



Savannah Station Phase 2

Rezoning Application Package

December 28, 2017

REVISED – June 19, 2018

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

Waco Properties, Inc.

Prepared by:

CHW

PN# 17-0293

Application Package
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 - a. Public School Student Generation Form
 - b. Map Set
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June 19, 2018

Adam Hall, AICP, Planner
Planning & Community Development Department
City of Alachua
15100 NW 142nd Terrace
Alachua, FL 32615

Re: Savannah Station Phase 2 – REVISED Rezoning Application
(Portions of Tax Parcels 03980-002-0001 and 03905-002-000)

Dear Adam,

CHW submits the revised Rezoning application package, which addresses Development Review Team (DRT) comments received June 14, 2018 for the above-referenced project. The resubmittal includes responses to the comments in an attached memorandum, as well as the entire Rezoning application package with the following revised application items:

- Justification Report; and
- PD Master Plan

We trust this submittal is sufficient for your review and subsequent approval by the City Planning & Zoning Board and City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,
CHW

A handwritten signature in blue ink, appearing to read 'Ryan Thompson', is written over a horizontal line.

Ryan Thompson, AICP
Project Manager

RESPONSE TO COMMENTS

To: Adam Hall, AICP, City of Alachua Planning & Community Development 17-0293
From: Ryan Thompson, AICP, Project Manager
Date: Tuesday, June 19, 2018
RE: Savannah Station Phase II PD Rezoning – Response to DRT Comments Received June 14, 2018

- f. Section 3.6.2(A)(3) states, “[d]evelopment along the perimeter of a PD district (shall be) compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses.” Lots to the east of the project site are approximately 2 acres or more in size, zoned agriculture, and generally used for single-family residential purposes. The applicant must establish a Residential Development Area/Pod which provides for larger lot sizes along the project’s eastern boundary to provide complementary character to the lands located east of the project site. Page 15 of Justification Report must also be updated to address any changes proposed.
- As previously stated in DRT comments issued on March 22, 2018, the proposed minimum lot size (5,000 square feet) does not adequately provide compatibility enough with 2-acre parcels located to east of subject property. To address, either a more substantial natural buffer would be required or minimum lot sizes for this area would need to be increased. Depending on proposed minimum lot size for this area, the 15’ buffer may or may not be required.
 - New comment: Proposed minimum lot sizes do adequately provide compatibility and/or buffering with 2 acre parcels to east of subject property. Please review required minimum lot sizes for Phase 1 lots adjacent to development with larger lot sizes. Also, please ensure that any proposed buffer is provided for entire length of appropriate property line.

Response: The PD has been revised to ensure compatibility with adjacent 2-acre single-family parcels on the eastern site of NW 157th Street. A 15’ buffer shall be located onsite where lots are adjacent to the NW 157th Street right-of-way line. The buffer shall be landscaped and include an opaque fence to the interior of the buffer. And, the buffer has been extended the entire length of the eastern boundary line.

Also, lots located along NW 157th Street shall be 150% larger (7,500 square feet) than lots internal to the development.

- i. The block located in the central portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, “*block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length.*”
- New Comment: Proposed General Note on Master Plan cites Section 7.3.2 (B) (2), but Staff believe this was intended to be 7.2.3(B)(2). Please verify. Additionally, specify that this shall be a 10’ easement for a pedestrian way through the block and identify those traffic calming measures that may be used to connect these midblock cuts with each other or other elements of the pedestrian circulation network, such as raised pedestrian crossings, change in materials, bulb-outs, etc. Also, please note that unless a separate understanding has been reached with Public Services, these pedestrian ways will be privately maintained.

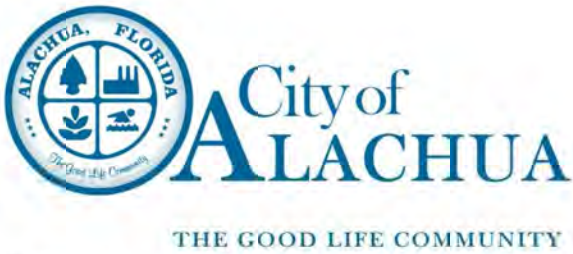
Response: Yes, the correct LDR reference is §7.2.3(B)(4). PD Master Plan General Note 8 has been amended to clarify:

- **The pedestrian way shall be a minimum 10'-wide easement;**
- **Traffic calming measures may be included to connect mid-block cuts; and**
- **Pedestrian ways will be privately maintained, unless a separate agreement is made with City of Alachua Public Services.**

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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: Savannah Station Phase 2
2. Address of Subject Property: _____
3. Parcel ID Number(s): portion of tax parcel 03980-002-001 and portion of tax parcel 03905-002-000
4. Existing Use of Property: vacant
5. Future Land Use Map Designation : Moderate Density Residential
6. Existing Zoning Designation: PUD
7. Proposed Zoning Designation: PD-R
8. Acreage: ±45 ac.

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Ryan Thompson Title: Project Manager
Company (if applicable): CHW
Mailing address: 11801 Research Drive, Alachua, FL 32615
City: Gainesville State: FL ZIP: 32607
Telephone: (352) 331-1976 FAX: (352) 331-2476 e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Waco Properties, Inc.
Mailing Address: 569 S. Edgewood Avenue
City: Jacksonville State: FL ZIP: 32205

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

[Signature]
 Signature of Applicant

 Signature of Co-applicant

Ryan Thompson, AICP

 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 22nd day of December, 2017 by Ryan Thompson

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

[Signature]
 Signature of Notary Public, State of Florida



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Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: _____
Parcel ID Number(s): portion of Alachua County tax parcels 03980-002-001 and 03905-002-000
Acreage: ±45 ac.

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: William A. McArthur Jr. Title: President
Company (if applicable): Waco of Alabama, Inc.
Mailing Address: 569 S. Edgewood Avenue
City: Jacksonville State: FL ZIP: 32205
Telephone: 904-388-3561 FAX: _____ e-mail: office@ngwic.com

C. AUTHORIZED AGENT

Name: _____ Title: _____
Company (if applicable): CHW
Mailing address: 132 NW 76th Drive
City: Gainesville State: FL ZIP: 32607
Telephone: 352-331-1976 FAX: 352-331-2476 e-mail: tyant@chw-inc.com

D. REQUESTED ACTION:

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

Signature of Applicant

Signature of Co-applicant

William A. McArthur Jr.
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida County of Duval

The foregoing application is acknowledged before me this 18th day of December, 2017, by William

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

Signature of Notary Public, State of Florida

RICHARD ALLEN EXLINE
Notary Public, State of Florida
My Comm. Expires 11/19/21
Commission No. GG161587

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

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LEGAL DESCRIPTION

A portion of Sections 21 and 28, Township 8 South, Range 18 East, Alachua County, Florida; being more particularly described as follows:

Begin at a concrete monument at the northeast corner of Section 28, Township 8 South, Range 18 East, Alachua County, Florida, and run thence North $00^{\circ}36'37''$ East, along the east boundary of Section 21, Township 8 South, Range 18 East, Alachua County, Florida, a distance of 1209.25 feet to a point on the southeasterly right-of-way line of County Road No. 235 (100 foot right-of-way); thence South $41^{\circ}53'43''$ West, along said southeasterly right-of-way line, 3,672.79 feet to a nail and cap at the northerly most corner of Pilot Forest, a subdivision as per Plat Book "J", page 92 of the Public Records of Alachua County, Florida; thence run South $48^{\circ}06'17''$ East, along a boundary line of said Pilot Forest, a distance of 15.00 feet to a nail and cap at the beginning of curve concave to the southwest, said curve having a radius of 99.65 feet; thence run southeasterly, along said boundary line of Pilot Forest and with said curve, through an arc angle of $49^{\circ}08'06''$, an arc distance of 85.46 feet (chord bearing and distance of South $23^{\circ}32'14''$ East, 82.86 feet respectively) to a steel rod and cap at the northwest corner of Lot 54 of said Pilot Forest; thence run South $89^{\circ}34'18''$ East, along the north boundary line of said lot 54 and along the north line of Pilot Forest Unit 2, a subdivision as per plat thereof recorded in Plat Book "R", page 44 of the Public Records of Alachua County, Florida, a distance of 2381.83 feet to a steel rod and cap at the northeast corner of said Pilot Forest Unit 2; thence run North $00^{\circ}28'52''$ East, along the east boundary of said Section 28, a distance of 514.28 feet to an iron pipe; thence run North $89^{\circ}30'42''$ West, a distance of 210.00 feet to an iron pipe; thence run North $00^{\circ}28'52''$ East, a distance of 210.00 feet to an iron pipe; thence run South $89^{\circ}30'42''$ East, a distance of 210.00 feet to an iron pipe on said east boundary of Section 28; thence run North $00^{\circ}28'52''$ East, along said east boundary, a distance of 904.29 feet to the Point of Beginning.

Containing 80.31 acres, more or less.

Subject to the maintained right of way for County Road N.W. 157th Street (Formerly known as County Road N.W. 19)

LESS AND ACCEPT:

A PORTION OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND RUN THENCE NORTH 00°28'52" EAST, ALONG THE EAST BOUNDARY OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 513.96 FEET TO AN IRON PIPE; THENCE NORTH 89°31'33" WEST, 209.92 FEET TO AN IRON PIPE; THENCE NORTH 00°29'23" EAST, 121.25 FEET; THENCE NORTH 89°31'08" WEST, 205.10 FEET; THENCE SOUTH 00°28'52" WEST, 45.05 FEET; THENCE NORTH 89°34'37" WEST, 726.58 FEET; THENCE NORTH 00°25'23" EAST, 140.00 FEET; THENCE NORTH 89°34'37" WEST, 59.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°58'30" AN ARC DISTANCE OF 23.55 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 62°35'22" WEST, 22.69 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°30'10" AN ARC DISTANCE OF 32.73 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 41°51'12" WEST, 32.67 FEET; THENCE NORTH 48°06'17" WEST, 104.15 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 58°14'35" AN ARC DISTANCE OF 25.41 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°58'59" WEST, 24.33 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 105°04'11" AN ARC DISTANCE OF 128.37 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 42°23'47" WEST, 111.12 FEET; SAID END OF CURVE BEING THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 46°49'35" AN ARC DISTANCE OF 20.43 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 71°31'05" WEST, 19.87 FEET; THENCE NORTH 48°06'17" WEST, 183.12 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE SOUTH 41°53'43" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1307.62 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 48°06'17" EAST, ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 99.65 FEET; THENCE SOUTHEASTERLY, ALONG SAID BOUNDARY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°05'51" AN ARC DISTANCE OF 85.39 FEET TO A STEEL ROD AND CAP AT THE NORTHWEST CORNER OF LOT 54 OF SAID PILOT FOREST, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 23°33'22" EAST, 82.80 FEET; THENCE SOUTH 89°34'37" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1111.63 FEET TO A 4" X 4" CONCRETE MONUMENT (SAPP, LS 4948) AT THE NORTHEAST CORNER OF LOT 13 OF SAID PILOT FOREST UNIT 2 AND THE NORTHWEST CORNER OF LOT 12 OF SAID PILOT FOREST UNIT 2; THENCE SOUTH 89°33'11" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID PILOT FOREST UNIT 2, A DISTANCE OF 1270.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.17 ACRES, MORE OR LESS

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15.00
1592.50

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
37th Floor
Miami, Florida 33131-1704

Folio No(s). 03982-000-000
03905-002-000
03905-001-000
03975-001-000

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499767
Book/Page 2140/ 1831

DTAX 1,592.50

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.
2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.
3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

Robin J. Schmidt
Print Name: Robin J. Schmidt

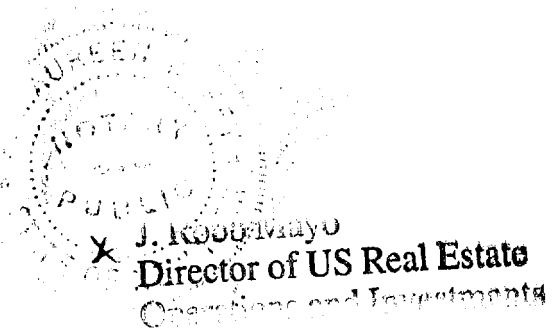
Angela Manos
Print Name: ANGELA MANOS

By: *J. Robb Mayo*
Name: J. Robb Mayo
Title: Director of US Real Estate Operations and Investments
New Orchard Road
Armonk, NY 10504

STATE OF NEW YORK)
)SS:
COUNTY OF *Westchester*)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by X of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He/~~she~~ is personally known to me.

F. Maureen Duffy
Name: _____
Notary Public
State of New York
My Commission Expires:



F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 1997

ALACHUA COUNTY LAND SURVEYORS, INC.



Professional Surveying and Mapping
2512 N.E. 1st Blvd. • Suite 200 • Gainesville, Fl. 32609
Phone (352) 376-1180 • Fax (352) 375-0600

Stacy A. Hall, P.S.M.

OCTOBER 29, 1997
82.714 AC. TRACT

OR Book 2140 Page 1833

OVERALL TRACT "C"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 21, 22, 27, AND 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°36'37"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 21, A DISTANCE OF 907.96 FEET TO AN IRON PIPE; THENCE RUN S.89°59'57"E., A DISTANCE OF 347.51 FEET TO AN IRON PIPE ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 75 (LIMITED ACCESS RIGHT OF WAY); THENCE RUN N.22°11'21"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 508.62 FEET TO A CONCRETE MONUMENT AT THE INTERSECTION OF SAID WESTERLY RIGHT OF WAY LINE WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN S.41°53'43"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 3900.73 FEET TO A NAIL AND CAP AT THE MOST NORTHERLY CORNER OF PILOT FOREST, A SUBDIVISION AS PER PLAT BOOK "J", PAGE 92 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE RUN S.48°06'17"E., ALONG A BOUNDARY LINE OF SAID PILOT FOREST, A DISTANCE OF 15.00 FEET TO A NAIL AND CAP AT THE BEGINNING OF CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 99.65 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID BOUNDARY LINE OF PILOT FOREST AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 49°08'06", AN ARC DISTANCE OF 85.46 FEET (CHORD BEARING AND DISTANCE OF S.23°32'14"E., 82.86 FEET RESPECTIVELY) TO A STEEL ROD AND CAP AT THE NORTHWEST CORENR OF LOT 54 OF SAID PILOT FOREST; THENCE RUN S.89°34'18"E., ALONG THE NORTH BOUNDARY LINE OF SAID LOT 54 AND ALONG THE NORTH LINE OF PILOT FOREST UNIT 2, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "R", PAGE 44 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 2381.83 FEET TO A STEEL ROD AND CAP AT THE NORTHEAST CORNER OF SAID PILOT FOREST UNIT 2; THENCE RUN N.00°28'52"E., ALONG THE EAST LINE OF THE AFOREMENTIONED SECTION 28, A DISTANCE OF 514.28 FEET TO AN IRON PIPE; THENCE RUN N.89°30'42"W., A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN N.00°28'52"E., A DISTANCE OF 210.00 FEET TO AN IRON PIPE; THENCE RUN S.89°30'42"E., A DISTANCE OF 210.00 FEET TO AN IRON PIPE ON THE AFOREMENTIONED EAST LINE OF SECTION 28; THENCE RUN N.00°28'52"E., ALONG SAID EAST LINE, A DISTANCE OF 904.29 FEET TO THE POINT OF BEGINNING, CONTAINING 82.714 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR COUNTY ROAD N.W. 175th STREET (FORMERLY KNOWN AS COUNTY ROAD N.W. 19)

Prepared By:
Andrew M. Smulian, Esq.
Akerman, Senterfitt & Eidson, P.A.
One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1704

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 11/18/1997 10:01
Document ID 1499768
Book/Page 2140/1834
DTAX 2,275.00

Folio No(s). 03982-000-000



SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ___ day of November, 1997, by International Business Machines Corporation, a New York corporation, hereinafter called the Grantor, to Waco, Inc., qualified to do business in Florida as Waco of Alabama, Inc., an Alabama corporation, having an address at 569 S. Edgewood Avenue, Jacksonville, FL 32205, hereinafter called the Grantee:

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all those certain parcels of land situated in Alachua County, Florida, and more particularly described in **Exhibit A** attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO:

1. Taxes for the year 1998 and subsequent years not yet due and payable.
2. Easements, restrictions, reservations, limitations and conditions of record, if any, provided this shall not operate to reimpose same.
3. All applicable zoning ordinances, other land use laws and regulations, and all applicable regulations and restrictions imposed by governmental authorities.

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

AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor and none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

INTERNATIONAL BUSINESS MACHINES CORPORATION, a New York corporation

Robin J. Schmidt
Print Name: Robin J. Schmidt

Angela Manos
Print Name: Angela Manos

By: J. Robb Mayo
Name: _____
Title: _____

New Orchard Road
Armonk, NY 10504
J. Robb Mayo
Director of US Real Estate
Operations and Investments

STATE OF NEW YORK)
)SS:
COUNTY OF Westchester)

The foregoing instrument was acknowledged before me this 10 day of November, 1997, by * of International Business Machines Corporation, a New York corporation, on behalf of the corporation. He ~~she~~ is personally known to me.

F. Maureen Duffy
Name: _____

Notary Public
State of New York
My Commission Expires:

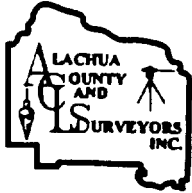
* J. Robb Mayo
Director of US Real Estate
Operations and Investments

F. MAUREEN DUFFY
Notary Public, State of New York
No. 02DU4915342
Qualified in Westchester County
Commission Expires November 30, 199__

ALACHUA COUNTY LAND SURVEYORS, INC.

Professional Surveying and Mapping

2512 N.E. 1st Blvd. * Suite 200 * Gainesville, Fl. 32609
Phone (352) 376-1180 * Fax (352) 375-0600



Stacy A. Hall, P.S.M.

OCTOBER 30, 1997
118.191 ACRE TRACT

DR Book 2140 Page 1836

OVERALL TRACT "D"

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED SECTION 28, TOWNSHIP 8 SOUTH, RANGE 18 EAST FOR THE POINT OF BEGINNING AND RUN N.00°42'43"E., ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 402.89 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 235 (100 FOOT RIGHT OF WAY); THENCE RUN N.41°53'43"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 4071.41 FEET TO A CONCRETE MONUMENT; THENCE RUN S.01°01'49"W., A DISTANCE OF 827.97 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 28; THENCE RUN S.00°32'41"W., ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2612.87 FEET TO AN IRON PIPE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE RUN N.89°50'54"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 2684.07 FEET TO THE POINT OF BEGINNING, CONTAINING 118.191 ACRES MORE OR LESS.

SUBJECT TO THE MAINTAINED RIGHT OF WAY OF COUNTY ROAD N.W. 110th AVENUE (FORMERLY KNOWN AS COUNTY ROAD N.W. 28) ALONG THE SOUTH BOUNDARY THEREOF.



home
sweet
home

Find your dream home with an
FCU Mortgage Loan!



Search Criteria

Parcel From: 03905-002-000

Parcel Thru: 03905-002-000

Search Date: 12/14/2017 at 11:04:29 AM

Parcel: 03905-002-000 [GIS Map](#)

<p>Taxpayer: WACO PROPERTIES INC Mailing: 569 EDGEWOOD AVE SOUTH JACKSONVILLE, FL 32205 9-1-1 Address: Sec-Twn-Rng: 21-08-18 Property Use: 05500 - Tmbr Si 80-89 Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Placeholder</p>	<p>Legal: SE1/4 LYING SE OF SR 235 ALSO THE E1/2 OF SE1/4 N OF ACL RR/W LESS I-75 AND THE SW1/4 OF SE1/4 LYING SE OF COUNTY - RD 2054 (LESS THAT PT OF THE FOLLOWING DESC LYING IN SEC 21-8-18: COM SW COR SEC E 50 FT POB N 378.09 FT N 59 DEG E - 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT - POB PER 3297/1065) OR <u>0640/0191</u> & OR <u>1034/0551</u> & OR <u>2140/1827</u> POB PER 3297/1065) (LESS MINERAL RIGHTS - OR 1199/16) OR <u>0640/0191</u> & OR <u>1034/551</u> & OR <u>2140/1827</u></p>
--	---

There was 1 parcel found in this search.

Create download file of selected parcels



- 3 Easy Steps**
- 1. Click "Start Now"
 - 2. Run and Install
 - 3. Open new Tab

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.



Search Criteria

Parcel From: [03980-002-001](#)
 Parcel Thru: [03980-002-001](#)

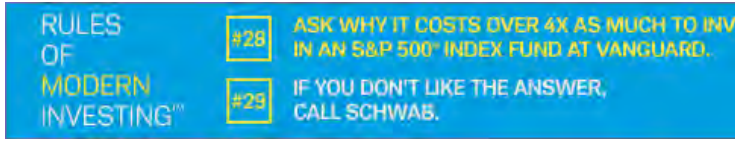
Search Date: 12/14/2017 at 11:02:21 AM

Parcel: [03980-002-001](#) [GIS Map](#)

<p>Taxpayer: WACO OF ALABAMA INC Mailing: PO BOX 6937 JACKSONVILLE, FL 32236-6937 9-1-1 Address: 11305 NW 173RD ST ALACHUA 16161 NW 123RD AV ALACHUA 16212 NW 123RD AV ALACHUA 16289 NW 123RD AV ALACHUA Sec-Twn-Rng: 28-08-18 Property Use: 05200 - Cropsoil Class2 Tax Jurisdiction: Alachua 1700 Area: Alachua Industrial Subdivision: Placeholder</p>	<p>Legal: W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E - OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT - N 59 DEG E 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N - 4521.69 FT POB PER OR 3297/1065)(LESS SAVANNAH STATION PH I PER OR 3365/1347) OR 2140/1827-1834</p>
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There was 1 parcel found in this search.

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The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.



2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03905 002 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Print this page](#)

2017	2016	2015	2014	...	2002
PAID	PAID	PAID	PAID		PAID

[Apply for the 2018 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2018-03-29 \$268.51
Receipt #17-0142783

Owner: WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE, FL 32205
Situs: Unassigned Location RE

Account number: 03905 002 000
Alternate Key: 1014203
Millage code: 1700
Millage rate: 23.1480
Assessed value: 11,600
School assessed value: 11,600
Unimproved land value: 11,600

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

[View](#)

Ad valorem: \$268.51
Non-ad valorem: \$0.00
Total Discountable: 268.51
No Discount NAVA: 0.00
Total tax:

Legal description

SE1/4 LYING SE OF SR 235 ALSO THE E1/2 OF SE1/4 N OF ACL RR/W LESS I-75 AND THE SW1/4 OF SE1/4 LYING SE OF COUNTY - RD 2054 (LESS THAT PT OF THE FOLLOWING DESC LYING IN SEC 21-8-18: COM SW COR SEC E 50 FT POB N 378.09 FT N 59 DEG E - 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N 4521.69 FT - POB PER 3297/1065) OR 0640/0191 & OR 1034/0551 & OR 2140/1827 POB PER 3297/1065) (LESS MINERAL RIGHTS - OR 1199/16) OR 0640/0191 & OR 1034/551 & OR 2140/1827

Location

Book, page, item: 2140-1831-
Geo number: 21-08-18-03905002000
Range: 18
Township: 08
Section: 21
Neighborhood: 233200.60
Use code: 05500
Total acres: 70.860





2017 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #03980 002 001

Parcel details

Latest bill

Full bill history

Print this page

2017	2016	2015	2014	...	2007
PAID	PAID	PAID	PAID		PAID

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2018-03-29 \$703.70
Receipt #17-0142783

Owner: WACO OF ALABAMA INC
PO BOX 8937
JACKSONVILLE, FL 32236-6937
Situs: Unassigned Location RE

Account number: 03980 002 001
Alternate Key: 1014776
Millage code: 1700
Millage rate: 23.1480
Assessed value: 30,400
School assessed value: 30,400
Unimproved land value: 30,400

Property Appraiser

Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem: \$703.70
Non-ad valorem: \$0.00
Total Discountable: 703.70
No Discount NAVA: 0.00
Total tax:

Legal description

W1/2 LESS R/W SR 235 & SR 235 A & SCL R/W ALSO THAT PART OF E1/2 LYING W OF ACL RR & N 1628.57 FT OF NE1/4 LYING E - OF R/R LESS 1 ACRE(LESS THAT PT OF THE FOLLOWING LYING IN SEC 28-8-18: COM SW COR SEC 21-8-18 E 50 FT POB N 378.09 FT - N 59 DEG E 2418 FT S 30 DEG E 560 FT N 58 DEG E 308.89 FT E 1338.59 FT S 440 FT E 767.84 FT S 41 DEG W 7169.94 FT N - 4521.69 FT POB PER OR 3297/1065)(LESS SAVANNAH STATION PH I PER OR 3365/1347) OR 2140/1827-1834

Location

Book, page, item: 2140-1834-
Geo number: 28-08-18-03980002001
Range: 18
Township: 08
Section: 28
Neighborhood: 233200.60
Use code: 05200
Total acres: 119.240



Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
 - a. Public School Student Generation Form
 - b. Map Set
 - c. Plan Set

Mailed Memorandum

MEMORANDUM

To: Neighbors of Savannah Station 17-0293
From: Ryan Thompson, AICP, Planning Project Manager
Date: Tuesday, December 19, 2017
RE: Neighborhood Meeting Public Notice

A Neighborhood Meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000) to request Planned Development (PD) Zoning District. The site is Savannah Station, Phase 2, which is located along CR 235, between NW 157th Street and NW 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

Date: Wednesday, January 3, 2018
Time: 6:00 p.m.
Place: CHW office
11801 Research Drive, Alachua, FL 32615
Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform the public about the nature of the proposal and seek their comments.

Mailing Labels

03904-000-000

CHASTEEN & FAIRCLOTH &, MCDANI
26126 NW 182ND AVE
HIGH SPRINGS FL 32643

03904-001-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL 32205

03905-002-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL 32205

03905-002-001

BAUGH SOUTHEAST COOPERATIVE
ATTN TAX DEPARTMENT 1390 ENCLAVE
PARKWAY
HOUSTON TX 77077

03905-003-000

WACO PROPERTIES INC
569 EDGEWOOD AVE SOUTH
JACKSONVILLE FL32205

03980-001-000

CORBETT MARY SK
12220 NW 157TH ST
ALACHUA FL32615

03980-002-001

WACO OF ALABAMA INC
PO BOX 6937
JACKSONVILLE FL 32236-6937

03980-003-001

MCDONALD & MCDONALD
15824 OPEN SKY WAY
COLORADO SPRINGS CO80908

03980-003-002

CAICEDO EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA FL32615

03980-003-003

CAICEDO, EDGAR H & FRANCI
12012 NW 164TH TER
ALACHUA FL32615

03980-003-004

ESKRIDGE, MARTY R
14705 MAIN ST
ALACHUA FL 32615-8596

03980-003-005

BOYD CECIL KAY
11920 NW 164TH TER
ALACHUA FL 32615

03980-003-006

PARRIS R SCOTT & LYLA A
11914 NW 164TH TER
ALACHUA FL 32615-6459

03980-003-007

JARMON RANDALL L
11908 NW 164TH TER
ALACHUA FL32615

03980-003-008

FREDERICK JULIE
11902 NW 164TH TER
Alachua FL 32615

03980-020-089

SOUTHWELL, RYAN P
12273 NW 158TH ST
ALACHUA FL 32615

03980-020-090

SUAREZ, GEORGE E & ANNE E
2088 JACKSON RIDGE COVE
KENNESAW GA 30144

03980-020-091

RAVAI & ZARRINGHALAM
1085 ROCK SPORT AVE
REDWOOD CITY CA 94065

03980-020-092

LUKERT MARK D
15842 NW 122ND LN
ALACHUA FL 32615-0216

03980-020-093

ZDZIARSKI CHERI L
15852 NW 122ND LN
ALACHUA FL32615

03980-020-094

PUCKETT ANDREW
15862 NW 122ND LN
ALACHUA FL 32615

03980-020-095

MOHR JENNIFER M
15882 NW 122ND LANE
ALACHUA FL 32615

03980-020-096

PERRY LAURA
15906 NW 122ND LN
ALACHUA FL 32615-0218

03980-020-097

BEAUCHAMP & POTTER
15926 NW 122ND LN
Alachua FL 32615

03980-020-098

HANEY MICHAEL L II & JOETTA R
15946 NW 122ND LN
Alachua FL 32615

03980-020-099

INFANTINO MICHAEL J & KELLY S
15956 NW 122ND LN
ALACHUA FL 32615

03980-020-100

WHITE BRENDA
15976 NW 122ND LN
ALACHUA FL 32615

03980-020-101

LANGSTON BRUCE & STEPHENIE
15996 NW 122ND LN
ALACHUA FL 32615

03980-020-102

ALLIGOOD & BEVILLE
16010 NW 122ND LN
ALACHUA FL 32615

03980-020-103

WHITE MONICA L
16030 NW 122ND LANE
Alachua FL 32615

03980-020-105
RAIFORD GEORGE
16070 NW 122ND LN
ALACHUA FL 32615

03980-020-106
TURNER JACQUELYN
16090 NW 122ND LN LOT 106
ALACHUA FL 32615

03981-004-006
STREIT WOLFGANG J
16414 NW 110TH AVE
ALACHUA FL 32615

03981-004-007
STREIT, W J
16414 NW 110TH AVE
ALACHUA FL 32615-6621

03981-005-001
HALBROOK JAMES RONALD JR & MELINDA
JOY
11306 NW 161ST ST
ALACHUA FL32615

03981-005-002
HARRELL, VAUGHN R
11218 NW 161ST ST
ALACHUA FL32615-6455

03981-006-000
OWENS HAROLD JAMES BOBBIE JEAN LIFE
ESTATE
11418 NW 161ST ST
ALACHUA FL 32615-6456

03981-007-000
LEWIS SHEREE WILSON
11636 NW 161ST ST
ALACHUA FL32615

03984-000-000
GAVIGAN & GAVIGAN
25348 CARNOUSTIE DR
SORRENTO FL32776-9654

92060-517-900
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-910
JACKSONVILLE FL 32202-4423

03980-020-104
PATTERSON DAKOTA RENE
16050 NW 122ND LN
ALACHUA FL 32615

03980-020-107
VIRGA, ROSE
20415 NW 113TH WAY
ALACHUA FL 32615

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
4801 Camp Ranch Road
Gainesville, FL 32641

Jeannette Hinsdale
P.O. Box 1156
Alachua, FL 32616

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

Michele L. Lieberman
12 SE 1st Street
Gainesville, FL 32601

Newspaper Advertisement

TODAY IN HISTORY

In 1843, "A Christmas Carol," by Charles Dickens, was first published in England.
In 1907, 239 workers died in a coal mine explosion in Jacobs Creek, Pennsylvania.
In 1957, Meredith Willson's musical play "The Music Man" opened on Broadway.
In 1961, former U.S. Ambassador Joseph P. Kennedy Sr., 73, suffered a debilitating stroke while in Palm Beach, Florida.
In 1975, John Paul Stevens was sworn in as an Associate Justice of the U.S. Supreme Court.
In 1986, Lawrence E. Walsh was appointed independent counsel to investigate the Iran-Contra affair.
In 1998, President Bill Clinton was impeached by the Republican-controlled House for perjury and obstruction of justice (he was subsequently acquitted by the Senate).

TODAY'S BIRTHDAYS

Actress **Cicely Tyson** is 93. Actor **Tim Reid** is 73. Paleontologist **Richard E. Leakey** is 73. Actress **Jennifer Beals** is 54. Actor **Scott Cohen** is 53. Actor **Robert MacNaughton** is 51. Magician **Cris Angel** is 50. Actress **Kristy Swanson** is 48. Actress **Amy Locane** is 46. Pro Football Hall of Famer **Warren Sapp** is 45. Actress **Alyssa Milano** is 45. Actor **Jake Gyllenhaal** is 37. Actress **Maria Sokoloff** is 37.

LOTTERY

Monday, Dec. 18
Pick 2
Early drawing: 1-1
Night drawing: 1-3
Pick 3
Early drawing: 8-6-1
Night drawing: 5-3-6
Pick 4
Early drawing: 8-8-5-0
Night drawing: 0-9-7-4
Pick 5
Early drawing: 8-9-4-3-6
Night drawing: 2-1-6-7-7
Fantasy 5
2-8-9-12-27
CASH LIFE
8-9-12-21-45 CB: 1

PREVIOUS RESULTS
Fantasy 5 - Sunday 5-9-14-17-19
Match...Payoff...Winners
5-of-5...\$87,299,411...2
4-of-5...\$78,000...360
3-of-5...\$8...9,809

Challenger says he could beat Putin

By **Nataliya Vasilyeva**
The Associated Press



Russian opposition politician **Alexei Navalny** prepares himself prior to his interview with the Associated Press on Monday in Moscow, Russia. (ALEXANDER ZEMLIANICHENKO/THE ASSOCIATED PRESS)

MOSCOW — As the most serious challenger during Vladimir Putin's 18 years in power, Alexei Navalny has endured arrests, show trials and facefuls of green anti-septic that damaged his vision.
But in an interview Monday with The Associated Press, he said the biggest thing keeping him from becoming Russia's next president is a political system that punishes him for rallying support and conspires to keep his face off the airwaves.

Putin's approval rating is astronomical and he is widely expected to win another term with ease, but the fact that he won't even say Navalny's name suggests the anti-corruption crusader has struck a nerve. Navalny's criminal record will probably keep him off the ballot — a sign, he says, of how much he frightens the political class.

Navalny, in his first interview since the start of the presidential campaign, said he would win it "if I am allowed to run

and if I'm allowed to use major media." And he said the Kremlin knows it. "It's the main reason they don't want me to run," he said. "They understand perfectly how ephemeral the support for them is."

That support certainly looks strong: The latest independent poll, conducted this month by the Levada Center, suggests 75 percent of Russians would vote for Putin. People in much of Russia back Putin as a matter of course, and Navalny supporters are routinely heckled, arrested and fined when they try to spread their message.

But there are also signs that enthusiasm for Putin may be starting to wane. Another Levada poll, conducted in April, found that 51 percent of people are tired of waiting for Putin to bring "positive change" — 10 percentage points higher than a year ago. Both polls surveyed 1,000 people across Russia and had margins of error of 2.5 percentage points.

Navalny hopes to capitalize on that discontent. "Putin has nothing to say," Navalny said. "All he can promise is what he used to promise before, and you can check that these promises did not

come true and cannot come true."

Navalny gets out his message on social media, using Twitter and Telegram and broadcasting a weekly program on YouTube. But television — the main source of information for most Russians — remains off limits because it's controlled by the government.

Other opposition candidates are expected to run, notably socialist Ksenia Sobchak, the daughter of Putin's mentor — but there is wide speculation that her candidacy is a Kremlin plot to split Navalny's support. The only other candidates who are critical of Putin have too little support for the Kremlin to view them as threats.

Putin himself has announced his re-election bid but so far refrained from any campaigning events. Even so, his face is everywhere — at his annual news conference last week, carried live for nearly four hours on Russian television, he touted his accomplishments and even lauded Navalny, but stuck to his practice of not saying his name.

Navalny was not a candidate during Russia's last presidential election in 2012, but he spearheaded massive anti-government protests that rattled Putin. Amid dwindling popularity, Putin seized Ukraine's Crimean peninsula and threw support behind separatist rebels in eastern Ukraine, striking a chord with millions of Russians who felt like losers in the outcome of the Cold War. Now, people are tiring of the Ukrainian conflict and becoming more focused on their own economic woes, providing fertile ground for Navalny's message.

Navalny published his full election platform last week, focusing on fighting corruption and funneling more money into education and health care. He calls for a windfall tax on oligarchs and huge cuts to Russia's bloated bureaucracy. Unlike Putin's focus on foreign policy, Navalny's platform is almost entirely domestic, which he credits for growing support in places like Novosibirsk, Russia's third-largest city, where he drew a large crowd in October.

Twitter suspends white nationalists

By **Alexandra Olson**
The Associated Press

were arrested in Belfast last week for allegedly stirring up hatred.

Twitter said it would not comment on individual accounts. The company has emphasized that it takes into account many factors before making an enforcement decision, including context of the post, cultural and political considerations and the severity of the violation.
Twitter's actions drew praise from civil rights groups.

Jonathan Greenblatt, CEO of the Anti-Defamation League Civil, commended Twitter "for taking these significant steps to tackle hate on their platform." The group Muslim Advocates,



A Twitter sign is shown outside of the company's headquarters Oct. 26, 2016, in San Francisco. (JEFF CHIU/THE ASSOCIATED PRESS)

which had publicly called for the removal of Britain First's account, applauded Twitter for "updating its policies and taking steps today to remove violent and hateful accounts from its platform."

The guidelines, announced a month ago and put into force this week, address hateful images or symbols, including those attached to user profiles.
Monitors at the San Francisco company will weigh hateful imagery in the same way they do graphic violence and adult content.

If a user wants to post symbols or images that might be considered hateful, the post must be marked "sensitive media." Other users would then see a warning that would allow them to decide whether to view the post.
Twitter is also prohibiting users from abusing or threatening others through their profiles or usernames. The company also now bans accounts affiliated with "organizations that use or promote violence against civilians to further their causes."

The account for Jared Taylor, who heads the New Century Foundation, was among those suspended, along with his organization's flagship online publication, American Renaissance.
Taylor said he immediately appealed his suspension but swiftly

received a reply from Twitter informing him that his account would not be restored, which he interpreted to mean he had been permanently banned.

He said Twitter determined his account was "affiliated with a violent extremist group," an allegation he denied.

"Of all the preposterous things they could have said about me or American Renaissance, I can't think of anything more preposterous," Taylor said.

New Century Foundation has been recognized as charity by the IRS, a decision that has drawn criticism from civil rights advocates. Taylor has said his group raises money for the benefit of the "white race."

Brad Griffin, who blogs under the name Hunter Wallace on the website Occidental Dissent, said in blog post that he was also suspended, along with Michael Hill, president of the League of the South, the Traditionalist Workers Party and others. American Renaissance and Occidental Dissent both referred readers to an online chat site frequented by white nationalists.

The white nationalist Richard Spencer, whose account was not suspended, tweeted that he had lost more than a hundred followers in the past 24 hours and noted that he didn't "see any systematic method to the #TwitterPurge."

There appeared to be some inconsistencies. Twitter allowed David Duke to keep the message "It's Ok To Be White" as his header, even though the same phrase was hidden by the "sensitive material" warning on his pinned tweet.

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PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03905-002-000 and 03900-002-001) to rezone Planned Development (PUD) Zoning District. The site is Savannah Station Phase 2, which is located along CR 235, between NW 157th Street and 123rd Avenue in the City of Gainesville. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, January 3, 2018
Location: CHW office, 11801 Research Drive, Alachua, FL 32815
Contact: Ryan Thompson, AICP at (352) 331-1976

CHW

COMMUNITY HEARING CENTER

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Meeting Presentation



Professional Consultants

Savannah Station Phase II

Rezoning Application
Planned Development – Residential (PD-R)

Neighborhood Meeting
January 3, 2018

Meeting Purpose



- City of **Alachua** requires **Rezoning applicants** to host a neighborhood meeting.
- The meeting's **purpose is to inform neighbors** of the proposed development's nature **and to get feedback** early in the development process.
- This meeting provides the applicant with an **opportunity to mitigate concerns** prior to the application's submission.

Public Notification



CHW

MEMORANDUM

To: Neighbors of Savannah Station 17-0293

From: Ryan Thompson, AICP, Planning Project Manager

Date: Tuesday, December 19, 2017

RE: Neighborhood Meeting Home Station

A neighborhood meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000) to request Planned Development (PD) Zoning District. The site is Savannah Station, Phase 2, which is located along CR 235, between NW 157th Street and NW 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

Date: Wednesday, January 3, 2018

Time: 6:00 p.m.

Place: CHW office
11801 Research Drive, Alachua, FL 32915

Contact: Ryan Thompson, AICP
(352) 331-1976

This is not a public hearing. The purpose of this meeting is to inform the public about the nature of the proposal and seek their comments.



PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a Rezoning application on ±45 acres (A portion of Alachua County Tax Parcels 03905-002-000 and 03980-002-001) to request Planned Development (PD) Zoning District. The site is Savannah Station Phase 2, which is located along CR 235, between NW 157th Street and 123rd Avenue in the City of Alachua. The intent is to continue the Savannah Station subdivision with similar single-family detached residential housing units.

This is not a public hearing. The purpose of this workshop is to inform the public about the nature of the proposal and seek their comments.

Time: 6:00pm on Wednesday, January 3, 2018

Location: CHW office, 11801 Research Drive, Alachua, FL 32615

Contact: Ryan Thompson, AICP at (352) 331-1976



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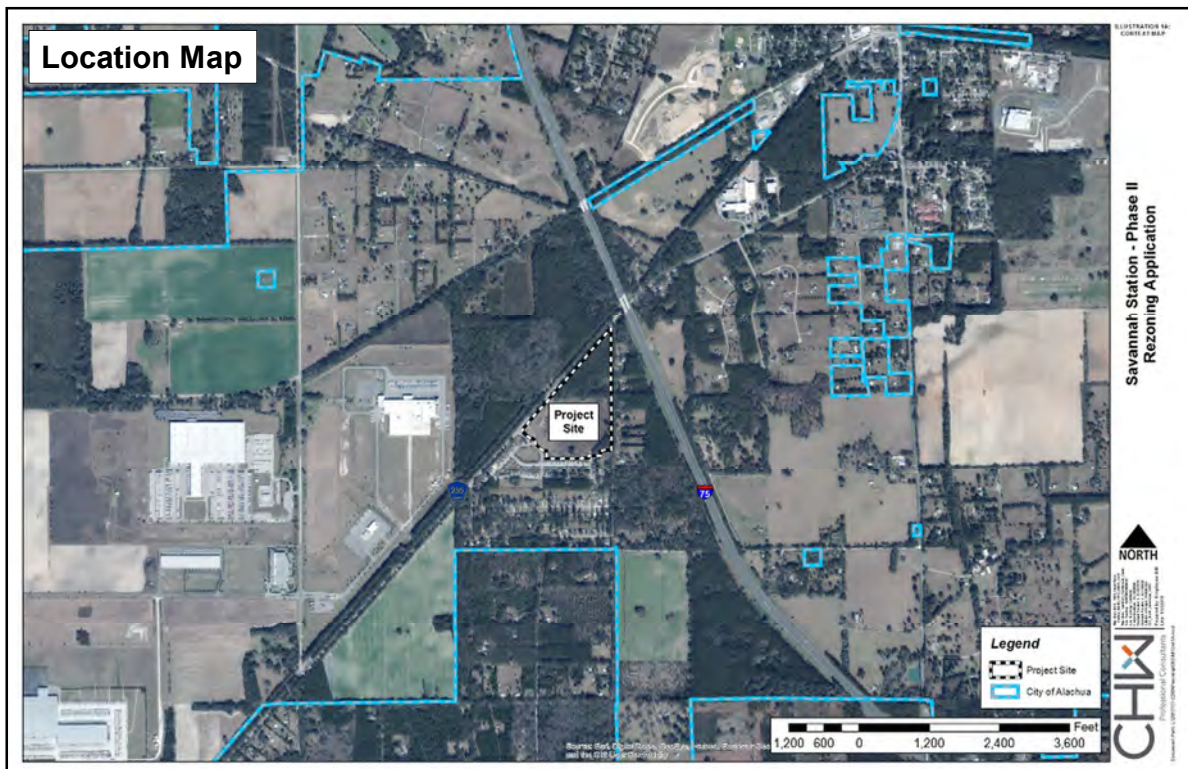
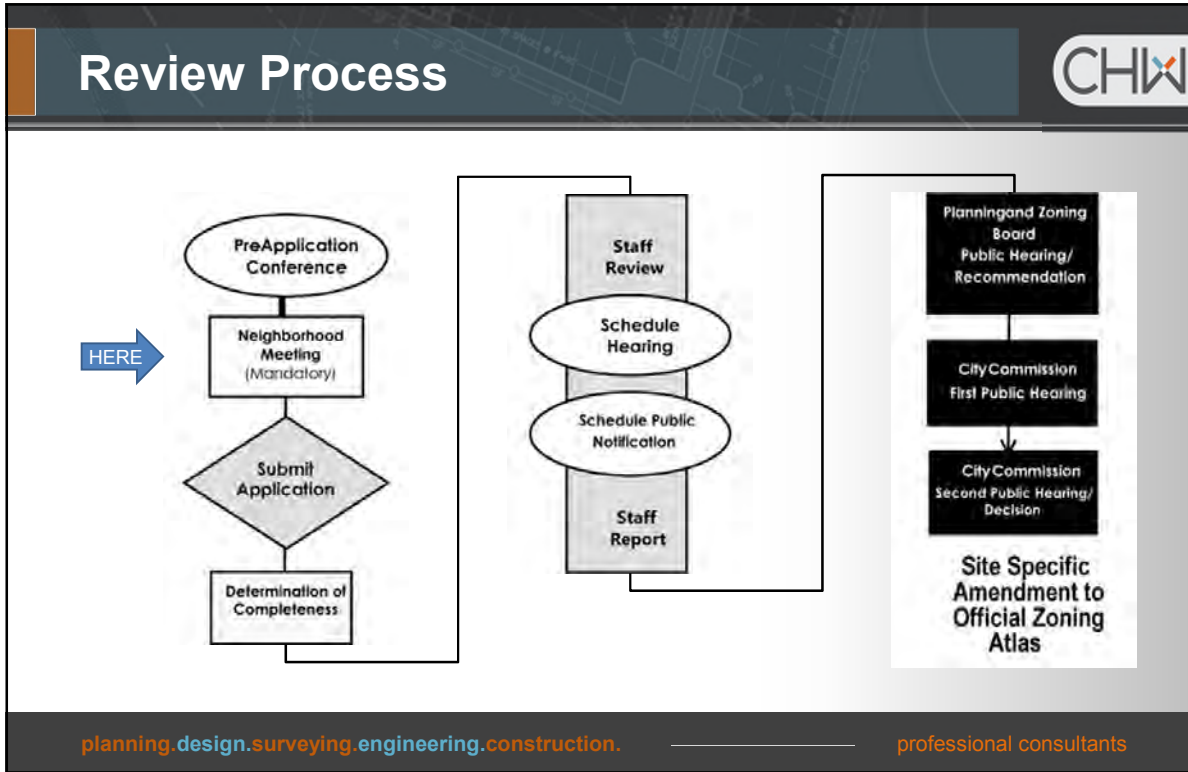
Request & Intent

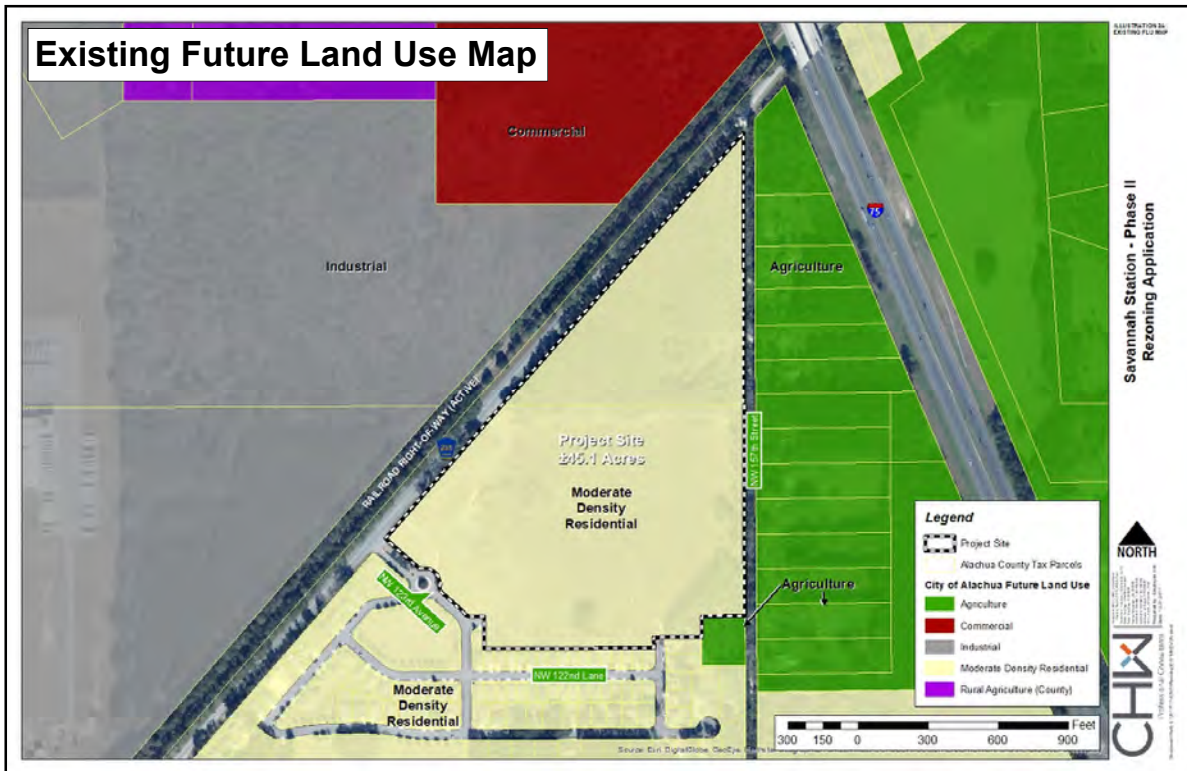


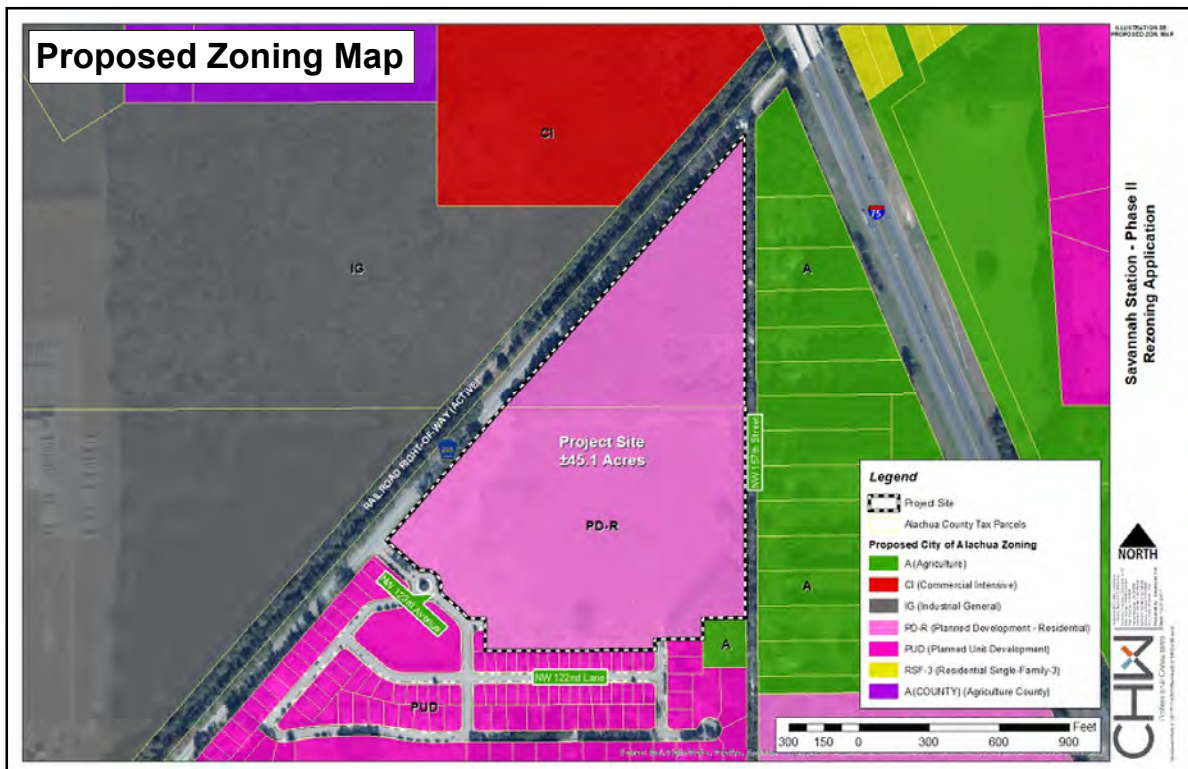
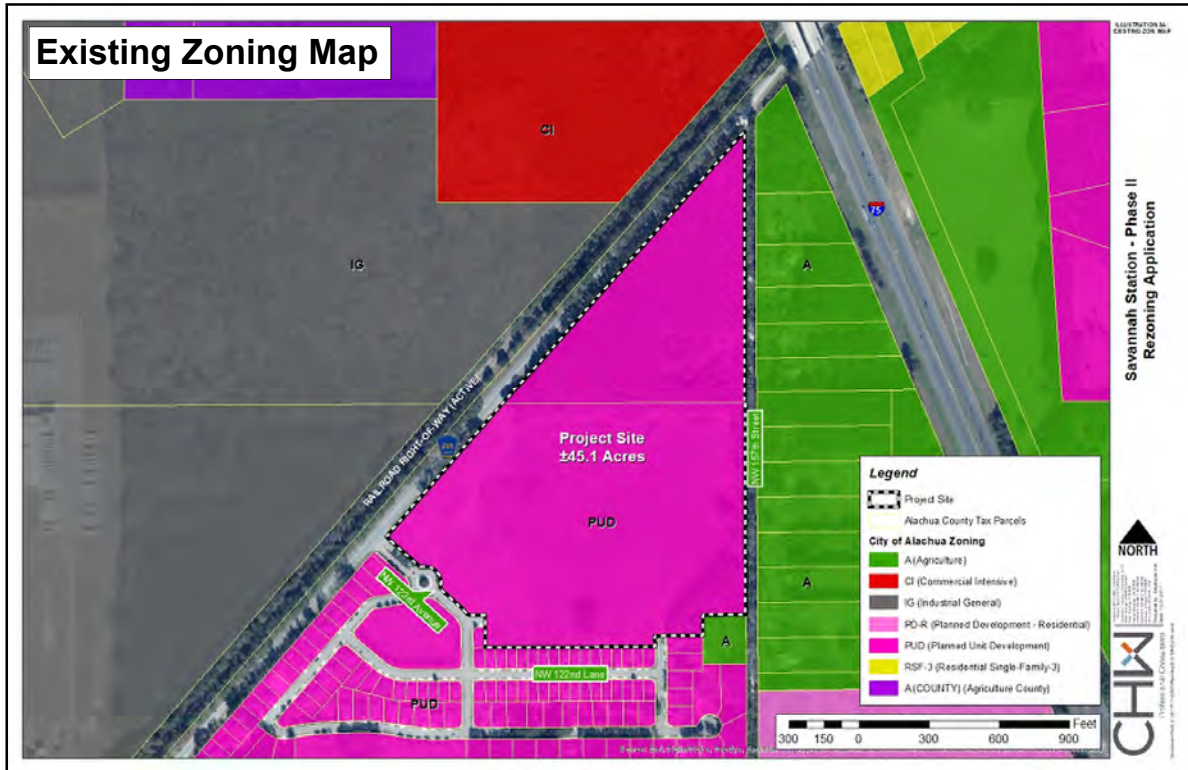
- **Request:**
 - To rezone a ±45-acre portion of Alachua County Tax Parcels 03980-002-001 and 03905-002-000 from Planned Unit Development (PUD) to Planned Development – Residential (PD-R).
- **Intent:**
 - To continue the Savannah Station subdivision with similar single-family detached residential housing units.

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Adjacent Properties



Existing Savannah Station Entrance, CR 325 looking north

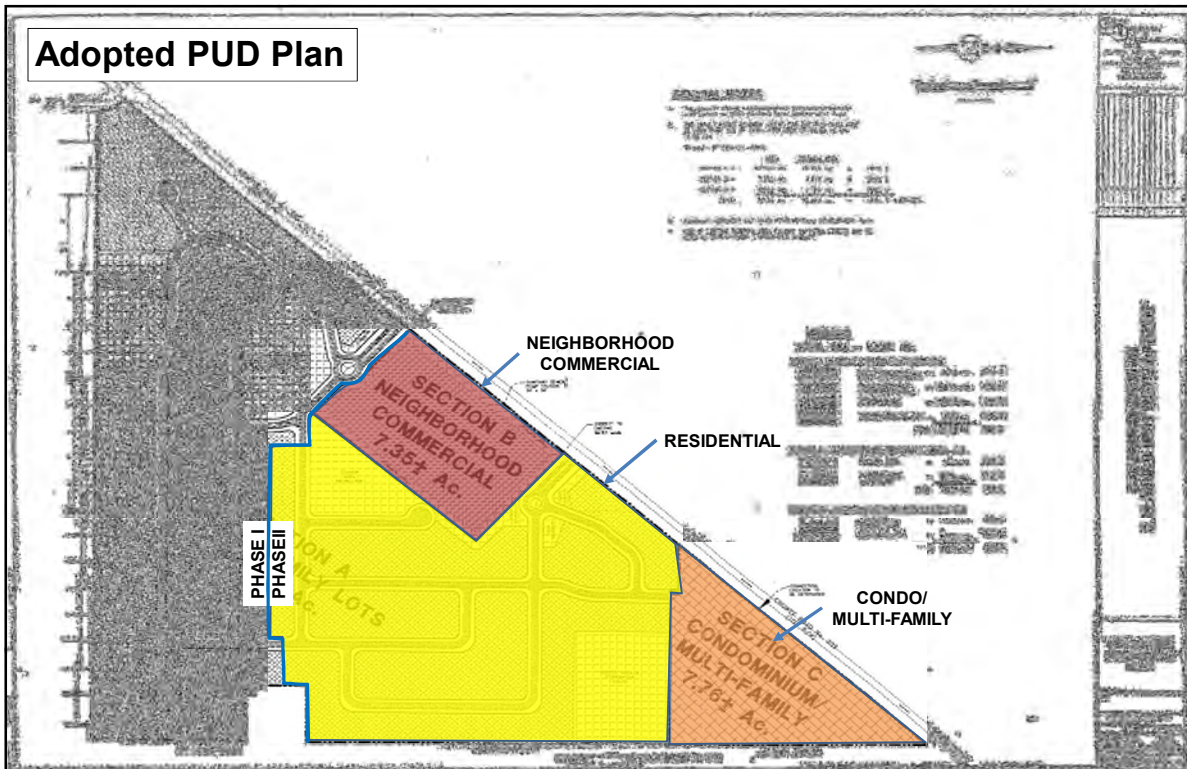


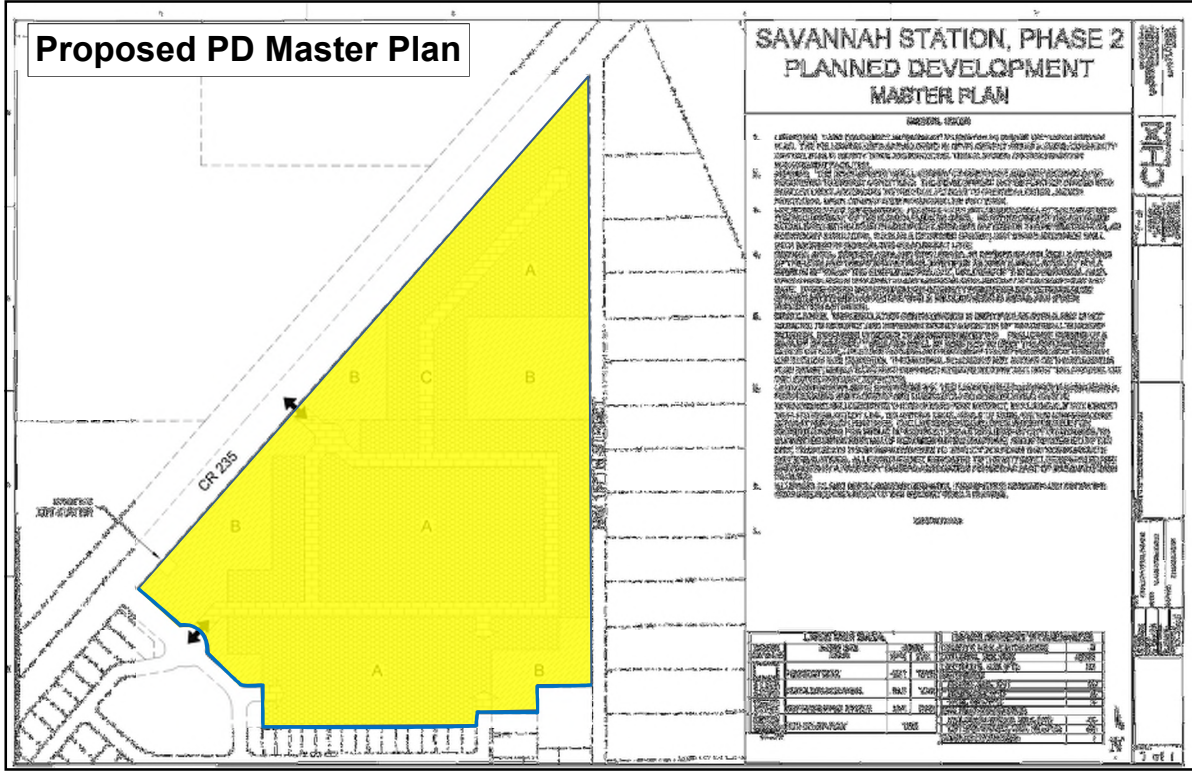
Savannah Station Phase I, NW 162nd Drive looking south

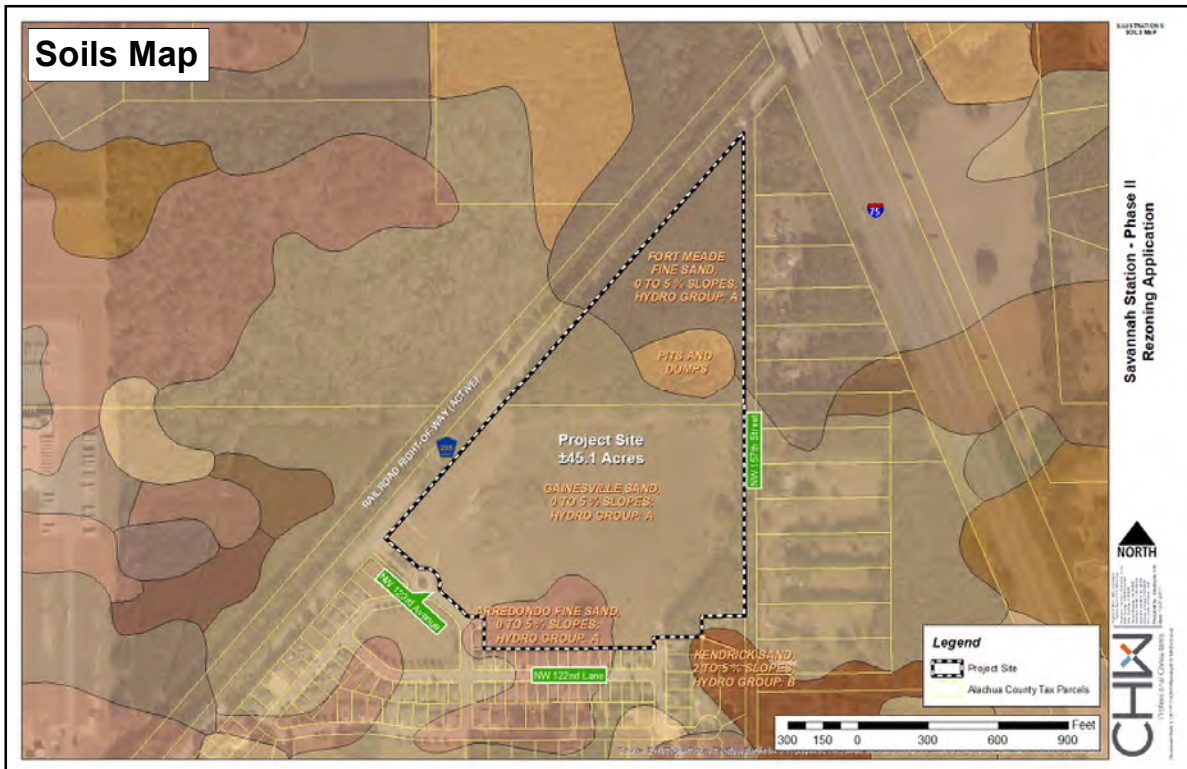
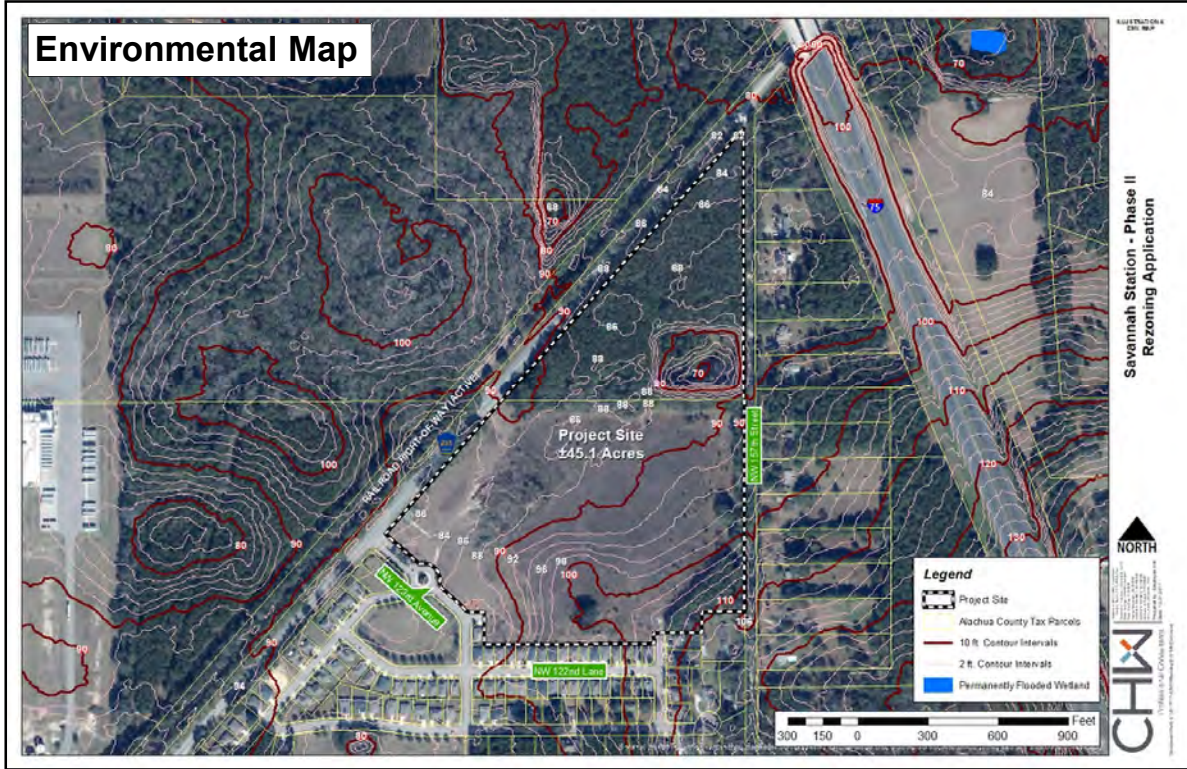
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Adopted PUD Plan







Sign-in Sheet

SIGN-IN SHEET

Project: Savannah Station, Phase II – Rezoning Application
Date/Time: January 3, 2017 / 6:00pm
Place: CHW Office, Alachua, FL
Re: Neighborhood Meeting

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Email (Optional)</u>
1	Jennifer Mohr	15882 NW 122 Lane Alachua FL 32615	jennifer_mohr@yahoo.com
2	Joe Smith	26125 NW 182nd High Springs FL 32643	
3	BRENDA WHITE	ALACHUA FL 15976 NW 122 LANE	
4	Laura Perry	15906 NW 122nd lane Alachua	Laura.Perry25@gmail.com
5	David Perry	15995 NW 122nd Lane Alachua	tuxcal56@gmail.com
6	PAULINE ACOTIL	16011 NW 122nd lane ALACHUA	
7	W. Jake Streit	16414 NW 110th Ave	jakeoleboy@gmail.com
8	Nichole Lewis	17903 NW 250th Terr. High Springs FL 32643	
9			
10			
11			
12			

Meeting Minutes

NEIGHBORHOOD WORKSHOP MEETING MINUTES

The Fletcher Family Companies

SUBMITTED: February 20, 2018



Date: January 3, 2017
RE: Savannah Station – Phase II PD Rezoning NHWS Meeting Minutes
Notes by: Ryan Thompson, AICP, Project Manager

CHW Attendees – Ryan Thompson, AICP, Project Manager; Nickolas Hill, Planning Technician

Community Members in Attendance: Eight (8)

CHW Planning Staff hosted the required Neighborhood Workshop at CHW Offices (11801 Research Drive, Alachua, FL 32615). The workshop presentation contained detailed information pertaining to the purpose of the workshop, the application’s request and intent, public notification information, the application’s estimated schedule and review process, various maps illustrating the project site’s location and characteristics, and the current and proposed PD Master Plan.

CHW staff began the presentation promptly at 6:00pm. Questions were raised throughout the presentation from community members regarding the application’s proposed uses, onsite drainage systems, project site boundaries, buffering, and the expected timeline for development. A summary of the evening’s discussion has been recreated and reorganized below for improved readability and comprehension. All questions were fielded by Ryan Thompson (RT), CHW, Project Manager.

Question/Comment: Does your application request to rezone the southern half of Alachua County Tax Parcel 03980-002-001 as well?

Response (RT): No—In addition to a ±12-acre portion of 03905-002-000, our application requests to rezone the northern, ±30-acre portion of 03980-002-001, as illustrated on an aerial of site on Slide 7 and the proposed PD Master Plan shown on Slide 13. The southern portion of 03980-002-001 will remain zoned for agricultural activities and will not be changed as a result of this application’s approval.

Question/Comment: At this time, is Phase II limited to the development of single-family homes?

Response (RT): As shown on the previously-adopted PUD Master Plan, three (3) uses were originally permitted within Phase II. These uses include: neighborhood commercial, single-family residential, and multi-family apartments or condominiums. The revised PD Master Plan submitted with this application will exclusively request single-family detached residential units for Phase II—similar to what was already built during Savannah Station – Phase I.

Question/Comment: Where would the site’s stormwater runoff drain to if this site was developed?

Response (RT): Stormwater runoff that currently occurs onsite, as well as runoff that is created by future development, shall be retained/detained onsite. Stormwater basins will be located at the site’s lowest elevations and primarily within the developable area. However, SMF are permitted within the onsite buffers, as long as the required vegetation is provided.

Question/Comment: Could neighbors request additional buffers between individual lots [to the rear]? We are unable to get a trailer into our back yard to remove yard debris and think it's a good idea to have a ±10-foot strip between the back of lots to access back yards.

Response (RT): There is nothing in the City's Land Development Regulations that would prevent a developer from putting a landscape strip between the rear of lots that back up to each other. It is not customary, and someone would have to be responsible for keeping the area maintained and clear for access. Where these buffer strips are provided, we tend to see residents use the area to dump trash. And, in some cases, the area has become a refuge for homeless. However, we would be happy to pass along any suggestions or comments you may have about the project. Both we and our client are committed to providing the best development possible to our community.

Question/Comment: If approved, how long will it take for [Savannah Station – Phase II] to complete development?

Response (RT): It is difficult to state with certainty when the site's development will be completed this early in the application process. Ideally, adoption of the proposed Savannah Station – Phase II PD will likely occur sometime late spring/early summer 2018. We will then submit development plan and plat applications on behalf of the developer, which may take another 4-6 months for approval. Then, the developer can start construction on the roadway, stormwater, and other required infrastructure. Depending if the developer sells lots or constructs the homes themselves, it may take up to ten (10) years to complete the project.

Question/Comment: Will the public have any opportunity for additional input besides this workshop?

Response (RT): Yes, not only is our intern transcribing an account of this workshop that will be submitted to the City, but you will also have a chance to speak to the Planning and Zoning Board public hearing and two (2) City Commission hearings.

Meeting adjourned at approximately 6:45pm.

Application Package
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1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
 - a. Public School Student Generation Form
 - b. Map Set
 - c. Plan Set



SAVANNAH STATION PHASE 2

Justification Report

December 28, 2017

REVISED June 19, 2018

Prepared for:

City of Alachua Office of Planning and Zoning

Prepared on behalf of:

Waco Properties, Inc.

Prepared by:

CHW

PN# 17-0293

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1. Executive Summary

To: Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director
From: Ryan Thompson, AICP, Project Manager
Date: ~~December 28, 2017~~ REVISED June 19, 2018
Re: Savannah Station Phase 2 – Rezoning Application 17-0293

<p><u>Jurisdiction:</u> City of Alachua</p>	<p><u>Intent of Application:</u> To allow Savannah Station Phase 2 to develop as a residential subdivision</p>
<p><u>Description of Location:</u> Located along CR 235 between NW 157th Street and 123rd Avenue</p>	
<p><u>Parcel Number:</u> A portion of Alachua County Tax Parcel 03905-002-000 and 03980-002-001</p>	<p><u>Acres:</u> ±45.13 acres (ac) <i>(Source: CHW)</i></p>
<p><u>Existing Future Land Use (FLU) Classification:</u> <i>Moderate Density Residential</i> The Moderate Density Residential land use category allows residential development at a maximum density of 4 dwelling units (du) per acre. This FLU category permits uses such as single-family dwelling units, townhomes, and Residential Planned Developments.</p>	
<p><u>Existing Zoning District:</u> <i>PUD: Planned Use District</i> The Savannah Station PUD district was previously approved for Savannah Station, which included the developed portion (Phase 1) and the subject property (Phase 2.) The PUD included 7.35-acres of neighborhood commercial, 7.76-acres of multi-family units, and 65.19-acres of single-family residential. Phase 1 is ±35.2-acres, and consists of 107 single-family dwelling units, and associated infrastructure.</p>	<p><u>Proposed Zoning District:</u> <i>PD-R: Planned Development-Residential District</i> The PD-R district is established to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.</p>
<p><u>Existing Max. Permitted Density (PUD):</u> Single-family residential: 292 du Constructed: 107 du Remaining: 185 du Multi-family residential: 60 du Nonresidential: 66,000 sf <i>(Source: City of Alachua Ordinance 05 24)</i></p>	<p><u>Proposed Max. Permitted Density (PD-R)¹:</u> ±45.13 ac x 4 du/ac = 180 du total</p>
<p><u>Net Change</u> This Rezoning application will permit a decrease in 5 single-family dwelling units, 60 multi-family dwelling units, and 60,000 square feet of nonresidential.</p>	

1. *Note: The Savannah Station PD was approved for 292 single-family dwelling units, in addition to multi-family units and commercial space. During Phase I, 107 single-family units were constructed. Although there are 185 single-family lots remaining in Savannah Station, the underlying Future Land Use limits density to four (4) dwelling units per acre. Therefore, this application requests 180 units over the approximate 45 acres that remain to be developed. (See Section 2 of this report for more information).*

2. STATEMENT OF PROPOSED CHANGE

This application requests to rezone a ±45.13-acre portion of Alachua County Tax Parcels 03905-000-000 and 03980-002-001 from Planned Use District (PUD) to Planned Development-Residential (PD-R). The subject property was originally approved as part of the Savannah Station Planned Unit Development (PUD) per City of Alachua Ordinance 05 24. However, only 107 single-family units over 35.2-acres was completed before the PUD expired. This application requests a rezoning over the remaining 45.1-acres, referred to in this application as Savannah Station Phase 2.

The subject parcel is located along CR 235 between NW 157th Street and 123rd Avenue. An aerial is provided as Figure 1 that shows the site's exact location and conditions.



Figure 1: Aerial Map

The intent of this PD-R Rezoning application is to permit the continuation of the Savannah Station subdivision over the remaining 45-acres. To reflect the existing lot sizes in Phase 1, and obtain the maximum lot yield that is consistent with the underlying Moderate Density Residential Future Land Use (FLU) category (four units per acre), a PD-R is necessary. The PD-R shall be based on the Residential Single-Family – 4 (RSF-4) zoning district with modifications to the minimum lot size and building setbacks.

Existing FLU and Zoning designations of adjacent parcels are identified in Table 1 and illustrated in Figures 2 and 3. The proposed Zoning classification is illustrated in Figure 4.

Table 1: Surrounding Future Land Use and Zoning Designations

Direction	Future Land Use Designation	Zoning Designation
North	CR 235 R.O.W.; Industrial; Commercial	CR 235 R.O.W.; Industrial General (IG); Commercial Intensive (CI)
East	NW 157 th Street R.O.W.; Agriculture	NW 157 th Street R.O.W.; A
South	Moderate Density Residential; Agriculture	Planned Unit Development (PUD); A
West	CR 235 R.O.W.; Industrial	CR 235 R.O.W.; IG

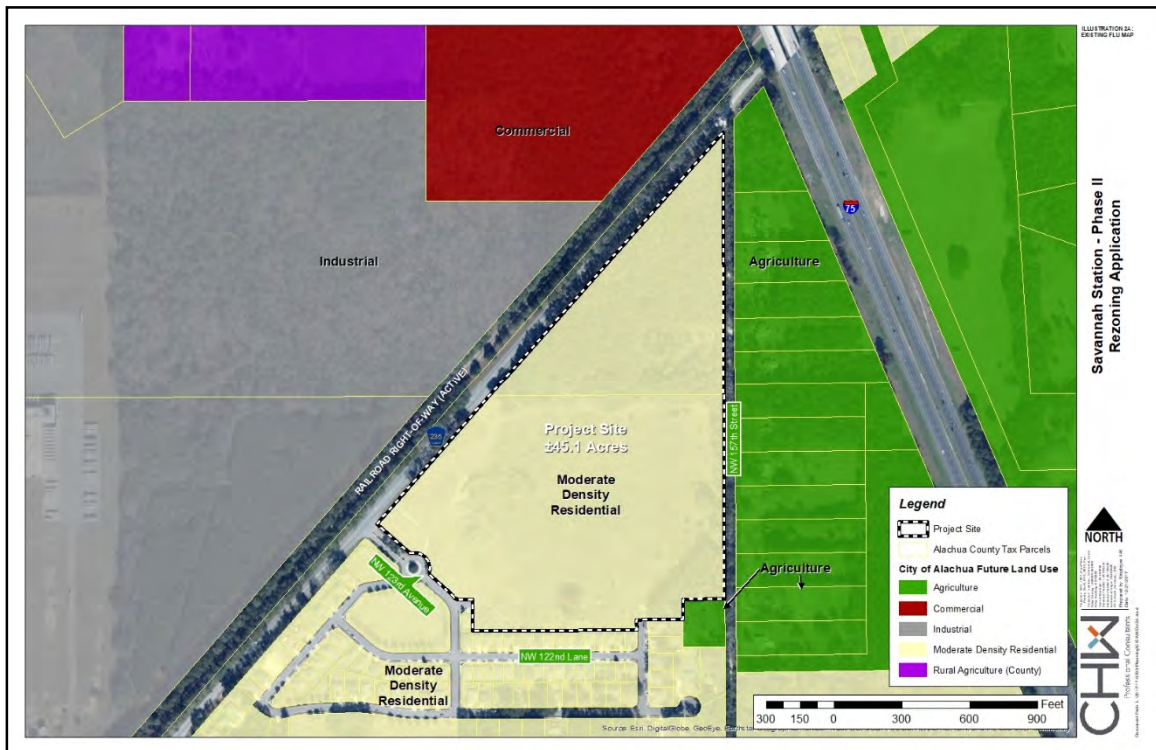


Figure 2: Existing Future Land Use Map



Figure 3: Existing Zoning Map

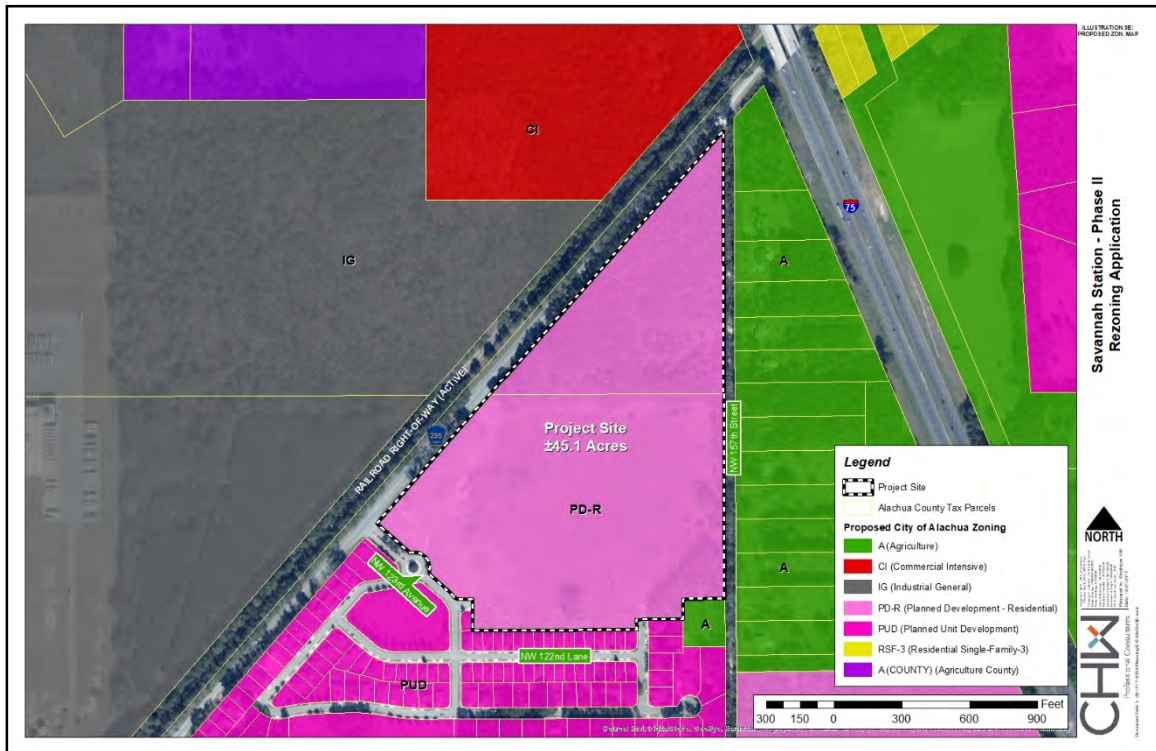


Figure 4: Proposed Zoning Map

3. IMPACT ANALYSIS

LEVEL OF SERVICE CONCURRENCY

This Rezoning application requests to change the ±45.1-acre site's existing zoning designation from PUD (Ord. 05 24) to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This impact analysis is based on the net difference between the existing and proposed impacts to transportation and public facility infrastructure, with one exception: potable water and sanitary sewer. Existing and proposed density/intensity for the project site are as follows:

- Existing Maximum Permitted Density/Intensity ('A' Zoning district):
 - Single-family residential: **292 dwelling units (du)** (107 units developed in Phase 1 / 185 potential units remain)
 - Multi-family residential: **60 du**
 - Nonresidential: **66,000 sf**

- Proposed Maximum Permitted Density ('PD-R' Zoning district):
 - $\pm 45.13 \text{ ac} \times 4 \text{ du/ac} = \mathbf{180 \text{ du}}$

In addition, this analysis also demonstrates the estimated impacts from the project only without considering the previously approved development.

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 9th Edition. Data for subsequent tables are from the City of Alachua August 2017 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

Roadways / Transportation

Table 2: Projected Net Trip Generation

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	180	9.52	1,714	0.77	139	1.02	184
Existing							
Single-Family Detached Housing (ITE 210)	185 ²	9.52	1,761	0.77	142	1.02	189
Apartments (ITE 220)	60	6.65	399	0.51	31	0.62	37
Shopping Center (ITE 820)	66	42.7	2,818	0.96	63	3.71	245
<i>Subtotal (Existing)</i>	-	-	4,978	-	236	-	245
Total	-	-	-3,264	-	-98	-	-287

1. Source: ITE Trip Generation 9th Edition

2. 107 SF lots developed as part of Phase 1. 185 potential lots remain.

Table 3: Projected Trip Generation

Land Use ¹ (ITE)	Units	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	180	9.52	1,714	0.77	139	1.02	184

1. Source: ITE Trip Generation 9th Edition

Conclusion: Approval of this Rezoning application would reduce the subject property's maximum development potential and thus, result in a potential net reduction of daily vehicle trips generated by the site. Therefore, approval of this application *will not* negatively impact the adopted LOS for adjacent and nearby roadways.

Table 4a: Projected Net Impacts on Roadways, CR 235

Traffic System Category	AADT	PM
	CR 235	
	(SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹	-	-
Available Capacity	9,415	823
Projected Net Trip Generation ²	0	0
Available Capacity w/ Application Approval	9,415	823

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

2. NOTE: Projected trip distribution percentage is estimated to be 100%.

Table 4b: Projected Net Impacts on Roadways, CR 2054 West

Traffic System Category	AADT	PM
	CR 2054	
	(West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity	11,556	1,021
Projected Net Trip Generation ²	0	0
Available Capacity w/ Application Approval	11,556	1,021

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

2. NOTE: Projected trip distribution percentage is estimated to be 5%.

Table 5a: Projected Impacts on Roadways, CR 235

	AADT	PM
Traffic System Category	CR 235	
	(SCL to CR 241)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	5,165	491
Reserved Trips ¹	-	-
Available Capacity	9,415	823
Projected Trip Generation ²	1,714	184
Available Capacity w/ Application approval	7,701	639

1. Source: City of Alachua March 2018 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is estimated to be 100%.

Table 5b: Projected Impacts on Roadways, CR 2054 West

	AADT	PM
Traffic System Category	CR 2054	
	(West of SR 235)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	1,686	160
Reserved Trips ¹	1,338	133
Available Capacity	11,556	1,021
Projected Trip Generation ²	86	9
Available Capacity w/ Application Approval	11,470	1,012

1. Source: City of Alachua March 2018 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is estimated to be 5%.

Table 6a: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	0	0
Available Capacity w/ Application Approval	10,583	925

1. Source: City of Alachua March 2018 Development Monitoring Report
2. NOTE: Projected trip distribution percentage is estimated to be 50%.

Table 6b: Projected Impacts on Roadways, CR 235A South

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume ¹	14,580	1,314
Existing Traffic ¹	3,780	359
Reserved Trips ¹	217	30
Available Capacity	10,583	925
Projected Trip Generation ²	857	92
Available Capacity w/ Application Approval	9,726	833

3. Source: City of Alachua March 2018 Development Monitoring Report

4. NOTE: Projected trip distribution percentage is estimated to be 50%.

Conclusion: Per City LDR §2.4.14(H)(2), affected roadways are those within one-half mile of the subject property for developments generating 1,000 external average daily trips (ADT). The only affected roadways are CR 235, which the project site is directly fronting, CR 2054, which is estimated to receive only 5% of the total projected AADT, and CR 235A South, which is the nearest major intersection. This development will not contribute more than 5% to any other roadway’s maximum service volume within the City of Alachua. Tables 4a through 6b demonstrate that each affected roadway segment will continue to retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway LOS because of this Rezoning application’s approval.

Potable Water / Sanitary Sewer

Potable water and sanitary sewer calculations are based on the site’s maximum development potential, rather than the net difference between the existing and proposed maximum impacts. **However, it should be noted that the maximum potential impacts resulting from the proposed PD-R Zoning District are less than what is currently permitted.**

Table 7: Projected Potable Water Impact

System Category	Gallons Per Day (GPD)
Current Permitted Capacity ¹	2,300,000
Less actual Potable Water Flows ¹	1,301,000
Reserved Capacity ¹	61,382
Residual Capacity ¹	937,618
Percentage of Permitted Design Capacity Utilized ¹	59.23%
Projected Potable Water Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	890,818

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

Conclusion: The project site will be served by existing City of Alachua potable water infrastructure. The potential net impacts from the intended residential development will not negatively impact the City’s adopted LOS for potable water.

Table 8: Projected Sanitary Sewer Impact

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity ¹	1,500,000
Less actual Treatment Plant Flows ¹	654,000
Reserved Capacity ¹	57,094
Residual Capacity¹	788,906
Percentage of Permitted Design Capacity Utilized ¹	47.41%
Projected Sanitary Sewer Demand from Proposed Project ²	46,800
Residual Capacity after Proposed Project	742,106

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used: (180 du x 2.6 bedrooms per unit x 100 GPD)

Conclusion: The project site will be served by existing City of Alachua wastewater infrastructure. The potential net impacts from the intended residential development *will not* negatively impact the City's adopted LOS for sanitary sewer.

Table 9: Projected Net Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Net Difference in Solid Waste Generated By Proposed Project ²		-268

1. Source: City of Alachua March 2018 Development Monitoring Report.
2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $(180 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) - [(185 \text{ du} \times 2.6 \text{ person per du} \times .73 \text{ per capita}) + (60 \text{ du} \times 2.6 \text{ persons per du} \times 0.73 \text{ per capita}) + (((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 66,000 \text{ ft}^2) \times 365) / 2,000)]$

Table 10: Projected Solid Waste Impact

System Category	LBs Per Day	Tons Per Year
Existing Demand ¹	39,744.00	7,253.28
Reserved Capacity ¹	5,287.39	964.95
New River Solid Waste Facility Capacity ¹	50 years	
Solid Waste Generated By Proposed Project ²		342

1. Source: City of Alachua March 2018 Development Monitoring Report.
2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used: $(180 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita})$

Conclusion: As calculated in Tables 9 and 10, solid waste facility capacity exists to adequately serve the intended residential development for the subject property. Thus, approval of this Rezoning application will not negatively impact the City's adopted LOS for this system.

Public School and Recreation Impact

The City of Alachua requires all Rezoning applications involving residential developments to include an estimated Public School Generation analysis. This is conducted by completing the City's Public School Student Generation Calculation Form. A completed copy of this form has been included within this application's submittal. The development's estimated impact on the City's Public School System is found in Table 11 and 12.

Table 11: Projected Net Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family Residential	180	.15	27	.07	13	.09	16
Existing							
Single-Family Residential	185	.15	28	.07	13	.09	17
Multi-Family Residential	60	.08	5	.03	2	.03	2
Net Generation	-	-	-6	-	-2	-	-3

1. Source: City of Alachua School Concurrency Form

Table 12: Projected Public School Demand

Land Use (ITE)	Units	Elem.		Middle		High	
		Rate ¹	Total	Rate ¹	Total	Rate ¹	Total
Proposed							
Single-Family Residential	180	.15	27	.07	13	.09	16

1. Source: City of Alachua School Concurrency Form

Conclusion: Approval of this Rezoning application would reduce the subject property's projected impact on the Public School System. However, without considering the previously approved development, this application's approval would generate a demand of **27 elementary, 13 middle, and 16 high school student stations** to this system.

Table 13: Recreational Impact Table

System Category	System Acreage
Existing City of Alachua Acreage ¹	117.65
Acreage Required to Serve Existing Population ¹	49.68
Reserved Capacity ¹	.60
Available Recreation Acreage ¹	67.37
Proposed Recreational Impact ²	2.34

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

2. Source: City of Alachua Comprehensive Plan Recreation Element. Formula used: 180 units x 2.6 person per du x (5 acres/1,000 persons)

Conclusion: The City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

4. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this Rezoning application is consistent with each. Text from the City of Alachua is provided in normal font while consistency statements are provided in **bold**.

FUTURE LAND USE ELEMENT

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

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

This application seeks to rezone the project site from PUD to PD-R—consistent with the list of uses permitted within the site’s existing Moderate Density Residential FLU designation.

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

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

As shown in the PD Master Plan submitted with this application, all onsite dwelling units shall be detached, single-family homes—consistent with Policy 2.1.a.1. of the City of Alachua Comprehensive Plan, Savannah Station Phase 1, and nearby single-family developments.

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

No non-residential activities are being proposed within the ±45.13-acre site at this time. However, if nonresidential onsite uses are desired in the future, a revised PD Master Plan shall be submitted that includes all current and proposed uses for project area.

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

The subject PD-R will far exceed the minimum amount of open space required by Policy 2.5.a. of the Comprehensive Plan. Onsite activities for residents will include passive trails, outdoor workout facilities, and/or community gathering spaces.

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

As shown during a later stage in the development review process, the site shall be designed to support multiple methods of internal transportation by promoting pedestrian-friendly block sizes, sidewalk infrastructure, and streetlighting systems. Block lengths that exceed the maximum 600', as per LDR §7.2.3(B)(2), shall include a 10' easement for a pedestrian way, as described in LDR §7.2.3(B)(4).

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

Savannah Station is a previously-approved PUD with multiple phases of development. Although Phase I was completed, the PUD expired before construction on Phase II commenced. The proposed second phase of Savannah Station will utilize the existing City of Alachua potable water and sanitary sewer infrastructure currently serving Phase I for connection.

To avoid constructing roadway infrastructure that is not necessary to enhance roadway capacity, 10' easement for pedestrian ways are proposed on blocks that exceed 600' in length. The pedestrian ways will ensure a walkable neighborhood while the reduced roadway infrastructure will conserve materials, financial resources, and pervious surface area.

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

As demonstrated on the PD Master Plan submitted with this application, the project site will implement a 15' natural buffer where residential lots are proposed adjacent to the NW 157th Street Right-of-Way. The buffer shall be landscaped and include an opaque fence to the interior of the buffer.

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

As illustrated in the proposed PD Master Plan submitted with this report, the proposed development far exceeds the required 10% minimum. Onsite open spaces shall be comprised of stormwater management facilities, landscaping, buffers, and the ±3-acre topographic feature onsite.

Objective 4.1: 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 and intensities in a manner compatible with existing uses, provide open spaces, and restore or maintain economic vitality and cultural diversity.

The project site is located within a developed area of the City. The proposed Rezoning will encourage urban infill development on the currently undeveloped site. The intended residential development is also consistent with the existing residential development pattern located along the CR 235 corridor. The potential urban infill redevelopment on the project site will help to reduce development pressures in the urban fringe and in more rural areas of the City.

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

Section 4 and 5 of this report demonstrate how the proposed plan is consistent with the development standards set forth by the City of Alachua Comprehensive Plan and Land Development Regulations.

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

There are no onsite wetlands or flood areas that would make this project site unable to support the proposed plan.

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

There are no steep slopes onsite.

Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.

There are currently five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. No soil protection or intervention measures are required.

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

There are no FEMA flood zone areas located on the project site.

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

There are no wetlands located on the project site.

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

No listed species are known onsite. An environmental resource assessment shall be conducted onsite during development review.

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

Section 3 of this report demonstrates the impacts this site will have on available facilities and services. As shown in Section 3, no facilities and/or services will operate below the adopted level of service.

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

Section 3 demonstrates how the proposed plan for the project site will not cause City of Alachua facilities to operate below the adopted level of service.

Policy 5.2.b: The concurrency management system shall specify the period for which certification of level of service compliance shall be valid until actual development pursuant to a final development order or Ch. 163, Florida Statutes, development agreement has commenced.

A certification of level of service compliance shall be issued during development plan review, following the approved of this rezoning application.

CONSERVATION AND OPEN SPACE ELEMENT

Objective 1.5: Soils. The City shall protect soil resources through erosion and sedimentation control, by requiring proper design criteria on specific soils.

There are currently five types of soils located onsite:

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Gainesville Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Pits and Dumps**

According to the NRCS soil database, each of the five (5) sandy soil types mentioned above are conducive to residential developments of this nature with minimal limitations. Furthermore, the Pits and Dumps portion of the site is located within the topographical feature that will be set aside as open space not to be developed. Site design will address these soil composition limitations with properly-designed drainage and stormwater management facilities.

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

The ±45.13-acre subject property does not contain onsite wetland features, as evidenced by the best available desktop data and analysis. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

5. CONSISTENCY WITH THE LAND DEVELOPMENT REGULATIONS

The following identifies how this application is consistent with the City of Alachua's LDR. Language from the LDC is provided in normal font, and the consistency statements are provided in **bold** font.

2.4.2. Site specific amendments to Official Zoning Atlas

- (E) Standards for site-specific amendments to the Official Zoning Atlas. The advisability of making a site-specific amendment to the Official Zoning Atlas is a matter subject to quasi-judicial review by the City Commission and constitutes the implementation of the general land use policies established in these LDRs and the Comprehensive Plan. In determining whether to approve a proposed site-specific amendment to the Official Zoning Atlas, the City Commission shall find that:
- (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.* The proposed amendment is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

- (b) *Consistent with ordinances.* The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

Section 5 of this report illustrates how this application is consistent with all relevant sections of the City LDR and Code of Ordinances. Items that are applicable to this proposal have been addressed diligently in the following pages to ensure that the proposed Rezoning is consistent with the standards discussed within both City of Alachua documents.

- (c) *Logical development pattern.* The proposed amendment would result in a logical and orderly development pattern.

The proposed Savannah Station Phase 2 is located along an existing residential corridor, as evidenced by the site's adjacency to Savannah Station Phase 1 and close proximity to low-density residential developments such as Pilot Forest, Shady Lane Acres, and the recently-approved Tara Village.

- (d) *Premature development.* The proposed amendment will not create premature development in undeveloped or rural areas.

This application does not propose the opportunity for onsite premature development. This amendment seeks to permit the availability for residential infill development along a major residential corridor.

- (e) *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.

The site is located immediately adjacent to the intersection of CR 235 and NW 157th Street. The sole property abutting the project site is the existing Savannah Station Phase I development. A 15'-wide buffer with an opaque fence shall be located where onsite lots are adjacent to the NW 157th Street right-of-way. And, lots located along NW 157th Street shall be 150% larger than lots internal to the development.

The proposed PD-R district permits compatible residential uses. In addition, the residential intent of this development is consistent with Phase 1 and nearby residential developments including Pilot Forest, Shady Lane Acres, and the recently-approved Tara Village.

- (f) *Adverse effect on local character.* The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights or other physical effects or nuisances.

The proposed ±45.13-acre residential development is located within close proximity to multiple single-family neighborhoods and lots. The site's development standards are compatible with the subject area's underlying Moderate Density Residential FLU and the development pattern established by nearby single-family homes. Therefore, approval of this application for PD-R Zoning will not generate traffic, uses, noise, or lighting that is unlike what is already found within this area of the City.

- (g) *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.

The site is located along an existing residential corridor. Approval of this application to change the project site's existing zoning will allow the development of similar residential uses within this node.

- (h) *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.

This undeveloped project site currently resides within an area of the City with strong single-family character. Approval of this application will assist the City in limiting local sprawl by permitting residential infill opportunities for the project site along an existing residential corridor.

- (i) *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).

The proposed PD will permit phase 2 of the adjacent Savannah Station.

- (j) *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, stormwater 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.

The site is located adjacent to Savannah Station Phase I which is currently being serviced by City of Alachua potable water and sanitary sewer systems. Phase 2 will connect to the same utility system for the intended residential development's potable water and wastewater needs.

- (k) *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, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

According to the most updated National Wetlands Inventory (NWI) and Federal Emergency Management Agency's (FEMA) data, no wetland and floodplain areas were found within the ±45.13-acre site. In addition, onsite soils are conducive to residential developments excluding the ±3-acre topographic feature that will be set aside as open space, not to be disturbed. Onsite stormwater management facilities will respect the site's natural topography by draining to the northwestern portion of the site. During site plan preparation, a professional environmental scientist shall review the site and determine the significance of natural features, as required by City LDR. Significant onsite natural features shall be avoided to the maximum extent practicable or mitigated consistent with City LDR requirements.

In addition, local noise and lighting pollution will be minimal as the proposed residential development is not unlike the noise and light currently being generated from Phase 1 or other nearby residential developments such as Pilot Forest and Shady Lane Acres.

3.6.1 General Provisions

- (A) *General Purpose.* The planned development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:
- (3) Greater freedom to provide mix of uses and housing types. Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

The proposed Savannah Station Phase 2 will include a maximum of 180 single-family residential units. The proposed PD-R zoning is necessary to establish a minimum lot size compatible with Phase 1 (5,000 sq. ft.) as the minimum lot size permitted by corresponding zoning district (RSF-4) is 7,500 sq. ft.

- (B) *Types of PD districts.* There are four types of PD options. They are subject to the development review procedures of Section 2.4.3, Planned development, the general standards of Subsection 3.6.2 of this section, General standards for all PD districts, and the specific standards for the individual PD options in Subsection 3.6.3 of this section, Additional standards for PD districts. The four PD options are described more specifically as follows:
- (1) *Planned Development-Residential District (PD-R).* The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R district primarily to serve the needs of the residents in the development.

The intent of this PD-R Rezoning application is to reduce the site's minimum required lot size to ensure that a Phase II can achieve the residential units permitted by the site's underlying Moderate Density Residential FLU designation. In addition to City of Alachua requirements for development such as buffering, open spaces, and stormwater management facilities, a portion of the site possesses a ±3-acre topographical feature requiring the applicant to develop around this onsite constraint. Rezoning this property to PD-R will allow the applicant to use innovative and efficient use of dwelling units, infrastructure, and open spaces to develop the site consistent with the entitlements permitted by the site's underlying Moderate Density Residential FLU designation.

3.6.2. General Standards for all PD districts.

- (A) *Development parameters.* Prior to the approval of a PD zone district designation, the City Commission shall find the application for the PD zoning district designation and the required PD Master Plan complies with the following standards:

- (1) *Master Plan*. The PD Master Plan:
 - (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

As shown on the PD Master Plan, the subject property will contain single-family residential units and open spaces for stormwater management facilities, compatibility buffers, and public enjoyment. No nonresidential uses are proposed at this time.

- (b) Calculates the number, type, and mix of land uses, including the total number of residential units, residential densities, and nonresidential intensities within each development area or development pods and the total number, type, and mix of land uses for the entire PD Master Plan;

The PD Master Plan illustrates that only 180 dwelling units are being requested for Savannah Station Phase 2—consistent with the site’s underlying Moderate Density Residential FLU. No nonresidential uses are proposed at this time.

- (c) Identifies the general location of open space;

Onsite open spaces shall be comprised of stormwater management facilities, landscaping, buffers, and the ±3-acre topographic feature onsite. These features are clearly labeled on the PD Master Plan submitted with this report.

- (d) Identifies the location of environmentally sensitive lands, wildlife habitat, and stream corridors;

As discussed in earlier sections of this report, no significant environmental features such as wetlands, floodplains, waterbodies, or protected species are located within the ±45.13-acre site.

- (e) Identifies the on-site transportation circulation system including arterial and collector roads, existing or projected transit corridors, and pedestrian and bicycle pathways;

The PD Master Plan shows all proposed internal roadways and a typical cross-section. The site was designed with the pedestrian in mind by including pedestrian-friendly block sizes, lighting systems, and sidewalk infrastructure internal to the development. Blocks that exceed 600’ in length shall include a 10’ easement for a pedestrian way consistent with that described in LDR §7.2.3(B)(4).

- (f) Identifies on-site potable water and wastewater facilities; and

The PD Utility Plan shows all proposed internal potable water and sanitary sewer mains.

- (g) Identifies the general location of all public facility sites serving the development, including transportation, potable water, wastewater, parks, fire, police, EMS, stormwater, solid waste and schools.

As shown on the PD Master Plan, the site is adjacent to Savannah Station Phase I which is currently serviced by City of Alachua potable water and sanitary sewer systems. Phase 2 will likely connect to the same utility system for the intended residential development's potable water and wastewater needs.

- (2) *Consistency with the Comprehensive Plan.* The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

As demonstrated in Section 4 of this report, this application's intent is compatible with all appropriate goals, objectives, and policies found within the City of Alachua Comprehensive Plan. In addition, the proposed Rezoning to the PD-R district is compatible with the site's existing Moderate Density Residential FLU designation.

- (3) Compatibility with surrounding residential areas. Development along the perimeter of a PD district is compatible with adjacent existing or proposed future development. In cases where there are issues of compatibility, the PD Master Plan shall provide for transition areas at the edges of the PD district that provide for appropriate buffering and/or ensure a complimentary character of uses. Complimentary character shall be identified based on densities/intensities; lot size and dimensions; building height; building mass and scale; hours of operation; exterior lighting; and siting of service areas.

The proposed ±45.13-acre residential development is located adjacent, and within close proximity to, multiple single-family neighborhoods and lots including Savannah Station Phase I, Shady Acres, Pilot Forest, and the recently approved Tara Village. To ensure compatibility with adjacent 2-acre single-family parcels on the eastern site of NW 157th Street, a 15' buffer shall be located onsite where lots are adjacent to the NW 157th Street Right-of-Way line. The buffer shall be landscaped and include an opaque fence to the interior of the buffer. And, lots located along NW 157th Street shall be 150% larger than lots internal to the development.

- (4) *Development phasing plan.* If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

This application is for Phase II of the previously-approved Savannah Station PUD. There are no other phases to Savannah Station at this time.

- (5) *Conversion schedule.* The PD Master Plan may include a conversion schedule that identifies the range of conversion that may occur between different types of residential uses and between different types of nonresidential uses (i.e., residential to residential, or nonresidential to nonresidential) within the PD Master Plan. These conversions may occur within development areas and between development areas, as long as they occur within the same scheduled phase of development in the development phasing plan, and are consistent with established ranges of conversion set down in the conversion schedule.

A conversion schedule is unnecessary for this submittal, as non-residential uses are not proposed.

- (6) *Public facilities.*
- (a) The PD Master Plan shall include a transportation component that demonstrates there is or will be adequate capacity concurrent with impacts of development on the City's road system to accommodate the development proposed in the PD Master Plan.

The PD Utility Plan submitted with this report shall contain a reference to the transportation concurrency calculations shown in Tables 2 and 3a – 3c of this report. As shown in these tables, adequate capacity exists for the intended residential development along all major City of Alachua roadway segments.

- (b) The PD Master Plan shall include a potable water and wastewater component that demonstrates adequate capacity for potable water and wastewater is available or will be available concurrent with impacts of development at the time development occurs to accommodate the development proposed in the PD Master Plan.

As shown on the PD Utility Plan, the site will be serviced by City of Alachua potable water and sanitary sewer systems. As reflected in both Section 3 of this report and the PD Utility Plan, onsite uses shall not negatively impact potable water and wastewater LOS.

- (c) The PD Master Plan shall include a parks component that demonstrates that adequate parks and recreation facilities are available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As shown in both Section 3 of this report and the PD Utility Plan, the City of Alachua currently possesses considerable excess acreage for local recreation activities. In addition, the proposed PD Master Plan illustrates that both Phases of Savannah Station will have recreational facilities onsite including, but not limited to, outdoor workout facilities and passive trails. Thus, the intended residential development is expected to have a minimal impact on the City's current recreational infrastructure.

- (d) The PD Master Plan shall include a solid waste component that demonstrates that adequate capacity for solid waste is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As calculated in both Section 3 of this report and the PD Utility Plan, local solid waste capacity exists to adequately facilitate the intended residential development's estimated solid waste demands. Approval of this rezoning application will not negatively impact the City's adopted LOS.

- (e) The PD Master Plan shall include a stormwater component that demonstrates that adequate capacity for treatment of stormwater runoff is available or will be available concurrent with impacts of development to accommodate the development proposed in the PD Master Plan.

As identified on the PD Master Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed to be aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

- (7) Planned development agreement. Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD agreement shall include, but not be limited to:
 - (a) The PD Master Plan, including any PD standards.
 - (b) Conditions related to the approval of the PD Master Plan.
 - (c) Conditions related to the form and design of development in the PD.
 - (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.
 - (e) Provisions related to environmental protection and monitoring.
 - (f) Provisions addressing concurrency compliance requirements.
 - (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

The applicant shall comply with this section of the LDR by accepting the terms and conditions of the planned development agreement at the appropriate stage of the development review process.

3.6.3 Additional Standards for PD districts

(A) *PD-R, Planned Development-Residential District*

- (1) *Minimum area.* A PD-R district shall be a minimum of ten acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R district is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

The proposed Savannah Station Phase 2 PD-R project site is ±45.13 acres which far exceeds the ten-acre minimum identified in 3.6.3(A)(1) of the City LDR.

- (2) *Uses.* The uses allowed in the PD-R district are identified in Table 4.1-1, Table of Allowed Uses. Allowed uses are subject to any use regulations applicable to the PD-R district.

Table 4.1-1 of the LDR shows that the intended use of single-family detached dwelling units is permitted within the proposed PD-R district and is also consistent with the uses permitted within the site's underlying Moderate Density Residential FLU designation.

- (3) *Densities/intensities.* The densities for residential development and the intensities for nonresidential development for the PD Master Plan and PD-R district designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive Plan. Densities and intensities may exceed that allowed in the base zone districts being replaced by the PD-R district.

This Rezoning application requests to change the ±45.13-acre site's existing zoning designation from PUD to PD-R at a density consistent with the subject parcels' underlying Moderate Density Residential FLU. This density is also comparable to density found within Phase 1, Pilot Forest, and the recently approved Tara Village development.

- (4) *Dimensional standards.* The dimensional standards of the underlying base zone district being replaced by the PD-R district shall be incorporated into the PD Master Plan and apply to each development area of the PD-R district unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R district and the scale and character of development in the City. Dimensional standards shall include the following:
- (a) *Minimum dimensional requirements.* The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

As shown on the PD Master Plan submitted with this report, the proposed Savannah Station Phase 2 will include a maximum of 180 single-family residential

units. The proposed PD-R zoning is necessary to offset the developable area lost due to a ±3-acre onsite topographical feature and to establish a minimum lot size of 5,000 sq. ft. The minimum lot size permitted by the RSF-4 zoning district is 7,500 sq. ft. All other dimensional requirements mentioned in the LDR section such as minimum setback, maximum lot coverage, and maximum building height are identified on the Zoning Master Plan.

- (b) *Setbacks from adjoining residential uses.* Minimum setbacks or buffers from adjoining residential development or zone districts.

The project site's sole adjoining use is Savannah Station Phase 1. As shown on the PD Master Plan, adjoining lots in phase 2 shall have a comparable building setback to enhance compatibility. The only other developed lands adjacent to the subject property are on the far side of NW 157th Street. To ensure compatibility with these lots, a 15'-wide landscaped buffer with an opaque fence is proposed.

- (5) *Development standards.* Unless otherwise specifically modified by a PD Master Plan, development in a PD-R district shall comply with the applicable standards Article 6, Development Standards, and Article 7, Subdivision Standards. All modifications to a development standard in Article 6 or Article 7 shall be consistent with this section, and shall be included as a part of the PD Master Plan.

Unless, otherwise noted on the PD Master Plan or in the final PD conditions, the subject property shall be designed consistent with applicable development standards discussed in Article 6 and 7 of the City of Alachua LDR.

- (a) General development standards. The following Table 3.6-1, Development Standards Applicable in the PD-R District, specifies the development standards applicable to development in the PD-R district, and the procedure for modifying a development standard.

The development standards referenced in Table 3.6-1. shall be adhered to the maximum extent practicable throughout the site's design process. If modification to these standards are necessary for optimal site development, then the appropriate procedures for modifications included in the previously-mentioned table will be adhered to.

- (b) *Public facilities standards.* The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:
 - (i) *Potable water.* The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/improvements will occur in a manner that complies with City laws.
 - (ii) *Wastewater.* The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or

other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/improvements will occur in a manner that complies with City laws.

The PD Utility Plan submitted with this report illustrates the approximate location of existing and proposed potable water and sanitary lines within the ±45.13-acre site. In addition, the proposed PD Utility Plan will reference Section 3 of this report to illustrate that the site's projected potable water and wastewater demand will not cause City infrastructure to drop below its adopted LOS standards.

- (iii) *Streets.* The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:
 - a. The reduction or modification is necessary as a traffic-calming measure;
 - b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;
 - c. Access for emergency service vehicles is not substantially impaired;
 - d. Adequate off-street parking is provided for the uses proposed; and
 - e. Adequate space for public utilities is provided within the right-of-way.

The PD Master Plan submitted concurrently with this report shows the proposed design of the Phase 2 roadway and pedestrian infrastructure. Roadways shall have a typical cross-section, as illustrated on the PD Master Plan, that is consistent with LDR standards.

Blocks that exceed 600' in length shall include a 10' easement for a pedestrian way consistent with LDR §7.2.3(B)(4). These pedestrian ways are considered public streets with reduced right-of-way and pavement widths. The intent is to provide pedestrian corridors separate from vehicles. The intersection of the typical roadways and these pedestrian ways may be utilized for traffic calming. Typical roadways shall have sufficient right-of-way and interconnection to meet emergency service vehicles, off-street parking, and public utility needs.

- (iv) *Stormwater.* The PD Master Plan District shall establish the design of a stormwater management system within the PD-R in ways that comply with all applicable City standards.

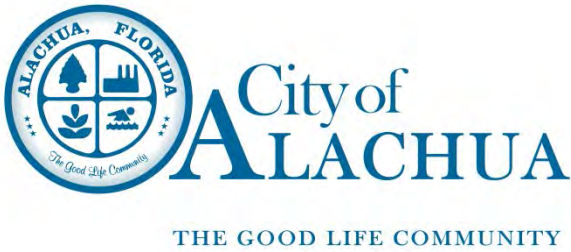
As identified on the PD Utility Plan submitted with this report, onsite stormwater management facilities will be installed so that the peak rate of post-development runoff will not exceed the peak-rate of pre-development runoff for storm events. In addition, these facilities will be designed consistent with the City LDR to ensure that these systems are aesthetically pleasing, protect natural features, promote multiple uses (such as functional open space), and minimize erosion, sedimentation, and stormwater runoff wherever practicable.

- (V) *Other.* The PD Master Plan shall establish the responsibility of the landowner/developer for providing right-of-way and easements and for constructing on-site facilities for all other infrastructure located on the site of the proposed PD-R district, including but not limited to, electrical utility lines, telephone lines, cable TV lines, or the underground conduit for such features. The PD Master Plan shall also establish the responsibility of the landowner/developer to make any other improvements as required by City ordinances, to guarantee construction of all required improvements, and, if requested by the City, to dedicate these improvements to the City in a form that complies with City laws. The PD Master Plan shall also specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City.

The applicant understands these responsibilities and will provide all necessary right-of-way and easements necessary to facilitate the site's intended development.

Application Package
Table of Contents

1. Cover Letter
2. Rezoning Application
3. Owner Affidavit
4. Legal Description
5. Property Appraiser Datasheets and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
 - a. Public School Student Generation Form**
 - b. Map Set
 - c. Plan Set



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

- Applicant's Status (check one):
 - Owner (title holder)
 - Agent
 - Name of Applicant(s) or Contact Person(s): _____ Title: _____
 Company (if applicable): _____
 Mailing address: _____
 City: _____ State: _____ ZIP: _____
 Telephone: _____ FAX: _____ e-mail: _____
 - If the applicant is agent for the property owner*:
 - Name of Owner (title holder): _____
 - Mailing Address: _____
 - City: _____ State: _____ ZIP: _____
- * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: _____
- Address of Subject Property: _____
- Parcel ID Number(s): _____
- Section _____ Township _____ Range _____ Grant _____ Acreage: _____
- Existing Use of Property: _____
- Future Land Use Map Designation: _____
- Zoning Designation: _____
- Development Data (check all that apply):

<input type="checkbox"/> Single Family Residential	Number of Units _____
<input type="checkbox"/> Multi-Family Residential	Number of Units _____
<input type="checkbox"/> Exempt (<i>see exempt developments on page 2</i>)	
- Review Type:

<p><i>Preliminary Development Order</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Comprehensive Plan Amendment <ul style="list-style-type: none"> <input type="checkbox"/> Large Scale <input type="checkbox"/> Small Scale <input type="checkbox"/> Site Specific Amendment to the Official Zoning Atlas (Rezoning) <input type="checkbox"/> <u>Revised</u> 	<p><i>Final Development Order</i></p> <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Plan
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- 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: _____
 Middle: _____
 High: _____

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	180	units	x	.15	Elementary School Multiplier*	27	Student Stations**
Middle School	180	units	x	.07	Middle School Multiplier*	13	Student Stations**
High School	180	units	x	.09	High School Multiplier*	16	Student Stations**

Student Generation Calculations: Multi-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 multipliers may be obtained from SBAC at:

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

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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



 Signature of Applicant

 Signature of Co-applicant

Ryan Thompson, AICP

 Typed or printed name and title of applicant

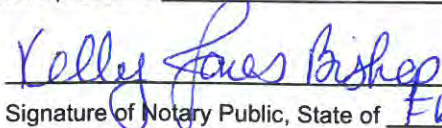
 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 3rd day of May, 2018, by Charles Ryan

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





 Signature of Notary Public, State of Florida

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: _____