



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: 15803 NW Residence Place
2. Address of Subject Property: 15803 NW 140 Street Alachua, FL 32615
3. Parcel ID Number(s): 3131-103-000
4. Existing Use of Property: Light Manufacturing
5. Future Land Use Map Designation: Medium Density Residential
6. Existing Zoning Designation: Residential Single Family-3 RSF-3
7. Proposed Zoning Designation: Residential Multiple Family-8 RMF-8
8. Acreage: (1.2) RMF-8 (8 units/acre x 1.2 = maximum 9 multi family)

B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Karl Kristoff Title: Project Mgr.
Company (if applicable): _____
Mailing address: 919 NW 23rd Ave
City: Gainesville State: Florida ZIP: 32609
Telephone: 352-214-7789 FAX: () e-mail: Karl.Kristoff@gmail.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Khanh Dinh
Mailing Address: 7819 NW 22 Lane
City: Gainesville State: FL ZIP: 32605

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

1. Statement of proposed change, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

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

Revised 4/1/2012

Page 1 of 3

5. Analysis of compliance with the Standards for Site Specific Amendments to the Official Zoning Atlas, as defined in Section 2.4.2 of the Land Development Regulations (LDRs), and listed below:
 - i. *Consistent with Comprehensive Plan*
The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.
 - ii. *Consistent with Ordinances*
The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.
 - iii. *Logical Development Pattern*
The proposed amendment would result in a logical and orderly development pattern.
 - iv. *Pre-Mature Development*
The proposed amendment will not create premature development in undeveloped or rural areas.
 - v. *Incompatible with Adjacent Lands*
The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.
 - vi. *Adverse Effect on Local Character*
The proposed amendment will not adversely effect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.
 - vii. *Not Deviate from Pattern of Development*
The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by surrounding zone districts) of the area where the proposed amendment is located.
 - viii. *Encourage Sprawl*
The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.
 - ix. *Spot Zoning*
The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).
 - x. *Public Facilities*
The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water, wastewater, parks, storm water management, and solid wastes), and there are no assurances by the private sector that public facilities are planned and will be available to adequately accommodate development.
 - xi. *No Adverse Effect on the Environment*
The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
6. Three (3) sets of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).
7. Neighborhood Meeting Materials, including:
 - i. Copy of the required published notice (advertisement) – must be published a newspaper of general circulation, as defined in Article 10 of the City's Land Development Regulations
 - ii. Copy of written notice (letter) sent to all property owners within 400 feet, and mailing labels or list of those who received written notice.
 - iii. Written summary of meeting – must include (1) those in attendance; (2) a summary of the issues related to the development proposal discussed; (3) comments by those in attendance about the development proposal; and, (4) any other information deemed appropriate.
8. For applications requesting a zoning which permits residential uses, Public School Student Generation Form.
9. Legal description with tax parcel number.

- ✓ 10. Proof of ownership.
- ✓ 11. Proof of payment of taxes.
- 12. Fee. Please see fee schedule for fee determination. No application shall be accepted for processing until the required application fee is paid in full by the applicant. Any necessary technical review will be billed to the applicant at the rate of the reviewing entity. The invoice shall be paid in full prior to any legislative and/or quasi-judicial action of any kind on the petition, appeal, or development application.

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

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

Dinh
Signature of Applicant

Karl Kristoff
Signature of Co-applicant

KHANH DINH
Typed or printed name and title of applicant

Karl Kristoff
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30 day of March, 2017, by Khanh Dinh &

Karl Kristoff, who is/are personally known to me, or who has/have produced FLDL 0500-50149-140-0
FLDL 2605-50043-031-0
as identification.

NOTARY PUBLIC
HANNA GRIFFIS
MY COMMISSION # GG 072433
EXPIRES: February 13, 2021
Bonded thru Budget Notary Services

Hanna Griffis
Signature of Notary Public, State of FL



City of
ALACHUA

THE GOOD LIFE COMMUNITIES

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 15803 NW 140 St

Parcel ID Number(s): 3131-103-000

Acreage: (1.2)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: KHANH DINH

Title: Owner

Company (if applicable):

Mailing Address: 7819 NW 22 LN

City: Gainesville

State: FL

ZIP: 32605

Telephone: 352-246-5449

FAX:

e-mail: KDinh@aol.com

C. AUTHORIZED AGENT

Name: Karl Kristoff

Title: Property Mgr.

Company (if applicable):

Mailing address: 919 NW 23rd Ave.

City: Gainesville

State: FL

ZIP: 32609

Telephone: 352-241-7789

FAX:

e-mail: Karl.Kristoff@gmail.com

D. REQUESTED ACTION:

As agent for owner - Rezoning Application

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

Signature of Applicant

Khanh Dinh

Typed or printed name and title of applicant

Signature of Co-applicant

Karl Kristoff

Typed or printed name of co-applicant

State of Florida

County of Alachua

The foregoing application is acknowledged before me this 3 day of April, 2017, by Karl Kristoff

and Khanh Dinh who is/are personally known to me, or who has/have produced FL DL as identification.

NOTARY SEAL

Signature of Notary Public, State of Florida

Kristy Lee Thornton

City of Alachua • Planning and Community Development Department

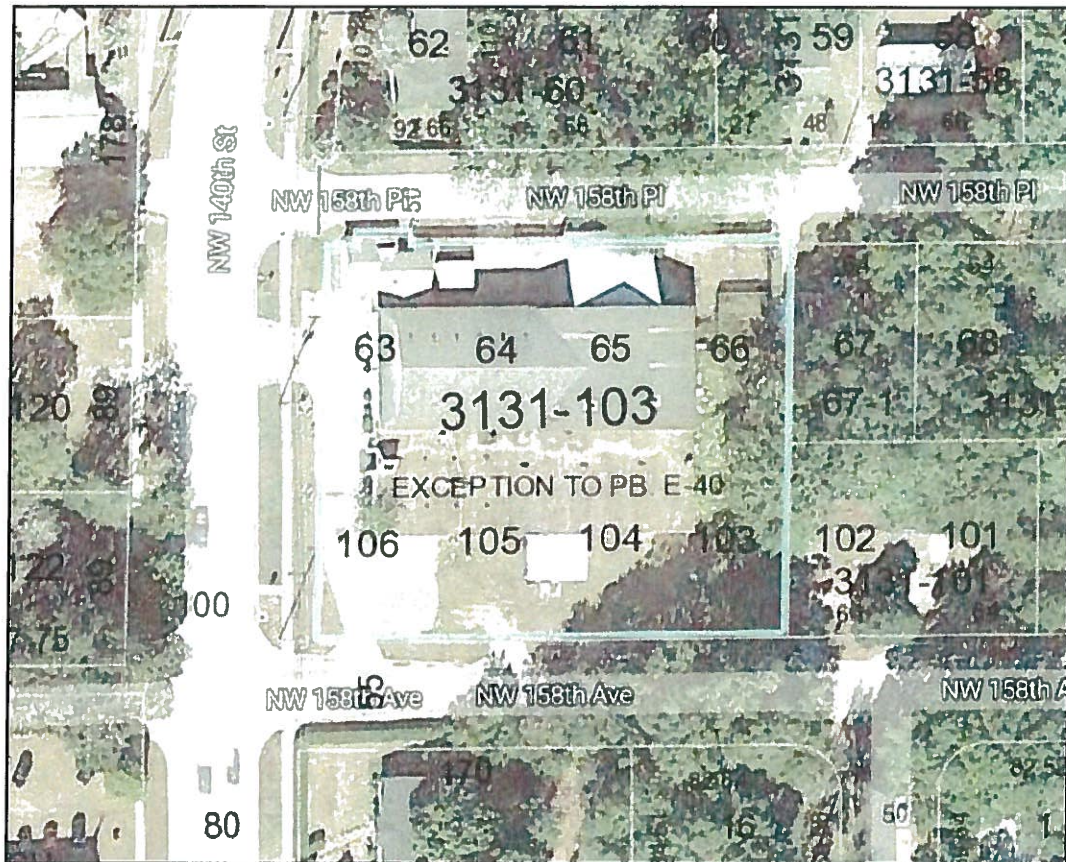
PO Box 8 • Alachua, FL 32616 • (386) 418-6121

Revised 9/30/2014



KRISTY LEE THORNTON
MY COMMISSION # FF 102560
EXPIRES: March 17, 2018
Alachua County Budgetary Services

Rezoning Justification Report



Project Request: Rezoning application from RSF-3 to RMF-8

Location: 15803 NW 140th Street (Parcel 03131-103-000)

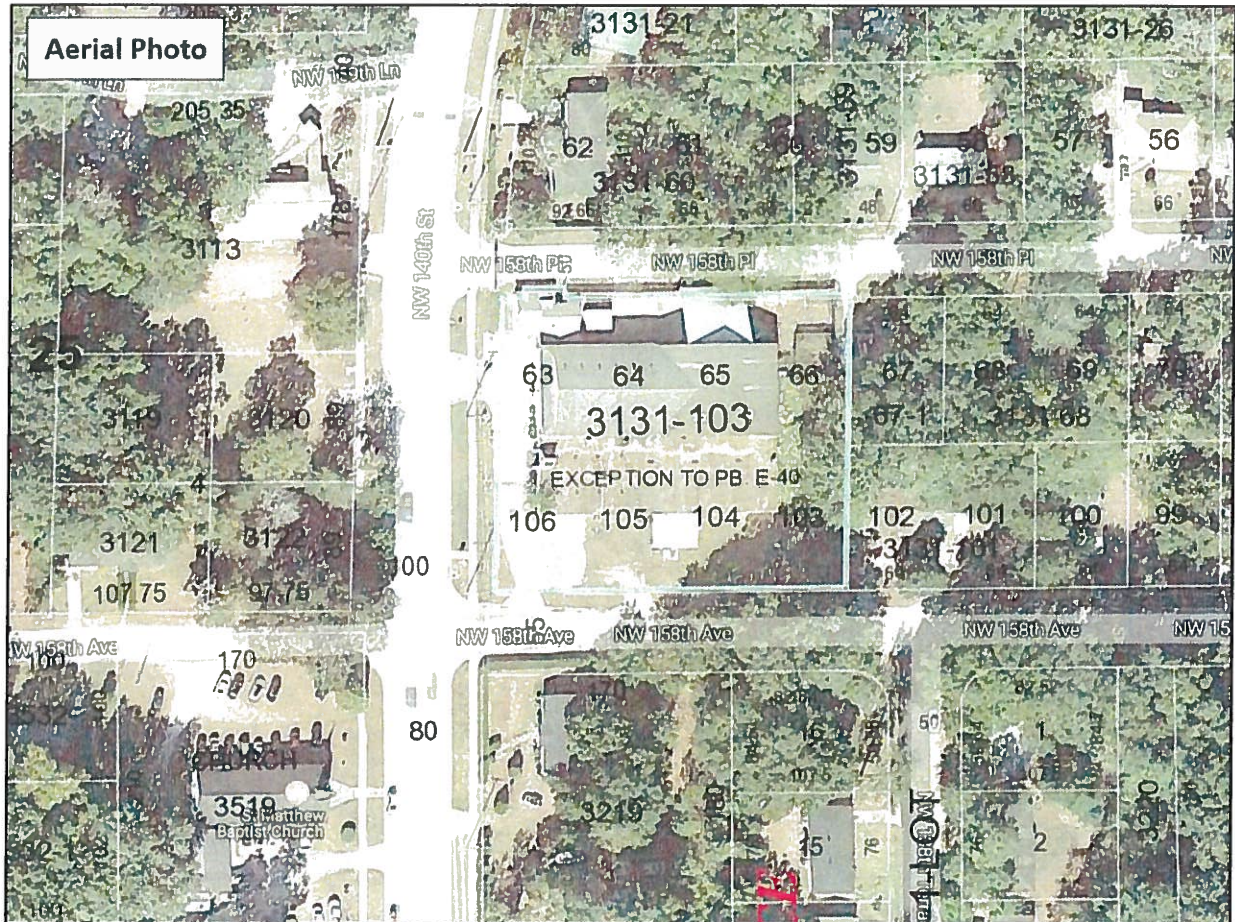
Prepared By: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.

Agents for: Khanh Dinh

Date: June 6, 2017

Background / Statement of Proposed Change

The subject property is located at 15803 NW 140th Street (see exhibit below).



The proposal includes tax parcel 03131-103-000, which is located within Section 11, Township 8, Range 18. The entire parcel is approximately 1 acre in size. The property has operated as a light industrial use for decades (building constructed in 1963), which is a legal non-conforming use on the residentially-zoned property. The property owner wishes to convert the use of the property from light industrial to multi-family residential, with up to 8 units on-site.

To achieve this, a proposed rezoning from RSF-3 to RMF-8 is proposed. The exhibits on the next page of the report illustrates the existing and proposed zoning designations on the subject property. This will bring the property from the present legal non-conforming use of light industrial to a more compatible residential use in relation to the surrounding development pattern and Comprehensive Plan Future Land Use Map.

A neighborhood meeting was held with 11 attendees resulting in a general feeling that the proposed change in use is welcomed and no objections to the project were presented.

[illegible]

Existing Zoning District

-

RSF-3

As stated in the City of Alachua Land Development Code, the RSF-3 zoning district is defined as follows:

3.4.2 List of residential districts and specific purposes.

(B) RSF-3, Residential Single-Family-3. The RSF-3 district is established as a district in which the principal use of land is single-family residential development at a moderate density in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the quiet residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The minimum lot area is 10,000 square feet and the maximum density allowed is three dwelling units an acre.

Proposed Zoning District

-

RMF-8

As stated in City of Alachua Land Development Code, the RMF-8 zoning district is defined as follows:

3.4.2 List of residential districts and specific purposes.

(G) RMF-8, Residential Multiple Family District-8. The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.

Comprehensive Plan Consistency

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

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

Future Land Use Element:

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



zoning allows the same maximum residential zoning density and is consistent with the Future Land Use Designation.

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

Consistency: Development / redevelopment of the subject property shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity in the urban center of the City. Further, the owners see to redevelop the property from an industrial site to a residential complex, in compliance with the City's design standards. In addition, appropriate buffering shall be provided as part of any future development.

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

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

Consistency: The redevelopment of this site as a residential site is infill in nature based on the existing development patterns in the immediate area and as indicated on the existing City of Alachua future land use map. The property is located in the urban area of the City with utilities available to serve the site.

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

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

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

Transportation Element:

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

Community Facilities and Natural Groundwater Aquifer Recharge Element:

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

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

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

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

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

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

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

Conservation & Open Space Element:

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

Objective 1.1: Conservation Designations

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

Objective 1.2: Native Communities and Ecosystems

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

Objective 1.3: Listed Species

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

Objective 1.4: Air Quality

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

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, soil conditions do not pose any impediments to development due to existing site conditions.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

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

Objective 1.8: Hazardous Materials

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

Objective 1.9: Agriculture and Silviculture

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

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map, there are no wetland areas identified on the subject property. However, if any wetlands or other environmentally sensitive resources are identified on the subject property at the time of site development, these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

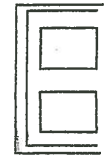
Consistency: The required open and green space requirements shall be met upon development of the site.

Objective 1.12: Water Resources

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

Intergovernmental Coordination Element:

The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed.



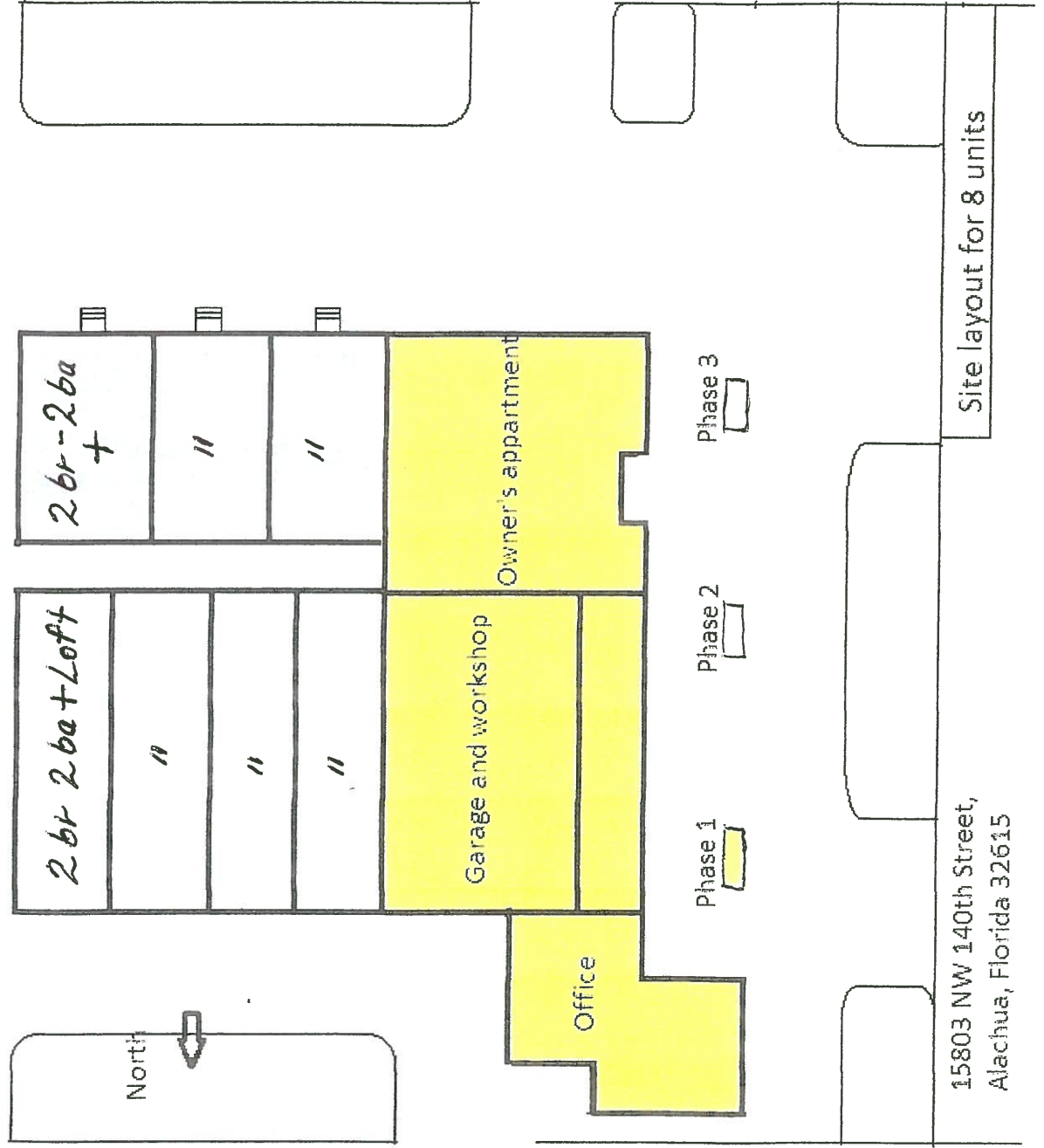
Dumpsters



Retention pond



Dumpsters



Capital Improvements Element:

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

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning categories.

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon both of the maximum development scenarios, any proposed development allowed in the proposed RMF-8 zoning district will operate within the level of service standards outlined in the Code.

Maximum Development Scenario Project Impact: The net comparison of trip generation between the existing and proposed zoning designations are described below:

Traffic:

Maximum Development Scenario - Existing Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	3	Single Family	9.52 / Unit	29
Total Daily Trips (ADT)				29

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
210	3	Single Family	1.02	3
Total Daily Trips (PM PEAK)				3

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	8	Apartment	6.65	53
Total Daily Trips (ADT)				53

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
220	8	Apartment	0.67	5
Total Daily Trips (PM PEAK)				5

Net Increase in Daily Trips

- ADT: Proposed (53 ADT) – Existing (29 ADT) = 24 ADT
- PM PEAK: Proposed (5 ADT) – Existing (3 ADT) = 2 ADT

Affected Roadway Segments

- SR 235, Segment 9

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	SR 235 Segment 9
Maximum Service Volume	13,300
Existing Traffic and Reserved Trips	6,460
Project Trips (Net ADT)	53
Available Capacity	6,787

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2017

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

Traffic System Category	SR 235 Segment 9
Maximum Service Volume	1,200
Existing Traffic and Reserved Trips	615
Project Trips (Net PM Peak)	5
Available Capacity	580

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to March 2017

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

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 1,500 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Existing Zoning ¹	900 GPD
Sanitary Sewer Impact – Proposed Zoning ²	2,400 GPD
Net Change in Sanitary Sewer Impact	1,500 GPD

1. Per 64E-6.008, F.A.C. (Residential Unit: 3 BDR between 1,201-2,250 SF): 300 GPD

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	615,000
Reserved Capacity	100,914
Project Demand	2,400
Residual Capacity	781,686

Source:

City of Alachua Public Services Department, March 2016

Potable Water:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 1,500 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Existing Zoning ¹	900 GPD
Potable Water Impact – Proposed Zoning ¹	2,400 GPD
Net Change in Potable Water Impact	1,500 GPD

1. Per 64E-6.008, F.A.C. (Residential Unit: 3 BDR between 1,201-2,250 SF): 300 GPD

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,190,000
Reserved Capacity ²	140,504
Project Demand	2,400
Residual Capacity	967,096

Source:

City of Alachua Public Services Department, March 2016

Solid Waste:

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

Maximum Development Scenario Project Impact: Residential uses generate approximately 0.73 tons per year per of solid waste per capita (City of Alachua Comprehensive Plan). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

Solid Waste Impact per Net Change

Solid Waste Impact – Existing Zoning ¹	5 Tons
Solid Waste Impact – Proposed Zoning ¹	13 Tons
Net Change in Solid Waste Impact	8 Tons

1. Formula*: (0.73 tons/year per capita @ 2.3 residents per unit)

*Source: City of Alachua Comprehensive Plan

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

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

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

(1) *Competent Substantial Evidence Provided*

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

(a) *Consistent with Comprehensive Plan*

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed rezoning is consistent with the permitted residential density prescribed in the underlying Medium Density Residential Future Land Use Designation.

(b) *Consistent with Ordinances*

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

If the property is rezoned to RMF-8, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

Consistency: The rezoning request will create a logical development pattern. It will allow the for the redevelopment of the site from an industrial use to a more compatible residential pattern, thus resulting in an infill pattern. For decades, this area has been residential in nature. In addition, the subject property is located along an arterial state road in the urban core of the City and centralized public utilities presently serve the site. The proposed zoning will thus be a logical extension of this current development pattern.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is presently developed and located in the urbanized area of Alachua. This request will allow for an infill expansion of development on the property.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands as the proposed use and adjacent uses are both residential in nature.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map below illustrates the existing zoning districts for the surrounding properties:

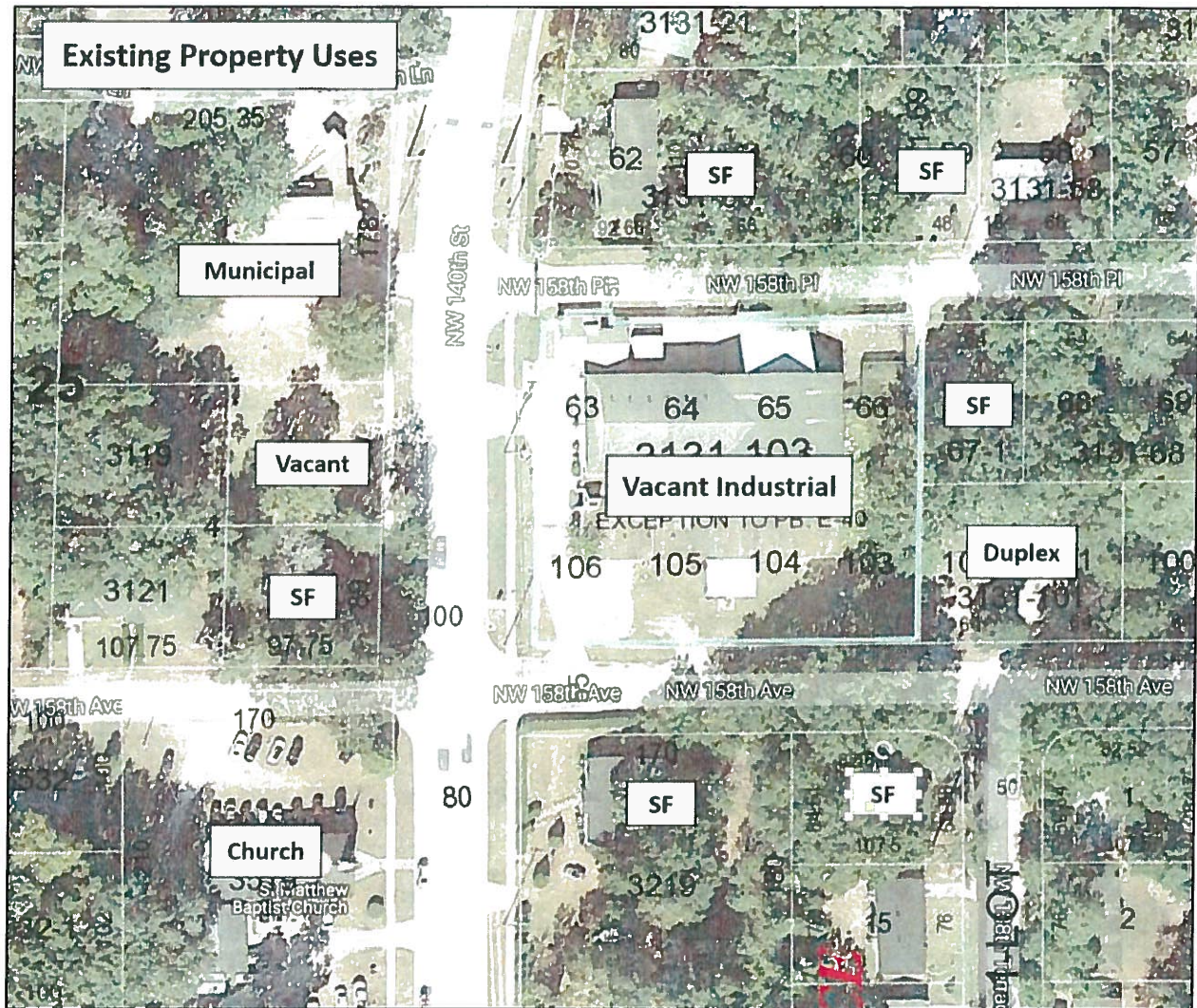
The existing land uses of the subject property and adjacent properties are as follows:

North: Single Family Structures

East: Single Family Structure and Duplex

West: Vacant Parcel and Municipal Use

South: Single Family Structures



The subject property will be developed in a similar fashion to the existing residential development pattern in the area. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible to the adjacent development.

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that has long been residential in character. In addition, the property is located along an arterial roadway that accommodates development / redevelopment.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning is consistent with existing residential land use pattern in the area and the densities allowed in the underlying Future Land Use Designation.

(h) *Encourage Sprawl*

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

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The property is currently improved / developed, along with a majority of surrounding properties. The property that is under consideration does not contain any regulated natural resources or ecosystems.

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

Consistency: The subject property is currently served by existing public utilities and has access to an existing public street (SR 235). No extensions of public infrastructure would be required.

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

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

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

Consistency: The proposal will allow additional residential development in an area that has been long established by the City Comprehensive Plan as residential in character. In addition, development on this property would be considered infill in nature and would help serve the residential demands on the community.

(i) Spot Zoning

Consistency: The proposed rezoning will not create spot zoning for two primary reasons. First, the proposed zoning requests a change from residential zoning district to another. Second, the

proposed rezoning is consistent with the density in the underlying Future Land Use designation of Medium Density Residential, which applies to the subject property and almost all properties within several blocks in each direction.

(j) *Public Facilities*

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

(k) *No Adverse Effect on the Environment*

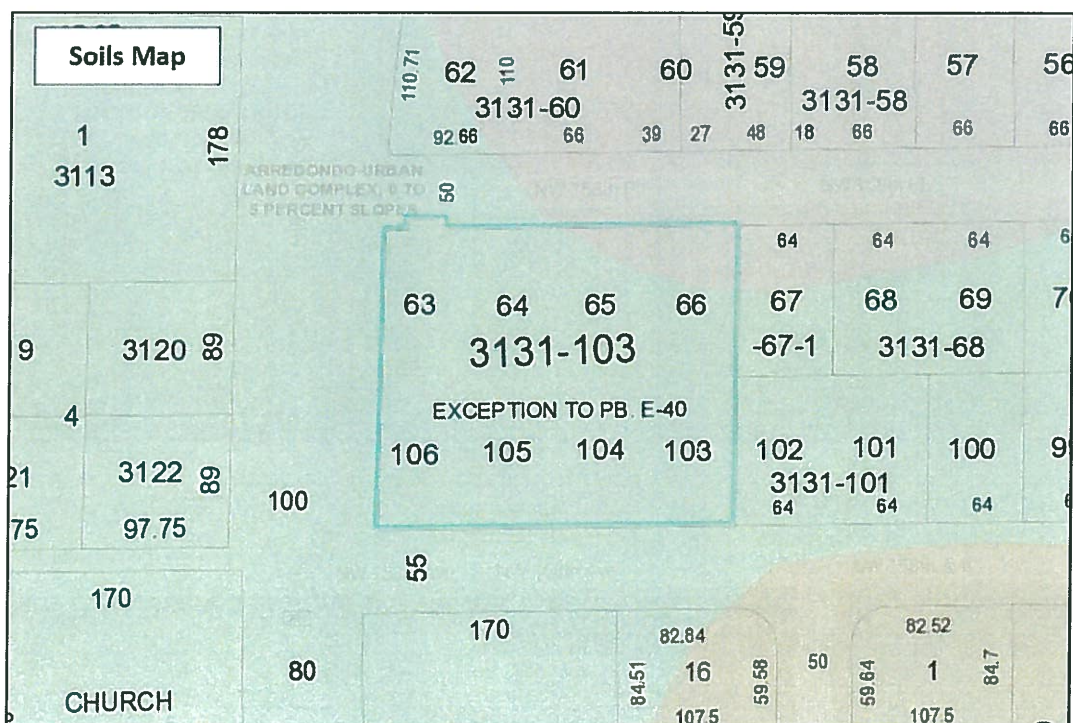
Consistency: As demonstrated in the Suitability Analysis section of this report (see below), there are no environmental resources located on the site and therefore, there is no adverse effect on the environment due to this rezoning.

Suitability Analysis

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

Soils:

The following exhibit illustrates the soil types for the subject property and the immediate area:



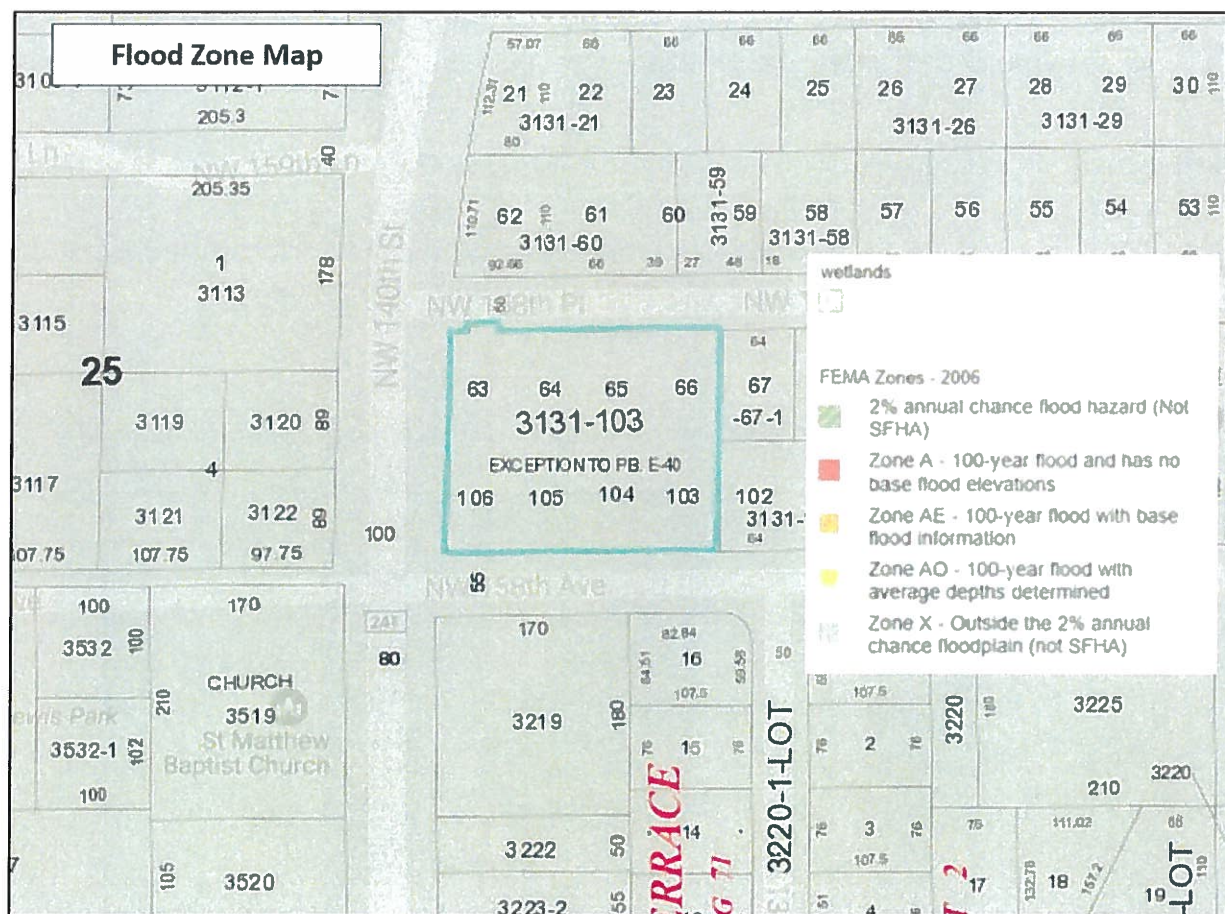
As shown, the parcel has Arredondo-Urban Land Complex and Millhopper-Urban Land Complex. According to the *Soil Survey of Alachua County Florida*, both soils range between 0-5 percent slopes and are suitable for development. Therefore, soil conditions do not pose any impediments to development due to existing site conditions.

Wetlands / Surface Waters / Creeks:

There are no wetlands, surface waters or creeks that are located on site.

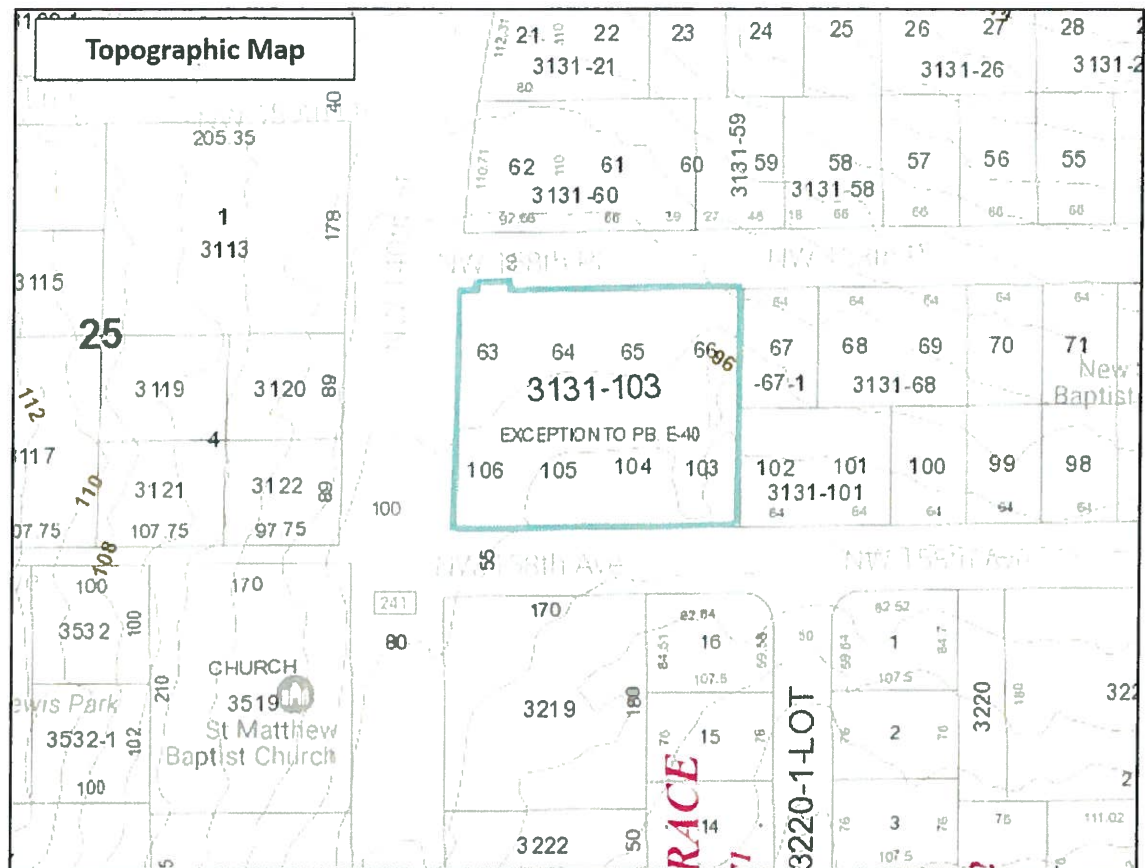
100-Year Flood Zone / Flood Potential:

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



Topography:

The following topographic map illustrates the topography on the subject parcel. The parcel elevation is relatively flat and poses no issue for site development.



NEIGHBORHOOD MEETING

For the residents living within 400ft of the white factory building located at, 15803 NW 140th Street, Alachua, FL 32615 between NW 158th Place and NW 158th Avenue.

Date: Tuesday, March 21, 2017
Time: 5:30 PM
Place: Cleather H. Hathcock Sr. Community Center
15818 NW 140th Street, Alachua, FL 32615
Contact: Mr. Kristoff at (352) 214-7789

Mr. Kristoff will be holding a meeting to discuss a request to rezone a 1.2 acre parcel from Residential Single Family-3 (RSF-3) to Residential Multiple Family-8 (RMF-8), which would provide Alachua with much needed one bedroom apartment rentals and at the same time remodel and landscape an existing warehouse building to contribute an overall nicer appearance in the neighborhood. This proposed change would especially beautify NW 158th Ave. starting at the corner of NW 140th Street.

The purpose of this meeting is to inform neighboring property owners of the nature of the proposal and to seek comments.

Action!

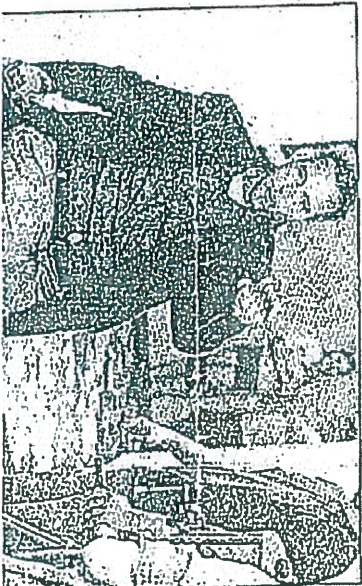
By Katie Pohlman.
Staff writer

Bronson Mosley kneels at the end of a hotel hallway Wednesday night, his DSLR camera sitting on the ground in its stabilizer, while cue scripts, and the scenes and edit the movies within that time limit.

Factoring in editing time, Mosley said, the teams probably only really have 60 hours to write scripts and shoot scenes. Nevertheless, Mosley and crew are not going to play it safe.

"We're going to be attempting things that are challenging like moving shots in cars, group shots," he said. "We're going to try to do some complicated things."

During Wednesday's practice session at Home-wood Suites at Heath Brook, Mosley focused on getting different shots — wide ones, close ups, low ones — of Horne walking down the hallway. "For one take, he tells Killian to focus on Horne's hands as he walks



Schoolers, said he is mainly looking forward to just completing the film, and working with great people. To learn more, visit www.fox.com.

"I know what I can do by myself, but when you <http://jumpcutchallenge.com>.

— *Contrib: Katie Pohlman at 867-4065, katie.pohlman@storibanner.com or @katie_pohlman*

Public Notice

A Neighborhood Meeting will be held to discuss a rezoning of approximately 1.2 acre, located at 15803 NW 140th St. Alhambra, FL 32815, between NW 158th Place and NW 158th Avenue. Currently this property and surrounding neighborhood is RSF-Grandfathered Single Family-3). The purpose of the meeting is to inform neighboring property owners of the proposal to change only the above listed piece of property to RNF-9 (Presidential Multiple Family-9) and to seek their comments. The meeting will be held Tuesday, March 21st, 2017 at 5:30pm at the Cheather H. Hahnbeck Sr. Community Center located at 15818 NW 140th Street, Alhambra, FL 32815. Just across the street from the subject Property, Contact Person: Kait Kristoff 352.214.7789.

—PAID-ADVERTISEMENT—

Soaring demand expected for new scientific advance made just for older men. Works on both men's physical ability and their desire in bed

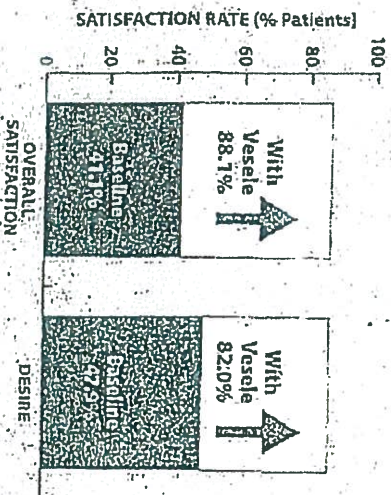
**By Harlan S. Maximan,
Health News Syndicate**

New York ~ If you're like the rest of us guys over 50, you probably already know the truth.... Prescription ED pills may work, but they don't. Doctors are naming a tough time getting their hands on it. So what's all the fuss about?



night. Great Stamina.
Great Results!
• An increased

JAW-DROPPING CLINICAL PROOF



HOW TO GET VESELE[®]

This is the first official public release of Veselic[®] since its news release. In order to get the word out about Veselic[®], Inovius Pharma is offering special introductory discounts to all who call.

Overall Satisfaction	88.1%	41.4%	Pharma is offering special introductory discounts to all who call.
Frequency of sex	79.5%	44.9%	
Desire for sex	82%	47.9%	
Hardness during sex	85.7%	36.2%	A special phone

The Gainesville

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Maddie Mottl

Who on oath says that he/she is Advertising Account Executive of THE GAINESVILLE SUN, a weekly newspaper published in Gainesville in Alachua County, Florida, that the attached copy of advertisement, being an Notice of Public Notice


In the matter of;

A Neighborhood Meeting will be held to discuss a rezoning of approximately 1.2 acre, located at 15803 NW 140th St. Alachua, FL 32615, between NW 158th Place and NW 158TH Avenue. Currently this property and surrounding neighborhood is RSF-3(Residential Single Family-3). The purpose of the meeting is to inform neighboring property owners of the proposal to change only the above listed piece of property to RMF-8 (Residential Multiple Family-8) and to seek their comments.

Cleather H. Hathcock Sr. Community Center located at 15818 NW 140TH Street Alachua, FL 32615, was published in said newspaper in the issue of, March 10th, 2017

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

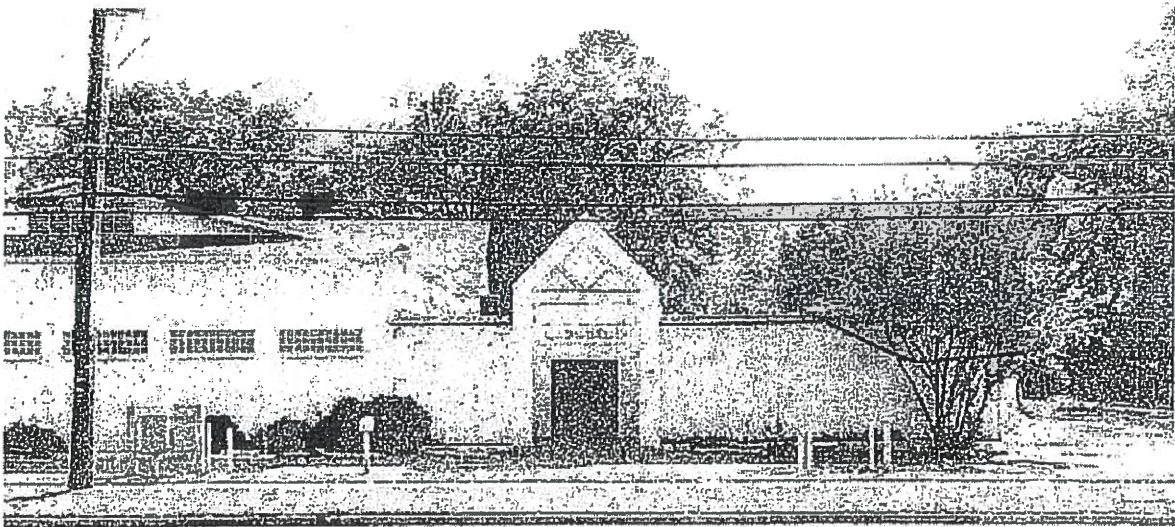
Sworn to and subscribed before me this
10th Day of March A.D. 2017.


(Seal) Notary Public





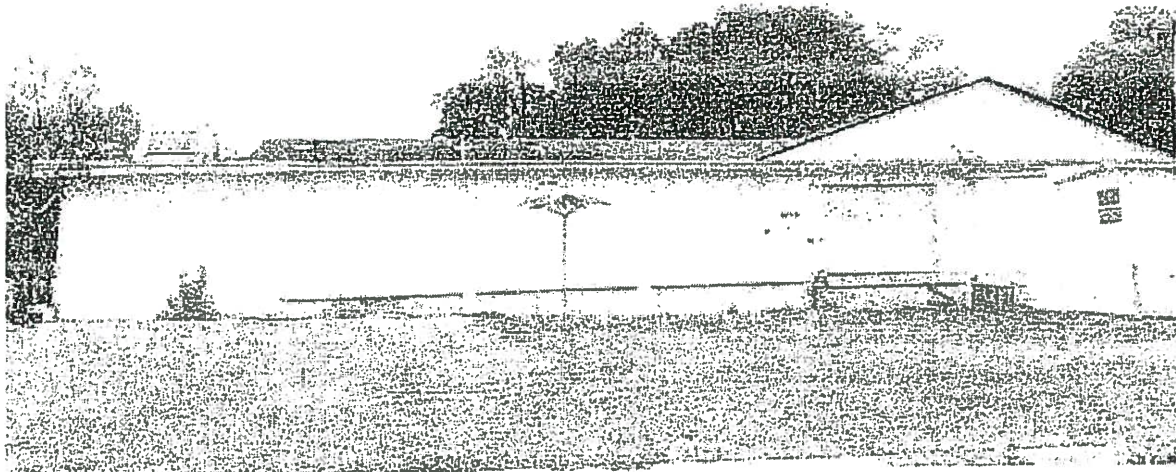
Frontage on NW 140 street, present view



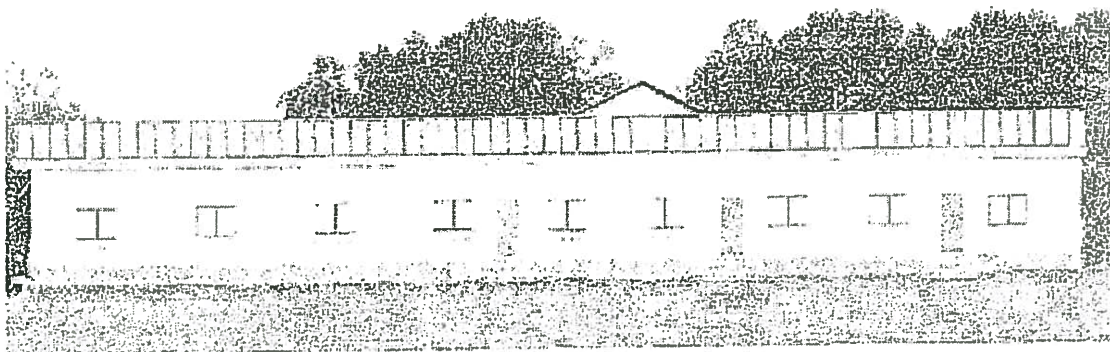
Proposed remodeling with Photovoltaic panels



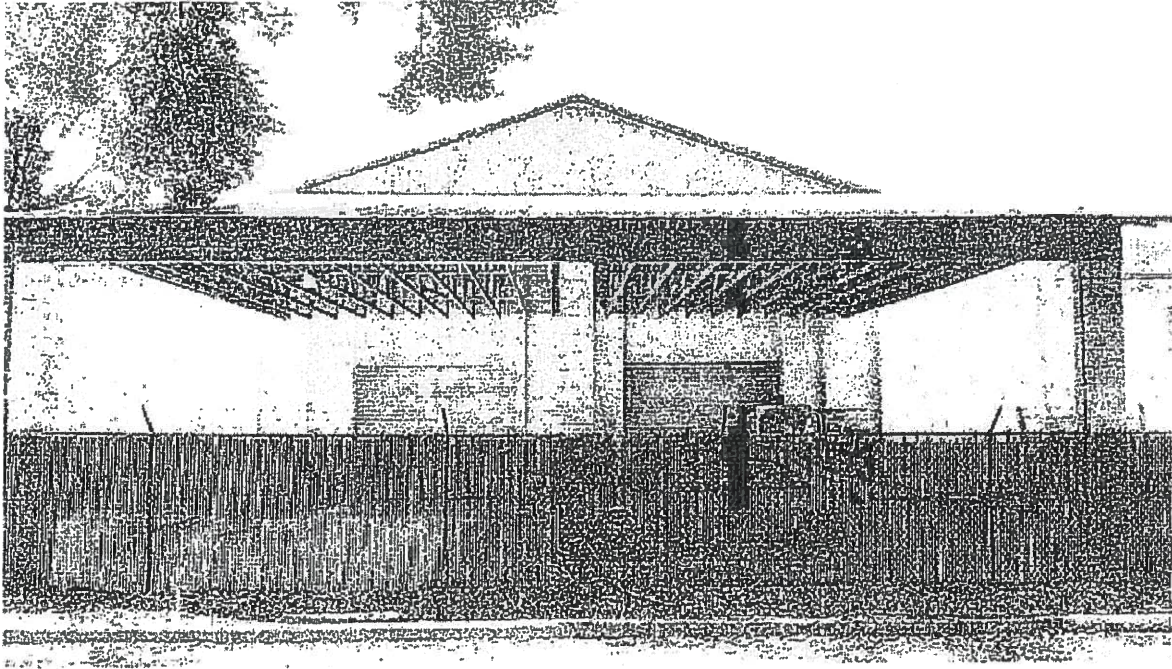
South Side of warehouse as is



Remodeled South side with Solar Panels on roof

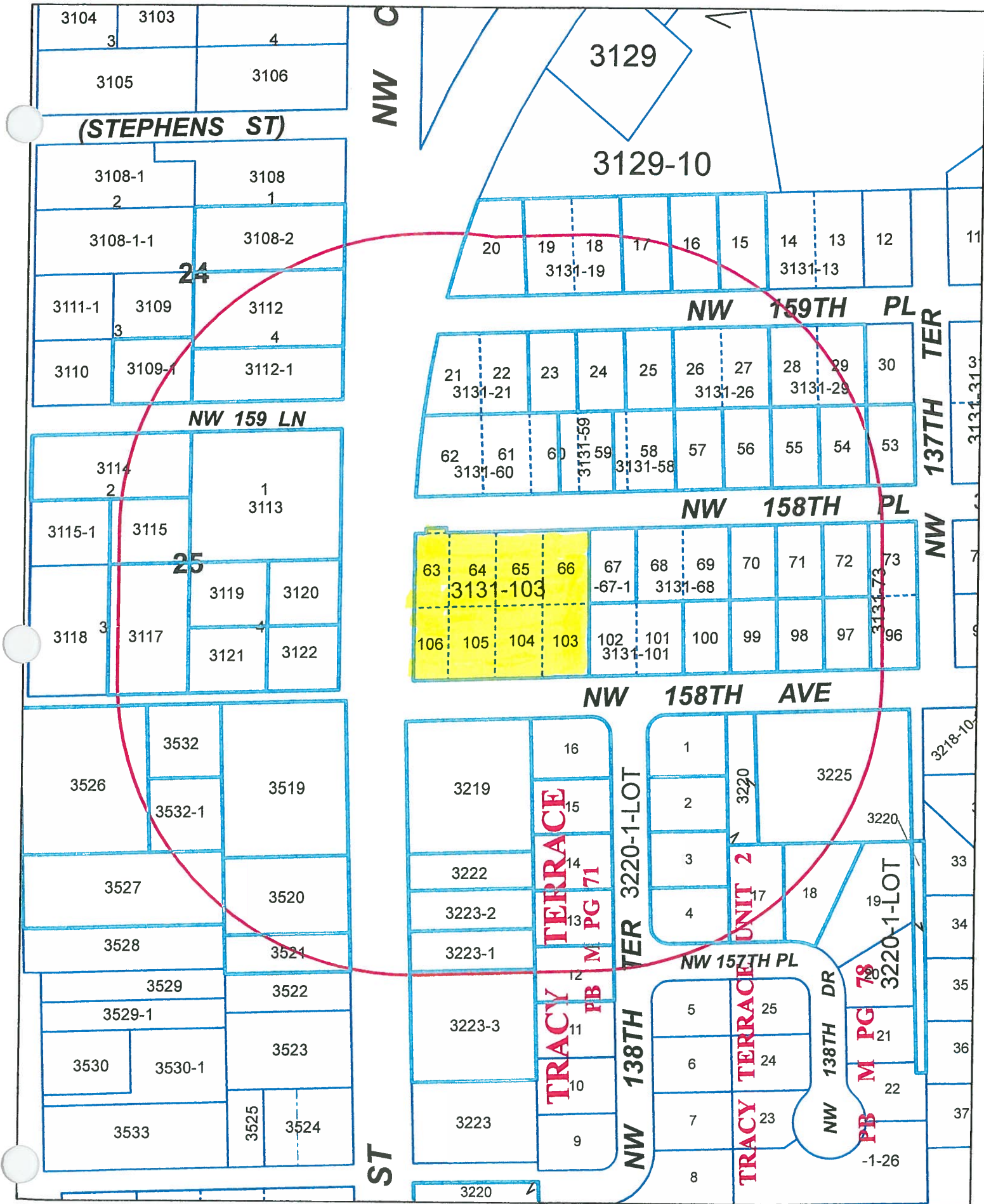


North Side of warehouse as is



North side remodeled with 4 apartments and garage





ALACHUA COUNTY
PROPERTY
APPRAISER

INFORMATION MAP – NOT A SURVEY
The Alachua County Property Appraiser's Office
does not assume responsibility for errors
or omissions contained herein.

03109-001-000
SRI JAGANNATH CHAITANYA,
SANGH
2441 NW 43RD ST UNIT 24-A
Gainesville FL 32606

03112-001-000
BUSH & WATERS & WATERS JR ET
AL
PO BOX 794
ALACHUA FL 32616-0794

03114-000-000
ELLIS HEIRS & ELLIS
15825 NW 141ST ST
ALACHUA FL 32615-4805

03115-000-000
STUBBLEFIELD & WATSON
9219 SW 10TH AVE
TRENTON FL 32693-5423

03117-000-000
CLARK & CLARK
3778 VERDE GARDENS CIR
JACKSONVILLE FL 32218

03119-000-000
RICHARDSON, LEORIS
PO BOX 596
ALACHUA FL 32616-0596

03120-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616

03121-000-000
RICHARDSON LEORIS J
PO BOX 596
ALACHUA FL 32616-0596

03122-000-000
NCWT LLC
14260 W NEWBERRY RD # 200
NEWBERRY FL 32669

03131-015-000
PERKINS & PERKINS
13733 NW 159TH PL
ALACHUA FL 32615-8238

03131-016-000
PERKINS & PERKINS
13733 NW 159TH PL
ALACHUA FL 32615-8238

03131-020-000
WILKERSON & WILKERSON JR
PO BOX 1584
ALACHUA FL 32616

03131-023-000
CLAYTON THEAUDRA PATRICIA
JOHNSON
PO BOX 1135
ALACHUA FL 32616-1135

03131-025-000
MCCASLIN, BRENDA D
PO BOX 365
ALACHUA FL 32616-0365

03131-073-000
NEW ST MARYS BAPTIST CHURCH
PO BOX 1498
ALACHUA FL 32616-1498

03219-000-000
SERMONS, DEBRA FRAZIER
3311 SW KESSLER DR UNIT 4400
LEES SUMMIT MO 64081-2275

03220-000-000
WIGGINS, ETHEL J TRUSTEE
PO BOX 1857
Alachua FL 32616-1857

03220-001-001
WILLIAMS & WILLIAMS
PO BOX 1757
ALACHUA FL 32616-1757

03220-001-002
BIRENBAUM, PARAM
15719 NW 138TH ST
ALACHUA FL 32615

03220-001-003
NICHOLS, FLOYD
15607 NW 138TH TER
Alachua FL 32615

03220-001-004
STRAWDER NORRIS
PO BOX 181
ALACHUA FL 32616-0181

03220-001-012
BARNES CYNTHIA D
PO BOX 833
ALACHUA FL 32616-0833

03220-001-013
KNIGHT & OWENS
PO BOX 1665
ALACHUA FL 32615

03220-001-014
NCWT LLC
14260 W NEWBERRY RD # 200
NEWBERRY FL 32669

03220-001-015
HICKS A N & LINDA
PO BOX 1751
ALACHUA FL 32616-1751

03220-001-016
MOSELEY C B
PO BOX 2322
HIGH SPRINGS FL 32655-2322

03220-001-017
TERRY NETTIE PEARL
PO BOX 838
ALACHUA FL 32615

03220-001-018
REEB, KIRK P TRUSTEE
1411 NW 2ND ST
GAINESVILLE FL 32601

03222-000-000
DEMPS & CALAHAN & LAND ET AL
15748 SW 37TH CIR
OCALA FL 34473

03223-001-000
GOINS LODGE & PALLBEARERS,
LOD
PO BOX 222
ALACHUA FL 32616-0222

03223-002-000
BURGESS & WHITFIELD
PO BOX 568
WBERRY FL 32669-0568

03223-003-000
CRISWELL, HENRY SR LIFE EST
10701 WINDHILL CT
CLERMONT FL 34711

03225-000-000
BROWN & BROWN & JACKSON-
BROWN
2658 NORLAND RD
BALTIMORE MD 21230

03519-000-000
ST MATTHEWS BAPTIST CHURCH,
TR
PO BOX 1088
ALACHUA FL 32616-1088

03520-000-000
ST MATTHEW MISSIONARY
BAPTIST
PO BOX 1088
ALACHUA FL 32616

03521-000-000
PHILLIPS DEBRA ANN
15704 NW 140TH ST
Alachua FL 32615

03526-000-000
GOLDWIRE, HERBERT & IDA
PO BOX 423
ALACHUA FL 32616-0423

03527-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616-0009

03532-000-000
JAMES, CHARLES E HEIRS
1639 NE 31ST AVE
GAINESVILLE FL 32609

03532-001-000
JAMES, LULA M
1639 NE 31ST AVE
GAINESVILLE FL 32609

03108-002-000
ALACHUA COUNTY
12 SE 1ST ST
GAINESVILLE FL 32601

03112-000-000
JORDAN, ROBERT EDWARD
15912 NW 140TH ST
Alachua FL 32615

03113-000-000
CITY OF ALACHUA
PO BOX 9
ALACHUA FL 32616-0009

03131-017-000
WILKERSON, RAMON
PO BOX 553
ALACHUA FL 32616-0553

03131-019-000
WILKERSON RAMON & FRANKIE
PO BOX 553
ALACHUA FL 32616-0553

03131-021-000
BURGESS BONNIE
PO BOX 111
ALACHUA FL 32616-0111

03131-024-000
KUEPPER ELIZABETH A
PO BOX 2076
ALACHUA FL 32616

03131-026-000
HOPE, JAMES
PO BOX 14
ALACHUA FL 32616-0014

03131-029-000
HARVEY, CHARLES & JO ELLA
3901 FORRESTDILLS DR
PORTSMOUTH VA 23703

03131-053-000
GARRETT, WILLIE C JR
14861 POLK ST
MIAMI FL 33176-7626

03131-054-000
JACKSON JOHANNA
PO BOX 766
ALACHUA FL 32616-0766

03131-055-000
JACKSON, R N & DIANE
5630 NW 25TH ST
GAINESVILLE FL 32653-2051

03131-056-000
WRIGHT ANTHONY B
PO BOX 661
ALACHUA FL 32616

03131-057-000
WRIGHT, ANTHONY B & SHARON
PIT
PO BOX 661
ALACHUA FL 32616

03131-058-000
HUNTLEY BERTHA
1406 S BROAD ST APT 504
CAIRO GA 39828-3667

03131-059-000
GRIFFIN HELEN E
PO BOX 382
ALACHUA FL 32616-0382

03131-060-000
MCCASLIN GLADYS HEIRS
PO BOX 365
ALACHUA FL 32616-0365

01-067-001
WYWOOD & WRIGHT HEIRS
90 WOODBURY RD
EDISON NJ 08820

03131-068-000
MCCULLUM, WILLIE & EMMA
3010 SW 23RD TER APT 75
GAINESVILLE FL 32608

03131-070-000
TOLBERT, EMMA
PO BOX 60
BELMONT NC 28012

3131-071-000
TROUD CARY
951 ROSE HILL DR
JACKSONVILLE FL 32221

03131-072-000
NEW ST MARY M B CHURCH
PO BOX 1498
ALACHUA FL 32616

03131-097-000
STROUD CARY
8951 ROSE HILL DR
JACKSONVILLE FL 32221

3131-098-000
WATSON CLOVIS SR & DOROTHY B
PO BOX 1536
ALACHUA FL 32616-1536

03131-099-000
STROUD CARY
8951 ROSE HILL DR
JACKSONVILLE FL 32221

03131-100-000
HOLT MANAGEMENT GROUP LLC
PO BOX 12451
GAINESVILLE FL 32604

3131-101-000
LATHCOCK, CLEATHER H & JOYCE M
PO BOX 222
ALACHUA FL 32616-0222

03131-103-000
DINH, KHANH
7819 NW 22ND LANE
GAINESVILLE FL 32605

Antoinette Endelicato 562 NW 93rd Avenue Gainesville, FL 32653	Linda Dixon AICP Assistant Director Planning PO Box 115050 Gainesville, FL 32611	Dr. Lee A. Niblock Alachua County Manager 12 SE 1st Street Gainesville, FL 32601
Dan Rhine 288 Turkey Creek Alachua, FL 32615	Craig Parenteau FL Dept. of Environmental Protection 4801 Camp Ranch Road Gainesville, FL 32641	
Tom Gorman 9210 NW 59th Street Alachua, FL 32653		
Richard Gorman 5716 NW 93rd Avenue Alachua, FL 32653	Jeannette Hinsdale PO Box 1156 Alachua, FL 32616	John Amerson All County Marion Property Management 2916 NE Jacksonville Rd Ocala, FL 34479
Peggy Arnold 10 Turkey Creek Alachua, FL 32615	Lynn Coullias 7406 NW 126th Avenue Alachua, FL 32615	
David Forest 23 Turkey Creek Alachua, FL 32615	Lynda Coon 7216 NW 126th Avenue Alachua, FL 32615	
President TCMOA 1000 Turkey Creek Alachua, FL 32615	Tamara Robbins PO Box 2317 Alachua, FL 32616	

3-21-2017

Please Print

	Name	Phone #	Address
1	Horace Garrison	352-219-5917	P.O. Box 1576
2	Rebecca J. Hightower	352-792-3079	100 NE 8th Ave. Apt. 611 ^{Gainesville} FL 32609
3	Evangelist Linda	904 236-8205	P.O. Box 2631 Alachua, FL 32616
4	Charles & Dot Watson	386-462-1427	P.O. Box 1536 Alachua 32616
5	Stan Richardson	352-792-2846	14437 NW 143rd Pl 32610
6	Edmond Sermons	352-563-4926	P.O. Box 402 ALACHUA, FL 32616
7	Brenda D. McCaslin	352-870-2733	15821 NW 140th St. P.O. Box 365 Alachua, 32616
8	Xavier Sermons	352-262-4324	P.O. Box 402 Alachua FL 32616
9	Lillott Jones	386-462-2555	PO Box 316 Alachua FL 32615
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			

Public Meeting Comments on Zone Modification
MARCH 21, 2017

March 22, 2017

The Public Meeting was held March 21, 2017 at the Community Center in the City of Alachua. Mr. Karl Kristoff was facilitator with the meeting beginning at 5:45p.m. and ending at 7:30p.m.. The following gives the questions and comments from those attending. It is important to note those in attendance were Natives of the City of Alachua hence knew the background and main person connected to the building in question.

Ms. Brenda D. McCaslin: 1) What is your name?

- 2) Which direction will the building face?
- 3) Who are you "Marketing too? - The design as presented isn't appealing to the Market intended for.
- 4) Would changing to Town Homes working within the limitations you have be better?
- 5) Where does the property line end?
- 6) If "Design" changed could it include a playground area?
- 7) Comments- As further explored would you consider incorporating an area with a computer lab or other Educational component since our children now just have the "Library.

Evangelist Linda Lundy: 1) Who made the decision to go with the "Single Apartment" design being presented? -That Zoning Committee doesn't meet "Publicly"

- 2) Why apartments when some type of 'Educational Venue' is needed ?

Mr. Stan Richardson : 1) Was this Public Meeting noticed in the paper?
2) Would there be another one before final decision?
3) Is the building structure sound and able to be used as the "Design " proposes?

Mr. Clovis Watson: 1) Will anything extra be brought in?
2) If the corner is done then in the future will the rest of the street up to his house be "Beautified"?

Mr. Horace Garrison: 1) What is going to happen on the northside?
2) Where are the fire code exits?
3) Why were windows and not doors for fire exist?
4) How was this "Design" put forth to bring?
5) What will happen to the sides not in "Design"?
6) What will happen to the stuff presently stored?
7) Could a few be Townhouse 2 bedrooms type for family?
8) How many square feet does building have?
9) Comment- As to the window versus door in an emergency a door is quicker to exit.

Mr. Edmond Sermons: 1) What would the price range be for rent?
2) Wouldn't the window be difficult to get out of in an emergency?
3) What will be done about the traffic ?
4) Will there be another Public Meeting before final decision?
5) Comment- As a young man even I might not find it appealing to move into as presented on this design.

Respectfully Submitted,



City of
ALACHUA

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Karl Kristoff Title: Coordinator-Manager

Company (if applicable): _____

Mailing address: 919 NW 23rd Ave.

City: Gainesville State: FL ZIP: 32609

Telephone: 352-214-7789 FAX: _____ e-mail: Karl.Kristoff@gmail.com

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

Name of Owner (title holder): Khanh Dinh

Mailing Address: 7819 NW 22nd Lane

City: Gainesville State: FL ZIP: 32605

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

B. PROJECT

1. Project Name: 15803 NW 140th St. Remodeling

2. Address of Subject Property: 15803 NW 140th St.

3. Parcel ID Number(s): 3131-103

4. Section _____ Township _____ Range _____ Grant _____ Acreage: 1.2

5. Existing Use of Property: Light Manufacturing

6. Future Land Use Map Designation: Medium Density Residential

7. Zoning Designation: Residential Multi Family (RMF8)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units _____

☒ Multi-Family Residential

Number of Units (8)

☐ Exempt (see exempt developments on page 2)

9. Review Type:

Preliminary Development Order

☐ Comprehensive Plan Amendment

☐ Large Scale

☒ Small Scale

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

☐ Revised

Final Development Order

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua

Middle: AL Mebane

High: Santa Fe

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

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

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

Student Generation Calculations: Single Family Residential Development

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

Student Generation Calculations: Multi-Family Residential Development

Elementary School	<u>8</u>	units	x	<u>.08</u>	Elementary School Multiplier*	<u>1</u>	Student Stations**
Middle School	<u>8</u>	units	x	<u>.03</u>	Middle School Multiplier*	<u>1</u>	Student Stations**
High School	<u>8</u>	units	x	<u>.03</u>	High School Multiplier*	<u>1</u>	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packages/City_of_Alachua

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

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

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

[Signature]

Signature of Applicant

5/15/2017

[Signature] 5-15-17

Signature of Co-applicant

KHANH DINH

Typed or printed name and title of applicant

Karl Kristoff

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 15th day of May, 2017, by Khanh Dinh

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

NOTARY SEAL



DIANNE Y. ORWIG
 MY COMMISSION # FF 117417
 EXPIRES: April 28, 2018
 Bonded Thru Budget Notary Services

[Signature]

Signature of Notary Public, State of Florida

Legal Description (Tax Parcel Number 03131-103-000)

PARCEL I

Being a part of Section 11, Township 8 South, Range 18 East, Alachua County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 11, Township 8 South, Range 18 East, thence run N.89°17'E., along the South line of said Section 11, Township 8 South, Range 18 East, a distance of 48.93 feet to a point in the East right of way line of State Route 241; thence run N. 0°36'W., along East right of way line a distance of 25 feet to a Point of Beginning; thence run N0°36'W., along East right of way line, a distance of 167.70 feet to a point of curve to the right, State Route 235; thence run with a curve to the right having a central angle of 1°27' and a radius of 1223.26 feet, a distance of 32.30 feet on the curve, said curve having a chord of N.00°07'30"E., and a distance of 32.30 feet to a point; thence run N.89°17'E., a distance of 239.60 feet to a point; thence run S.0°36'E., a distance of 200 feet to a point; thence run S.89°17'W., a distance of 240 feet to the Point of Beginning.

PARCEL II

A tract of land situated in LINCOLN GARDENS, a subdivision as per Plat recorded in Plat Book "E", Page 40, of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a steel rod and cap at the intersection of the South right of way line of Maple Street with the East right of way line of County Road 235 and 241 for the point of reference and run Easterly, along said South right of way line of Maple Street, a distance of 15.00 feet to the True Point of Beginning; thence run Northerly, perpendicular to said right of way line, a distance of 7.00 feet; thence run Easterly, parallel with said South right of way line, a distance of 28.00 feet; thence run Southerly perpendicular to said right of way line, a distance of 7.00 feet to said right of way line; thence run Westerly, along said right of way line, a distance of 28.00 feet to the True Point of Beginning.

EXHIBIT "A"

PARCEL I

Being a part of Section 11, Township 8 South, Range 18 East, Alachua County, Florida and being more particularly described as follows:

Commence at the Southwest corner of Section 11, Township 8 South, Range 18 East, thence run N.89°17'E., along the South line of said Section 11, Township 8 South, Range 18 East, a distance of 48.93 feet to a point in the East right of way line of State Route 241; thence run N. 0°36'W., along East right of way line a distance of 25 feet to a Point of Beginning; thence run N0°36'W., along East right of way line, a distance of 167.70 feet to a point of curve to the right, State Route 235; thence run with a curve to the right having a central angle of 1°27' and a radius of 1223.26 feet, a distance of 32.30 feet on the curve, said curve having a chord of N.00°07'30"E., and a distance of 32.30 feet to a point; thence run N.89°17'E., a distance of 239.60 feet to a point; thence run S.0°36'E., a distance of 200 feet to a point; thence run S.89°17'W., a distance of 240 feet to the Point of Beginning.

PARCEL II

A tract of land situated in LINCOLN GARDENS, a subdivision as per Plat recorded in Plat Book "E", Page 40, of the Public Records of Alachua County, Florida, said tract of land being more particularly described as follows:

Commence at a steel rod and cap at the intersection of the South right of way line of Maple Street with the East right of way line of County Road 235 and 241 for the point of reference and run Easterly, along said South right of way line of Maple Street, a distance of 15.00 feet to the True Point of Beginning; thence run Northerly, perpendicular to said right of way line, a distance of 7.00 feet; thence run Easterly, parallel with said South right of way line, a distance of 28.00 feet; thence run Southerly perpendicular to said right of way line, a distance of 7.00 feet to said right of way line; thence run Westerly, along said right of way line, a distance of 28.00 feet to the True Point of Beginning.

Notary Signature

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03131 103 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

15803 NW 140TH ST

DINH, KHANH
7819 NW 22ND LANE
GAINESVILLE, FL 32605

COM SW COR OF SEC N 89 DEG 17 MIN E
ALONG S LINE 48.93 FT
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	466,400	0	466,400	4,164.49
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	466,400	0	466,400	34.98
LIBRARY GENERAL	1.3371	466,400	0	466,400	623.62
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	466,400	0	466,400	699.60
SCHL DISCRNRY & CN (S01)	0.7480	466,400	0	466,400	348.87
SCHL GENERAL	4.6880	466,400	0	466,400	2,186.48
SCHOOL VOTED (S01)	1.0000	466,400	0	466,400	466.40
SUWANNEE RIVER WATER MGT DIST	0.4093	466,400	0	466,400	190.90
17 CITY OF ALACHUA	5.9900	466,400	0	466,400	2,793.74
TOTAL MILLAGE					24.6764
AD VALOREM TAXES					\$11,509.08

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

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

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT. U

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

COMBINED TAXES AND ASSESSMENTS \$11,509.08

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

JOHN POWER, CFC
ALACHUA COUNTY TAX COLLECTOR

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

1011988

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
03131 103 000	15803 NW 140TH ST	

DINH, KHANH
7819 NW 22ND LANE
GAINESVILLE, FL 32605

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