



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: ACHA Rezoning
2. Address of Subject Property: Multiple Addresses (Merrillwood Subdivision) and Vacant Parcel (No Address)
3. Parcel ID Number(s): 03214-001-000 through 03214-069-000 & 03204-001-000
4. Existing Use of Property: Merrillwood Subdivision (Lots 1-69) and Vacant Property / Stormwater Basin
5. Future Land Use Map Designation: Medium Density Residential (Proposed)
6. Existing Zoning Designation: RSF-3 & Agriculture
7. Proposed Zoning Designation: RMF-8
8. Acreage: Approx. 20 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 / Director of Plng.
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@edafi.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, including a map showing the proposed zoning change and zoning designations on surrounding properties
2. A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)
3. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation, stormwater, and public schools in accordance with Article 2.4.14 of the Land Development Regulations.
4. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy.)

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

Revised 4/1/2012

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.

CS
 Signature of Applicant

 Signature of Co-applicant

Clay Sweger, 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 Sweger

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

Audra Burrell
 Signature of Notary Public, State of Florida





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@edaf.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 Rezoning
2. Address of Subject Property: Multiple Addresses (Merrillwood Subdivision) & No address (parcel 03204-001-000)
3. Parcel ID Number(s): 03214-001-000 through 03214-069-000 & 03204-001-000
4. Section 14 Township 08 Range 18 Grant N/A Acreage: Approx. 20 Acres
5. Existing Use of Property: Merrillwood Subdivision & Vacant Parcel / Stormwater Basin
6. Future Land Use Map Designation: Medium Density Residential
7. Zoning Designation: RSF-3 & Agriculture (Proposed RMF-8)
8. Development Data (check all that apply):
 Single Family Residential Number of Units _____
 Multi-Family Residential Number of Units 160
 Exempt (see exempt developments on page 2)
9. Review Type:

Preliminary Development Order <input type="checkbox"/> Comprehensive Plan Amendment <input type="checkbox"/> Large Scale <input type="checkbox"/> Small Scale <input checked="" type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning) <input type="checkbox"/> Revised	Final Development Order <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Plan
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10. School Concurrency Service Areas (SCSA): Based on the project location, identify the corresponding SCSA for each school type. Maps of the SCSAs can be obtained from the Alachua County Growth Management Department Map Gallery by clicking on the "Public Schools" tab: http://growth-management.alachuacounty.us/gis_services/map_gallery/
 Elementary: Alachua CSA
 Middle: Mebane CSA
 High: Santa Fe CSA

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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	160	units	x	.08	Elementary School Multiplier*	13	Student Stations**
Middle School	160	units	x	.03	Middle School Multiplier*	5	Student Stations**
High School	160	units	x	.03	High School Multiplier*	5	Student Stations**

* Student generation multipliers may be obtained from SBAC at:
http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAFID_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.

Clay Sweger
 Signature of Applicant

 Signature of Co-applicant

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

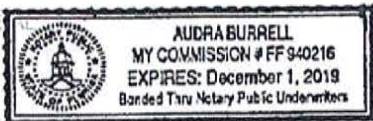
 Typed or printed name of co-applicant

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 PUBLIC

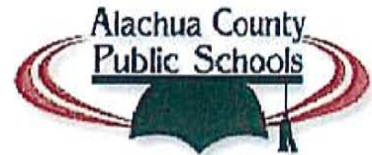


Audra Burrell
 Signature of Notary Public, State of Florida

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

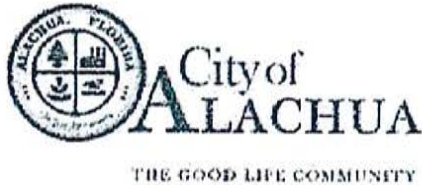
Approved by: _____

Date: _____

School Board Staff Certification

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

Date: _____



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: 32506
 Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: csweger@edaff.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

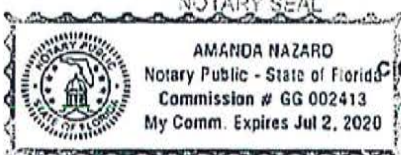
Ken Armstrong, Executive Director
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

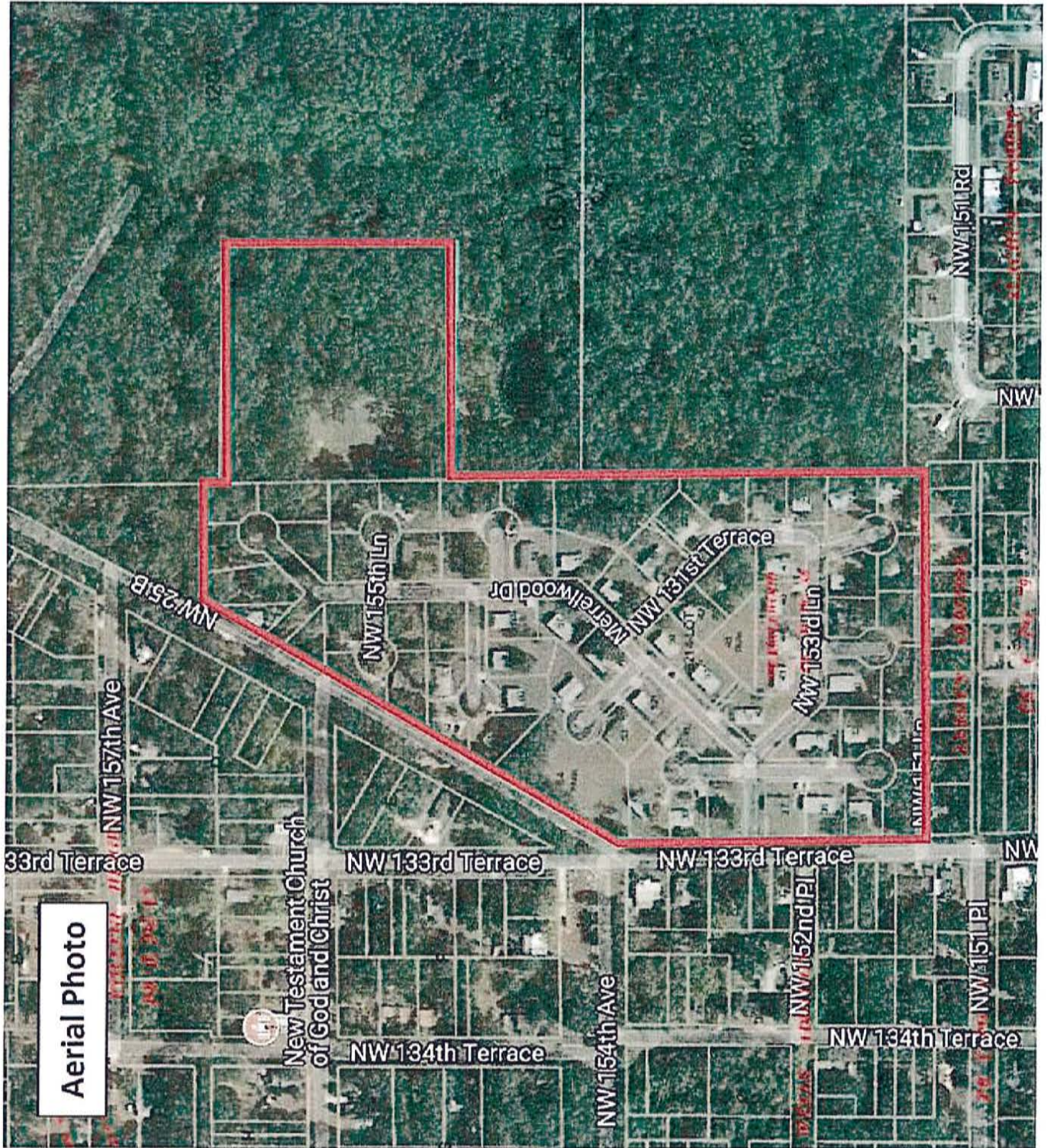
The foregoing application is acknowledged before me this 6 day of June, 2011, by Ken Armstrong
 _____, who is/are personally known to me, or who has/have produced personally known
 as identification.

[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

Tax Parcels 03214-001-000 through 03214-069-000 (Merrillwood Subdivision)

That part of the Northwest 1/4 of Section 14, Township 8 South, Range 18 East, Alachua, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 14, for a point of reference; from the point of reference run South 03 deg. 23 min. 20 sec. East, along the East line of the Northwest 1/4 of the said Section 14, said line being the East City Limits Line of Alachua, a distance of 572.31 feet To the point of beginning; from the point of beginning continue South 03 deg. 23 min. 20 sec. East along the said East line of the Northwest 1/4, a distance of 1426.00 feet; thence run South 87 deg. 46 min. 45 sec. West, a distance of 739.24 feet to an intersection with the Easterly Right of Way line of N.E. 7th Street; thence run North 01 deg. 45 min. 00 sec. West along said Right of Way line, a distance of 640.07 feet, to an intersection with the Southeasterly Right of Way line of College Avenue; thence run North 27 deg. 15 min. 45 sec. East along the said Southeasterly Right of Way line of College Avenue, a distance of 902.54 feet; thence run North 87 deg. 46 min. 45 sec. East, a distance of 260.71 feet to an intersection with the said East Line of the Northwest 1/4 and the said point of beginning.

Less:

The Public dedicated Street Right of Ways located within the boundaries of the Parcel described above. (Located within the boundaries of "Merrillwood", a subdivision as per plat thereof, recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida)

Containing 15.465 Acres (673,644 Square Feet), more or less.

N:\bob\Merrillwood.docx

Legal Description

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.

\\Server3\network\bob\TP 03204-001-000.docx

REC
CLERK
C. W. B.
JAN 7 1972

DEED OF GIFT

FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY
TO
ALACHUA COUNTY HOUSING AUTHORITY

THIS INDENTURE, made on the 7th day of JANUARY,
One Thousand Nine Hundred Seventy-two, by and between FLORIDA LEASED
HOUSING CORP. OF ALACHUA COUNTY, a charitable, non-profit corpora-
tion, duly organized under the laws of the State of Florida, of the County of
Alachua, hereinafter called Grantor, and ALACHUA COUNTY HOUSING
AUTHORITY, Gainesville, Florida, a body politic of the County of Alachua,
State of Florida, hereinafter called Grantee;

WITNESSETH:

That the Grantor has given, granted, conveyed and donated, and by
these presents does give, grant, convey, donate and confirm unto the Grantee,
its successors and assigns, the following described lots, tracts or parcels of
land including improvements, lying, being and situate in the County of Alachua
and State of Florida, to-wit:

PARCEL NO. 1

Lots 2, 3, 4, 5, 6, 7, 8, 13, 14, 15, 16, 17, 18 and 19
of Hitchcock's Addition to the City of Alachua as per plat
recorded in Plat Book "F", page 18 of the Public Records
of Alachua County, Florida.

PARCEL "A"

Commence at the NE corner of Sec. 15-T8S-R18E and
run S 89° 25' 30" W along the North line of said Section
532.74' to the P.O.B; thence run S 1° 59' 30" E 160.05'
to the North R/W of NW 7th Place; thence run S 89° 25'
30" W along said R/W 39.15' to the SE corner of lot 2
of Hitchcock's Addition to the City of Alachua as recorded
in Plat Book "F", page 18 of the Public Records of Alachua
County, Florida; thence run N 0° 36' W along the East line

FILED
1972 JAN -7 PM 4:00
CLERK CIRCUIT COURT
ALACHUA COUNTY, FLA.

This instrument was prepared by:
T. Allen Crouch of
Fagan, Crouch, Anderson & Folds
212 Southeast First Street
Gainesville, Florida 32601

REC 766 PAGE 389

2000351

of said lot 160.00'; thence run N 89° 25' 30" E, 55.26' to the P.O.B. All being and lying in the NE 1/4 of Sec. 15-T8S-R18E, Alachua County, Florida. Being a Westerly portion of Lot 1 of Hitchcock's Addition to the City of Alachua.

PARCEL "B"

Commence at the N.W. corner of Sec. 15-T8S-R18E, and run S 89° 25' 30" W along the North line of said Section 552.74'; thence run S 1° 59' 30" E 200.06' to the South R/W of NW 7th Place and the P.O.B., thence continue S 1° 59' 30" E 100.03'; thence run S 89° 25' 10" W 42.55' to the SE corner of lot 19 of Hitchcock's Addition to the City of Alachua as recorded in Plat Book "F", page 18 of the Public Records of Alachua County, Florida; thence run N 0° 36' W along the East line of said lot 160' to the South R/W of NW 7th Place; thence run N 89° 25' 30" E along said R/W 40.12' to the P.C.B. All being and lying in the NE 1/4 of Sec. 15-T8S-R18E, Alachua County, Florida. Being a Westerly portion of Lot 20 of Hitchcock's Addition to the City of Alachua.

Subject to Public Utilities Easement granted to City of Alachua on May 11, 1971, over the following described land.

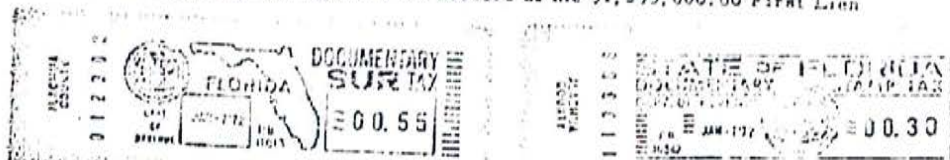
The North Seven and one-half feet (7-1/2') of Lots 1, 2, 3, 4, 5, 6, 7 and 8, and the South Three and three-quarters feet (3-3/4') of Lots 13, 14, 15, 16, 17, 18, 19 and 20, of Hitchcock's Addition to the City of Alachua as per Plat recorded in Plat Book "F", page 18, of the Public Records of Alachua County, Florida.

PARCEL NO. 2

Lots 1 through 69 of Merrillwood, a Subdivision as per Plat recorded in Plat Book "H", page 50 of the Public Records of Alachua County, Florida, said lots being all of the lots located in said Subdivision.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto its successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD, however, that this conveyance is made subject to the rights of the holders of the \$1,295,000.00 First Lien



Revenue Bonds described in a Trust Indenture dated December 1, 1971, and the rights of the Trustee under said Indenture, and also subject to a certain Lease Agreement entered into between FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY and ALACHUA COUNTY HOUSING AUTHORITY, dated December 1, 1971.

IN WITNESS WHEREOF, FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY has caused this deed of conveyance to be signed in its corporate name by its President and attested by its Secretary, all as of the 7th day of January, A.D., 1972.

Signed, sealed and delivered in our presence as witnesses:

[Handwritten signatures of witnesses]

FLORIDA LEASED HOUSING CORP. OF ALACHUA COUNTY

BY: *[Signature]* President

Attest: *[Signature]* Secretary
(Corporate Seal)



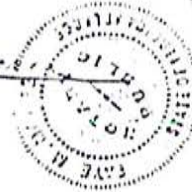
STATE OF FLORIDA)
COUNTY OF ALACHUA)

On this 7th day of January, 1972, before me, a Notary Public in and for the State and County aforesaid, personally appeared GLADYS SMITH and H. JACKSON DOWNEY with whom I am personally acquainted and who, upon their several oaths, acknowledged themselves to be the President and Secretary, respectively, of the Florida Leased Housing Corp. of Alachua County, the within named bargainer, a charitable not-for-profit corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for and on behalf of the corporation for the purpose therein contined by signing the name of the corporation by the said GLADYS SMITH as such President and attesting the same by the said H. JACKSON DOWNEY as such Secretary.

WITNESS my hand and official seal in the County and State last aforesaid on this 7th day of January, 1972. **766** **391**

My Commission Expires: **NOTARY PUBLIC, STATE OF FLORIDA AT LARGE**
MY COMMISSION EXPIRES JANUARY 7, 1973

LAW OFFICES, PAGAN, CHOUCH, ANDERSON & FOLDS, GAINESVILLE, FLORIDA



Printed for Lawyers' Title

ALACHUA COUNTY



DOCUMENTARY FLORIDA TAX \$05.50

This instrument was prepared by: E. Covington Johnston

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture. Made this 21st day of May 1976. 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 S. E. First Street, Gainesville, Florida, of the County of Alachua, State of Florida

FILED 1976 MAY 28 PM 4:02 CLERK CIRCUIT COURT ALACHUA COUNTY, FLA.

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 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.

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.

[Signature of E. Covington Johnston]

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

STATE OF FLORIDA COUNTY OF ALACHUA

FLORIDA 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 s/he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of May 1976.

My commission expires: [blank]

[Signature of Notary Public]



345765

1004 650

Parcel: 03204-001-000

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

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

Year	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School 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

Parcel: 03214-001-000

Search Date: 6/6/2018 at 10:27:43 PM

Taxpayer:	ALACHUA COUNTY HOUSING, AUTHOR	Legal:	MERRILLWOOD PB H-50 LOT 1 OR 766389 OR 766440
Mailing:	701 NE 1ST ST GAINESVILLE, FL 32601		
Location:	15525 MERRILLWOOD DR ALACHUA		
Sec-Twn-Rng:	14-08-18		
Property Use:	08600 - Cty Inc Nonmuni		
Tax Jurisdiction:	Alachua - 1700		
Area:	08-18 Exempt/Merrillwood		
Subdivision:	Merrill Wood		

Year	Property Use	Land Assessed Value	Land Just Value	Building Value	Misc Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2017	Cty Inc Nonmuni	6400	6400	30700	0	37100	0	37100	37100	37100	37100	0	0
2016	Cty Inc Nonmuni	6400	6400	28700	0	35100	0	35100	35100	35100	35100	0	0
2015	Cty Inc Nonmuni	6400	6400	29200	0	35600	0	35600	35600	35600	35600	0	0
2014	Cty Inc Nonmuni	6400	6400	29300	0	35700	0	35700	35700	35700	35700	0	0
2013	Cty Inc Nonmuni	6400	6400	29900	0	36300	0	36300	36300	36300	36300	0	0
2012	Cty Inc Nonmuni	6400	6400	30400	0	36800	0	36800	36800	36800	36800	0	0
2011	Cty Inc Nonmuni	6400	6400	32100	0	38500	0	38500	38500	38500	38500	0	0
2010	Cty Inc Nonmuni	6400	6400	33800	0	40200	0	40200	40200	40200	40200	0	0
2009	Cty Inc Nonmuni	6400	6400	34800	0	41200	0	41200	41200	41200	41200	0	0
2008	Single Family	6400	6400	37200	0	43600	0	43600	0	43600	0	0	0

Land

Use	Zoning Type	Zoning Desc	Unit Type	Units
SFR	RSF-3		Unit	1
			2017 Certified Land Just Value: 6400	2017 Certified Land Assessed Value: 6400

Building

Actual Year Built	1971	Footprint_file = 12593_12593.jpg
Effective Year Built	1971	
Building Quality	Average	
Building Style	Single Family	
Building Use	Single Family	
Bedrooms:	2	
Baths:	1.0	
Stories:	1.0	
Exterior Wall 1:	Concrete Block	
Exterior Wall 2:	N/A	
Interior Wall 1:	Drywall	
Interior Wall 2:	N/A	
Floor Cover 1:	Vinyl Tile	
Floor Cover 2:	N/A	
Roof Cover:	Asphalt	
Roof Structure:	Gable/Hip	
AC:	Central	
Heating Type:	Forced Air	
Heating System:	Electric	
Total Square Feet:	340	

Heated Square Feet:	825	
Area Type	Square Footage	
BAS (BASE AREA)	825	
UOP (UNFIN OPEN PORCH)	15	
		2017 Certified Building Value: 30700

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
3-15-4087	RR	03/19/2015		11/24/2015	SHINGLE
17-10-1870	BA	07/15/2010		04/12/2012	REPL WNDWS/AVTR HTR



2017 Roll Details — Real Estate Account At 15525 MERRILLWOOD DR Print Page

Real Estate Account #03214 001 000 [Parcel details](#) [Latest bill](#) [Full bill history](#)

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, AUTHORITY
 701 NE 1ST ST
 GAINESVILLE, FL 32601
 Situs: 15525 MERRILLWOOD DR

Account number: 03214 001 000
 Alternate Key: 1012457
 Village code: 1700
 Millage rate: 23.1400

Assessed value: 37,100
 School assessed value: 37,100
 Unimproved land value: 0,400

Exemptions

COUNTY PROPERTY: 37,100

Property Appraiser
 Calculations not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$3.00
 Non-ad valorem: \$3.00
 Total Discountable: 0.00
 No Discount NAVA: 0.00
 Total tax:

Legal description

MERRILLWOOD P3 H-56 LOT 1 CR 766/319 OR 766/466
 Location

Book, page, item: -
 Geo number: 14-03-19-03214001000
 Range: 15
 Township: 05
 Section: 14
 Neighborhood: 200200.09
 Use code: 01600
 Total acres: 0.036





2017 Roll Details — Real Estate Account At Unassigned Location RE Print Page 1 of 1

Real Estate Account#03294 001 000	Parcel details	Latest Mill	Full Bill history
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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, AUTH-DR
 701 NE 1ST ST
 GAINESVILLE, FL 32604
 Situs: Unassigned Location RE

Account number: 03294 001 000
 Alternate Key: 1012260
 Millage code: 1703
 Millage rate: 23.1430

Assessed value: 16.003
 School assessed value: 16.003
 Unimproved land value: 16.003

Exemptions
 COUNTY PROPERTY: 16.003

Property Appraiser
Location is not guaranteed to be accurate.

2017 Annual Bill

[View](#)

Ad valorem: 00.00
 Non-ad valorem: 00.00
 Total Discountable: 0.00
 No Discount NAVA: 0.00
 Total tax:

Legal description
 S 448 FT OF 1632.31 FT OF W 473.44 FT OF NW1/4 OF NE1/4 W OF PL3 RD OR 1304/656
 Location

Book, page, file #: --
 Geo number: 14-05-16-03294001000
 Range: 18
 Township: C8
 Section: 14
 Neighborhood: 233205 03
 Use code: E0010
 Total acres: 5.000



Rezoning Justification Report



- Project Request:** Rezoning application from RSF-3 to RMF-8
- Location:** Multiple Addresses – Merrillwood Subdivision
Parcel Numbers 03214-001-000 through 03214-069-000
and 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

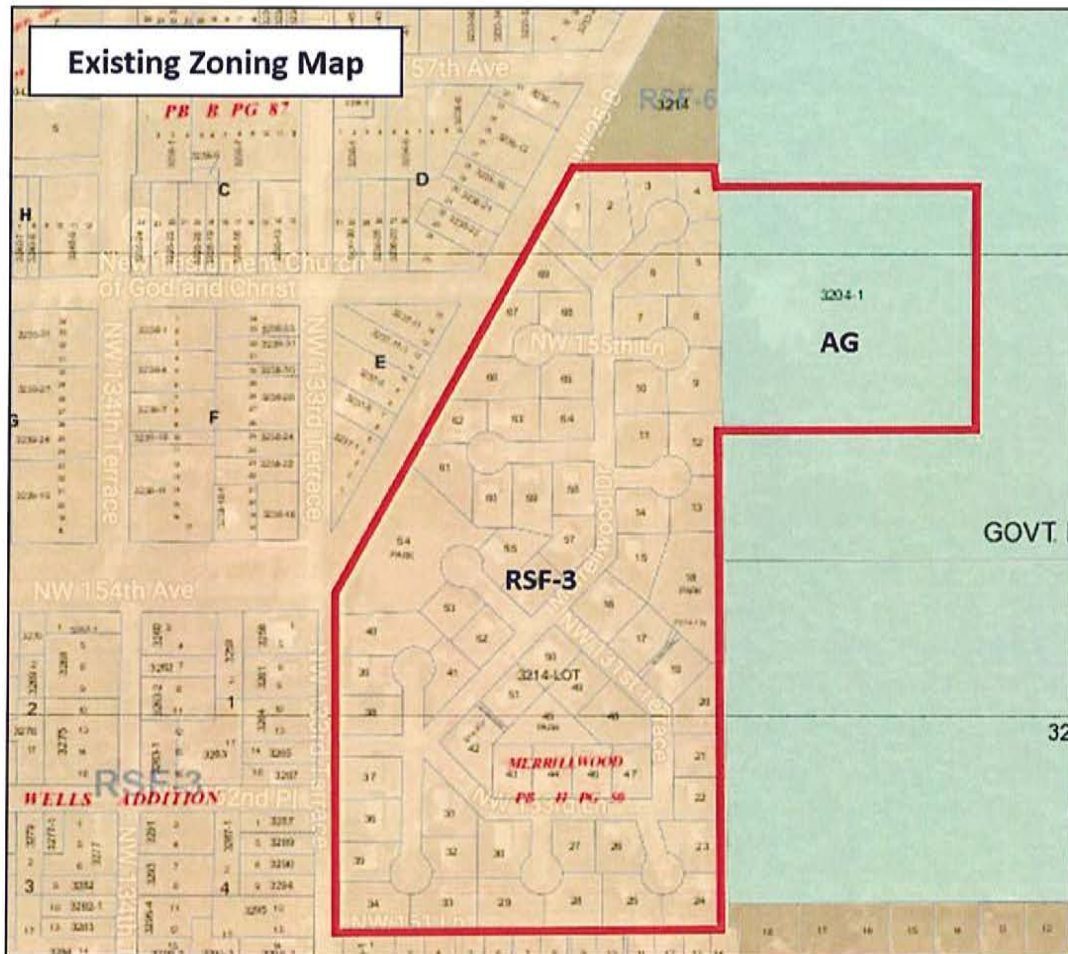
Background / Statement of Proposed Change

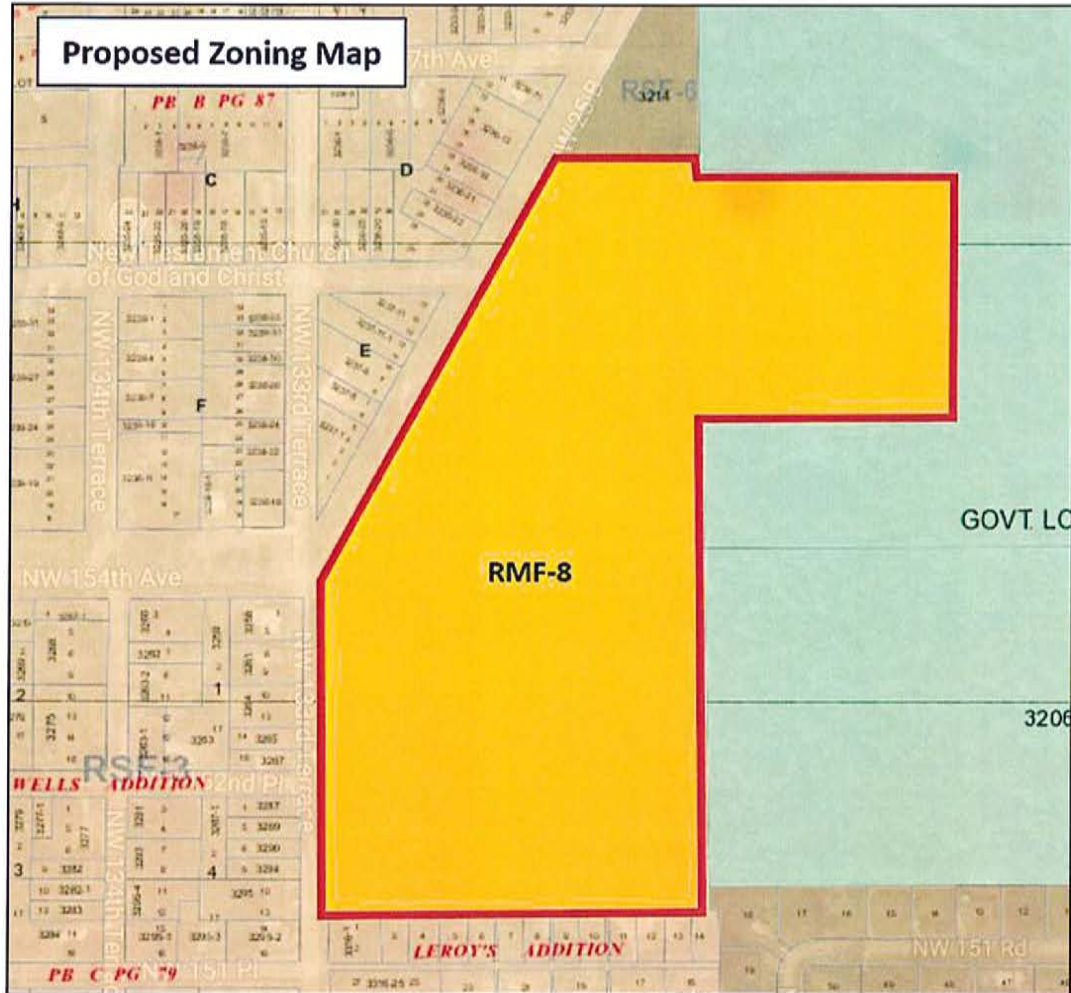
The subject property is located at the 15100 – 15400 block of NW 133rd Terrace, constituting the existing Merrillwood subdivision and a vacant parcel to the east of Merrillwood (see exhibit below).



The proposal includes tax parcels 03214-001-000 through 03214-069-000 and 03204-001-000, which is located within Section 14, Township 8, Range 18. The proposed rezoning area is approximately 20 acres in size. Approximately 15 acres of the proposed rezoning areas constitutes the existing Merrillwood subdivision, which is owned and maintained by the Alachua County Housing Authority. The remaining 5 acres abuts Merrillwood and is also owned by the Housing Authority, but is not part of the subdivision. The property owner (ACHA) wishes to have the opportunity to potentially develop/redevelop all or parts of the project site at a maximum density of up 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 rezoning from RSF-3 and Agriculture to RMF-8 is proposed. The following exhibits illustrates the existing and proposed zoning designations on the subject property. This will allow for the property to be developed at a higher density and will also provide a zoning designation (RMF-8) that is consistent with the underlying Future Land Use Map designation of Medium Density Residential (4-8 units per acre). Currently, the residential density in Merrillwood is below 4 units per acre and therefore, is inconsistent with the underlying FLUM designation mentioned above. The rezoning will also be compatible with the existing surrounding land use pattern on the Future Land Use Map, which is primarily Medium Density Residential (4-8 units per acre) to the north, west and south.





Existing Zoning District - RSF-3

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

3.4.2 List of residential districts and specific purposes.

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

In addition, a 5-acre portion of the property is zoned Agriculture. Section 3.3.2 of the LDR states that *the A district is intended to provide for areas primarily consisting of agriculture uses and agriculture support uses and also allow low-density single-family residential*

development. The maximum residential density allowed in the district is one dwelling unit per five acres, except that homesteaded lots may be developed at one unit per two acres. Residential cluster development is encouraged through the use of the Conservation Subdivision option.

Proposed Zoning District - RMF-8

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

3.4.2 List of residential districts and specific purposes.

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

Comprehensive Plan Consistency

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

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

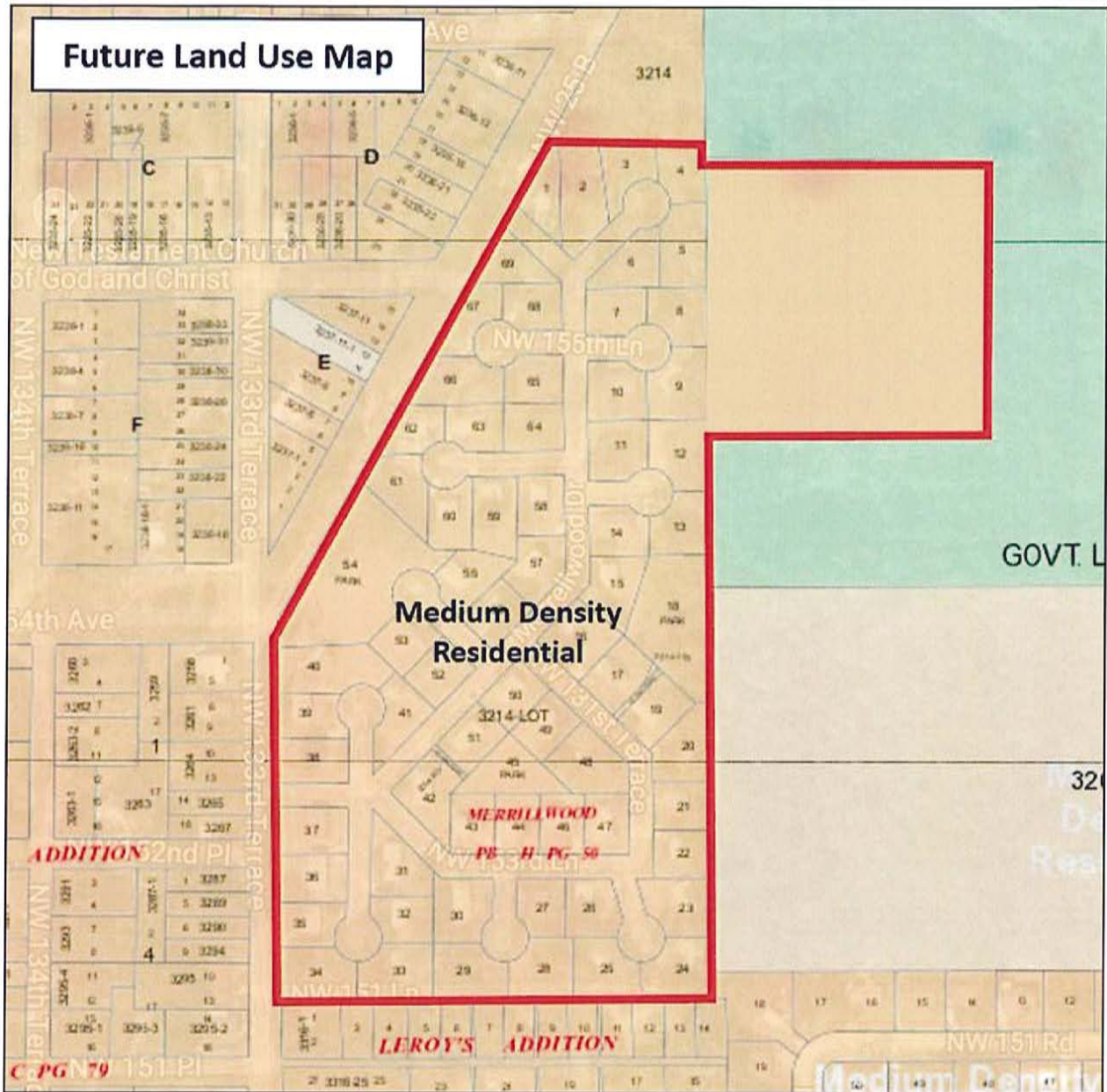
Future Land Use Element:

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

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 zoning change is compatible with the surrounding area, consistent with the City of Alachua land use patterns and Comprehensive Plan Future Land Use Map designation, can be served by adequate facilities and will not negatively affect the existing level of service for public facilities. The eventual development/redevelopment 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.

The proposed zoning district is consistent with the underlying future land use category (Medium Density Residential) shown on the following Future Land Use Map:



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. The proposed RMF-8 zoning allows the same maximum residential zoning density and is consistent with the Future Land Use Designation.

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

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

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

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

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

Housing Element

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

Objective 1.1: Conservation Designations

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

Objective 1.2: Native Communities and Ecosystems

Consistency: According to the reports included within this application, no native communities 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)

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

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

Maximum Development Scenario Project Impact: The proposed RMF-8 zoning on approximately 20 acres would yield a maximum residential density of 160 units. However, the next increase for concurrency impact purposes, reduces the existing impacts from the 69 units in Merrillwood, thus creating a net increase of 91 units (at a maximum development scenario).

Traffic:

For purposes of net impacts on traffic, the existing vs. proposed impacts will be outlined, along with the level of service impacts based on the net difference in trip generation.

Maximum Development Scenario - Existing Zoning / Development

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
210	69	Single Family	9.44 / Unit	651
Total Daily Trips (ADT)				651

**ITE, 10th Edition*

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
210	69	Single Family	1.0	69
Total Daily Trips (PM PEAK)				69

**ITE, 10th Edition*

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
220	160	Multifamily Housing (Low Rise)	7.32	1,172
Total Daily Trips (ADT)				1,172

**ITE, 10th Edition*

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
220	160	Multifamily Housing (Low Rise)	0.67	107
Total Daily Trips (PM PEAK)				107

**ITE, 10th Edition*

Net Increase in Daily Trips

- ADT: Proposed (930 ADT) – Existing (651 ADT) = 279 ADT
- PM PEAK: Proposed (83 ADT) – Existing (69 ADT) = 14 ADT

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 ¾
Maximum Service Volume	45,700
Existing Traffic and Reserved Trips	18,579
Project Trips (Net ADT)	279

Available Capacity	26,842
--------------------	--------

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)	14
Available Capacity	2,101

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 22,750 GPD may occur (69 units x 250 GPD/Unit = 17,250 GPD for existing zoning and 160 units x 250 GPD/Unit = 40,000 GPD for proposed zoning). Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Existing Zoning ¹	17,250 GPD
Sanitary Sewer Impact – Proposed Zoning ¹	40,000 GPD
Net Change in Sanitary Sewer Impact	22,750 GPD

1. Per City of Alachua Comprehensive Plan CFNGR Policy 1.1.d (250 GPD/Unit)

Sanitary Sewer Impacts

<u>System Category</u>	<u>GPD</u>
Treatment Plan Current Permitted Capacity	1,500,000

Less Actual Treatment Plant Flows	687,000
Reserved Capacity	48,457
Project Demand	22,750
Residual Capacity	741,793

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 25,025 GPD may occur (69 units x 275 GPD/Unit = 18,975 GPD for existing zoning and 160 units x 275 GPD/Unit = 44,000 GPD for proposed zoning). Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Existing Zoning ¹	18,975 GPD
Potable Water Impact – Proposed Zoning ¹	44,000 GPD
Net Change in Potable Water Impact	25,025 GPD

1. Per City of Alachua Comprehensive Plan CFNGR Policy 4.1.c (275 GPD/Unit)

Potable Water Impacts

<u>System Category</u>	<u>GPD</u>
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,236,000
Reserved Capacity ²	73,968
Project Demand	25,025
Residual Capacity	965,007

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 the City of Alachua Comprehensive Plan (69 units x 2.3 residents per unit x 0.73 tons/year per capita = 116 tons for existing zoning and 160 units x 2.3 residents per unit x 0.73 tons/year per capita = 269 tons for proposed zoning). The following table indicates the increase in solid waste generation, which will not exceed the City’s overall Level of Service standards:

Solid Waste Impact per Net Change

Solid Waste Impact – Existing Zoning ¹	116 Tons
Solid Waste Impact – Proposed Zoning ¹	269 Tons
Net Change in Solid Waste Impact	153 Tons

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

**Source: City of Alachua Comprehensive Plan*

Potable Water:

Recreational Impacts

System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	117.65
Acreage Required to Serve Existing Population ²	49.68
Reserved Capacity ¹	0.62
Potential Demand Generated by Development ³	1.08
Residual Recreational Capacity After Impacts	66.27

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 91 dwellings / [5 acres/1,000 persons])*

Improved Passive Park Space Analysis

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity ¹	10.06 Ac.
Acreage Required to Serve Demand Generated by Development ²	0.21 Ac.
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.27 Ac.
Existing Improved Passive Park Space ¹	34.82 Ac.

1. *Source: City of Alachua May 2018 Development Monitoring Report.*
2. *Formula: Recreation Demand Generated by Development (1.08 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 1.08 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 redevelopment 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.

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

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

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

(1) *Competent Substantial Evidence Provided*

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

(a) *Consistent with Comprehensive Plan*

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

(b) *Consistent with Ordinances*

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

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

(c) *Logical Development Pattern*

Consistency: The rezoning request will create a logical development pattern. It will allow the for 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.

(d) *Pre-Mature Development*

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

(e) *Incompatible with Adjacent Lands*

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

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

(f) Adverse Effect on Local Character

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that has long been residential in character. The rezoning will still promote residential development at a density that is consistent with the existing underlying Future Land Use designation of Medium Density Residential.

(g) Not Deviate from Pattern of Development

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

(h) Encourage Sprawl

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

Urban Sprawl Indicators

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

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

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

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

Consistency: The subject property is currently served by existing public utilities via the existing Merrillwood subdivision located on 15 acres of the project site and are available to serve future development activity. No extensions of public infrastructure would be required.

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

Consistency: The subject property does not contain 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.

(i) Spot Zoning

Consistency: The proposed rezoning will not create spot zoning for two primary reasons. First, the proposed zoning requests a change from residential zoning district to another. Second, the proposed rezoning is consistent with the density in the underlying Future Land Use designation of Medium Density Residential, which applies to the subject property and all properties within several blocks to the north, west and south.

(j) Public Facilities

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

(k) No Adverse Effect on the Environment

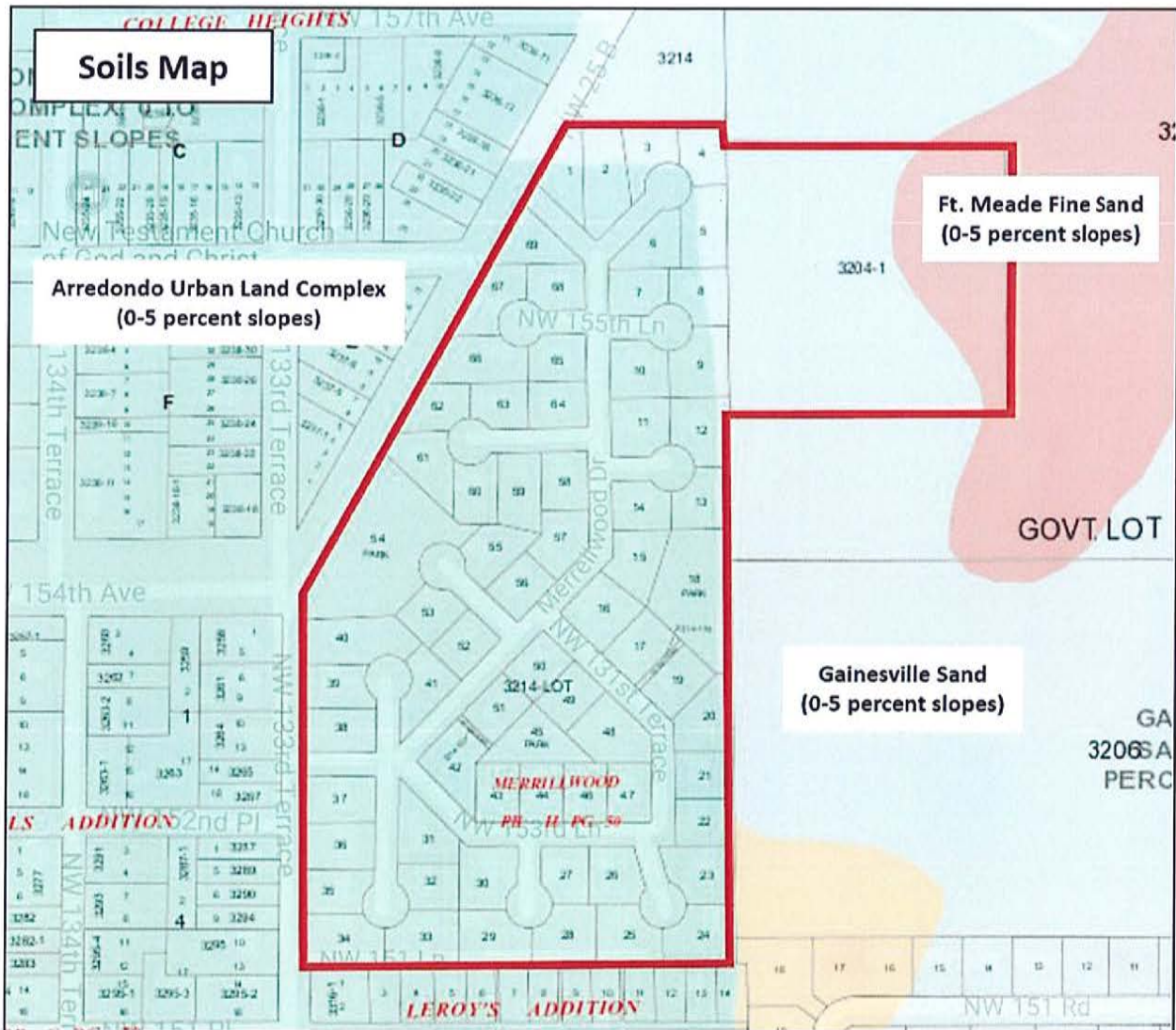
Consistency: As demonstrated in the Suitability Analysis section of this report (see below), there are no environmental resources located on the site and therefore, there is no adverse effect on the environment due to this rezoning.

Suitability Analysis

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

Soils:

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



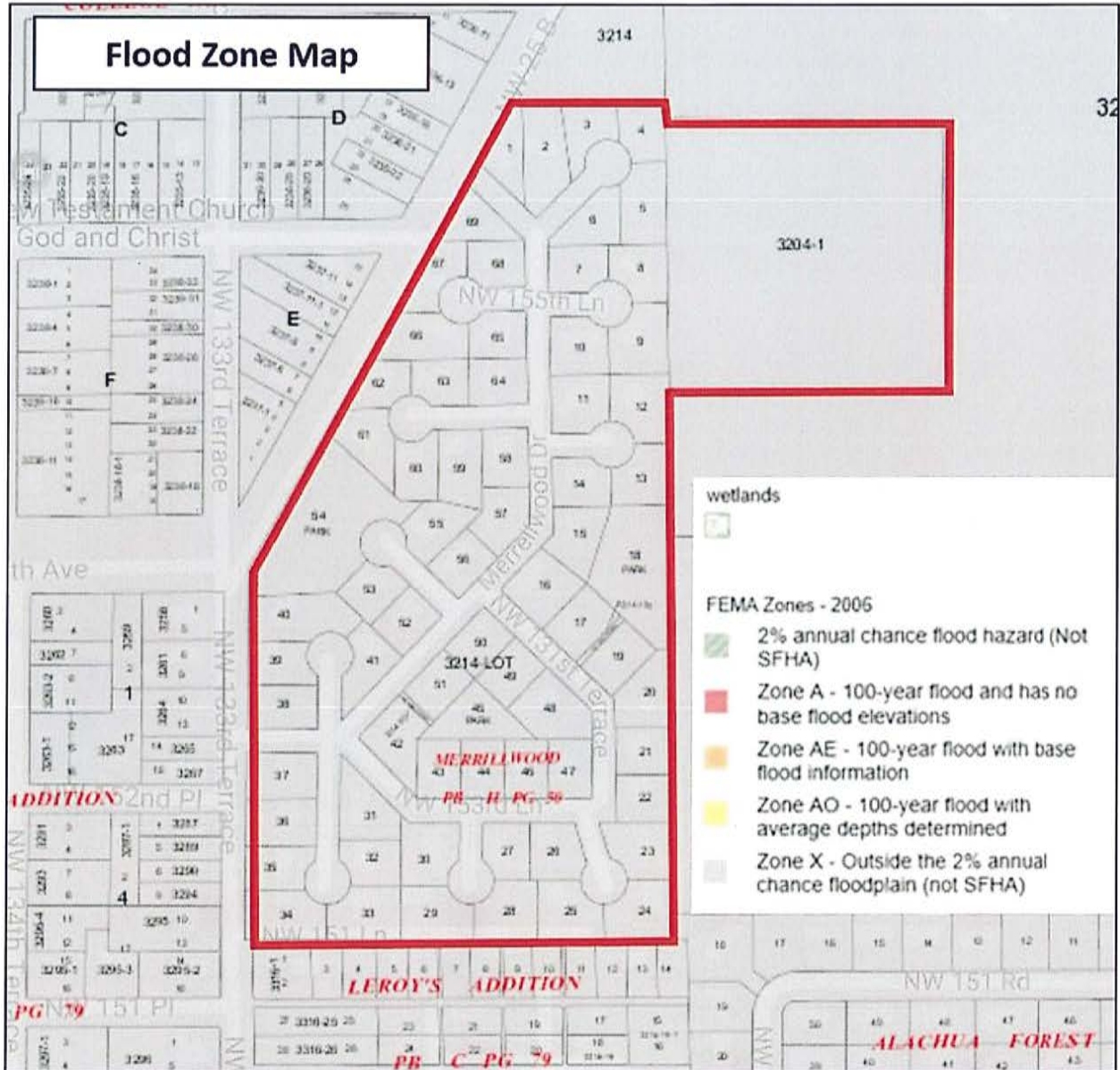
As shown, the parcel has Arredondo-Urban Land Complex, Gainesville Sand and Ft. Meade Fine Sand. According to the *Soil Survey of Alachua County Florida*, both soils range between 0-5 percent slopes and are suitable for development. Therefore, soil conditions do not pose any impediments to development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

Wetlands / Surface Waters / Creeks:

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

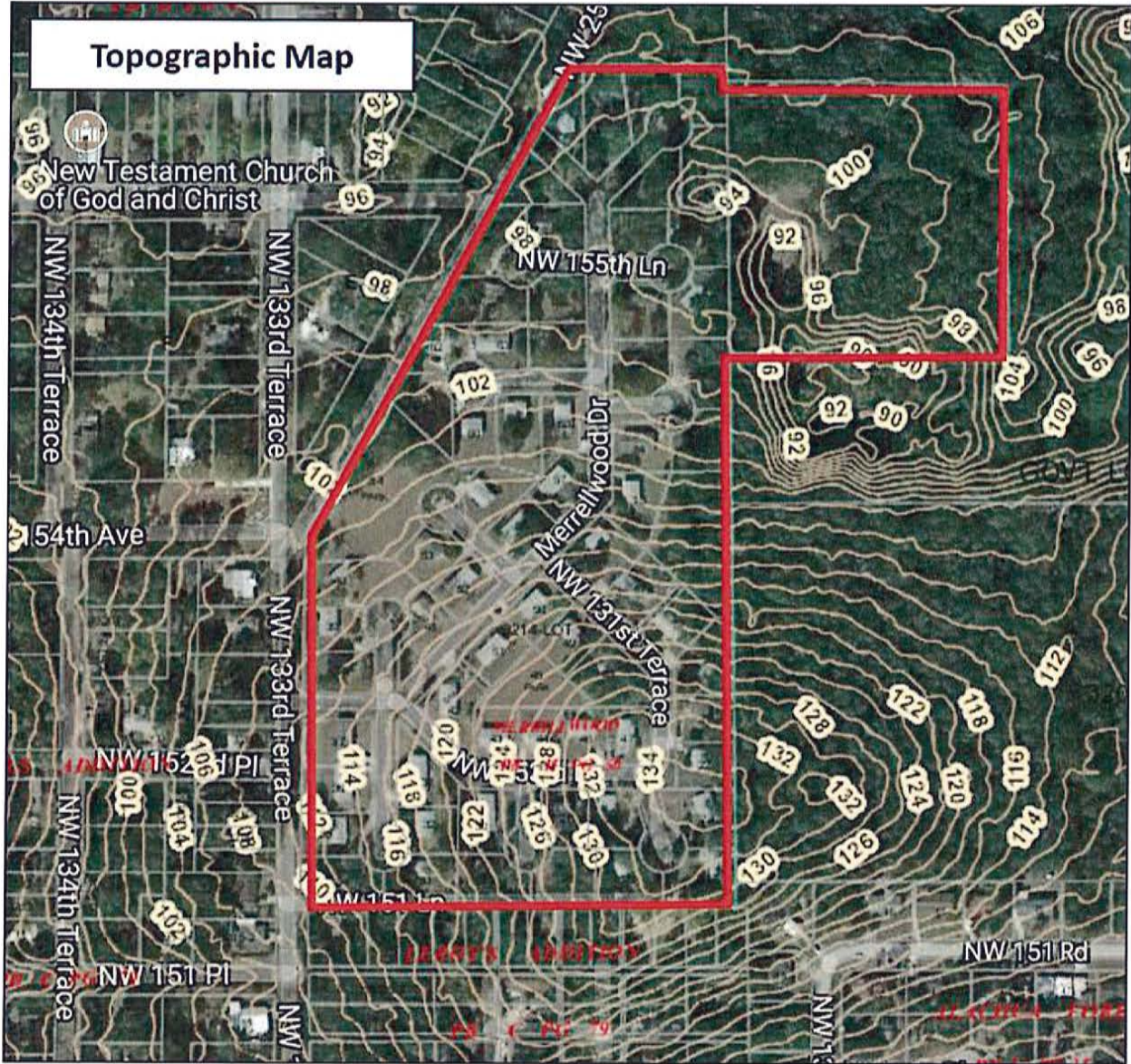
100-Year Flood Zone / Flood Potential:

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 Include basic details such as who, what, where and when. Deadline for submission is Monday at 2 p.m.

Please note: Not all events are handled through our advertising department. Contact: info@alachuatoday.com

June 1 - 24: High Springs Playhouse presents "Runners" by Neil Simon, directed by Suzanne Richardson. At a large, tastefully appointed Sueden's restaurant townhouse, the Deputy Mayor of New York has just shot himself. Though only a flesh wound, four couples are about to experience a severe attack of FOMO. Gathering for their tenth wedding anniversary, the host lies bleeding in the other room and his wife is nowhere in sight. His lawyer, Ken and wife, Chris must get "the story" straight before the other guests arrive. As the confusions and mis-communications mount, the evening spins off into classic farcical hilarity. Tickets are available at www.highspringsplayhouse.com, 511-516.

June 7: (Rescheduled) Teen Job Fair in Alachua. This event will be held indoors at Legacy Park, 15400 Peggy Road, Alachua, from 3:30 - 6:30 p.m. A special incentive is being offered to local businesses that are looking for entry level talent now and organizations offering volunteer opportunities. Register with Joe Johnson (joec@alainvillechamber.com) or Caundra Santiago (csantiago@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 attendees. 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 Adoptions at North Florida Pet Adoption Days. Thousands of pets at six local animal shelters will be sterilized, vaccinated, microchipped and free to adopt. Adopters 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 Services, 3400 N.E. 53rd Avenue, Alachua County Humane Society, 4205 N.W. 6th Street, Pet Rescue, 5403 S.W. Archer Road, and PetSmart Butler Plaza, 3736 S.W. Archer Road.

June 11: Joint Meeting with Town of La Crosse and the Alachua County Board of County Commissioners at 6 p.m. Topics of discussion are: Landmark 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 25421 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, CPR demonstrations, food and sale items as well as live music. To register or for more information, please contact L.R. @LF22.com or call 386-462-1544.

June 17: Music in the Park features Father's Day Blues, sponsored by North Central Florida Blue 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. Her d'oeuvre provided by the Great Outdoor Restaurant. The Diner, then Harder'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 <https://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), 23760 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 <https://highspringsmusicinthePark.com>

June 9-19: 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 Puppy Hill Farm Animal Rescue. Friers, food and other entertainment will be featured at each location. Adoption locations in Gainesville include: Alachua County Humane Society, 4205 N.W. 6th Street/Gainesville; Alachua County Animal Services, 3400 N.E. 53 Avenue, Gainesville; Pet Rescue, 5403 S.W. Archer Road and PetSmart Butler Plaza, 3735 S.W. Archer Road.

June 21: Third Thursday on Main Street Alachua, 5-9 p.m. This is the perfect event to get your "pre-weekend" out! Lively 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 Megas Band and acoustic performers. Sponsored by the City of Alachua Community Redevelopment Agency.

July 21 - 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 die drag into God's Word to examine how Jesus cares about us, learn about missions and have games, activities, food and tracks, cool songs and musical Register at forestgrovebaptistchurch.org. For more information, call 386-462-3921.

June 23: The City of Archer and the ACCAB sponsors the 3rd Annual Health Fair in Archer, at the Archer Community Center 16471 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. Penny McGriff, Jr. gave more than 100 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. 148th 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 352-454-1910 or email her at historicalwado@gmail.com.

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 13300 South 4th Ave. 13377 on section ten parcel number 05143 413 000 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 hear their comments.

The meeting will be held at 5:30 p.m. on June 25, 2018, at the Alachua Branch Library located at 14715 NW 142nd Street, Alachua, Florida 32115.

Contact: Sergio Reyes, PL
688 engineering consultants, inc.
Phone: (352) 373-3541
(Official Alachua County Today - June 07, 2018)

PUBLIC NOTICE

A neighborhood meeting will be held to discuss a proposed rezoning from R2F-3 to RM-8 on approx. 23 acres on tax parcel 03114 021 000 through 03124 029 000 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 03204 021 000. 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 hear their comments.

The meeting will be held at 6:00 p.m. on June 20, 2018 at Alachua Branch Library located at 14715 NW 142nd St., Alachua, Florida 32115.

Contact: Greg Sanger, ACP, LLC
688 engineering consultants, inc.
Phone: (352) 373-3541
(Official Alachua County Today - June 07, 2018)

IN PARTNERSHIP WITH THE CITY OF ALACHUA

TOP TALENT LIVE!

JUNE 9TH
4:00 P.M.

LEGACY PARK
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ALACHUA, FL

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The Heartland Places of Worship

Alachua Church of Christ
14501 NW 145th Avenue
Sunday Bible Classes 9:00 a.m.
Morning Worship at 10:00 a.m.
Evening Service 11:15 a.m.
Wednesday Bible Class 6:30 p.m.
Minister: Doug Fricker
(386) 462-3326

CANVAS CHURCH
SUNDAYS at 9:30 am & 11:15 am
15511 NW U.S. Hwy 441 Alachua, FL 32615
www.canvasfl.com for more information.

First United Methodist Church of Alachua
16402 NW 148th Street - 462-2443
Rev. Amy Curtis
Traditional Worship, 8:45 & 11 a.m.
Sunday School 9:45 a.m.
www.1stumcfl.com

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 52nd North Ave.
Alachua, FL 32615
386-462-3921
8:55-9:00; Worship 10:15 - Am 6:00 Pm
www.ForestGroveBaptistChurch.org

HIGH SPRINGS CHURCH OF CHRIST
520 NE Santa Fe Boulevard
Bible Classes for Adults 9:30 a.m.
Worship 10:30 a.m.
Evening Worship 6 p.m.
Wednesday Bible Class 7 p.m.
highspringsoc@att.net
Pastor: Tom Spivey • (386)454-2929

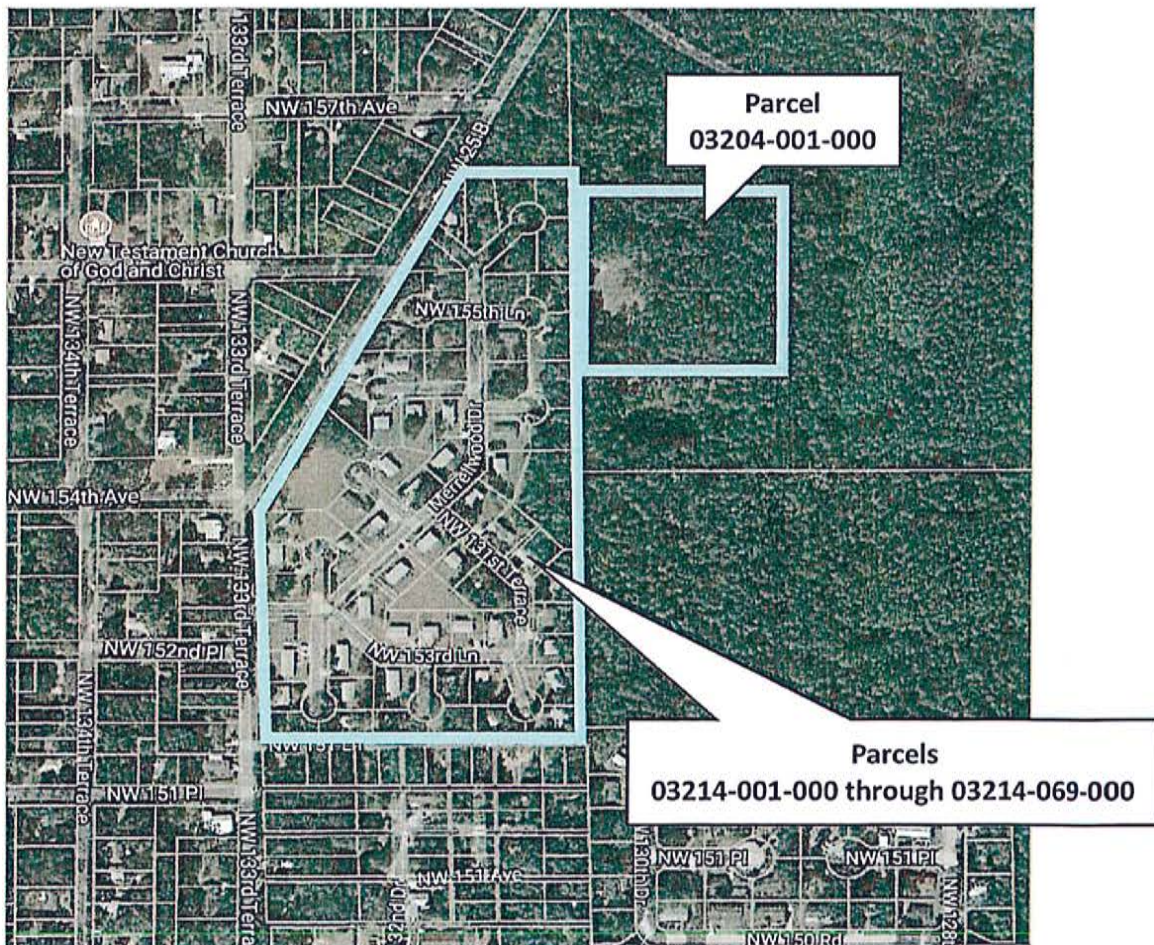
New St. Mary Missionary Baptist Church
11800 NE 5th Avenue Alachua 32616
Rev. Daniel H. Munkit, Pastor
Phone & Fax: (352) 462-7129
Services: 9 a.m. Sunday 9:30 a.m.
Morning worship 11 a.m. & 2nd Sunday
Services 11 a.m. 4th Sun. Holyday Eday
Evening Services 7 p.m.
Pastor: MICHAEL A. HIGLEY

St. Luke A.M.E. Church
Rev. Joseph L. Swick, Pastor
4191 North Labor King Blvd. Hwy 441
Alachua 32615
386-462-2712; 386-462-4946 (fax)
pastor@stlukeamechurch.com
Morning Worship 11 a.m.
Church School 9:45 a.m.
1313 Oak Tr. in Child & Welfare
Phone: 352-214-1242/2449

NEIGHBORHOOD MEETING NOTICE

Date: June 20, 2018
 Time: 6:00 PM
 Place: Alachua Branch Library
 14913 NW 140th St, Alachua, Florida 32615
 Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood meeting will be held to discuss a proposed rezoning from RSF-3 to RMF-8 on approximately 20 acres located on tax parcel numbers 03214-001-000 through 03214-069-000 and a land use change from Agriculture to Medium Density Residential and rezoning from Agriculture to RMF-8 on approximately 5 acres located on tax parcel number 03204-001-000. 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.





Neighborhood Meeting - Sign-in Sheet

Project: Proposed Development Plan
Date & Time: June 20, 2018 at 6:00 PM
Location: 14913 NW 140th St
Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL

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
JACKONVILLE, 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,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-003-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-004-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-005-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-006-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-067-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
GAINESVILLE, FL 32601

03214-068-000
ALACHUA COUNTY HOUSING,
AUTHOR
701 NE 1ST ST
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 HIPPI 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.