



# City of Alachua Comprehensive Plan Amendment Application

## FOR PLANNING USE ONLY

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

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

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

### A. PROJECT

1. Project Name: ACHA Land Use Change
2. Address of Subject Property: No address - Vacant property
3. Parcel ID Number(s): 03204-001-000
4. Existing Use of Property: Vacant / Stormwater Basin
5. Existing Future Land Use Map Designation: Agriculture
6. Proposed Future Land Use Map Designation: Medium Density Residential
7. Acreage: Approx. 5 Acres

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Dir. of Planning  
Company (if applicable): eda engineers-surveyors-planners, inc.  
Mailing address: 2404 NW 43rd Street  
City: Gainesville State: Florida ZIP: 32606  
Telephone: ( ) 352-373-3541 FAX: ( ) 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Alachua County Housing Authority  
Mailing Address: 703 NE 1st Street  
City: Gainesville State: FL ZIP: 32601

\* 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: N/A  
If yes, is the contract/option contingent or absolute? ☐ Contingent ☐ Absolute

### D. ATTACHMENTS

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

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Revised 9/1/2011

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

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

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

*Clay Sweager*  
Signature of Applicant

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

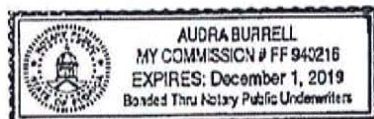
Clay Sweager, Principal  
Typed or printed name and title of applicant

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

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2018 by Clay Sweager, who is/are personally known to me or who has/have produced \_\_\_\_\_ as identification.

NOTARY SEAL



*Audra Burrell*  
Signature of Notary Public, State of Florida

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Revised 9/1/2011





City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

**FOR PLANNING USE ONLY**

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

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

### A. APPLICANT

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Clay Sweger Title: Principal / Director of Planning

Company (if applicable): eda engineers-surveyors-planners, inc.

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: 352-373-3541 e-mail: csweger@edafl.com

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

Name of Owner (title holder): Alachua County Housing Authority

Mailing Address: 703 NE 1st Street

City: Gainesville State: FL ZIP: 32601

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

### B. PROJECT

1. Project Name: ACHA Land Use Change

2. Address of Subject Property: No address / Vacant Parcel

3. Parcel ID Number(s): 03204-001-000

4. Section 14 Township 08 Range 18 Grant N/A Acreage: Approx. 5 Acres

5. Existing Use of Property: Vacant / Stormwater Basin

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

7. Zoning Designation: Agriculture

8. Development Data (check all that apply):

☐ Single Family Residential

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

☒ Multi-Family Residential

Number of Units 20

☐ 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 CSA

Middle: Mebane CSA

High: Santa Fe CSA

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

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

Elementary School	20	units	x	.08	Elementary School Multiplier*	2	Student Stations**
Middle School	20	units	x	.03	Middle School Multiplier*	1	Student Stations**
High School	20	units	x	.03	High School Multiplier*	1	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%20thru%20F/FacilitiesMainConstr/Local%20Certification%20Packets/City%20of%20Alachua)

\*\* 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.

Clay Sweger  
 Signature of Applicant

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

Clay Sweger, President  
 Typed or printed name and title of applicant

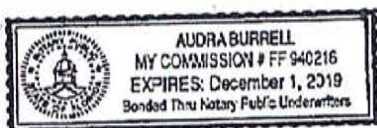
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 7 day of June, 2018 by Clay Sweger

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

NOTARY SE



Audra Burrell  
 Signature of Notary Public, State of Florida

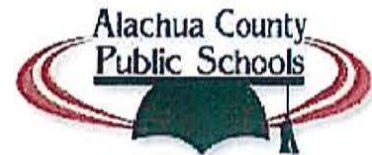
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Revised April 30, 2014





## 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: \_\_\_\_\_



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

## Authorized Agent Affidavit

### A. PROPERTY INFORMATION

Address of Subject Property: Multiple Addresses - Merrillwood Subdivision and Vacant Parcel to East of S/D  
 Parcel ID Number(s): 03204-001-000 and 03214-001-000 through 03214-069-000  
 Acreage: Approx. 25 Acres

### B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ken Armstrong Title: Executive Director  
 Company (if applicable): Alachua County Housing Authority  
 Mailing Address: 703 NE 1st Street  
 City: Gainesville State: FL ZIP: 32601  
 Telephone: 352-372-2549 FAX: 352-373-4097 e-mail: ken@acha-fl.com

### C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Principal  
 Company (if applicable): eda engineers-surveyors-planners, inc.  
 Mailing address: 2404 NW 43rd Street  
 City: Gainesville State: FL ZIP: 32606  
 Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edafl.com

### D. REQUESTED ACTION:

Rezoning - Approx. 25 Acres (Merrillwood Subdivision (20 Acres) and Vacant Parcel 03204-001-000 (5 Acres))  
Comprehensive Plan Amendment (Land Use Change) and Rezoning - Approx. 5 Acres (Vacant Parcel - 03204-001-000)

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]  
 Signature of Applicant

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

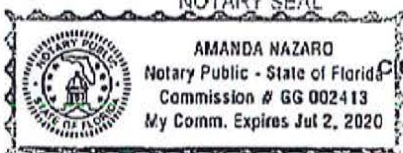
Ken Armstrong, Executive Director  
 Typed or printed name and title of applicant

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

State of Florida County of Alachua

The foregoing application is acknowledged before me this 6 day of June, 2018, by Ken Armstrong  
 \_\_\_\_\_, who is/are personally known to me, or who has/have produced personally known  
 as identification.

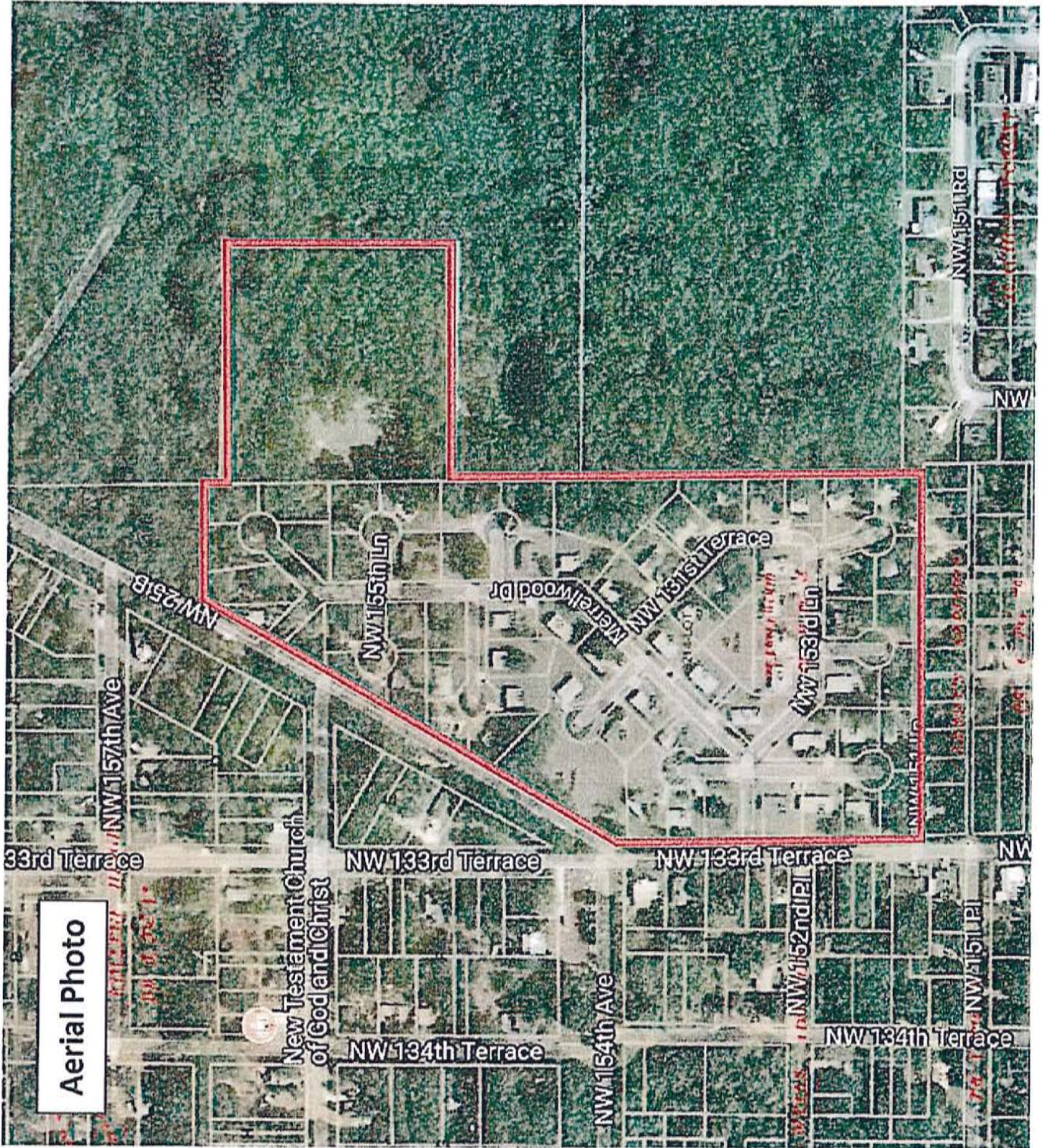
[Signature]  
 Signature of Notary Public, State of FL



City of Alachua + Planning and Community Development Department  
 PO Box 9 + Alachua, FL 32616 + (386) 418-6121  
 Revised 9/30/2014



Aerial Photo





## Legal Description

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### Tax Parcel 03204-001-000

That certain tract of land as described in Official Records Book 1004, page 650 of the Public Records of Alachua County, Florida; being described as follows:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14, Township 8 South, Range 18 East, Alachua County, Florida, said tract of land being more particularly described as follows:  
Commence at the Northwest corner of the NE 1/4 of Section 14, Township 8 South, Range 18 East, and run S 03°23'20" E, along the West line of the NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said Point of Beginning being the Northeast corner of Merrillwood, a subdivision as recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida; thence continue S 03°23'20" E, along the East line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48 feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W, 473.48 feet to the Point of Beginning, said tract of land containing 5.00 acres, more or less.

1354 NW 43rd Street, Gainesville, FL 32606 • Phone: (352) 373-3541 • [www.edafl.com](http://www.edafl.com)



\$ 15.00  
5.50 34  
4.00 10  
Printed for Lawyers' Title



DOCUMENTARY FLORIDA  
SURTAX  
\$ 05.50 = \$ 15.00

This instrument was prepared by:

E. Covington Johnston  
of the Law Office of  
LAYTON, DUNCAN, JOHNSTON, CLAYTON,  
QUINCEY, IRELAND & FELDER  
Commerce Building  
226 South Main Street  
GAINESVILLE, FLORIDA 32602

# Warranty Deed

STATUTORY FORM — SECTION 689.02 F.S.

This Indenture, Made this 21<sup>ST</sup> day of May 19 76, Between

OLLIE MAE ROOKS, a single person, individually and as surviving  
spouse of E. M. ROOKS, deceased,  
of the County of Alachua State of Florida

ALACHUA COUNTY HOUSING AUTHORITY

whose post office address is 103 E. E. First Street, Gainesville, Florida  
of the County of Alachua State of Florida

Witnesseth, That said grantor, for and in consideration of the sum of

TEN AND NO/100 (\$10.00) Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following  
described land, situate, lying and being in Alachua County, Florida, to-wit:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 14,  
Township 8 South, Range 18 East, Alachua County, Florida, said tract  
of land being more particularly described as follows:  
Commence at the Northwest corner of the NE 1/4 of Section 14, Township  
8 South, Range 18 East, and run S 03°23'20" E, along the West line of the  
NE 1/4 of said Section 14, 572.31 feet to the Point of Beginning; said  
Point of Beginning being the Northeast corner of Merrillwood, a sub-  
division as recorded in Plat Book "H", page 50 of the Public Records of  
Alachua County, Florida; thence continue S 03°23'20" E, along the East  
line of said Merrillwood, 460.00 feet; thence run N 86°36'40" E, 473.48  
feet; thence run N 03°23'20" W, 460.00 feet; thence run S 86°36'40" W,  
473.48 feet to the Point of Beginning, said tract of land containing  
5.00 acres, more or less.

The above described land is conveyed to the Grantee for use by the Grantee  
as tax exempt property pursuant to Section 423.02, Florida Statutes.

SUBJECT to taxes for the year 1976 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of  
all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence

*E. Covington Johnston*  
*James H. Fisher*

*Ollie Mae Rooks* (Seal)  
OLLIE MAE ROOKS, a single person,  
individually and as surviving spouse  
of E. M. ROOKS, deceased

(Seal)

(Seal)

STATE OF FLORIDA  
COUNTY OF ALACHUA  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared

OLLIE MAE ROOKS, a single person, individually and as  
surviving spouse of E. M. ROOKS, deceased,

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me  
that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21<sup>ST</sup> day of May  
19 76.

My commission expires: October 1, 1977

*E. Covington Johnston*  
Notary Public



345765

1004 100 650

Parcel: 03204-001-000

Search Date: 6/6/2018 at 10:27:15 PM

<b>Taxpayer:</b>	ALACHUA COUNTY HOUSING, AUTHOR	<b>Legal:</b>	S 460 FT OF 1032.31 FT OF W 473.48 FT OF NW1/4 OF NE1/4 W OF PUB
<b>Mailing:</b>	701 NE 1ST ST GAINESVILLE, FL 32601		RD OR 1004/650
<b>Location:</b>			
<b>Sec-Twn-Rng:</b>	14-08-18		
<b>Property Use:</b>	08010 - County Vacant/Xfeatures		
<b>Tax Jurisdiction:</b>	Alachua - 1700		
<b>Area:</b>	08-18 Exempt/Merrillwood		
<b>Subdivision:</b>	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
Year	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2016	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2015	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2014	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2013	County Vacant/Xfeatures	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2012	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2011	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2010	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2009	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	18000	18000	18000	0	0
2008	Cty Inc Nonmuni	18000	18000	0	0	18000	0	18000	0	18000	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
County Owned	A		Acre	5
			2017 Certified Land Just Value: 18000	2017 Certified Land Assessed Value: 18000





# 2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03254 001 000      [Print details](#)      [Latest bill](#)      [Full bill history](#)      [View 2 pages](#)

2017	2016	2015	2014	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

[Get Bills by Email](#)

No taxes due

Owner: ALACHUA COUNTY HOUSING, AUTHOR  
701 NE 1ST ST  
GAINESVILLE, FL 32601  
Site: Unassigned Location RE

Account number: 03254 001 000  
Alternate Key: 1012300  
Millage code: 1700  
Millage rate: 23.1483

Assessed value: 18,000  
School assessed value: 18,000  
Unimproved land value: 18,000

## Exemptions

COUNTY PROPERTY: 18,000

## Property Appraiser

Location is not guaranteed to be accurate

## 2017 Annual bill

[View](#)

Ad valorem: \$0.00  
Non-ad valorem: \$0.00  
Total Discountable: 0.00  
No Discount NAVA: 0.00  
Total tax:

## Legal description

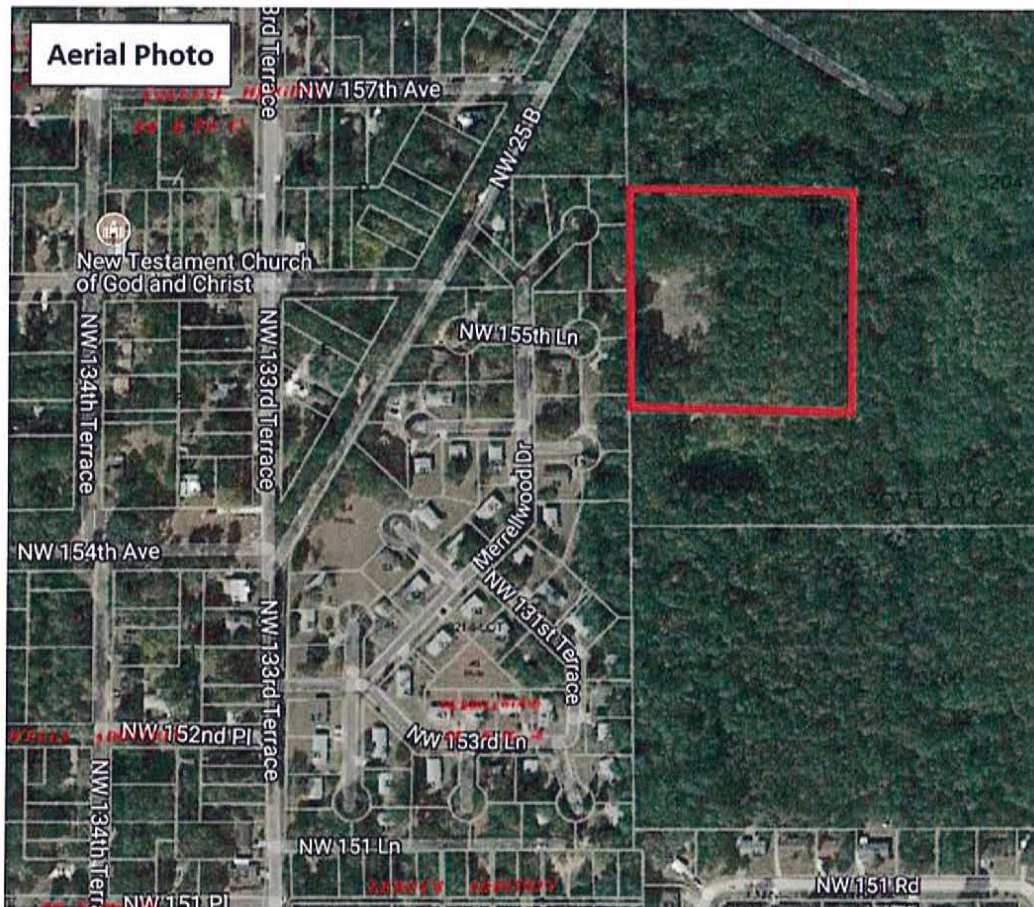
5.460 FT OF 10932.31 FT OF N 473.45 FT OF N1/4 OF N1/4 W OF PUB RD ON 1044/659

## Location

Block, page, item: --  
Geo number: 14-05-10-03264001000  
Range: 10  
Township: 06  
Section: 14  
Neighborhood: 23320399  
Use code: 00310  
Total acres: 5.003



# *Small Scale Land Use Map Change Justification Report*



**Project Request:** Land use change request from Agriculture to Medium Density Residential.

**Location:** Parcel Number 03204-001-000

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

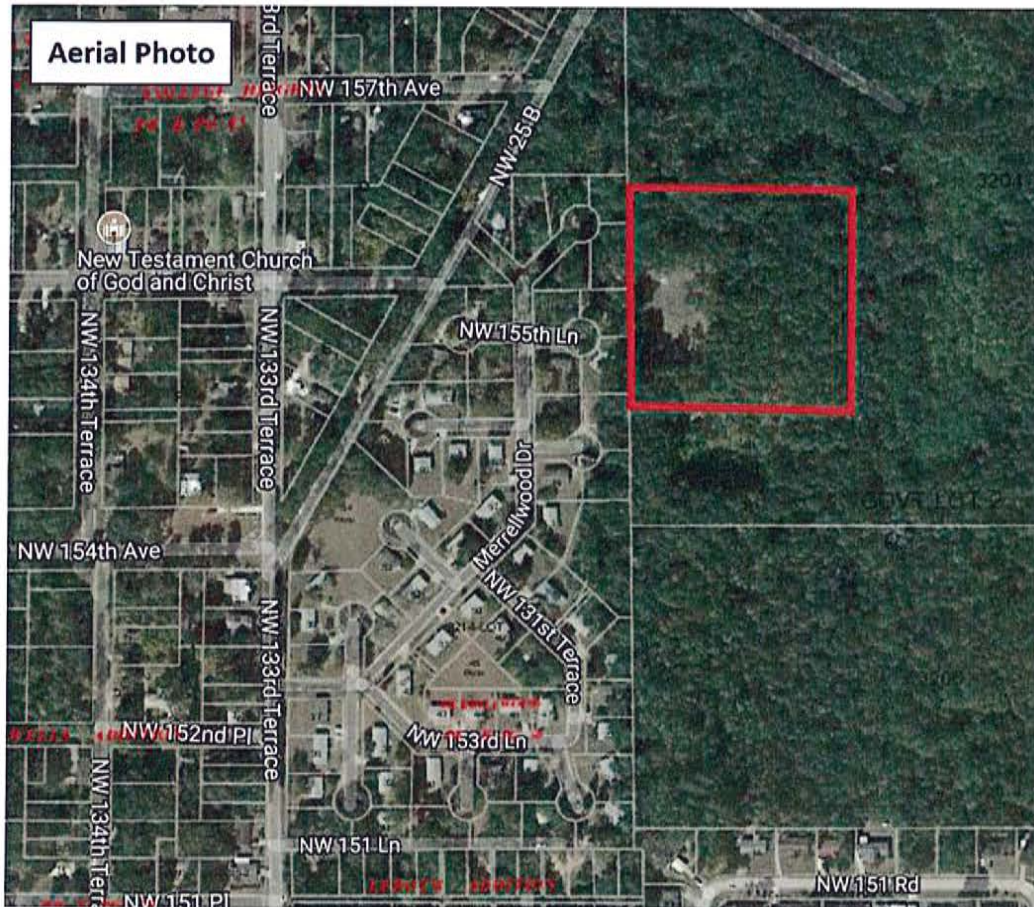
**Agents for:** Alachua County Housing Authority

**Date:** July 5, 2018



## Background / Statement of Proposed Change

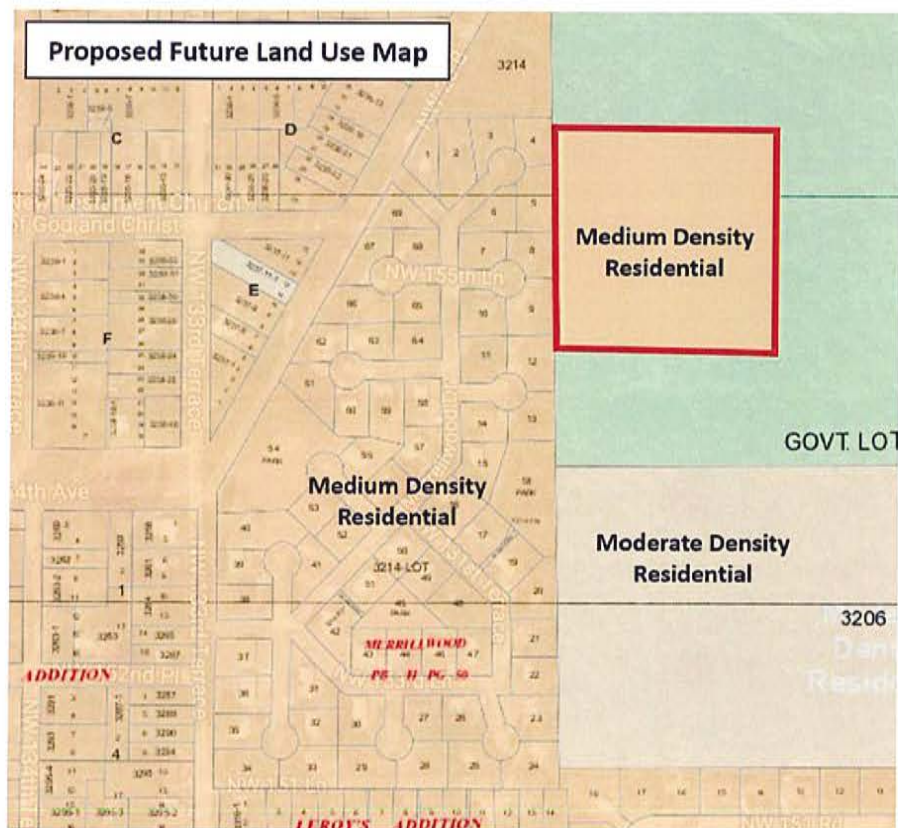
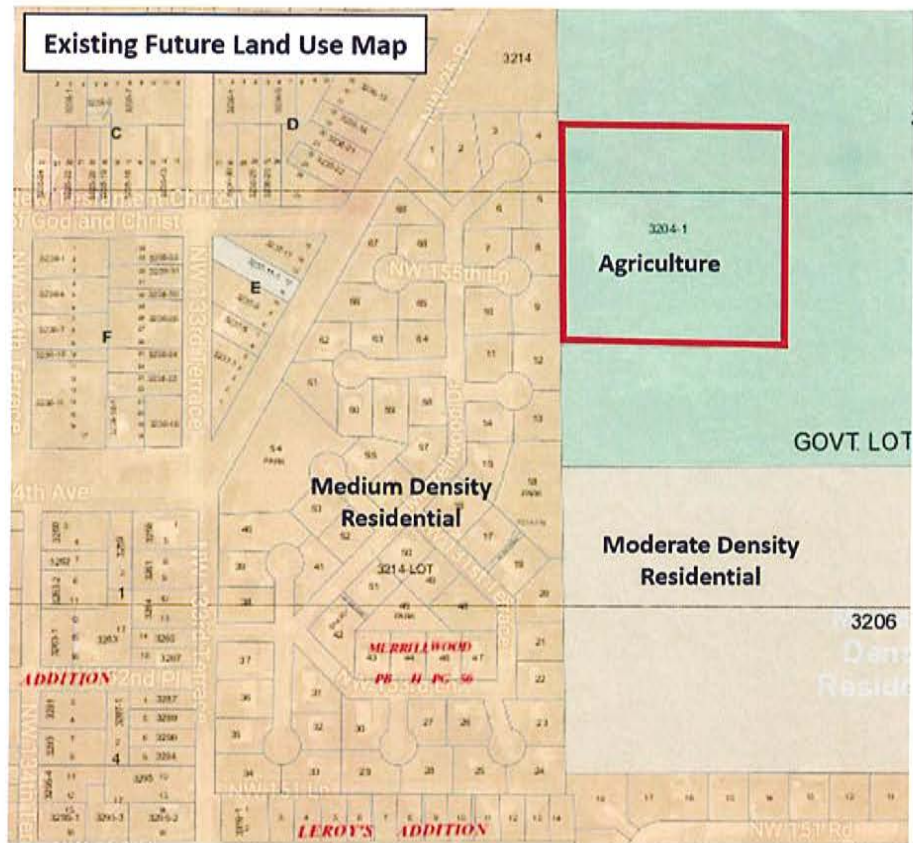
The subject property is a vacant 5-acre parcel located to the east of the Merrillwood subdivision (see exhibit below).



The proposal includes tax parcel 03204-001-000, which is located within Section 14, Township 8, Range 18. The proposed land use change area is approximately 5 acres in size and is owned and maintained by the Alachua County Housing Authority. The property owner (ACHA) wishes to have the opportunity to potentially develop all or parts of the project site at a density of 4 to 8 residential units per acre. The result would be increased potential to provide additional affordable residential housing options in the City of Alachua.

To achieve this, a proposed land use change from Agriculture to Medium Density Residential is proposed. The following exhibits illustrates the existing and proposed future land use designations on the subject property. This will allow for the property to be developed at a higher density (4-8 units per acre) which is consistent with the future land use density of the properties located immediately west of the property (also Medium Density Residential).







### **Proposed Land Use Designation - Medium Density Residential**

As stated in City of Alachua Comprehensive Plan Future Land Use Element, the Medium Density Residential land use designation is defined as follows:

*Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.*

### **Comprehensive Plan Consistency**

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

The following Goals, Objectives and Policies are also applicable to the proposed land use change application:

#### **Future Land Use Element:**

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

*Goal 1: Future Land Use Map: The City of Alachua shall maintain a Future Land Use Map in order to effectively guide development in a sustainable manner and to ensure economic prosperity and stability while maintaining a high quality of life for all of its present and future citizens.*

**Consistency:** The intent of this application is to demonstrate that the proposed land use change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and surrounding Comprehensive Plan Future Land Use Map designations, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development of this property will also support local economic prosperity. This application addresses each of these issues and therefore demonstrates consistency with Goal 1 of the Future Land Use Element.

*Policy 1.2.b: Medium density residential (4 to 8 dwelling units per acre): The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.*

**Consistency:** The Medium Density Residential Future Land Use Designation is defined in the Comprehensive Plan as allowing between 4 – 8 units per acre. This proposed land use designation allows the same maximum residential density of the properties located immediately west of the subject property.



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

**Consistency:** Any future residential development on the subject property at the proposed higher density shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to the urban center of the City and future development would employ standards for aesthetics and provision of open space.

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

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

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

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

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

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

#### Housing Element

**Consistency:** The proposed land use change as proposed by the Alachua County Housing Authority (ACHA) provides new opportunities for this agency to provide additional affordable housing options in the City of Alachua. This collaboration between the ACHA and City of Alachua (and the anticipated results) are supported in the Housing Element policies listed below:

*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.*

*Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include: offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.*

***Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.***

*Policy 1.1.g: The City shall provide information to the public about affordable housing, on its website, in brochures or through public presentations.*

**OBJECTIVE 1.4: Meeting Very-Low, Low and Moderate-Income Housing Needs**

*The City may partner with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low and moderate-income households.*

*Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.*

*Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.*

*Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures and internal funding and planning activities for the provision of affordable housing.*

*Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low and moderate-income households.*

*Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.*



*Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.*

*Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.*

*Transportation Element:*

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

*Community Facilities and Natural Groundwater Aquifer Recharge Element:*

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

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

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

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

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

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

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

*Conservation & Open Space Element:*

**Consistency:** The proposed land use change is consistent with this element. Specifically, the application is consistent with each of the following objectives listed within the element:

*Objective 1.1: Conservation Designations*

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



*Objective 1.2: Native Communities and Ecosystems*

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

*Objective 1.3: Listed Species*

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

*Objective 1.4: Air Quality*

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

*Objective 1.5: Soils*

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

*Objective 1.6: Mineral Resources*

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

*Objective 1.7: Geological Resources*

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

*Objective 1.8: Hazardous Materials*

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

*Objective 1.9: Agriculture and Silviculture*

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

*Objective 1.10: Wetlands*

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

*Objective 1.11: Open and Green Space*

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

*Objective 1.12: Water Resources*

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

**Intergovernmental Coordination Element:**

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

**Capital Improvements Element:**

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

**Public Facilities Analysis (Concurrency Impact Analysis)**

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

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

**Maximum Development Scenario Project Impact:** The proposed land use category on approximately 5 acres would yield a maximum residential density of 40 units.

**Traffic:**

**Maximum Development Scenario – Proposed Zoning**

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	40	Multifamily Housing (Low Rise)	7.32	293
Total Daily Trips (ADT)				293

\*ITE, 10<sup>th</sup> Edition



ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
220	40	Multifamily Housing (Low Rise)	0.67	27
Total Daily Trips (PM PEAK)				27

*\*ITE, 10<sup>th</sup> Edition*

**Affected Roadway Segment**

- US 441, Segment ¾

**US 441, Segment ¾**

**Level of Service Analysis / Affected Roadway Segments (ADT)**

Traffic System Category	US 441, Segment 3/4
Maximum Service Volume	45,700
Existing Traffic and Reserved Trips	18,579
Project Trips (Net ADT)	293
Available Capacity	26,828

*Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to May 2018*

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

Traffic System Category	US 441, Segment 3/4
Maximum Service Volume	4,110
Existing Traffic and Reserved Trips	1,995
Project Trips (Net PM Peak)	27
Available Capacity	2,088

*Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to May 2018*

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

**Sanitary Sewer:**

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

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

*Maximum Development Scenario Project Impact:* As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of 10,000 GPD may occur (40 units x 250 GPD/Unit = 10,000 GPD). Adequate capacity is available to support this development, as demonstrated below:

**Sanitary Sewer Impact per Net Change**

Sanitary Sewer Impact	10,000 GPD
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*Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)*

**Sanitary Sewer Impacts**

<b><u>System Category</u></b>	<b><u>GPD</u></b>
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	687,000
Reserved Capacity	48,457
Project Demand	10,000
Residual Capacity	754,543

*Source:*

*City of Alachua Public Services Department, March 2018*

**Potable Water:**

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

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

*Maximum Development Scenario Project Impact:* As shown in the following table, based on generic residential calculations using a maximum development scenario, a net increase of 11,000 GPD may occur (40 units x 275 GPD/Unit = 11,000 GPD). Adequate capacity is available to support this development, as demonstrated below:

**Potable Water Impact per Net Change**

Potable Water Impact	11,000 GPD
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*Per City of Alachua Comprehensive Plan CFNGR Policy 4.1.c (275 GPD/Unit)*



**Potable Water Impacts**

<b><u>System Category</u></b>	<b><u>GPD</u></b>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,236,000
Reserved Capacity <sup>2</sup>	73,968
Project Demand	11,000
Residual Capacity	1,064,000

Source:*City of Alachua Public Services Department, March 2018***Solid Waste:**

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

*Maximum Development Scenario Project Impact:* Residential uses generate approximately 0.73 tons per year per of solid waste per capita per City of Alachua Comprehensive Plan (40 units x 2.3 residents per unit x 0.73 tons/year per capita = 67 tons). The following table indicates the increase in solid waste generation, which will not exceed the City's overall Level of Service standards:

**Solid Waste Impact per Net Change**

Net Change in Solid Waste Impact	67 Tons
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*Formula\*: (0.73 tons/year per capita @ 2.3 residents per unit)*

*\*Source: City of Alachua Comprehensive Plan*

**Potable Water:****Recreational Impacts**

<b><u>System Category</u></b>	<b><u>Acreage</u></b>
Existing City of Alachua Recreation Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>2</sup>	49.68
Reserved Capacity <sup>1</sup>	0.62
Potential Demand Generated by Development <sup>3</sup>	0.47
Residual Recreational Capacity After Impacts	66.88

Sources:

- 1. City of Alachua May 2018 Development Monitoring Report.*
- 2. University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons])*
- 3. US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 40 dwellings / [5 acres/1,000 persons])*

### Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.06 Ac.
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.09 Ac.
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.15 Ac.
Existing Improved Passive Park Space <sup>1</sup>	34.82 Ac.

1. Source: City of Alachua May 2018 Development Monitoring Report.

2. Formula: Recreation Demand Generated by Development (0.47 acres) x 20%.

3. Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development.)

As shown in Recreational Impacts table above, the proposed amendment would result in a potential demand to the recreation system of 0.47 acres. As shown in the Improved Passive Park Space Analysis table above, adequate passive park space exists to serve the development in accordance with the provisions of the City's Comprehensive Plan. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") for recreation facilities. Should a multi-family redevelopment of the site be proposed at a later time, concurrency and impacts to the City's recreation facilities will be reevaluated at the final development order (i.e. Site Plan) review stage.

### Stormwater:

Any future development on the subject property will be required to provide on-site stormwater management for all proposed impervious areas, designed in compliance with all applicable City and Water Management District Standards. In addition, permitting with the Suwannee River Water Management District shall be required prior to any construction activity to ensure compliance with all applicable requirements.

### Needs Analysis

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The proposed land use change application will provide additional land in the urban core of the City that is prime for provision of additional affordable housing units. The property can be served by centralized utilities at a level that will not negatively affect the adopted level of service of these utilities.

In addition, the property is uniquely positioned to be combined with adjacent land also owned by the Alachua County Housing Authority which intends to construct additional affordable housing units to serve an underserved market demographic. This statement of need is supported in the City of Alachua Comprehensive Plan Housing Element, specifically in the following policies:

*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.*

*Policy 1.1.b: The City shall consider incentives to promote affordable housing, which may include: offering density bonuses and streamlined permitting at a reduced cost, to encourage private sector participation in the development of affordable housing.*

***Policy 1.1.c: The City may work in conjunction with the Alachua County Housing Authority to provide affordable public housing to City residents.***

*Policy 1.1.g: The City shall provide information to the public about affordable housing, on its website, in brochures or through public presentations.*

**OBJECTIVE 1.4: Meeting Very-Low, Low and Moderate-Income Housing Needs**

*The City may partner with external government agencies and the private and non-profit sectors to meet the need for affordable housing for the City's very low, low and moderate-income households.*

*Policy 1.4.a: The City shall, through public and private partnerships, facilitate that the provision of quality, affordable rental and owner-occupied housing is available to meet the needs of very low, low and moderate-income renters.*

*Policy 1.4.b: The City shall apply for or assist private and non-profit entities in applying for State Housing Initiatives Partnership (SHIP) funding, Community Development Block Grants (CDBG), Section 8 funding, State Apartment Incentive Loans (SAIL), Home Investment Partnership (HOME) grants. Funding priorities include down payment assistance, single and multiple family affordable housing development, and energy efficiency.*

*Policy 1.4.d: The City shall ensure that appropriate departments coordinate affordable housing measures and internal funding and planning activities for the provision of affordable housing.*

*Policy 1.4.f: The City shall facilitate the provision of adequate sites to meet the housing needs of extremely low, very low, low and moderate-income households.*

*Policy 1.4.g: The City shall offer density bonuses to developers who include on-site housing for extremely low, very low, low and moderate income households, within mixed income developments that include housing priced above the moderate-income range, or contribute to a fund for offsite development of affordable housing.*



*Policy 1.4.h: The City shall encourage the development of affordable housing for very low, low and moderate-income households by creating regulations that provides flexible standards for setbacks, lot size regulations, densities, and auxiliary housing units.*

*Policy 2.3.d: The City shall cooperate with the Alachua County Housing Authority to eliminate substandard housing within the City.*

## **Urban Sprawl Analysis**

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

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

**Consistency:** This proposed land use change is in a geographic area that is primarily developed in the City of Alachua. The property is located in the urban core and is in an area with a majority of surrounding properties already developed. In addition, the property that is under consideration does not contain any regulated natural resources or ecosystems.

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

**Consistency:** The subject property is abutting an existing developed property (Merrillwood subdivision) that is currently served by existing public utilities. Connection to this public infrastructure is feasible and would be required.

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

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

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

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

## **Compatibility with Adjacent Lands**

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





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

North: Single Family Structures  
East: Undeveloped Land  
West: Single Family Structures / City Park  
South: Single Family Structures

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

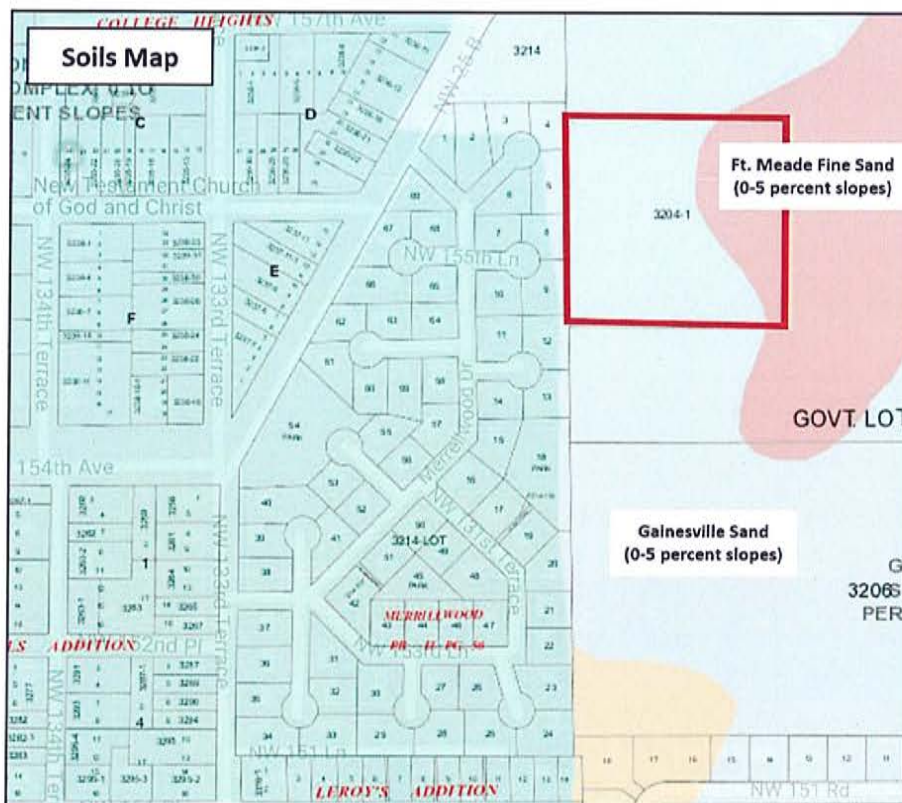
In addition, the land use change request will create a logical development pattern. It will allow the for development/redevelopment of the property at a higher residential density rate in the core of the urban services area within the City. This supports a logical infill pattern. For decades, this area has been residential in nature. In addition, the subject property has centralized public utilities presently serving the site. The proposed zoning will thus be a logical extension of this current development pattern.

## Suitability Analysis

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

*Soils:*

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



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

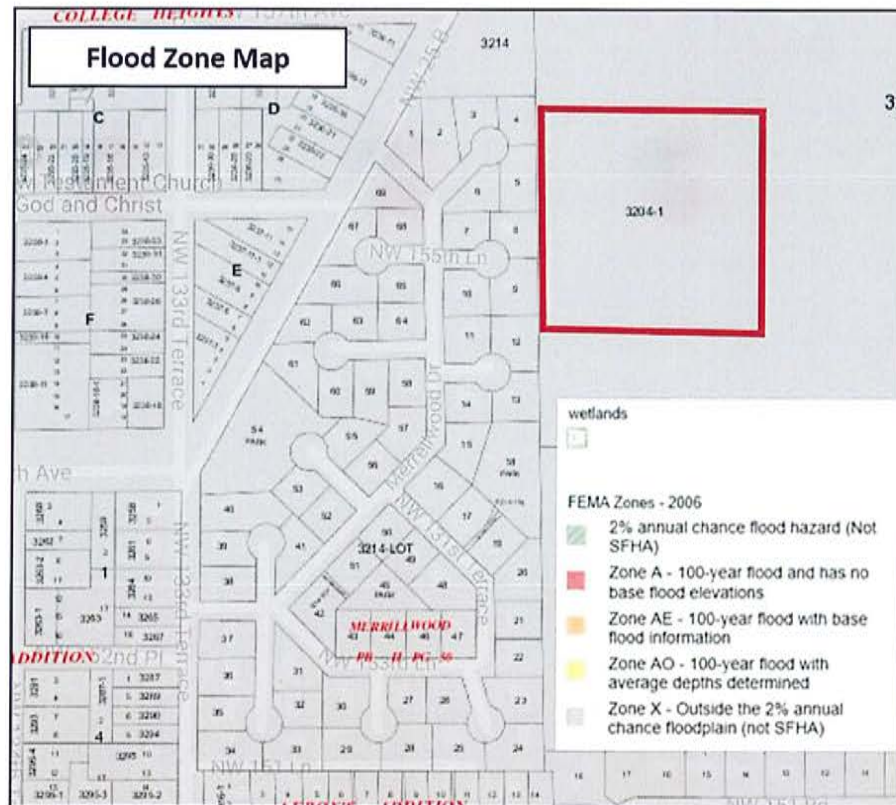
*Wetlands / Surface Waters / Creeks:*

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

*100-Year Flood Zone / Flood Potential:*

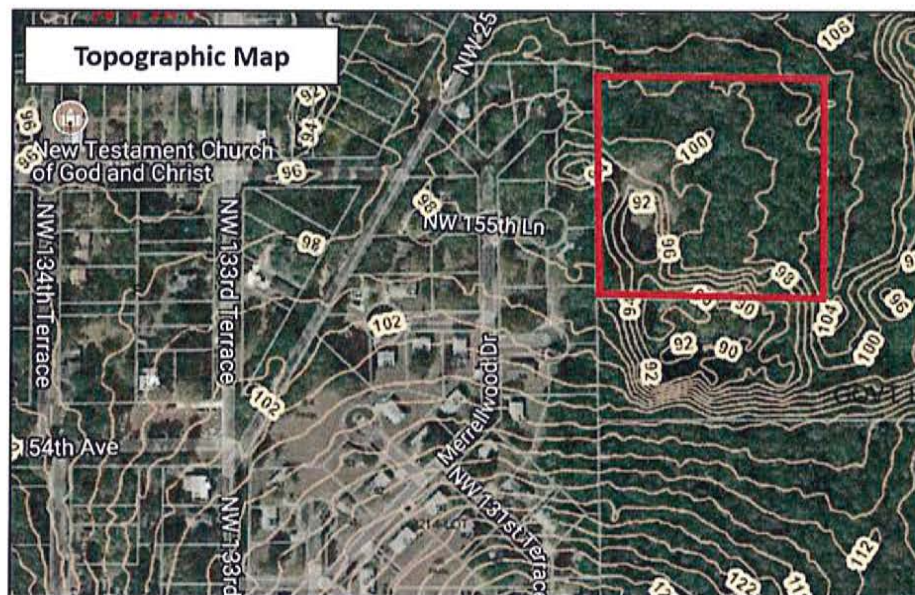
The subject parcel is not located within the FEMA 100-year flood zone, as indicated in the following exhibit. Therefore, no issues related to flood potential are associated with this property.





*Topography:*

The following topographic map illustrates that a majority of the site is already developed and the parcel elevation is relatively flat and poses no issue for future site development.





# Community Corner

## Meetings & Events in the Heartlands

### Community Calendar event submissions

Want to place your upcoming event(s) in our weekly Community Calendar? Email your events to: [editor@alachuatoday.com](mailto:editor@alachuatoday.com) Include basic details such as who, what, where and when. Deadline for submission is Monday at 2 p.m.

Please note: For all events we handle through our advertising department. Contact: [ads@alachuatoday.com](mailto:ads@alachuatoday.com)

■ June 1 - 24: High Springs Playhouse presents "Humors" by Neil Simon, directed by Suzanne Richardson. At a huge, lastfully appointed Stund's Landing townhouse, the Deputy Mayor of New York has just shot himself. Though only a few weeks old, four couples are about to experience a severe attack of love. Gathering for their tenth wedding anniversary, the host has bleeding in the other room and his wife is nowhere in sight. His lawyer, Ken and wife, Cheryl, must get "the story" straight before the other guests arrive. As the confusion and miscommunications mount, the evening spins off into classic farce. Tickets are available at [www.highspringplayhouse.com](http://www.highspringplayhouse.com), 511-516.

■ June 7: (Hershey) Tera Job Fair in Alachua. This event will be held indoors at Legacy Park, 15400 Peggy Road, Alachua, from 10:00 a.m. to 4:00 p.m. A special invitation is being offered to local businesses that are looking for entry level talent now and organizations offering volunteer opportunities. Register with Joe Johnson, [joe@alachuachamber.com](mailto:joe@alachuachamber.com) or Casandra Santiago, [casandra@cityofalachua.com](mailto:casandra@cityofalachua.com). Space will be provided for "on-the-spot" interviews if requested at time of registration. There is no cost for participation and the City of Alachua will provide covered tables, chairs and light refreshments for employers. Electricity can be supplied if requested in advance on a first-come, first-served basis. Further information can be provided by calling 386-462-0145.

■ June 9 - 10: Free Pet Adoption Days at North Florida Pet Adoption Days. Thousands of pets at six local animal shelters will be sterilized, vaccinated, microchipped and free to adopt. Adoptions will take place at four separate Gainesville locations from 9 a.m. - 6 p.m. on June 9 and 10 a.m. - 6 p.m. on June 10. Adoption Locations: Alachua County Animal Service, 3400 N.E. 53rd Avenue, Alachua County Humane Society, 4205 N.W. 60th Street, Pet Rescues, 5303 S.W. Archer Road, and PetSmart Butler Plaza, 3736 S.W. Archer Road.

■ June 11: Joint Meeting with Town of LaCrosse and the Alachua County Board of County Commissioners at 6 p.m. Topics of discussion are: Landscaping Irrigation Efficiency Design Code, Fireman pay increase to current standard of \$9 per hour, and a first response vehicle for District 22 calls. Visitors are welcome.

■ June 16: La Crosse Community Yard & Bake Sale Fundraiser for the La Crosse Fire Station, located at 20421 North State Road 121, La Crosse. Vendors as well as families are invited to come out at 10 a.m. to enjoy the Fire Station Open House, a playground for the kids, CPK demonstrations, food and sale items as well as live music. To register or for more information, please contact L.R. LFD722.com or call 386-462-1544.

■ June 17: Music in the Park features Father's Day Blues, sponsored by North Central Florida Blues Society, Visit Gainesville/Alachua County, the City of High Springs and more. Featuring all acoustic, up close and personal performances by: Sheba The Mississippi Queen, and Jim Allen's Finger Lickin' Blues. Hot d'oeuvres provided by the Great Outdoors Restaurant, The Diner, Dren Hader's world famous chili and more. Reservations are required for this event as seating is limited. A donation of \$10 per person is recommended. Reserve seats now at [www.HighSpringsMusicinthePark.com](http://www.HighSpringsMusicinthePark.com). This event will begin at 2 p.m. in the Historic High Springs Elementary School and Community Center (home of High Springs Museum), 27460 N.W. 187th Ave.

Seating is limited. Doors open at 1:45 p.m. This event is produced by the High Springs Music in the Park and Concert Series. For more information go to [highspringsmusicinthePark.com](http://highspringsmusicinthePark.com)

■ June 19: North Florida Pet Adoption Days! Looking to add a furry family member to your home? Adoptable animals will be sterilized, microchipped, vaccinated and free! The following rescue groups will provide free animal adoptions: Alachua County Animal Services, Alachua County Humane Society, Gainesville Pet Rescue, Hail's Angels Pet Rescue, Helping Hands Pet Rescue and Poppy Hill Farm Animal Rescue. Petres, food and other entertainment will be featured at each location. Adoption locations in Gainesville include: Alachua County Humane Society, 4205 N.W. 60th Street; Gainesville; Alachua County Animal Services, 3400 N.E. 53rd Avenue, Gainesville; Pet Rescue, 5403 S.W. Archer Road and PetSmart Butler Plaza, 3736 S.W. Archer Road.

■ June 21: Third Thursday on Main Street Alachua, 5:30 p.m. This is the perfect event to get your "pre-weekend" on! Every third Thursday of each month Alachua's Downtown area comes alive with the sound of music, unique dining, shopping, craft vendors, and so much more! This month's Third Thursday features live music by Karen Morgan Band and acoustic performers. Sponsored by the City of Alachua Community Redevelopment Agency.

■ July 22 - 27: Forest Grove Baptist Church VBS, 6 p.m. - 8:30 p.m., free event for children (4 years old and up), youth and adults. Join in for the fun and excitement! Each day participants will dig deep into God's Word to examine how Jesus cares about us, learn about missions and have games, activities, food and snacks, cool songs and music! Register at: [forestgrovebaptistchurch.org](http://forestgrovebaptistchurch.org). For more information, call 386-462-1921.

■ June 23: The City of Archer and the ACCAII sponsors the 3rd Annual Health Fair in Archer, at the Archer Community Center 16671 S.W. 137th Avenue, on June 23, 9 a.m. - 2 p.m. The featured vendor will be Lifesouth Community Blood Centers with the blood mobile. Perry McGuffin, Jr., gave more than 500 pints of blood during his lifetime and he is honored each year by giving our blood to save a life. The public is invited to come and gather health information on mental health, reducing cancer, senior and elder care, WIC program, cardiovascular disease, legal services, clinical trials and UF family health. There will be free screenings for blood pressure and cholesterol! glucose.

■ July 26: Waldo Area Historical Society Meeting. This meeting will be held at 6 p.m. at the Waldo Community Center, 13555 N.E. 14th Ave. Light refreshments and coffee will be available, along with stimulating conversation. The meeting is open to anyone interested in the history of Waldo. For more information contact Penny Dodd at 352-445-1910 or email her at [hiscowen@att.net](mailto:hiscowen@att.net).

**PUBLIC NOTICE**

A neighborhood meeting will be held to discuss a proposed Development Plan with Special Exception for outdoor storage. The project is located at the 13200 block of NW 120th Avenue on tax parcel number 05443 021 002 in the City of Alachua. 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 at 5:30 p.m. on June 20, 2018, at the Alachua Branch Library located at 14913 NW 140th Street, Alachua, Florida 32413.

Contact: Sergio Reyes, PE, [eds@edscorp.com](mailto:eds@edscorp.com), 386-462-3541 (Ed's Land & Survey, Inc.)

**PUBLIC NOTICE**

A neighborhood meeting will be held to discuss a proposed rezoning from R2F-1 to RM-8 on approx. 23 acres on tax parcel 02114 001 000 through 02124 009 000 and a land use change from Agriculture to Medium Density Residential and rezoning from Agriculture to RM-8 on approx. 3 acres on tax parcel 02028 001 000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed land use change and rezoning and to seek their comments.

The meeting will be held at 6:00 p.m. on June 20, 2018, at Alachua Branch Library located at 14913 NW 140th St., Alachua, Florida 32413.

Contact: Greg Sawyer, AEP, [eds@edscorp.com](mailto:eds@edscorp.com), 386-462-3541 (Ed's Land & Survey, Inc.)

**LAW, P.A. BOUKARI**

H. IBRAHIM BOUKARI, Attorney

LINDA BICE CHAPMAN, Attorney, Of Counsel

- FAMILY LAW
- Custody • Divorce
- SMALL BUSINESS SUPPORT
- WILLS & PROBATE
- LAND USE
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FOR A CONSULTATION CALL (386) 462-7144 (7111)

14604 Main Street, Alachua, Florida

IN PARTNERSHIP WITH THE CITY OF ALACHUA

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## The Heartland Places of Worship

**Alachua Church of Christ**  
14503 NW 145th Avenue  
Sunday Bible Classes 9:00am  
Morning Worship at 10:00am  
Evening Service 11:15am  
Wednesday Bible Class 6:30pm  
Minister: Doug Trinker  
(386) 462-3126

**CANVAS CHURCH**  
SUNDAYS at 9:30am & 11:15am  
15551 NW U.S. Hwy 441 Alachua, FL 32616  
visit [canvastf.com](http://canvastf.com) for more information

**First United Methodist Church of Alachua**  
14945 NW 130th Street • 462-2410  
Rev. Jerry Coss  
Traditional Worship 8:45 & 11am  
Sunday School 9:45am  
[www.alachuafirstumc.org](http://www.alachuafirstumc.org)

**List your Place of Worship here.**  
Call (386) 462-3355 for more information.

**Forest Grove Baptist Church**  
Equipping Families to grow in Their Relationships to Jesus Christ  
22375 521st Avenue  
Alachua, FL 32415  
386-462-3921  
55:9:00, Worship 10:15 - Am 6:00 Pm.  
[www.ForestGroveBaptistChurch.org](http://www.ForestGroveBaptistChurch.org)

**HIGH SPRINGS CHURCH OF CHRIST**  
329 NE Santa Fe Boulevard  
Bible Classes for All Ages 9:30am  
Worship 10:30am  
Evening Worship 6pm  
Wednesday Bible Class 7pm  
[highspringscove@alltel.net](mailto:highspringscove@alltel.net)  
Pastor: Tim Spry • (386) 454-2910

**New St. Mary Missionary Baptist Church**  
39100 SW 15th Avenue, Alachua 32416  
Rev. Daniel H. McNeil, Pastor  
Phone & Fax (386) 462-7121  
Services: Sunday School 9:30am  
Morning Worship 10am & 2pm, Sunday Evening 7pm  
Thursday 11am, 4th Sun, Holyday Eday Service, Sunday Evening 7pm  
Pastor: Mervin A. McNeil, Sr.

**St. Luke A.M.E. Church**  
Rev. James L. Ford, Pastor  
4180 Martin Luther King Blvd SE #48  
Alachua 32416  
Tel: 462-2752, Church: 386-462-4796 (Fax)  
Email: [stlukeamechurch@comcast.net](mailto:stlukeamechurch@comcast.net)  
Morning Worship: 11am  
Church School: 9am  
21st Sunday: 7pm Church & 8pm Worship  
Phone: 386-462-2752, Fax: 386-462-4796







**Location:** 14913 NW 140th St  
Alachua, FL 32615

[illegible]



03316-019-000  
WILLIAMSON, FRED & CAROLYN  
1035 AUSTIN RIDGE CT  
PINEY FLATS, TN 37686

03316-009-000  
HALL, ALONZO  
10364 SW 24TH ST  
MIRAMAR, FL 33025-3992

03316-008-000  
HALL, ALONZO  
10364 SW 24TH ST  
MIRAMAR, FL 33025-3992

03304-000-000  
R A RUSH ENTERPRISES INC  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

03259-000-000  
R A RUSH ENTERPRISES INC  
11 SE 2ND AVE  
GAINESVILLE, FL 32601

03287-001-000  
WINDSOR MORTGAGE HOLDINGS  
LIMITED LLC  
11631 VICTORY BLVD STE 208  
NORTH HOLLYWOOD, CA 91606-3572

03209-010-014  
SIMPSON, HELEN  
12920 NW 151ST RD  
ALACHUA, FL 32615

03209-010-040  
CLIFTON TERESA L  
12922 NW 151ST PL  
ALACHUA, FL 32615

03209-010-049  
LORANGER MARIE  
12923 NW 151ST RD  
ALACHUA, FL 32615-5741

03209-010-015  
SACASA ENID S  
12930 NW 151ST RD  
ALACHUA, FL 32615

03209-010-039  
WILKINS, JOHN MARK  
13004 NW 151ST PL  
ALACHUA, FL 32615

03209-010-016  
ANDERSON & WARD  
13006 NW 151ST RD  
ALACHUA, FL 32616

03316-043-000  
MERRICKS DAVID & JOESSA W  
13102 NW 150TH AVE  
ALACHUA, FL 32615-5518

03316-044-000  
MERRICKS, DAVID & JOESSA  
13102 NW 150TH AVE  
ALACHUA, FL 32615

03316-022-000  
RILEY, PAULINE  
13204 NW 151ST PL  
ALACHUA, FL 32615

03316-037-000  
SPEED, HENRY JR & THEODOSIA  
13206 NW 151ST AVE  
ALACHUA, FL 32615

03316-047-000  
SPEED, HENRY JR & THEODOSIA  
13206 NW 151ST AVE  
NEWBERRY, FL 32669

03233-032-000  
COLLINS MAMIE L LIFE ESTATE  
13208 NW 157TH AVE  
ALACHUA, FL 32615-8243

03233-017-000  
FILER, MAMIE L  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03233-034-000  
COLLINS, MAMIE LEE LIFE ESTATE  
13208 NW 157TH AVE  
ALACHUA, FL 32616-0345

03233-036-000  
COLLINS, MAMIE F LIFE ESTATE  
13208 NW 157TH AVE  
ALACHUA, FL 32615

03237-001-000  
WILLIAMS, N & REDOSHIE HEIRS  
13301 NW 158TH AVE  
ALACHUA, FL 32615

03236-028-000  
GARRISON ULYSEES HEIRS  
13306 NW 155TH LN  
ALACHUA, FL 32615-5885

03296-000-000  
HILL LAVERN LIFE ESTATE  
13311 NW 151ST PL  
ALACHUA, FL 32615-5891

03238-011-000  
REEB KIRK P TRUSTEE  
1411 NW 2ND ST  
GAINESVILLE, FL 32601

03264-000-000  
NCWT LLC  
14260 W NEWBERRY RD #200  
Newberry, FL 32669

03291-000-000  
NCWT LLC  
14260 W NEWBERRY RD #200  
NEWBERRY, FL 32669

03209-010-022  
BAKER SHIRLEY  
15022 NW 130TH DR  
ALACHUA, FL 32615

03301-000-000  
ROBINSON, BRUCE R & KATHY  
15029 NW 134TH TER  
ALACHUA, FL 32615

03209-010-020  
CHACON & RICO M/C  
15114 NW 130TH DR  
ALACHUA, FL 32615

03316-026-000  
BEVILLE & BEVILLE-LAMBERT &  
LAMBERT W/H  
15500 NW 180TH AVE  
ALACHUA, FL 32615

03316-011-000  
ARMSTRONG, HENRY JAMES JR  
15513 BRINTON WAY  
BRANDYWINE, MD 20613-6205

03236-021-000  
DEAN TRUSTEE & TEAGUE, CO-TRUS  
15528 HIPPI WAY  
ALACHUA, FL 32615

03236-022-000  
DEAN TRUSTEE & TEAGUE, CO-TRUS  
15528 HIPPI WAY  
ALACHUA, FL 32615

03293-000-000  
KWARTENG, KENNETH & MATILDA  
1600 PINEHURST VIEW DR  
GRAYSON, GA 30017

03316-048-000  
CRISWELL & GRANT  
1705 NE 6TH PL  
GAINESVILLE, FL 32641-5853

03295-002-000  
LAWSON & LEWIS & WILLIAMS  
179 SEA AVE  
GROVETOWN, GA 30813

03236-018-000  
RICO, NICHOLAS GOPAL  
18230 NW 150TH LANE  
Alachua, FL 32615

03316-038-000  
GRINER, RAMONA H  
201 SE 2ND AVE #306  
GAINESVILLE, FL 32601

03290-000-000  
WARD, ELIZABETH  
204 SE 1ST ST  
GAINESVILLE, FL 32601-6571

03316-029-000  
JONES, ROOSEVELT LORENZO  
214 LARKTREE LN  
FUQUAY VARINA, NC 27526

03209-010-018  
BRANDOW & ECKERT  
2325 DEEP GAP RD  
FLAT ROCK, NC 28731-5715

03316-010-000  
MORNINGSIDE FUNDING LLC  
2370 RICE BLVD STE 200  
HOUSTON, TX 77005

03316-046-000  
CHURCH OF GOD BY FAITH INC  
2409 OLD MIDDLEBURG RD N  
JACKSONVILLE, FL 32210

03316-051-000  
CHURCH OF GOD BY FAITH INC  
2409 OLD MIDDLEBURG RD N  
JACKSONVILLE, FL 32210

03209-010-050  
GHOSH YASHODA DULAL GOPAL  
2441 NW 43RD ST #24A  
Gainesville, FL 32606

03214-100-000  
FAB HOMES OF FLORIDA INC  
25 DOLPHIN DR  
SAINT AUGUSTINE, FL 32080

03209-010-019  
SERRANO FRANK D  
251 CALDWELL DR  
MAGGIE VALLEY, NC 28751-8658

03233-014-000  
JAMES, LEON JEROME HEIRS  
2600 SW 7TH ST  
FORT LAUDERDALE, FL 33312-2220

03236-002-000  
FREENEY, J L & SADIE  
2824 NE 12TH ST  
GAINESVILLE, FL 32609-3131

03316-014-000  
CESAR NAHUN BARDALES  
QUINTEROS  
4750 NW 15TH AVE  
MIAMI, FL 33142

03233-019-000  
MCCRAY, JOHN & MARGARITE  
49 LAKE SHORE BLVD  
PORT WENTWORTH, GA 31407

03206-000-000  
ACCH LLC  
6327 NW 123RD PL  
GAINESVILLE, FL 32627

03265-000-000  
CONNORS, PAMELA B  
686 BRITTON ST  
CHICOPEE, MA 01020

03214-001-000  
ALACHUA COUNTY HOUSING,  
AUTHOR  
701 NE 1ST ST  
GAINESVILLE, FL 32601

03214-002-000  
ALACHUA COUNTY HOUSING,  
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701 NE 1ST ST  
GAINESVILLE, FL 32601

03214-003-000  
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GAINESVILLE, FL 32601

03214-069-000  
ALACHUA COUNTY HOUSING,  
AUTHOR  
701 NE 1ST ST  
GAINESVILLE, FL 32601

03214-054-000  
ALACHUA COUNTY HOUSING,  
AUTHOR  
701 NE 1ST ST  
GAINESVILLE, FL 32601

03236-011-000  
NEW JERUSALEM CHURCH OF GOD  
748 CARTER ST  
ORLANDO, FL 32805-3209

03316-036-000  
LEE, KELVIN  
7763 RAILROAD ST  
LOVE OAK, FL 32060

03287-000-000  
SMITH, THOMAS  
8000 NW 47TH DR  
GAINESVILLE, FL 32609

03289-000-000  
SMITH, THOMAS  
8000 NW 47TH DR  
GAINESVILLE, FL 32609

03316-025-000  
TILLMAN, MARGARET  
8265 TIVERTON DR  
PORT TOBACCO, MD 20677

03233-042-000  
WHITE, WILMER III  
8612 BRIXTON CT  
JACKSONVILLE, FL 32244

03294-000-000  
CANNON MARVIN  
8620 NW 13TH ST LOT 313  
GAINESVILLE, FL 32653-7965

03295-004-000  
DAY, ANTHONY  
8824 SW SUNDOWN CREEK RD  
GREENVILLE, FL 32331-3736

03235-013-000  
BRILL, JUDITH  
911 NW 37TH DR  
GAINESVILLE, FL 32605

03209-010-038  
STUBBS, JOHN ARNOLDS  
9549 SW OLD WIRE RD  
FORT WHITE, FL 32038

03238-030-000  
SRESOVICH, LUKE GEORGE & JOANN  
PO BOX 100  
CEDAR KEY, FL 32625-0100

03204-000-000  
JOHN C HIPP CONST EQUIP CO  
PO BOX 1000  
ALACHUA, FL 32616-1000

03316-003-000  
EMZIAH DOROTHY LEE  
PO BOX 103  
ALACHUA, FL 32616

03316-001-000  
MILLER, DOROTHY  
PO BOX 103  
ALACHUA, FL 32616-0103

03316-012-000  
CURTIS, NATHANIEL & RUTHE  
PO BOX 1087  
ALACHUA, FL 32616-1087

03297-000-000  
FITZ WILMA  
PO BOX 1123  
ALACHUA, FL 32616

03316-021-000  
JENKINS ESTHER HEIRS  
PO BOX 1138  
ALACHUA, FL 32616-1138

03295-001-000  
SMITH FANNIE B  
PO BOX 1176  
ALACHUA, FL 32616-1176

03295-003-000  
HILL EDWARD  
PO BOX 1176  
ALACHUA, FL 32616-1176

03258-000-000  
JOSEY BILLIE & LEILA PEARL  
PO BOX 1203  
ALACHUA, FL 32616-1203

03261-000-000  
JOSEY COMMUNITY HOPE CENTER  
PO BOX 1203  
ALACHUA, FL 32616

03267-000-000  
NATTIEL WALTER HEIRS  
PO BOX 1265  
ALACHUA, FL 32616

03316-016-001  
WELCH WALTER LEE & ANNIE MAE  
LEE  
PO BOX 1281  
ALACHUA, FL 32616-1281

03263-001-000  
CERTAIN DOROTHY  
PO BOX 1373  
ALACHUA, FL 32616-1373

03237-011-001  
CITY OF ALACHUA  
PO BOX 1386  
ALACHUA, FL 32616

03297-001-000  
LILLIE, E L  
PO BOX 1434  
ALACHUA, FL 32616-1434

03316-045-000  
WHITE RALPHFENE  
PO BOX 1462  
ALACHUA, FL 32616-1462

03316-013-000  
PORTER MELANIE  
PO BOX 1577  
ALACHUA, FL 32616

03316-015-001  
WHITE ELLA MAE  
PO BOX 1612  
ALACHUA, FL 32616-1612

03238-031-000  
WARD IRENE  
PO BOX 1768  
ALACHUA, FL 32616

03238-010-000  
BANKS, ROZENA H HEIRS  
PO BOX 1774  
ALACHUA, FL 32616-1774

03236-008-000  
FAIRLEY ENDY HEIRS  
PO BOX 1787  
ALACHUA, FL 32616

03316-015-000  
CHURCH OF GOD BY FAITH  
PO BOX 2040  
ALACHUA, FL 32616-2040

03214-000-000  
SRI JAJANNATH CHAITANYA, SANGH  
PO BOX 246  
Alachua, FL 32616

03300-000-000  
DELL & GODBOLT  
PO BOX 272  
ALACHUA, FL 32616-0272

03298-001-000  
DELL & GODBOLT  
PO BOX 272  
ALACHUA, FL 32616-0272

03233-024-000  
FLAGG BEATRICE M  
PO BOX 326  
ALACHUA, FL 32616-0326

03233-027-000  
FLAGG, HENRY JR & BEATRICE  
PO BOX 326  
ALACHUA, FL 32616-0326

03238-004-000  
MOBLEY MARCIA  
PO BOX 413  
ALACHUA, FL 32616-0413

03209-010-021  
BRADLEY & SCHROEDER  
PO BOX 443  
ALACHUA, FL 32616

03238-026-000  
HOPE DOREATHA  
PO BOX 454  
ALACHUA, FL 32616

03238-033-000  
CARTER & MORRISON  
PO BOX 462  
ALACHUA, FL 32616

03236-005-000  
WILLIAMS DESHAQUANA  
PO BOX 573  
ALACHUA, FL 32616

03316-016-000  
LEE, DOROTHY HEIRS  
PO BOX 573  
ALACHUA, FL 32616-0573

03238-018-000  
MUHAMMAD JALIL RAZZAQ  
PO BOX 604  
ALACHUA, FL 32616

03238-018-001  
BETHEA ISAAC & GLORIA  
PO BOX 604  
ALACHUA, FL 32616-0604

03238-022-000  
FUCE RUTHIE MAE  
PO BOX 604  
ALACHUA, FL 32616-0604

03238-024-000  
FUCE, RUTHA ROBINSON  
PO BOX 604  
ALACHUA, FL 32616-0604

03316-053-000  
BLAKE & WILLIAMS HEIRS  
PO BOX 607  
Alachua, FL 32616

03299-000-000  
CALHOUN & CLAY & EWELL ET AL  
PO BOX 6264  
FORT LAUDERDALE, FL 33310-6264

03316-033-000  
ROBINSON SARIA N  
PO BOX 63  
Alachua, FL 32616

03316-017-000  
AMIRA, STUART  
PO BOX 639  
ALACHUA, FL 32616-0639

03316-007-000  
AMIRA BUILDERS INC  
PO BOX 639  
ALACHUA, FL 32616-0639

03233-041-000  
MCCLAIN NATHANIEL JR  
PO BOX 645  
ALACHUA, FL 32616

03295-000-000  
HAYWOOD HILDA  
PO BOX 651  
ALACHUA, FL 32616-0651

03238-007-000  
MCCRAY, THOMAS JR  
PO BOX 653  
ALACHUA, FL 32616-0653



03316-023-000  
THOMAS, LOUISE  
PO BOX 712  
ALACHUA, FL 32616-0712

03236-030-000  
HOWARD, SHIRLEY A  
PO BOX 743  
ALACHUA, FL 32616

03233-028-000  
BRIGGS & FLAGG & FLAGG III &  
PO BOX 746  
ALACHUA, FL 32616

03316-020-000  
WEST & WESTON  
PO BOX 773  
ALACHUA, FL 32616-0773

03316-005-000  
RED OAK INVESTMENT PROPERTIES  
LLC  
PO BOX 8099  
TAMPA, FL 33674

03316-004-000  
RED OAK INVESTMENT PROPERTIES  
LLC  
PO BOX 8099  
TAMPA, FL 33674

03316-006-000  
RED OAK INVESTMENT PROPERTIES  
LLC  
PO BOX 8099  
TAMPA, FL 33674

03316-035-000  
JENKINS, ESTHER  
PO BOX 833  
ALACHUA, FL 32616

03316-024-000  
JENKINS, VERNON & MARGARET  
PO BOX 833  
ALACHUA, FL 32616-0833

03260-000-000  
THARDINE DIXON JR  
PO BOX 834  
ALACHUA, FL 32616

03262-000-000  
DIXON & DIXON JR  
PO BOX 834  
ALACHUA, FL 32616

03263-002-000  
MORRISON ESSIE R  
PO BOX 84  
ALACHUA, FL 32616-0848

03236-013-000  
RHODES, MAGGIE HEIRS  
PO BOX 843  
ALACHUA, FL 32616

03316-049-000  
HUTCHINSON BEVERLY L  
PO BOX 856  
Alachua, FL 32616

03233-012-000  
ANDERSON WILLIE HEIRS  
PO BOX 898  
ALACHUA, FL 32616-0898

03236-020-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616-0009

03237-006-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616-0009

03237-008-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616

03237-011-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616

03316-042-000  
CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616-0009

03236-001-000  
SHAW, MAE E HEIRS  
PO BOX 921  
ALACHUA, FL 32616-0921

03316-030-000  
KOSMAN ROTHSEIDEN &  
ROTHSEIDEN  
PO BOX 991  
ALACHUA, FL 32616

03263-000-000  
FORD LEOLA B  
PO BOX 992  
ALACHUA, FL 32616-0992

**NEIGHBORHOOD WORKSHOP NOTICE**

ANTOINETTE ENDELICATO  
5562 NW 93RD AVENUE  
GAINESVILLE, FL 32653

**NEIGHBORHOOD WORKSHOP NOTICE**

DAN RHINE  
288 TURKEY CREEK  
ALACHUA, FL 32615

**NEIGHBORHOOD WORKSHOP NOTICE**

TOM GORMAN  
9210 NW 59TH STREET  
ALACHUA, FL 32653

**NEIGHBORHOOD WORKSHOP NOTICE**

RICHARD GORMAN  
5716 NW 93RD AVENUE  
ALACHUA, FL 32653

**NEIGHBORHOOD WORKSHOP NOTICE**

PEGGY ARNOLD  
410 TURKEY CREEK  
ALACHUA, FL 32615

**NEIGHBORHOOD WORKSHOP NOTICE**

DAVID FOREST  
23 TURKEY CREEK  
ALACHUA, FL 32615

**NEIGHBORHOOD WORKSHOP NOTICE**

PRESIDENT, TCMOA  
1000 TURKEY CREEK  
ALACHUA, FL 32615

**NEIGHBORHOOD WORKSHOP NOTICE**

LINDA DIXON, AICP  
ASSISTANT DIRECTOR OF PLANNING  
PO BOX 115050  
GAINESVILLE, FL 32611

**NEIGHBORHOOD WORKSHOP NOTICE**

CRAIG PARENTEAU  
FL DEPT. ENVIRONMENTAL  
PROTECTION  
4801 CAMP RANCH ROAD  
GAINESVILLE, FL 32641

**NEIGHBORHOOD WORKSHOP NOTICE**

JEANNETTE HINSDALE  
P.O. BOX 1156  
ALACHUA, FL 32616

**NEIGHBORHOOD WORKSHOP NOTICE**

LYNN COULLIAS  
7406 NW 126TH AVE  
ALACHUA, FL 32615

**NEIGHBORHOOD WORKSHOP NOTICE**

LYNDA COON  
7216 NW 126 AVENUE  
ALACHUA, FL 32615

**NEIGHBORHOOD WORKSHOP NOTICE**

TAMARA ROBBINS  
PO BOX 2317  
ALACHUA, FL 32616

**NEIGHBORHOOD WORKSHOP NOTICE**

MICHELE L. LIEBERMAN  
INTERIM COUNTY MANAGER  
12 SE 1ST STREET  
GAINESVILLE, FL 32601

**NEIGHBORHOOD WORKSHOP NOTICE**

ADAM BOUKARI  
CITY MANAGER, CITY OF ALACHUA  
PO BOX 9  
ALACHUA, FL 32616





## Neighborhood Meeting Minutes

**Project:** Proposed ACHA Land Use Change and Rezoning

**Meeting Date & Time:** June 20, 2018 at 6:00 PM

**Location:** Alachua Branch Library  
14913 NW 140th St, Alachua, Florida 32615

**Community Participants:** 0

**Project Representatives:** Clay Sweger, eda  
Ron Hall, ACHA

**Meeting Minutes:**

No community participants, therefore no presentation was given.