

# Alachua West PD-R

## Rezoning Application Package

City of Alachua, Florida

**Prepared For**

**3M Development**

250 Killarney Drive  
Winter Park, FL 32789

**Date**

January 31, 2017

**Revised**

March 8, 2017



2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 2856

# TABLE OF CONTENTS

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<b><i>Section 1</i></b>	<b><i>Application Documents</i></b> City of Alachua Rezoning Application Legal Description Parcel Cards Certificate of Title Proof of Taxes Paid Property Owner Affidavit
<b><i>Section 2</i></b>	<b><i>Statement of Proposed Change</i></b>
<b><i>Section 3</i></b>	<b><i>Concurrency Impact Analysis</i></b> Transportation Water/Wastewater Solid Waste Recreation Schools
<b><i>Section 4</i></b>	<b><i>Comprehensive Plan Analysis and Justification</i></b>
<b><i>Section 5</i></b>	<b><i>Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas</i></b>
<b><i>Section 6</i></b>	<b><i>Conclusion</i></b>
<b><i>Section 7</i></b>	<b><i>Maps</i></b> Figure 1: General Location Map Figure 2: Aerial Photos Figure 3: Existing Zoning Figure 4: Proposed Zoning Figure 5: Future Land Use (As Proposed) Figure 6: Floodplain
<b><i>Section 8</i></b>	<b><i>Appendices</i></b> A. Environmental Assessment B. Historic & Archeological Assessment C. Three sets of labels for Property Owners within 400 feet & City of Alachua Notification List D. Neighborhood Meeting Materials E. School Student Generation Form

## **SECTION 1: APPLICATION DOCUMENTS**

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

**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: Alachua West
2. Address of Subject Property: None
3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Medium Density Residential (CPA application submitted to change to Moderate Density Residential)
6. Existing Zoning Designation: RMF-8
7. Proposed Zoning Designation: PD-R Planned Development Residential
8. Acreage: 35.82

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Group Leader  
 Company (if applicable): Poulos & Bennett, LLC  
 Mailing address: 2602 E. Livingston Street  
 City: Orlando State: FL ZIP: 32803  
 Telephone: ( ) 407-487-2594 FAX: ( ) \_\_\_\_\_ e-mail: khattaway@poulosandbennett.com
3. If the applicant is agent for the property owner\*:  
 Name of Owner (title holder): M3 Alachua, LLC  
 Mailing Address: 250 Killarney Drive  
 City: Winter Park State: FL ZIP: 32789

\* 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.)



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.

K. Hattaway  
Signature of Applicant

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

Kathy Hattaway

Typed or printed name and title of applicant

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

State of Florida County of Orange

The foregoing application is acknowledged before me this 17 day of May, 2017, by Kathy Hattaway

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

NOTARY SEAL

Corinne M. Rosenberg  
Signature of Notary Public, State of Florida



## **ALACHUA WEST PROPERTY LEGAL DESCRIPTION**

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

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

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

5/15/2017 9:16 AM  
BOOK 4515 PAGE 1364  
J.K. 'JESS' IRBY

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 771682

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$1,750.00

Intang. Tax: \$0.00

Prepared by and return to:  
Jill Anderson Blanco, Esq.  
North American National Title Solutions  
760 NW 107<sup>th</sup> Avenue, 4<sup>th</sup> Floor  
Miami, FL 33172

**SPECIAL WARRANTY DEED**

Real Estate Account Numbers:

Attached **Exhibit B**

THIS INDENTURE, made effective as of the 11 day of May, 2017, between **RL REGI FLORIDA, LLC, a Florida limited liability company ("Grantor")**, whose address is c/o Rialto Capital Advisors, LLC, 790 NW 107<sup>th</sup> Avenue, 4<sup>th</sup> Floor, Miami, FL 33172, in favor of **M3 Alachua, LLC, a Delaware limited liability company ("Grantee")**, whose address is 250 Killarney Drive, Winter Park, FL 32789.

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Alachua, State of Florida, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2017 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: [Signature]

Print Name: Lance White

Signature: [Signature]

Print Name: Tyler Epps

RL REGI FLORIDA, LLC,  
a Florida limited liability company  
By: RL REGI Financial, LLC,  
a Delaware limited liability company,  
its sole member  
By: Rialto Capital Advisors, LLC,  
a Delaware limited liability company,  
its attorney-in-fact

By: [Signature]

Name: Aaron Davis, Authorized Signatory  
Title: Authorized Signatory

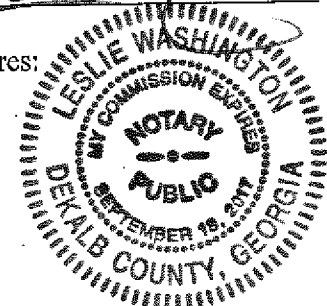
By: [Signature]

Name: Jennifer Wimmer, Authorized Signatory  
Title: Authorized Signatory

STATE OF Georgia )  
~~FLORIDA~~ ) SS.  
COUNTY OF Fulton )  
~~MIAMI-DADE~~ )

The foregoing instrument was acknowledged before me this 11 day of May, 2017, by Aaron Davis, as Authorized Signatory and Jennifer Wimmer, as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, attorney-in-fact of RL REGI Financial, LLC, a Delaware limited liability company, the sole member of RL REGI FLORIDA, LLC, a Florida limited liability company, on behalf of the company. They are ☒ personally known to me or ☐ have produced a driver's license as identification.

[Signature]  
Notary Public  
Commission Expires:



## Exhibit A

### LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°28'55"W., ALONG THE SECTION LINE, A DISTANCE OF 80.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°46'19"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 871.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.67°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 416, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.82 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE RUN S.87°28'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 380.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 811.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1478 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E, ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1288.68 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A; THENCE RUN S.01°47'55"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 811.24 FEET TO THE POINT OF BEGINNING.

**Exhibit B**

Account Number: 03042 050 006

Account Number: 03042 050 007

Account Number: 03042 052 002

Account Number: 03042 052 003

Account Number: 03042 052 004

Account Number: 03042 052 005

Account Number: 03042 052 006



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 050 006		1700

Unassigned Location RE

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

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

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

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

PAY ONLY ONE AMOUNT.

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

**COMBINED TAXES AND ASSESSMENTS** \$352.06

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

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011315

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 006	Unassigned Location RE	

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

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



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

## Unassigned Location RE

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

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

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	23,200	0	23,200	207.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	23,200	0	23,200	1.74
LIBRARY GENERAL	1.3371	23,200	0	23,200	31.02
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	23,200	0	23,200	34.80
SCHL DISCRNRY & CN (S01)	0.7480	23,200	0	23,200	17.35
SCHL GENERAL	4.6880	23,200	0	23,200	108.76
SCHOOL VOTED (S01)	1.0000	23,200	0	23,200	23.20
SUWANNEE RIVER WATER MGT DIST	0.4093	23,200	0	23,200	9.50
17 CITY OF ALACHUA	5.9900	23,200	0	23,200	138.97
<b>TOTAL MILLAGE</b>	<b>24.6764</b>	<b>AD VALOREM TAXES</b>			<b>\$572.49</b>

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**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.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$572.49</b>
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<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011316

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 007	Unassigned Location RE	

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

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

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

### Unassigned Location RE

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

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

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

**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.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$641.58</b>
---------------------------------------	-----------------

<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011327

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 002	Unassigned Location RE	

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

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

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

### Unassigned Location RE

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

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

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

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**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.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$537.95</b>
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<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011328

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 003	Unassigned Location RE	

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

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

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 004		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

## Unassigned Location RE

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

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

## AD VALOREM TAXES

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

<b>TOTAL MILLAGE</b>	24.6764	<b>AD VALOREM TAXES</b>	\$537.95
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**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

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

**PAY ONLY ONE AMOUNT.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$537.95</b>
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<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011329

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 004	Unassigned Location RE	

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 005		1700

Unassigned Location RE

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

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

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

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SCAN TO PAY

PAY ONLY ONE AMOUNT.

**NON-AD VALOREM ASSESSMENTS**

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

**COMBINED TAXES AND ASSESSMENTS** \$533.01

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

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011330

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 005	Unassigned Location RE	

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

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

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 006		1700

Unassigned Location RE

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

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

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

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SCAN TO PAY

PAY ONLY ONE AMOUNT.

**NON-AD VALOREM ASSESSMENTS**

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

**COMBINED TAXES AND ASSESSMENTS** \$888.35

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

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

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

1011331

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

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 006	Unassigned Location RE	

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

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



# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: Multiple Parcels

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

Acreage: 35.82

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David McDaniel Title: Manager

Company (if applicable): M3 Alachua, LLC

Mailing Address: 250 Killarney Drive

City: Winter Park State: FL ZIP: 32789

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: dave@m3development.com

## C. AUTHORIZED AGENT

Name: Kathy Hattaway Title: Planning Group Leader

Company (if applicable): Poulos & Bennett

Mailing address: 2602 E. Livingston Street

City: Orlando State: FL ZIP: 32803

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

## D. REQUESTED ACTION:

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 David S. McDaniel  
by PDM Newberry Investment, LLC  
as manager for M3 Alachua, LLC  
Typed or printed name and title of applicant

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

State of Florida County of Orange

The foregoing application is acknowledged before me this 17th day of May, 2017 by David

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



Signature of Notary Public, State of Florida

## SECTION 2: STATEMENT OF PROPOSED CHANGE

### Existing Conditions

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

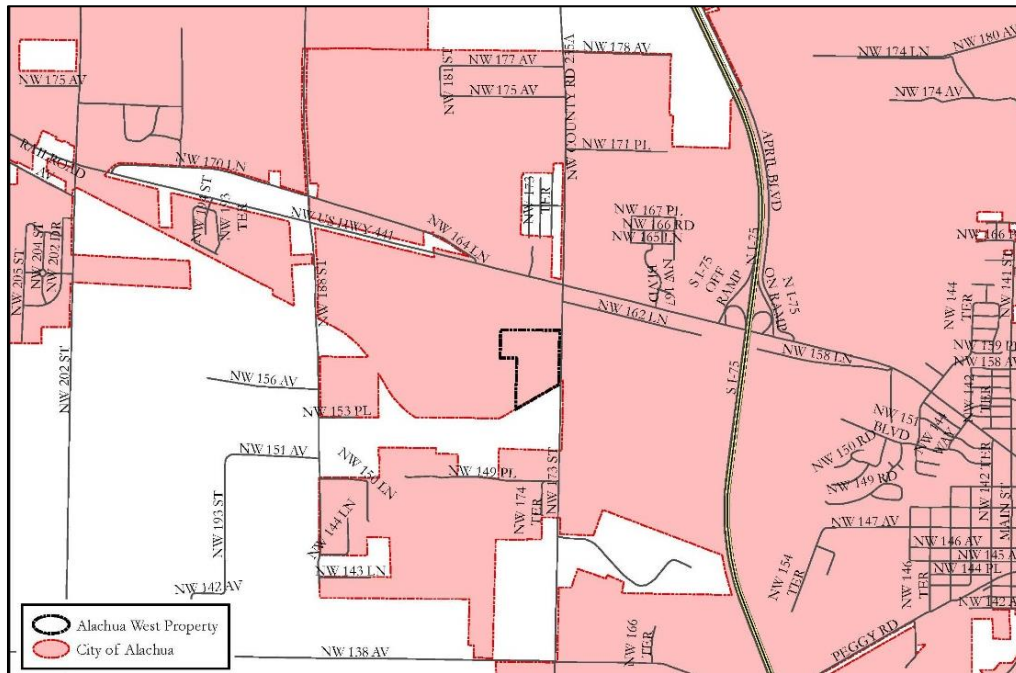


Figure 1: Location Map

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

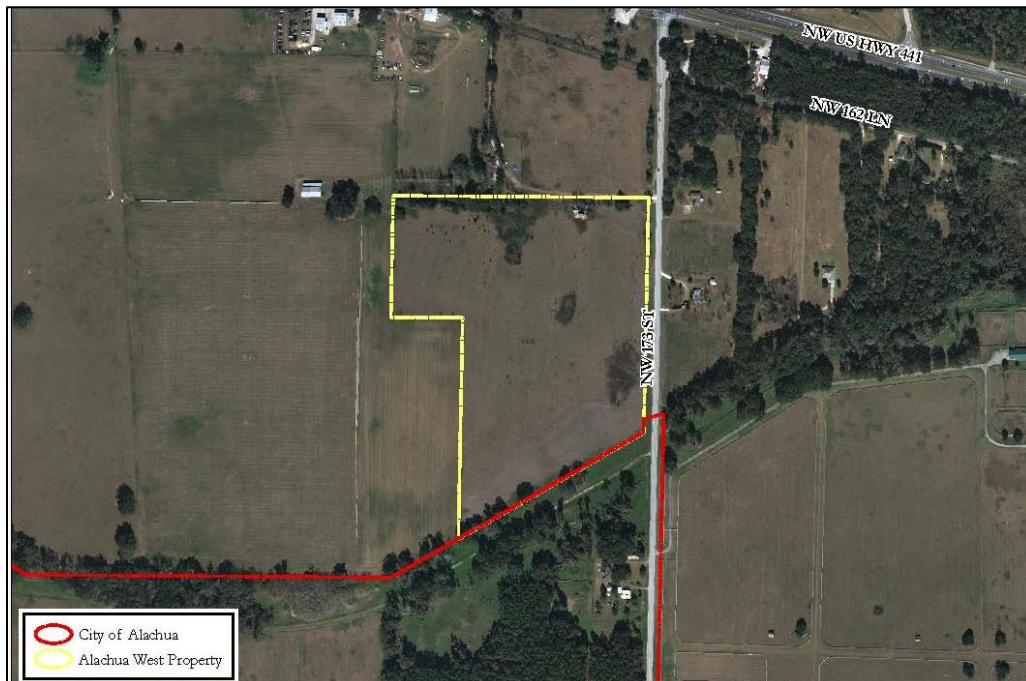


Figure 2: Aerial



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

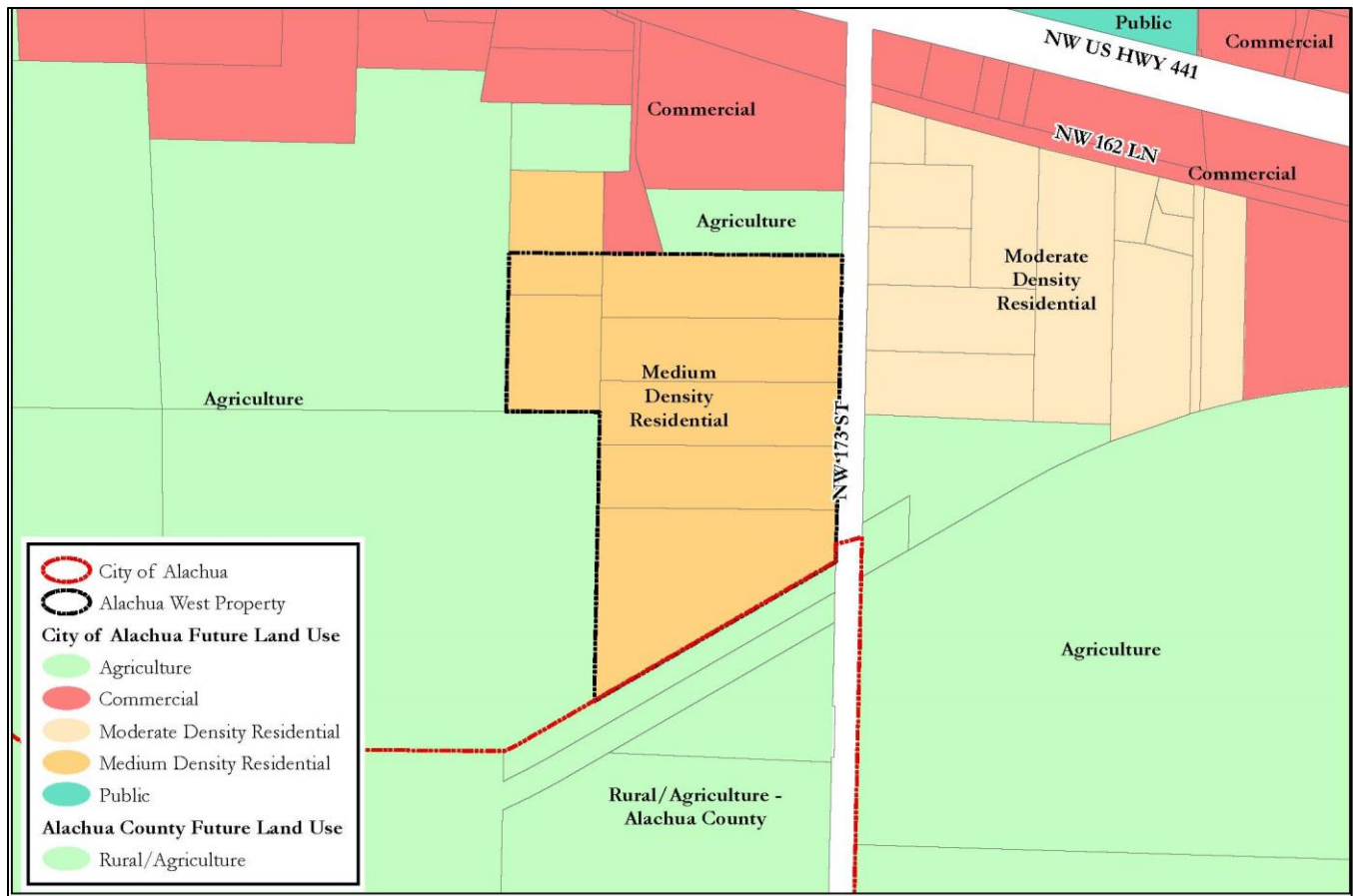


Figure 3: Existing Future Land Use

#### Surrounding Future Land Use

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



Figure 4: Existing Zoning

### Surrounding Zoning

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

## Proposed Change

The applicant requests approval of a Site Specific Amendment to the Official Zoning Atlas to change the zoning designation from Residential Multi-family (RMF-8) to Planned Development – Residential (PD-R) to accommodate a single-family detached development of up to 143 dwelling units. This rezoning request is accompanied by a Comprehensive Plan amendment to change the future land use from Medium Density to Moderate Density Residential with a maximum density four (4) dwelling units per acre.



Figure 5: Proposed Zoning

## SECTION 3: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project will allow the development of up to 143 single-family, detached dwelling units, resulting in a maximum density of four (4) du/acre. The proposed amendment would result in a net decrease of four (4) du/acre or 143 dwelling units, from the present zoning designation of RMF-8, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis addresses the difference in development entitlements between the existing and the proposed zoning designations, as detailed in Table 1 below:

**Table 1: Density Analysis**

	City of Alachua Zoning	Max Density Permitted	Total Units (DU)
Existing Zoning	RMF-8	8 DU/AC	286
Proposed Zoning	PD-R	4 DU/AC	143
Reduction in Total Units			-143

### ANALYSIS OF PUBLIC FACILITY IMPACTS

#### 1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441 and is located within one half mile of segment 5 of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Objective 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D, while segment 5 of US 441 is to maintain an LOS of C. Tables 2 and 3 below compare the potential impacts to the above segments between the development potential of the current RMF-8 and proposed PD-R Zoning.

**Table 2: Trip Generation Calculations**

	Alachua Land Use	ITE Land Use	Units	AM Peak Trips	PM Peak Trips	Total Daily Trips
Existing Zoning	RMF-8 (8 DU/AC)	MF Condo/ Townhomes (230)	286	126	149	1,662
Proposed Zoning	PD-R (4 DU/AC)	Single-Family Detached (210)	143	107	143	1,361
<b>Potential Reduction in Trips for Proposed Zoning</b>			<b>-143</b>	<b>-19</b>	<b>-6</b>	<b>-301</b>

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

**Table 3: Trip Generation Calculations**

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

\* City of Alachua Development Monitoring Report, October 2016

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

Summary of Analysis: The requested amendment and proposed development is anticipated to generate **301 fewer daily vehicle trips** than the existing zoning development maximum. Based on the net reduction in vehicular trips and resulting impacts anticipated to adjacent roadways and intersections projected by the proposed rezoning, a full Traffic Impact Analysis was not required for this request; however, based on the October 2016 Development Monitoring Report, the segments impacted by this request, as reflected in the matrix above, have available capacity at their current Level of Service.

## 2. Impacts to Water and Wastewater Utility Systems

### Potable Water

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

Table 4 below compares the potential impacts to the City's potable water system between the development potential of the current RMF-8 and the proposed PD-R Zoning.

**Table 4: Potable Water Impact Calculations**

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

\* City of Alachua Development Monitoring Report, October 2016

### Sanitary Sewer

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

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

Table 5 below compares the potential impacts to the City's wastewater system between the development potential of the current RMF-8 and the proposed PD-R Zoning.

**Table 5: Wastewater Impact Calculations**

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

\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development is anticipated to **require 39,325 fewer gallons of potable water and generate 35,750 fewer gallons of wastewater per day** than the existing zoning designation's development maximum. Impacts from the maximum density allowed by the proposed PD-R Zoning would fall well below the 85% capacity design cap for potable water and wastewater facilities.

### 3. Impacts to Solid Waste Systems

Policy 2.1.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 0.73 tons per capita per year. Table 6 below compares the potential impacts to the City's solid waste facilities between the development potential of the current RMF-8 and proposed PD-R Zoning.

**Table 6: Solid Waste Impact Calculations**

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

\* US Census Bureau, 2010

\*\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment is anticipated to **generate 271.56 fewer tons of solid waste per year** than the existing zoning designation.

#### 4. Impacts to Public Recreation

Policy 1.2.b of the Recreation Element of the Alachua Comprehensive Plan establishes the following level of service standards for recreation facilities: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks. Table 7 below compares the potential impacts to the City's recreation facilities between the development potential of the current RMF-8 and the proposed PD-R Zoning.

**Table 7: Recreational Impact Calculations**

<b>Total DU Based on Densities from Table 1</b>	<b>Population based on rate of 2.6 persons per household*</b>	<b>Recreation Area needed (5.0 Acres/1,000 population)**</b>	<b>Available Recreation Acreage after Project Impacts** (From 39.06 Acres)</b>
286 DU (Max Existing Zoning)	744	3.72 Acres	35.34 Acres
143 DU (Max Proposed Zoning)	372	1.86 Acres	37.20 Acres
<b>Potential Reduction in Recreation Area needed</b>		<b>-1.86 Acres</b>	

\* US Census Bureau, 2010

\*\* City of Alachua Development Monitoring Report, October 2016

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

#### 5. Impacts to Public Schools

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

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

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

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

Tables 8 and 9 below compare the potential impacts to Alachua County Schools between the development potential of the current RMF-8 zoning and the proposed PD-R Zoning.

**Table 8: Projected Student Generation**

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

Student generation rates per the School Board of Alachua County

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

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

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

\*\* Table 8 Proposed Development generation

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



## SECTION 4: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

---

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

### **Future Land Use Element**

Objective 1.2: Residential

Policy 1.2.a: Moderate density residential (0 to 4 dwelling units per acre): The moderate density residential land use category allows residential development at a maximum density of 4 dwelling units per acre. The following uses are allowed in the moderate density residential land use category:

1. Single-family, conventional dwelling units;
2. Accessory dwelling units;
3. Manufactured or modular homes meeting certain design criteria;
4. Mobile homes only within mobile home parks;
5. Duplexes and quadplexes;
6. Townhomes;
7. Residential Planned Developments;
8. Supporting community services, such as schools, houses of worship, parks, and community centers

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

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.

Objective 2.1: Planned Development (PD) Standards:

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

Policy 2.1.a: Residential Planned Developments (PD): The City shall establish flexible development and use regulations for residential PDs for use within residential land use categories. Those regulations shall be developed to achieve the following:

1. High quality residential development through a mixture of housing types, prices and densities. The allowed uses within a residential PD are not subject to the permitted uses in the underlying land use category. Single-family homes, zero lot line homes, and townhomes are examples of the allowable housing types within residential PDs.

**Response: The proposed development consists of single family, detached residential structures, and accessory recreation uses to serve the development. The development and design standards proposed for the development within the PD Master Plan have been created with the intent of providing a high quality of design that accommodates the unique configuration of the property and existing easements in place onsite, while offering a transitional intensity of development between the agricultural areas adjacent and commercial uses on Hwy 441.**

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.

**Response: No commercial uses have been proposed for the Alachua West PD in order to remain sensitive to adjacent, low intensity uses. The property is in close proximity to a large concentration of commercial uses near the interchange of US 441 and I-75 to the northeast, which offer a variety of necessary services to the neighborhood.**

3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.

**Response: A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.**

4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, non-vehicular and vehicular modes of transportation.

**Response: Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. A sidewalk connection is also proposed to CR 235-A, though no pedestrian facilities exist on this roadway.**

5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

**Response: The site has been designed to maximize the efficiency of movement throughout the development, including pedestrian and vehicular circulation, while accommodating the unusual property configuration.**

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

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

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

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

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

Objective 2.5: Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

**Response: As shown on the PD Master Plan, open space will be provided as part of the proposed subdivision plans in accordance with Section 6.7 of Alachua's Code of Ordinances.**

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

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

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

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

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

Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

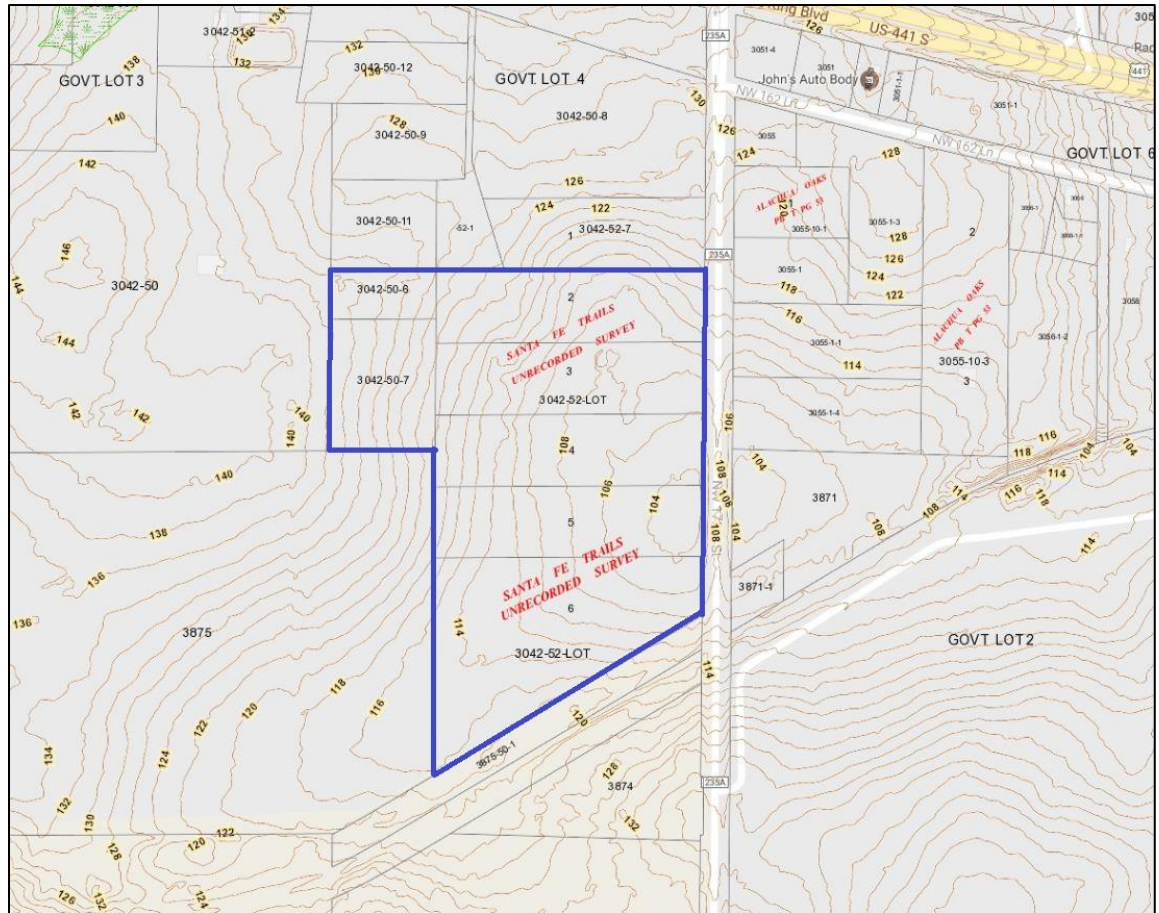


Figure 6: Alachua County– Topography (2001 Contours)

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, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.

**Response:** The entirety of the subject property is located outside of all flood prone areas designated by FEMA, as illustrated in Flood Insurance Rate Map for Alachua County, Map 12001C0120D, Panel 120 of 640, Effective June 16, 2006.



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

Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

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

Policy 5.1.e: Habitat: The City shall require as part of the development review process, an inventory of listed species for all new developments in areas identified as known habitat for listed species if listed species are known to exist in close proximity to the development. The survey shall include detailed information regarding type, quantity, location, and habitat requirements for any listed species identified. A de minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

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

Objective 5.2: Availability of facilities and services: The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

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



**Response:** As the proposed amendment would reduce the maximum residential density from 8 DU/Acre to 4 DU/Acre (a reduction of 143 units based on the site's developable area), the potential impacts to public facilities and services have been reduced. Please see Section 3 of this document for a complete Concurrency Impact Analysis.

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

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

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

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

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

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

**Response:** The proposed development will connect to the City's water and wastewater services, as available and required by the City of Alachua. Required locations will be determined during the site review process. A full analysis of potential impacts to the City's water and wastewater systems is provided under Section 3 of this document.

## **Transportation Element**

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

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

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

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

**Response: The development will be served by a single, full access connection to CR 235A, to be designed to City and Alachua County standards, as required. A secondary emergency-only access located at the south end of the stormwater tract on the PD Master Plan has also been illustrated, should this access be required by the City.**

Objective 1.4: Bicycle and Pedestrian Standards

The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.

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

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

## **Housing Element**

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

Objective 1.1: Provision of Safe, Affordable, Quality Housing

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

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

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

### **Community Facilities and Natural Groundwater Aquifer Recharge Element**

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

### **Conservation and Open Space Element**

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

Objective 1.2: Native Communities and Ecosystems  
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

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

- Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.
- Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.
- Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

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

- Objective 1.3: Listed Species  
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.
- Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
- Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

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

- Objective 1.10: Wetlands  
The City shall protect and preserve wetland values and functions from adverse, human caused, physical and hydrologic disturbances.

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

## SECTION 5: COMPLIANCE WITH STANDARDS FOR SITE SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS

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1. Consistency with Comprehensive Plan: The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Response:** Sections 3 and 4 of this document confirm the consistency of the request with the City's Comprehensive Plan through detailed analysis of established goals, objectives and policies, as well as potential impacts to the City's public facilities.

2. Consistency with Ordinances: The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

**Response:** The PD Master Plan and development criteria submitted with this request illustrate the requested development's compliance with City of Alachua's Code of Ordinances and Land Development Regulations, particularly with regard to the development and design of a single-family detached residential subdivision, as regulated by Articles 3, 4, 6 and 7 of the City's Land Development Regulations.

3. Logical Development Pattern: The proposed amendment would result in a logical and orderly development pattern.

**Response:** The proposed amendment would reduce the intensity of development on the subject property from a potential multi-family residential development of eight (8) units/acre, to a single-family residential development with a maximum density of four (4) units/acre. The requested amendment is more consistent with the surrounding agricultural and single-family land uses immediately near the site. The interior of the site has been designed to concentrate open space and stormwater areas immediately adjacent to the heavier traffic on CR 235 A, to provide a safe, cohesive residential block pattern interior to the site.

4. Pre-Mature Development: The proposed amendment will not create premature development in undeveloped or rural areas.

**Response:** While the immediately surrounding area is still predominantly agricultural in nature, the project site is in close proximity to other recently approved development (north of US 441), is located within a mile of the US 441/I-75 Interchange, which is served by a large concentration of existing and anticipated commercial development, and is served by existing water and sewer mains on CR 235A.

5. 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.

**Response:** As illustrated by the proposed zoning map below, the property is located adjacent to other single-family development on the east side of CR 235A and the proposed single-family development is more consistent with the lower intensity Agricultural uses immediately adjacent than the existing multi-family zoning.

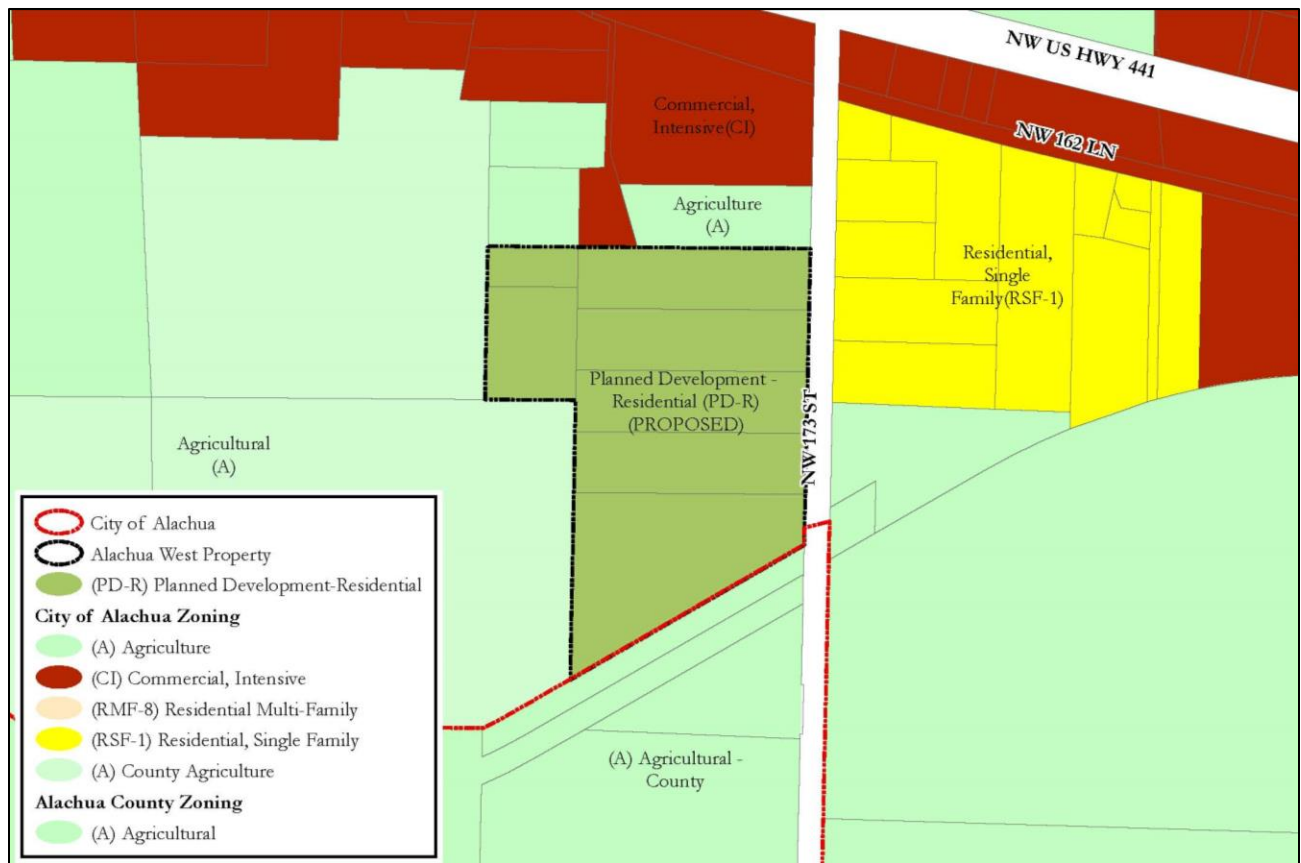


Figure 8: Proposed Zoning Map

6. Adverse Effect on Local Character: The proposed amendment will not adversely affect 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.

**Response:** The proposed single-family development will reduce potential impacts to the surrounding area by half compared with the existing zoning and future land use. Uses onsite will be limited to single-family dwelling units and associated accessory uses. The maximum height permitted onsite is 35-feet, which is consistent with similarly zoned areas of the City. Furthermore, the site will be designed to avoid potential impacts to adjacent properties, including potential light and noise impacts.

7. 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.

**Response:** The proposed amendment will result in a development that is more consistent with the surrounding single-family residential and agricultural development patterns than the existing zoning and future land use of the property.

8. 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.

**Response:** The proposed request will reduce the intensity of the site from multi-family to single-family residential. As there is an existing single-family zoned property immediately across CR 235A, the request does not result in strip or leap-frog development.

9. 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).

**Response:** The proposed zoning is consistent with the RSF-1 zoning across CR 235A and will provide development densities more consistent with the surrounding agricultural area than the current RMF-8 zoning on the property.

10. 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.

**Response:** The property is located within Alachua's potable water and wastewater service areas and is served by existing water and wastewater mains located in CR 235A. As illustrated in Section 3, the proposed development will not exceed the established Level of Service of any City or applicable Alachua County public facilities.

11. 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.

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

## SECTION 6: CONCLUSION

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The foregoing analyses were conducted to determine how the applicant's request for approval of a Site Specific Amendment to the Official Zoning Atlas to change the zoning designation from RMF-8 to PD-R adheres to the City of Alachua's adopted ordinances and policies and avoids adverse impacts to the surrounding area and City services.

### Concurrency Impact Analysis

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

### Comprehensive Plan Analysis

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

### Compliance with standards for site specific amendments to the official zoning atlas

Each of the eleven (11) criteria used by the City of Alachua to evaluate amendments to the Official Zoning Atlas have successfully been met, as illustrated by Sections 3, 4 and 5.

**As all of these criteria have been met, the applicant requests approval of the requested Zoning Amendment by the City of Alachua.**

## SECTION 7: MAPS

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Figure 1: General Location Map

Figure 2: Aerial Photos

Figure 3: Existing Zoning

Figure 4: Proposed Zoning

Figure 5: Future Land Use (As Proposed)

Figure 6: Topography

Figure 7: Soils

Figure 8: Wetlands

Figure 9: Floodplain

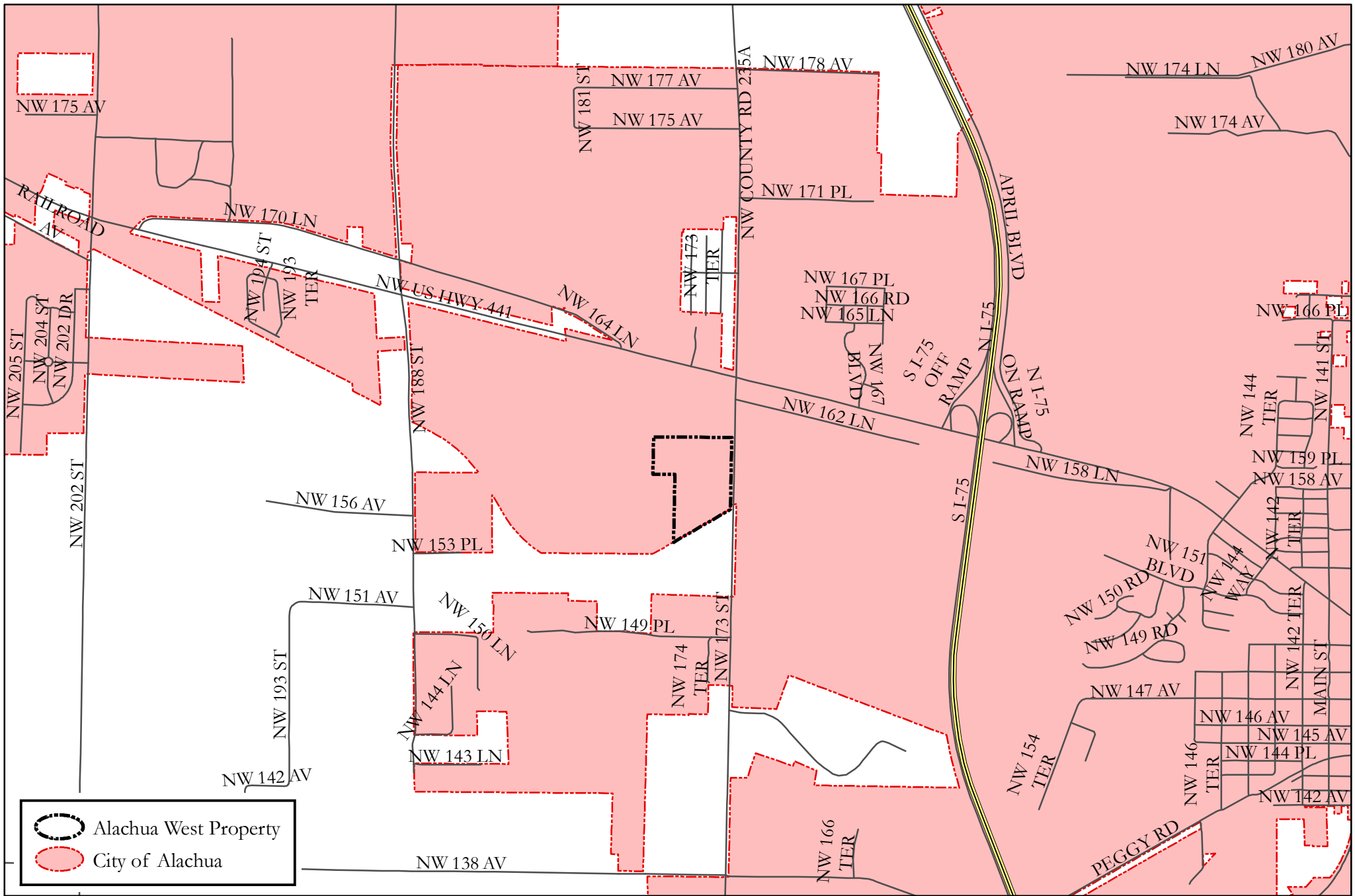
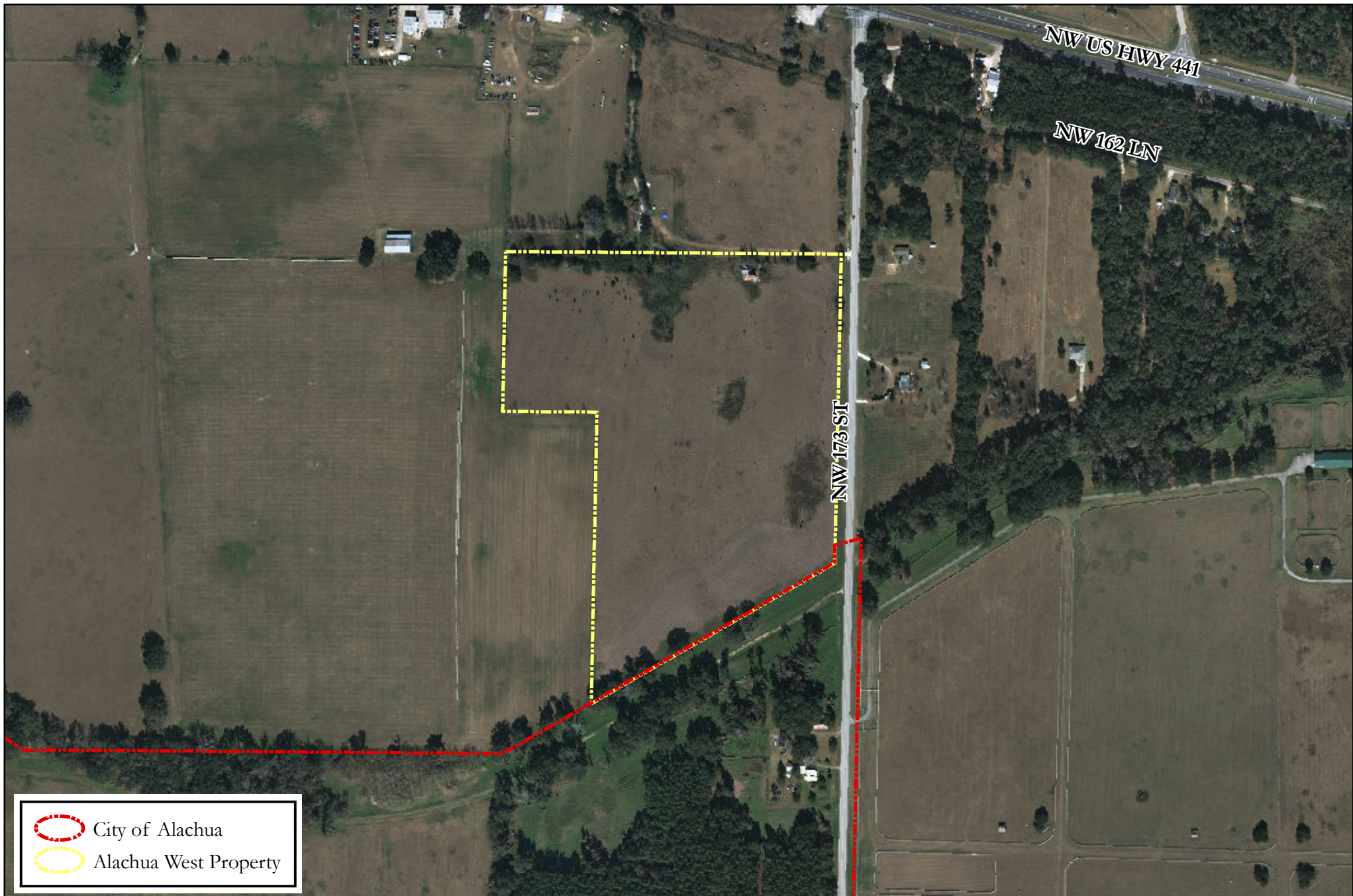


FIGURE 1: GENERAL LOCATION

## ALACHUA WEST PROPERTY





Source: Alachua County Aerials, 2014

FIGURE 2: AERIAL

## ALACHUA WEST PROPERTY

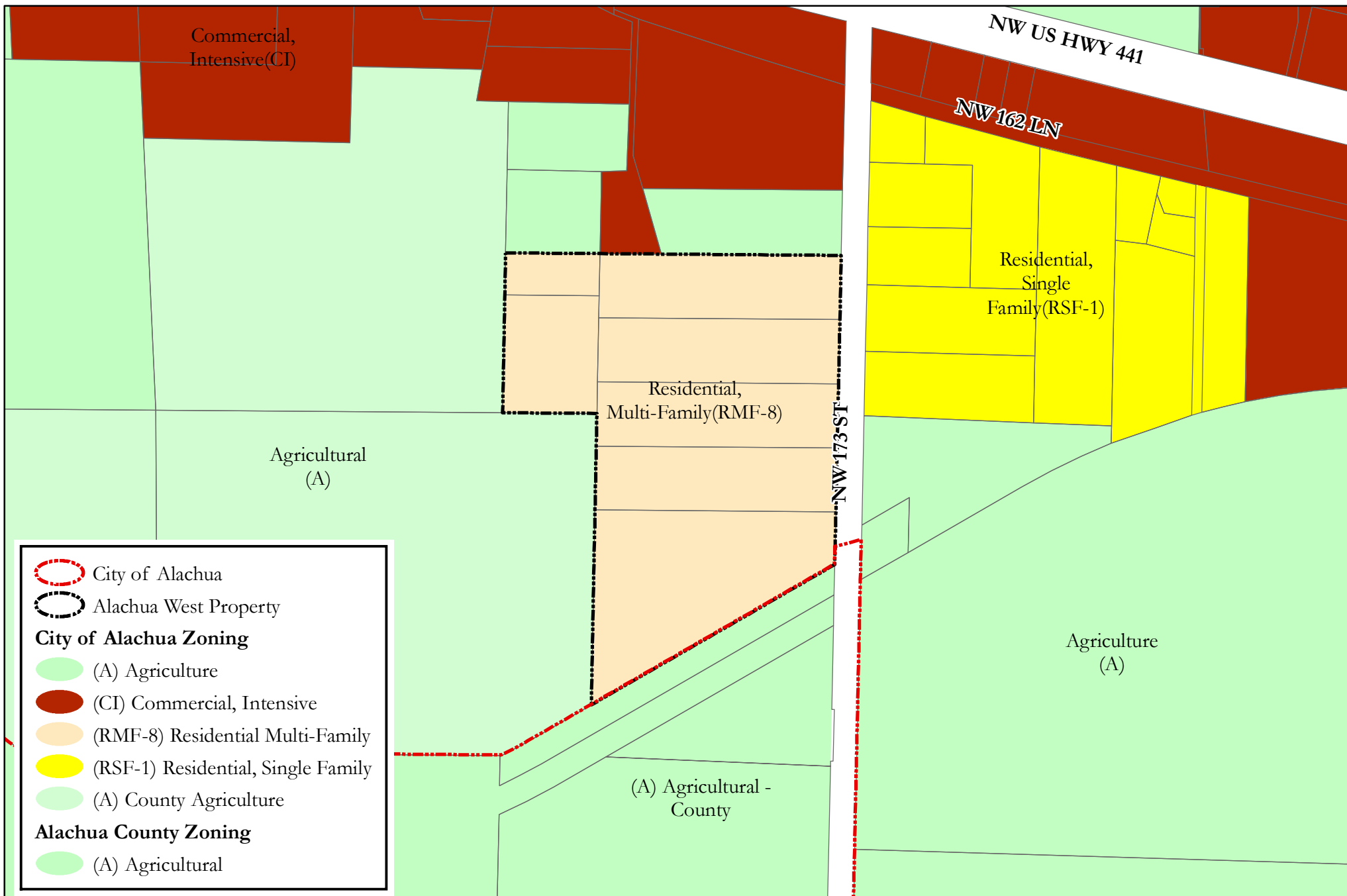
12/15/16  
P & B Job No.: 16-110

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

**POULOS & BENNETT**

www.poulosandbennett.com  
Certificate of Authorization No. 28567

0 75 150 300 450 600  
FEET



Source: Alachua County GIS

FIGURE 3: ZONING

## ALACHUA WEST PROPERTY

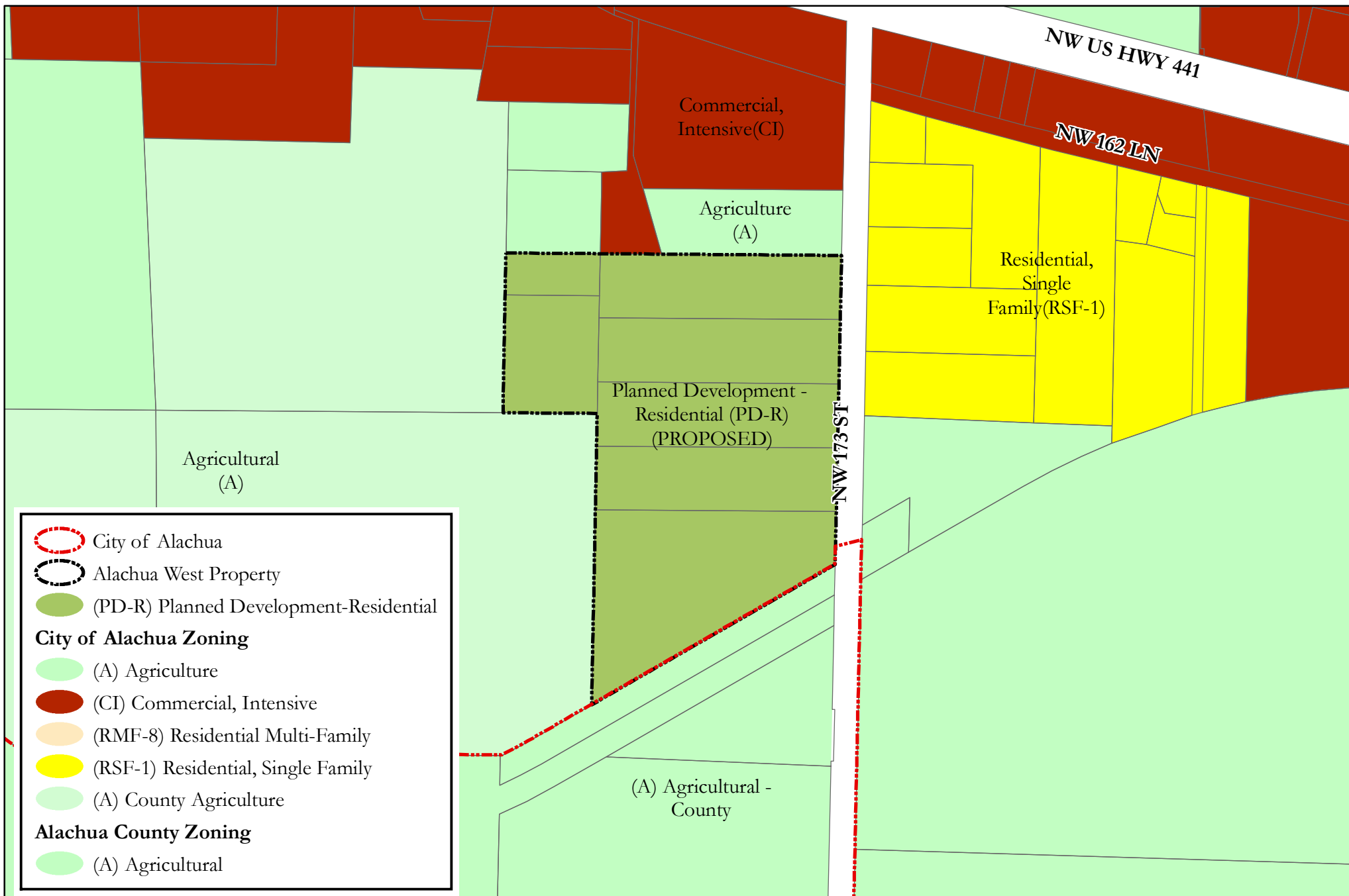
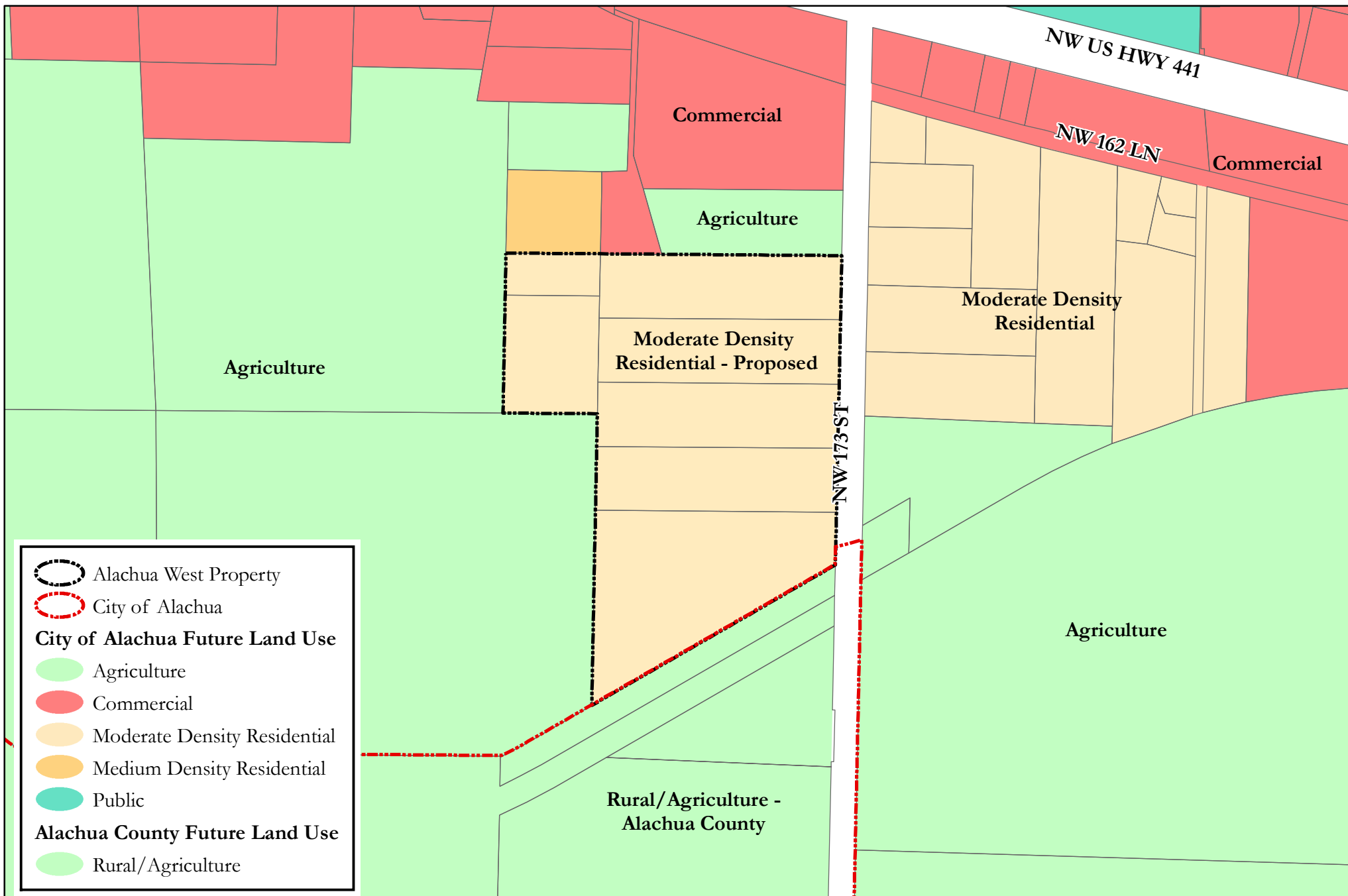


FIGURE 3: PROPOSED ZONING

## ALACHUA WEST PROPERTY



Source: Alachua County GIS

FIGURE 5: PROPOSED FUTURE LAND USE

## ALACHUA WEST PROPERTY





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

FIGURE 6: FLOOD PLAIN MAP

## ALACHUA WEST PROPERTY

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

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Certificate of Authorization No. 28567

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FEET

## SECTION 10: APPENDICES

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- Appendix 1: Listed Species and Habitat Study, McAlpine Environmental Consulting, Inc., December 2016
- Appendix 2: Determination of historical and archaeological resources, Florida Division of Historic Resources, December 19, 2016
- Appendix 3: Property Owner Labels, 400 foot buffer & City of Alachua Notification List – 3 Sets
- Appendix 4: Neighborhood Meeting Materials:
- Advertisement & Affidavit of Placement, January 11, 2017 Edition of the Gainesville Sun
  - Notice of Neighborhood Meeting, mailed January 10, 2017
  - January 25, 2017 Neighborhood Meeting Sign-In Sheet
  - Meeting Minutes
- Appendix 5: School Student Generation Form

## **Appendix 1:**

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

# Listed Species and Habitat Study

*conducted on  
the*

## ***36.6± Acre RL REGI FLORIDA, LLC PROPERTY***

*located in*

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

*Alachua County PINs:*

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

*Prepared for:*

Mr. David McDaniel  
M3 Development, LLC  
250 Killarney Dive  
Winter Park, Florida  
[dave@m3development.com](mailto:dave@m3development.com)

*Prepared by:*

McAlpine Environmental Consulting, Inc.

July 17, 2013



## EXECUTIVE SUMMARY

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

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

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

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE  
President

## **INTRODUCTION**

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

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

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

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

### **Project Overview**

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

### **Soils**

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

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

A soil map is attached as Figure 3.

## **METHODOLOGY**

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

The site was inspected on December 14, 2016.

### **Literature Reviewed**

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

### 3.0 HABITAT CHARACTERIZATION

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

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

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

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

#### **Upland Habitat**

##### **190: Open Land**

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

##### **190K: Open Land (Kudzu)**

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

##### **420: Upland Hardwood**

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

## **740: Disturbed Land**

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

## **Wetland Habitat**

No wetlands or surface waters were observed on the site.

## **RESULTS**

### **Fauna**

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

## **OBSERVED SPECIES**

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

## **POSSIBLE SPECIES**

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

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

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

**American Bald Eagle:**

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

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

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

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

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

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

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

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

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

#### **4.2 Unlisted Fauna Species**

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

#### **Flora**

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

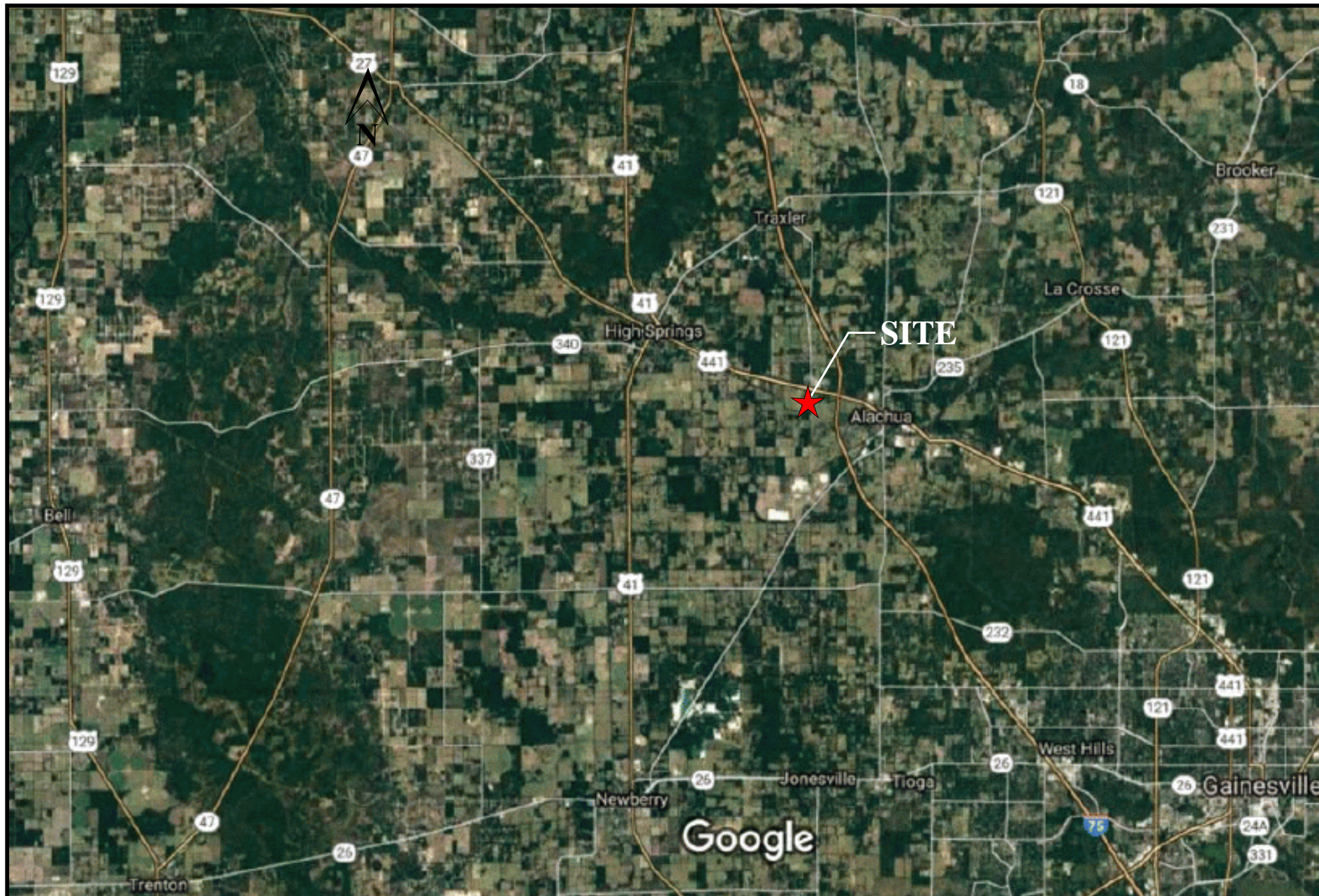


## **FINDINGS**

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

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

## **Attachments**

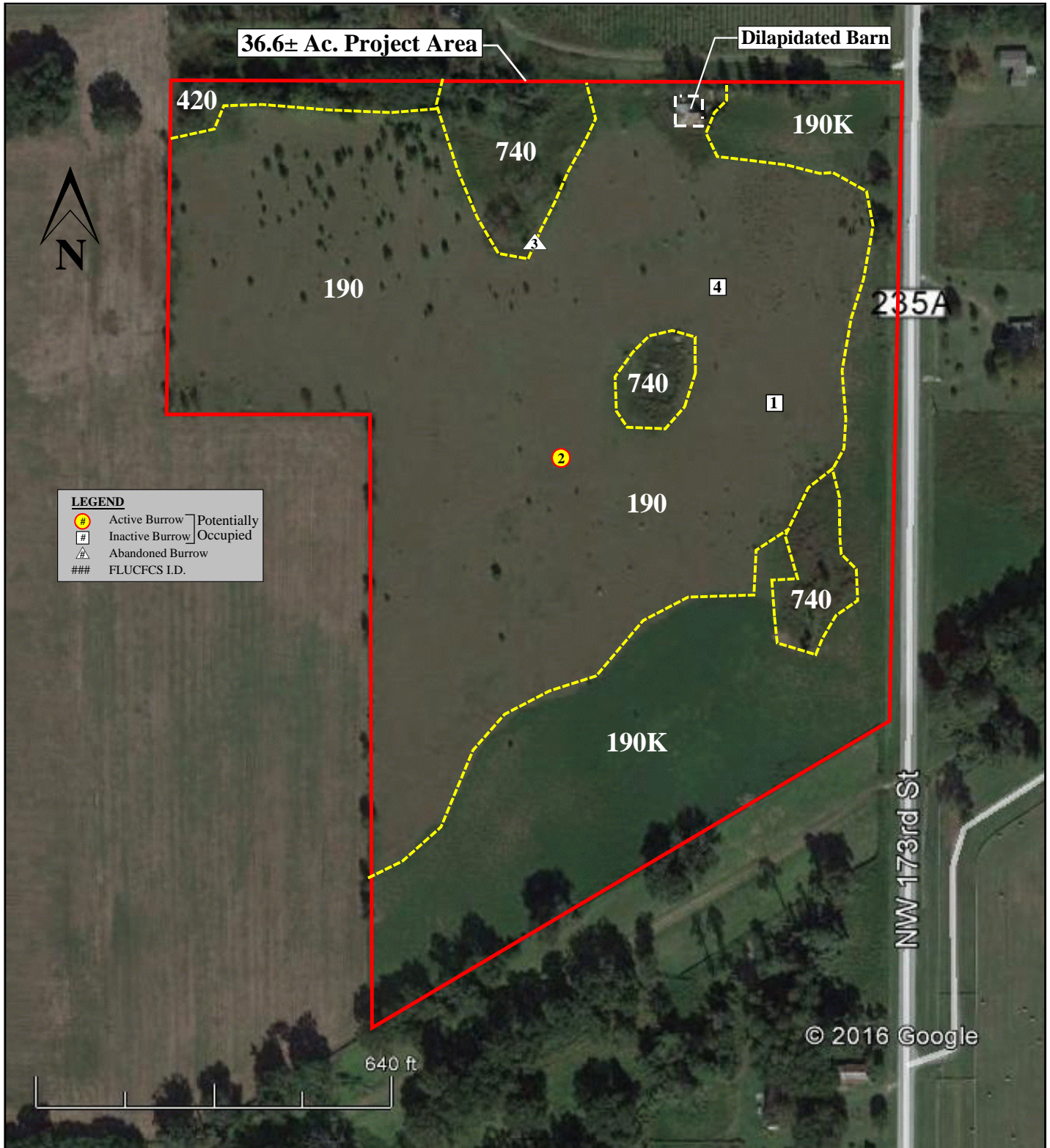


McAlpine Environmental Consulting, Inc .  
 18312 Cortez Boulevard, Brooksville, FL 34601  
 352-585-2033 (Cell)  
 davidmec7@gmail.com

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

**Figure 1: Vicinity Map**





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

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

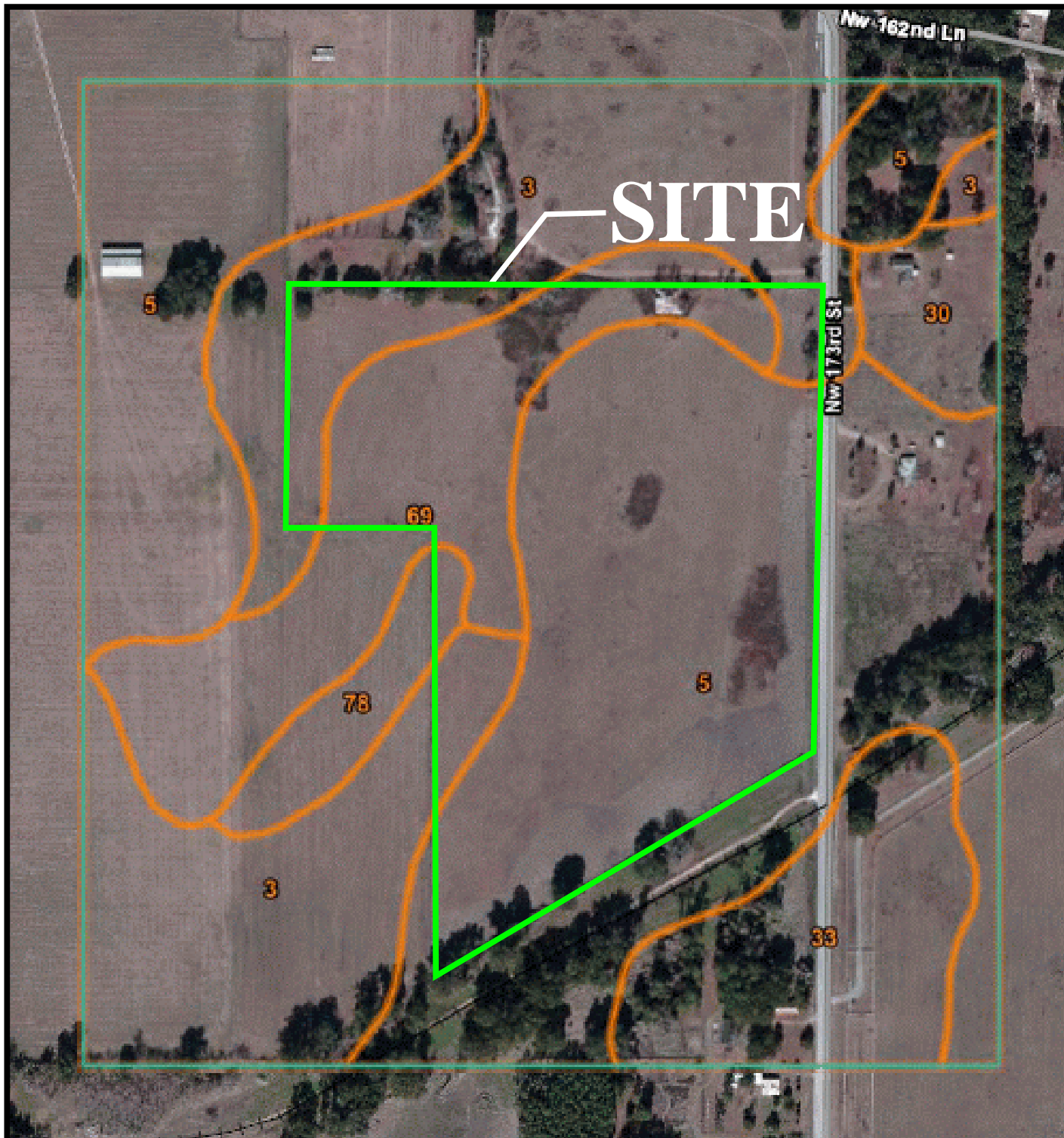
#### Survey Summary

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

McAlpine Environmental Consulting, Inc .  
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RL REGI FLORIDA, LLC PROPERTY  
City of Alachua, Alachua County, Florida  
Listed Species Study

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



**Soil I.D.**

**Name**

**Description**

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

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



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

**Figure 5: Soil Map**

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

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

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

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



Table 2: Probability of Occurrence of Listed Wildlife Species

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

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

## Literature Reviewed

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- FFWCC - Florida Fish and Wildlife Conservation Commission. Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated For Large-Scale Development in Florida (Dec 1987). Technical Report #4.
- FFWCC - Florida Fish and Wildlife Conservation Commission. Website information on Burrowing Owls (*Athene cunicularia floridana*). [http://myfwc.com/WILDLIFEHABITATS/BirdSpecies\\_BurrowingOwl.htm](http://myfwc.com/WILDLIFEHABITATS/BirdSpecies_BurrowingOwl.htm)
- FFWCC - Florida Fish and Wildlife Conservation Commission. Gopher Tortoise Permitting Guidelines (*Gopherus polyphemus*), April 2008 (Revised April 2009). [http://www.myfwc.com/docs/LicensesPermits/PW\\_GopherTortoisePermitGuidelines.pdf](http://www.myfwc.com/docs/LicensesPermits/PW_GopherTortoisePermitGuidelines.pdf)
- FFWCC Eagle Nest Locator: <http://myfwc.com/eagle/eaglenests/#criterialocator>
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<http://www.fws.gov/northflorida/BAldeagles/bald-eagles.htm>
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## **Appendix 2:**

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



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

December 19, 2016



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

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

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

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

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

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

Sincerely,

Alannah Willis  
Archaeological Data Analyst  
Florida Master Site File  
[Alannah.Willis@dos.myflorida.com](mailto:Alannah.Willis@dos.myflorida.com)



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

December 19, 2016



Lucie Ghioto, AICP  
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Orlando, Florida 32803  
Phone: 407.487.2594  
Email: [lghioto@poulosandbennett.com](mailto:lghioto@poulosandbennett.com)

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

**Parcel #03042-052-002**

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

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

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

Sincerely,

Alannah Willis  
Archaeological Data Analyst  
Florida Master Site File  
[Alannah.Willis@dos.myflorida.com](mailto:Alannah.Willis@dos.myflorida.com)



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

## Cultural Resource Roster

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



### **Appendix 3:**

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

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

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

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

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

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

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

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

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

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1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

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

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LEXINGTON, KY 40511

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

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

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

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

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12 SE 1ST ST  
GAINESVILLE, FL 32601

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Dan Rhine  
288 Turkey Creek  
Alachua, FL 32615

Tom Gorman  
9210 NW 59th Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93rd Avenue  
Alachua, FL 32653

Peggy Arnold  
410 Turkey Creek  
Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

John Tingue  
333 Turkey Creek  
Alachua, FL 32615

President  
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1000 Turkey Creek  
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Linda Dixon, AICP  
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Craig Parenteau  
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4801 Camp Ranch Road  
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Jeannette Hinsdale  
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Alachua, FL 32616

Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

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

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

Traci L. Gresham  
City Manager  
City of Alachua  
PO Box 9  
Alachua, FL 32616

## **Appendix 4:**

### **Neighborhood Meeting Materials**

**Advertisement & Affidavit of Placement, January 11, 2017 Edition  
of the Gainesville Sun**

**Notice of Neighborhood Meeting, mailed January 10, 2017**

**Mailing List: Owners within 400 feet & Alachua Notification List**

**January 25, 2017 Neighborhood Meeting Sign-In Sheet**

**Neighborhood Meeting Recap**

## DEPARTMENT OF HEALTH

## Settlement reached in birth certificates dispute

By Dara Kam  
The News Service of Florida

TALLAHASSEE — Two years after gay marriages became legal in Florida, the state has agreed to settle a federal lawsuit over birth certificates issued to children born into same-sex marriages.

Two married lesbian couples and the advocacy group Equality Florida Institute sued the state in 2015 after health officials refused to include both parents' names on the documents. The lawsuit came months

after same-sex marriages became legal in Florida and two months after the U.S. Supreme Court struck down state bans on gay marriage as unconstitutional.

State Department of Health officials had contended they lacked the authority to change birth certificate forms without lawmakers taking action, a position that led to only birth mothers, and not their spouses, being listed on the documents. But the Republican-dominated Legislature, which last year met from January

until mid-March, did not approve changes to the law to recognize that same-sex marriages are legal in Florida.

The Department of Health in May asked U.S. District Judge Robert Hinkle to dismiss the lawsuit, arguing that it was moot because the state had started listing both spouses on birth certificates of children born into same-sex marriages and had started a rule-making process to allow the designation of "parent" — in addition to "mother" and "father" — on the birth records.

But lawyers for the same-sex couples and Equality Florida objected, arguing that the health department's "recent remedial measures are both substantively incomplete and procedurally lacking in finality" and that the issues are not moot.

Thursday, lawyers for the plaintiffs and the state filed a document telling Hinkle they had reached a settlement.

Under the settlement, the state agreed to issue corrected birth certificates free of charge to the

plaintiffs and to all same-sex couples who received incorrect documents. The state also pledged to apply the statute regarding birth certificates "and any forms promulgated based on that statute to same-sex spouses in the same manner as they are applied to opposite-sex spouses."

The state also agreed to pay \$55,000 to legal fees and costs to the plaintiffs.

"After a two-year legal battle, the state of Florida has finally agreed to put this discrimination behind us," Equality Florida Public Policy Director

Hannah Willard said in a prepared statement. "Married same-sex couples deserve to be treated equally before the law and will now be guaranteed accurate birth certificates from the Department of Health. A birth certificate is the very first document to represent a newborn baby's family, and all families deserve that recognition."

In June, Florida officials agreed to pay almost \$500,000 to lawyers who successfully challenged the state's prohibition on same-sex marriage.

## LEE COUNTY

## Teacher may avoid firing over transgender remarks

By Jim Saunders  
The News Service of Florida

TALLAHASSEE — A state administrative law judge says said a Southwest Florida high-school teacher should be disciplined — but not fired — for making negative comments about transgender people.

The Lee County School Board last year moved to terminate Angel Villanueva, a junior ROTC instructor at East Lee County High School. But Administrative Law Judge Linzie Bogan, in a 12-page recommended order Monday, said "just cause" existed for discipline, but not firing.

In part, the case focused on comments Villanueva made to a student, identified only by the initials

M.G., who came out as transgender in March 2016, the recommended order said. The student said Villanueva reacted by saying, "Oh, no, you can't do that," and by telling M.G. that he will always be a female.

"Respondent (Villanueva) admits that he wanted to persuade M.G. not to come out as transgender," Bogan wrote in the recommended order. "Respondent also admits that he made comments in the presence of students regarding the sexual preference of individuals, and further that he told students in his class that individuals who do not agree with him are wrong, will regret their lifestyle, and will suffer consequences later on in life. Respondent testified

that his concern for M.G. stems from his personal beliefs as a devout Christian, and that if M.G. had informed Respondent that he was bothered by his comments, then he would not have been as aggressive in stating his opinions to M.G. Respondent acknowledges that he overstepped his boundaries and 'should have stayed in his own lane.' During the final hearing, Respondent expressed genuine feelings of concern about M.G.'s well-being."

Under administrative law, the recommended order will go back to the School Board for final action. Bogan did not recommend specific disciplinary steps. Villanueva has worked for the school district since 2002.

The recommended order

said an investigation began after a parent notified the school district about a video posted on Instagram that showed Villanueva making comments in class about Caitlyn Jenner, the former Olympic gold medalist who came out as transgender. The student M.G. posted the video on Instagram and was later interviewed as part of the investigation. The school district filed a petition July 29 to terminate Villanueva, who is covered by a collective-bargaining agreement, according to documents filed in the case. Villanueva requested an administrative hearing Aug. 22.

"Respondent's conduct unreasonably denied students access to diverse points of view, exposed students to unnecessary

embarrassment and dis-paragement, and was unbecoming of a school district employee," the July petition for termination said.

But Bogan said the discipline should stop short of termination.

"Respondent, during the final hearing, expressed genuine feelings of concern about M.G.'s overall well-being," Bogan wrote. "The undersigned (judge)

is persuaded that Respondent's concern for M.G. comes not from a place of hate, but from a place of compassion. Accordingly, petitioner (the School Board) has not established that Respondent's conduct was egregious enough to warrant termination, but has established that just cause exists to impose a lesser form of discipline against Respondent."

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Special Exception for an entertainment and recreation use in the BH zoning district located at 7400 W. Newberry Road on parcel number 06336-001-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on January 25, 2017 at 6:00 p.m. at the TownPlace Suites Gainesville Northwest, located at 7451 W. Newberry Road, Gainesville, Florida.



Contact: Clay Sweager, AICP  
eda engineers - surveyors - planners, inc.  
(352) 373-3541

01-0103054

## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

The meeting will be held Wednesday, January 25, 2017, at 6:00 PM at the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615. Meeting Room A.

Contact person: Lucie Ghioto, Poulos & Bennett, LLC: 407-487-2594 or lghioto@poulosandbennett.com

01-0103042

## NOTICE OF PUBLIC HEARING



The Alachua County Development Review Committee will hold a public hearing **Thursday, January 19, 2017 at 1:30 pm** in the John R. "Jack" Durrance Auditorium, room 209, 12 S.E. 1<sup>st</sup> Street, Gainesville, Florida to consider the following items:

**Project 2016103101 - Revised Final Development Plan Review - La Quinta Inn & Suites -**

(approximately 55,327 sq. ft. 5 story 92 room hotel on approximately 1.41 acres) - Section 33-T09-R19

**Located on Tax Parcel Number 06336-004-004 at 908 NW 69<sup>th</sup> Terrace - Causseaux, Hewett and Walpole, Inc. - agents; Oaks Mall Activity Center and Commercial Future Land Use Designation; Highway Oriented Business (BH) Zoning**

**Project 2016121201 - Revised Final Development Plan Review - Queen of Peace Administrative Building -** (approximately 5,456 sq. ft. non-residential building on approximately 26.12 acres) - Section 12-T10-R18 - **Located on Tax Parcel Numbers 04422-004-000 and 04422-007-000 at 10900 SW 24<sup>th</sup> Avenue - Causseaux, Hewett and Walpole, Inc. - agents; Institutional and Low Density Residential (1 to 4 dwelling unit per acre) Future Land Use Designation; Agricultural (A) and Single Family Estate Residential (RE-1) Zoning**

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you have a disability and need an accommodation in order to participate in a program or service of the Growth Management Department, please contact the Growth Management Department at 352-374-5249 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

**General Information:** Staff Reports on the above items will be available on Friday of the week preceding the meeting at the Office of Planning and Development: 10-300 S.W. 2<sup>nd</sup> Avenue Gainesville, FL 32601. For further information call (352) 374-5249.

01-0103009

## STATE POLITICS

## House looks for ways to cut budget

By Brandon Larrabee  
The News Service of Florida

TALLAHASSEE — House members are expected to consider how they would cut the state budget by anywhere from \$1.1 billion to \$2.2 billion as part of an exercise toward making the next spending plan balanced.

Plans for the exercises were unveiled Tuesday by House Appropriations Chairman Carlos Trujillo, R-Miami, as he tried to stress the chamber's message that the state budget for the coming fiscal year, which begins July 1, will be incredibly tight.

"Our spending pattern is unsustainable, and this is the time to address it," Trujillo said.

House Speaker Richard

Corcoran, R-Land O' Lakes, has taken a tough line on the budget, saying that the already-small projections of a state surplus don't take into account factors like \$300 million pledged by law to be spent on counties affected by the 2010 Deepwater Horizon disaster.

Trujillo said Tuesday that state agencies have also pitched \$594 million in additional spending that's not accounted for by the official budget forecast used to project a surplus and that any new proposals by Gov. Rick Scott would also eat into the state's growing revenue.

The state is expected to take in more money during the next budget year than in the current one, which

ends June 30. In fact, state economists recently added \$141.9 million in projected tax revenue over the next 18 months. But that represents a sliver of the state's annual spending — less than 0.2 percent of the current budget.

And much of the expected increases in tax revenues would be eaten up by the usual cost increases for items like education funding and health-care programs.

And those trends could lead to a shortfall as soon as the 2018-19 budget year, when projections show the Legislature will be \$1.3 billion short, followed by a nearly \$1.9 billion hole the following year.

"Our real goal and our real task throughout the

course of this committee and throughout the course of this year is going to be (finding) ways to cut, to save in order for us to meet our long-term financial obligations," Trujillo said.

That led to the budget exercises set to be considered by House budget subcommittees, Trujillo said. The first would make a set of modest assumptions about budget growth and try to put the state on track to fix the future shortfalls over a three-year period; the other would be based on more aggressive spending by lawmakers and the resulting need to make deeper cuts to avoid the shortfalls this year.

The subcommittees are expected to report back by Feb. 13.

## STATE POLITICS

## Gun issues grab attention in legislature

By Lloyd Dunkelberger  
The News Service of Florida

TALLAHASSEE — In the wake of mass shootings at an Orlando nightclub and at the Fort Lauderdale airport, the gun-control debate intensified Tuesday with Democratic lawmakers filing legislation to try to improve gun safety while an appeals court heard arguments about local-government gun ordinances.

Sen. Gary Farmer, D-Fort Lauderdale, and Sen. Linda Stewart, D-Orlando, announced they are sponsoring a proposal (SB 254) that would ban so-called assault rifles and "large capacity" ammunition magazines.

Rep. Carlos Guillermo Smith, D-Orlando, is sponsoring the measure (HB 167) in the House.

The bills would specifically ban the ownership of Sig Sauer MCX

semi-automatic rifles, which was the type of weapon used by Omar Mateen in killing 49 victims at the Pulse nightclub in Orlando in June.

"We cannot continue to say 'I'm sorry or let's pray for these folks. We do. But that's not what we need. We need gun-safety legislation," said Stewart, whose district includes the Pulse nightclub. "We've got to start talking about this and we've got to start acting."

Smith said banning military-style assault weapons is part of a "common sense" approach to gun control, while also urging lawmakers to improve funding for comprehensive mental-health programs.

"I think it is common sense, and Floridians understand that it is wrong and unacceptable for civilians to have access to firearms that can fire 30

rounds, like a Sig Sauer MCX, in a matter of seconds," Smith said.

In addition to the assault-weapon ban, Farmer said he is working on other legislation, including a measure (SB 142) that he said would eliminate "loopholes" in Florida's trigger-lock law, which requires guns to be safely secured when they are kept near children 16 or younger. Farmer is also working on a bill calling for broader background checks for gun purchases, although the measure has not been filed.

Farmer's district includes Fort Lauderdale-Hollywood International Airport, where five people were fatally shot Friday. He said if some of the measures had been in place, "perhaps" they could have prevented some shooting tragedies, although he said it would take a "concerted" effort by multiple

levels of government to deal with the problem.

The gun-safety legislation is supported by a coalition of groups including the League of Women Voters of Florida, the Florida PTA and Equality Rights.

But the legislation sponsored by three minority-party, freshmen lawmakers will face significant opposition in the Republican-dominated Legislature, which has been more supportive of gun rights rather than efforts to curb guns.

In fact, a few hours before the lawmakers held their gun-safety news conference at the state Capitol, another group led by Tallahassee Democratic Mayor Andrew Gillum was at the 1st District Court of Appeal, urging the judges to find unconstitutional a law that pre-empts local governments from passing gun-control ordinances.



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 a Public Notice/ Neighborhood Meeting

In the matter of;

**A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development - Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.**

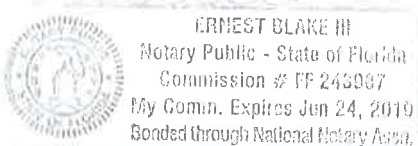
At the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A., was published in said newspaper in the issue of, January 11<sup>th</sup>, 2017

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  
11<sup>th</sup> Day of January A.D. 2017

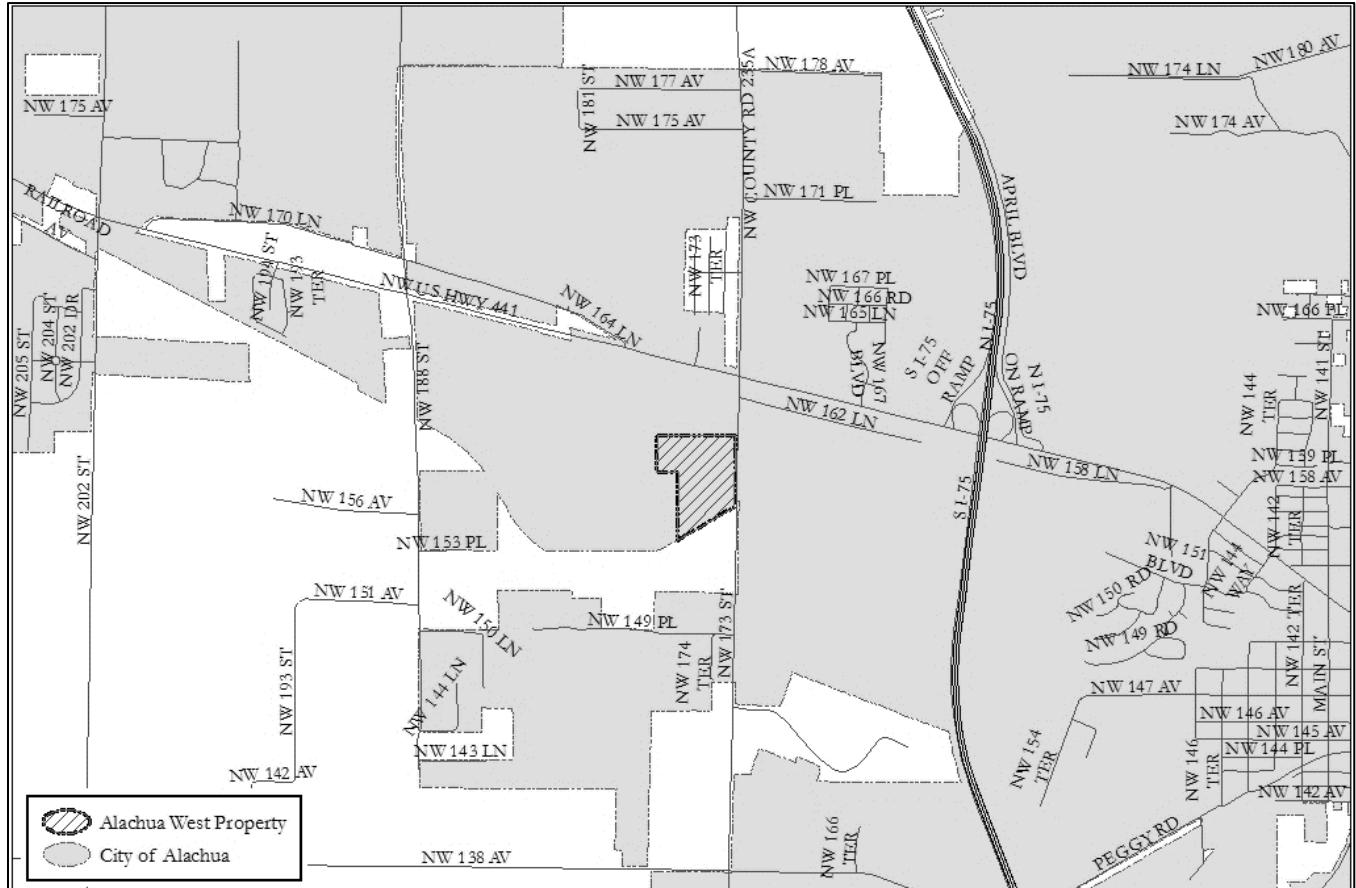
(Seal)

Notary Public



## NEIGHBORHOOD MEETING

For a residential subdivision located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441, Alachua FL, located on Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006, as illustrated on the map below:



Date: Wednesday, January 25, 2017

Time: 6:00 PM

Place: Alachua County Library, Alachua Branch, 14913 NW 140<sup>th</sup> Street, Alachua FL 32615. Meeting Room A.

Contact: Lucie Ghioto, Poulos & Bennett, LLC: 407-487-2594 or [Lghioto@poulosandbennett.com](mailto:Lghioto@poulosandbennett.com)

Poulos & Bennett will be holding a meeting to discuss a request to rezone the above 35.82-acre property from RMF-8 to PD-R (Planned Development - Residential) in order to construct up to 143 single family residences. The proposed PD-R zoning district will permit up to four (4) dwelling units/acre, which is a reduction from the eight (8) dwelling units/acre currently allowed by the existing RMF-8 zoning. Proposed district will permit single-family dwellings and associated uses, including accessory structures and neighborhood amenities. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

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

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15817 NW 173RD ST  
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SMYDER, CHARLES & REGINA  
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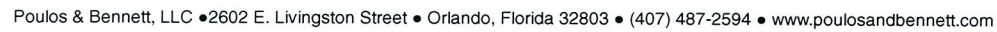
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John Amerson  
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Management  
2916 NE Jacksonville Rd  
Ocala, FL 34479

Traci L. Gresham  
City Manager  
City of Alachua  
PO Box 9  
Alachua, FL 32616



# Welcome! Please Sign In

[illegible]



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

## **Alachua West Neighborhood Meeting**

### **Meeting Minutes**

The neighborhood meeting required for the Alachua West PD-R Rezoning application was held on January 25, 2017 at 6:00 PM in Meeting Room A of the Alachua Public Library, Alachua Branch, located at 14913 NW 140<sup>th</sup> Street, Alachua FL 32615.

Ten business days prior to the meeting a notice of the time and place of the meeting was mailed to all property owners within 400 feet of the subject property (26 property owners) and those individuals listed on Alachua's Public Notification roster (16 individuals). In addition, an advertisement was placed in the Local section of the Gainesville Sun on January 11, 2017.

The neighborhood meeting began at 6:00. In attendance on behalf of the proposed development were Kathy Hattaway and Lucie Ghioto of Poulos & Bennett, LLC and Peter McDaniel of M3 Properties. The meeting room was made available until 6:45 PM, but no members of the public, including those individuals noticed above, attended the meeting. A copy of the scanned sign in sheet is included with the submittal package.

**Appendix 5:**  
**School Student Generation Form**



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Team Leader

Company (if applicable): Poulos & Bennett, LLC

Mailing address: 2602 E. Livingston Street

City: Orlando

State: FL

ZIP: 32803

Telephone: 407-487-2594

FAX: \_\_\_\_\_

e-mail: khattaway@poulosandbennett.com

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

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

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami

State: FL

ZIP: 33172

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

### B. PROJECT

1. Project Name: Alachua West

2. Address of Subject Property: None

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

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

5. Existing Use of Property: Vacant

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

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

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 143

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

#### **Preliminary Development Order**

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

#### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

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

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014



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

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

**Student Generation Calculations: Single Family Residential Development**

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

**Student Generation Calculations: Multi-Family Residential Development**

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

\* Student generation multipliers may be obtained from SBAC at:

[http://www.sbac.edu/pages/ACPS/Departments\\_Programs/DepartmentsAF/D\\_thru\\_F/FacilitiesMainConstr/Local\\_Certification\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/City_of_Alachua)

\*\* Round to the nearest whole number

**EXEMPT DEVELOPMENTS (check all that apply):**

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

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

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

K. Hattaway  
 Signature of Applicant

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

Kathryn Hattaway

Typed or printed name and title of applicant

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

State of Florida County of Orange

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

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



Cheryl Burch  
 Signature of Notary Public, State of Florida

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

## Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

**Elementary SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**Middle SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

**High SCSA:** \_\_\_\_\_

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Capacity Required: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

Available Capacity: \_\_\_\_\_

☐ **Denied** for reasons stated: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

☐ **Local Government Certification**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

☐ **School Board Staff Certification**

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

Date: \_\_\_\_\_