

FOR PLANNING USE ONLY	
Case #:	_____
Application Fee: \$	_____
Filing Date:	_____
Acceptance Date:	_____
Review Type:	P&Z; CC; Admin

# Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- Major Subdivision** – complete application and provide copy of original application with each type of submission.
- Minor Subdivision** – refer only to Final Plat section of this application.

**A. PROJECT**

1. Project Name: HighPoint Crossing
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 03049-000-000 & 03049-003-000
4. Existing Use of Property: Vacant Commercial
5. Future Land Use Map Designation : Commercial
6. Zoning Designation: Commercial Intensive (CI)
7. Acreage: +/- 14.57

**B. APPLICANT**

1. Applicant's Status                     Owner (title holder)                     Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President  
 Company (if applicable): CHW  
 Mailing address: 132 NW 76th Drive  
 City: Gainesville State: Florida ZIP: 32607  
 Telephone: ( ) 352-331-1976 FAX: ( ) \_\_\_\_\_ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): Alachua A One, LLC  
 Mailing Address: 15260 NW 147th Drive, Suite 100  
 City: Alachua State: Florida ZIP: 32615

\* 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**

**Preliminary Plat Attachments:**

1. Plans, to include but not limited to:
  - a. Scale: at least 1inch = 200 ft;
  - b. Proposed name of subdivision.
  - c. Name, address, and telephone number of the subdivider and agent of subdivider.
  - d. Name, address, telephone number and registration number of surveyor or engineer.
  - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
  - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - g. Legal description of the property to be subdivided.

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

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

- 2. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
- 3. 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.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) 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).
- 6. Neighborhood Meeting Materials, including:
  - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
  - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice
  - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **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 or additional reviews of the application beyond 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 14 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.**

**Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).**

**Construction Plans Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: 1inch=200 ft.
  - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
  - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
  - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
  - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
  - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
  - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
  - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**All 10 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 will be returned to the applicant.**

**Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.**

### **Final Plat Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: at least 1inch = 200 ft.
  - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - c. Name and address of subdivider.
  - d. North arrow, graphic scale, and date of plat drawing.
  - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
  - g. Legal description of the property to be subdivided.
  - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
  - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
  - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
  - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
  - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
  - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
  - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
  - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
  - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
  - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
  - r. Accurate location and description of monuments and markers.
  - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
  - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
  - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
  - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
  - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
  - x. Title certification as required by Chapter 177, Florida Statutes.

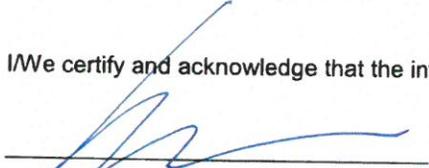
### **Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

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4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)
5. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) 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. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: 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 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

  
 \_\_\_\_\_  
 Signature of Applicant

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

Robert Walpole, P.E.  
 \_\_\_\_\_  
 Typed or printed name and title of applicant

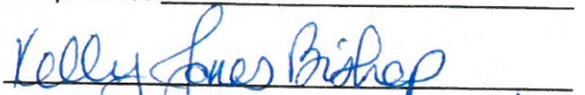
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 20<sup>th</sup> day of April, 2017, by Robert

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

NOTARY SEAL

  
 \_\_\_\_\_  
 Signature of Notary Public, State of Florida



# Authorized Agent Affidavit

**A. PROPERTY INFORMATION**

Address of Subject Property: TBD  
 Parcel ID Number(s): 03049-000-000 & 03049-003-000  
 Acreage: +/- 14.57

**B. PERSON PROVIDING AGENT AUTHORIZATION**

Name: James McCauley, M.D. Title: Title Manager  
 Company (if applicable): Alachua A One, LLC  
 Mailing Address: 15260 NW 147th Drive, Suite 100  
 City: Alachua State: Florida ZIP: 32615  
 Telephone: (386) 418-1222 FAX: \_\_\_\_\_ e-mail: mccauleyjmd@yahoo.com

**C. AUTHORIZED AGENT**

Name: Robert Walpole, P.E. Title: President  
 Company (if applicable): CHW  
 Mailing address: 132 NW 76th Drive  
 City: Gainesville State: Florida ZIP: 32607  
 Telephone: (352) 331-1976 FAX: \_\_\_\_\_ e-mail: walpole@chw-inc.com

**D. REQUESTED ACTION:**

Review & approval of the Preliminary Plat, Construction Plans, Final Plat & Site Plan  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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.

James McCauley  
 Signature of Applicant

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

Dr. James McCauley  
 Typed or printed name and title of applicant

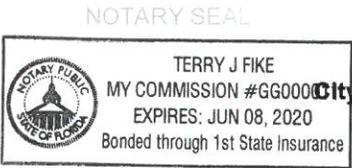
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 10 day of MAY, 2017, by \_\_\_\_\_

FLORIDA DL, who is/are personally known to me, or who has/have produced JAMES MCCAULEY as identification.

Terry J Fike  
 Signature of Notary Public, State of FLORIDA



## CONCURRENCY IMPACT ANALYSIS

**To:** Kathy Winburn, AICP, City of Alachua Planning Director 16-0638  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** May 18, 2017  
**RE:** City of Alachua Preliminary Plat  
 (For a portion of Alachua County tax parcel: 03049-000-000)

This City of Alachua Preliminary Plat proposes the platting of (1) one ±2.80 acre, non-residential development site and an additional ±11.77 acres dedicated to a drainage easement/common space, conservation/surface water area, and a roadway network that provides access from NW US HWY 441 as well as cross access to the existing development to the west on the ±14.57 acre project site. Note that a Development Plan is not being submitted at this time as it will feature greater levels of detail regarding development after Preliminary Plat approval.

Only the Preliminary Plat's non-residential development site is expected to generate any impact on local transportation and utility infrastructure. No impacts are anticipated to recreation or school facilities due to the development's non-residential nature. For the purposes of this Preliminary Plat, the assumed development for the ±2.80 acre commercial site will be a 100-room hotel. This land use will be utilized to estimate impacts for this report.

This analysis will serve as a preliminary concurrency report that intends to estimate how the Preliminary Plat and the subsequent Development Plan will impact City of Alachua public facilities. These estimates are provided in the calculations below:

### TRANSPORTATION IMPACT ANALYSIS

**Table 1: Trip Generation Calculations**

Land Use <sup>1</sup> (ITE)	Rooms	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Hotel (ITE 310)	100	8.17	817	.52	52	.61	61
<b>Total</b>	-	-	<b>817</b>	-	<b>52</b>	-	<b>61</b>

1. Source: *ITE Trip Generation 9<sup>th</sup> Edition*

**Conclusion:** The proposed use will create a minimal impact on the area's transportation infrastructure on the currently vacant site. The Preliminary Plat approval and following Development Plan is anticipated to generate **817 net daily vehicle trips** to local roadways.

**Table 1a: Potential Impacts on Roadways, Segment 1 & 2**

Traffic System Category	AADT	PM	AADT	PM
	Segment 1: I-75		Segment 2: I-75	
	(NCL of Alachua to US 441)		(US 441 to SCL of Alachua)	
Maximum Service Volume <sup>1</sup>	85,600	7,710	85,600	7,710
Existing Traffic <sup>1</sup>	42,505	4,463	56,476	5,930
Reserved Trips <sup>1</sup>	109	12	152	17
Available Capacity	42,986	3,235	28,972	1,763
Projected Trip Generation <sup>2</sup>	409	31	408	30
<b>Available Capacity w/ Prelim. Plat approval</b>	<b>42,577</b>	<b>3,204</b>	<b>28,564</b>	<b>1,733</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be ±50% for Segment 1 and ±50% for Segment 2.

**Table 1b: Potential Impacts on Roadways, Segment 4**

Traffic System Category	AADT	PM
	Segment 5: U.S. Hwy 441	
	(SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	24,411	2,319
Reserved Trips <sup>1</sup>	7,316	637
Available Capacity	3,773	244
Projected Trip Generation <sup>2</sup>	817	61
<b>Available Capacity w/ Prelim. Plat approval</b>	<b>2,956</b>	<b>183</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 5.

Conclusion:

Tables 1a and 1b identify specific impacts to each of the three (3) affected roadway segments. Both segments of I-75 and one segment of US 441 retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway Level of Service (LOS) as a result of this Preliminary Plat's approval.

*PUBLIC FACILITIES IMPACT ANALYSIS*

**Table 2: Projected Potable Water Impact**

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>1</sup>	59,789
Residual Capacity <sup>1</sup>	939,211
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	59.16%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	10,000
<b>Residual Capacity after Proposed Project</b>	<b>929,211</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 100 rooms

Conclusion

**Quality:** The proposed site plan will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

**Quantity:** The proposed Preliminary Plat and following Development Plan is estimated to generate **10,000 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City’s potable water system that is being utilized does not exceed 85%. The design capacity that is currently being utilized is only 59.16%.

**Table 3: Projected Sanitary Sewer Impact**

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>1</sup>	57,364
Residual Capacity <sup>1</sup>	788,636
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	47.42%
Projected Sanitary Sewer Demand from Proposed Project <sup>2</sup>	10,000
Residual Capacity After Proposed Project	<b>778,636</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 100 rooms

Conclusion

Quality: The proposed site plan will not negatively impact sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: The proposed Preliminary Plat and following Development Plan is estimated to generate **10,000 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City’s potable water system that is being utilized will not exceed 85%. The design capacity being utilized is only 47.42%.

**Table 4: Projected Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>1</sup>	5,201.87	949.34
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
Solid Waste Generated By Proposed Project <sup>2</sup>		<b>267</b>

1. Source: City of Alachua May 2017 Development Monitoring Report.

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

Formula Used:  $((12 \text{ lbs.} / 1000 \text{ ft}^2/\text{day} \times 121,968 \text{ ft}^2) \times 365) / 2,000$

Conclusion

As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed Preliminary Plat and subsequent Development Plan will not negatively impact the adopted solid waste LOS as the site is only expected generate **267 tons of solid waste per year**—well below the current capacity.

**Stormwater**

A Grading and Drainage Plan will be included as part of the Development Plan following approval of this Preliminary Plat. The Preliminary Plat and Development Plan will convey the site’s elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. As further detailed in the Development Plan, the SMF will be consistent with LOS standards provided in the City’s Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

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## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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**To:** Kathy Winburn, AICP, City of Alachua Planning Director 16-0638  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** May 18, 2017  
**RE:** City of Alachua Preliminary Plat  
(For a portion of Alachua County tax parcel: 03049-000-000)

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This City of Alachua Preliminary Plat proposes the platting of (1) one ±2.80 acre, non-residential development site and an additional ±11.77 acres dedicated to a drainage easement/common space, conservation/surface water, and a roadway network that provides access from NW US HWY 441 as well as cross access to the existing development to the west on the ±14.57 acre project site. Note that a Development Plan is not being submitted at this time as it will feature greater levels of detail regarding development after Preliminary Plat approval.

This analysis will serve as a preliminary consistency report that will document how the Preliminary Plat and the subsequent Development Plan will be consistent and comply with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

### **Future Land Use Element**

#### Objective 1.3: Commercial

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

**The Preliminary Plat and subsequent Development Plan will be consistent with Objective 1.3 of the City's Comprehensive Plan in order to provide goods and services within the City of Alachua, the County, and the greater North Central Florida Region.**

Policy 1.3.b: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;

11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

**The parent tax parcel (3049-000-000) currently possesses (3) three Future Land Use designations including Moderate Density Residential (MOD), Medium Density Residential (MED), and Commercial (COMM). The Preliminary Plat will subdivide parent parcel 3049-000-000 to plat a commercial development site that falls under a portion of the parent parcel's Commercial FLU section along Interstate-75. Thus, this commercial development site will be consistent with the permitted uses found in Policy 1.3.b of the City of Alachua Comprehensive Plan.**

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

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

**As indicated the Preliminary Plat and subsequent submittal of the Development Plan, the commercial development site will be accessible from the western portion of the site that connects to future sites via a proposed four-way roundabout located within the parent parcel that will also provide access to NW US HWY 441. The roadway will also be stubbed out to the adjacent parcel to the west.**

2. Buffering from adjacent existing/potential uses;

**The site will meet or exceed the buffering minimums required by the City of Alachua as per the requirements found within the City's Land Development Regulations Table 6.2-1. The specific buffers, if required, will be shown in the subsequent Development Plan.**

3. Open space provisions and balance of proportion between gross floor area and site size;

**The Preliminary Plat and following Development Plan will be consistent with this performance standard. The Preliminary Plat will dedicate  $\pm 8.61$  acres of open space to the site and as a result, will not create inconsistencies with the City's open space requirements or maximum F.A.R.**

4. Adequacy of pervious surface area in terms of drainage requirements;

**The Preliminary Plat and following Development Plan will indicate the proposed development's consistency with this performance standard. The proposed subdivision will not negatively impact the site's current drainage system. The Preliminary Plat and subsequent Development Plan indicates that water drainage will be mitigated by the proposed  $\pm 5.82$  acre stormwater management facility included in the Preliminary Plat and subsequent Development Plan.**

5. Placement of signage;

**This level of detail will be discussed and illustrated in the Development Plan and will be consistent with the City of Alachua's Land Development Regulations.**

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by

reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

**This level of detail will be discussed and illustrated in the Development Plan and will be consistent with the City of Alachua's Land Development Regulations.**

7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

**The Preliminary Plat and following Development Plan will be consistent with this performance standard. As seen on attached Preliminary Plat, the site is proposing internal roadways between various sections of the parent parcel and the intended commercial development site via a four-way roundabout. The Development Plan will meet the City's required safety standards for on-site circulation patterns.**

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

**The subsequent Development Plan will meet the required landscaping requirements found within the City's Comprehensive Plan and Land Development Regulations. The Development Plan submittal will also contain a landscape plan that will be consistent with the City's Comprehensive Plan and LDR requirements as well.**

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

**The site's topographic information can be seen on CHW Topographic Survey submitted with this Preliminary Plat application. The site currently possesses  $\pm 2.79$  acres of FEMA Flood Zone and an existing area of surface water that will be set aside as a conservation area not to be developed as established by this Preliminary Plat. As such, the project's stormwater management facility will adhere to §6.9.3 of the LDR.**

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

**No performance based zoning requirements are planned to be proposed for this site in order to attain an acceptable design.**

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**The subsequent Development Plan will be consistent with this performance standard. The  $\pm 2.80$  acre site shown in the Development Plan following the approval of this Preliminary Plat will not exceed the maximum 0.75 F.A.R. outlined in this policy.**

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of commercial land uses shall be based upon the following minimum criteria:

**The project site currently possesses a Commercial (COMM) FLU Designation and is within a Commercial Intensive (CI) Zoning District. Neither the Preliminary Plat nor the Development Plan requests an extension of the site's existing FLU or zoning designation. The project site will be developed in a previously vacant area that features a FLU and zoning designation appropriate for the commercial developments's intended use.**

1. Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible

**As illustrated on the Preliminary Plat and subsequent Development Plan, the site will allow for site access to NW US HWY 441 via a proposed roadway network. The roadway will be stubbed-out to the west to create cross-access that will eventually allow access via the traffic light at NW 167th Blvd. Impacts upon traffic circulation will be anticipated and mitigated as shown in the Preliminary Plat and following Development Plan.**

2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.

**The site will meet or exceed the setback and buffering minimums required by the City's Land Development Regulations Tables 5.1-3. and 6.2-1 respectively, as indicated on the Preliminary Plat and subsequent Development Plan.**

3. A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.

**As indicated by the Preliminary Plat cross sections and subsequent Development Plan for the project site, the intended roadway will provide for sidewalks along the entire length of the internal roadway—providing for a multi-modal access to the proposed commercial development.**

Policy 1.3.f: The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas. 1. The City of Alachua shall maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.

**The project site is currently located in the Gateway Activity Center. The approval of this Preliminary Plat and subsequent Development Plan will assist the City of Alachua in promoting their areas an attractive, vibrant, and economically prosperous community by promoting additional infill commercial development.**

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.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

**Landscaping plans for the site will be submitted concurrently with the Development Plan for this project site following the approval of the Preliminary Plat. The landscaping contained within the project site internally and along the perimeter will be consistent with this policy.**

Policy 2.4.b: Landscaping: Buffering – A buffer consists of horizontal space (land) and vertical elements (plants, berms, fences, walls) that physically separate and visually screen adjacent land uses. The City shall establish buffer yard requirements that are based on the compatibility of the adjacent uses and the desired result of the buffer.

**The site will meet or exceed the buffering minimums required by the City of Alachua as per the requirements found within the City’s Land Development Regulations Table 6.2-1 as indicated on the subsequent Development Plan to this Preliminary Plat application**

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

**The ±8.61 acres of open space established in this Preliminary Plat far surpass the mandatory 10% open space requirement as shown on the Preliminary Plat and subsequent Development Plan.**

Objective 4.1 Infill development:

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

**The Preliminary Plat and following Development Plan is considered infill development on commercial land within the City of Alachua. This proposed commercial facility is consistent with the City of Alachua’s Future Land Use Map. The site’s future development will also be consistent with the City’s open space requirement and increase the local density of commercial uses in a safe, urban environment. This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua’s unique business climate. This commercial site discussed in the Preliminary Plat and subsequent Development Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Preliminary Plat and Development Plan for a commercial site will further expand the City’s bustling contemporary business climate.**

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

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.

**The site's topographic information can be seen on CHW Topographic Survey submitted as part of this Preliminary Plat application. The site currently possesses ±2.79 acres of FEMA Flood Zone and an existing area of surface water that will be set aside as open space not to be developed as established by this Preliminary Plat. As such, stormwater management standards will adhere to §6.9.3 of the LDR. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development process.**

Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, minimum flood elevations shall be surveyed and established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans. The City shall establish standards for a limitation on filling in flood prone areas.

**The site's topographic information can be seen on CHW Topographic Survey submitted with this report. The site currently possesses ±2.79 acres of FEMA Flood Zone and surface water that will be set aside as a conservation area not to be developed as established by this Preliminary Plat. As such, stormwater management standards will adhere to §6.9.3 of the LDR. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development process.**

Objective 5.2: Availability of facilities and services:

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

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

**The Preliminary Plat and Development Plan for the project site proposes a commercial facility and will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with the Preliminary Plat. Calculations are provided in the Concurrency Analysis that illustrate estimated impact to public facilities. However, more use-specific calculations will be generated during the Development Plan process.**

### **Vision 2020**

Goal One: Economic Development

The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a

home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

**This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. This commercial site discussed in the Preliminary Plat and subsequent Development Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Preliminary Plat and subsequent Development Plan for a commercial site will further expand the City's bustling contemporary business climate.**

### **Economic Element**

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

**This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. This commercial site discussed in the Preliminary Plat and subsequent Development Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Preliminary Plat and subsequent Development Plan for a commercial site will further expand the City's bustling contemporary business climate.**

### **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.

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. 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 reevaluated one year from the adoption date for the amended Plan.
- c. 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.

**The nearest wastewater line is located southwest of the project site along the northern portion of NW US HWY 441. Wastewater is also located south of the project site on the southern side of 441 as well. As a result, connection to adjacent wastewater lines are permitted and will be extended to the site from NW US HWY 441. Preliminary concurrency with public facilities will be**

**examined further in the Concurrency Analysis provided with this Preliminary Plat's submittal and in the calculations provided in the subsequent Development Plan.**

**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.

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of postdevelopment runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

**The project site will remain consistent with the City of Alachua's stormwater Level of Service Standards. The Preliminary Plat shows that a stormwater facility will be constructed along Interstate-75. Preliminary stormwater concurrency will be examined further in the Concurrency Analysis provided with this document's submittal and in the calculations provided in the subsequent Development Plan.**

**GOAL 4: Potable water**

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

- 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:
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.

- Policy 4.1.c: The City establishes the following level of service standards for 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.

**The nearest potable water line is located southwest of the project site along the northern portion of NW US HWY 441. Potable water is also located south of the project site on the southern side of 441 as well. As a result, connection to adjacent potable water lines are permitted and will be extended to the site from NW US HWY 441 and/or from the existing development the west of the project site. Preliminary concurrency with public facilities will be examined further in the Concurrency Analysis provided with this document's submittal and in the calculations provided in the subsequent Development Plan.**

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## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Tuesday, May 2<sup>nd</sup> at 6:00 p.m. in the Living Covenant Church, 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615.

**Contact:**

Robert Walpole, P.E.

**Phone Number:**

(352) 331-1976



# ALACHUA COUNTY TODAY

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■ **A STORY:** Do you have a timely story or news event that is of interest to the community? Email our assignment editor at cwalker@alachuatoday.com or call (386) 462-3355.

■ **COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS:** Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement. Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

## INSIDE ALACHUA COUNTY TODAY...

- CHURCH DIRECTORY...A3
- CLASSIFIEDS...B1
- EVENTS.....A3
- JOBS.....B3
- BUSINESS & SERVICES DIRECTORY...B4



*Jesse says, "Nurses: We can't fix stupid, but we can sedate it!!"*



# A message from the desk of Sheriff Sadie Darnell

## April is Alcohol Awareness Month

April is Alcohol Awareness Month. It was founded by the National Council on Alcoholism and Drug Dependence, Inc. (NCAADD) in 1987. According to NCAADD, this year's theme, "Connecting the Dots: Opportunities for Recovery," focuses on "educating people about the treatment and prevention of alcoholism, particularly among our youth, and the important role that parents can play in giving kids a better understanding of the impact that alcohol can have on their lives."  
 Here are several sobering reasons to think before you drink:  
 -Alcohol is the number one addictive substance

in the U.S. Approximately 17.6 million people suffer from alcohol abuse or dependence.  
 -Over half of all adults have a family history of alcohol dependence.  
 -More than seven million children live in a household with at least one alcohol dependent parent.  
 -Annually, 88,000 people die from excessive alcohol use.  
 -Alcohol abuse often leads to unintentional injuries, such as motor-vehicle crashes, falls, drowning, burns and firearm injuries.  
 -Long-term excessive use of alcohol, whether

in the form of heavy drinking or binge drinking, can lead to serious health problems such as dementia, stroke, neuropathy, atrial fibrillation, liver disease, hypertension, anxiety, depression and an increased risk of certain types of cancer.  
 -Alcohol also contributes to unemployment, family problems, violence and homicide.  
 Alcoholism is a disease. While some individuals may recover without assistance, the majority require support and treatment to recover. For more information on alcohol awareness and where to get help, please visit <https://www.ncaadd.org/get-help>.

## PIONEER DAYS: Lots to see and do at this year's Pioneer Days Festival

*Continued from page A1*  
 School and Community Center, 23760 NW 187th Ave. with Willing Hearts Gospel Trio performing in the O'Leno Room and Adelines Quartet both days.  
 Also in the same Community Center, look for quilts related to kitchens and dining areas of the home. Quilters will also provide classes in a variety

of different areas. The second contest Don't forget the festival's two great contests. Join in the fun by being a contestant in one or both of the contests. Dress in pioneer style and enter the Pioneer Costume Contest. There will be three prizes in each category - Youth (17 and under), Adult (18 and over), Family Groups and Pets.  
 The second contest requires that contestants bake their best pie and enter it in the Pie Baking Contest. There will be three prizes awarded, and after the judging, slices of pie will be sold. For more details about the two contests, visit [www.highsprings.com](http://www.highsprings.com) and click on the contest(s) of your choice or contact Dot Harvey at (386) 454-7610.

All the old favorites will be at the celebration as well, including Kids Korral, a food court, offering festival food, the Grimy Gulch Saloon in the Woman's Club and of course the ever popular shoot-out-repairs.  
 # # #  
 Email [cwalker@alachuatoday.com](mailto:cwalker@alachuatoday.com)

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**Ask Your Dentist**

by Douglas M. Adel, D.D.S.

## Flossing

**Q:** Why is flossing that a toothbrush just so important? can't reach. Plaque that remains between teeth obviously is an important part of your daily regimen of oral hygiene. Brushing gets rid of food particles that embed themselves in the crevices between your teeth and gums. Brushing also helps remove plaque that builds up along the gum line. But brushing can only do so much. The best way to get rid of plaque that accumulates on your teeth is to floss. Simply said, floss, the narrow string that you can work into the tiny spaces between your teeth, is necessary to really clean the spaces

**A:** Brushing your teeth obviously is an important part of your daily regimen of oral hygiene. Brushing gets rid of food particles that embed themselves in the crevices between your teeth and gums. Brushing also helps remove plaque that builds up along the gum line. But brushing can only do so much. The best way to get rid of plaque that accumulates on your teeth is to floss. Simply said, floss, the narrow string that you can work into the tiny spaces between your teeth, is necessary to really clean the spaces

that remains between teeth can harden into tartar. Brushing and flossing can remove plaque. Only your dentist can remove tartar. The bacteria that cause tooth decay thrive on plaque and tartar. A conscientious program of brushing and flossing can keep your mouth relatively free of bacteria that can cause tooth decay and gum disease. Talk to your dentist about not only the value of flossing but also about the proper technique. It's information that will keep your smile healthy.

# Obituaries

**David Armstrong, Sr.**  
 David Armstrong, Sr., 67, of Fort White, Fla. passed on April 10, 2017. He is the son of the late Johnnie Armstrong and Pastor Rosa Lee Bryant. He leaves to cherish his memory; children: David Armstrong Jr., Rosetta Armstrong, Daniel Armstrong and Brianna Armstrong; grand and great grandchildren; sister: Irene Taylor; brothers: Willie Armstrong, Jackie Armstrong, Jerry Robinson, Wayne Robinson and John Robinson, a host of other relatives and friends.  
 Funeral services will be held on Saturday, April 22, 2017 at 11 a.m. at Pentecostal Believers of the Coming of Christ Church on SW Amiel Ct., Fort White, Fla.; Bishop Dr. C. Kenneth Troupe Sr. Pastor. Interment, Heavenly Rest Cemetery, Fort White, Fla. Viewing will be one hour prior to services.  
 Professional arrangements entrusted to A. Jerome Brown Funeral Home, High Springs, Fla. (386) 454-1110.

Jacqueline and grandson Jackson of Roswell. He's also survived by legions of friends and relatives who were warmed by his easy smile and charmed by his legendary stories.  
 James or "Pop" was an unforgettable man. He saw opportunity where others saw obstacles. He was fiercely loyal, proud, brave and a little mischievous. He was a lifelong Florida Gator fan, an avid fisherman, golfer and cook (his Redfish Chowder has no equal) and he was a friend to everyone he met. He will be greatly missed.  
 The family would like to thank Detra Koon and the staff of Safe Haven Brookhaven who took exceptional care of him during the last years of his life.  
 A memorial service will be held Sunday, May 7 at 1:30 p.m. in the chapel at Piedmont Church, 570 Piedmont Rd., Marietta, Georgia 30066. In lieu of flowers, the family asks that donations be sent to the Emory Alzheimer's Disease Research Center, 1762 Clifton Rd NE, Suite 1400, Atlanta, Georgia 30322.  
 The family will also have a celebration of life gathering on July 15 in Suwanee, Florida to celebrate the lives of both James and Jackie.

**James A. Lewis, Sr.**  
 James A. Lewis, Sr. passed away peacefully in Atlanta, Ga. April 10, 2017 at the age of 90.  
 He was born in Alachua, Fla. January 29, 1927 to the late Clyde and Ruby Lewis. He was the fifth of seven children and quickly learned the meaning of hard work on the family's north Florida farm. During WWII he proudly served in the Merchant Marines and later in the Navy as an officer during the Korean War. After his military service, he attended and graduated from the University of Florida where he played baseball. He settled in his hometown of Alachua, Fla. and married schoolteacher Jacqueline "Jackie" Smithson, his bride of 53 years. They worked together in the family farming and farm supply business for many years and raised two children - Lacey and Jim. Besides being a great husband, father, grandfather and friend, perhaps his greatest legacy is the leadership role he played in his beloved Alachua. He served on the City Commission for 42 years and was instrumental in creating the infrastructure for the city's vibrant future. As a show of gratitude, the City Commission's meeting room was renamed in his honor.  
 His wife Jackie preceded him in death in 2009. He is survived by his daughter Lacey Lewis of Atlanta, his son James A. Lewis, Jr. (Jim), daughter-in-law Kim, granddaughter

Jackeline Rogers  
 Jacqueline "Jackie" Rogers, 77, longtime local resident departed this life Sunday April 16th at E.T. York Care Center following an extended illness. She was born in Coral Gables, Fla., having moved to this area 21 years ago from West Palm Beach, Fla. She was a Paralegal by profession. She and her husband Jerry are members of First United Methodist Church of High Springs. She was preceded in death by her parents: Jackson P. and Grace Walker Dunagan.  
 Survivors include: her husband Jerry Rogers of Fort White, Fla. and two sons Jerry Tankersley of Fort White, Fla., and Craig (Laurie) Tankersley of Hendersonville, Tenn.; a daughter Cindy (Walter) Silverstein of Vero Beach, Fla.; one grandson David (Jennifer) Yates; and two great-grandchildren Dylan and Madison Yates.  
 Funeral services will be conducted at 11 a.m. Saturday, April 22 at First United Methodist Church of High Springs. Interment will be in the High Springs Cemetery. Visitation will be Friday April 21, 5-6 p.m. at Evans-Carter Funeral Home in High Springs, Fla. (386) 454-2444.



and Ruby Lewis. He was the fifth of seven children and quickly learned the meaning of hard work on the family's north Florida farm. During WWII he proudly served in the Merchant Marines and later in the Navy as an officer during the Korean War. After his military service, he attended and graduated from the University of Florida where he played baseball. He settled in his hometown of Alachua, Fla. and married schoolteacher Jacqueline "Jackie" Smithson, his bride of 53 years. They worked together in the family farming and farm supply business for many years and raised two children - Lacey and Jim. Besides being a great husband, father, grandfather and friend, perhaps his greatest legacy is the leadership role he played in his beloved Alachua. He served on the City Commission for 42 years and was instrumental in creating the infrastructure for the city's vibrant future. As a show of gratitude, the City Commission's meeting room was renamed in his honor.  
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**Obituaries:** The obituaries in this section are considered news and are published free of charge by *Alachua County Today*. Obituaries may be edited for style, space and policy.

**City of ALACHUA**

**CITY OF ALACHUA CITY COMMISSION WORKSHOP**

The City of Alachua City Commission will hold a public workshop on Monday, April 24, 2017 at 4:00 pm in the James A. Lewis Commission Chambers, City Hall, 15100 142nd Terrace, Alachua, FL 32615. The purpose of the workshop is to discuss a proposed Long Range Transportation Plan for the City.

CONTACT: City of Alachua, Planning & Community Development Department  
 Phone: (386) 418-6120  
 (Published: Alachua County Today - April 20, 2017)

**PUBLIC NOTICE**

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments. The meeting is Tuesday, May 2nd at 6:00 p.m. in the Living Covenant Church, 15202 NW 147th Drive, Alachua, FL 32615.

Contact: Robert Walpole, P.E.  
 Phone Number: (352) 331-1976  
 Professional Consultants  
 (Published: Alachua County Today - April 20, 2017)

## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, May 22<sup>nd</sup> at 6:00 p.m. in the Living Covenant Church, 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615.

**Contact:**

Robert Walpole, P.E.

**Phone Number:**

(352) 331-1976



TODAY IN HISTORY

In 1492, Spanish explorer Hernando de Soto reached the Mississippi River. In 1803, Regret became the first fly to win the Kentucky Derby. In 1912, Sweden's Parliament voted to abolish the death penalty. In 1954, Vice President Richard Nixon was shoved, stoned, booed and spat upon by anti-American protesters in Lima, Peru. In 1984, the Soviet Union announced it would boycott the upcoming Summer Olympic Games in Los Angeles.

TODAY'S BIRTHDAYS

Naturalist Sir David Attenborough is 91. Singer Van Morrison is 77. Actor James Michener is 76. Country singer Jack Blanchard is 75. Jazz musician Keith Jarrett is 72. Actor Mark Hamill is 69. Singer Philip Bailey (Earth, Wind and Fire) is 66. Rock musician Chris Frantz (Talking Heads) is 66. Rockabilly singer Billy Curlette is 64. Rock musician Alex Van Halen is 64. Actor David Keith is 63. Actor Stephen Root is 63. New York City Mayor Bill de Blasio is 56. Actress Melissa Gilbert is 53. Rock musician Gene Lovett (Blues) is 53. Country musician Delaney and Bonnie is 49. Rock singer Warren Hayes is 45. Singer Enrique Iglesias is 42. Blues singer-musician Joe Bonamassa is 40. Actor Matt Davis is 38. Singer Ana Maria Lugo (Eden's Crush) is 39. Actor Ryan Murphy is 34. Actor Tommaso Cassino is 34. Neo soul drummer Patrick Meene (Nathaniel Rateliff & the Night Sings) is 34. Actress Julia Roberts is 33. Actress Nora Zandaker is 28.

LOTTERY

Sunday, May 7 Pick 2 Early drawing: 9-6 Night drawing: 3-8 Pick 3 Early drawing: 1-2-6 Night drawing: 3-8-3 Pick 4 Early drawing: 6-4-4-4 Night drawing: 7-9-9-7 Pick 5 Early drawing: 1-6-2-0-2 Night drawing: 5-4-5-2-4 Fantasy 5 4-11-16-21-23

PREVIOUS RESULTS

Let's - Saturday 5-6-13-16-21-48 Match Payoff Winners 5-of-6 - \$2M, 0-9-Flover 5-of-5 - \$5,688, 35 4-of-4 - \$61, 1,377 3-of-4 - \$5, 27,385 Fantasy 5 - Saturday 13-16-28-33-35 Match Payoff Winners 5-of-5 - \$81,213.59, 3 4-of-4 - \$121, 324 3-of-5 - \$11.56, 5,549



Budget Director Mick Mulvaney speaks to the media during the daily press briefing Tuesday at the White House in Washington. (ANDREW HARRIS/THE ASSOCIATED PRESS)

If shutdown needed, 'so be it,' Mulvaney says

By Mark Niquette Bloomberg

If it takes shutting down the U.S. government to fix a broken budget appropriations process, that's acceptable to the White House, said budget director Mick Mulvaney. "This president is willing to think outside the box and do things differently around here in order to change Washington," Mulvaney, director of the Office of Management and Budget, said on CBS' "Face the Nation" on Sunday. "If that comes to a shutdown in September, so be it." Mulvaney was asked about President Donald Trump's Twitter message on May 2 that "Our country needs a good 'shutdown' in September to fix mess!" following the agreement on a \$1.1 trillion bill to fund the government through the end of September. The fiscal 2018 budget must be approved by October. Trump signed the bill on May 5 to keep the government open while arguing that it is unconstitutional for Congress to restrict his spending decisions involving the military and certain other government operations. Trump said he's not legally bound by

limits imposed on him in the bill, including a prohibition on the Department of Justice using funds to prevent states from implementing medical-marijuana laws. Some Republicans criticized the measure for not including many of Trump's priorities, such as constructing a wall on the southern U.S. border with Mexico. Democrats "cleaned our clock" on the spending bill, Republican Senator Lindsey Graham of South Carolina said in a May 2 interview on CNN.

The president has complained about Senate rules that require 60 votes to pass a budget measure, which means he can't rely just on the 52-member Republican majority with Democrats. Trump is frustrated with an appropriations process that hasn't worked well for more than a decade, and as is willing to act on a campaign promise to rid Washington of entrenched special interests, Mulvaney said. "A good shutdown would be one that could help fix that," Mulvaney said. "It's part of that overall 'drain the swamp' mentality about Washington D.C."

Pakistan claims it killed 50 Afghan border forces

By Pamela Constable The Washington Post

KABUL, Afghanistan - Pakistan claimed Sunday to have killed 50 Afghan border troops, wounded 100 and destroyed five of their posts in sporadic clashes since Friday near a major border crossing. Afghan officials called the high death toll "baseless" but said that several days of cross-border skirmishes had left two Afghan troops dead.

The fighting in Afghanistan's southern Kandahar province, and the conflicting accounts of what happened, highlighted the hair-trigger state of relations that persist between the two Muslim-majority countries, despite recent diplomatic overtures by Pakistan aimed at repairing ties strained by years of mistrust and finger-pointing over terrorist and insurgent activities in the region.

Pakistan claimed that Afghan border police had fired first, without provocation, at armed guards securing Pakistan's border community of Chaman, killing nine people and injuring 40.

Afghan officials said the Pakistani team and its uniformed Frontier Corps guards had crossed into Afghan territory, but they did not provide a detailed account of the incidents.

A Pakistani Frontier Corps official, Maj. Gen. Nadeem Ahmad Anjum, told journalists at the border crossing that two Pakistani soldiers were killed and nine wounded in the fighting, which began Friday. He said Pakistan had fired in retaliation but was "not happy" over

the Afghan casualties, "as they are our Muslim brothers."

But Sediq Siddiqi, a senior spokesman for the Kabul government, said Sunday he "totally rejected" as "very false" the Pakistani claim of 50 Afghan dead. A spokesman for the Interior Ministry, which oversees the Afghan border police, also said the claim was "totally baseless." The eruption of violence came even as Pakistan has been trying to patch up relations. Last week a high-ranking military delegation and a group of legislators visited Kabul, and the chief of Pakistan's military-run intelligence agency - long accused by Afghan officials of sponsoring violent Islamic militants and orchestrating terror attacks on Afghanistan - also made an unannounced, highly unusual visit.

But Afghan President Ashraf Ghani turned down their invitation to visit Pakistan, bluntly telling the Pakistanis that he would not consider Pakistan arrested and turned over the perpetrators of several high-profile attacks, including a bombing and armed assault on an elite university in Kabul last August, which Taliban militants based in Pakistan.

The atmosphere is especially tense along the conflicted, 1,400-mile border, where both countries have accused each other of staging attacks. Chaman, the densely populated Pakistani town that abuts the community of Spin Boldak in Afghanistan, is often cited by Afghan officials

as a launching pad for suicide bombers and for other insurgent activities. The border line itself has been historically disputed, making confrontations more likely.

Hundreds of miles north, near the other major crossing, at Torkham, both governments have recently traded attacks and accusations of harboring cross-border terrorists. In February, after a series of deadly terrorist bombings across Pakistan, the Islamabad government charged that the assailants had been based on the Afghan side. Pakistan legislated the area for days and shut the border down. It also accused its rival India of collaborating with Afghan intelligence forces in the area.

Both the recent flurry of good-will gestures and the outbreak of fighting came as Pakistan and Afghanistan are waiting uneasily for the Trump administration to define its policies in the volatile region. So far, it seems likely that the United States will continue to pressure Pakistan to arrest and turn over the perpetrators of several high-profile attacks, including a bombing and armed assault on an elite university in Kabul last August, which Taliban militants based in Pakistan.

In the past several days, Afghanistan blamed the United States for the deaths of its respective leaders. In Pakistan, an editorial in The News International newspaper Saturday declared, "Fence needs to be a two-way street and right now Afghanistan is not cooperating.... Refusing to visit the country or firing on civilians and security forces destroys whatever little hope there is for progress."

Some labor unions more welcome than others

By Laurie Kellman The Associated Press

WASHINGTON - President Donald Trump says labor unions have an open door to his White House, but so far, he's holding the door a little more ajar for some organizations than others.

Trump has put out the welcome mat for the nation's construction leaders, with whom he's had relationships during decades of building office towers and hotels. Also invited in have been auto, steel and coal workers who backed him during the 2016 election. But there's been no White House invitation for



President Donald Trump, flanked by House Commerce Secretary Dwight Evans, left, and Harley Davidson President and CEO Matt Levatich, talks to media Feb. 2 before a lunch meeting with Harley Davidson executives and union representatives in the basement room of the White House in Washington. (ASSOCIATED PRESS FILE PHOTO)

other unions representing the sprawling but shrinking pool of 14.6 million workers who collectively bargain with employers in the labor movement. "You can tell Congress that America's building trades and its president are very much

united," Trump told North America's Building Trade Unions, even as he pledged in the same speech, "America's labor leaders will always find an open door with Donald Trump." But he has not courted all union leaders or

advocated for all labor priorities. For example, he's against a \$15-an-hour minimum wage and has let longer rule-expanding overtime pay. Much like President Ronald Reagan did, Trump is not so much pursuing a labor agenda but one that appeals to those who share his "Buy American, Hire American" priorities and happen

to be union members. "Trump always had some kind of relationship with the building trades, but for regular manufacturing? This is not a good time for this country to be center-right nonprofit Mackinac Center for Public Policy in Michigan. "He's trying to bring back the Reagan labor coalition and get the Blue Dog Democrats back." The White House says the president is "open to meeting with various individuals and groups on how to improve the lives of all Americans."

But even among unions with most-favored status, there's some skepticism about whether he's for them or just the executives who hire them. Trump got some boos and hisses during his address to the building trades union. And Chuck Jones, president of United Steelworkers Local 1099, with whom Trump

feuded, raises an eyebrow at the talk coming from the White House.

"I don't think from our perspective, he's a friend of the working class person," Jones said, noting that Trump's tax plan would benefit the president himself, and that Trump campaigned on "getting rid" of longstanding free trade deal with Canada and Mexico. "Trump always had some kind of relationship with the building trades, but for regular manufacturing? This is not a good time for this country to be center-right nonprofit Mackinac Center for Public Policy in Michigan. "He's trying to bring back the Reagan labor coalition and get the Blue Dog Democrats back." The White House says the president is "open to meeting with various individuals and groups on how to improve the lives of all Americans."

During his first 100 days, Trump has tried to appeal to those frustrated by seeing U.S. jobs go overseas. For example, he accepted 20 points of Democrat Hillary Clinton among union members - a bigger margin than any GOP nominee since Reagan in 1984.

But even among unions with most-favored status, there's some skepticism about whether he's for them or just the executives who hire them. Trump got some boos and hisses during his address to the building trades union. And Chuck Jones, president of United Steelworkers Local 1099, with whom Trump

Advertisement for Atrium At Gainesville Independent Retirement Living. Includes phone number 352-205-4009 and website URL.

Public Notice from CHW regarding a Neighborhood Meeting for a proposed development project. Includes meeting date and contact information.

Advertisement for The Gainesville Sun newspaper. Includes subscription rates and contact information.

Advertisement for CHW (Chiropractic Health & Wellness) services. Includes contact information and a list of services.

Advertisement for a publication or service. Includes contact information and details about the offering.

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## MEMORANDUM

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**To:** Neighbors of tax parcels 03049-003-000 & 03049-000-000 16-0638  
**From:** Robert Walpole, P.E.  
**Date:** Thursday, April 20, 2017  
**RE:** Neighborhood Meeting Public Notice

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A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

Date: Tuesday, May 2<sup>nd</sup>, 2017

Time: 6:00 p.m.

Place: Living Covenant Church  
15202 NW 147<sup>th</sup> Drive  
Alachua, Florida 32615

Contact: Robert Walpole, P.E.  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

**Directions to Workshop:** From Alachua head north on NW 140<sup>th</sup> Street, turn right onto NW 158<sup>th</sup> Avenue, Living Covenant Church will be located .3 miles down on the left.

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## MEMORANDUM

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**To:** Neighbors of tax parcels 03049-003-000 & 03049-000-000 16-0638  
**From:** Robert Walpole, P.E.  
**Date:** Friday May 5, 2017  
**RE:** Neighborhood Meeting Public Notice

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A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

Date: Monday, May 22<sup>nd</sup>, 2017

Time: 6:00 p.m.

Place: Living Covenant Church  
15202 NW 147<sup>th</sup> Drive  
Alachua, Florida 32615

Contact: Robert Walpole, P.E.  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

**Directions to Workshop:** Heading northwest on Martin Luther King Blvd. (US 441) turn left onto NW 147<sup>th</sup> Drive, Living Covenant Church is located on the right next to Allstate Insurance.

CAMPBELL MICHAEL PATRICK &  
ADRIENEE MARIE  
16644 NW 165TH TER  
Alachua FL 32615

FROMHOLT DAVID B & SUSAN E  
16575 NW 165TH TER  
ALACHUA FL 32615

HARBACH WENDY  
16539 NW 167TH PL  
ALACHUA FL 32615

FLOYD & RUTTENBER  
16518 NW 166TH RD  
ALACHUA FL 32615

CARTER DIANE S  
8502 NW 35TH RD  
GAINESVILLE FL 32606

HARRIS AARON A  
16609 NW 166TH DR  
ALACHUA FL 32615

MILLIKEN, ROBERT P  
16091 NW US HIGHWAY 441  
ALACHUA FL 32615

BULLARD DONALD E & GLENDA M  
PO BOX 417  
ALACHUA FL 32616

WALLACE CHARLES E & PATRICIA A  
16621 NW 165TH LN  
ALACHUA FL 32615

CHASING CHICKEN 2 INC  
2591 CENTERVILLE RD STE 202  
TALLAHASSEE FL 32308

SCHULTZ, RICHARD B & CECILIA  
1171 APPIAN WAY  
SANTA ANA CA 92705

DWARKADHISH INVESTMENTS INC  
1800 S ATLANTIC AVE  
DAYTONA BEACH FL 32118

CIRCLE K STORES INC  
PO BOX 8019  
GARY NC 27512-9998

DONOFRIO, JACQULYN MARIE  
5810 SW 164TH TER  
SOUTHWEST RANCHES FL 33331-1397

PATEL, INDIRA K  
8706 SADDLEHORN DR  
IRVING TX 75063

NYGAARD & STRATTAN  
16567 NW 165TH LN  
ALACHUA FL 32615

RICHARD WILLIAM SCOTT & JAELLA S  
16631 NW 165TH TER  
Alachua FL 32615

CAVACEPPI, SHARLEEN O TRUSTEE  
PO BOX 1325  
ALACHUA FL 32616-1325

SPENCER, ARTHUR PRESCOTT JR TR  
4145 STATE RD 11  
DELAND FL 32724

HOOVER RESTAURANTS LLC  
4030 JOHNS CREEK PARKWAY  
SUWANEE GA 30024

LE STORE LLC  
7753 W NEWBERRY RD STE B-2  
GAINESVILLE FL 32606

MEGAHEE ENTERPRISES LTD., LLLP  
2632 NW 43RD ST # 2138  
GAINESVILLE FL 32606

OSEJO RAMON J & JANICE F  
16681 NW 165TH TER  
ALACHUA FL 32615-4992

AXIAK LAURA ANNE  
16611 NW 165TH TER  
ALACHUA FL 32615

JELMBERG MICHAEL & MARY  
16545 NW 165TH TER  
ALACHUA FL 32615

FORD NATHANIEL M III & TIROSHA T  
16515 NW 165TH TER  
ALACHUA FL 32615

MITCHELL CHARLES E & NANCY E  
16530 NW 165TH TER  
ALACHUA FL 32615

HANCOCK TROY DANIEL  
16548 NW 166TH RD  
ALACHUA FL 32615

BRINER LANCE & CHERYL  
16578 NW 166TH RD  
ALACHUA FL 32615

HYDEN & HYDEN  
16622 NW 166TH RD  
Alachua FL 32615

MEADOWS & MEADOWS  
16649 NW 166TH DR  
ALACHUA FL 32615-4996

DAVIS RICHARD E JR & MAUREEN  
16624 NW 165TH TER  
ALACHUA FL 32615

TALAL PROPERTIES LTD & TAREK  
1326 E LUMSDEN RD  
BRANDON FL 33511

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA FL 32615

SPENCER, ARTHUR PRESCOTT JR TR  
4145 STATE RD 11  
DELAND FL 32724

CAIOZZO, GIACOMO  
16615 NW 171ST PL  
ALACHUA FL 32615

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

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ALACHUA FL 32615

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ALACHUA FL 32615

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

KENNA VICKY ANN  
16609 NW 171ST PL  
ALACHUA FL 32615-4863

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

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527 TURKEY CREEK  
ALACHUA FL 32615

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ALACHUA FL 32615

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527 TURKEY CREEK  
ALACHUA FL 32615

HERITAGE OAKS PROPERTY, OWNERS  
PO BOX 969  
Alachua FL 32516

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA FL 32615

HERITAGE OAKS PROPERTY OWNERS  
ASSOCIATION INC  
15010 NW 173RD ST  
ALACHUA FL 32615

A MASON GRACE RENTALS LLC  
13929 NW 166TH TER  
ALACHUA FL 32615

HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA FL 32615

ALACHUA FL 0716 LLC  
100 2ND AVE SOUTH STE 1103-S  
PETERSBURG FL 33701

**Antoinette Endelicato**  
5562 NW 93<sup>rd</sup> Avenue  
Gainesville, FL 32653

**Dan Rhine**  
288 Turkey Creek  
Alachua, FL 32615

**Tom Gorman**  
9210 NW 59<sup>th</sup> Street  
Alachua, FL 32653

**Richard Gorman**  
5716 NW 93<sup>rd</sup> Avenue  
Alachua, FL 32653

**Peggy Arnold**  
410 Turkey Creek  
Alachua, FL 32615

**David Forest**  
23 Turkey Creek  
Alachua, FL 32615

**John Amerson**  
All County Marion Property Management  
2916 NE Jacksonville Road  
Ocala, Florida 34479

**President**  
**TCMOA**  
1000 Turkey Creek  
Alachua, FL 32615

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

**Craig Parenteau**  
FDEP  
4801 Camp Ranch Road  
Gainesville, FL 32641

**Jeannette Hinsdale**  
PO Box 1156  
Alachua, FL 32616

**Lynn Coullias**  
7406 NW 126<sup>th</sup> Avenue  
Alachua, FL 32615

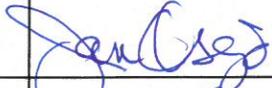
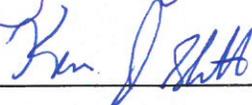
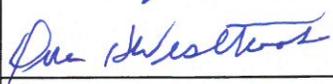
**Lynda Coon**  
7216 NW 126 Avenue  
Alachua, FL 32615

**Tamara Robbins**  
PO Box 2317  
Alachua, FL 32616

**Dr. Lee A. Niblock**  
Alachua County Manager  
12 SE 1<sup>st</sup> Street  
Gainesville, FL 32601

## SIGN-IN SHEET

**Event:** Neighborhood Workshop  
**Date/Time:** May 2, 2017 at 6:00pm  
**Place:** Living Covenant Church 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615  
**Re:** HighPoint Crossing

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Jan Osejo	16681 NW 165 <sup>th</sup> Ter	
2	Kevin Strattan	Heritage Oaks	
3	DORA H Westbrook Dora Westbrook	Heritage Oaks	
4	Todo ROUSSEAU	7733 vx Newberry rd Gville FL	
5	Nate Ford	16515 NW 165 <sup>th</sup> Ter	
6			
7			
8			
9			
10			
11			
12			



**CTD Holdings, Inc.**

P.O. Box 1180  
Alachua, FL 32616  
Phone: 386-418-8060  
Mobile: 386-866-1927  
kevin@cyclodex.com  
www.ctd-holdings.com

Kevin Strattan  
Vice President for Finance

## SIGN-IN SHEET

**Event:** Neighborhood Workshop  
**Date/Time:** May 22, 2017 at 6:00pm  
**Place:** Living Covenant Church 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615  
**Re:** HighPoint Crossing

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Janet Bridges	16901 NW 171 <sup>st</sup> Pl.	Janet Bridges
2	Richard Bridges	16 " "	Richard Bridges
3	Charles Wallaw	16621 NW 165 <sup>th</sup> Ln	Charles Wallaw
4			
5			
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11			
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## MEMORANDUM

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**To:** City of Alachua  
**From:** Robert Walpole  
**Date:** May 23, 2017  
**RE:** HighPoint Crossing Neighborhood Workshop Meeting Minutes

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### **May 2, 2017 Meeting**

- Robert Walpole explained the project location, the proposed allowable uses and the City process of Preliminary plat, construction plans, final plat and Site plan approvals.
- Citizens requested information on where the site was relative to Holiday Inn, Farm Bureau and Heritage Oaks.
- Questions were asked on specific uses and were told that Hampton Inn and Suites is the only current user.
- Question was asked about where stormwater would be placed.
- Questions were asked about the proximity to Heritage Oaks back yards. Explained this phase dealt only with lands south of Heritage oaks.
- Question on access. Access was explained including road to Publix.
- In general, the attendees appeared to have their questions adequately addressed and did not seem to have any major concerns.
- The attendees were notified of the 10-day noticing issue and that a second workshop would occur and that they could attend and invite their neighbors to attend as well.

### **May 22, 2017 Meeting**

- Curious about the process, process defined .
- Interested in tenants, Hampton inn only known.
- Access questions, access explained.
- Traffic and signal concerns. Patterns discussed results discussed.
- Questions on future access to the north, none proposed, satisfied residents on 171st place.

**DATE:** May 17, 2017  
**CLIENT:** Dr. James McCauley  
**PROJECT NO:** 16-638  
**DESCRIPTION FOR:** Design Plat – Phase 1

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°01'31", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 252.80 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 22°36'20" EAST, A DISTANCE OF 224.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 300.32 FEET TO THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 441; THENCE NORTH 77°41'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 318.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 32.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°09'57" WEST, A DISTANCE OF 67.40 FEET TO THE BEGINNING OF A CURVE

CONCAVE NORTHERLY, HAVING A RADIUS OF 1025.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°09'58" WEST, 185.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°23'48", AN ARC DISTANCE OF 185.99 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS; THENCE NORTH 01°51'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.31 FEET; THENCE DEPARTING SAID EAST LINE, WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 975.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02'21" EAST, 191.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'30", AN ARC DISTANCE OF 192.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°45'44" EAST, 182.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC DISTANCE OF 195.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25'47" EAST, 228.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'50", AN ARC DISTANCE OF 228.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°46'32" EAST, 364.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'21", AN ARC DISTANCE OF 367.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°40'01" WEST, 399.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°07'23", AN ARC DISTANCE OF 401.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°25'22" WEST, 210.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC DISTANCE OF 211.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°11'36" EAST, 37.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC DISTANCE OF 42.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°05'01" EAST, 328.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC DISTANCE OF 330.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 183.17 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 09°31'10" EAST, A DISTANCE OF 293.35 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 640.55 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 14.57 ACRES, MORE OR LESS.

Doc Stamp-Deed: \$0.70



THIS DOCUMENT WAS PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH OR SURVEY.

PREPARED BY AND RETURN TO:  
Mary A. Robison, Esquire (KDB)  
Fisher, Tousey, Leas & Ball, P.A.  
501 Riverside Avenue, Suite 600  
Jacksonville, Florida 32202

**QUIT-CLAIM DEED**

THIS INDENTURE, made this 23<sup>rd</sup> day of December 2016, between JOAN M. JONES, conveying her non homestead property, whose address is 2513 SW 50<sup>th</sup> Boulevard, Gainesville, Florida 32608, party of the first part, and MURPHY'S LOT, LLC, a Florida limited liability company (as to Parcel 1) and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership (as to Parcels 2 and 3), the address for each of which is 2513 SW 50<sup>th</sup> Boulevard, Gainesville, Florida 32608, parties of the second part.

**WITNESSETH:**

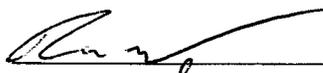
That the said party of the first part, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part, and their successors and assigns forever, all of her interest in the following described lands, situate, lying and being in the County of Alachua, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

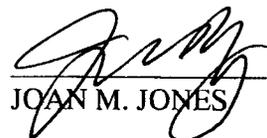
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

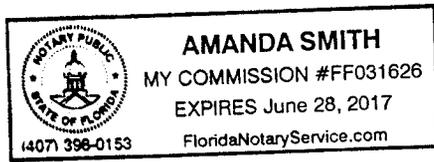
  
\_\_\_\_\_  
Print Name: Ralph Mazzucolo

  
\_\_\_\_\_  
Print Name: Raffaele Cuorvo

  
\_\_\_\_\_  
JOAN M. JONES

STATE OF FLORIDA  
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by JOAN M. JONES, (NOTARY MUST CHECK ONE) [ ] who is personally known to me or  who has produced a current FL (STATE) driver's license as identification.



Amanda Smith  
Name: Amanda Smith  
NOTARY PUBLIC, State of Florida  
Commission Number: FF031626

682001

## EXHIBIT "A"

PARCEL 1:

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

**ALSO LESS AND EXCEPT:**

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

**LESS THE FOLLOWING:**

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

**PARCEL 3:**

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.

**Parcel: 03049-000-000**

*Search Date: 4/27/2017 at 1:29:02 PM*

<b>Taxpayer:</b> ALACHUA A ONE LLC	<b>Legal:</b> E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971
<b>Mailing:</b> 15260 NW 147TH DR STE 100 ALACHUA, FL 32615	
<b>Location:</b> 16119 NW US HWY 441 ALACHUA	
<b>Sec-Twn-Rng:</b> 09-08-18	
<b>Property Use:</b> 01000 - Vacant Comm	
<b>Tax Jurisdiction:</b> Alachua - 1700	
<b>Area:</b> 8-18 Rural	
<b>Subdivision:</b> Placeholder	

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000	3331.33
2015	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000	3395.34
2014	Tmbr Si 80-89	134300	2685200	0	0	2685200	0	134300	134300	0	0	134300	134300	3334.94
2013	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3336.36
2012	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3331.19
2011	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3404.47
2010	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3379.72
2009	Tmbr Si 80-89	135000	338100	0	0	338100	0	135000	135000	0	0	135000	135000	3378.31
2008	Tmbr Si 80-89	149800	338100	0	0	338100	0	149800	0	0	0	149800	0	3394.03
2007	Tmbr Si 80-89	137000	338100	0	0	338100	0	137000	0	0	0	137000	0	3114.81

**Land**

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	RSF-4		Acre	5.3
Acreage Non Ag	RSF-4		Acre	34.28
Acreage Non Ag	RMF-8		Acre	34.19
Acreage Non Ag	CI		Acre	60.49
			<b>2016 Certified Land Just Value: 2685200</b>	<b>2016 Certified Land Assessed Value: 135000</b>

**Sale**

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/23/2016	100	V	U	4485	0967	MS
12/21/2016	2537000	V	Q	4485	0971	MS
09/28/1998	100	V	U	2209	2650	MS
09/28/1998	100	V	U	2209	2647	MS
09/28/1998	100	V	U	2209	2644	MS
09/28/1998	100	V	U	2195	2886	MS
09/28/1998	100	V	U	2195	2883	MS
09/28/1998	100	V	U	2195	2880	MS
12/28/1984	100	V	U	1582	1576	MS

**Parcel: 03049-003-000**

*Search Date: 4/6/2017 at 4:30:07 PM*

<b>Taxpayer:</b> ALACHUA A ONE LLC	<b>Legal:</b> COM INT W R/W I-75 & N R/W US 441 THE POB N 79 DEG W ALONG R/W 175 FT N 10 DEG E 175 FT S 79 DEG E 175 FT S 10 DEG W 175 FT TO POB OR 4115/1178
<b>Mailing:</b> 15260 NW 147TH DR STE 100 ALACHUA, FL 32615	
<b>Location:</b> 16113 NW US HWY 441 ALACHUA	
<b>Sec-Twn-Rng:</b> 09-08-18	
<b>Property Use:</b> 00700 - Misc. Residence	
<b>Tax Jurisdiction:</b> Alachua - 1700	
<b>Area:</b> Alachua Commercial	
<b>Subdivision:</b> Placeholder	

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Misc. Residence	183800	183800	0	1300	185100	82580	102520	185100	0	0	102520	185100	3185.17
2015	Misc. Residence	91900	91900	0	1300	93200	0	93200	93200	0	0	93200	93200	2344.05
2014	Misc. Residence	91900	91900	0	1400	93300	0	93300	93300	0	0	93300	93300	2316.82
2013	Misc. Residence	91900	91900	0	1400	93300	0	93300	93300	0	0	93300	93300	2316.09
2012	Misc. Residence	91900	91900	0	1500	93400	0	93400	93400	0	0	93400	93400	2314.98
2011	Misc. Residence	91900	91900	0	1600	93500	0	93500	93500	0	0	93500	93500	2368.46
2010	Misc. Residence	107200	107200	0	1600	108800	0	108800	108800	0	0	108800	108800	2747.95
2009	Misc. Residence	107200	107200	0	1700	108900	0	108900	108900	0	0	108900	108900	2738.47
2008	Misc. Residence	107200	107200	0	1700	108900	0	108900	0	0	0	108900	0	2479.37
2007	Misc. Residence	107200	107200	0	1800	109000	0	109000	0	0	0	109000	0	2490.31

**Land**

Use	Zoning Type	Zoning Desc	Unit Type	Units
Misc Residence	CI		Square Feet	30625
			<b>2016 Certified Land Just Value: 183800</b>	<b>2016 Certified Land Assessed Value: 183800</b>

**Miscellaneous**

Description	Unit Type	Units
1680 - Paving 1	SF	9153
2222 - Stg 2	SF	96
		<b>2016 Certified Miscellaneous Value: 1300</b>

**Sale**

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/23/2016	100	I	U	4485	0967	MS
12/21/2016	2537000	I	Q	4485	0971	MS
05/22/2012	0	I	U	4115	1178	DD
09/30/2002	100	V	U	2529	1324	SD
09/30/2002	100	V	U	2529	1321	DD
03/19/1996	100	V	U	2055	58	MS

ACCOUNT NUMBER	ESCROW CD	APPLICABLE VALUES AND EXEMPTIONS BELOW	MILLAGE CODE
03049 000 000			1700

Unassigned Location RE

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

E1/2 N OF NEW HIWAY 20 LESS R/W FOR  
SR 93 & LESS THAT  
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	135,000	0	135,000	1,205.42
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	135,000	0	135,000	10.13
LIBRARY GENERAL	1.3371	135,000	0	135,000	180.51
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	135,000	0	135,000	202.50
SCHL DISCRNRY & CN (S01)	0.7480	135,000	0	135,000	100.98
SCHL GENERAL	4.6880	135,000	0	135,000	632.88
SCHOOL VOTED (S01)	1.0000	135,000	0	135,000	135.00
SUWANNEE RIVER WATER MGT DIST	0.4093	135,000	0	135,000	55.26
17 CITY OF ALACHUA	5.9900	135,000	0	135,000	808.65
<b>TOTAL MILLAGE</b>	<b>24.6764</b>				
		<b>AD VALOREM TAXES</b>			<b>\$3,331.33</b>

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

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://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 \$3,331.33**

<b>If Paid By</b>	<b>Nov 30, 2016</b>				
<b>Please Pay</b>	<b>\$0.00</b>				

**JOHN POWER, CFC** 2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS 1011474  
ALACHUA COUNTY TAX COLLECTOR  
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
03049 000 000	Unassigned Location RE	

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03049 003 000		1700

16113 NW US HWY 441

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

COM INT W R/W I-75 & N R/W US 441 THE  
POB N 79 DEG W ALO  
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	102,520	0	102,520	915.40
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	102,520	0	102,520	7.69
LIBRARY GENERAL	1.3371	102,520	0	102,520	137.08
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	185,100	0	185,100	277.65
SCHL DISCRNRY & CN (S01)	0.7480	185,100	0	185,100	138.45
SCHL GENERAL	4.6880	185,100	0	185,100	867.75
SCHOOL VOTED (S01)	1.0000	185,100	0	185,100	185.10
SUWANNEE RIVER WATER MGT DIST	0.4093	102,520	0	102,520	41.96
17 CITY OF ALACHUA	5.9900	102,520	0	102,520	614.09
<b>TOTAL MILLAGE</b>	<b>24.6764</b>				<b>\$3,185.17</b>

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

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://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 \$3,185.17**

<b>If Paid By</b>	<b>Nov 30, 2016</b>				
<b>Please Pay</b>	<b>\$0.00</b>				

**JOHN POWER, CFC** 2016 PAID REAL ESTATE 1011491  
ALACHUA COUNTY TAX COLLECTOR 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
03049 003 000	16113 NW US HWY 441	

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

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

## Detail by Entity Name

Florida Limited Liability Company  
ALACHUA A ONE LLC

### Filing Information

**Document Number** L16000217620  
**FEI/EIN Number** NONE  
**Date Filed** 11/30/2016  
**Effective Date** 11/30/2016  
**State** FL  
**Status** ACTIVE

### Principal Address

15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Mailing Address

15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Registered Agent Name & Address

MCCAULEY, JAMES W  
15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MCCAULEY, JAMES W  
15260 NW 147TH DRIVE SUITE 100  
ALACHUA, FL 32615

### Annual Reports

**No Annual Reports Filed**

### Document Images

[11/30/2016 – Florida Limited Liability](#)

[View image in PDF format](#)



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# MEMORANDUM

17 May 2017

To: Robert Walpole, PE  
Causseaux, Hewitt, and Walpole, Inc.

From: Pete Wallace *Pete M. Wallace*

Subject: Development review of High Point Crossing Preliminary Plat – Request for Additional Information

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Robert, CHW has requested that ERC prepare a response to Item 1(a) of a Request for Additional Information prepared by Mr. Justin Tabor, AICP, Principal Planner, City of Alachua which reads as follows:

## 1. Comprehensive Plan Consistency

- a. **Policy 1.10.g of the Conservation & Open Space Element establishes minimum required buffers from wetland areas. Buffer width is determined in part based upon whether the wetland supports any federally or state protected animal species. Please provide supporting documentation that no such animal species exists within the wetland area. In accordance with Policy 1.10.g, documentation must address the area within 300 feet of the wetland.**

The following comments are provided by ERC are based on review of the Comprehensive Plan Policies which pertain to Surface Waters and Wetlands and results of field surveys conducted on the property in 2008 and 2017. Comments are as follows:

1. Policy 1.10(a) states that the state delineation methodology is to be used in delineation of wetlands. The onsite depressional feature referred to as a wetland is not a wetland pursuant to **Section 62-340.600 FAC** but is more appropriately identified as a “borrow pit” which is a man-made surface water feature in which the jurisdictional boundary is defined pursuant to **Section 62-340.600(2)(d)**. The onsite depression is not a wetland by definition but is a man-made surface water feature. Based on review of historical aerial photographs, the area was excavated circa 1965 for borrow material for construction of I-75. The pit was excavated within an historical upland. The pit has subsequently been incorporated into the stormwater management system of I-75.

2. Based on #1 above, regulation of **Man-Made Surface Water** features is not effectively described within the City of Alachua Comp Plan Policy 1.12 which provides regulatory guidance for Water Resources which are natural surface water features such as rivers, springs, and streams, and buffers are provided for these features within Policy 1.12(d). However, specific guidance for artificial water bodies such as borrow pits is not provided.
3. This description of the discrepancy of terms and potential regulatory guidance is provided because neither the City of Gainesville nor Alachua County regulate man-made surface waters.
4. The buffer of 75 feet, if analyzed within the Comp Plan policies, is sufficient for this waterbody. The water feature may be used by any number of transient Waterbird or Wading Bird species much as any stormwater basin or ditch within the I-75 corridor would also be visited. However, the area does not provide any critical roosting or nesting or foraging habitat for these species.
5. Review of Florida Natural Areas Inventory (FNAI) species occurrence records shows NO reported listed species in the area. The area does not occur within a 25-mile Protective Forage Buffer of a known Wood Stork colony nor are there any reported Waterbird or Wading Bird rookery sites in the area. There are no Bald Eagle nests in or around the Project Site. Surveys of the uplands within 300 feet of the surface water and the remaining site area in 2008 and 2017 recorded NO listed species observations. There were NO Gopher Tortoises present and there is NO Gopher Tortoise habitat present on the site. The site lies within the known occurrence range of the Eastern Indigo Snake. The lack of any Gopher Tortoise burrows or any xeric habitats preclude the potential of Indigo Snakes being present.
6. Since there are no proposed impacts to the Surface Water feature, there will be NO impacts to transient use by any species. Given that I-75 lies adjacent to the surface water, any animals which would use this feature with I-75 present would not be adversely affected by a residential or mixed-use development activity constructed on the Project Site. **Therefore, the buffers proposed are sufficient to protect this feature and are in excess of those typically required for this type of surface water.**

If I can be of further assistance, do not hesitate to call