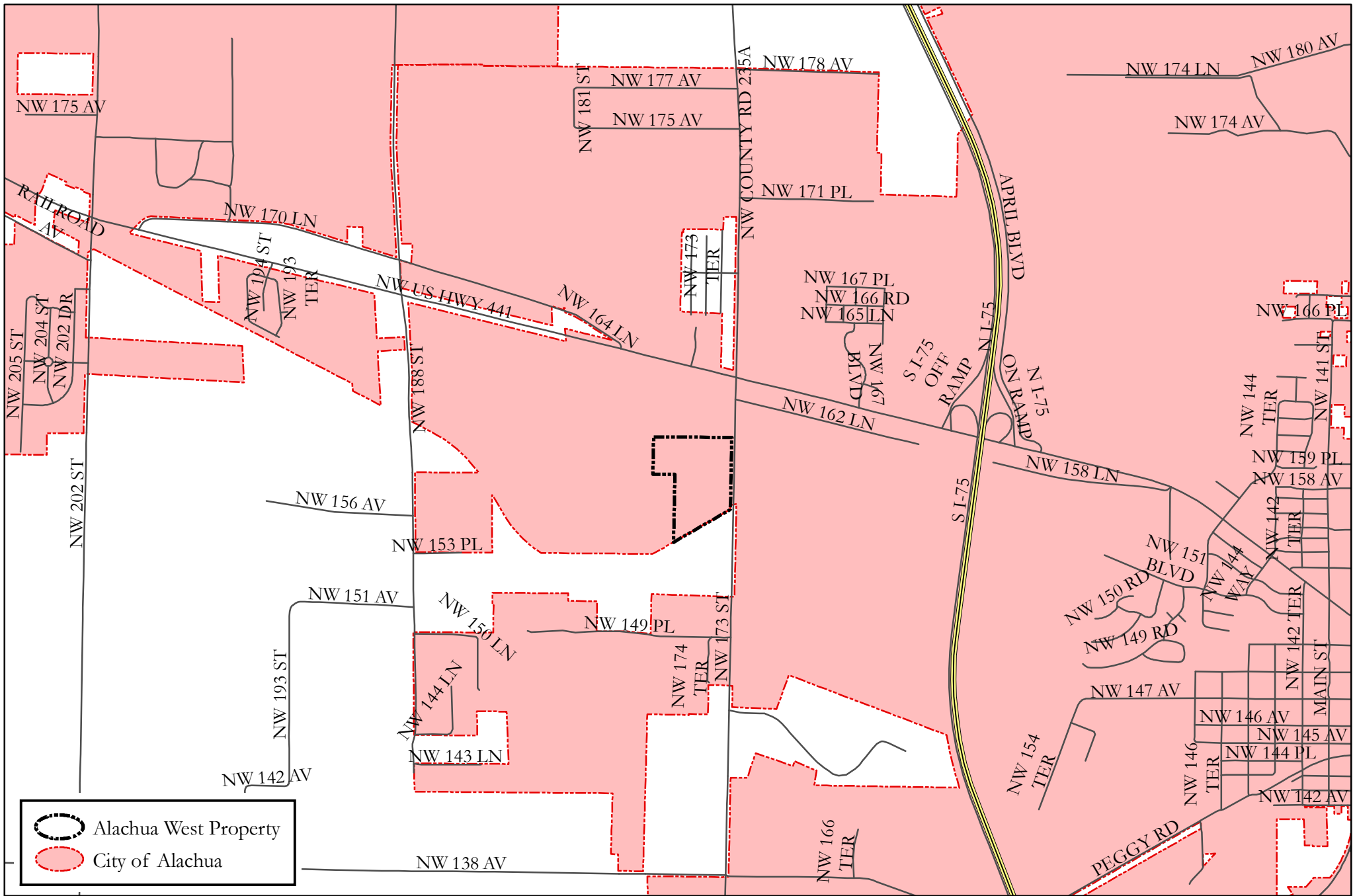
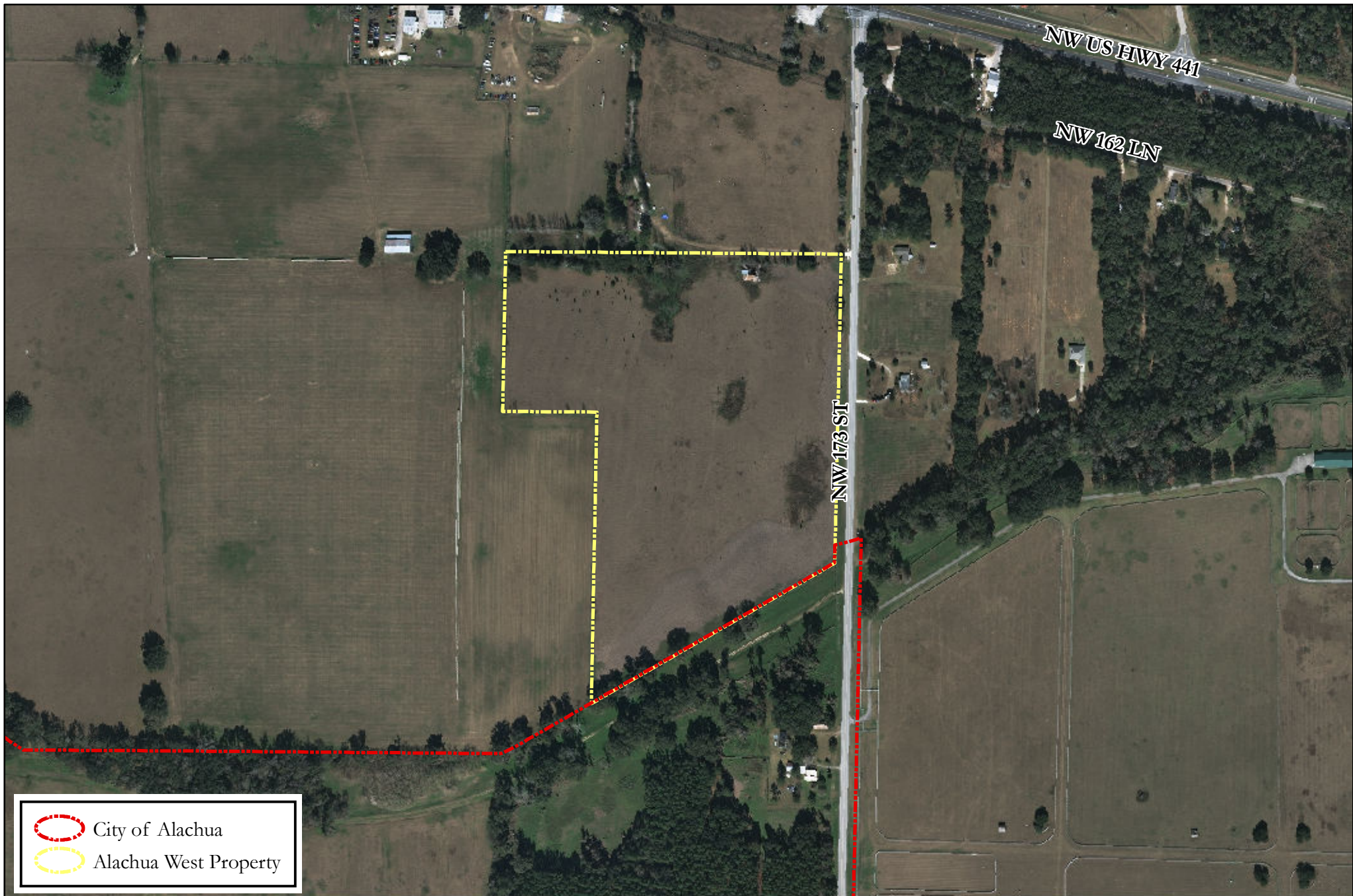


FIGURE 1: GENERAL LOCATION

ALACHUA WEST PROPERTY



Source: Alachua County Aerials, 2014

FIGURE 2: AERIAL

ALACHUA WEST PROPERTY

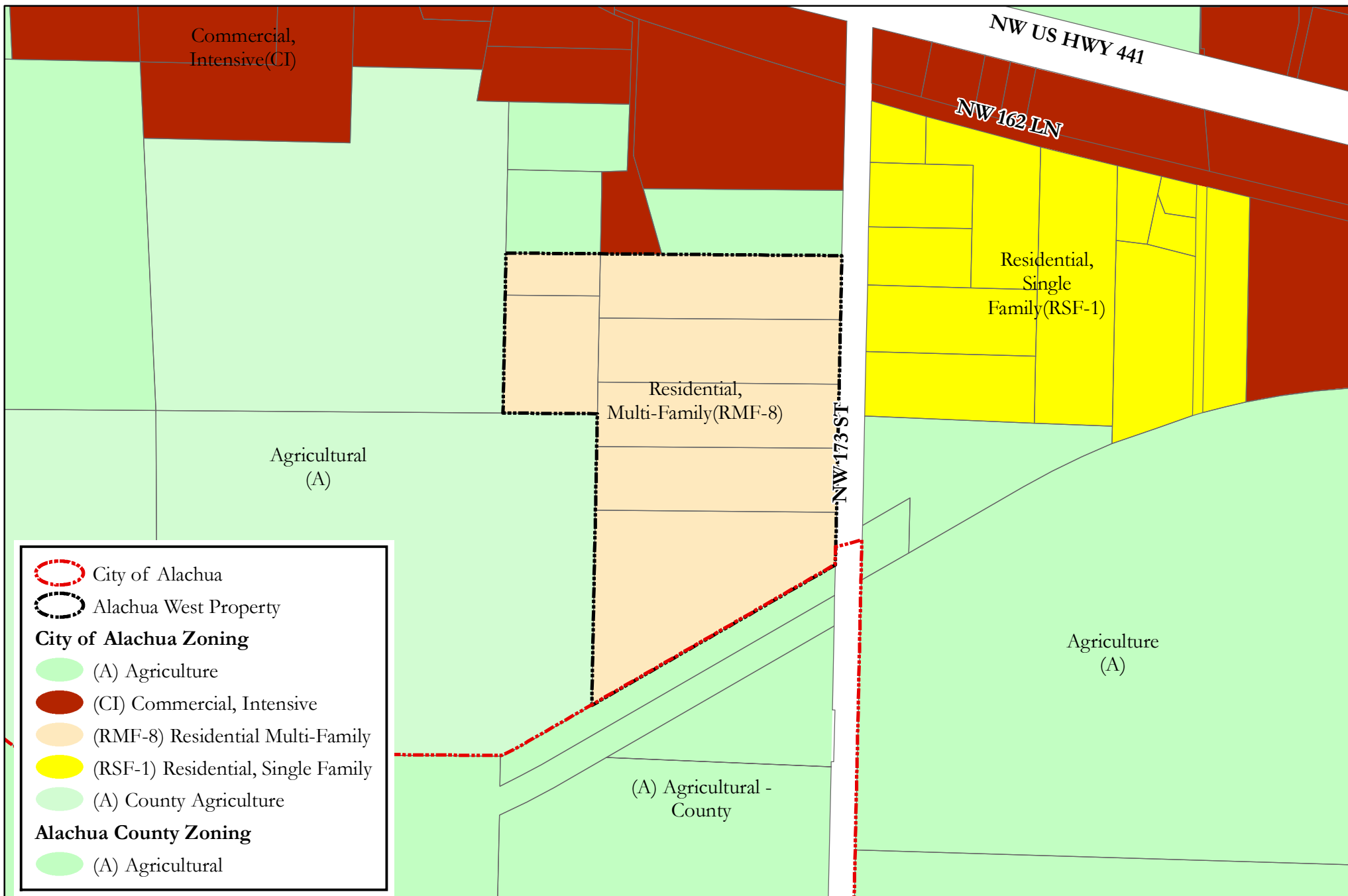
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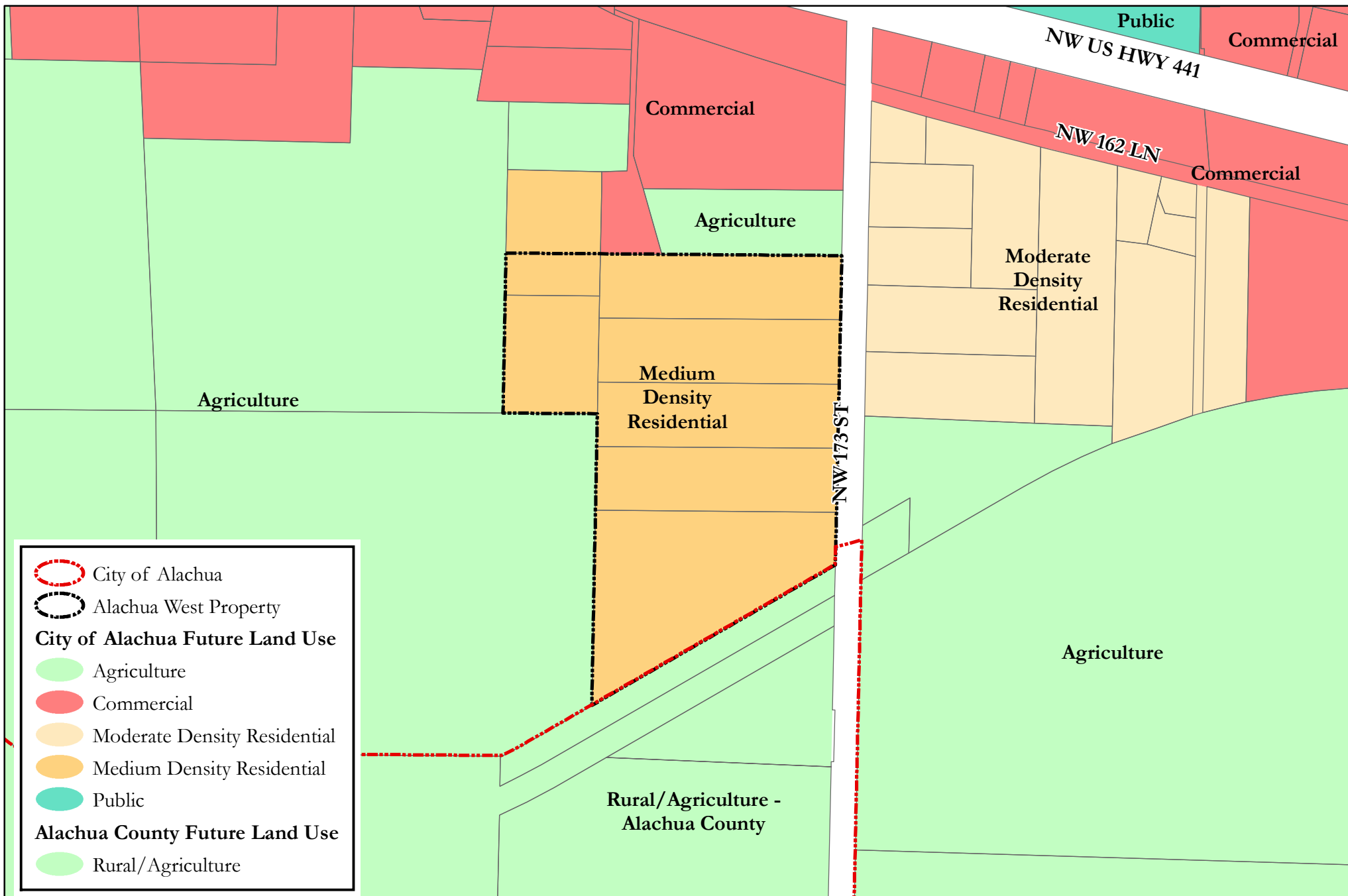
0 75 150 300 450 600
FEET



Source: Alachua County GIS

FIGURE 3: ZONING

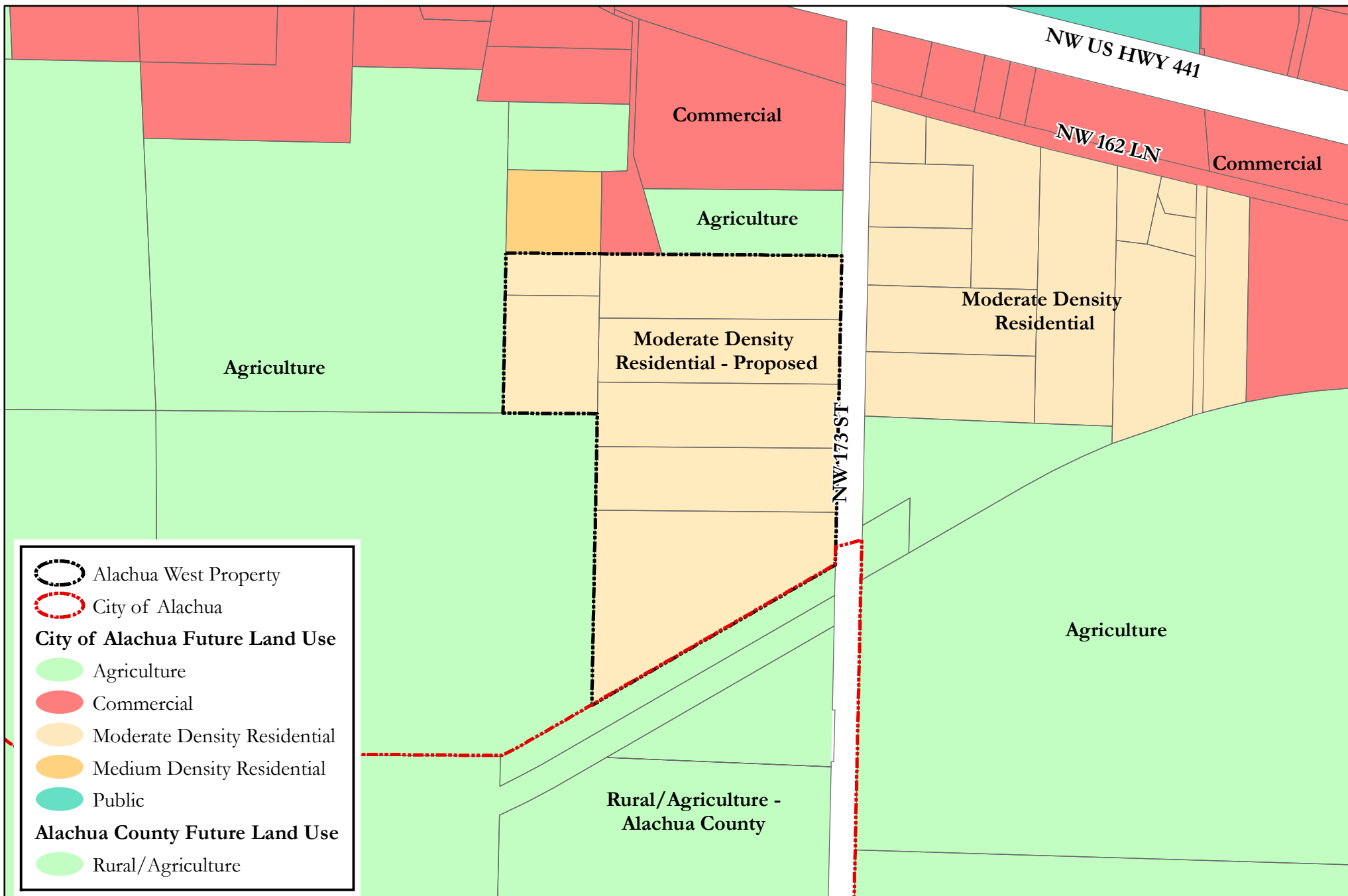
ALACHUA WEST PROPERTY



Source: Alachua County GIS

FIGURE 4: EXISTING FUTURE LAND USE

ALACHUA WEST PROPERTY



Source: Alachua County GIS

FIGURE 5: PROPOSED FUTURE LAND USE

ALACHUA WEST PROPERTY



FEMA Flood Insurance Rate Map 12001C0120D,
Panel 120 of 640, Effective June 16, 2006

FIGURE 6: FLOOD PLAIN MAP

ALACHUA WEST PROPERTY

12/15/16
P & B Job No.: 16-110

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

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SECTION 10: APPENDICES

- Appendix 1: Listed Species and Habitat Study, McAlpine Environmental Consulting, Inc., December 2016
- Appendix 2: Determination of historical and archaeological resources, Florida Division of Historic Resources, December 19, 2016
- Appendix 3: School Student Generation Form
- Appendix 4: Property Owner Labels, 400 foot buffer & City of Alachua Notification List – 3 Sets

Appendix 1:

**Listed Species and Habitat Study,
McAlpine Environmental Consulting, Inc.,
December 2016**

Listed Species and Habitat Study

*conducted on
the*

36.6± Acre RL REGI FLORIDA, LLC PROPERTY

located in

Section 8, Township 8 South, Range 18 East
City of Alachua, Alachua County, Florida

Alachua County PINs:

03042-050-006
03042-050-007
03042-052-002
03042-052-003
03042-052-004
03042-052-005
03042-052-006

Prepared for:

Mr. David McDaniel
M3 Development, LLC
250 Killarney Drive
Winter Park, Florida
dave@m3development.com

Prepared by:

McAlpine Environmental Consulting, Inc.

July 17, 2013

EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area was inspected on December 14, 2016.

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. No listed flora species were observed within the project area.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE
President

INTRODUCTION

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area is in the City of Alachua in Alachua County, Florida in Section 8, Township 8 South, Range 18 East. A vicinity map (Figure 1) and a project aerial (Figure 2) are attached.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, or species of special concern are present; or their potential of using the project area. This report also describes onsite habitat and possible effects that proposed work might have on listed and protected species.

This report was performed in general accordance with the Florida Fish and Wildlife Conservation Commission (FWC) guidelines. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's April 2008 guidelines.

Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site that may change the results of this report. This report provides confirmation of the presence of listed fauna or flora species encountered and/or their likelihood of occurring within the study area.

Project Overview

The project area consists of mostly open land (apparent former pasture/farmland) and a narrow wooded strip along the site's north boundary. The site abuts farmland with a residence to the north, hayfield to the west, a former railroad (dismantled) to the south, and CR 235A (NW 173rd Street) to the east. A dilapidated barn is on the site. A few small disturbed areas exist on the site.

Soils

According to the U.S.D.A. *Soil Conservation Service Soil Survey of Alachua County, Florida*, the following soil types are within the site:

Soil I.D.	Name	Description
3	Arredondo fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
5	Fort Meade fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
30	Kendrick sand, 2 to 5% slopes	Well Drained, Water Table: >80"
33	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"
69	Arredondo 3 do fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
78	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"

A soil map is attached as Figure 3.

METHODOLOGY

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution. The latest edition of *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List* published by the FWC was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory Internet file of listed/protected flora and fauna species reported, confirmed, or having the potential to occur in Alachua County. Attached are tables 1 and 2 which show listed fauna and flora species with the potential of being present on the site.

The site was inspected on December 14, 2016.

Literature Reviewed

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

3.0 HABITAT CHARACTERIZATION

Four habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitat types and acreages for the site:

FLUCFCS ¹	Description
190B	Open Land (Bahagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

Site-specific descriptions of these habitat types and FLUCFCS code are as follow:

Upland Habitat

190: Open Land

This was the most dominant land cover habitat. Bahiagrass (*Paspalum notatum*) was the dominant vegetation in this habitat while dog fennel (*Eupatorium capillifolium*) was subdominant. A few young slash pine (*Pinus elliottii*) trees dotted the western portion of this habitat. A few black cherry (*Prunus serotina*) also dot this habitat area. Based on the site visit and historical aerial review, this site was apparent used for pasture and farmland. It appeared that the site has remain unused (uncultivated) for a few years.

190K: Open Land (Kudzu)

This kudzu (*Pueraria montana*) dominated area, which is a listed pest plant, was mainly noted in the southern and eastern portions of the site.

420: Upland Hardwood

This area included a small narrow strip along the site's north boundary. Dominant tree species this area consisted of live oak (*Quercus virginiana*), black cherry, and laurel oak (*Quercus laurifolia*).

740: Disturbed Land

This area included a small lobe along the site's north boundary and two isolated "island" areas in the central and southeast portions of the site. Dominant plant species in the north lobed area mainly consisted of black cherry, Chinaberry (*Melia azedarach*), laurel oak, and tooth-ache tree or Hercules' club (*Zanthoxylum clava-herculis*). Dominant plant species in the "island" disturbed area consisted of blackberry (*Rubus spp.*), silverling (*Baccharis glomeruliflora*), septicweed (*Senna occidentalis*), and dog fennel.

Wetland Habitat

No wetlands or surface waters were observed on the site.

RESULTS

Fauna

Nine (9) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. These species included gopher tortoise, Florida mouse, Florida gopher frog, eastern indigo snake, Florida pine snake, short-tailed snake, Florida burrowing owl, Sherman's fox squirrel, and southeastern American kestrel. A table showing the estimated probability of occurrence of listed fauna species is attached as Table 2.

OBSERVED SPECIES

Gopher tortoise: One (1) listed species was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted. Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise burrows within the project area. The locations of the burrows are shown on Figure 2.

POSSIBLE SPECIES

Southeastern American kestrel: No kestrels or potential nest sites were observed on the site.

This species prefers open habitats, such as pine savannas, longleaf pine-turkey oak sandhills, pine flatwoods, farmlands, and even suburban golf courses and residential areas (Stys, 1993).

Open terrain with enough cover to support small terrestrial prey animals, vegetation low and sparse enough to ensure adequate prey availability, elevated hunting perches, and an adequate supply of nesting sites are important habitat components for this species (FFWCC,2004). The southeastern American kestrel (*Falco sparverius paulus*), which are protected, listed as threatened, and are year round residents of Florida and the eastern American kestrel (*Falco sparverius sparverius*), which are not listed and migrate to Florida in the winter (Stys, 1993). Differentiating between these two species can only be practically determined in the field between mid-April and late-September when the eastern kestrel migrates from Florida (Stys, 1993). The *F. s. paulus* is only species that breeds in the state. In Florida, *F. s. paulus* courtship begins in February and nesting is from March through June (FFWCC, 2004). They nest in cavities excavated by woodpeckers and in artificial objects such as power poles and buildings (FFWCC, 2004).

American Bald Eagle:

According to the FFWCC Eagle Nest Locator internet site, no eagle nests are within five miles of the site.

Florida Burrowing owl: No evidence was observed during the site surveys that this species occurs on the site. Since open grassland exists on the site, which FFWCC (2004) indicates as potential habitat, it is possible that this species could use the site.

Florida mouse: A possibility exists that this species inhabits the site, since gopher tortoise burrows, a known residence for this species, were noted on the site.

Sherman's fox squirrel: This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since preferred habitat was somewhat present on the site, it is possible that this species exists the site. This species is usually conspicuous on sites where they exist. Therefore, we believe that a low possibility exists that his species inhabits the site.

Eastern indigo snake: Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since some preferred habitat exists on the site,

and since armadillo and tortoise burrows were noted on the site, which Moler found to be important den sites for this species, this species may occupy or utilize the site.

Florida pine snake: Since a few signs of pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, activity was noted during the site survey, it is possible that this species inhabits the site.

Short-tailed snake: Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since xeric habitat exists on the site, it is possible that this species inhabits the site.

Florida gopher frog: A possibility exists that this species occurs on the site since gopher tortoise burrows, a known retreat for this species, were noted on the site. Close visual examination of the entrances of the tortoise burrows observed no gopher frogs.

4.2 Unlisted Fauna Species

Unlisted wildlife species observed using the site, or noted by other evidence, included downy woodpecker (*Picoides pubescens*), cattle egrets (*Bubulcus ibis*), gray squirrel (*Sciurus carolinensis*), black vulture (*Coragyps atratus*), red-shouldered hawk (*Buteo platypterus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida asiatica*), hermit thrush (*Catharus guttatus*), American crow (*Corvus brachyrhynchos*), armadillo (*Burmeisteria retusa*), and blue jay (*Cyanocitta cristata*).

Flora

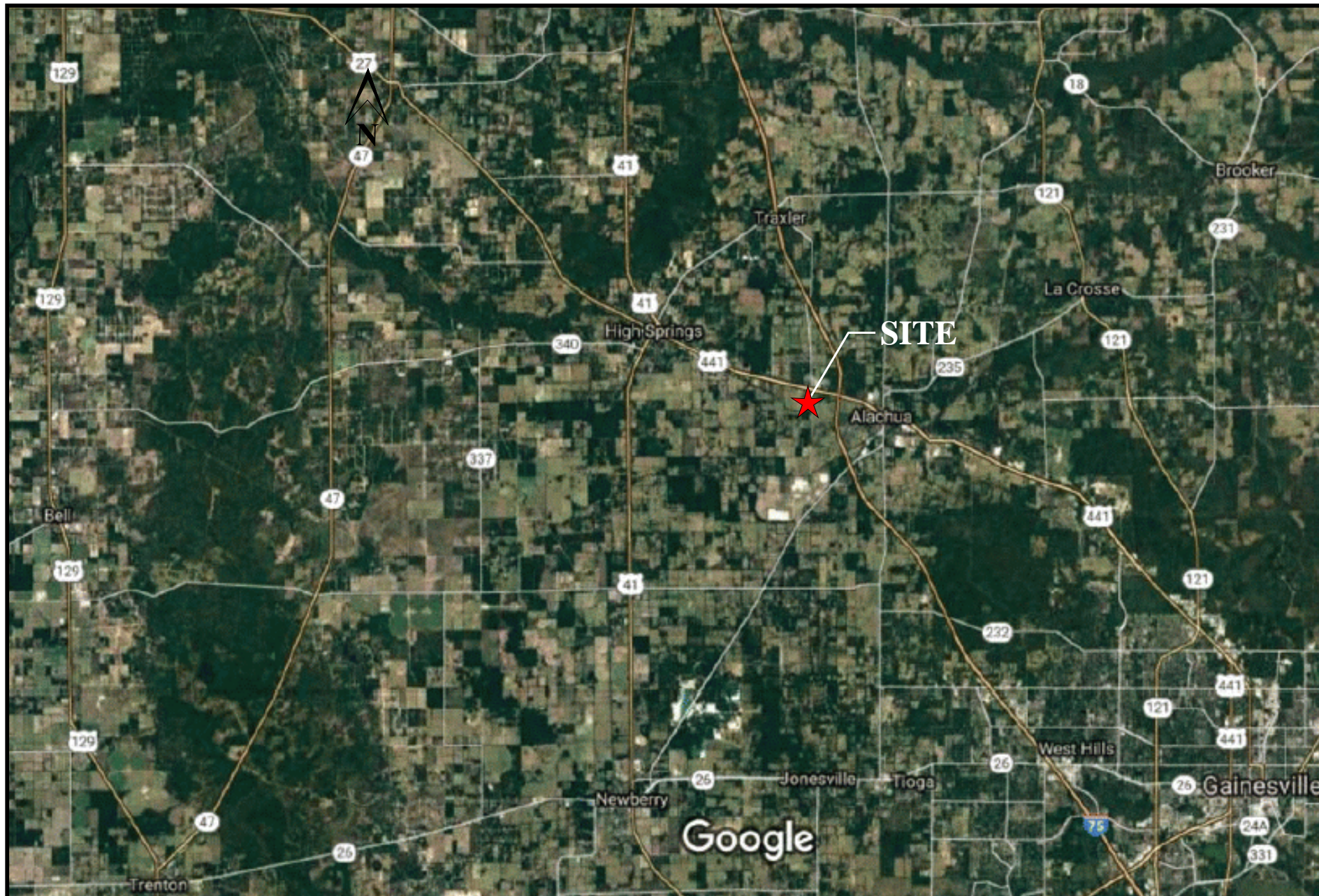
Fourteen (14) flora species listed as rare and endangered by the FNAI, and listed as endangered or threatened by the FDA and the USFWS have the potential to exist on the site based on geographical location and preferred habitat. None of the listed flora species were observed on the site. A list these plant species and their status is attached as Table 1.

FINDINGS

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

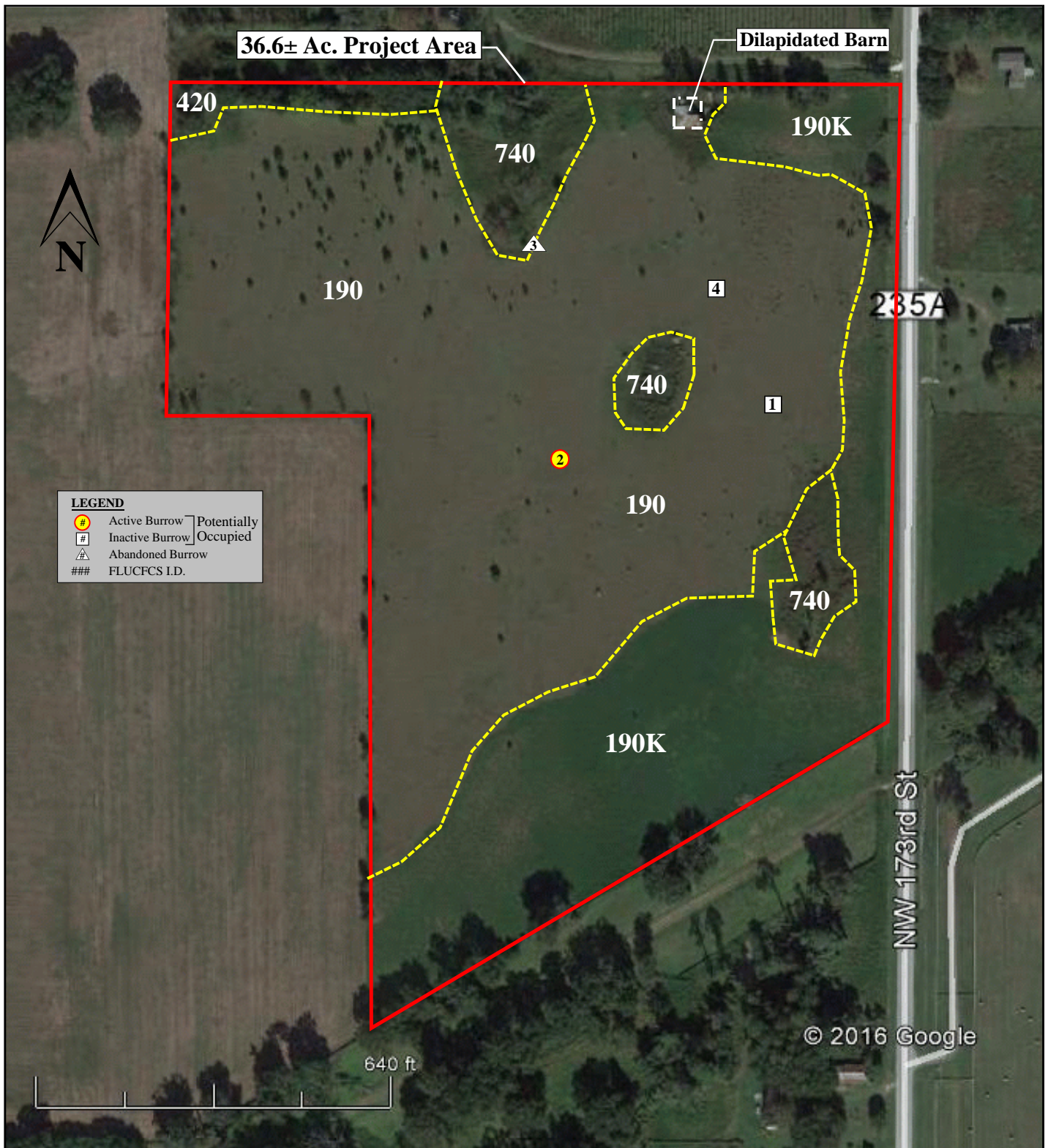
Attachments



McAlpine Environmental Consulting, Inc .
 18312 Cortez Boulevard, Brooksville, FL 34601
 352-585-2033 (Cell)
 davidmec7@gmail.com

RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 1: Vicinity Map



FLUCFCS ¹	Description
190B	Open Land (Bahagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

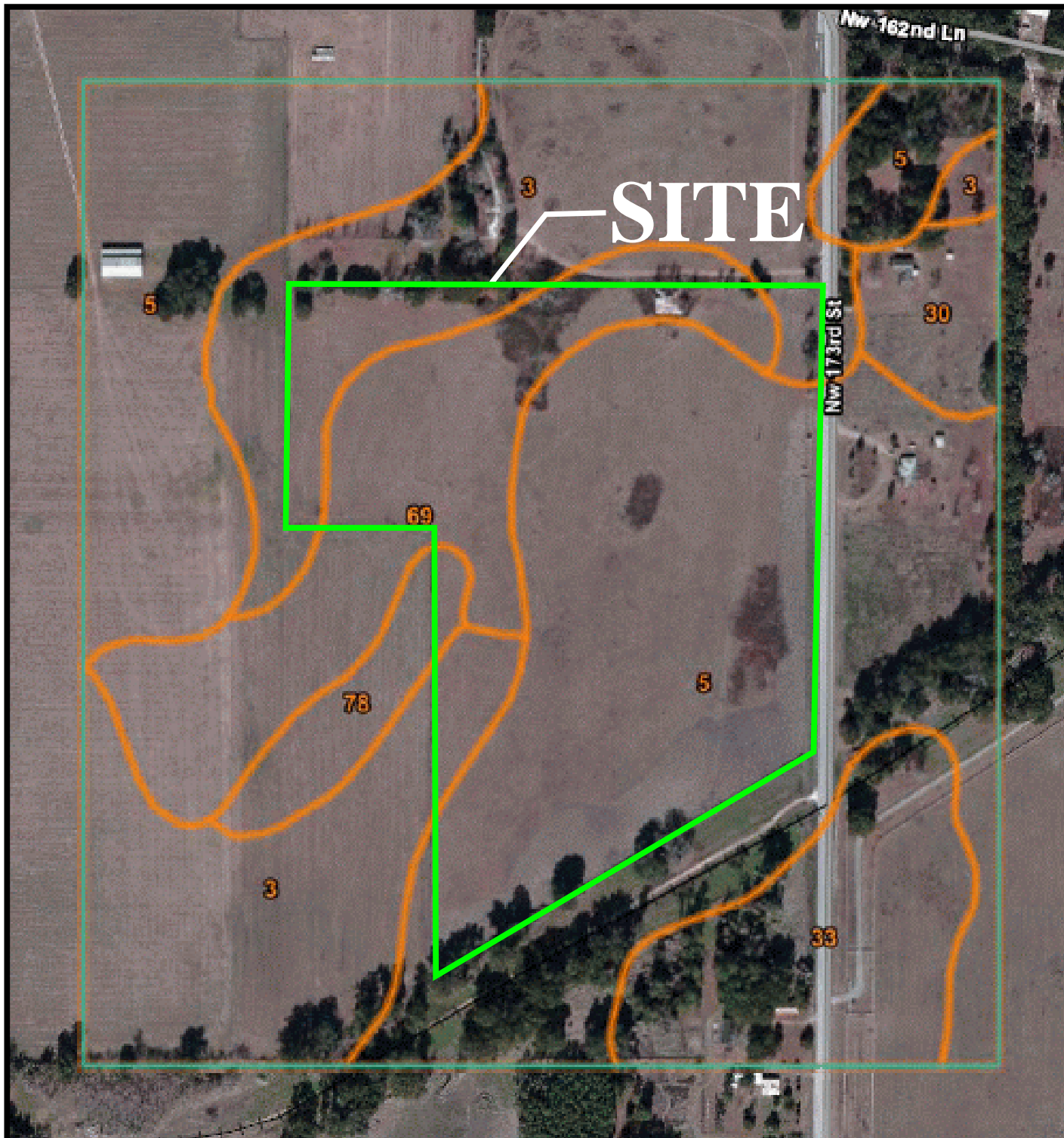
Survey Summary

Our 12/14/16 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise (GT) burrows within the project area. One abandoned GT burrow was also noted on the site. The burrows were marked with orange wire flags. No other listed fauna species were observed on the site. No listed flora species were observed on the site.

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davidmec7@gmail.com

RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 3: Project Aerial
Image Date: 11/13/15



Soil I.D.

Name

Description

3	Arredondo fine sand, 0 to 5 percent slopes
5	Fort Meade fine sand, 0 to 5 percent slopes
30	Kendrick sand, 2 to 5 percent slopes
33	Northfolk laomy fine sand, 2 to 5 percent slopes
69	Arredondo fine sand, 0 to 5 percent slopes
78	Northfolk laomy fine sand, 2 to 5 percent slopes

Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"



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RL REGI FLORIDA, LLC PROPERTY
City of Alachua, Alachua County, Florida
Listed Species Study

Figure 5: Soil Map
From USDA Web Soil Survey
<http://websoilsurvey.nrcs.usda.gov>

Table 1: Rare and Endangered flora species with the potential of occurring on the study site based on FNAI listing.

Common Name	Scientific Binomial	Status *	
		FDA	FWS
Curtiss' milkweed	<i>Asclepias curtissii</i>	E	NL
Sand butterfly pea	<i>Centrosema arenicola</i>	NL	NL
Pigmy fringe tree	<i>Chionanthus pygmaeus</i>	E	E
Virgin's blower	<i>Clematis catesbyana</i>	NL	NL
Longspurred mint	<i>Dicerandra frutescens</i>	E	E
Florida crabgrass	<i>Digitaria floridana</i>	NL	NL
Shrub buckwheat	<i>Eriogonum longifolium var gnaphalifolium</i>	NL	NL
Garberia	<i>Garberia Heterophylla</i>	T	NL
Shrub holly	<i>Ilex opaca var arenicola</i>	NL	NL
Pond spice	<i>Litsea aestivalis</i>	E	NL
Pinesap	<i>Monotropa hypopithys</i>	E	NL
Florida spiny-pod	<i>Matelea flordana</i>	E	NL
Scrub bay	<i>Persea humilis</i>	NL	NL
Lewton's polygala	<i>Polygala lewtonii</i>	E	E
Florida mountain-mint	<i>Pycnanthemum floridanum</i>	NL	NL
Creeping fern	<i>Thelepteris reptans</i>	E	NL

* FDA = Florida Department of Agriculture, FWS = U.S. Fish & Wildlife Services, E = Endangered, T = Threatened, NL = Not listed in the Florida Fish and Wildlife Conservation Commission *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (1 August 1997) and listed in the Florida Natural Areas Inventory with the potential of occurring the subject property based on habitat preference and geographical location.

Table 2: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS ¹	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Southeastern Amer. Kestrel	<i>Falco sparverius paulus</i>	T/--		X		Kestrel habitat noted on the site. No kestrels or nest sites were observed.
Burrowing Owl	<i>Speotyto cunicularia</i>	SSC/--		X		No owls or suspect burrows observed
MAMMALS						
Florida Mouse	<i>Podomys floridanus</i>	SSC/--		X		Gopher tortoise burrows noted onsite, a known preferred dwelling.
Sherman’s Fox Squirrel	<i>Sciurus niger shermani</i>	SSC/--		X		Some preferred habitat present. No SFS or potential nest sites observed.
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T		X		Minimal habitat present. Reclusive. Tortoise burrows observed, a known retreat.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/--	X			Tortoise burrows observed.
Florida Pine Snake	<i>Pituophis melanoleucus m.</i>	SSC/--		X		Possible suitable onsite habitat.
Short-tailed Snake	<i>Stilosoma extenuatum</i>	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--		X		Tortoise burrows onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern.

Literature Reviewed

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- FFWCC - Florida Fish and Wildlife Conservation Commission. *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (July 2009). http://myfwc.com/docs/WildlifeHabitats/Threatened_Endangered_Species.pdf
- FFWCC (Aug. 2003) Florida Fish and Wildlife Conservation Commission. Management Plan Red-cockaded Woodpecker, *Picoides borealis*. <http://myfwc.com/media/214360/RCW.pdf>
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- FFWCC - Florida Fish and Wildlife Conservation Commission. Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated For Large-Scale Development in Florida (Dec 1987). Technical Report #4.
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- FGFWFC - Florida Game and Fresh Water Fish Commission. *Florida Atlas of Breeding Sites for Herons and Their Allies*. Nongame Wildlife Program, Technical Report No. 10. September 1991.
- FDOT - Florida Department of Transportation. *Florida Land Use, Cover and Form Classification System*. (second addition), September, 1985.

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<http://iba.audubon.org/iba/profileReport.do?siteId=82>
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<http://www.fws.gov/northflorida/BAldeagles/bald-eagles.htm>
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Appendix 2:

**Determination of historical and archaeological resources,
Florida Division of Historic Resources,
December 19, 2016**



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 19, 2016



Lucie Ghioto, AICP
Poulos & Bennett
2602 East Livingston Street
Orlando, Florida 32803
Phone: 407.487.2594
Email: lghioto@poulosandbennett.com

In response to your inquiry of December 19, 2016, the Florida Master Site File lists no previously recorded cultural resources in the following parcels of Alachua County:

Parcel #03042-050-006
Parcel #03042-050-007
Parcel #03042-052-003
Parcel #03042-052-004
Parcel #03042-052-005
Parcel #03042-052-006

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

December 19, 2016



Lucie Ghioto, AICP
Poulos & Bennett
2602 East Livingston Street
Orlando, Florida 32803
Phone: 407.487.2594
Email: lghioto@poulosandbennett.com

In response to your inquiry of December 19, 2016, the Florida Master Site File lists one previously recorded standing structure and no archaeological sites found in the following parcels of Alachua County:

Parcel #03042-052-002

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis
Archaeological Data Analyst
Florida Master Site File
Alannah.Willis@dos.myflorida.com



AR=0
SS=1
CM=0
RG=0
BR=0
Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
AL05242	SS	Square Barn	16000 NW 173 ST, Alachua	c1950 Frame Vernacular	Not Eligible	

Appendix 3:

School Student Generation Form



City of
ALACHUA

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): Kathy Hattaway Title: Planning Team Leader

Company (if applicable): Poulos & Bennett, LLC

Mailing address: 2602 E. Livingston Street

City: Orlando

State: FL

ZIP: 32803

Telephone: 407-487-2594

FAX: _____

e-mail: khattaway@poulosandbennett.com

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

Name of Owner (title holder): RL Regi Florida, LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami

State: FL

ZIP: 33172

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

B. PROJECT

1. Project Name: Alachua West

2. Address of Subject Property: None

3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

4. Section 08/17 Township 08 Range 18 Grant _____ Acreage: 35.82

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Moderate Density Residential (Proposed)

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

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 143

☐ 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/

Elementary: Alachua

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	143	units	x	0.15	Elementary School Multiplier*	22	Student Stations**
Middle School	143	units	x	0.07	Middle School Multiplier*	10	Student Stations**
High School	143	units	x	0.09	High School Multiplier*	13	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	N/A	units	x		Elementary School Multiplier*		Student Stations**
Middle School	N/A	units	x		Middle School Multiplier*		Student Stations**
High School	N/A	units	x		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

** 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.

K. Hattaway
 Signature of Applicant

 Signature of Co-applicant

Kathryn Hattaway

Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 30th day of January, 2017, by Kathy

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



Cheryl Burch
 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: _____

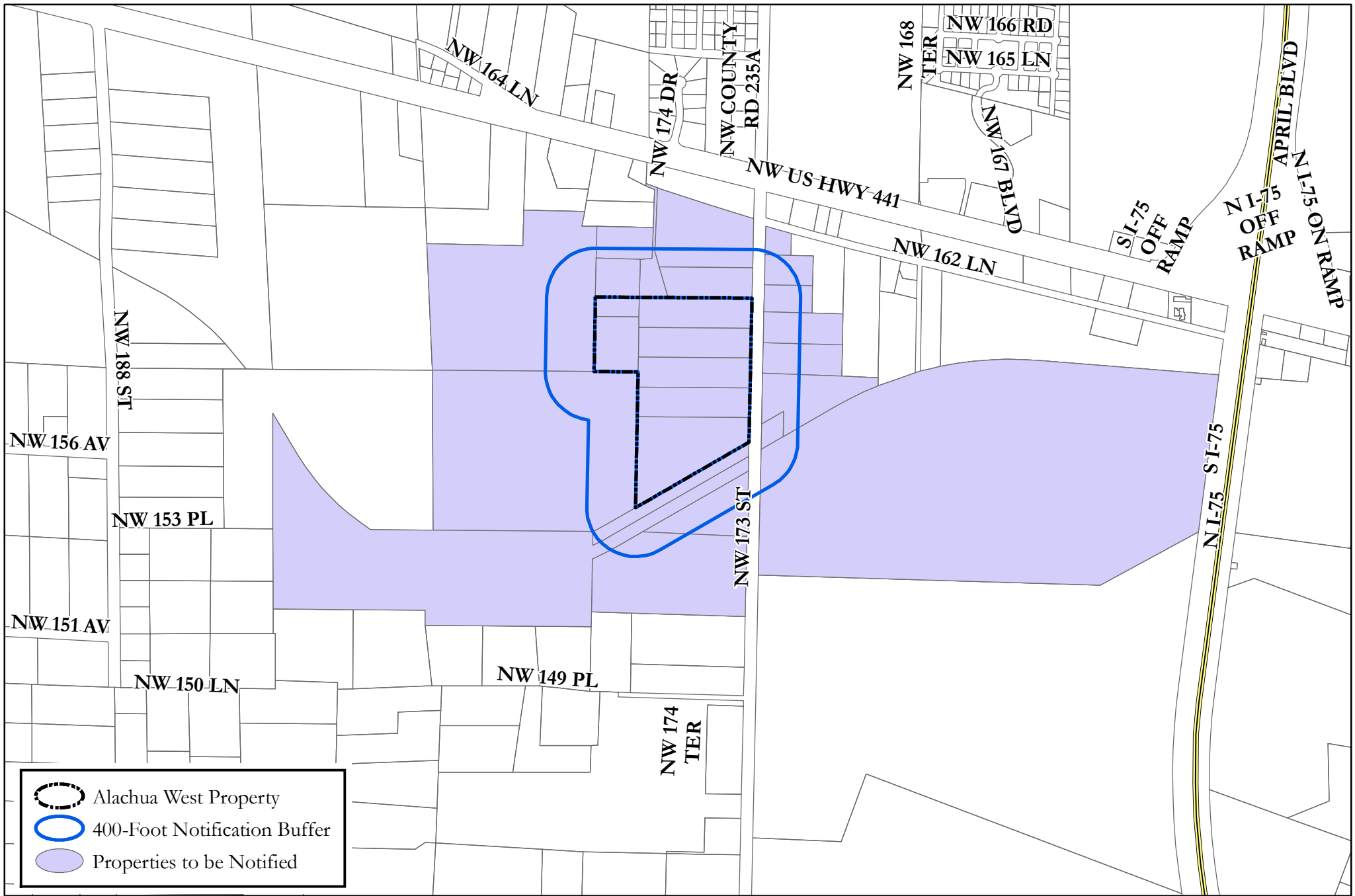
☐ **School Board Staff Certification**

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

Date: _____

Appendix 4:

**Property Owner Labels,
400 foot buffer & City of Alachua Notification List
– 3 Sets**



PUBLIC NOTICE BUFFER AREA

ALACHUA WEST PROPERTY

12/15/16
P & B Job No.: 16-110

2602 E. Livingston Street
Orlando, FL 32803 Ph. 407-487-2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

0 162.5325 650 975 1,300 FEET

WAITCUS, GREGORY MICHAEL
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

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

ACKLEY ROBERT L & MARY J
15817 NW 173RD ST
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615-7423

WAITCUS, JOHN J TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE
7453 SW 116TH TER
GAINESVILLE, FL 32608-4234

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MIAMI, FL 33172

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RL REGI FLORIDA LLC
700 NW 107TH AVE STE 200
MIAMI, FL 33172

PATEL & PATEL
6036 NW 112TH PL
ALACHUA, FL 32615-7423

SINGH, LAKHVIR
PO BOX 2092
ALACHUA, FL 32616

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

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

THOMAS & THOMAS &
THOMAS HEIRS
PO BOX 44
HIGH SPRINGS, FL 32655-0044

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

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

VICKORY W H & FAYE
15310 NW 173RD ST
ALACHUA, FL 32615-5222

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

SMYDER, CHARLES & REGINA
PO BOX 842
ALACHUA, FL 32616-0842

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE, FL 32601

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

John Tingue
333 Turkey Creek
Alachua, FL 32615

President
TCMOA
1000 Turkey Creek
Alachua, FL 32615

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

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

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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

Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

John Amerson
All County Marion Property
Management
2916 NE Jacksonville Rd
Ocala, FL 34479