



City of Alachua

Planning & Community Development Department Staff Report

Board of Adjustment Hearing Date: Quasi-Judicial Hearing

May 2, 2017

SUBJECT:	A request for a Variance Permit from Section 6.8.3(E)(2), to reduce the number of required pedestrian connections between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, as required by Section 7.3.2(C)
APPLICANT/AGENT:	Brian Cassidy, P.E., CPH, Inc.
PROPERTY OWNERS:	Wal-Mart Stores East, LP
LOCATION:	Approximately 1,000 feet southeast of the US Highway 441/Interstate-75 interchange
PARCEL ID NUMBERS:	03869-013-000
FLUM DESIGNATION:	Commercial
ZONING:	Commercial Intensive (CI)
OVERLAY:	Gateway Overlay District
ACREAGE:	±30.19 acres
RECOMMENDATION:	Staff recommends that the Board of Adjustment approve the Variance Permit, subject to the one (1) condition provided in Exhibit "A" of this Staff Report.
RECOMMENDED MOTION:	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Variance Permit, subject to the one (1) condition provided in Exhibit "A" and located on page 7 of the May 2, 2017, Staff Report to the Board of Adjustment.</i>

SUMMARY

This application is a request by Brian Cassidy, P.E., of CPH, Inc., applicant for Wal-Mart Stores East, LP, property owner, for a Variance Permit from Section 6.8.3(E)(2) of the City's Land Development Regulations (LDRs), to reduce the number of required pedestrian connections between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, as required by Section 7.3.2(C).

The applicant has submitted a companion Site Plan application for the construction of a ±158,562 square foot building, with associated parking, stormwater management facilities, utility infrastructure, and supporting site improvements. The applicant has also submitted two (2) companion Special Exception Permit applications: (1) for a large-scale retail establishment greater than or equal to 80,000 square feet of gross floor area; and (2) for automobile repair and servicing. The Site Plan application and Special Exception Permit applications were submitted concurrent with and concurrently reviewed with this Variance Permit application.

Section 6.8.3(E)(2) of the City's LDRs requires single-tenant retail sales and service uses greater than or equal to 20,000 square feet in area to comply with Section 7.3.2(C). Section 7.3.2(C) requires all multiple-family and nonresidential developments to provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, with an additional connection required for each additional five acres of development area. For the proposed development, seven (7) connections would be required.

Section 6.8.3(E)(2) of the City's LDRs states:

Section 6.8.3 Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(E) Pedestrian circulation.

(2) Pedestrian pathways. The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.

Section 7.3.2(C) of the City's LDRs states:

7.3.2 Sidewalks.

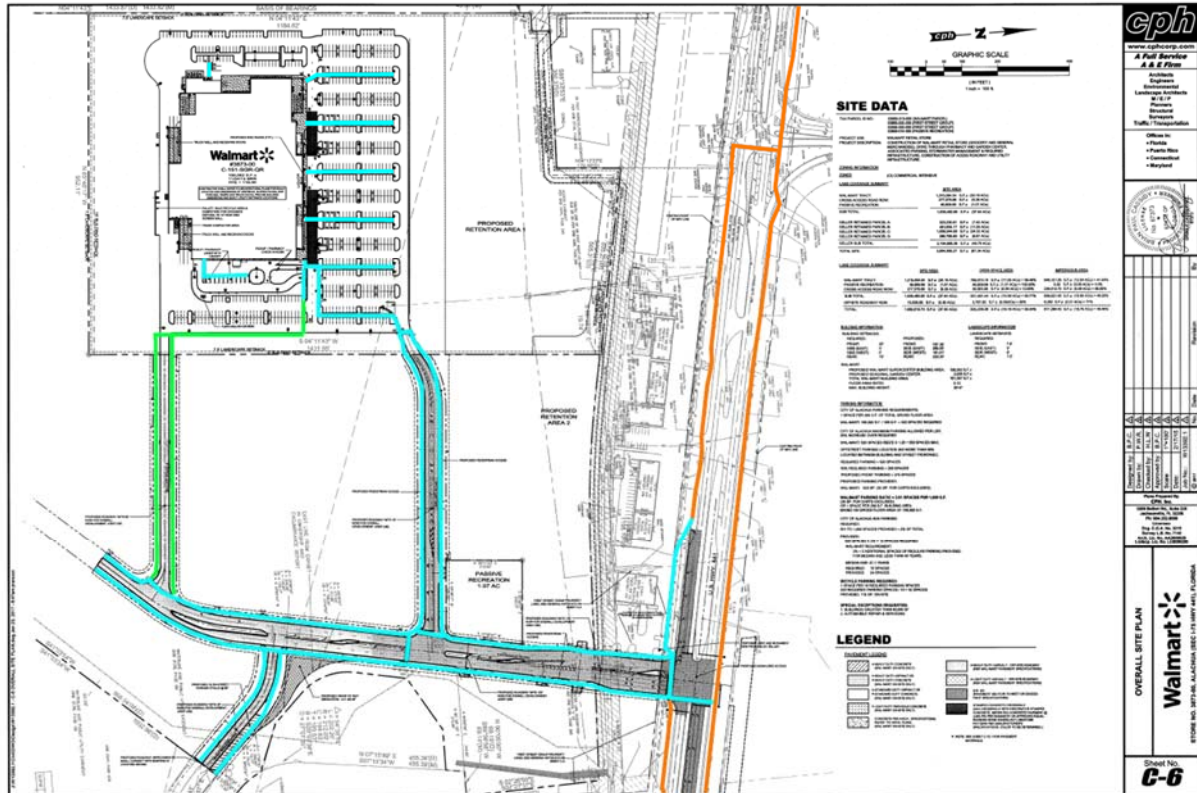
(C) Connection. All multiple-family and nonresidential development shall provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, with an additional connection required for each additional five acres of development area.

The applicant contends that the proposed development is incapable of compliance with the preceding due to the limitations of the site and the ability to provide connections to the public sidewalk system.

The proposed development would provide sidewalks from US Highway 441 to the subject property, along "Entrance Road", "Seller Road 1", and the extension of NW 151st Boulevard. Proposed sidewalks are shown on Illustration 1 below in blue. Existing sidewalks are shown on Illustrations 1 and 2 in orange. Proposed Condition #1 would require additional pedestrian connections to be provided between the proposed development and the existing sidewalk system. Proposed Condition #1 would require the applicant to provide sidewalks along "Seller Road 2", and to provide funding to the City for a sidewalk along the south side of NW 151st Boulevard from the existing terminus of the NW 151st

Boulevard to the location of an existing sidewalk at the intersection of NW 151st Boulevard and NW 148th Drive. These connections would increase connectivity and enhance pedestrian access to the proposed development, and are shown on Illustrations 1 and 2 in green (*NOTE: the location of sidewalks to be required by Proposed Condition #1 as shown on Illustrations 1 and 2 are depicted as an approximation of the location of sidewalks to address the condition. Final design may result in slight adjustments in location to meet site constraints.*)

Illustration 1: Sheet C-6 of the Companion Site Plan Application, Showing Location of Existing/Proposed Sidewalks



[illegible]

EXISTING SIDEWALKS

**PROPOSED CONDITION #1: AREA WHERE APPLICANT
TO PROVIDE FUNDS TO CITY FOR SIDEWALK**

Evaluation & Findings: There are no existing sidewalks located adjacent to the subject property. The closest existing public sidewalks are located within the right-of-way of US

Highway 441, and at the intersection of NW 151st Boulevard and NW 148th Drive. The properties immediately adjacent to the south and to the east of the subject property are presently undeveloped. Interstate 75 is located to the west of the subject property. The lands to the north of the subject property are developed, and do not provide any opportunity to provide sidewalk connections from the subject property to US Highway 441.

- b. *Not result of action by applicant.* The special circumstances are not the result of the actions of the applicant.

Evaluation & Findings: The applicant is limited in its ability to provide connections to the public sidewalk system due to the location of the subject property relative to the existing public sidewalk system.

- c. *No special privilege.* The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district.

Evaluation & Findings: The granting of this variance would not confer any special privilege on the applicant. The variance is requested to address limitations of the site that exist due to its location relative to the existing public sidewalk system.

- d. *Strict application deprives use.* Because of the conditions in Subsection 2.4.7(C)(4)(a) of this section, the application of these LDRs to the land would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship.

Evaluation & Findings: The application of Section 6.8.3(E)(2), and the number of pedestrian connections required for the proposed development by Section 7.3.2(C), would unreasonably restrict the utilization of the land. Section 7.3.2(C) would require at least seven (7) connections to be provided between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network. The subject property has limited road frontage (the two roads proposed to provide access to the subject property effectively terminate at the subject property), and no existing public sidewalks are located immediately adjacent to the subject property that would provide the applicant an opportunity to increase the number of connections.

- e. *Minimum variance.* The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs.

Evaluation & Findings: The applicant has proposed to provide sidewalks from US Highway 441 to the subject property, along “Entrance Road”, “Seller Road 1”, and the extension of NW 151st Boulevard. The applicant has not proposed to provide sidewalks along “Seller Road 2”, located in the southern portion of the project area.

Proposed Condition #1 would require the applicant to provide additional pedestrian connections between the subject property and the existing public sidewalk system.

Staff finds that providing sidewalks along Seller Road 2, connecting between the Entrance Road and the proposed development’s customer entrances, would further reduce the extent of the variance request, resulting in the minimum action to make possible the reasonable use of the land, and would further carry out the intent of the City’s LDRs by providing pedestrians additional opportunities to access the proposed development.

Should sidewalks be provided along Seller Road 2, as would be required by Proposed Condition #1, the development would provide the maximum number of pedestrian connections to the subject property that could be reasonably be accommodated. Additionally, these additional pedestrian facilities would further fulfill the purpose and intent of the requirements of the City's Comprehensive Plan and LDRs pertaining to interconnectivity and pedestrian facilities.

In addition to providing additional connections to the subject property as described above, Proposed Condition #1 would also require the applicant to provide funding to the City for a sidewalk along the south side of NW 151st Boulevard from the existing terminus of the NW 151st Boulevard to the location of an existing sidewalk at the intersection of NW 151st Boulevard and NW 148th Drive. This connection would increase connectivity and enhance pedestrian access to the proposed development.

- f. *Not detrimental.* The authorization of the variance will not result in substantial detriment to adjacent land, and the character of the zone district in which the land subject to the application is located.

Evaluation & Findings: The authorization of the variance would not result in a substantial detriment to adjacent land and the character of the zone district in which the subject property is located. The subject property is zoned Commercial Intensive (CI). The adjacent lands to the south and east are presently vacant and are also zoned CI.

The CI zoning district is described as follows in Section 3.5.2(E) of the City's LDRs:

"The CI District is established and intended to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange."

Staff finds that, based upon the character of the CI zoning district and the uses permitted within this zoning district, as described in Section 3.5.2(E) of the City's LDRs and as established in Table 4.1-1 of the City's LDRs, and based upon the character of the surrounding area and the zoning of land adjacent to the subject property, the proposed variance would not result in a substantial detriment to adjacent land.

- g. *Consistency with these LDRs.* The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.

Evaluation & Findings: As demonstrated within this Staff Report, the proposed development plan, when revised to address the requirements of Proposed Condition #1, would result in the minimum variance necessary to reasonably provide pedestrian connections to the subject property from the existing public sidewalk system, fulfilling the purpose and intent of applicable requirements of the City's Comprehensive Plan and LDRs pertaining to interconnectivity, pedestrian facilities, and other similar planning principles.

EXHIBIT “A”
TO
WAL-MART STORES EAST, LP
VARIANCE PERMIT
SECTION 6.8.3(E)(2)

STAFF REPORT

CONDITIONS:

1. To further the application’s compliance with the standards of Section 2.4.7(C)(4), to provide the maximum number of pedestrian connections that can be reasonably be accommodated to the proposed development, and to fulfill the purpose and intent of the requirements of the City’s Comprehensive Plan and Land Development Regulations pertaining to interconnectivity and pedestrian facilities, the applicant agrees to:
 - a. Provide five foot (5’) sidewalks within the right of way of “Seller Road 2” to the north and south the road, as depicted and labeled on Sheet C-6B of the Site Plan, and to provide a 5 foot (5’) sidewalk and any necessary crosswalks from the terminus of the right-of-way of “Seller Road 2” connecting said sidewalks along “Seller Road 2” to the primary customer entrances of the development. Sidewalks shall be designed and constructed to comply with the City of Alachua Land Development Regulations and all applicable Florida Department of Transportation (FDOT) standards; and,
 - b. Provide funding to the City for a five foot (5’) sidewalk along the south right-of-way line of the NW 151st Boulevard, from the existing terminus of the sidewalk at the intersection of NW 151st Boulevard and NW 148th Drive to the existing terminus of NW 151st Boulevard, which is contiguous to the location of proposed sidewalk improvements as depicted on Sheet C-6B of the companion Site Plan application. A Professional Engineer registered in the State of Florida shall prepare the calculation of the funding amount. The calculation shall include the cost of all materials and labor to construct a sidewalk which complies with the City of Alachua Land Development Regulations and all applicable Florida Department of Transportation (FDOT) standards. Funding required by this condition shall be provided to the City prior to applying for a building permit for the building shown on the companion Site Plan application.

**EXHIBIT “B”
TO
WAL-MART STORES EAST, LP
VARIANCE PERMIT
SECTION 6.8.3(E)(2)**

**SUPPORTING APPLICATION MATERIALS
SUBMITTED BY CITY STAFF TO THE
PLANNING AND ZONING BOARD**



5200 Belfort Road
Suite 220
Jacksonville, FL 32256
Phone: 904.332.0999
Fax: 904.332.0997

April 3, 2017

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
P.O. Box 6
Alachua, FL 32616

**Re: Walmart Supercenter #3873-00, Alachua, FL
Variance Permit Application
CPH Project Number: W13392**

Dear Justin:

Per your request, CPH hereby submits the final version of all documents related to the Variance Permit Application. The following is a list of documents included with this submittal:

- Thirteen (13) copies of the Variance Permit Application.
- Thirteen (13) copies of the application fee \$1500 (Check 9514859).
- Thirteen (13) copies of Agent Authorization (CPH to act on behalf of Walmart).
- Thirteen (13) copies of Michael Thomas Signatory Rights.
- Thirteen (13) copies of Statement of Proposed Variance.
- Thirteen (13) copies of Compliance with Standards for Zoning and Subdivision Variances – Pedestrian Pathways.
- Thirteen (13) copies of a Current Aerial Map.
- Thirteen (13) copies of Legal Description with Tax Parcel ID Number.
- Thirteen (13) copies of Warranty Deed as Proof of Ownership.
- Thirteen (13) copies of Property Appraiser Property Card.
- Thirteen (13) copies of Proof of Payment of Taxes.
- Thirteen (13) copies of Mailing Labels for all property owners within 400-ft of the subject property boundaries.
- Thirteen (13) copies of the Sidewalk Cost Estimate.
- One (1) CD containing PDF's of all submitted documents.

Should you have any questions or require any additional information, do not hesitate to contact me at 904-332-0999 or by email at bcassidy@cphcorp.com.

Sincerely,
CPH, INC.

A handwritten signature in blue ink, appearing to read 'B. Cassidy', is written over a horizontal line.

Brian Cassidy, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

INTER-OFFICE COMMUNICATION

Date: February 2, 2017

To: Project File

From: Justin Tabor, AICP *JT*
Principal Planner

Re: Applicant Responses to Completeness Review Comments Dated December 1, 2016:
Wal-Mart #3873-00 Variance Permit Application: Zoning Variance from 7.3.2(C) of the
City of Alachua Land Development Regulations (LDRs)

The following is a summary of ongoing communication between the City and the applicant for the above-referenced application. Communication occurred to resolve the applicant's response to the referenced completeness review comments and comments issued to the applicant at the Development Review Team (DRT) Meeting for companion applications:

December 15, 2016: Conference call between City Staff and Applicant's Agent (Engineer)

January 4, 2017: Conference call between City Staff and Applicant's Agent (Engineer)

January 18, 2017: Discussion between City Staff and Applicant's Agent (Engineer)

January 31, 2017: Conference call between City Staff and Applicant's Counsel



February 2, 2017

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
P.O. Box 6
Alachua, FL 32616

5200 Belfort Road
Suite 220
Jacksonville, FL 32256
Phone: 904.332.0999
Fax: 904.332.0997

**Re: Walmart Alachua NWC 441 & 75
Response to Completeness Review of:
Zoning Variance from 7.3.2(C) of the
City of Alachua Land Development Regulations (LDRs)
CPH Project Number: W13392**

Dear Justin:

Please find enclosed our response to the City's Completeness Review for this project. Please note that our responses are found in **bold blue** typeface.

1. **Submittal Requirements:** For new applications, the City requires 8 copies of all application materials.
Action Needed to Address Deficiency: Submit eight (8) copies (including the original) of all application materials.
RESPONSE: Eight (8) copies of all application materials are enclosed.
2. **Required Attachment C.1.:** Application does not indicate if there exists a contract for sale of, or option to purchase, the subject property.
Action Needed to Address Deficiency: Respond to Section C.1. of the Variance Permit Application.
RESPONSE: The subject parcel has been under ownership of Walmart since 2006. There are no current contracts for sale or purchase of this parcel. Please see revised application addressing this comment included with this submittal.
3. **Required Attachment D.1.a.:** Statement of Proposed Variance states a variance is sought from Section 7.3.2(C). Statement of Proposed Variance must also address the Section 6.8.3(E)(2).
Action Needed to Address Deficiency: Revise Statement of Proposed Variance to also include Section 6.8.3(E)(2).
RESPONSE: The Statement of Proposed Variance has been revised to include Section 6.8.3(E)(2).
4. **Required Attachment 4.:** Mailing labels do not include all persons/organizations registered to receive notice.
Action Needed to Address Deficiency: Provide three (3) sets of revised mailing labels for all property owners within 400 feet of the subject property and for all persons/organizations registered to receive notice. The current list is available on the City's web site at the following link:



<http://www.cityofalachuah.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

RESPONSE: Please find enclosed three (3) sets of revised mailing labels based on the most current list found on the City's website. The revised labels now include one (1) additional recipient, John Amerson with All County Marion Property Management.

The following is a list of documents included with this submittal:

1. Eight (8) copies of the Variance Permit Application.
2. Eight (8) copies of Agent Authorization (CPH to act on behalf of Walmart).
3. Eight (8) copies of Michael Thomas Signatory Rights.
4. Eight (8) copies of Statement of Proposed Variance.
5. Eight (8) copies of Compliance with Standards for Zoning and Subdivision Variances – Pedestrian Pathways.
6. Eight (8) copies of a Current Aerial Map.
7. Eight (8) copies of Legal Description with Tax Parcel ID Number.
8. Eight (8) copies of Warranty Deed as Proof of Ownership.
9. Eight (8) copies of Property Appraiser Property Card.
10. Eight (8) copies of Proof of Payment of Taxes.
11. Three (3) sets of Revised Mailing Labels for all property owners within 400-ft of the subject property boundaries.
12. One (1) CD containing PDF's of all submitted documents.

Should you have any questions or require any additional information, do not hesitate to contact me at 904-332-0999 or by email at bcassidy@cphcorp.com.

Sincerely,
CPH, INC.

A handwritten signature in blue ink, appearing to read "B. Cassidy", is positioned above the printed name of the signatory.

Brian Cassidy, P.E.
Project Manager



City of Alachua

TRACI L. GRESHAM
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT
DIRECTOR KATHY WINBURN, AICP

December 1, 2016

Also sent by electronic mail to bcassidy@cphcorp.com

Mr. Brian P. Cassidy, P.E.
CPH, Inc.
5200 Belfort Road
Suite 200
Jacksonville, FL 32256

RE: Completeness Review of:
- Wal-Mart #3873-00 Variance Permit Application: Zoning Variance from 7.3.2(C) of the City of Alachua Land Development Regulations (LDRs)

Dear Mr. Cassidy:

On November 22, 2016, the City of Alachua received your application for a Zoning Variance Permit. Section 6.8.3(E)(2) of the City of Alachua Land Development Regulations (LDRs) would require the development proposed by a companion Site Plan Application to comply with the standards of Section 7.3.2(C). The Zoning Variance Permit Application requests a Variance from Section 7.3.2(C) of the LDRs, which states: "All multiple-family and nonresidential development shall provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, with an additional connection required for each additional five acres of development area."

According to Section 2.2.6 of the LDRs, upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

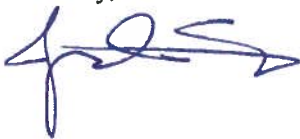
The comments below are based solely on a preliminary review of your application for completeness. An in-depth review of the content of the applications will be performed, and the findings of the in-depth review provided to you at a Development Review Team (DRT) Meeting or by written correspondence. Such findings shall be provided at the DRT Meeting or by written correspondence upon satisfaction of the application's completeness review deficiencies, as indicated below.

In order to provide a complete application, you must address the following:

1. **Submittal Requirements:** For new applications, the City requires 8 copies of all application materials.
Action Needed to Address Deficiency: Submit eight (8) copies (including the original) of all application materials.
2. **Required Attachment C.1.:** Application does not indicate if there exists a contract for sale of, or option to purchase, the subject property.
Action Needed to Address Deficiency: Respond to Section C.1. of the Variance Permit Application.
3. **Required Attachment D.1.a.:** Statement of Proposed Variance states a variance is sought from Section 7.3.2(C). Statement of Proposed Variance must also address the Section 6.8.3(E)(2).
Action Needed to Address Deficiency: Revise Statement of Proposed Variance to also include Section 6.8.3(E)(2).
4. **Required Attachment 4.:** Mailing labels do not include all persons/organizations registered to receive notice.
Action Needed to Address Deficiency: Provide three (3) sets of revised mailing labels for all property owners within 400 feet of the subject property and for all persons/organizations registered to receive notice. The current list is available on the City's web site at the following link: <http://www.cityofalachua.com/index.php/planning-and-zoning/53-city-departments/planning-a-community-development/503-applications-attachments-a-agreements>

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at jtabor@cityofalachua.com. We look forward to receiving your revised applications.

Sincerely,



Justin Tabor, AICP
Principal Planner

- c: Traci Gresham, City Manager (by electronic mail)
Adam Boukari, Assistant City Manager (by electronic mail)
Marian B. Rush, Esq., City Attorney (by electronic mail)
Kathy Winburn, AICP, Planning & Community Development Director
Adam Hall, AICP, Planner
David Theriaque, Esq., Theriaque & Spain (by electronic mail)
Project File



5200 Belfort Road
Suite 220
Jacksonville, FL 32256
Phone: 904.332.0999
Fax: 904.332.0997

November 18, 2016

Mr. Justin Tabor, AICP
Principal Planner
City of Alachua
15100 NW 142nd Terrace
P.O. Box 6
Alachua, FL 32616

**Re: Walmart Alachua NWC 441 & 75
Variance Permit Application
CPH Project Number: W13392**

Dear Justin:

Please find enclosed a request for Variance for the pedestrian pathways required by the City's Land Development Regulations. The following is a list of documents included with this submittal:

- One (1) copy of the Variance Permit Application.
- One (1) application fee \$1500 (Check 9514859)
- One (1) copy of Agent Authorization (CPH to act on behalf of Walmart).
- One (1) copy of Michael Thomas Signatory Rights.
- One (1) copy of Statement of Proposed Variance.
- One (1) copy of Compliance with Standards for Zoning and Subdivision Variances – Pedestrian Pathways.
- One (1) copy of a Current Aerial Map.
- One (1) copy of Legal Description with Tax Parcel ID Number.
- One (1) copy of Warranty Deed as Proof of Ownership.
- One (1) copy of Property Appraiser Property Card.
- One (1) copy of Proof of Payment of Taxes.
- Three (3) sets of Mailing Labels for all property owners within 400-ft of the subject property boundaries.
- One (1) CD containing PDF's of all submitted documents.

Should you have any questions or require any additional information, do not hesitate to contact me at 904-332-0999 or by email at bcassidy@cphcorp.com.

Sincerely,
CPH, INC.

Brian Cassidy, P.E.
Project Manager



City of Alachua Variance Permit Application

FOR PLANNING USE ONLY

Case #: _____

Application Fee: \$ _____

Filing Date: _____

Acceptance Date: _____

Review Type: ☐ P&Z ☐ CC ☐ BOA

Reference City of Alachua Land Development Regulations Article 2.4.7

Type of Variance: ☒ Zoning Variance
☐ Subdivision Variance

A. PROJECT

1. Project Name: Walmart #3873-00
2. Address of Subject Property: SE Quadrant of Intersection of US 441 & I-75
3. Parcel ID Number(s): 03869-013-000
4. Existing Use of Property: Vacant
5. Existing Zoning Classification: (CI) Commercial Intensive
6. Existing Future Land Use Map Designation: COMM
7. Number of Acres: 30.19

B. APPLICANT

1. Applicant's Status ☒ Owner (title holder) ☐ Agent
2. Name of Applicant(s) or Contact Person(s): Michael Thomas Title: Director, Project Design & Mang.
Company (if applicable): Walmart Stores East, LP
Mailing address: 2001 SE 10th Street
City: Bentonville State: AR ZIP: 72716-5510
Telephone: () 479-204-2186 FAX: () 479-273-8380 e-mail: Michael.Thomas1@wal-mart.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): N/A
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of variance:
 - a. Zoning Variance – include the section of Article(s) 5 and/or 6 of the Land Development Regulations under which the variance is sought and state the grounds on which it is requested, with particular reference of the findings which the Board of Adjustment must make (reference Article 2.4.7 of the Land Development Regulations).
 - b. Subdivision Variance – include the section of Article 7 of the Land Development Regulations under which the variance is sought and state the grounds on which it is requested, with particular reference of the findings which the Board of Adjustment must make (reference Article 2.4.7 of the Land Development Regulations).
2. Analysis of compliance with the Standards for Zoning & Subdivision Variances, as defined in Section 2.4.7(C)(4) and Section 2.4.7(D)(4) of the Land Development Regulations:
 - a. **Extraordinary and Exceptional Conditions-** There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought, that do not generally apply to other land or structures in the vicinity.

- b. **Not Result of Action by Applicant-** The special circumstances are not the result of the actions of the applicant.
 - c. **No Special Privilege-** The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district.
 - d. **Strict Application Deprives Use-** Because of the conditions in subsection (a) above, the application of these LDRs to the land would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship.
 - e. **Minimum Variance-** The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs.
 - f. **Not Detrimental-** The authorization of the variance will not result in substantial detriment to adjacent land, and the character of the zone district in which the land subject to the application is located.
 - g. **Consistency with these LDRs-** The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.
3. A current aerial map of the property (may be obtained from the Alachua County Property Appraiser).
 4. 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).
 5. Legal description with tax parcel number.
 6. Proof of ownership.
 7. Proof of payment of taxes.
 8. **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 8 attachments are required for a complete application. 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 and fee 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.

Michael Thomas
Signature of Applicant

Signature of Co-applicant

Michael Thomas - Director
Typed or printed name and title of applicant

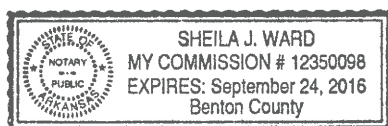
Typed or printed name of co-applicant

State of Arkansas County of Benton

The foregoing application is acknowledged before me this 16th day of August, 2016, by Michael

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

NOTARY SEAL



Sheila J. Ward
Signature of Notary Public, State of Ar.

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

Revised 9/17/2010

IN PAYMENT
OF INVOICES TOWAL-MART STORES, INC.
702 SW 8th Street
Bentonville, Arkansas 72716

CHECK DATE	CHECK NUMBER
08/17/16	9514859

PAGE#
1/1

INVOICE DATE	INVOICE NUMBER	STORE NO.	DOCUMENT	TYPE	GROSS AMOUNT	DISCOUNTS	NET AMOUNT	
08/16/16	81616	05-9000			1,500.00	0.00	1,500.00	
340356989/9999999989 Emergency Requests One Time V					TOTALS	1,500.00	0.00	1,500.00

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

WAL-MART STORES, INC.
702 SW 8th Street
Bentonville, Arkansas 72716

66-156
531

VENDOR NUMBER	CHECK DATE	CHECK NUMBER
340356989	08/17/16	9514859

PAY: ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS

NET AMOUNT
\$*****1,500.00

TO THE ORDER OF
City of Alachua
15100 NW 142 Terrace
Alachua FL 32616-0009

WAL-MART STORES, INC.


EVP and Treasurer



AGENT AUTHORIZATION

Wal-Mart Store #3873-00 Alachua, FL

**Located at the SE quadrant of the intersection of I-75 & Hwy 441
Alachua, FL**

On behalf of Wal-Mart Stores East, LP ("Wal-Mart"), I hereby authorize CPH, Inc., to serve as Wal-Mart's authorized agent for the purpose of seeking all requisite permits and approvals related to the proposed development of the above-referenced site.

This authorization is expressly limited to (1) signing and delivering applications for permits and approvals that are related to the development of the above-referenced site, and (2) advancing the requisite funds on behalf of Wal-Mart to file such applications. Further, this authorization does not empower CPH, Inc. to either negotiate on Wal-Mart's behalf or otherwise obligate Wal-Mart in any manner whatsoever, including any attempt to obligate Wal-Mart to pay for or construct improvements in connection with its development of the site.

Should you need additional information or have any questions regarding this authorization, please do not hesitate to contact Wal-Mart's design manager.

Respectfully,

WAL-MART STORES EAST, LP,
a Delaware limited partnership

By: WSE Management, LLC,
a Delaware limited liability company and
general partner

Michael Thomas
Signature

Michael Thomas, Director
Printed Name, Title

STATE OF Arkansas

COUNTY OF Benton

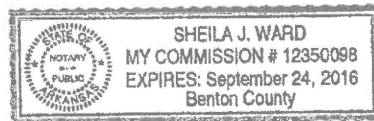
BEFORE ME, the undersigned Notary Public in and for said County and State, appeared

Michael Thomas, who is personally known to me or who has produced
personally known as identification, and who executed the foregoing instrument.

Given under my hand and seal this 12th day of April, 2016.

Sheila J. Ward
Signed Name of Notary Public

Sheila J. WARD
Printed Name of Notary Public



{Seal}

WAL-MART STORES EAST, LP

CERTIFICATE OF ASSISTANT SECRETARY

The undersigned, Amber Graham, an Assistant Secretary of WSE Management, LLC, a Delaware limited liability company, the General Partner of Wal-Mart Stores East, LP, a Delaware limited partnership (collectively, "Walmart"), hereby certifies that he has been elected, qualified, and is acting in such capacity and that he is familiar with the facts certified herein and is duly authorized to certify the same, and thus, he hereby certifies the following:

1. Exhibit A contains a true and correct copy of Article 3, Section 3.3 of the Operating Agreement of WSE Management, LLC as amended.
2. **John P. Suarez** currently serves as Senior Vice President for Walmart. Under the above referenced section, John P. Suarez is authorized to execute documents on behalf of Walmart and delegate the ability to execute documents on behalf of Walmart, and she has delegated such ability to those positions shown on the attached Exhibit B.
3. **Volker Heimeshoff** currently serves as Vice President for Walmart. Under the above referenced section, and pursuant to the delegation attached on Exhibit B, Volker Heimeshoff is authorized to delegate the signing of documents on behalf of Walmart to the manager level for his team and has delegated such ability to those positions shown on the attached Exhibit C.
4. **Michael Thomas** currently serves as Director of Project Design & Management and pursuant to the delegation attached on Exhibit C, Michael Thomas is authorized to execute documents on behalf of Walmart which includes, among other things, permit applications.

In witness thereof, I have executed this document as of this 11th day of April 2016.



Amber Graham
Assistant Secretary

Subscribed and sworn before me this 11 day of april, 2016


Notary Public
[Notary Seal]

My commission expires: 1-20-2022

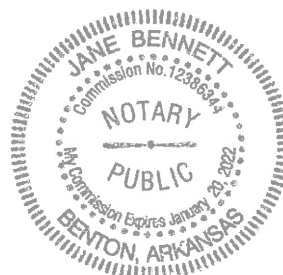


EXHIBIT A

WSE Management, LLC

Article 3, Section 3.3. Management rights of Assistant Managers. The Assistant Managers shall be entitled to exercise all of the rights, authority and powers of the Manager under the LLC Act and under this Agreement if and to the extent that the Manager fails to provide otherwise in writing.

EXHIBIT B

Delegation of Signature Authority

I, John P. Suarez, as Senior Vice President of Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Co.; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's Property Co.; Benchmark Realty Advisors, Inc.; North Arkansas Wholesale Co., Inc.; Sam's PW, Inc.; Wal-Mart Stores, Inc.; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores Texas, LLC; Wal-Mart Stores East, LP; Wal-Mart Louisiana, LLC; WSE Management, LLC; Wal-Mart Stores East, LLC; Sam's East, Inc.; Sam's West, Inc.; Wal-Mart.com USA, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company", hereby delegate to:

Vice President, Sam's Real Estate and Facility Support
Vice President, Real Estate
Vice President, Real Estate West
Vice President, Real Estate East
Vice President, Construction
Vice President, Prototype and New Format Development
Vice President, Facilities Management and Environmental Services
Vice President, Real Estate Strategy & Analytics
Vice President, Store Planning
Vice President, Energy
Vice President, Realty Procurement Services
Vice President, Remodels and Special Projects

the authority to sign documents and to delegate the signing of documents on behalf of the Company to their respective teams, down to manager level, in compliance with Walmart US Governance and Operating Standards and Walmart Realty Division Corporate Governance.

Additionally, the authority to sign financial guarantees on behalf of the Company is hereby delegated those positions above.

This delegation shall supersede and revoke the signature authority I previously granted in the Delegation of Signature Authority signed on November 3, 2015 as of the date below. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.


John P. Suarez
Senior Vice President, Walmart Realty

Subscribed and sworn before me on this 19th day of November, 2015


Notary Public

Notary Seal

EXHIBIT C

DELEGATION OF SIGNATURE AUTHORITY

I, **Volker Heimeshoff**, being a Vice President of Wal-Mart Stores, Inc.; Wal-Mart Real Estate Business Trust; Wal-Mart TRS, LLC; Wal-Mart Realty Company; Wal-Mart Property Company; Wal-Mart Stores Arkansas, LLC; Wal-Mart Stores, Texas, LLC; Wal-Mart Stores East, L.P.; Wal-Mart Louisiana, LLC; WSP Management, LLC; Sam's Real Estate Business Trust; Sam's TRS, LLC; Sam's East, Inc.; Sam's West, Inc.; Sam's PW, Inc.; Sam's Property Company; Wal-Mart.com USA, LLC; and Wal-Mart Puerto Rico, Inc. (hereinafter collectively referred to as "the Company"), do hereby delegate to:


Sr. Director of Project Design & Management
Sr. Director of Engineering & Estimating
Sr. Director of Architecture & Design
Director of Project Design & Management
Director Special Projects and Design
Senior Manager of Project Design and Management (remodel team)

authority to execute, implement, maintain, amend or renew the following documents, in connection with the design and construction of new stores, site relocations, expansions, remodels and takeovers, including but not limited to civil engineering agreements; architectural agreements; easements, deeds, municipal maintenance agreements, municipal improvement/development agreements, plats and any permit, application or other document required by various jurisdictions, as long as such contracts are for amounts less than \$750,000.00, and in compliance with Walmart Realty Division Corporate Governance ("Governance"), on behalf of the Company, in their respective capacity for the Company. Notwithstanding the foregoing, the Senior Managers of Project Design and Management on the remodel team may only sign such items related to remodel projects.

All signing authority contained herein must be done in compliance with Governance and agreements signed may not commit the Company to amounts in excess of the individual's invoice approval authority as maintained by the VP of Real Estate Finance. All acts and transactions of individuals in the positions above which were taken or made in good faith and prior to the formal delegation of authority to such position that are consistent with this delegation are hereby ratified and approved.

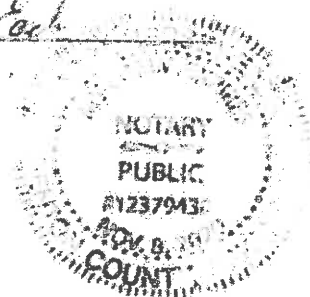

Volker Heimeshoff
Vice President

Subscribed and sworn before me this 21st day of December, 2015


Notary Public

My commission expires: Nov 8, 2020

[Notary Seal]



STATEMENT OF PROPOSED VARIANCE

A variance is sought because the site is incapable of meeting the seven (7) required pedestrian connections to the public sidewalk required by Section 6.8.3(E)(2), Subsection 7.3.2(C), of the City of Alachua Land Development Code.

6.8.3

Design standards for single tenant retail sales and service uses greater than or equal to 20,000 square feet.

(E) Pedestrian circulation

(2) Pedestrian pathways. The on-site pedestrian circulation system shall comply with the standards in Subsection 6.1.10(A), Required improvements, and Subsection 7.3.2(C), Connection.

7.3.2

Sidewalks.

(C) *Connection.* All multiple-family and nonresidential development shall provide at least one improved pedestrian connection between the on-site pedestrian circulation system and the adjacent public sidewalk or greenway network, with an additional connection required for each additional five acres of development area.

Walmart #3873-00

**COMPLIANCE with Standards for Zoning & Subdivision Variances
Pedestrian Connections**

JUSTIFICATION / RESPONSES

Presented to:

**City of Alachua
Planning & Community Development
PO Box 9
Alachua, Florida 32616**

Prepared by:

**CPH, Inc.
5200 Belfort Road
Suite 200
Jacksonville, FL 32256**

February 2, 2017

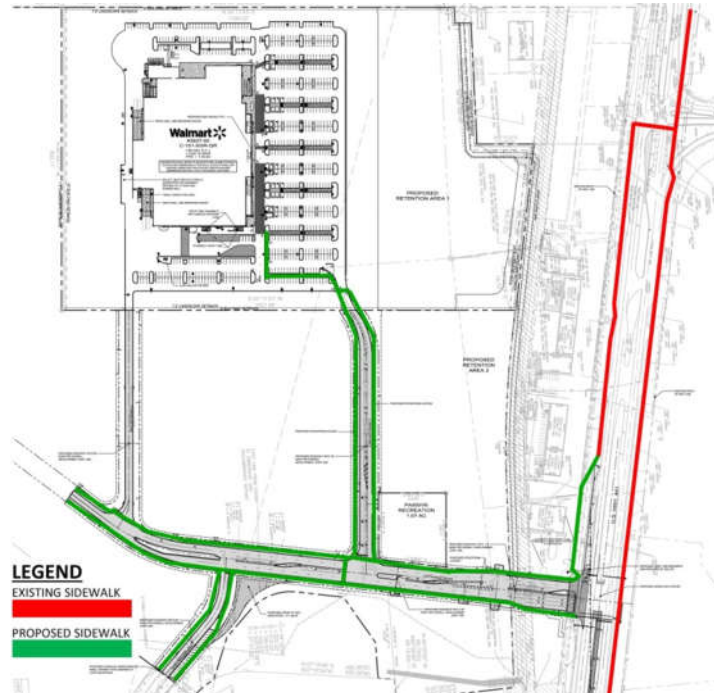


Walmart #3873-00
COMPLIANCE with Standards for a Variance
Pedestrian Connections

As required by Section 2.4.7(C)(4) and Section 2.4.7(D)(4) of the City of Alachua's Land Development Regulations ("LDRs"), an applicant must demonstrate that the following standards have been satisfied prior to approval of a zoning variance permit:

- (A) ***Extraordinary and exceptional conditions*** - There are extraordinary and exceptional conditions (such as topographic conditions, narrowness, shallowness, or the shape of a parcel of land) pertaining to the particular piece of land for which the variance is sought that do not generally apply to other land or structures in the vicinity.

RESPONSE: The only sidewalk near Walmart's property is located adjacent to U.S. Highway 441 ("U.S. Highway 441 Sidewalk"). The project proposes an entrance road which connects to U.S. Highway 441. There are two (2) sidewalks proposed along the new entrance road – one sidewalk along the east side of the entrance road and a second sidewalk along the west side of the entrance road. These two (2) sidewalks connect to the U.S. Highway 441 Sidewalk. It is not possible for Walmart to provide any other connections to the U.S. Highway 441 Sidewalk because private property not owned by Walmart is located between the U.S. Highway 441 Sidewalk and Walmart's property. Thus, an extraordinary and exceptional condition exists for Walmart's property and such condition does not generally apply to other land in the vicinity.



- (B) ***Not result of action by applicant*** - The special circumstances are not the result of the actions of the applicant.
RESPONSE: The special circumstances are not the result of actions by the Applicant. The number of allowable public sidewalk connections is limited by the property location.
- (C) ***No special privilege*** - The granting of the variance will not confer any special privilege on the applicant that is denied to other lands or structures in the same zone district.
RESPONSE: The granting of this variance will not confer any special privilege on the Applicant. The Applicant has provided public sidewalk connections where possible.
- (D) ***Strict application deprives use*** - Because of the conditions in subsection (a) above, the application of these LDRs to the land would effectively prohibit or unreasonably restrict the utilization of the land and result in unnecessary and undue hardship.
RESPONSE: The application of these LDRs would unreasonably restrict the utilization of the land and result in unnecessary hardship. In order to obtain the number of pedestrian connections as required by the LDRs, the applicant would need to obtain permission to provide pedestrian connections through private property on the lands of others which the applicant does not control. Furthermore, pedestrian sidewalks do not exist along I-75 to the west of the property. Adequate pedestrian connections to the existing sidewalks are proposed by the Applicant.
- (E) ***Minimum variance*** - The granting of the variance is the minimum action that will make possible the reasonable use of the land or structure which is not contrary to the public interest, and which would carry out the spirit of these LDRs.
RESPONSE: The granting of the requested variance is the minimum action that will make possible the reasonable use of the land and is not contrary to the public interest. The Applicant is proposing one sidewalk connection along both sides of the main entrance drive and connected to the existing sidewalk adjacent to US Highway 441.
- (F) ***Not detrimental*** - The authorization of the variance will not result in substantial detriment to adjacent land, and the character of the zone district in which the land subject to the application is located.
RESPONSE: The authorization of the requested variance will not result in substantial detriment to adjacent land and the character of the zone district in which Walmart's property is located. As stated above, it is not possible for Walmart to provide any other connections to the U.S. Highway 441 Sidewalk because private property not owned by Walmart is located between the U.S. Highway 441 Sidewalk and Walmart's property.

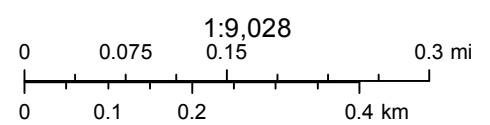
(G) ***Consistency with these LDRs*** - The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest.

RESPONSE: The granting of the variance will be generally consistent with the purposes and intent of these LDRs and the public interest. The intent of the LDRs is to promote walkability. Adequate pedestrian access is proposed to the only existing pedestrian sidewalk available in the area where a connection can feasibly be achieved.

03869-013-000



August 16, 2016



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legal Description: (WAL-MART PARCEL) - Parcel 03869-013-000

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°51'49"E., A DISTANCE OF 3.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°37'47"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.04°30'53"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.91 FEET; THENCE RUN S.88°32'46"E., A DISTANCE OF 49.98 FEET; THENCE RUN N.04°58'37"E., A DISTANCE OF 50.15 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°36'33"E., ALONG SAID CENTERLINE, A DISTANCE OF 379.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1620, PAGE 1020 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°14'21"E., A DISTANCE OF 179.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°35'59"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 19.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S.04°11'43"W., A DISTANCE OF 1431.98 FEET; THENCE RUN N.85°48'17"W., FOR A DISTANCE OF 952.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1184.62 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 30.19 ACRES MORE OR LESS

117122

RETURN TO:

First American Title Ins. Co.

25400 US 19 N, Suite 135

Clearwater, FL 33763

DB/JS

Prepared by and when

recorded return to:

David J. Edwards

Edwards Cohen

6 East Bay Street, Suite 500

Jacksonville, Florida 32202

7016.47

RECORDED IN OFFICIAL RECORDS

INSTRUMENT # 2268213 3 PGS

2006 AUG 17 04:23 PM BK 3444 PG 305

J. K. "BUDDY" IRBY

CLERK OF CIRCUIT COURT

ALACHUA COUNTY, FLORIDA

CLERK13 Receipt#296766

Doc Stamp-Deed: 0.70

RE Parcel ID Nos. 03869-000-00



2268213

3

QUIT-CLAIM DEED

THIS INDENTURE, made as of the 14th day of August, 2006, between **FIRST STREET GROUP, L.C.**, a Florida limited liability company, whose address is P. O. Box 1990, Alachua, FL 32616 (the "Grantor"), and **WAL-MART STORES EAST, LP**, a Delaware limited partnership, with offices located at Property Tax Dept. 8013, 1301 S.E. 10th Street, Store No. 1205-01, Bentonville, Arkansas 72716-8013 (the "Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to it in hand paid by the said Grantee, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described land located in Alachua County, Florida (the "Property"):

See Exhibit A attached hereto and made a part hereof.

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

IN WITNESS WHEREOF, Grantor has executed this instrument effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

FIRST STREET GROUP, L.C.,
a Florida limited liability company

Name printed: DARRYL V. TOMPKINS

Name printed: Sandra E. Howe

By:

James W. Shaw

Vice President and Manager

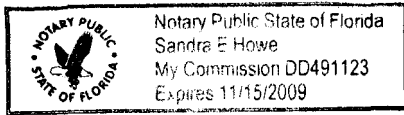
Alachua, Florida

Wal-Mart Store No. 3873-00

3pgs 27.00 Doc 1.70

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me on August 14, 2006, by James W. Shaw, as Vice President and Manager of **FIRST STREET GROUP, L.C.**, a Florida limited liability company, on behalf of the limited liability company, who ☐ is personally known to me or ☒ has produced Florida drivers license as identification.



[NOTARIAL SEAL]

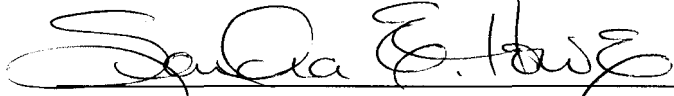
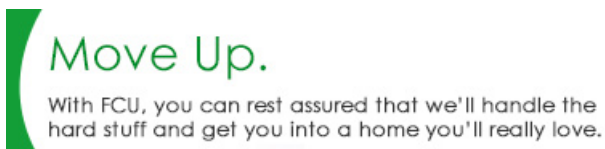

Notary Public, State and County Aforesaid
Name printed: Sandra E. Howe
My Commission Expires: 11/15/2009
Commission No.: DD491123

EXHIBIT A

WAL MART STORE TRACT

A TRACT OF LAND SITUATED IN FRACTIONAL SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND THE WILLIAM GARVIN GRANT, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED FRACTIONAL SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF REFERENCE AND RUN S.00°51'49"E., A DISTANCE OF 3.91 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED SEABOARD COASTLINE RAILROAD (200 FOOT RIGHT OF WAY); THENCE RUN N.88°37'47"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 790.35 FEET TO THE INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY) AND THE TRUE POINT OF BEGINNING; THENCE RUN N.04°30'53"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 49.91 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2122, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.88°32'46"E., A DISTANCE OF 49.98 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2122, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN N.04°58'37"E. ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2122, PAGE 2203 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 50.15 FEET TO THE CENTERLINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD; THENCE RUN S.88°36'33"E., ALONG SAID CENTERLINE, A DISTANCE OF 379.41 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 1620, PAGE 1020 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID PARCEL OF LAND BEING HEREINAFTER REFERRED TO AS PARCEL "A"; THENCE RUN N.04°14'21"E., A DISTANCE OF 179.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE RUN S.79°38'59"E., ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 505.22 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE RUN S.88°35'59"E., ALONG THE NORTH RIGHT OF WAY LINE OF THE AFOREMENTIONED ABANDONED SEABOARD COASTLINE RAILROAD, A DISTANCE OF 19.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN S.04°11'43"W., A DISTANCE OF 1431.98 FEET; THENCE RUN N.85°48'17"W., FOR A DISTANCE OF 952.11 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (300 FOOT LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.04°11'43"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, FOR A DISTANCE OF 1184.62 FEET TO THE POINT OF BEGINNING.



Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 8/12/2016 at 9:26:53 AM'

Printer Friendly Page

Parcel: 03869-013-000 [GIS Map](#)

Taxpayer:	WAL-MART STORES EAST LP	Legal:	COM SE COR FRAC SEC 9-8-18 S 00 DEG 51 MIN 49 SEC E
Mailing:	1301 SE 10TH ST STORE NO 1205-01 BENTONVILLE, AR 72716-8013		3.91 FT N 88 DEG 37 MIN 47 SEC W 790.35 FT POB N 04 DEG
Location:			30 MIN 53 - SEC E 49.91 FT S 88 DEG 32 MIN 46 SEC E 49.98
Sec-Twn-Rng:	16-08-18		FT N 04 DEG 58 MIN 37 SEC E 50.15 FT S 88 DEG 36 MIN 33
Property Use:	01000 - Vacant Comm		SEC E 379.41 FT N - 04 DEG 14 MIN 21 SEC E 179.48 FT S 79
Tax Jurisdiction:	Alachua 1700		DEG 38 MIN 59 SEC E 505.22 FT S 88 DEG 35 MIN 59 SEC E
Area:	Alachua Commercial		19.74 FT S 04 DEG 11 MIN - 43 SEC W 1431.98 FT N 85 DEG 48
Subdivision:	Placeholder		MIN 17 SEC W 952.11 FT N 04 DEG 11 MIN 43 SEC E 1184.62
			FT POB OR 3444/0300 ALSO R/W ADJ - ON N ORD 11 02 OR
			4081/366

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2015	Vacant Comm	1330300	1330300	0	0	1330300	0	1330300	1330300	0	0	1330300	1330300	33457.98
2014	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	1315100	0	0	1315100	1315100	32656.42
2013	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	1315100	0	0	1315100	1315100	32646.17
2012	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	1315100	0	0	1315100	1315100	32595.68
2011	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	1315100	0	0	1315100	1315100	33312.67
2010	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	1315100	0	0	1315100	1315100	33070.56
2009	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	1315100	0	0	1315100	1315100	32909.73
2008	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	0	0	1315100	0	29796.1
2007	Vacant Comm	1315100	1315100	0	0	1315100	0	1315100	0	0	0	1315100	0	29899.71

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	PUD		Square Feet	1330322.4
			2015 Certified Land Just Value:	2015 Certified Land Assessed Value:
			1330300	1330300

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web

site displaying the document details for this specific transaction.

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument	OR Link (Clerk)
08/14/2006	100	V	U	3444	305	MS	Official Public Record
08/14/2006	1406900	V	U	3444	300	MS	Official Public Record
09/30/1999	1398700	V	U	2256	2504	MS	Official Public Record
02/26/1997	49000	V	Q	2101	641	WD	Official Public Record

[Link to TaxCollector Record](#)

THRIVENT
MUTUAL FUNDS



Education savings as low
as \$50 a month.



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

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03869 013 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

UNKNOWN

WAL-MART STORES EAST LP
PROPERTY TAX DEPT 8013
1301 SE 10TH ST
STORE NO 1205-01
BENTONVILLE, AR 72716-8013

COM SE COR FRAC SEC 9-8-18 S 00 DEG
51 MIN 49 SEC E 3.91 FT N 88 DEG
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	8.7950	1,330,300	0	1,330,300	11,699.99
BOCC CNTY DEBT LL	0.1595	1,330,300	0	1,330,300	212.18
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0900	1,330,300	0	1,330,300	119.73
LIBRARY GENERAL	1.3638	1,330,300	0	1,330,300	1,814.26
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP31 PROJECT (S01)	1.5000	1,330,300	0	1,330,300	1,995.45
SCHL DISCRNRY & CN (S01)	0.7480	1,330,300	0	1,330,300	995.06
SCHL GENERAL	5.0940	1,330,300	0	1,330,300	6,776.55
SCHOOL VOTED (S01)	1.0000	1,330,300	0	1,330,300	1,330.30
SUWANNEE RIVER WATER MGT DIST	0.4104	1,330,300	0	1,330,300	545.96
17 CITY OF ALACHUA	5.9900	1,330,300	0	1,330,300	7,968.50
TOTAL MILLAGE	25.1507		AD VALOREM TAXES		\$33,457.98

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 \$33,457.98

If Paid By Please Pay **Nov 30, 2015**
\$0.00

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

2015 PAID REAL ESTATE 1013894
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

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
03869 013 000	UNKNOWN	

WAL-MART STORES EAST LP
PROPERTY TAX DEPT 8013
1301 SE 10TH ST
STORE NO 1205-01
BENTONVILLE, AR 72716-8013

IF PAID BY	PLEASE PAY
<input type="checkbox"/> Nov 30, 2015	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

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

A S SHEILA PATEL
15920 NW US HIGHWAY 441
ALACHUA, FL 32615
PARCEL 03066-008-001

REBECCA H AND KENNETH J FICKETT
3001 NE 20TH WAY
GAINESVILLE, FL 32606
PARCEL 03054-001-000

FIRST STREET GROUP L C
PO BOX 1990
ALACHUA, FL 32616-1990
PARCELS 03066-000-000 & 03869-000-000

MCDONALD'S CORP (009/0551)
16018 NW US HIGHWAY 441
ALACHUA, FL 32615
PARCELS 03059-001-000 & 03059-005-000

CHRISTOPHER ALLAN KOROSIC
15710 NW US HIGHWAY 441
ALACHUA, FL 32615
PARCEL 03868-000-000

AMERICAN PETROLEUM INVESTMENTS
380 COMMERCE PARKWAY
ROCKLEDGE, FL 32955
PARCEL 03066-007-000

10.47 LLC
14110 NW 21ST LANE
GAINESVILLE, FL 32606
PARCEL 03868-002-000

MOHAN-LERRA FAMILY PARTNERSHIP
16715 NW 129TH TERRACE
ALACHUA, FL 32615
PARCEL 03066-006-000

CITY OF ALACHUA
PO BOX 9
ALACHUA, FL 32616
PARCEL 03868-002-001

TEMPLE HILL INC
11149 CONISTON WAY
WINDERMERE, FL 34786-5410
PARCELS 03066-008-002 & 03066-008-000

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

JP & KP LLC
11149 CONISTON WAY
WINDERMERE, FL 34786
PARCELS 03054-000-000 & 03054-002-000

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

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

MEGAHEE ENTERPRISES LTD.,LLLP
2632 NW 43RD ST # 2138
GAINESVILLE, FL 32606
PARCELS 03067-001-000, 03066-006-002, 03066-004-000

ALACHUA BBQ LAND LLC
PO BOX 2495
OCALA, FL 34478
PARCEL 03066-004-002

ANTOINETTE ENDELICATO
5562 NW 93RD AVENUE
GAINESVILLE, FL 32653

R & J MCCAULEY LLC
15260 NW 147TH DRIVE
ALACHUA, FL 32615
PARCEL 03863-002-000

DAN RHINE
288 TURKEY CREEK
ALACHUA, FL 32615

THOMAS STALBAUM
4526 SW 63RD BLVD
GAINESVILLE, FL 32608-3879
PARCEL 03066-001-000

TOM GORMAN
9210 NW 59TH STREET
ALACHUA, FL 32653

PINE ACRES LLC
2632 NW 43RD ST #2138
GAINESVILLE, FL 32606
PARCEL 03066-004-001

RICHARD GORMAN
5716 NW 93RD AVENUE
ALACHUA, FL 32653

NATIONAL SPELEOLOGICAL
SOCIETY INC
6001 TULASKI PIKE NW
HUNTSVILLE, AL 35810-1122
PARCEL 03066-002-001

PEGGY ARNOLD
410 TURKEY CREEK
ALACHUA, FL 32615

LUTHER ACQUISITIONS LLC
2632 NW 43RD ST UNIT# 2138
GAINESVILLE, FL 32606
PARCEL 03066-002-000

DAVID FOREST
23 TURKEY CREEK
ALACHUA, FL 32615

JOHN TINGUE
333 TURKEY CREEK
ALACHUA, FL 32615

TAMARA ROBBINS
PO BOX 2317
ALACHUA, FL 32616

TCMOA
1000 TURKEY CREEK
ALACHUA, FL 32615

DR. LEE A. NIBLOCK, COUNTY MGR
ALACHUA COUNTY
12 SE 1ST STREET
GAINESVILLE, FL 32601

LINDA DIXON
AICP
PO BOX 115050
GAINESVILLE, FL 32611

JOHN AMERSON
ALL COUNTY MARION PROPERTY
MANAGEMENT
2916 NE JACKSONVILLE RD.
OCALA, FL 34479

CRAIG PARENTEAU
FDEP
4801 CAMP RANCH ROAD
GAINESVILLE, FL 32641

JEANNETTE HINSDALE
PO BOX 1156
ALACHUA, FL 32616

LYNN COULLIAS
7406 NW 126TH AVENUE
ALACHUA, FL 32615

LYNDA COON
7216 NW 126 AVENUE
ALACHUA, FL 32615

**STORE #3873 - WALMART SUPERCENTER, ALACHUA FL
NW 151 BLVD. SIDEWALK IMPROVEMENTS
COST ESTIMATE**

Per Item Cost	Quantity	Unit Meas	Extended Cost	Description
AT BOTTOM		LS		MOBILIZATION
\$1.58	1510.00	LF	\$2,385.80	SEDIMENT BARRIER
\$112.95	8.00	EA	\$903.60	INLET PROTECTION SYSTEM
\$2.00	93.00	CY	\$186.00	REMOVE TOP SOILS
\$35.43	278.00	SY	\$9,849.54	SIDEWALK CONC, 4" THICK
\$6.00	93.00	CY	\$558.00	DISPOSE OF TOP SOILS
Subtotal :			\$13,882.94	

Percent of Total	Unit Meas	Description
7%	LS	971.81 MOBILIZATION (% of base total)

Total : \$14,854.75

