



# HIGH POINT CROSSING LARGE-SCALE COMPREHENSIVE PLAN AMENDMENT

– Application Package

July 31, 2018

REVISED September 4, 2018

**Prepared for:**

City of Alachua Planning & Zoning Department

**Prepared on behalf of:**

Alachua A One LLC

**Prepared by:**

CHW

PN# 16-0506.02



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September 4, 2018

Adam Hall, AICP  
City of Alachua Planning & Community Development  
15100 NW 142<sup>nd</sup> Terrace  
Alachua, FL 32615

Re: High Point Crossing – REVISED Large-scale Comprehensive Plan Amendment (Ls-CPA) and Rezoning Applications  
(A Portion of Tax Parcel No. 03049-000-000)  
Alachua, Florida

Dear Adam,

These applications were amended per the Development Review Team review letter received on August 22. Responses to this letter is included in a memo attached to this letter. Revised application materials include:

- Justification Reports; and
- Map Set.

Although not required components of Ls-CPA or Rezoning applications, we will submit boundary sketches to accompany the legal descriptions to meet the City's request in DRT comments Ls-CPA 5.a and Rezoning 4.a. As discussed with City of Alachua Planning & Zoning Department staff during the DRT meeting, these documents are not ready at the time of this resubmittal, but will promptly be provided once available.

The intent of these applications is to permit an apartment complex closer to approved infrastructure and located on a smaller portion of land to enhance overall land use efficiency and to permit a larger variety of nonresidential uses than what is currently permitted. Onsite development will occur consistent with the City of Alachua Comprehensive Plan goals, objectives, and policies and Land Development Regulations (LDR).

We trust these resubmittals are sufficient for your review and subsequent approval by the City Commission. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,  
CHW

  
C. Ryan Thompson, AICP  
Planning Project Manager



# MEMORANDUM

## High Point Crossing – Ls-CPA and Rezoning

16-0506



**To:** Kathy Winburn, AICP, City of Alachua Planning & Community Dev. Director  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** September 4, 2018  
**RE:** Response to DRT Comments Received August 22, 2018

The following are responses to comments received from the City of Alachua Development Review Team (DRT) on August 22, 2018. City DRT comments are in normal font while responses are in **bold** font.

### Large Scale Comprehensive Plan Amendment

#### 1. Comprehensive Plan Consistency Analysis

- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development “is a master planned development” or “will be master planned”. Please clarify the meaning of this statement.

**The term “master planned” has been addressed and/or removed throughout the application. Although the development has been planned as a cohesive development, no “master plan” has been submitted to the City for review and approval.**

- b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category” ...will provide a wide variety of residential housing options in the City of Alachua”, particularly how this is supportive of the request.

**This comment has been addressed in Section 5 of the report on pages 22-23. High density housing increases the variety of housing types and housing price-points within the City limits.**

- c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.

**This comment has been addressed in Section 5 of the report on pages 23-24. A cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.**

- d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development” ...will not increase the impacts of lighting upon the surrounding area”.

**This comment has been addressed in Section 5 of the report on pages 24 and 28. Required design standards, per City LDR §6.4, address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.**

- e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.

**This comment has been addressed in Section 5 of the report on pages 25-26. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and**



perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.

There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.

- f. In response to Policy 1.4.f1. of the FLUE:
  - i. Please clarify the reference to the “High Point Crossing master plan”.
  - ii. There is a typographical error in the final line of the response.

**This comment has been addressed in Section 5 of the report on page 27. Although the development has been planned as a cohesive development, no “master plan” has been submitted to the City for review and approval.**

**The typographical error has been corrected.**

- g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.

**This comment has been addressed in Section 5 of the report on page 27. The City of Alachua LDR enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required.**

- h. In response to Policy 1.4.f.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.

**This comment has been addressed in Section 5 of the report on page 29. The proposed ±28-acre land area does not permit residential uses.**

- i. Please address the following GOPs, which are applicable to the subject property:
  - i. Objective 5.2, Policy 5.2.a, FLUE;
  - ii. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
  - iii. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

**This comment has been addressed in Section 5 of the report on pages 29-30.**

## **2. Concurrency Impact Analysis**

- a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

**This comment has been addressed in Section 3 of the report in Tables 2a-2b.**

- b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during



site plan review.

**This comment has been addressed in Section 3 of the report on page 7.**

- c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

**This comment has been addressed in Section 3 of the report. Potential facility impacts from both the overall and the net difference between existing and proposed entitlements have been calculated.**

- d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
  - i. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
    1. CR 235A South;
    2. CR 241 (from south City Limit to CR 235); and,
    3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

**This comment has been addressed in Section 3 of the report in Tables 3a-3j. The additional roadways have been added to the facilities impact analysis.**

- ii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

**This comment has been addressed in Section 3 of the report in Tables 2a-2b and 3a-3j.**

- iii. Revise "Conclusion" on page 9 of report to consider the available capacity of affected roadway segments.

**This comment has been addressed in Section 3 of the report on page 13.**

- e. References to "2.6 bedrooms per unit" in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

**The reference has been removed on Tables 4a-4b and 5a-5b (pages 13-15). The formula for calculating impacts to potable water and sanitary sewer have been amended.**

- f. Verify projected sanitary sewer demand shown in Table 5.

**This comment has been addressed in Tables 5a-5b and the projected sanitary sewer demand has been verified.**

- g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant's statement references the impacts from the "intended residential development". Application proposes both residential and nonresidential uses. Revise accordingly.

**This comment has been addressed in Section 3 of the report on pages 14-15. Both residential and nonresidential impacts have been analyzed.**



- h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

**This comment has been addressed in Section 3 of the report on pages 16-17. Both overall and net impacts to public school facilities have been assessed.**

3. Urban Sprawl Analysis

- a. Response to 163.3177(6)(a)9.a.(V): Applicant should further address how the application would “protect agricultural areas, including... passive agricultural activities and dormant... farmlands...”, particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.

**This comment has been addressed in Section 6 of the report on page 36. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

**There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.**

- b. Response to 163.3177(6)(a)9.a.(IX):
  - i. Applicant should further address how the proposed amendment would “provide a clear separation between rural and urban uses”, particularly between the proposed Moderate Density and Corporate Park land uses and areas with an Agriculture land use to the north of the subject property.
  - ii. Applicant should clarify the statement that “the city limits between Alachua and unincorporated Alachua County provide a clear separation (sic) between lands designated for rural and urban uses.” The City municipal boundary does not serve as an urban boundary.

**This comment has been addressed in Section 6 of the report on page 37. High Point Crossing currently has urban FLU and zoning designations, including Commercial, Moderate Density Residential and Medium Density Residential. The site has direct access to a major arterial roadway (US 441), is located in the City’s urban area, and is located adjacent to a major interchange (US 441/I-75). Approval of this application and the accompanying Rezoning application will further define the separation between urban and rural lands by encouraging urban-type development in a location that is supported by existing infrastructure, including major roadway access and City potable water and sanitary sewer.**

- c. Response to 163.3177(6)(a)9.a.(XI II): Please clarify response to the primary indicator which states that an amendment must not “result in the loss of significant amounts of functional open space.”
  - i. Applicant’s response states the site “does not function as public open space” (primary indicator does not address public or private ownership).
  - ii. Applicant’s response should consider functional connections which may or may not be present between the subject property and other areas of functional open space.

**This comment has been addressed in Section 6 of the report on page 38. High Point Crossing does not currently function as open space. Future development plans for the project site meet the minimum 10% open space required per LDR Table 6.7-1. Common open spaces shall be easily accessible by community residents and employees within the development. These areas will incorporate natural areas while enhancing native landscaping and removing invasive exotic species.**



**The project site does not have any significant natural systems or any functional environmental connections, such as connected wetlands, streams, or other significant habitats that need to be preserved following onsite development.**

**4. Needs Analysis**

- a. In the Needs Analysis, the applicant states, "...a similar realistic net increase in dwelling units is expected." Additionally, in response to Section 163.3177(6)(a)(8)c., F.S., the applicant states that the amendment would "...provide a similar overall number of dwelling units." The application summary, however, notes the proposed FLUM designations would permit an additional 127 dwellings, which over 125% of that presently permitted.

**This comment has been addressed in Section 4 of the report on page 21.**

- b. Applicant may wish to reference City of Alachua report entitled Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future, which provides population projections for the City of Alachua.

**This comment has been addressed in Section 4 of the report on page 20. The City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future was used to address this statute.**

- c. Section 163.3177(6)(a)4., F.S., discusses the amount of land designated for residential uses to accommodate permanent and seasonal residents. The applicant's response to Section 163.3177(6)(a)4., F.S., does not address this criteria. Please address.

**This comment has been addressed in Section 4 of the report on pages 20-21. This statute discusses both residential and nonresidential needs for permanent and seasonal residents, as well as development patterns, all of which were addressed.**

- d. There is a typographical error two paragraphs above the matrix ("FLU") on page 13.

**This comment has been addressed in Section 4 of the report and the error has been fixed.**

**5. Miscellaneous**

- a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

**Boundary sketches will be prepared to accompany the legal descriptions in the resubmittal package.**

- b. Figure 3 and Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

**This comment has been addressed in Figure 3 and Illustration 2b on page 6. Maps have been revised to accurately reflect the proposed FLU categories.**

**Site-Specific Amendment to the Official Zoning Atlas**

**1. Comprehensive Plan Consistency Analysis**

- a. In numerous places within the Comprehensive Plan Consistency Analysis, the applicant states the development "is a master planned development" or "will be master planned". Please clarify the meaning of this statement.

**The term "master planned" has been addressed and/or removed throughout the application. Although the development has been planned as a cohesive development, no "master plan" has been submitted to the City for review and approval.**



- b. In response to Policy 1.2.c of the FLUE, please clarify how the proposed High Density Residential land use category “...will provide a wide variety of residential housing options in the City of Alachua”.

**This comment has been addressed in Section 4 of the report on pages 19-20. High density housing increases the variety of housing types and housing price-points within the City limits.**

- c. In response to Policy 1.3.d.1. of the FLUE, applicant states interconnectivity has been considered for internal connections and connection to the west, but does not indicate if the applicant has considered interconnectivity for property located to the north of the subject property.

**This comment has been addressed in Section 4 of the report on pages 20-21. A cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.**

- d. In response to Policies 1.3.d.6. and 1.4.f.6. of the FLUE, please clarify the statement that the development “...will not increase the impacts of lighting upon the surrounding area”.

**This comment has been addressed in Section 4 of the report on pages 21 and 25. Required design standards, per City LDR §6.4, address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.**

- e. In response to Objective 1.4. of the FLUE, please clarify how agricultural and office uses are compatible with one another. Response should also address other uses permitted within the Corporate Park FLUM Designation.

**This comment has been addressed in Section 4 of the report on pages 22-23. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

**There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.**

- f. In response to Policy 1.4.f.1. of the FLUE:
  - 1. Please clarify the reference to the “High Point Crossing master plan”.
  - 2. There is a typographical error in the final line of the response.

**This comment has been addressed in Section 4 of the report on page 24. Although the development has been planned as a cohesive development, no “master plan” has been submitted to the City for review and approval.**

**The typographical error has been corrected.**

- g. In response to Policy 1.4.f.2. of the FLUE: Performance standard is intended to address buffering between the development and surrounding adjacent uses, but response primarily addresses internal compatibility.

**This comment has been addressed in Section 4 of the report on page 24. The City of Alachua LDR**



**enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required.**

- h. In response to Policy 1.4.1.12. of the FLUE the proposed area to be designated CP is less than the minimum required per Section 3.5.2(F)(2) of the LDRs to permit residential development.

**This comment has been addressed in Section 4 of the report on page 26. The proposed ±28-acre land area does not permit residential uses.**

- i. Please address the following GOPs, which are applicable to the subject property:
  - 1. Objective 5.2, Policy 5.2.a, FLUE;
  - 2. Goal 9, Policy 9.1, Policy 9.2, FLUE; and,
  - 3. Objective 10.1 and Policies 10.1.a and 10.1.b, FLUE.

**This comment has been addressed in Section 4 of the report on pages 26-27.**

2. Concurrency Analysis

- a. Existing Non-Residential Uses: The applicant presumes all area with an existing Commercial land use would be comprised of retail / shopping center uses. The Commercial land use category permits other various uses, including offices and business parks, which have a much lower trip generation rate than retail uses. Concurrency Impact Analysis should reflect a mix of potential commercial uses within the existing Commercial land use area.

**This comment has been addressed in Section 3 of the report in Tables 2a-2b.**

- b. Proposed Maximum Permitted Intensity: Please clarify the proposed uses under CP are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.

**This comment has been addressed in Section 3 of the report on page 7.**

- c. Impacts of Proposed FLUM Designation: Applicant has used the net increase/decrease in impacts to analyze potential impacts. This method does not provide a representative analysis of potential demand on public facilities. Impacts to transportation, potable water, sanitary sewer, solid waste, recreation, and public schools must consider the demand of proposed FLUM Designations. NOTE: Demand of existing FLUM Designations may be provided as additional information in the report, but should not be used to consider potential demand created by future development.

**This comment has been addressed in Section 3 of the report. Potential facility impacts from both the overall and the net difference between existing and proposed entitlements have been calculated.**

- d. Per Section 2.4.14(H)(2) includes all road segments within ½ mile of the development's ingress/egress and those on which the development's impacts are 5% or greater of the MSV of the roadway.
  - ii. The impacts represented by the maximum development potential of the proposed FLUM designations (10,984 AADT), and the project's impacts to each roadway segment (as presented on Illustration 6) would represent 5% of the MSV of the following roadways:
    - 1. CR 235A South;
    - 2. CR 241 (from south City Limit to CR 235); and,
    - 3. Segment 8 (SR 235 from 235/241 Intersection to US 441).

**This comment has been addressed in Section 3 of the report in Tables 3a-3j. The additional roadways have been added to the facilities impact analysis.**



- iii. Revise Projected Roadway Impact Tables to reflect impact of proposed FLUM designations on all affected roadway segments.

**This comment has been addressed in Section 3 of the report in Tables 2a-2b and 3a-3j.**

- iv. Revise “Conclusion” on page 9 of report to consider the available capacity of affected roadway segments.

**This comment has been addressed in Section 3 of the report on page 13.**

- e. References to “2.6 bedrooms per unit” in Tables 4 and 5 are not applicable to the formula/ calculation. Revise accordingly.

**The reference has been removed on Tables 4a-4b and 5a-5b (pages 13-15). The formula for calculating impacts to potable water and sanitary sewer have been amended.**

- f. Verify projected sanitary sewer demand shown in Table 5.

**This comment has been addressed in Tables 5a-5b and the projected sanitary sewer demand has been verified.**

- g. Conclusions (Potable Water, Sanitary Sewer, Solid Waste): Applicant’s statement references the impacts from the “intended residential development”. Application proposes both residential and nonresidential uses. Revise accordingly.

**This comment has been addressed in Section 3 of the report on pages 13-15. Both residential and nonresidential impacts have been analyzed.**

- h. Public Schools Conclusion: Applicant states the application would increase student stations. Demand created by proposed FLUM designations results in greater demand than existing FLUM designations. Revise accordingly.

**This comment has been addressed in Section 3 of the report on pages 16-17. Both overall and net impacts to public school facilities have been assessed.**

- i. Include analysis demonstrating that impacts to improved passive park space will not degrade recreation level of service.

**This comment has been addressed in Section 3 of the report on pages 17-18. The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

**There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.**

**3. Standards for Site-Specific Amendments to the Official Zoning Atlas**

- a. Response to 2.4.2(E) (1) (d), on Page 22 of Justification Report references “onsite premature development”. Please clarify.



**This comment has been addressed in Section 5 of the report on page 31. The High Point Crossing site is adjacent to the I-75/US 441 interchange with direct access to US 441 and City potable water and sanitary sewer. The site is within the City of Alachua's urbanized area and adjacent to other commercial and residential developments. By maximizing urban-scale development in this area will prevent premature development in rural areas within the City of Alachua.**

- b. Please clarify/expand on the compatibility between the "A" Agriculture zoning district and "CP" Corporate Park zoning district (Response to Section 2.4.2(E) (1)(e)).

**This comment has been addressed in Section 5 of the report on page 32. As shown in Figure 4, the proposed location for each onsite zoning designation has been strategically positioned to be compatible with either adjacent uses or abutting FLU and zoning designations. The proposed RSF-4 area will abut existing single-family detached residential and agricultural uses. The intended RMF-15 district will be adjacent to previously-approved infrastructure and internal to High Point Crossing. Lands proposed for CI Zoning will be located adjacent to the remaining portions of High Point Crossing also possess Commercial FLU and CI Zoning designations. Finally, the Corporate Park designation will be adjacent to single-family, multi-family, and agricultural uses.**

**The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

**There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.**

- c. In response to 2.4.2 (E)(1)(j), on Page 24 of the Justification Report, improvements to public facilities may be required in order to adequately serve any proposed future development. Potential facilities that may be impacted include, but are not limited to: potable water, sanitary sewer, and roadways including intersections near subject property.

**This comment has been addressed in Section 5 of the report on page 33. High Point Crossing is located adjacent to the Heritage Oaks subdivision and multiple commercial/retail uses, all of which are currently served by City, County, and/or State roadways, as well as City of Alachua potable water and sanitary sewer systems. Onsite development shall connect to US 441 and City potable water and sanitary sewer. Proposed development will also include required open space and stormwater management facilities.**

**Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below level of service. If public facilities and services are unavailable or inadequate to support proposed development, necessary improvements to address needs directly related to the proposed development will be made.**

- d. In response to 2.4.2 (E)(1)(k), on Page 24 of Justification Report, while there are no wetlands or floodplains on property, the applicable buffers as mandated by the City's Comprehensive Plan and Land Development Regulations would still potentially apply to the subject property.

**This comment has been addressed in Section 5 of the report on pages 33-34. As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project**



site's southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.

4. Miscellaneous

- a. Please provide boundary sketches to accompany the legal descriptions of each proposed land use area.

**Boundary sketches will be prepared to accompany the legal descriptions in the resubmittal package.**

- b. Illustration 2b: Area in southeast corner of subject property labelled as "Medium Density Residential" is identified elsewhere in application materials as proposed to be "High Density Residential".

**This comment has been addressed in Illustration 2b on page 6. Maps have been revised to accurately reflect the proposed FLU categories.**

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# City of Alachua Comprehensive Plan Amendment Application

## FOR PLANNING USE ONLY

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

☒ **Large Scale Comprehensive Plan Amendment** (greater than 10 acres)

☐ **Small Scale Comprehensive Plan Amendment** (10 acres or less)

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

### A. PROJECT

1. Project Name: High Point Crossing Ls-CPA and Rezoning
2. Address of Subject Property: 16119 NW US HWY 441
3. Parcel ID Number(s): A Portion of 03049-000-000
4. Existing Use of Property: Vacant
5. Existing Future Land Use Map Designation: Commercial, Medium Density Residential, and Moderate Density Residential
6. Proposed Future Land Use Map Designation: Commercial, Corporate Park, High Density Residential, and Moderate Density Residential
7. Acreage: ±97.23 acres

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): CHW Title: N/A  
Company (if applicable): Causeaux, Hewett, and Walpole, Inc. dba CHW  
Mailing address: 11801 Research Dr.  
City: Alachua State: Florida ZIP: 32615  
Telephone: ( ) 352-331-1976 FAX: ( ) \_\_\_\_\_ e-mail: ryant@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Alachua A One LLC  
Mailing Address: 15260 NW 147th Drive, Suite 100  
City: Alachua State: Florida ZIP: 32615

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

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



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

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

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

Signature of Applicant

Signature of Co-applicant

C. Ryan Thompson  
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 10<sup>th</sup> day of August, 2018, by C. Ryan Thompson, who is/are personally known to me, or who has/have produced \_\_\_\_\_ as identification.

NOTARY



Signature of Notary Public, State of Florida



**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
- 3. Property Owner Affidavit**
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
  - a. School Concurrency Form
  - b. Map Set





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: 16119 NW US Hwy 441; 16113 NW US Hwy 441

Parcel ID Number(s): 03049-000-000 and 03049-003-000

Acreage: ±127.01 acres

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley Title: Manager

Company (if applicable): Alachua A One LLC

Mailing Address: 15260 NW 147th Drive, Suite 100

City: Alachua State: FL ZIP: 32615

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: \_\_\_\_\_

## C. AUTHORIZED AGENT

Name: CHW Title: N/A

Company (if applicable): Causseaux, Hewett, and Walpole, Inc. dba CHW

Mailing address: 11801 Research Dr.

City: Alachua State: Florida ZIP: 32615

Telephone: 352-331-1976 FAX: \_\_\_\_\_ e-mail: ryant@chw-inc.com

## D. REQUESTED ACTION:

Large-scale Comprehensive Plan Amendment and Rezoning

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.

James McCauley  
Signature of Applicant

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

James McCauley  
Typed or printed name and title of applicant

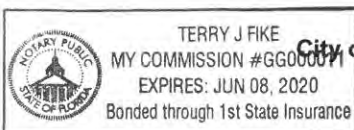
\_\_\_\_\_  
Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 30 day of July, 2010 by James

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

T. J. Fike  
Signature of Notary Public, State of FLORIDA



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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  - a. School Concurrency Form
  - b. Map Set



---

**DATE:** August 9, 2018  
**CLIENT:** Dr. James McCauley  
**PROJECT NO:** 16-0506  
**DESCRIPTION FOR:** Highpoint Crossing – Commercial Land Use

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 90°00'00" WEST, A DISTANCE OF 430.45 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 01°18'09" EAST, 47.29 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°36'19", AN ARC DISTANCE OF 47.29 FEET TO THE END OF SAID CURVE; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 167.04 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 429.37 FEET; THENCE SOUTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.11 ACRES, MORE OR LESS.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

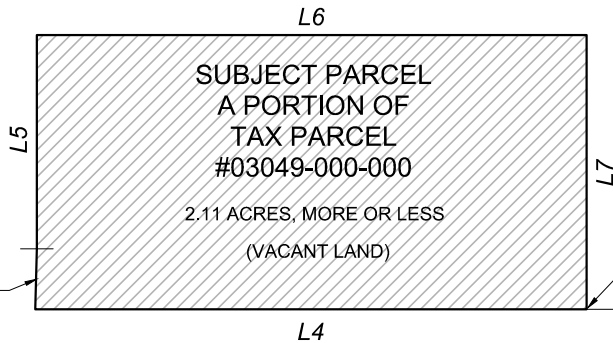
**\*SKETCH - NOT A BOUNDARY SURVEY\***

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	S 89°42'41" W	1166.41'
L2	S 5°40'35" W	473.49'
L3	N 90°00'00" W	476.53'
L4	N 90°00'00" W	430.44'
L5	N 0°00'00" E	167.04'
L6	N 90°00'00" E	429.37'
L7	S 00°00'00" E	214.32'

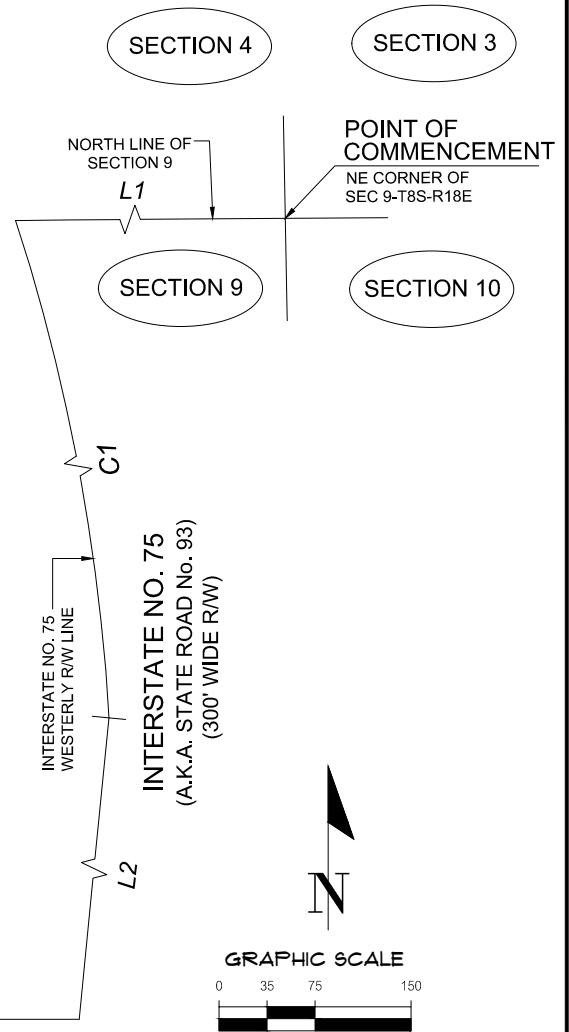
CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	2755.22'	5579.58'	28°17'34"	2727.31'	S 8°28'51" E
C2	47.29'	1040.00'	2°36'20"	47.29'	N 1°18'09" E

A PORTION OF  
TAX PARCEL 03049-000-000  
OWNER: ALACHUA A ONE, LLC  
(O.R.B. 4485, PG. 967)

A PORTION OF  
TAX PARCEL 03049-000-000  
OWNER: ALACHUA A ONE, LLC  
(O.R.B. 4485, PG. 967)



A PORTION OF  
TAX PARCEL 03049-000-000  
OWNER: ALACHUA A ONE, LLC  
(O.R.B. 4485, PG. 967)



## LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
PB. = PLAT BOOK  
PG. = PAGE

## SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON  
AN ASSUMED VALUE OF S 05°40'35" W FOR THE  
WEST RIGHT OF WAY LINE OF INTERSTATE 75.

## DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO.  
1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE:  
09-11-2018

TECHNICIAN:  
NAD

CHECKED BY:  
AHH

PROJECT NUMBER:

16-0506

SCALE: 1" = 150'

VERIFY SCALE  
BAR IS ONE HALF INCH  
ON ORIGINAL DRAWING  
0 1/2"  
IF NOT ONE HALF INCH  
ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

**CHW**  
Professional Consultants

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com

est. 1998 **FLORIDA**  
CA-5075



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## LEGAL DESCRIPTION

---

**DATE:** May 25, 2018

**CLIENT:** Alachua A One LLC

**PROJECT NO:** 16-0506.02

**DESCRIPTION FOR:** High Point Crossing – Corporate Park Land Use

**(A portion of Alachua County Tax Parcel 03049-000-000)**

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT BEING THE **POINT OF BEGINNING** AND LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 969.51 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1120.99 FEET TO THE SOUTH LINE OF THE NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9; THENCE SOUTH 89°58'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 409.76 FEET TO THE SOUTHEAST CORNER OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF SECTION 9; THENCE NORTH 00°32'11" WEST, ALONG THE EAST LINE OF SAID NORTH ¼ OF GOVERNMENT LOT 2 OF AFOREMENTIONED SECTION 9, AND ITS NORTHERLY PROJECTION THEREOF, A DISTANCE OF 1014.01 FEET TO AN INTERSECTION OF THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75, LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 24°29'23" EAST, 362.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°43'07", AN ARC DISTANCE OF 362.52 FEET TO THE **POINT OF BEGINNING**.

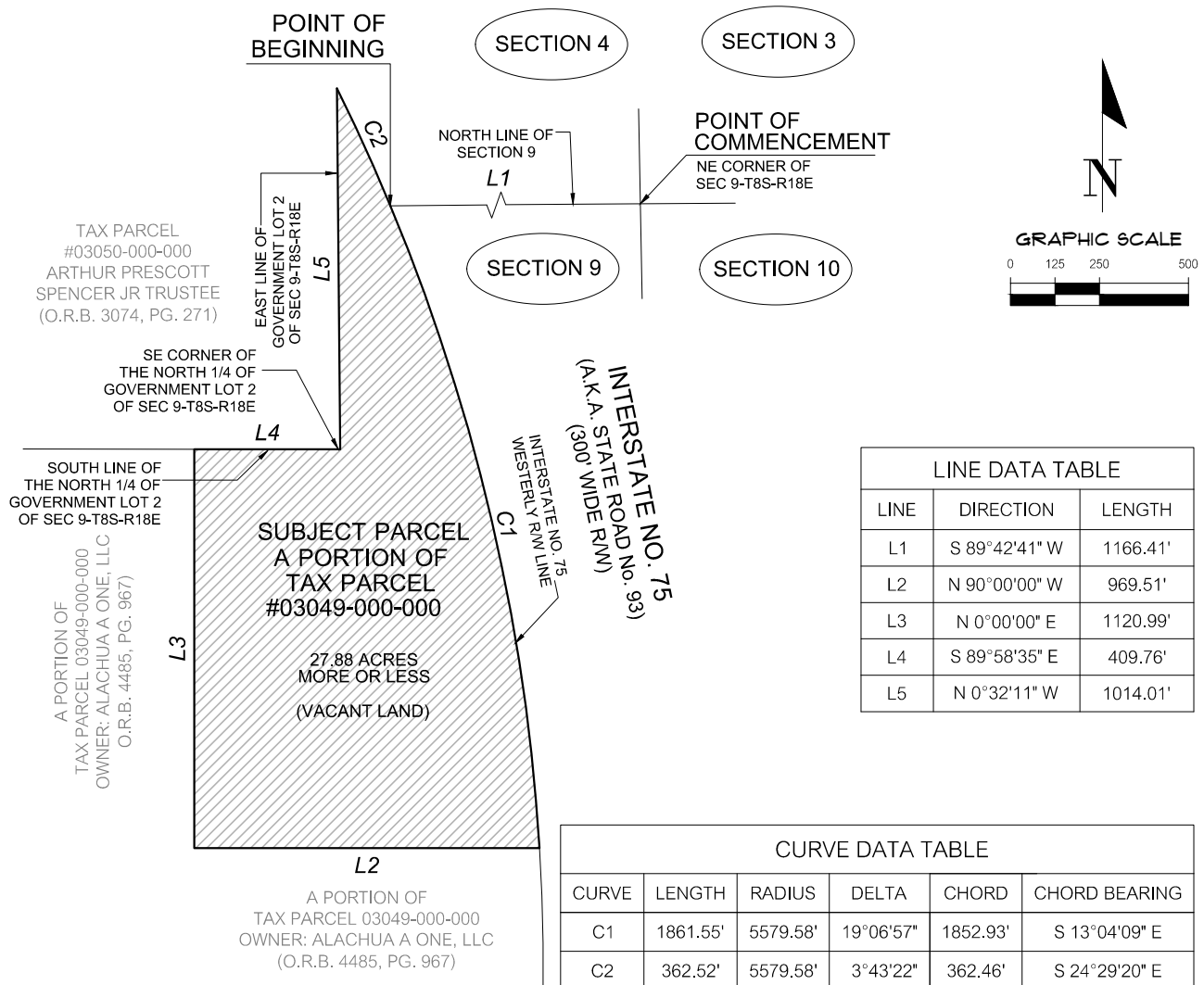
CONTAINING 27.88 ACRES, MORE OR LESS.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

**\*SKETCH - NOT A BOUNDARY SURVEY\***



## LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
PB. = PLAT BOOK  
PG. = PAGE

## SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

## DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

SHEET NO.  
1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE:  
09-11-2018

TECHNICIAN:  
NAD

CHECKED BY:  
AHH

PROJECT NUMBER:

16-0506

SCALE: 1" = 500'

VERIFY SCALE  
BAR IS ONE HALF INCH  
ON ORIGINAL DRAWING  
IF NOT ONE HALF INCH  
ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

**CHW**  
Professional Consultants

11801 Research Drive  
Alachua, Florida 32615  
(352) 331-1976  
www.chw-inc.com

est. 1988 **FLORIDA**  
CA-5075



---

## LEGAL DESCRIPTION

---

**DATE:** May 25, 2018

**CLIENT:** Alachua A One LLC

**PROJECT NO:** 16-0506.02

**DESCRIPTION FOR:** High Point Crossing – High Density Residential Land Use

**(A portion of Alachua County Tax Parcel 03049-000-000)**

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°04'09" EAST, 1852.93 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°06'58", AN ARC DISTANCE OF 1861.56 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID CURVE AND WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 09°10'37", AN ARC LENGTH OF 893.67 FEET (CHORD BEARING AND DISTANCE OF SOUTH 01°04'37" WEST, 892.71 FEET) TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 476.53 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 214.31 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 429.37 FEET; THENCE NORTH 0°00'00" EAST, A DISTANCE OF 1149.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 969.51 FEET TO THE **POINT OF BEGINNING**.

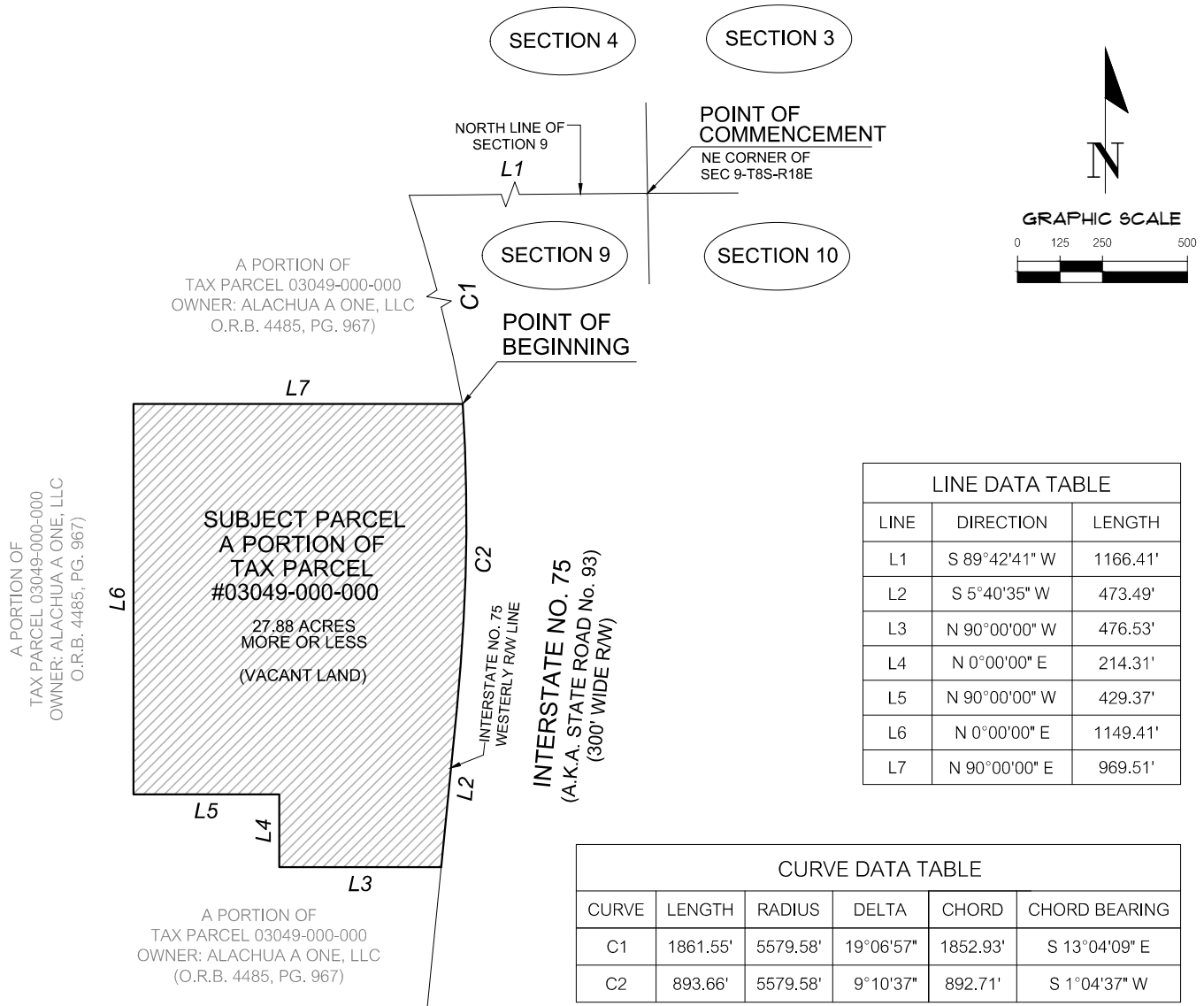
CONTAINING 27.88 ACRES, MORE OR LESS.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

\*SKETCH - NOT A BOUNDARY SURVEY\*



**LEGEND:**

O.R.B. = OFFICIAL RECORDS BOOK  
PB. = PLAT BOOK  
PG. = PAGE

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF S 05°40'35" W FOR THE WEST RIGHT OF WAY LINE OF INTERSTATE 75.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND  
ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER

Professional Surveyor &amp; Mapper Fla. License No. 6791

DATE:  
09-11-2018


TECHNICIAN:  
NAD

CHECKED BY:  
AHH

PROJECT NUMBER:  
16-0638

SCALE: 1" = 500'

VERIFY SCALE  
BAR IS ONE HALF INCH  
ON ORIGINAL DRAWING

0  1/2

IF NOT ONE HALF INCH  
ON THIS SHEET, ADJUST  
SCALES ACCORDINGLY.



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(352) 331-1976  
[www.chw-inc.com](http://www.chw-inc.com)

est. 1998 **FLORIDA**  
CA-5075



---

## LEGAL DESCRIPTION

---

**DATE:** May 25, 2018

**CLIENT:** Alachua A One LLC

**PROJECT NO:** 16-0506.02

**DESCRIPTION FOR:** High Point Crossing – Moderate Density Residential Land Use

**(A portion of Alachua County Tax Parcel 03049-000-000)**

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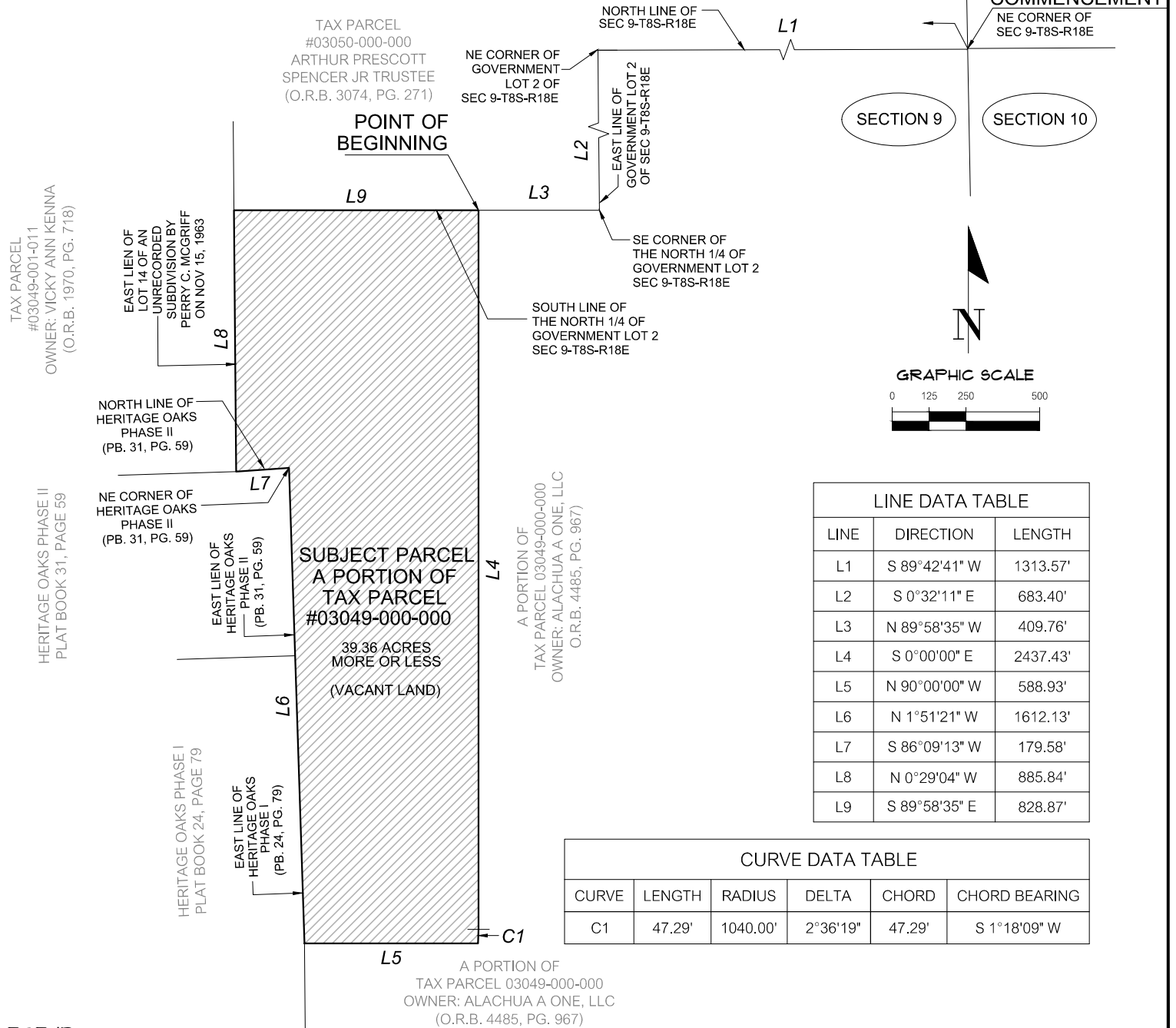
CONTAINING 39.36 ACRES, MORE OR LESS.



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

**\*SKETCH - NOT A BOUNDARY SURVEY\***



## LEGEND:

O.R.B. = OFFICIAL RECORDS BOOK  
PB. = PLAT BOOK  
PG. = PAGE

## SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF N 01°51'21" E FOR THE EAST LINE OF HERITAGE OAKS PHASE 1, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 79 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

## DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

DR. JAMES MCCAULEY

1 OF 1

This map prepared by:

AARON H. HICKMAN

Certificate of Authorization No. L.B. 5075

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Professional Surveyor & Mapper Fla. License No. 6791

DATE:

09-11-2018

TECHNICIAN:

NAD

CHECKED BY:

AHH

PROJECT NUMBER:

16-0638

SCALE: 1" = 500'

VERIFY SCALE  
BAR IS ONE HALF INCH  
ON ORIGINAL DRAWING  
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SCALES ACCORDINGLY.

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est. 1988 **FLORIDA**  
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6. Neighborhood Workshop Materials
7. Justification Report
8. Attachments
  - a. School Concurrency Form
  - b. Map Set



Doc Stamp-Deed: \$17,759.00



This instrument prepared by and  
after recording return to:

PREPARED BY AND RETURN TO:  
Mary A. Robison, Esquire (KDB)  
Fisher, Tousey, Leas & Ball, P.A.  
501 Riverside Avenue, Suite 600  
Jacksonville, Florida 32202

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into as of the 21<sup>st</sup> day of December, 2016, by MURPHY'S LOT, LLC, a Florida limited liability company and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership successor by conversion to Megahee Enterprises, Ltd., the address for which is 2513 S.W. 50<sup>th</sup> Boulevard, Gainesville, Florida 32608 (collectively, the "Grantors"), to ALACHUA A ONE LLC, a Florida limited liability company, the address for which is 15260 NW 147<sup>th</sup> Drive, Suite 100, Alachua, Florida 32615 (the "Grantee").

**W I T N E S S E T H:**

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are acknowledged by Grantors, Grantors hereby grant, bargain, sell, convey and confirm unto Grantee all that certain real property together with the improvements thereon (collectively, the "Real Property") in Alachua County, Florida, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.**

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

Subject to conditions, covenants, restrictions, reservations, easements, rights-of-way, taxes assessed subsequent to December 31, 2016, and all applicable zoning ordinances; provided, however, this reference will not serve to reimpose any such conditions, covenants, restrictions, reservations or easements.

And Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under Grantors, but not otherwise.



IN WITNESS WHEREOF, Grantors have caused this Special Warranty Deed to be executed on their behalf as of the day and year first above written.

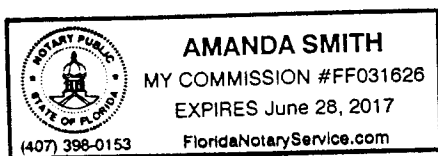
MURPHY'S LOT, LLC, a Florida limited liability company

By: *Joan M. Jones*  
 Witness Print Name: *Bernadine Jones* Joan M. Jones, Manager  
*Rebby Montano*  
 Witness Print Name: *Rebby Montano*

STATE OF FLORIDA  
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, Manager of MURPHY'S LOT, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp



*Amanda Smith*  
 Print Name: *Amanda Smith*  
 Title: Notary Public *BLE*  
 Serial No. (if any) *FF031626*  
 Commission Expires *June 28 2017*



Signed, sealed and delivered  
in the presence of:

MEGAHEE ENTERPRISES, LTD., LLLP,  
a Florida limited liability limited partnership

Witness Print Name: Benjamin James Bravine

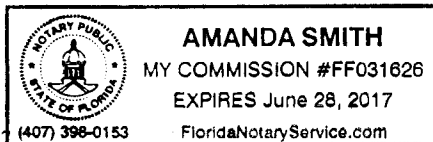
Witness Print Name: Robyn Norwood

By: [Signature]  
Joan M. Jones  
Its: General Partner

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 21 day of December, 2016, by Joan M. Jones, a General Partner of MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership, on behalf of the partnership, who ☐ is personally known to me or ☒ has produced Florida DL as identification.

Notary Stamp



68111

[Signature]  
Print Name: Amanda Smith  
Title: Notary Public  
Serial No. (if any) FF031626  
Commission Expires: June 28, 2017



**PARCEL 1:**

A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01 DEG. 48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79 DEG. 06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79 DEG. 06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10 DEG. 53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79 DEG. 06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10 DEG. 53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

**PARCEL 2:**

THAT PART OF THE EAST 1/2 OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, LYING NORTH OF THE NORTH RIGHT OF WAY OF U. S. HIGHWAY 441.

LESS AND EXCEPT THE NORTH 1/4 OF GOVERNMENT LOT 2;

AND LESS AND EXCEPT THE RIGHT OF WAY OF STATE ROAD 93, A/K/A INTERSTATE 75;

AND LESS AND EXCEPT THAT PART OF GOVERNMENT LOTS 1 AND 8 LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROAD 93 A/K/A INTERSTATE 75;

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST AND RUN NORTH 3°37'28" WEST 286.74 FEET TO THE NORTH RIGHT OF WAY OF OLD STATE ROAD NO. 25; THENCE RUN NORTH 79°23'05" WEST ALONG SAID RIGHT OF WAY 1055.3 FEET TO ITS INTERSECTION WITH THE WEST RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN NORTH 4°26'55" EAST ALONG SAID INTERSTATE ROAD RIGHT OF WAY 212.91 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF STATE ROAD NO. 25 (U. S. NO. 441), THENCE RUN NORTH 79°06'35" WEST ALONG SAID STATE ROAD RIGHT OF WAY 306.92 FEET, THENCE RUN NORTH 1°48'35" WEST 205.01 FEET, THENCE RUN NORTH 79°06'35" WEST 355.34 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF STATE ROAD NO. 24 (U. S. NO. 441) AND THE POINT OF BEGINNING, THENCE RUN NORTH 79°06'35" WEST ALONG SAID RIGHT OF WAY 175.00 FEET, THENCE RUN NORTH 10°53'25" EAST 175.00 FEET, THENCE SOUTH 79°06'35" EAST 349.10 FEET TO THE WESTERLY RIGHT OF WAY OF INTERSTATE ROAD NO. 75, THENCE RUN SOUTH 27°21'25" WEST ALONG SAID RIGHT OF WAY 38.71 FEET TO THE P.C. OF A 34°11'20" CURVE, HAVING A RADIUS OF 170.10 FEET, AN INTERNAL ANGLE OF 73°32' AND BEING CONCAVE TO A NORTHWESTERLY DIRECTION, THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID RIGHT OF WAY CURVE A DISTANCE OF 215.08 FEET TO THE P.T. OF SAID CURVE, THENCE RUN SOUTH 10° 53'25" WEST 16.00 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA.

ALSO LESS AND EXCEPT:



A TRACT OF LAND SITUATED IN THE GOVERNMENT LOT SEVEN (7) OF SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, ALACHUA COUNTY, FLORIDA, SAID TRACT OF LAND PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT SEVEN (7), SECTION NINE (9), TOWNSHIP EIGHT (8) SOUTH, RANGE EIGHTEEN (18) EAST, AND RUN SOUTH 01°48'22" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT SEVEN (7), 1677.39 FEET; THENCE RUN NORTH 79°06'35" WEST, 351.65 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 75 AND THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE RUN NORTH 79°06'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE 175.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 79°06'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 175.00 FEET; THENCE RUN NORTH 10°53'25" EAST, 175.00 FEET; THENCE RUN SOUTH 79°06'35" EAST, 175.00 FEET; THENCE RUN SOUTH 10°53'25" WEST, 175.00 FEET; TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, THENCE RUN NORTH 89 DEGREES 21 MINUTES 10 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 2236.8 FEET TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 7; THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7, 1240.73 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25 AND THE POINT OF BEGINNING. THENCE RUN NORTH 1 DEGREE 47 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 2, 2560.56 FEET; THENCE RUN NORTH 84 DEGREES 54 MINUTES 02 SECONDS EAST 252.65 FEET; THENCE RUN SOUTH 3 DEGREES 05 MINUTES 40 SECONDS EAST 2646.09 FEET TO THE NORTH RIGHT OF WAY OF STATE ROADS NO. 20 AND 25; THENCE RUN NORTH 79 DEGREES 06 MINUTES 36 SECONDS WEST ALONG SAID RIGHT OF WAY 320.03 FEET TO THE POINT OF BEGINNING.

ALL BEING AND LYING IN GOVERNMENT LOTS 2 AND 7 IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

LESS AND EXCEPT ANY PART IN O.R. BOOK 1970, PAGE 718.

**PARCEL 3:**

THE SOUTH 1/2 OF THE EAST 1/2 OF GOVERNMENT LOT 7 IN SECTION 4, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF STATE ROAD NO. 93 A/K/A INTERSTATE 75.





## Property Search Results

The data displayed is the most current data available to the Property Appraiser.

Search Date: 5/9/2018 at 2:14:22 PM

Printer Friendly Page

Parcel: 03049-000-000

[GIS Map](#)

Taxpayer:	ALACHUA A ONE LLC	Legal:	E1/2 N OF NEW HWY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971
Mailing:	15260 NW 147TH DR STE 100 ALACHUA, FL 32615		
9-1-1 Address:	16119 NW US HWY 441 ALACHUA		
Sec-Twn-Rng:	09-08-18		
Property Use:	05500 - Tmbr Si 80-89		
Tax Jurisdiction:	Alachua 1700		
Area:	8-18 Rural		
Subdivision:	PlaceHolder		

	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Land</a>	<a href="#">Building</a>	<a href="#">Misc</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2017	Tmbr Si 80-89	722300	2486700	0	0	2486700	0	722300	722300	0	0	722300	722300
2016	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000
2015	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000
2014	Tmbr Si 80-89	134300	2685200	0	0	2685200	0	134300	134300	0	0	134300	134300
2013	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2012	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2011	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2010	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400
2009	Tmbr Si 80-89	135000	338100	0	0	338100	0	135000	135000	0	0	135000	135000
2008	Tmbr Si 80-89	149800	338100	0	0	338100	0	149800	0	0	0	149800	0

### Land

<a href="#">Use</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Unit Type</a>	<a href="#">Units</a>
Vacant Commercial	RSF-4		Acre	35
Timber 2	CI		Acre	99.26

### Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<a href="#">Date</a>	<a href="#">Price</a>	<a href="#">Vac/Imp</a>	<a href="#">Qualified</a>	<a href="#">OR Book</a>	<a href="#">OR Page</a>	<a href="#">Instrument</a>	OR Link (Clerk)
12/23/2016	100	V	U	4485	0967	MS	<a href="#">Official Public Record</a>
12/21/2016	2537000	V	Q	4485	0971	MS	<a href="#">Official Public Record</a>
09/28/1998	100	V	U	2209	2650	MS	<a href="#">Official Public Record</a>
09/28/1998	100	V	U	2209	2647	MS	<a href="#">Official Public Record</a>
09/28/1998	100	V	U	2209	2644	MS	<a href="#">Official Public Record</a>
09/28/1998	100	V	U	2195	2886	MS	<a href="#">Official Public Record</a>
09/28/1998	100	V	U	2195	2883	MS	<a href="#">Official Public Record</a>
09/28/1998	100	V	U	2195	2880	MS	<a href="#">Official Public Record</a>
12/28/1984	100	V	U	1582	1576	MS	<a href="#">Official Public Record</a>



[Link to TaxCollector Record](#)

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.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278





2017 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #03049 000 000

Parcel details

Latest bill

Full bill history

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

Apply for the 2018 Installment Payment Plan

Get Bills by Email

PAID 2018-03-06 \$16,719.81  
Receipt # 17-0122652

Owner: ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615  
Situs : Unassigned Location RE

Account number : 03049 000 000  
Alternate Key : 1011474  
Millage code : 1700  
Millage rate : 23.1480  
  
Assessed value : 722,300  
School assessed value : 722,300  
Unimproved land value : 722,300



Property Appraiser  
Location is not guaranteed to be accurate.

2017 Annual bill

View

Ad valorem : \$16,719.81  
Non-ad valorem : \$0.00  
Total Discountable : 16719.81  
No Discount NA VA: 0.00  
Total tax :

Legal description

E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971

Location

Book, page, item : 4485-0971-  
Geo number : 09-08-18-03049000000  
Range: 18  
Township : 08  
Section : 09  
Neighborhood : 233200.00  
Use code : 05500  
Total acres : 134.260





**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
- 6. Neighborhood Workshop Materials**
7. Justification Report
8. Attachments
  - a. School Concurrency Form
  - b. Map Set



**Mailed Memorandum**



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## MEMORANDUM

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**To:** The Neighbors of 16119 NW US-441 (NW Quadrant of US-441/I-75 interchange)  
**From:** Ryan Thompson, AICP, Project Manager 16-0506  
**Date:** Tuesday, May 8, 2018  
**RE:** Neighborhood Workshop Public Notice

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A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from CI, RMF-8, and RSF-4 to CI, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

**Date:** Wednesday, May 23, 2018  
**Time:** 6:00 p.m.  
**Place:** CHW  
11801 Research Dr.  
Alachua, FL 32615  
**Contact:** Ryan Thompson, AICP, Project Manager  
(352) 331-1976

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



## Mailing Labels



**03053-010-052**  
**CAMPBELL MICHAEL PATRICK**  
**& ADRIENEE MARIE**  
**16644 NW 165TH TER**  
**Alachua FL 32615**

**03053-010-036**  
**HARBACH WENDY**  
**16539 NW 167TH PL**  
**ALACHUA FL 32615**

**03053-010-051**  
**HARRIS AARON A**  
**16609 NW 166TH DR**  
**ALACHUA FL 32615**

**03053-010-018**  
**WALLACE CHARLES E &**  
**PATRICIA A**  
**16621 NW 165TH LN**  
**ALACHUA FL 32615**

**03061-004-000**  
**DWARKADHISH INVESTMENTS**  
**INC**  
**1800 S ATLANTIC AVE**  
**DAYTONA BEACH FL 32118**

**03053-002-000**  
**PATEL, INDIRA K**  
**8706 SADDLEHORN DR**  
**IRVING TX 75063**

**03017-002-000**  
**SPENCER, ARTHUR PRESCOTT**  
**JR TR**  
**4145 STATE RD 11**  
**DELAND FL 32724**

**03053-010-013**  
**JELMBERG MICHAEL & MARY**  
**16545 NW 165TH TER**  
**ALACHUA FL 32615**

**03053-010-034**

**03053-010-039**  
**RIEHLE DANIEL R**  
**16578 NW 166TH RD**  
**ALACHUA FL 32615**

**03053-010-050**

**03053-010-037**  
**FLOYD & RUTTENBER**  
**16518 NW 166TH RD**  
**ALACHUA FL 32615**

**03049-002-000**  
**MILLIKEN, ROBERT P**  
**16091 NW US HIGHWAY 441**  
**ALACHUA FL 32615**

**03061-000-000**  
**CHASING CHICKEN 2 INC**  
**2591 CENTERVILLE RD STE 202**  
**TALLAHASSEE FL 32308**

**03061-004-001**  
**T & H PROPERTY GROUP LLC**  
**300 SW 143RD ST**  
**NEWBERRY FL 32669**

**03053-010-017**  
**NYGAARD & STRATTAN**  
**16567 NW 165TH LN**  
**ALACHUA FL 32615**

**03053-010-009**  
**OSEJO RAMON J & JANICE F**  
**16681 NW 165TH TER**  
**ALACHUA FL 32615-4992**

**03053-010-014**  
**FORD NATHANIEL M III &**  
**TIROSHSA T**  
**16515 NW 165TH TER**  
**ALACHUA FL 32615**

**03053-010-035**

**03053-010-040**  
**HYDEN & HYDEN**  
**16622 NW 166TH RD**  
**Alachua FL 32615**

**03053-010-012**  
**FROMHOLT DAVID B & SUSAN E**  
**16575 NW 165TH TER**  
**ALACHUA FL 32615**

**03053-010-016**  
**CARTER DIANE S**  
**8502 NW 35TH RD**  
**GAINESVILLE FL 32606**

**03049-001-010**  
**BULLARD DONALD E & GLENDA**  
**M**  
**PO BOX 417**  
**ALACHUA FL 32616**

**03053-010-054**  
**SCHULTZ, RICHARD B &**  
**CECILIA**  
**1171 APPIAN WAY**  
**SANTA ANA CA 92705**

**03049-001-000**  
**DONOFRIO, JACQULYN MARIE**  
**5810 SW 164TH TER**  
**SOUTHWEST RANCHES FL**  
**33331-1397**

**03053-010-010**  
**BOUTON MATTHEW J & AMBER**  
**M**  
**16631 NW 165TH TER**  
**ALACHUA FL 32615**

**03053-010-011**  
**GRAY BRIAN S & MISTY D**  
**16611 NW 165TH TER**  
**ALACHUA FL 32615**

**03053-010-015**  
**MITCHELL CHARLES E &**  
**NANCY E**  
**16530 NW 165TH TER**  
**ALACHUA FL 32615**

**03053-010-038**  
**HANCOCK TROY DANIEL**  
**16548 NW 166TH RD**  
**ALACHUA FL 32615**

**03053-010-049**  
**MEADOWS & MEADOWS**  
**16649 NW 166TH DR**  
**ALACHUA FL 32615-4996**



03053-010-053 DAVIS MAUREEN 16624 NW 165TH TER ALACHUA FL 32615	03049-003-000 ALACHUA A ONE LLC 15260 NW 147TH DR STE 100 ALACHUA FL 32615	03050-000-000 SPENCER, ARTHUR PRESCOTT JR TR 4145 STATE RD 11 DELAND FL 32724
03049-001-002 BURGETTO GAETANO & STELLA M 16615 NW 171ST PL ALACHUA FL 32615	03053-020-056 DURATION BUILDERS INC 527 TURKEY CREEK ALACHUA FL 32615	03053-020-058 WEALING RITA L & GENE A 16831 NW 166TH DR ALACHUA FL 32615
03053-020-063 RICHMAN & RICHMAN- SANFORD H/W 16778 NW 166TH DR ALACHUA FL 32615	03053-020-059 DURATION BUILDERS INC 527 TURKEY CREEK ALACHUA FL 32615	03053-020-062 VISION CONSTRUCTION INC 3201 NW 202ND ST NEWBERRY FL 32669
03053-020-069 GALLMAN BRITTANY F & MATTHEW C 16879 NW 167TH ST ALACHUA FL 32615	03053-020-055 DURATION BUILDERS INC 527 TURKEY CREEK ALACHUA FL 32615	03049-001-011 KENNA VICKY ANN 16609 NW 171ST PL ALACHUA FL 32615-4863
03053-020-060 DURATION BUILDERS INC 527 TURKEY CREEK ALACHUA FL 32615	03053-020-070 DURATION BUILDERS INC 527 TURKEY CREEK ALACHUA FL 32615	03053-020-057 DURATION BUILDERS INC 527 TURKEY CREEK ALACHUA FL 32615
03053-020-061 KARA BOLTON HOMES INC 9145 SW 49TH PL STE A Gainesville FL 32608	03053-020-068 BODNER JENNIFER 16857 NW 167TH ST ALACHUA FL 32615	03053-010-000 HERITAGE OAKS PROPERTY, OWNERS PO BOX 969 Alachua FL 32615
03053-020-000 HERITAGE OAKS PROPERTY OWNERS ASSOCIATION INC 15010 NW 173RD ST ALACHUA FL 32615	03053-001-008 ALACHUA COUNTY FARM BUREAU INC 14435 NW US HIGHWAY 441 STE 20	03049-000-000 ALACHUA A ONE LLC 15260 NW 147TH DR STE 100 ALACHUA FL 32615
03053-001-002 TALAL PROPERTIES LTD & TAREK PROPERTIES LTD 1326 E LUMSDEN RD BRANDON FL 33511	03053-001-010 THE CITY OF ALACHUA PO BOX 9 ALACHUA FL 32616	03053-001-007 ALACHUA FL 0716 LLC 100 2ND AVE SOUTH STE 1103-S PETERSBURG FL 33701
03053-001-005 A MASON GRACE RENTALS LLC 13929 NW 166TH TER ALACHUA FL 32615	03053-001-009 ALACHUA A ONE LLC 15260 NW 147TH DR STE 100 ALACHUA FL 32615	03053-001-001 HIPPO INVESTMENTS LLC 14610 NW 129TH TER 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  
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**DAVID FOREST  
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ALACHUA, FL 32615**

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1000 TURKEY CREEK  
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**MICHELE L. LIEBERMAN  
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NATION&WORLD

Putin vows to boost Russian economy

Russian president begins fourth term by pushing economical relief, development

By Jim Heintz
The Associated Press

MOSCOW — Vladimir Putin on Monday launched his fourth term as president with an ambitious call to vault Russia into the top five global economies by developing its technological products and agricultural exports. Putin, who has sought to restore Russia's military and diplomatic prominence on the world stage, focused almost entirely on domestic issues in his speech after taking the oath of office in a vast, vaulted Kremlin hall glittering with gold leaf. Improving the economy following a recession partly linked to international sanctions will be a primary goal of his next six-year term, Putin said. "Russia should be modern and dynamic, it should be ready to accept the call of the times," he said in his inauguration speech to thousands of guests standing in three halls of the Grand Kremlin Palace. Putin later issued an extensive decree calling for "acceleration of the technological development of the Russian Federation" and "creation



Vladimir Putin, center, speaks Monday during his inauguration ceremony for a new term as Russia's president, with Constitutional Court Chairman Valery Zorkin, left, and Valentina Matviyenko, speaker of the Federation Council, Russian parliament's upper chamber, right, next to him in the Grand Kremlin Palace in Moscow, Russia. (ALEXANDER ZEMLIANICHENKO/THE ASSOCIATED PRESS)

of a high-performance export-oriented sector in the basic sectors of the economy, primarily in manufacturing and the agro-industrial sector." The 65-year-old former KGB agent, who has led Russia for all of the 21st century either as president or prime minister, has been criticized for inadequate efforts to diversify the economy from its dependence on oil and gas exports or develop the manufacturing sector. Russia's economy was hit hard by low world oil prices and sanctions connected to Moscow's 2014 annexation of Crimea and

military involvement in the separatist uprising in eastern Ukraine, with the ruble losing half its value between 2014 and 2016. The country recorded an anemic improvement in 2017, with gross domestic product rising 1.5 percent and the ruble recovering some of its value. But the currency dropped about 8 percent again last month after new U.S. sanctions. In the decree, he foresaw Russia becoming one of the world's top five economies by the end of his term in 2024. That would require boosting GDP by some 50 percent;

Russia currently places about 12th in rankings of world economies. Putin made only a brief reference to global affairs in his speech, saying "Russia is a strong, active, influential participant in international life. The security and defense capability of the country is reliably ensured. We will give these matters the necessary constant attention." He acknowledged that the challenges facing Russia were formidable "but we all remember well that, for more than 1,000 years of history, Russia has often faced epochs of turmoil and trials, and has

always revived as a Phoenix, reached heights that others could not." Putin was re-elected in March with 77 percent of the vote. He became acting president on New Year's Eve 1999 following the surprise resignation of Boris Yeltsin and won election to his first four-year term in 2000. Re-elected in 2004, he left office in 2008 because of term limits, but was named prime minister and continued to steer the country from that office. He returned as president in 2012 when the post was extended to six years.

Monday's pomp-filled inauguration was covered in assiduous detail on state television. It showed Putin working at his desk in his shirt sleeves, then donning a suit coat to begin a long, solitary walk through the corridors of the Kremlin's Senate building before boarding a limousine for a short drive to the Grand Kremlin Palace. Thousands of guests stood in the three halls for the inauguration. One of the most prominent was former German Chancellor Gerhard Schroeder, who is now chairman of Russia's state oil company Rosneft and one of the most prominent Western voices arguing for an end to sanctions against Russia. Schroeder stood with Prime Minister Dmitry Medvedev, and Putin prominently shook hands with him after the speech. After the ceremony, Putin issued an order formally dissolving the Cabinet but nominated Medvedev to serve again as prime minister. The pro-Putin United Russia party that dominates the parliament said it would back Medvedev in a vote Tuesday, Russian news agencies reported. Medvedev in turn made nominations for several deputy prime ministers, notably including Finance Minister Anton Siluanov as first deputy premier.

DATELINES

CANNES, FRANCE



A group of police officers takes part in a security exercise on the steps leading to the Palais des Festivals, Monday in Cannes, southern France. On the eve of the 71st Cannes Film Festival, the festival's director said the festival would improve the male-to-female ratios of its selection committees, name more women as jury president and, in the future, select more films directed by women. Its jury president this year is Cate Blanchett. (VIANNEY LE CAER/INVISION/THE ASSOCIATED PRESS)

LAGOS, NIGERIA
Nigeria military helps rescue Boko Haram hostages

More than 1,000 people held captive in northeastern Nigeria by the jihadi group Boko Haram have been rescued, Nigeria's military said Monday. The hostages, which consisted mainly of women and children, were rescued from four villages in the Bama area of Borno State, military spokesman Brig. Gen. Texas Chukwu said. Among the rescued were some men who had been forced to become Boko Haram fighters, he said. Nigeria's military conducted the operation with allies from the Multinational Joint Task Force, according to Chukwu. He wouldn't give details of when the rescues took place or over what period of time.

BASEL, SWITZERLAND
Scientist, 104, arrives in Switzerland to die

A 104-year-old Australian scientist arrived Monday in Switzerland before his planned assisted

suicide, unbowed about his intentions and hopeful that his premeditated death will send a message to legislators back home. Petting a dog in a warm welcoming crew at Basel's airport, David Goodall answered reporters' questions after coming in from visiting relatives in Bordeaux, France, over the weekend. "I am glad to arrive," Goodall said from a wheelchair. "The message I would like to send is: Once one passes the age of 50 or 60, one should be free to decide for oneself whether one wants to go on living or not."

MADISON, WIS.
UW-Madison to cover signs with KKK connections

The University of Wisconsin-Madison will cover over two signs in its Memorial Union for areas named after alumni with affiliations to the Ku Klux Klan. The Wisconsin Union Council's decision came last month following the release of a report examining the history of the white supremacist group

ANKARA, TURKEY



A Turkish soldier guards the entrance to the prison complex Monday in Aliaga, Izmir province, western Turkey, where jailed US pastor Andrew Craig Brunson is appearing on his trial at a court inside the complex. The 50-year-old evangelical pastor from North Carolina faces up 35 years in prison in Turkey, on charges that he aided terror groups and engaged in espionage. The pastor denies any wrongdoing. (DHA-DEPO PHOTOS VIA THE ASSOCIATED PRESS)

on campus, The Wisconsin State Journal reported. The Fredric March Play Circle and the Porter Butts Gallery will have their signs covered and be referred to as the "Play Circle" and "The Gallery," according to a council resolution. The areas are named after actor Fredric March and artist

Porter Butts, who belonged to a group connected with the KKK. RICHMOND, VA. Court blocks officers' suit in Freddie Gray case A federal appeals court on Monday blocked a lawsuit against Baltimore's

BOSTON



Students walk past the "Great Dome" atop Building 10 on the Massachusetts Institute of Technology campus in Cambridge, Mass. The Massachusetts Supreme Judicial Court ruled Monday that MIT cannot be held responsible for the 2009 death of graduate student Han Nguyen, who killed himself. His family's lawsuit said that the school knew he was a suicide risk and could have prevented his death. (CHARLES KRUPA/THE ASSOCIATED PRESS FILE PHOTO)

top prosecutor filed by five police officers who said she maliciously investigated and charged them in the death of a black man who suffered a fatal spinal injury in custody. The Richmond, Virginia-based 4th U.S. Circuit Court of Appeals overturned a ruling by a lower court judge, court records

show. That judge had allowed key parts of the lawsuit against Baltimore State's Attorney Marilyn Mosby to go forward. Mosby's lawyers had argued that as a prosecutor, she has immunity from the lawsuit. The court agreed. The Associated Press

PUBLIC NOTICE
A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on ±126.8-acres (Alachua County Tax Parcels 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from C1, RMF-8, and RSF-4 to C1, RMF-15, RMF-8, and RSF-4. The intent of the applications is to modify existing FUU and Zoning boundaries to accommodate multi-family, single family, and commercial uses. 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.
Time: 6:00pm on Wednesday, May 23, 2018
Location: CHW, 11801 Research Dr., Alachua, FL 32615
Contact: Ryan Thompson, AICP
Phone Number: (352) 331-1976

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## **Workshop Presentation**





## High Point Crossing

### Large-scale Comprehensive Plan Amendment (Ls-CPA) & Rezoning

Neighborhood Workshop  
May 23rd, 2018

## Meeting Overview



### The purpose of the neighborhood meeting:

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



## Public Notification



### MEMORANDUM

To: The Neighbors of 16119 NW US-441 (NW Quadrant of 56-441-75 interchange)  
 From: Ryan Thompson, AICP, Project Manager 16-0908  
 Date: Tuesday, May 8, 2018  
 RE: Neighborhood Workshop Public Notice

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on a 126.8-acre (Alachua County Tax Parcel 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Map from C1, RMF-8, and RSP-4 to C1, RMF-15, RMF-8, and RSP-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

Date: Wednesday, May 23, 2018

Time: 6:00pm

From: CHW

11801 Research Dr.

Alachua, FL 32410

Subject: Neighborhood Workshop Public Notice

03049-000-000

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.

### NATION & WORLD

#### Putin vows to boost Russian economy



### PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss two (2) companion City of Alachua applications on a 126.8-acre (Alachua County Tax Parcel 03049-000-000 and 03049-003-000) located north of US 441 and west of I-75: a Large-scale Comprehensive Plan Amendment to amend the Future Land Use Map from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, High Density Residential, Medium Density Residential, and Moderate Density Residential; and a Rezoning to amend the Official Zoning Atlas from C1, RMF-8, and RSP-4 to C1, RMF-15, RMF-8, and RSP-4. The intent of the applications is to modify existing FLU and Zoning boundaries to accommodate multi-family, single-family, and commercial uses.

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.

Time: 6:00pm on Wednesday, May 23, 2018

Location: CHW, 11801 Research Dr., Alachua, FL 32615

Contact: Ryan Thompson, AICP

Phone Number: (352) 331-1976



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## Application Review Process



Neighborhood Workshop	May 23 <sup>rd</sup>
Submit Ls-CPA & Rezoning Application	May 31 <sup>st</sup>
Staff Review	June – July
Planning & Zoning Board Public Hearing	August 14 <sup>th</sup> (Tentative)
City Commission First Reading (Transmittal Hearing)	September 10 <sup>th</sup> (Tentative)
City Commission Second Reading (Adoption Hearing)	November 12 <sup>th</sup> (Tentative)

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## Application Request



### 1. To amend the Future Land Use Map:

From: Commercial	To: Commercial
Medium Density Residential	High Density Residential
Moderate Density Residential	Moderate Density Residential
	Corporate Park

### 2. And, to amend the Official Zoning Atlas:

From: CI	(±51-acres)	To: CI	(±32-acres)
RMF-8	(±36-acres)	RMF-15	(±28-acres)
RSF-4	(±40-acres)	RSF-4	(±39-acres)
		CP	(±28-acres)

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## Application Intent



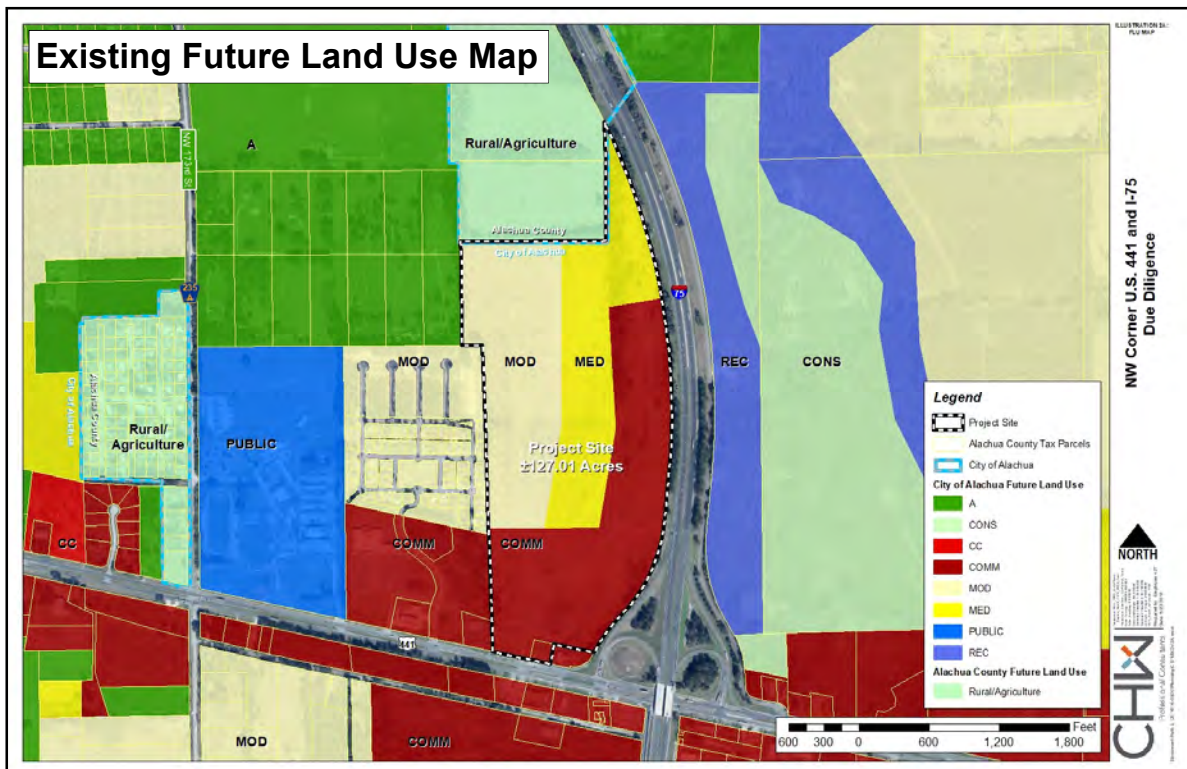
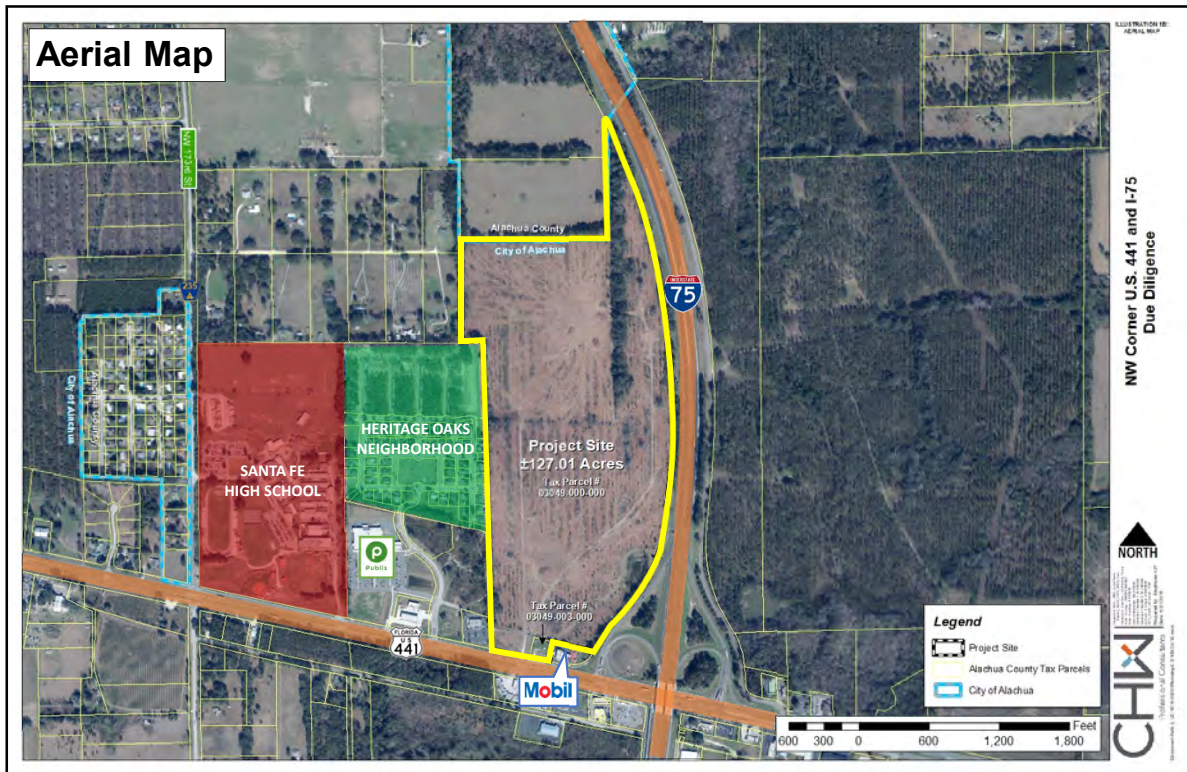
### • Intent:

- To enhance site compatibility with adjacent properties by locating single-family adjacent to single-family and multi-family interior to the site; and
- To permit a more diverse selection of nonresidential uses, including office, research facility, light manufacturing, and warehousing.

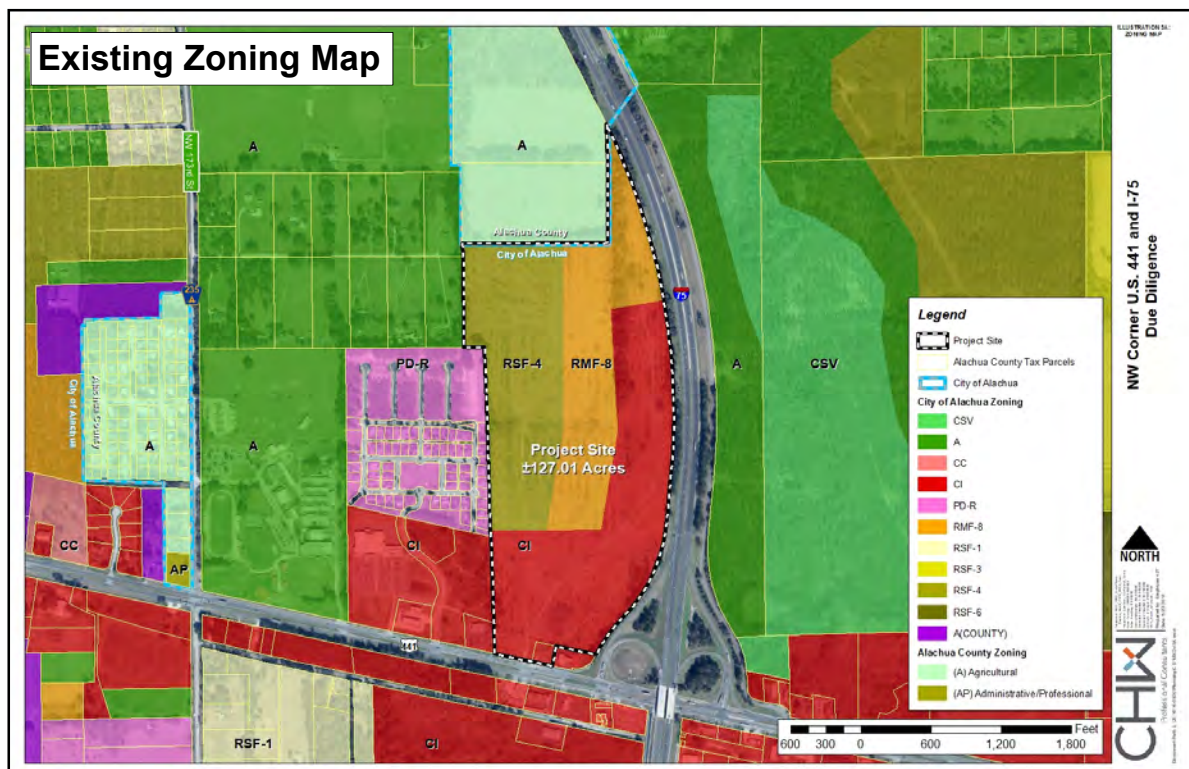
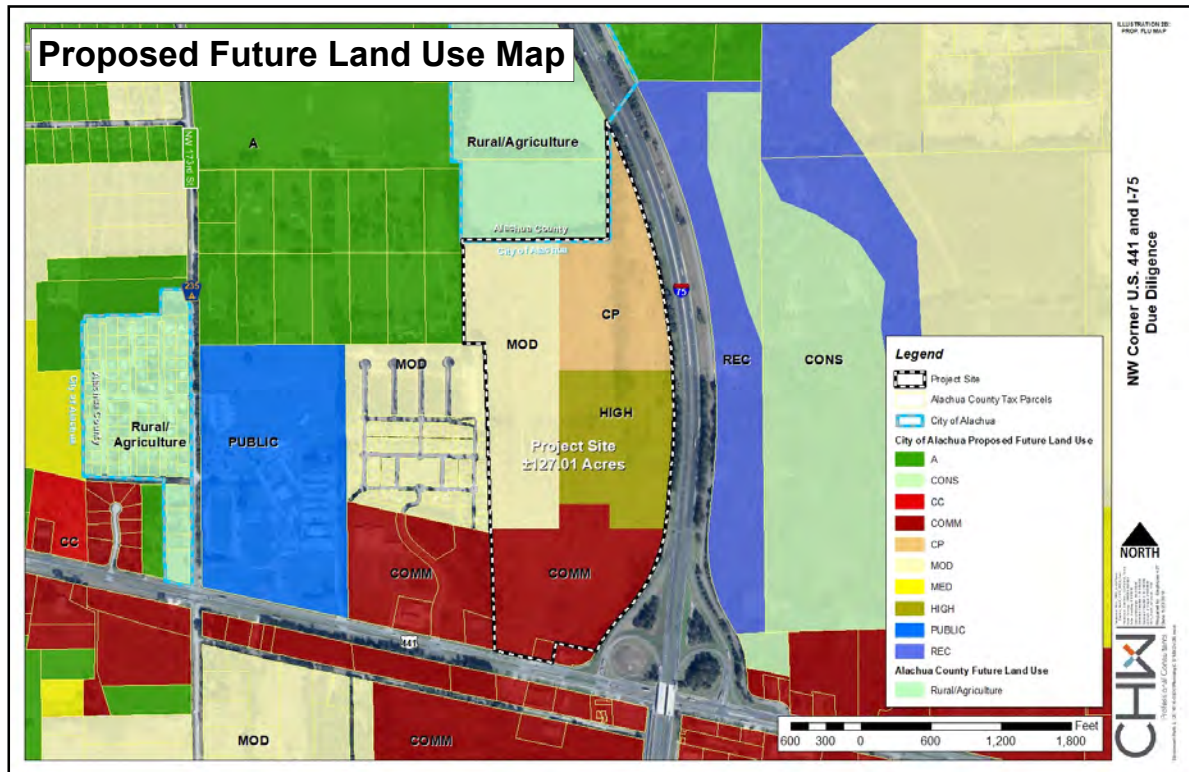
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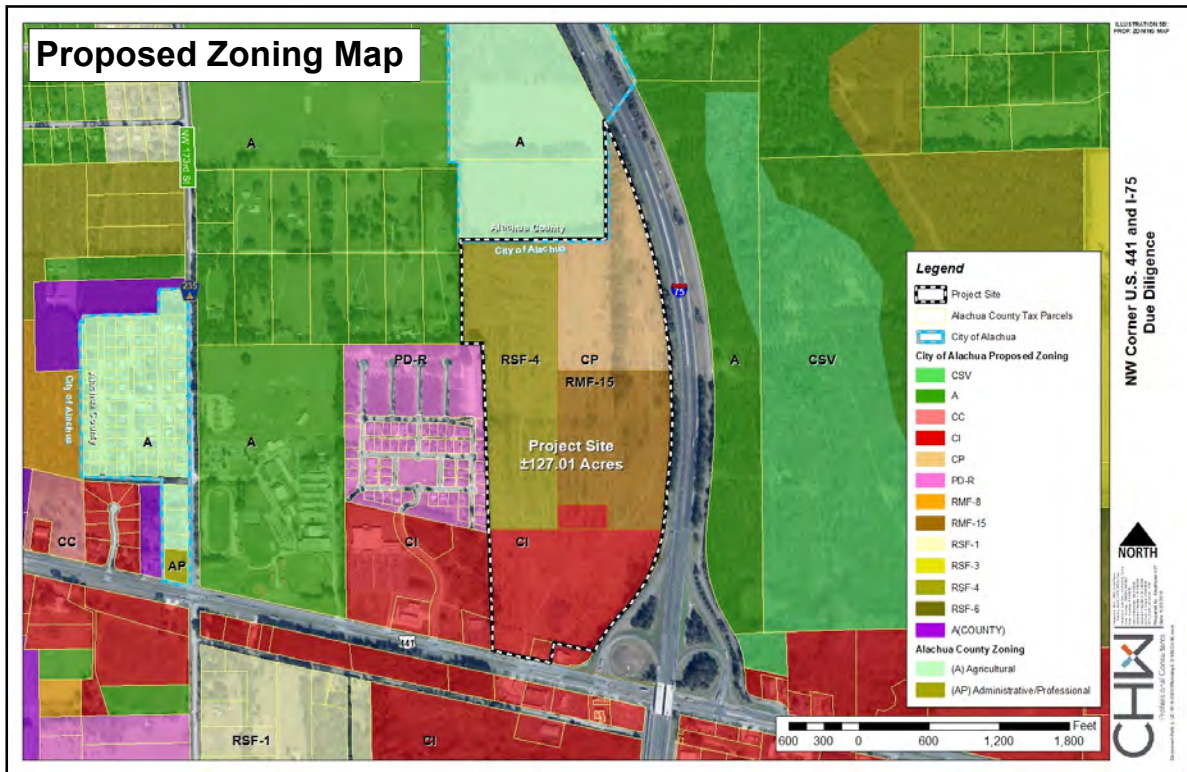




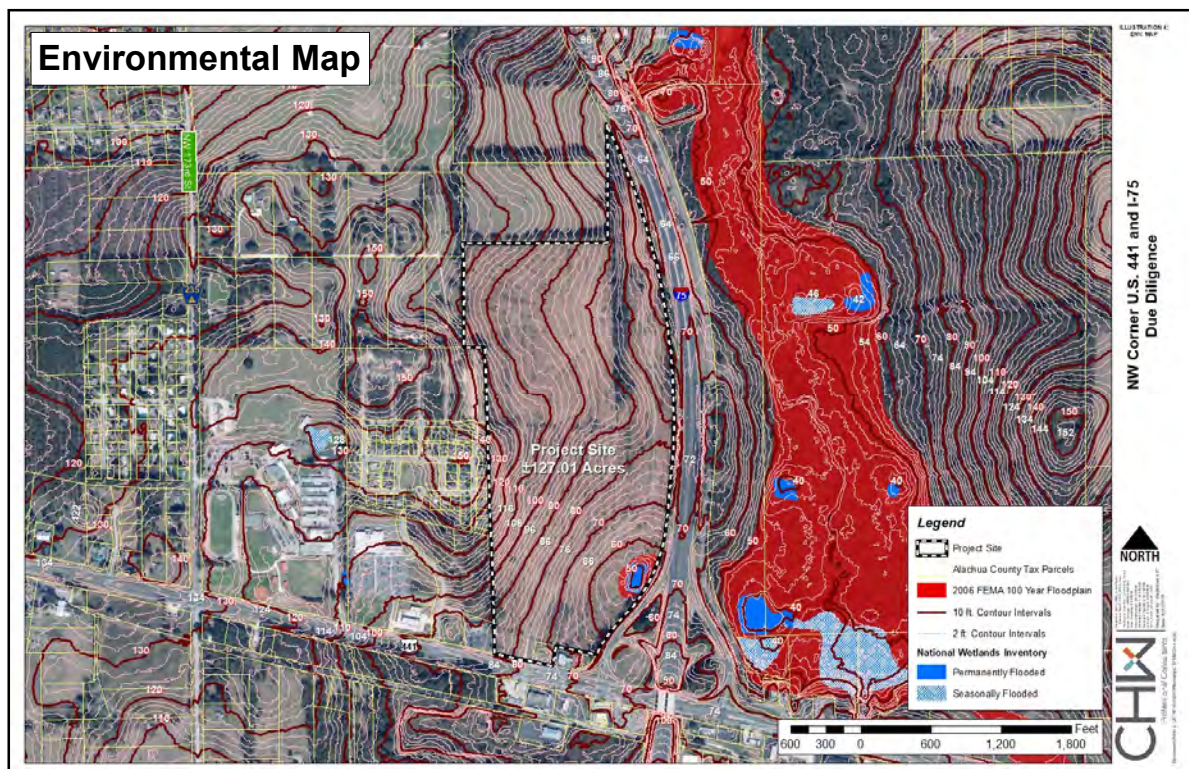
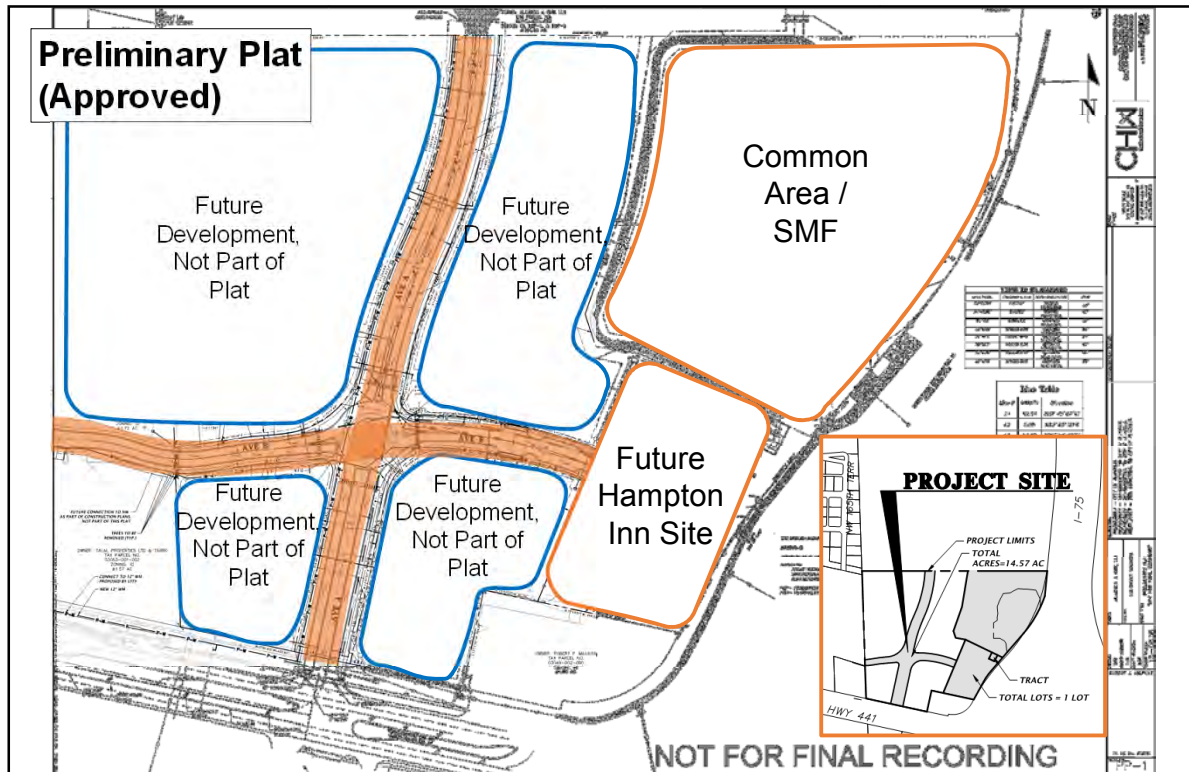




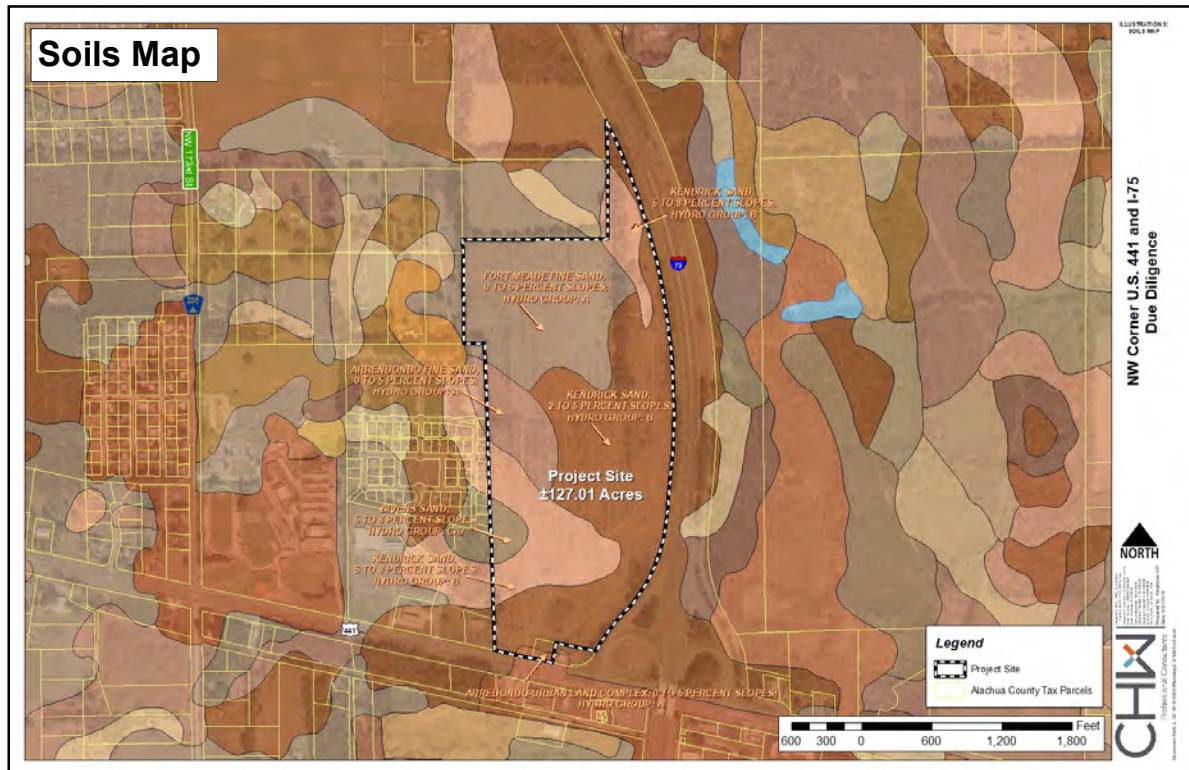














## Sign-In Sheet



## SIGN-IN SHEET

**Event:** Neighborhood Meeting  
**Date/Time:** May 23, 2018 at 6:00pm  
**Place:** CHW, 11801 Research Drive, Alachua, FL  
**Re:** High Point Crossing - Large-scale Comprehensive Plan Amendment and Rezoning

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Charles Wallace*	Heritage Oaks	[Signature]
2	Gene Wealing	16831 NW 166 DR Alachua, FL 32615 Heritage Oaks	[Signature]
3	Rita Wealing	"	[Signature]
4	Donald Bullard	16604 171 PL	[Signature]
5	Jan Osejo	16681 NW 165 TERR	[Signature]
6			
7			
8			
9			
10			
11			
12			
13	* Please send copies of roster and graphics to CE Wallace: C-E. wallace@hotmail.com		



## Workshop Minutes



---

# NEIGHBORHOOD MEETING MINUTES

---

## High Point Crossing

### Large-Scale Comprehensive Plan Amendment and Rezoning

May 23, 2018 AT 6:00 PM

### CHW Office

Recorded and transcribed by CHW staff.

CHW Attendees – Ryan Thompson, AICP; Celeste Lau

Community Members in Attendance: Five, including three households from the Heritage Oaks Subdivision and one household from a ±5-acre lot to the north.

CHW Planning Staff hosted the required Neighborhood Meeting for a Large-scale Comprehensive Plan Amendment (Ls-CPA) and a companion Rezoning application. During the meeting, CHW staff gave a brief presentation covering: the purpose of the meeting, the application's request and intent, public notification information, the application review process, various maps illustrating the project site's location and characteristics, and the preliminary plat approved for the hotel site and infrastructure along US 441. The following is a recount, prepared by CHW staff, of the discussions that occurred throughout the meeting:

**Questions:** Will access to the property be changed or altered as a result of development?

**Response:** Access to the site will not change. The site will retain the one access point from US 441 and have internal circulation throughout the site. Cross-access will be provided from the project site to the property directly to the west.

**Comment:** The traffic on US 441 is already an issue. It's also very dangerous at the intersection in front of Publix.

**Question:** Will you connect to the private road (NW 171 Place)?

**Response:** No, we will not be connecting to the private road adjacent to the project site.

**Question:** Will development of this project create a lot of traffic?

**Response:** When compared to the site's existing maximum development potential, the proposed uses project a reduction in the number of vehicle trips generated. As part of these applications, the city requires we look at trip generation that may result if the applications are approved.

**Question:** Who is going to improve the road to the west of the site (NW 167<sup>th</sup> Boulevard) and when will it occur?

**Response:** The roadway modifications will likely occur with the Farm Bureau site construction, which fronts NW 167<sup>th</sup> Boulevard.



**Question:** How many units will there be for the single-family and multi-family developments? The reason I ask this is because Santa Fe is one of the most over-populated high schools in Alachua and I'm afraid that this development will just add to that issue.

**Response:** The single-family residential area will have about 3-4 units per acre, or about 120 homes, and the multi-family portion of the site is proposed to have approximately 300 units. In addition, the County carefully looks at school capacity and monitors the number of additional students a new development will likely produce. With the application, we submit a School Concurrency Form that estimates the number of students a site will generate based on the number of units being proposed. The proposed amount of residential development is near identical to what is currently permitted by the site's existing FLU and zoning designation.

**Request:** Do not take away the tree line separating the project site from Heritage Oaks. Also, adding more trees would be great.

**Response:** The City requires buffers between non-compatible uses. No buffer is required between low density residential developments with similar lot sizes—even if they are located in different subdivisions. However, we are documenting your questions and concerns in our Neighborhood Meeting Minutes that will be submitted to the City along with our applications.

**The meeting concluded at 6:35pm.**

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**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
  - a. School Concurrency Form
  - b. Map Set





# High Point Crossing

## Ls-CPA Application – Justification Report

July 31, 2018  
REVISED September 25, 2018

**Prepared for:**

City of Alachua Office of Planning and Zoning

**Prepared on behalf of:**

Alachua A One LLC

**Prepared by:**

CHW

PN# 16-0506.02

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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:** July 31, 2018 REVISED September 25, 2018

**Re:** High Point Crossing – Ls-CPA Application

16-0506.02

<p><b><u>Jurisdiction:</u></b> City of Alachua</p>	<p><b><u>Intent of Application:</u></b> To allow for a mix of residential and nonresidential uses.</p>
<p><b><u>Location:</u></b> 16119 NW US HWY 441</p>	
<p><b><u>Parcel Number:</u></b> A portion of Alachua County Tax Parcel #03049-000-000</p>	<p><b><u>Acres:</u></b> ±97.23 acres (ac) (Source: CHW Survey Department)</p>
<p><b><u>Existing Future Land Use (FLU) Classification:</u></b> <i>Commercial (±21.2 ac) (0.5 FAR)</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.</p>	<p><b><u>Proposed Future Land Use (FLU) Classification:</u></b> <i>Commercial (±2.11 ac)</i> The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate.</p>
	<p><b><u>Proposed Future Land Use (FLU) Classification:</u></b> <i>Corporate Park (±27.88 ac)</i> This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors.</p>
<p><b><u>Existing Future Land Use (FLU) Classification:</u></b> <i>Moderate Density Residential (±40 ac) (0-4 du/ac)</i> 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.</p>	<p><b><u>Proposed Future Land Use (FLU) Classification:</u></b> <i>Moderate Density Residential (±39.36 ac)</i> 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.</p>
<p><b><u>Existing Future Land Use (FLU) Classification:</u></b> <i>Medium Density Residential (±36 ac) (4-8 du/ac)</i> The medium density residential land use category allows residential development at a density of 4 dwelling units per acre to 8 dwelling units per acre, as well as small-scale neighborhood commercial and mixed use developments.</p>	<p><b><u>Proposed Future Land Use (FLU) Classification:</u></b> <i>High Density Residential (±27.88 ac)</i> The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services.</p>
<p><b><u>Existing Zoning District:</u></b> <i>CI: Commercial Intensive (±21.2 ac) (0.5 FAR)</i> The CI District is established and intended</p>	<p><b><u>Proposed Zoning District:</u></b> <i>CI: Commercial Intensive (±2.11 ac)</i> The CI District is established and intended to provide lands and facilitate highway-oriented</p>



# 1. Executive Summary

<p>to provide lands and facilitate highway-oriented development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.</p>	<p>development opportunities within the City, for uses that require high public visibility and an accessible location. The CI district should be located along major arterials or highways and at the US 441/Interstate-75 interchange.</p> <p><b><u>Proposed Zoning District:</u></b>  <b><i>CP: Corporate Park (±27.88 ac)</i></b>  The CP District is established and intended to accommodate a range of research and development, technology and life sciences/biotechnology industries, office, supporting retail, and limited residential uses. By allowing a range of permitted uses, the CP District is intended to accommodate the development of "flex space" arrangements. Flex space allows a developer to establish different combinations of uses on a site over time.</p>
<p><b><u>Existing Zoning District:</u></b>  <b><i>RMF-8: Residential Multiple Family District-8 (±36 ac) (4-8 du/ac)</i></b>  The RMF-8 district is established and intended to encourage a mixture of medium-density housing types, including single-family detached, townhouses, two- to four-family, and multiple-family dwellings, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. The maximum density allowed is eight dwelling units an acre.</p>	<p><b><u>Proposed Zoning District:</u></b>  <b><i>RMF-15: Residential Multiple Family District-15 (±27.88 ac)</i></b>  The RMF-15 district is established and intended to encourage a wide range of high-density housing types, especially multifamily development, but also single-family attached, townhouses, and two- to four-family dwellings, to meet the diverse needs of the Alachua housing market, in areas served by water and sewer systems. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools, are also allowed. Limited, neighborhood-serving commercial uses are also allowed. The maximum residential density allowed is 15 dwelling units an acre.</p>
<p><b><u>Existing Zoning District:</u></b>  <b><i>RSF-4: Residential Single-Family-4 (±40 ac) (1-4 du/ac)</i></b>  The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.</p>	<p><b><u>Proposed Zoning District:</u></b>  <b><i>RSF-4: Residential Single-Family-4 (±39.36 ac)</i></b>  The RSF-4 district is established as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district. Complementary uses customarily found in residential zone districts, such as community facilities, religious institutions, parks and playgrounds, and schools are also allowed. The minimum lot area for single-family detached is 7,500 square feet and the maximum density allowed is four dwelling units an acre.</p>



# 1. Executive Summary

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## Existing Max. Permitted Density:

- RSF- 4:  $\pm 40 \text{ ac} \times 4 \text{ du/ac} = 160 \text{ dwelling units}$
- RMF-8:  $\pm 36 \text{ ac} \times 8 \text{ du/ac} = 288 \text{ dwelling units}$
- **Total: 448 dwelling units**

## Existing Max. Permitted Intensity:

- CI:  $\pm 21.2 \text{ ac} \times 0.5 \text{ FAR} \times 43,560 \text{ sq. ft.} = 461,736 \text{ sq. ft.}$

## Proposed Max. Permitted Density:

- RSF-4:  $\pm 39.36 \text{ ac} \times 4 \text{ du/ac} = 157 \text{ dwelling units}$
- RMF-15:  $\pm 27.88 \text{ ac} \times 15 \text{ du/ac} = 418 \text{ dwelling units}$
- **Total: 575 dwelling units**

## Proposed Max. Permitted Intensity:

- CI:  $\pm 2.11 \text{ ac} \times 0.5 \text{ FAR} \times 43,560 \text{ sq. ft.} = 45,956 \text{ sq. ft.}$
- CP:  $\pm 27.88 \text{ ac} \times 0.5 \text{ FAR} \times 43,560 \text{ sq. ft.} = 607,226 \text{ sq. ft.}$
- **Total: 653,182 sq. ft.**

## Net Change

Approval of this application will permit an increase in the net density/intensity of the site.

## Intent

Permit an apartment complex closer to approved infrastructure and located on a smaller portion of land to enhance overall land use efficiency; and to permit a larger variety of nonresidential uses than what is currently permitted.



## 2. STATEMENT OF PROPOSED CHANGE

This application requests to amend a ±97.23-acre site (A portion of Alachua County Tax Parcel 03049-000-000) from Commercial, Medium Density Residential, and Moderate Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential. The subject property is located adjacent to Interstate 75 (I-75) and is accessed from US Highway 441 (US 441) through the remainder of High Point Crossing, which is currently seeking final plat approval. An aerial is provided as Figure 1 that shows the site's location.



**Figure 1: Aerial Map**

The intent of this Ls-CPA application is to permit FLU designations Commercial, Corporate Park, High Density Residential, and Moderate Density Residential to allow for an apartment complex closer to approved infrastructure and at a higher density as well as to permit a larger variety of nonresidential uses than what is currently permitted by introducing uses permitted within corporate parks.

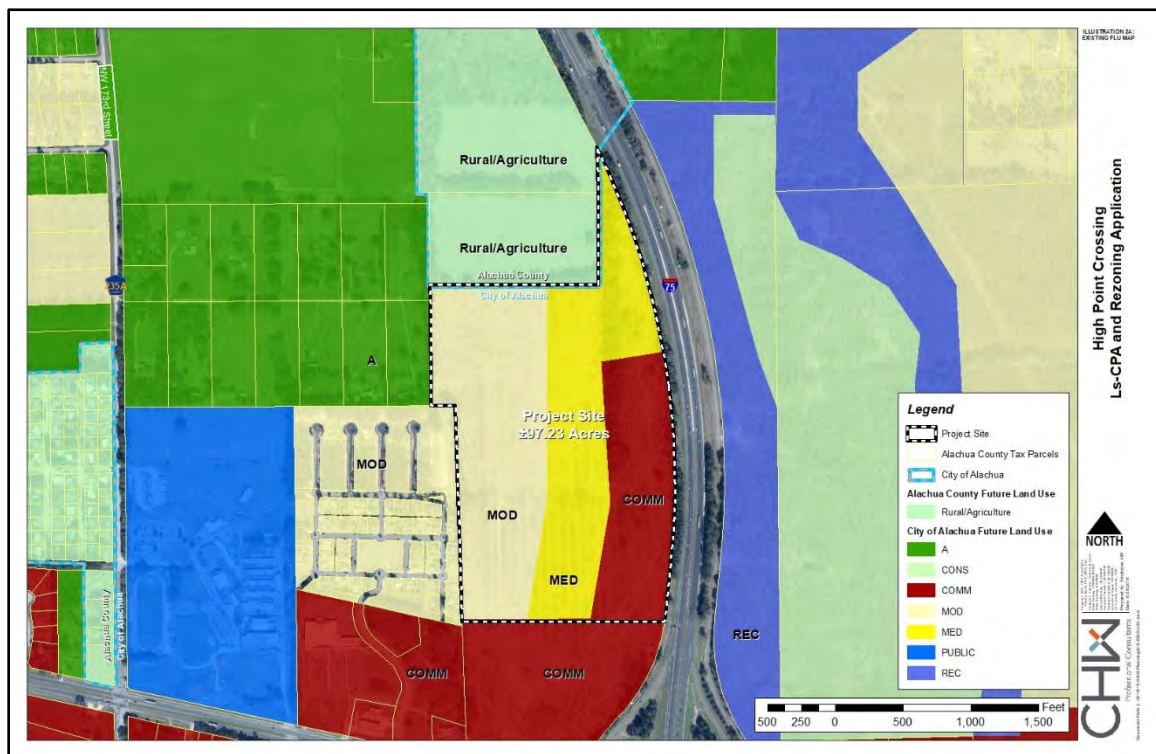
The location of the FLU designations is compatible with the adjacent uses and consistent with the pattern established on the existing corridor. The Moderate Density Residential FLU designation is adjacent to residential and agricultural uses, the High Density Residential designation is adjacent to approved infrastructure and internal to the development, and the Commercial designation located adjacent to the remaining portion of Alachua County Tax Parcel #03049-000-000. The Corporate Park designation is adjacent to single-family, multi-family, and agricultural uses that are compatible with an office-oriented research park. The City of Alachua Land Development Regulations (LDR) buffer requirements will enhance compatibility with adjacent properties and uses.



This application will be submitted concurrently with a Rezoning application to rezone the Zoning designations to be consistent with the requested FLU designations in this application. Existing FLU and Zoning designations of adjacent parcels are identified in Table 1 and illustrated in Figures 2 - 4. The proposed FLU designations are illustrated in Figure 3.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Rural/Agriculture (County)	A (County)
East	I-75/Recreation	I-75/A
South	Commercial	CI
West	Agriculture/Moderate Density Residential/Commercial	A/PD-R/CI



**Figure 2: Existing Future Land Use Map**



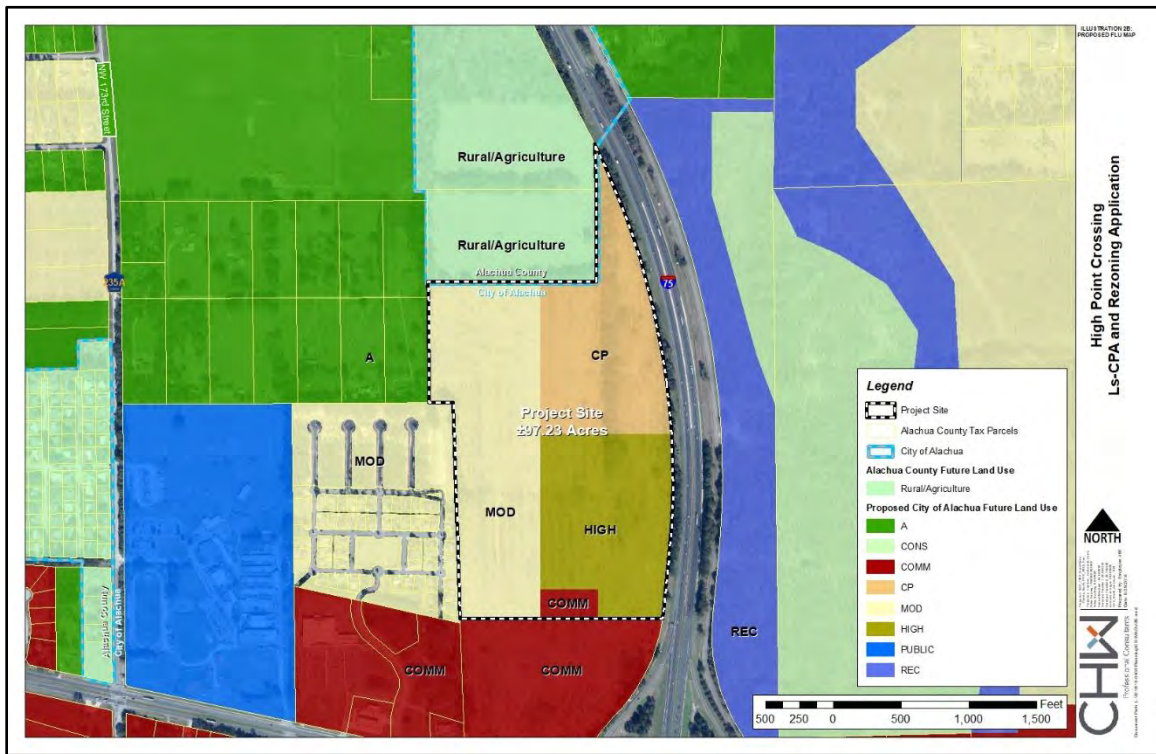


Figure 3: Proposed Future Land Use Map

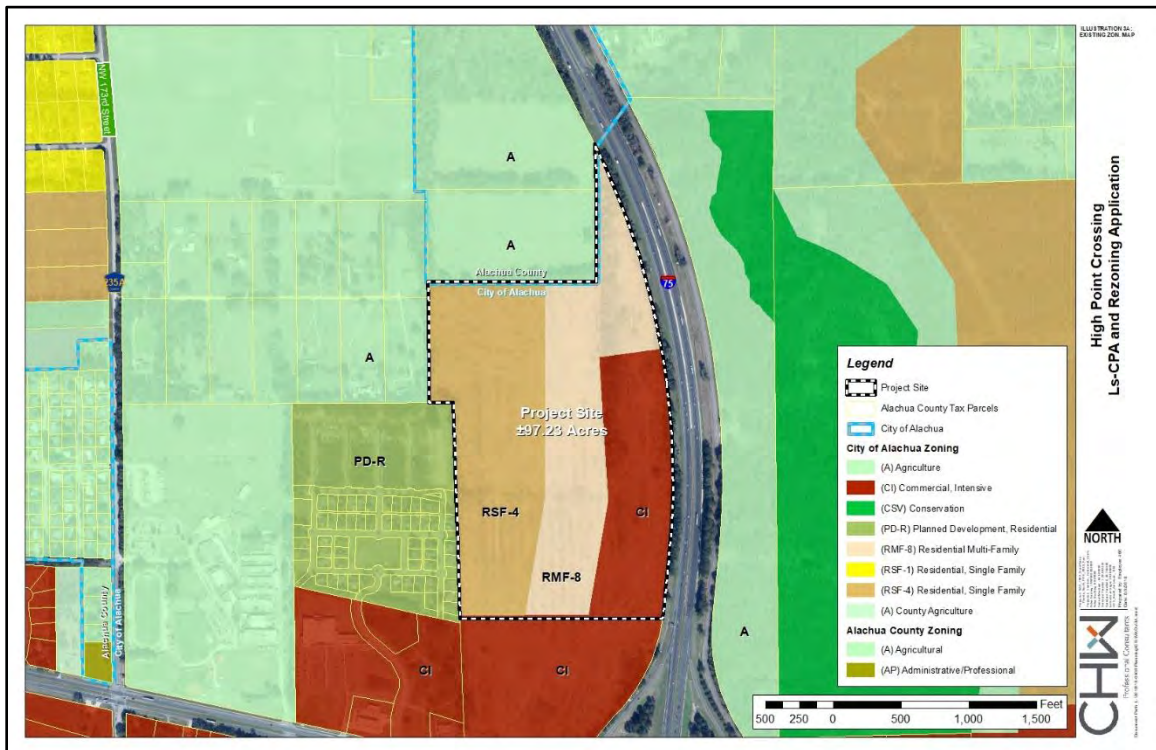


Figure 4: Existing Zoning Map



### 3. IMPACT ANALYSIS

#### LEVEL OF SERVICE CONCURRENCY

This application requests to change the ±97.23-acre project site's existing FLU designations from Commercial, Moderate Density Residential, and Medium Density Residential to Commercial, Corporate Park, High Density Residential, and Moderate Density Residential. This section serves two purposes:

1. To estimate the site's overall anticipated demand on City infrastructure and services based on the maximum entitlements permitted by the subject property's proposed FLU designations; and
2. To determine whether the proposed entitlements have a greater or lower anticipated demand on City infrastructure and services by evaluating the net difference between the existing and proposed maximum entitlements.

Therefore, each of the City facilities are evaluated on both the overall maximum anticipated demands, as well as the net difference between the existing and proposed maximum anticipated demands. Proposed maximum entitlements are calculated below:

#### Existing Max. Permitted Density:

- RSF-4: ±40 ac x 4 du/ac = **160 dwelling units**
- RMF-8: ±36 ac x 8 du/ac = **288 dwelling units**

#### Existing Max. Permitted Intensity<sup>1</sup>:

- CI: ±21.2 ac x 0.5 FAR x 43,560 sq. ft. = **461,736 sq. ft.**
  - Shopping Center: 461,736 sq. ft. x 0.5 of total area = **230,868 sq. ft.**
  - General Office: 461,736 sq. ft. x 0.5 of total area = **230,868 sq. ft.**

#### Proposed Max. Permitted Density:

- RSF-4: ±39.36 ac x 4 du/ac = **157 dwelling units**
- RMF-15: ±27.88 ac x 15 du/ac = **418 dwelling units**

#### Proposed Max. Permitted Intensity<sup>1</sup>:

- CI: ±2.11 ac x 0.5 FAR x 43,560 sq. ft. = **45,956 sq. ft.**
  - Shopping Center: 45,956 sq. ft. x 0.5 of total area = **22,978 sq. ft.**
  - General Office: 45,956 sq. ft. x 0.5 of total area = **22,978 sq. ft.**
- CP: ±27.88 ac x 0.5 FAR x 43,560 sq. ft. = **607,226 sq. ft.**
  - General Industrial: 607,226 sq. ft. x 0.25 of total area = **151,807 sq. ft.**
  - General Office: 607,226 sq. ft. x 0.4 of total area = **242,890 sq. ft.**
  - Research & Development Center: 607,226 sq. ft. x 0.35 of total area = **212,529 sq. ft.**

Trip generation figures are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10<sup>th</sup> Edition. Data for subsequent tables are from the City of Alachua July 2018 Development Monitoring Report, as well as, data obtained within the City Comprehensive Plan and Florida Administrative Code (FAC).

<sup>1</sup>The proposed uses under CI and CP FLU are presumed, but actual uses and square footage of each may vary based upon the type of development proposed during site plan review.



## Roadways / Transportation

**Table 2a: Projected Trip Generation**

Land Use <sup>1,2</sup> (ITE)	Units <sup>3</sup>	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Single-Family Detached Housing (ITE 210)	157	9.44	1,482	0.74	116	0.99	155
Multifamily Housing (ITE 221)	418	5.44	2,274	0.36	150	0.44	184
Shopping Center (ITE 820)	23	37.75	868	0.94	22	3.81	88
Single Tenant Office Building (ITE 715)	23	11.25	259	1.78	41	1.71	39
General Light Industrial (ITE 110)	152	4.96	754	0.70	106	0.63	96
General Office Building (ITE 710)	243	9.74	2,367	1.16	282	1.15	279
Research and Development Center (ITE 760)	213	11.26	2,398	0.42	89	0.49	104
<b>Total</b>	<b>-</b>	<b>-</b>	<b>10,402</b>	<b>-</b>	<b>806</b>	<b>-</b>	<b>945</b>

1. Source: ITE Trip Generation 10<sup>th</sup> Edition

2. NOTE: A development plan is not being submitted at this time. Therefore, the uses and areas shown in this table are presumed and are subject to change in future development plan submittals.

3. Nonresidential Units = Total Sq. Footage/1,000 sq. ft. (rounded to the nearest whole number).



**Table 2b: Projected Net Trip Generation**

Land Use <sup>1,2</sup>	Units <sup>3</sup>	Daily		AM Peak		PM Peak	
(ITE)		Rate	Trips	Rate	Trips	Rate	Trips
Proposed							
Single-Family Detached Housing (ITE 210)	157	9.44	1,482	0.74	116	0.99	155
Multifamily Housing (ITE 221)	418	5.44	2,274	0.36	150	0.44	184
Shopping Center (ITE 820)	23	37.75	868	0.94	22	3.81	88
Single Tenant Office Building (ITE 715)	23	11.25	259	1.78	41	1.71	39
General Light Industrial (ITE 110)	152	4.96	754	0.70	106	0.63	96
General Office Building (ITE 710)	243	9.74	2,367	1.16	282	1.15	279
Research and Development Center (ITE 760)	213	11.26	2,398	0.42	89	0.49	104
Subtotal (Proposed)	-	-	10,402	-	805	-	945
Existing							
Single-Family Detached Housing (ITE 210)	160	9.44	1,510	0.74	118	0.99	158
Multifamily Housing (ITE 221)	288	5.44	1,567	0.36	104	0.44	127
Shopping Center (ITE 820)	231	37.75	8,720	0.94	217	3.81	880
Single Tenant Office Building (ITE 715)	231	11.25	2,599	1.78	411	1.71	395
Subtotal (Existing)	-	-	14,396	-	850	-	1,560
Total	-	-	-3,994	-	-45	-	-615

1. Source: ITE Trip Generation 10<sup>th</sup> Edition

2. NOTE: A development plan is not being submitted at this time. Therefore, the uses and areas shown in this table are presumed and are subject to change in future development plan submittals.

3. Nonresidential Units = Total Sq. Footage/1,000 sq. ft. (rounded to the nearest whole number).

**Conclusion:** If the project were to be developed utilizing the site's maximum development potential as shown in Tables 2a and 2b, approval of this application would hypothetically generate 10,402 daily trips on local roadways—a net reduction of what is currently permitted by the site's existing FLU designations. Thus, the intended Ls-CPA *will not negatively impact* the adopted LOS for adjacent and nearby roadways.



**Table 3a: Projected Impacts on Roadways, Segment 1**

	AADT	PM
Traffic System Category	I-75	
	(From NCL of Alachua to US 441)	
Maximum Service Volume <sup>1</sup>	91,600	8,250
Existing Traffic <sup>1</sup>	36,000	3,780
Reserved Trips <sup>1</sup>	346	55
Available Capacity	55,254	4,415
Projected Trip Generation <sup>2</sup>	1,040	95
<b>Available Capacity w/ Application approval</b>	<b>54,214</b>	<b>4,320</b>

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

2. NOTE: Projected trip distribution percentage is estimated to be 10%.

**Table 3b: Projected Impacts on Roadways, Segment 2**

	AADT	PM
Traffic System Category	I-75	
	(From US 441 to SCL of Alachua)	
Maximum Service Volume <sup>1</sup>	91,600	8,250
Existing Traffic <sup>1</sup>	59,457	6,243
Reserved Trips <sup>1</sup>	152	17
Available Capacity	31,991	1,990
Projected Trip Generation <sup>2</sup>	5,201	473
<b>Available Capacity w/ Application approval</b>	<b>26,790</b>	<b>1,517</b>

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

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

**Table 3c: Projected Impacts on Roadways, Segment 5**

	AADT	PM
Traffic System Category	U.S. Hwy 441	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	39,000	3,510
Existing Traffic <sup>1</sup>	25,926	2,463
Reserved Trips <sup>1</sup>	1,825	216
Available Capacity	11,249	831
Projected Trip Generation <sup>2</sup>	10,402	945
<b>Available Capacity w/ Application approval</b>	<b>847</b>	<b>-114</b>

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

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



**Table 3d: Projected Impacts on Roadways, Segment 8**

	AADT	PM
Traffic System Category	SR 235	
	(From 235/241 Intersection to US 441)	
Maximum Service Volume <sup>1</sup>	14,400	1,290
Existing Traffic <sup>1</sup>	10,305	979
Reserved Trips <sup>1</sup>	0	0
Available Capacity	4,905	311
Projected Trip Generation <sup>2</sup>	1,040	95
<b>Available Capacity w/ Application approval</b>	<b>3,865</b>	<b>216</b>

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

2. NOTE: Projected trip distribution percentage is estimated to be 10%.

**Table 3e: Projected Impacts on Roadways, Segment CR 235A South**

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume <sup>1</sup>	15,120	1,359
Existing Traffic <sup>1</sup>	3,780	359
Reserved Trips <sup>1</sup>	217	30
Available Capacity	11,123	970
Projected Trip Generation <sup>2</sup>	1,040	95
<b>Available Capacity w/ Application approval</b>	<b>10,083</b>	<b>875</b>

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

2. NOTE: Projected trip distribution percentage is estimated to be 10%.

**Table 3f: Projected Net Impacts on Roadways, Segment 1**

	AADT	PM
Traffic System Category	I-75	
	(From NCL of Alachua to US 441)	
Maximum Service Volume <sup>1</sup>	91,600	8,250
Existing Traffic <sup>1</sup>	36,000	3,780
Reserved Trips <sup>1</sup>	346	55
Available Capacity	55,254	4,415
Projected Net Trip Generation <sup>2</sup>	0	0
<b>Net Available Capacity w/ Application approval</b>	<b>55,254</b>	<b>4,415</b>

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

2. NOTE: Projected trip distribution percentage is estimated to be 10%.



**Table 3g: Projected Net Impacts on Roadways, Segment 2**

	AADT	PM
<b>Traffic System Category</b>	<b>I-75</b>	
	(From US 441 to SCL of Alachua)	
Maximum Service Volume <sup>1</sup>	91,600	8,250
Existing Traffic <sup>1</sup>	59,457	6,243
Reserved Trips <sup>1</sup>	152	17
Available Capacity	31,991	1,990
Projected Net Trip Generation <sup>2</sup>	0	0
<b>Net Available Capacity w/ Application approval</b>	<b>31,991</b>	<b>1,990</b>

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

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

**Table 3h: Projected Net Impacts on Roadways, Segment 5**

	AADT	PM
<b>Traffic System Category</b>	<b>U.S. Hwy 441</b>	
	(From SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	39,000	3,510
Existing Traffic <sup>1</sup>	25,926	2,463
Reserved Trips <sup>1</sup>	1,825	216
Available Capacity	11,249	831
Projected Net Trip Generation <sup>2</sup>	0	0
<b>Net Available Capacity w/ Application approval</b>	<b>11,249</b>	<b>831</b>

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

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

**Table 3i: Projected Net Impacts on Roadways, Segment 8**

	AADT	PM
<b>Traffic System Category</b>	<b>SR 235</b>	
	(From 235/241 Intersection to US 441)	
Maximum Service Volume <sup>1</sup>	14,400	1,290
Existing Traffic <sup>1</sup>	10,305	979
Reserved Trips <sup>1</sup>	0	0
Available Capacity	4,905	311
Projected Net Trip Generation <sup>2</sup>	0	0
<b>Net Available Capacity w/ Application approval</b>	<b>4,905</b>	<b>311</b>

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

2. NOTE: Projected trip distribution percentage is estimated to be 10%.



**Table 3j: Projected Net Impacts on Roadways, Segment CR 235A South**

	AADT	PM
Traffic System Category	CR 235A South	
	(South of US 441)	
Maximum Service Volume <sup>1</sup>	15,120	1,359
Existing Traffic <sup>1</sup>	3,780	359
Reserved Trips <sup>1</sup>	217	30
Available Capacity	11,123	970
Projected Net Trip Generation <sup>2</sup>	0	0
<b>Net Available Capacity w/ Application approval</b>	<b>11,123</b>	<b>970</b>

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

2. NOTE: Projected trip distribution percentage is estimated to be 10%.

**Conclusion:** Per City LDR §2.4.14(H)(2) affected roadway segments are those within one-half mile of the subject property for developments generating greater than 1,000 external average daily trips (ADT). Under this criterion, three roadway segments are considered affected: Segment 1 (I-75 North), Segment 2 (I-75 South), and Segment 5 (U.S. 441 West). Additionally, affected roadways are also those in which the development's hypothetical impacts are ≥5% of the segment's maximum service volume. Consistent with this measure, four (4) roadways are considered affected: Segment 2 (I-75 South), Segment 5 (U.S. 441 West), Segment 8 (SR 235 from the 235/241 Intersection to US 441), and CR 235A South. This results in a total of five (5) affected roadway segments—1, 2, 5, 8, and CR 235A South.

As shown in Tables 3a through 3e, each affected roadway will be impacted to varying degrees with all but one (1) segment falling below LOS standards. Segment 5 (U.S. 441 West), as shown in Table 3c, is the only roadway segment that falls below the LOS standards at buildout. In accordance with LDR §2.4.14(I), necessary improvements to address roadway impacts directly related to the proposed development will be a condition of final development order approvals to ensure that the LOS standards will be maintained.

However, when considering Tables 3f through 3j—which calculates the projected *net* impacts of the requested FLU designations, **approval of this Ls-CPA application will reduce the total AADT trips currently permitted for the ±97.23-acre site.** Thus, the intended FLU designations *will not negatively impact* the adopted LOS for any affected roadway as each segment will continue to retain sufficient roadway capacity upon approval.



**Table 4a: Projected Potable Water Impact**

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,236,000
Reserved Capacity <sup>1</sup>	36,867
Residual Capacity <sup>1</sup>	1,027,133
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	55.34%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	256,102
<b>Residual Capacity after Proposed Project</b>	<b>771,031</b>

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $(157 \text{ du} \times 275 \text{ GPD}) + (418 \text{ du} \times 275 \text{ GPD}) + ((45,956 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day}) + ((607,226 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day})$

**Table 4b: Projected Net Potable Water Impact**

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,236,000
Reserved Capacity <sup>1</sup>	36,867
Residual Capacity <sup>1</sup>	1,027,133
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	55.34%
Projected Net Potable Water Demand from Proposed Project <sup>2</sup>	63,642
<b>Net Residual Capacity after Proposed Project</b>	<b>963,491</b>

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $[(157 \text{ du} \times 275 \text{ GPD}) + (418 \text{ du} \times 275 \text{ GPD}) + ((45,956 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day}) + ((607,226 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day})] - [(160 \text{ du} \times 275 \text{ GPD}) + (288 \text{ du} \times 275 \text{ GPD}) + ((461,736 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day})]$

**Conclusion:** The project site will be served by existing City of Alachua potable water infrastructure. Whether examining the hypothetical development's projected impact in Table 4a or the projected net impact in Table 4b, both tables reveal that there is sufficient residual potable water capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.



**Table 5a: Projected Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons Per Day (GPD)</b>
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less actual Treatment Plant Flows <sup>1</sup>	687,000
Reserved Capacity <sup>1</sup>	32,839
Residual Capacity <sup>1</sup>	780,161
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	47.99%
Projected Sanitary Sewer Demand from Proposed Project <sup>2</sup>	241,727
<b>Residual Capacity after Proposed Project</b>	<b>538,434</b>

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $(157 \text{ du} \times 250 \text{ GPD}) + (418 \text{ du} \times 250 \text{ GPD}) + ((45,956 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day}) + ((607,226 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day})$

**Table 5b: Projected Net Sanitary Sewer Impact**

<b>System Category</b>	<b>Gallons Per Day (GPD)</b>
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less actual Treatment Plant Flows <sup>1</sup>	687,000
Reserved Capacity <sup>1</sup>	32,839
Residual Capacity <sup>1</sup>	780,161
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	47.99%
Projected Net Sanitary Sewer Demand from Proposed Project <sup>2</sup>	60,467
<b>Net Residual Capacity after Proposed Project</b>	<b>719,694</b>

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

2. Source: City of Alachua Comprehensive Plan & Chapter 64-E, F.A.C. Formula used:  $[(157 \text{ du} \times 250 \text{ GPD}) + (418 \text{ du} \times 250 \text{ GPD}) + ((45,956 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day}) + ((607,226 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day})] - [(160 \text{ du} \times 250 \text{ GPD}) + (288 \text{ du} \times 250 \text{ GPD}) + ((461,736 \text{ sq. ft.} / 100 \text{ sq. ft.}) \times 15 \text{ gallons per day})]$

**Conclusion:** The project site will be served by existing City of Alachua wastewater infrastructure. Whether examining the hypothetical development's projected impact in Table 5a or the projected net impact in Table 5b, both tables reveal that there is sufficient residual sanitary sewer capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.



## Solid Waste

**Table 6a: Projected Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>1</sup>	2,883.37	526.22
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
Solid Waste Generated by Proposed Project <sup>2</sup>		<b>2,522</b>

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

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used:  $(157 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) + (418 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) + ((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 45,956 \text{ ft}^2) \times 365) / 2000 + ((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 607,226 \text{ ft}^2) \times 365) / 2000$

**Table 6b: Projected Net Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,744.00	7,253.28
Reserved Capacity <sup>1</sup>	2,883.37	526.22
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
Net Solid Waste Generated by Proposed Project <sup>2</sup>		<b>660</b>

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

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996. Formula used:  $[(157 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) + (418 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) + ((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 45,956 \text{ ft}^2) \times 365) / 2000 + ((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 607,226 \text{ ft}^2) \times 365) / 2000] - [(160 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) + (288 \text{ du} \times 2.6 \text{ persons per du} \times .73 \text{ per capita}) + ((12 \text{ lbs.} / 1,000 \text{ sq. ft.} / \text{day} \times 461,736 \text{ ft}^2) \times 365) / 2000]$

**Conclusion:** Solid waste generated from the subject property will be served by the New River Solid Waste Facility. Whether examining the hypothetical development's projected impact in Table 6a or the projected net impact in Table 6b, both tables reveal that there is sufficient residual solid waste capacity for the requested FLU designations. Thus, approval of this application *will not negatively impact* the City's adopted LOS for this system.



## Public School and Recreation Impact

The City of Alachua requires all Ls-CPA 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 based upon the maximum density permitted by the requested FLU designations. A completed copy of this form has been included within this application's submittal. The development's estimated impact and net impact on the City's Public School System is found in Tables 7a and 7b below:

**Table 7a: Projected Public School Demand**

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate <sup>1</sup>	Total	Rate <sup>1</sup>	Total	Rate <sup>1</sup>	Total
Single-Family Residential	157	.15	23	.07	10	.09	14
Multi-Family Residential	418	.08	33	.03	12	.03	12
<b>Demand</b>	-	-	<b>56</b>	-	<b>22</b>	-	<b>26</b>

1. Source: City of Alachua School Concurrency Form

**Table 7b: Projected Net Public School Demand**

Land Use	Units	Elem.		Middle		High	
(ITE)		Rate <sup>1</sup>	Total	Rate <sup>1</sup>	Total	Rate <sup>1</sup>	Total
Proposed							
Single-Family Residential	157	.15	23	.07	10	.09	14
Multi-Family Residential	418	.08	33	.03	12	.03	12
Existing							
Single-Family Residential	160	.15	24	.07	11	.09	14
Multi-Family Residential	288	.08	23	.03	8	.03	8
Net Demand	-	-	9	-	3	-	4

1. Source: City of Alachua School Concurrency Form



**Conclusion:** If the project were to be developed utilizing the site's maximum development potential, this application's approval would result in a potential increase in student stations to the City's Public School system. However, this theoretical increase does not exceed the available capacity currently found within Alachua County School System.

Additionally, as described throughout this report, the intent of the proposed multi-family residential is to provide a similar number of multi-family dwelling units as currently permitted, but on a smaller portion of High Point Crossing. The City of Alachua does not have a FLU category and Zoning District classification that more closely reflects the desired ten (10) dwelling units per acre. Therefore, the maximum number residential units permitted within the proposed High Density Residential FLU and RMF-15 zoning district exceeds what is desired onsite.

**Table 8a: Projected Recreational Facilities Impact**

System Category	Acreage
Existing City of Alachua Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>1</sup>	49.68
Reserved Capacity <sup>1</sup>	.62
Available Recreation Acreage <sup>1</sup>	67.35
Projected Recreational Impact from Proposed Project <sup>2</sup>	7.48
<b>Residual Capacity after Proposed Project</b>	<b>59.87</b>

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

2. Source: City of Alachua Comprehensive Plan - Formula used:  $\frac{((157 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres}}{+ ((418 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres}}$

**Table 8b: Projected Net Recreational Facilities Impact**

System Category	Acreage
Existing City of Alachua Acreage <sup>1</sup>	117.65
Acreage Required to Serve Existing Population <sup>1</sup>	49.68
Reserved Capacity <sup>1</sup>	.62
Available Recreation Acreage <sup>1</sup>	67.35
Projected Net Recreational Impact from Proposed Project <sup>2</sup>	1.65
<b>Net Residual Capacity after Proposed Project</b>	<b>65.70</b>

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

2. Source: City of Alachua Comprehensive Plan - Formula used:  $\frac{(((157 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres}) + (((418 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres})}{- (((160 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres}) + (((288 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres})}$

**Table 8c: Projected Improved Passive Park Space Impact Table**

System Category	Acreage
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.06
Existing Improved Passive Park Space Provided <sup>2</sup>	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity <sup>3</sup>	28.89%
Projected Recreational Impact from Proposed Project <sup>2</sup>	1.50
<b>Residual Capacity after Proposed Project</b>	<b>33.32</b>

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

2. Source: City of Alachua Comprehensive Plan - Formula used:  $\frac{(((157 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres}) + (((418 \text{ du} \times 2.6 \text{ persons per du})/1,000) \times 5 \text{ acres})}{\times .20}$



**Table 8d: Projected Net Improved Passive Park Space Impact Table**

<b>System Category</b>	<b>Acreage</b>
Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.06
Existing Improved Passive Park Space Provided <sup>2</sup>	34.82
Improved Passive Park Space Utilized by Existing Population & Reserved Capacity <sup>3</sup>	28.89%
Projected Net Recreational Impact from Proposed Project <sup>2</sup>	.33
<b>Net Residual Capacity after Proposed Project</b>	<b>34.49</b>

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

2. Source: City of Alachua Comprehensive Plan - Formula used:  $\left[ \left( \left( \left( 157 \text{ du} \times 2.6 \text{ persons per du} \right) / 1,000 \right) \times 5 \text{ acres} \right) + \left( \left( \left( 418 \text{ du} \times 2.6 \text{ persons per du} \right) / 1,000 \right) \times 5 \text{ acres} \right) \right] \times .20 - \left[ \left( \left( \left( 160 \text{ du} \times 2.6 \text{ persons per du} \right) / 1,000 \right) \times 5 \text{ acres} \right) + \left( \left( \left( 288 \text{ du} \times 2.6 \text{ persons per du} \right) / 1,000 \right) \times 5 \text{ acres} \right) \right] \times .20$

**Conclusion:** As calculated in Tables 8a through 8d, recreational capacity exists within the City to adequately serve the intended residential development. Approval of this application will not negatively impact the City's recreational facility LOS. In addition, both residential areas may have recreational facilities onsite. Thus, the intended residential development is expected to have a *minimal impact* on the City's current recreational infrastructure.



## 4. NEEDS ANALYSIS

This application has two major intentions:

1. Relocate and consolidate the land area dedicated to multi-family residential.

The High Density Residential FLU and RMF-15 Zoning designations replace the existing Medium Density Residential FLU and RMF-8 Zoning designations onsite. The intent is to offer a high-density development to City of Alachua residents that is currently only available in one other development, One 51 Place Apartments. Predominate housing options within the City of Alachua are single-family detached units. Introducing high-density development will expand the variety of housing types and housing price-points within the City limits.

This application's approval will relocate the potential apartment complex closer to the commercial development to the south, which is currently seeking final plat approval, and reduce the land area required to support the multi-family development. Both changes will maximize the efficiently-designed infrastructure within the apartment complex, reducing both short- and long-term infrastructure costs.

The 28-acres of High Density Residential FLU results in an overall net increase in dwelling units in comparison to the existing 36-acres of Medium Density Residential FLU. However, the desire is to provide the same number of dwelling units as currently permitted, but on a more compact, efficiently-designed land area. The only option to permit more than eight dwelling units per acre is to request High Density Residential FLU and RMF-15 Zoning designations, which inadvertently permits a significantly higher number of units than desired.

2. Introduce a more diverse FLU/Zoning District designation, Corporate Park.

To diversify the permitted nonresidential uses within High Point Crossing, this application and the companion Rezoning request the Corporate Park FLU and Zoning Districts, respectively. The Corporate Park FLU/Zoning replace a portion of existing Commercial and Moderate Density Residential FLU land areas.

Currently, there is only one other Corporate Park FLU/Zoning designated area within the City of Alachua, south of Progress Park and east of CR 241. The proposed land area offers a second location with direct access to US 441 and high visibility directly on I-75 that may be more desirable than the current offering.

The proposed Corporate Park FLU/Zoning designated area is adjacent to Alachua County Agriculture FLU/Zoning to the north, I-75 to the east, proposed High Density Residential to the south, and Moderate Density Residential to the west. Adjacent uses will support the future corporate park employees by providing a variety of housing and retail sales and service options within walking distance.

The two other FLU categories, Commercial and Moderate Density Residential will have a net reduction in land area if this application is approved. The existing and proposed FLU designations are shown below to better illustrate the proposed amendments.



The following are applicable Florida Statutes that address the need for proposed Future Land Use amendments. Each statute is followed by a response of how this application meets the applicable statute.

Florida Statute §163.3177(1)(f)3:

*The comprehensive plan shall be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Office of Economic and Demographic Research or generated by the local government based upon a professionally acceptable methodology. The plan must be based on at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. Absent physical limitations on population growth, population projections for each municipality, and the unincorporated area within a county must, at a minimum, be reflective of each area's proportional share of the total county population and the total county population growth.*

According to the City of Alachua *Identifying Growth Trends and Population Statistics for the City's Strategic Initiative to Develop a Long Range Plan of Alachua's Future* report, the City is expected to have 15,316 residents by the Year 2030 and 19,914 residents by the Year 2040. With Alachua County's population steadily increasing over the next 20 years, the proposed project will support the growing housing and economic needs of the increased population. Specifically, the requested amendments will provide more diverse housing options, retail, sales and service needs, and employment opportunities for both City of Alachua and Alachua County residents.

Florida Statute §163.3177(6)(a)4:

*The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.*

High Point Crossing already consists of Commercial, Moderate Density Residential, and Medium Density Residential FLU categories. Each land use component of the development works collectively to provide a community that is cohesively designed, contrary to piecemeal, outdated, and/or disconnected development patterns. The development consists of a mix of compatible uses, interconnected multi-modal transportation systems, as well as shared open space and stormwater management facilities. This cohesive design results in a development pattern that is both compatible with adjacent uses, but also fosters a vibrant community, enhancing economic development opportunities within the City of Alachua.

This application requests to amend the specific configuration of FLU categories to meet real estate market demands. First, this application requests to change the Moderate



Density Residential FLU to High Density Residential FLU. Currently, the housing stock within the City of Alachua is predominately single-family detached units. The City only has one other apartment complex, One 51 Place Apartments and a single site (±35-acres) designated High Density Residential that is not developed. Approval of this application will permit the second apartment complex within the City of Alachua, diversifying the City's housing type options. Apartment-type housing could be utilized by either permanent residents who are interested in lower cost housing or lower maintenance requirements. Apartment-type housing may also benefit seasonal residents that require short-term leases.

Second, this application requests to replace a portion of Commercial FLU, which is predominately permits retail sales and service uses, with Corporate Park FLU. Corporate Park FLU allows for research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors, providing future centers of employment for an increasing population. Currently, there is only a single, undeveloped site within the City of Alachua that is designated Corporate Park FLU. The Corporate Park FLU has not been applied to any other sites within the City. Introducing Corporate Park FLU to another portion of the City that is consistent with Comprehensive Plan and LDR regulations will enhance economic development opportunities within the City.

Florida Statute §163.3177(6)(a)8:

*Future land use map amendments shall be based upon the following analyses:*

- a. An analysis of the availability of facilities and services.*

Illustrated in Sections 3 and 5 of this report, the proposed project will not negatively impact the City of Alachua Public facilities LOS. Future development onsite will connect and utilize the City's existing utility infrastructure and continue to meet adopted LOS standards.

- b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.*

According to the NRCS soil database, onsite soils (illustrated on Figure 5) are conducive to residential and nonresidential developments of this nature with minimal limitations. Figure 6 of this report show that there are no existing significant environmental features, natural resources, or historical resources within the project site to inhibit development on the site.

- c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.*

The 28-acres of High Density Residential FLU is requested to replace the existing 36-acres of Medium Density Residential FLU. Although the request results in a net increase in maximum permitted density, the desire is to provide the same number of dwelling units as currently permitted, but on a more compact, efficiently-designed land area. The only option to permit more than eight dwelling units per acre is to request High Density Residential FLU and RMF-15 Zoning designations, which inadvertently permits a significantly higher number of units than desired.



## 5. CONSISTENCY WITH CITY OF ALACHUA COMPREHENSIVE PLAN

This section identifies specific City of Alachua Comprehensive Plan Goals, Objectives, and Policies and explains how this 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

**The site currently has Moderate Density Residential FLU and RSF-4 zoning designations. This application and the companion Rezoning seek to preserve these designations with only minor changes to the specific FLU/Zoning boundaries. Lands within the Moderate Density Residential FLU are intended for single family conventional dwelling units.**

Policy 1.2.c: High density residential (8 to 15 dwelling units per acre): The high density residential land use category allows residential development at a density of 8 dwelling units per acre to 15 dwelling units per acre, as well as certain complementary uses, such as a limited range of neighborhood-scale retail and services. The following uses are allowed within the high density residential land use category:

1. Single family, conventional dwelling units and single family, attached dwelling units;
2. Accessory dwelling units;
3. Apartments and townhomes;
4. Duplexes and quadplexes;
5. Live/work units;
6. Residential Planned Developments;
7. Traditional Mixed-use Neighborhood Planned Developments;
8. Group living;
9. Neighborhood-scale retail and services under 30,000 square feet designed specifically to serve the surrounding neighborhood, including, but not limited to, a convenience store without gas pumps, dry cleaners, pharmacies, green grocers, or business and professional offices.
10. Supporting community services, such as schools, houses of worship, parks, and community centers.



**The High Density Residential FLU and RMF-15 Zoning designations are intended to replace the existing Medium Density Residential FLU and RMF-8 Zoning designations onsite. The intent is to offer a high-density development to City of Alachua residents that is currently only available in one other development, One 51 Place Apartments. Predominate housing options within the City of Alachua are single-family detached units. Introducing high-density development will expand the variety of housing types and housing price-points within the City limits.**

**This application's approval will relocate the potential apartment complex closer to the commercial development to the south, which is currently seeking final plat approval, and reduce the land area required to support the multi-family development. Both changes will maximize the efficiently-designed infrastructure within the apartment complex, reducing both short- and long-term infrastructure costs.**

Policy 1.3.b: Commercial: The Commercial land use category is established to provide for general commercial uses, as well as more intense commercial and highway commercial uses. This is the land use category in which large-scale, regional commercial uses may locate. The following uses are allowed within the Commercial land use category:

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;
11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

**Currently, ±21.2 acres of onsite area possess the Commercial FLU designation. Approval of this Ls-CPA and concurrent Rezoning application will reduce this commercially-designated area by ±19.09 acres (or 90%). The remaining ±2.11 acres will be located adjacent to the outstanding commercial property within High Point Crossing along US 441. Proposed nonresidential uses shall be consistent with Policy 1.3.b.1-14.**

Policy 1.3.d: Design and performance standards: The following criteria shall apply when evaluating commercial development proposals:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;



The site is located within the High Point Crossing development, which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to High Point Crossing includes driveway on US 441, as well as a connection to the west. Another cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.

2. Buffering from adjacent existing/potential uses;

The Commercial FLU and CI Zoning area is presently adjacent to single-family and multi-family FLU/Zoning designations within High Point Crossing. This will remain upon approval of this application. The commercial area will appropriately buffer these adjacent uses consistent with City LDR regulations.

3. Open space provisions and balance of proportion between gross floor area and site size;

High Point Crossing will be cohesively designed to meet the required minimum open space of 10% of the gross site area as mentioned in Table 6.7-1. of the City of Alachua LDR.

4. Adequacy of pervious surface area in terms of drainage requirements;

High Point Crossing will be designed to have onsite drainage and stormwater management that meets the overall development's needs, as well as LDR requirements and water management district standards.

5. Placement of signage;

High Point Crossing signage will be designed on a development-wide basis and will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

High Point Crossing will have adequate site lighting to aid in safe pedestrian and vehicular circulation while minimizing potential impacts to adjacent properties. City LDR §6.4. – Exterior Lighting Standards includes design standards that prohibit “tall light fixtures that unnecessarily disperse light and glare to surrounding properties.” Required design standards address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.



7. Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;

**During the development review process, on-site circulation patterns, parking layout, and drive aisles will be consistent with the policies of both the City of Alachua Comprehensive Plan and LDR.**

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

**Landscaping within High Point Crossing will adhere to the policies found in Section 6.2. of Article 6 in the City of Alachua LDR.**

9. Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and

**Onsite soils do not show any severe limitations and are conducive to both residential and nonresidential development. No significant existing vegetation or historically significant structures have been found onsite.**

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

**High Point Crossing is intended to be a mixed-use development within standard FLU and Zoning Districts. No unique performance based zoning requirements are proposed at this time.**

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.

**The total acreage for High Point Crossing is ±97.23 acres. The commercial areas on the site will be consistent with the FAR standards outlined in this policy.**

#### Objective 1.4: Corporate Park

The City of Alachua shall establish one mixed use district: Corporate Park. This district shall provide a range of research and development, technology and biotechnology industries, office, supporting retail, and limited residential uses located near major transportation corridors. The Corporate Park category is intended to:

- 1) provide appropriate locations for mixed use office-oriented development to promote and foster the growth of established industries within the City, including but not limited to research and development and technology and biotechnology, with provisions for a variety of residential uses at a low to medium density; and,



- 2) provide a variety of employment opportunities to the citizens of Alachua and the North Central Florida Region.

**Currently, there is only one other Corporate Park FLU/Zoning designated area within the City of Alachua, south of Progress Park and east of CR 241. The proposed land area offers a second location with direct access to US 441 and high visibility directly on I-75 that may be more desirable than the current offering.**

**The proposed Corporate Park FLU/Zoning designated area is adjacent to Alachua County Agriculture FLU/Zoning to the north, I-75 to the east, proposed High Density Residential to the south, and Moderate Density Residential to the west. Adjacent uses will support the future corporate park employees by providing a variety of housing and retail sales and service options within walking distance.**

**Permitted uses within the Corporate Park FLU/Zoning District are diverse, ranging from office and supportive retail to light manufacturing and general industrial service. Although more intense uses, such as light manufacturing and general industrial service are permitted, they are not anticipated to be a predominate use within a corporate park. More probable uses will be office-oriented.**

**The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

**There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.**

**Policy 1.4.a:** The Corporate Park land use category may include office/business parks, biotechnology and other technologies, business incubators, a limited amount of retail sales and services, single-family and multi-family residential, building industry uses, and accessory storage facilities (including outdoor storage yards) either as allowed uses or with a special exception permit. Such uses shall be developed in a manner compatible with surrounding land uses, and to minimize potential nuisances or damage to the environment.

**The developed uses in the Corporate Park will be developed in a manner compatible with surrounding land uses and minimize potential nuisances or damage to the environment.**

**Policy 1.4.b:** Development within the Corporate Park land use category should be designed in a campus-like or “corporate park” setting with generous, linked open space to maximize value and to promote visual quality and compatibility with the surrounding area. Pedestrian-friendly features, such



as buildings placed near the street, sidewalks, and trails leading to nearby uses, such as retail and housing, is encouraged.

**A development plan and concept plan are currently not being submitted with this application. However, development will remain consistent with the policies as stated in the City of Alachua Comprehensive Plan and LDR.**

Policy 1.4.f: The City shall develop performance standards for Corporate Park uses in order to address the following:

1. Integration of vehicular and non-vehicular access into the site and access management features of site in terms of driveway cuts and cross access between adjacent sites, including use of frontage roads and/or shared access;

**The site is located within the High Point Crossing development which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to the subject property includes a direct access point to US 441, as well as a connection to the west. Another cross-access connection may be made to the north where the proposed Corporate Park FLU/Zoning is adjacent to existing agricultural lands.**

2. Buffering from adjacent existing/potential uses and use of landscaping to create an integrated design;

**The City of Alachua LDR enhances compatibility among adjacent uses through appropriate perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

3. Open space provisions and balance of proportion between gross floor area and site size;

**High Point Crossing will have the required minimum open space of 10% of the gross site area as mentioned in Table 6.7-1. of the City of Alachua LDR.**

4. Adequacy of pervious surface area in terms of drainage requirements;

**High Point Crossing will be designed to have onsite drainage and stormwater management that meets the overall development's needs, as well as LDR requirements and water management district standards.**

5. Placement of signage;

**High Point Crossing signage will adhere to the policies stated in Section 6.5 of Article 6 in the City of Alachua LDR.**



6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

**High Point Crossing will have adequate site lighting to aid in safe pedestrian and vehicular circulation while minimizing potential impacts to adjacent properties. City LDR §6.4. – Exterior Lighting Standards includes design standards that prohibit “tall light fixtures that unnecessarily disperse light and glare to surrounding properties.” Required design standards address direction of lighting, maximum horizontal illumination, maximum initial lamp lumens, shielding, hue, etc. that ensure onsite lighting provides safety to onsite pedestrians, motorist, and facilities without unnecessarily impacting adjacent properties.**

7. Safety of on-site circulation patterns (patron, employee, and delivery vehicles), including parking layout and drive aisles, and points of conflict;

**During the development review process, on-site circulation patterns, parking layout, and drive aisles will be consistent with the policies of both the City of Alachua Comprehensive Plan and LDR.**

8. Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;

**Landscaping within High Point Crossing will adhere to the policies found in Section 6.2. of Article 6 in the City of Alachua LDR.**

9. Unique site features and resources which may constrain site development, such as soils, existing vegetation and historic significance;

**Onsite soils do not show any severe limitations and are conducive to both residential and nonresidential development. No significant existing vegetation or historic significant structures have been found onsite.**

10. Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.

**High Point Crossing is intended to be a mixed-use development within standard FLU and Zoning Districts. No unique performance based zoning requirements are proposed at this time.**

11. Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but



greater than 1 acre, and 1.0 floor area ratio for parcels 1 acre or less.

**The total acreage for the site is ±97.23 acres. The commercial areas on the site will be consistent with the FAR outlined in this policy.**

## 12. Clustering of residential uses.

**The proposed ±28-acre land area does not permit residential uses.**

Objective 5.2: Availability of facilities and services:

The City shall utilize a concurrency management system to ensure that the adopted level of service standards are maintained.

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

**Onsite development will be proposed consistent with the available public facilities and services to ensure that the adopted level of service does not fall below standards. If public facilities and services are unavailable at the time development is proposed, necessary improvements to address needs directly related to the proposed development will be made.**

GOAL 9: Water and Wastewater Service:

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

Policy 9.1: Any new development within a Commercial or Industrial Future Land Use Map Designation within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

**The proposed development shall connect to the City of Alachua's potable water and wastewater systems. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below their adopted level of service. If public facilities and services do not adequately meet the needs of the proposed development, necessary improvements to address impacts directly related to the proposed development will be made.**

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City



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

**The proposed development shall connect to the City of Alachua's potable water and wastewater systems. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and wastewater system to operate below their adopted level of service. If public facilities and services do not adequately meet the needs of the proposed development, necessary improvements to address impacts directly related to the proposed development will be made.**

Objective 10.1:

The City of Alachua shall limit the development potential for each of the properties on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 to less than 1,000 dwelling units per property and less than Development of Regional Impact thresholds.

Policy 10.1.a: Development applications for each of the properties listed on exhibit "A" attached to Ordinance 08 08 and Ordinance 10 06 shall NOT exceed 1,000 dwelling units and shall NOT exceed the Development of Regional Impact (DRI) thresholds as set forth in Florida Statutes, Chapter 380, (2007) and as specified in Florida Administrative Code, Chapter 28-24, (2007). In addition, each property on exhibit "A" shall undergo a DRI threshold review by the Department of Community Affairs (DCA) if requested by the City of Alachua, in the City's sole discretion, to ensure that any proposed development will be below the DRI thresholds for Alachua County. Dwelling unit shall mean a single room or unified combination of rooms, regardless of form of ownership, that is designed for residential use by a single family. Dwelling unit shall include, but is not limited to, condominium units, individual apartments and individual houses.

**The proposed development has a maximum potential of developing 575 dwelling units, which is well below the 1,000 dwelling units per property. Section 3 of this report further demonstrates how the proposed development will not negatively impact the City's public facilities and services.**

Policy 10.1.b: All development associated with the Future Land Use Map amendments, Cycle 1-08 and 1-09, shall be required to connect to and utilize City of Alachua potable water and sanitary sewer services.

**The proposed development shall connect to the City of Alachua's potable water and sanitary sewer services. Section 3 of this report demonstrates how the proposed development will not cause the City's potable water and sanitary sewer services to operate their adopted below level of service.**



## *TRANSPORTATION ELEMENT*

GOAL 1: Provide for a traffic circulation system, which serves existing and future land uses.

**The High Point Crossing infrastructure has been cohesively designed to ensure the City's motorized and non-motorized transportation systems continue to meet adopted Level of Service (LOS) standards. Section 3 within this report examines proposed development impacts to transportation facilities.**

Objective 1.1: Level of Service

The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

**The High Point Crossing infrastructure has been cohesively designed to ensure the City's motorized and non-motorized transportation systems continues to meet adopted Level of Service (LOS) standards. Section 3 within this report examines proposed development impacts to transportation facilities.**

## *COMMUNITY FACILITIES AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT*

GOAL 1: Wastewater

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

**Any future development within High Point Crossing will connect and utilize the City's wastewater systems and continue to meet the adopted LOS standards. Section 3 of this report examines development impacts to wastewater facilities.**

GOAL 2: Solid Waste

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

**Any future development within High Point Crossing will meet the adopted LOS standards. Section 3 of this report examines development impacts to solid waste facilities.**

GOAL 3: Stormwater

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

**High Point Crossing will have common stormwater management systems that minimize flooding, protects, preserve and enhance desirable water quality conditions, and, where possible, preserve and utilize existing natural features.**



#### GOAL 4: Potable water

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

**Any future development within High Point Crossing will connect and utilize the City's potable water systems and continue to meet the adopted LOS standards. Section 3 of this report examines development impacts to potable water facilities.**

#### *CONSERVATION AND OPEN SPACE ELEMENT*

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

**As shown in Figure 6 in this report, no significant environmental features such as FEMA floodplains, NWI wetlands, or protected habitats were identified within the ±97.23-acre site. There is a wetland located ±267 ft. from the project site's southern boundary on a portion of High Point Crossing that is not subject to this application. The wetland and associated 35' minimum buffer (required by Policy 1.10h of the Comprehensive Plan Conservation and Open Space Element) is completely contained within a designated conservation area on a pending final plat for the remainder of High Point Crossing.**

**No other significant natural and environmental resources were found onsite. If any other significant natural and environmental resources are found onsite, appropriate measures will be taken to conserve, protect, manage, and restore the resources.**

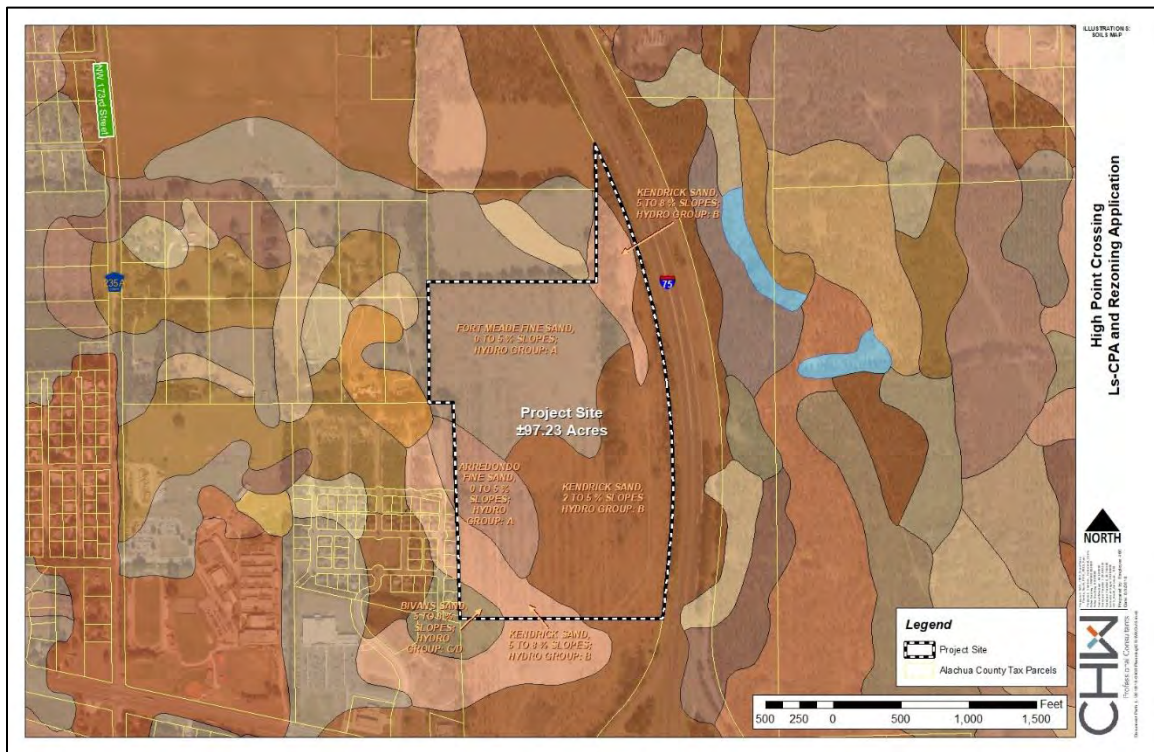
#### OBJECTIVE 1.5: Soils

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

**There are currently six types of soils located onsite (Figure 5):**

- **Arredondo Fine Sand, 0 – 5 % Slopes (Hydro Group: A)**
- **Fort Meade Fine Sand, 0 – 5% Slopes (Hydro Group: A)**
- **Arredondo-Urban Land Complex, 0 – 5% Slopes (Hydro Group A)**
- **Kendrick Sand, 2 – 5% Slopes (Hydro Group: B)**
- **Kendrick Sand, 5 – 8% Slopes (Hydro Group: B)**
- **Bivens Sand, 5 – 8% Slopes (Hydro Group: C/D)**





**Figure 5: Soils Map**

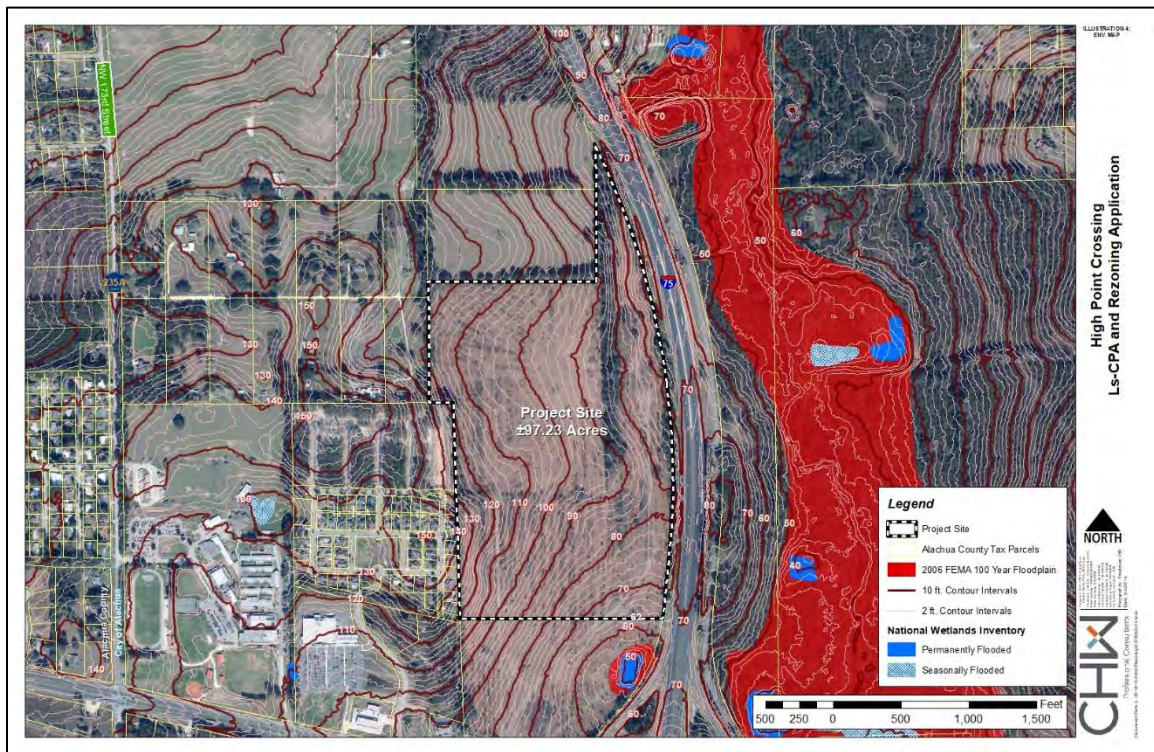
According to the NRCS soil database, each of the six (6) sandy soil types found onsite are conducive to residential and nonresidential developments of this nature with minimal limitations. Site design will address any soil composition limitations with properly-designed drainage and stormwater management facilities.

#### OBJECTIVE 1.10: Wetlands

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

**As shown in Figure 6, no wetland features identified by the NWI were located within the ±97.23-acre project site.**





**Figure 6: Environmental Map**

### *ECONOMIC ELEMENT*

**GOAL 1:** To emphasize economic principles consistent with the City's Vision that support the prosperity of the community and enhance its quality of life.

**This application is being submitted to allow for a variety of uses onsite, including commercial, residential, and office. Approval of this application will allow for the economic growth to support existing and future developments in the City.**



## 6. URBAN SPRAWL ANALYSIS

The approval of this Ls-CPA does not constitute urban sprawl. As defined in Florida Statutes, 'Urban Sprawl' means "a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses" (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl formerly identified in Chapter 163.3177(6)(a)9.a, Florida Statutes states:

"The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality..."

As demonstrated by the following analysis, the proposed Ls-CPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within the City of Alachua and Alachua County. All indicators will be shown in normal font, while consistency statements will be provided in **bold**.

1. Promotes, allows or designates for substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses.

**The proposed Commercial, High Density Residential, Moderate Density Residential, and Corporate Park FLU designations allow the overall site to develop as a mixed-use development with residential and non-residential uses at varying degrees of density and intensity.**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**The project site is located in the City of Alachua within close proximity to US 441 and adjacent to I-75 and existing development. This application is being submitted to amend the FLU designations to Commercial, High Density Residential, Moderate Density Residential, and Corporate Park, which is consistent with surrounding FLU and Zoning designations and is compatible with the surrounding development pattern. The site will be served by City of Alachua utilities.**

3. Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns generally emanating from existing urban developments.

**The site is adjacent to developed urban areas and within close proximity to City of Alachua's Main Street. Proposed land uses follow the same development pattern as other urban developments by having commercial uses closer to US 441/I-75 and residential uses to the rear. Overall, High Point Crossing will be mixed-use development that links residential and non-residential uses, provides for common access points and other infrastructure, and promotes non-strip development patterns.**



4. Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

**Figure 6 does not illustrate any wetland area within the project site. No other onsite environmental features that require protection have been identified.**

**During the development plan review for each phase of the development, natural features that require preservation will be accurately delineated by a professional environmental scientist and site layout will address these features accordingly. Furthermore, development on the project site, which is located within the City of Alachua and its urban areas, will reduce development pressure in the rural areas of unincorporated Alachua County.**

5. Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime farmlands and soils.

**Adjacent properties to the north are located in unincorporated Alachua County and have Agriculture FLU and Rural/Agriculture Zoning District designations. These lands are dormant or passive agricultural lands and may be annexed into the City of Alachua and developed at urban-scale densities/intensities in the future. To protect these rural lands, and similar rural lands elsewhere within the City, the City should encourage urban-scale development adjacent to existing infrastructure, including roads, potable water, and sanitary sewer.**

**The High Point Crossing site is adjacent to the I-75/US 441 interchange with direct access to US 441 and City potable water and sanitary sewer. The site is within the City of Alachua's urbanized area and adjacent to other commercial and residential developments. High Point Crossing fosters cohesive, compact development by including a mix of uses that will share supportive infrastructure and include an interconnected multi-modal transportation network. By maximizing urban-type, cohesively designed development in this area will reduce development pressure in rural areas.**

**The City of Alachua LDR enhances compatibility among adjacent uses through a combination of appropriate building setbacks and perimeter landscape buffers. Where more intense uses, such as industrial services or manufacturing, are proposed adjacent to residential or agricultural uses, a fifteen-foot building setback and twenty-foot wide buffer is required. Additionally, LDR §6.2.2(D)(1)(c) requires enhanced landscape material on sites with business uses, further improving compatibility among uses.**

**There are numerous instances where commercial or industrial uses are located adjacent to residential or agricultural uses within the City of Alachua. In these cases, the City LDR requirements have ensured compatibility with building setbacks and landscape requirements. Some of these examples include Progress Park, the distribution center on CR 235, and all along the US 441 corridor within the City of Alachua limits.**



6. Fails to maximize use of existing public facilities and services.

**City of Alachua utilities currently serve adjacent properties and will be extended to serve this site.**

7. Fails to maximize use of future public facilities and services.

**Future onsite development shall connect to any future public facilities and services.**

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

**The project site is adjacent to existing residential and commercial developments. Sufficient public facilities and services are available and will serve this project site.**

9. Fails to provide a clear separation between rural and urban uses.

**High Point Crossing currently has urban FLU and zoning designations, including Commercial, Moderate Density Residential and Medium Density Residential. The site has direct access to a major arterial roadway (US 441), is located in the City's urban area, and is located adjacent to a major interchange (US 441/I-75). Approval of this application and the accompanying Rezoning application will further define the separation between urban and rural lands by encouraging urban-type development in a location that is supported by existing infrastructure, including major roadway access and City potable water and sanitary sewer.**

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

**The proposed development is considered infill development, as it is surrounded by developed residential and commercial uses and public rights-of-way. The site is also conveniently located proximate to the City of Alachua's urbanized area and major roadways (US 441 and I-75).**

11. Fails to encourage a functional mix of uses.

**Approval of this Ls-CPA application will further diversify the residential and commercial uses within this area, allowing residents to have more housing options, a greater variety of goods and services, and increased employment options.**

12. Results in poor accessibility among linked or related land uses.

**The site is located within the High Point Crossing development, which is seeking final plat approval for the primary commercial portion along US 441. The plat encourages interconnectivity between development lots both internally and to adjacent properties. Access to High Point Crossing includes driveway on US 441, as well as a connection to the west. Another cross-access connection may be**



**made to the north where the proposed Corporate Park FLU/Zoning is adjacent to Agriculture FLU-designated lands within unincorporated Alachua County.**

13. Results in the loss of significant amounts of functional open space.

**High Point Crossing does not currently function as open space. Future development plans for the project site meet the minimum 10% open space required per LDR Table 6.7-1. Common open spaces shall be easily accessible by community residents and employees within the development. These areas will incorporate natural areas while enhancing native landscaping and removing invasive exotic species.**

**The project site does not have any significant natural systems or any functional environmental connections, such as connected wetlands, streams, or other significant habitats that need to be preserved following onsite development.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**The project site is located in an area that already has residential and commercial development and adjacent to a major arterial corridor. By placing a variety of residential and commercial options within close proximity to these new/expanded developments will reduce development pressure on lands less suitable for development.**

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**The site is adjacent to uses currently served by City of Alachua public facilities and City of Alachua and/or Alachua County services. The project site will ensure future phases will also make efficient use of public facilities and services.**

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**This Ls-CPA application is requested to allow for a variety of uses within a cohesively designed development. The proposed amendment will allow for compact and efficiently-designed development that maximizes onsite natural features, allows interconnectivity for multiple transportation modes, provides common open space and stormwater management facilities, and ensures a variety of residential and nonresidential options.**



4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the nonresidential needs of an area.

**The site is located adjacent to I-75 and within close proximity to US 441, which are characterized as major commercial corridors serving the region and state, respectively. Approval of this Ls-CPA application will diversify the commercial uses and provide more housing and employment options to area residents.**



**Application Package**  
**Table of Contents**

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2. Application
3. Property Owner Affidavit
4. Sketch and Legal Descriptions
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
  - a. School Concurrency Form**
  - b. Map Set**



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# City of Alachua

## PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)
Number of Units	Number of Units	
Level of Review		
Pre-Application Conference	Preliminary	Final
Revised	Staff Administrative Review	

*A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period*

### EXPLANATION OF STUDENT GENERATION CALCULATION

Student Generation is calculated based on the type of residential development and the type of schools. The number of student 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 to assess the impact on the **School Concurrency Service Area (SCSA)** for each school type (Elementary, Middle and High School).

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCSAs can be obtained from Alachua County Growth Management Department GIS Services by clicking on the "GIS Data" link.

[http://growth-management.alachuacounty.us/gis\\_services/map\\_gallery/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

### SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High



## SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.15 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.07 Middle School Multiplier	Student Stations
HIGH	units X 0.09 High School Multiplier	Student Stations

## MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.08 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

## EXEMPT DEVELOPMENTS (click 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 for 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 School Facilities Element or the ILA*

*Group quarters that do not generate public school students, as described in the ILA*

### AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

### PROPERTY OWNER

Name:

Mailing Address

Phone:

Email



## CERTIFICATION

**PROJECT NAME :**

**PROJECT #:**

This application for a determination of the adequacy of public schools to accommodate the public school students generated by the subject 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 (see 2015-2016 Capacity Tables)

### Elementary SCSA

#### Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

### Middle SCSA

#### Capacity Required

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

### High SCSA

Capacity Available

Available Capacity

Capacity Available in 3 yrs

Available Capacity

Capacity Available in Adjacent SCSA

Available Capacity

**Denial** for reasons stated

### Approved by

### City of Alachua

#### School Board Staff Certification

A complete application for the development project was accepted on

Date:

**Vicki McGrath**

Community Planning Director  
School Board of Alachua County  
352.955.7400 x 1423

Signed:

Printed Name:

Date:



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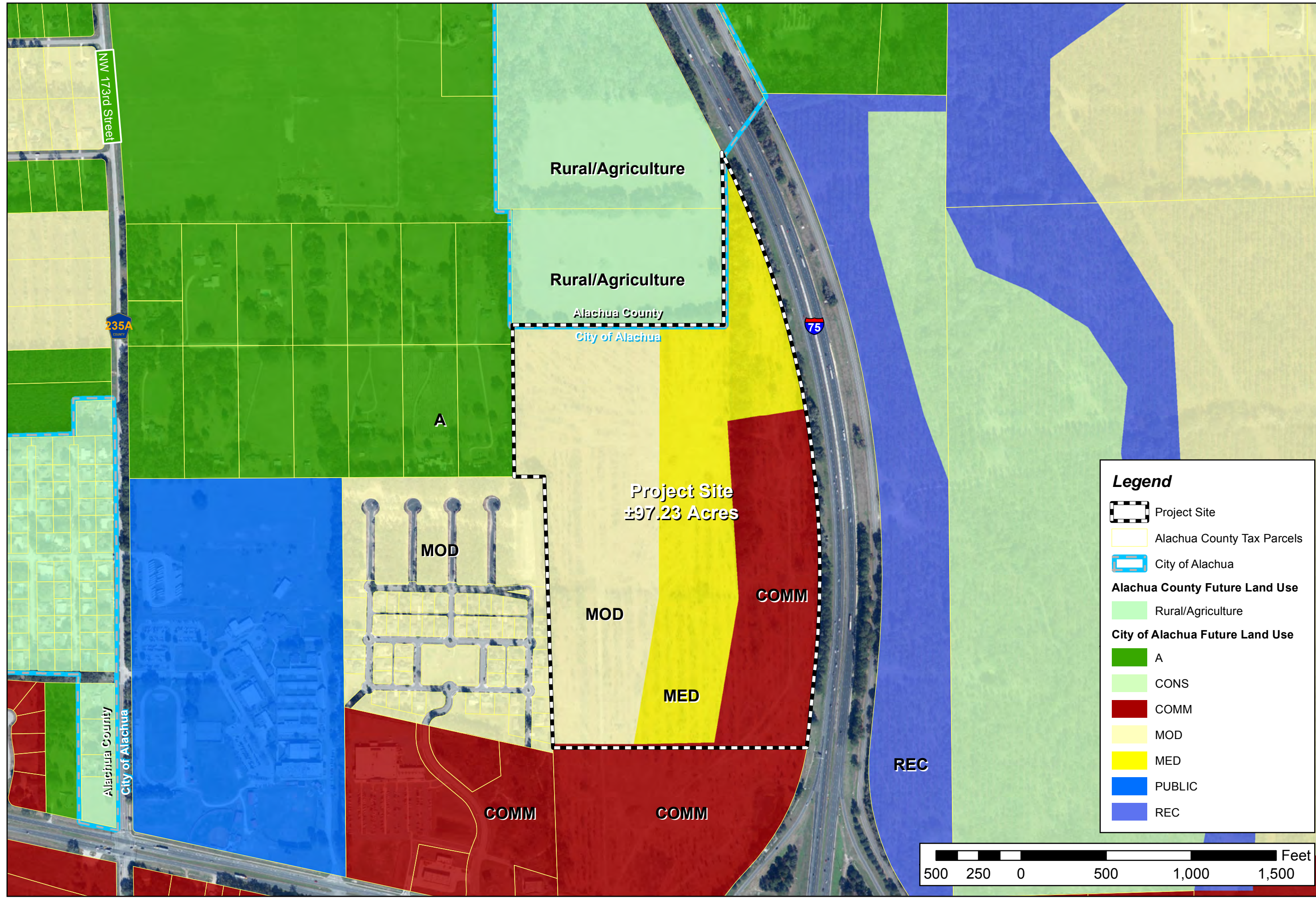




# High Point Crossing Ls-CPA and Rezoning Application



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_County\_FIPS5002  
Datum: North American 1983  
Spheroid: GRS80  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6378137.0  
Units: Meter  
Datum Transformation: No Shift  
False Easting: 1500000.000000  
False Northing: 1000000.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.563333  
Standard Parallel 2: 29.563333  
Latitude of Origin: 29.000000  
GCS: North\_American\_1983  
Projected Coordinate System: Feet  
Prepared by: Employee 466  
Date: 8/29/2018

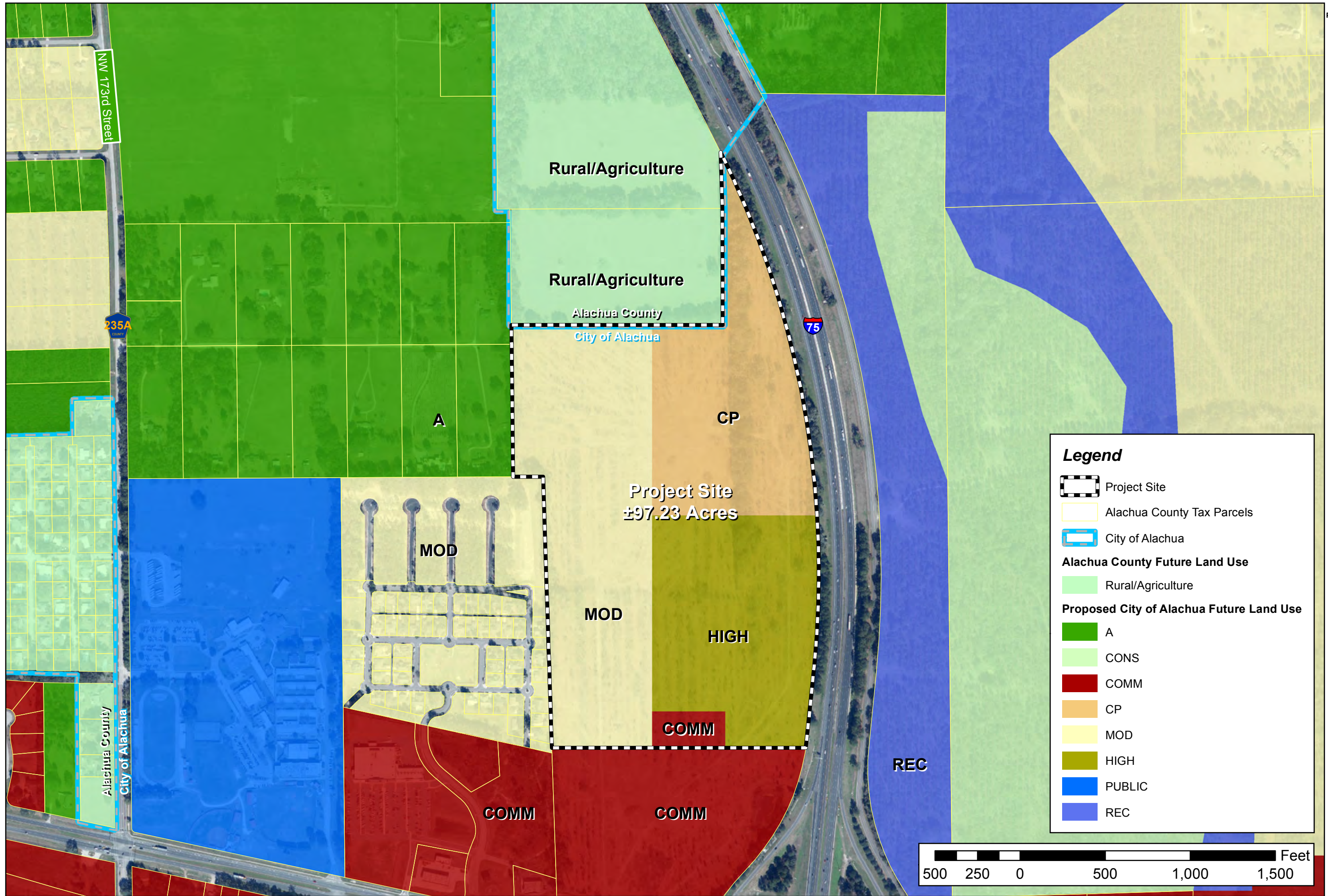


**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Alachua
- Alachua County Future Land Use**
  - Rural/Agriculture
- City of Alachua Future Land Use**
  - A
  - CONS
  - COMM
  - MOD
  - MED
  - PUBLIC
  - REC



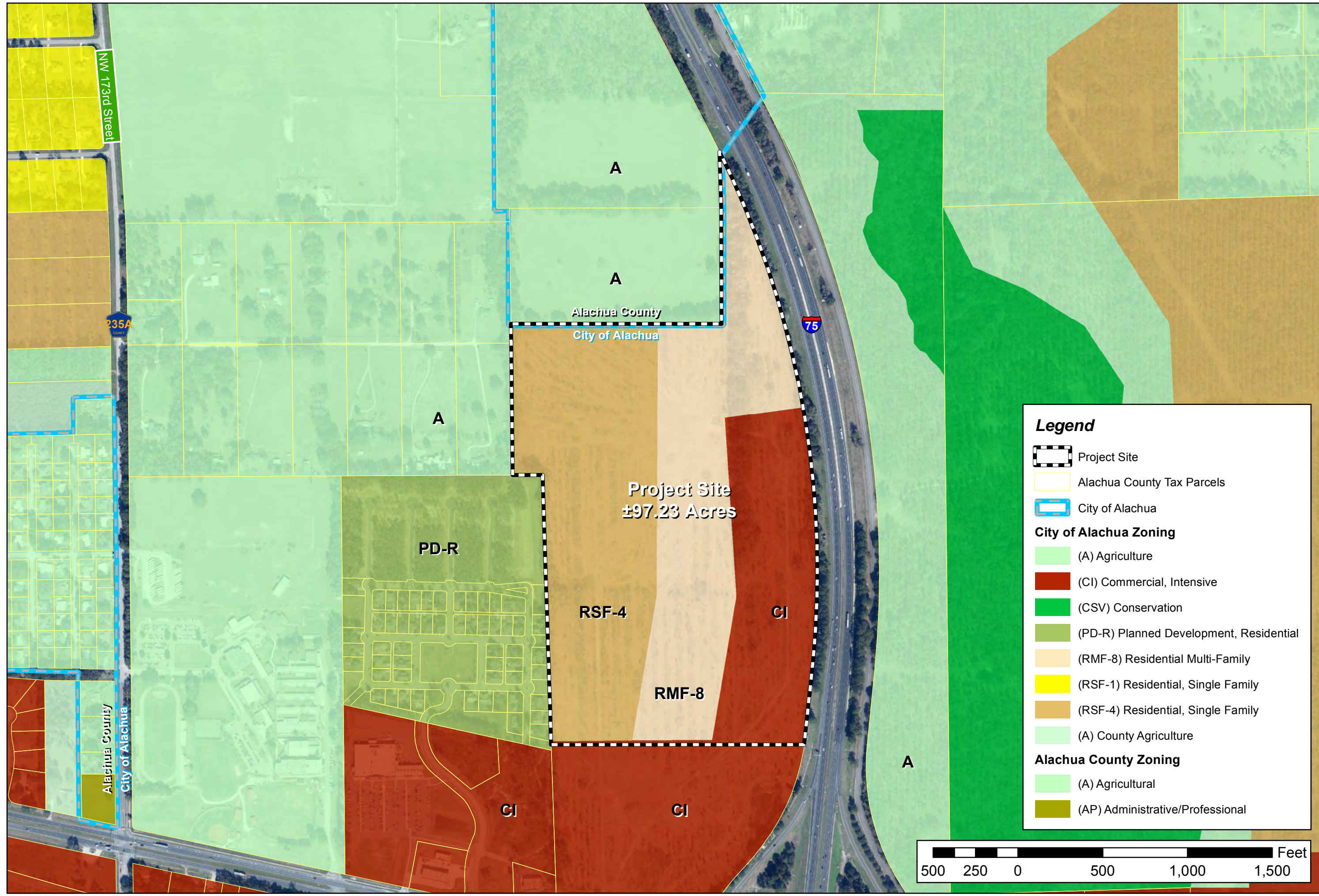
High Point Crossing  
Ls-CPA and Rezoning Application



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_County\_FIPS5000  
Datum: North American 1983  
Spheroid: GRS80  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6356755.36956  
Units: Meter  
Datum Transformation: No Shift  
False Easting: 150000.000000  
False Northing: 0.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.563333  
Standard Parallel 2: 29.563333  
Latitude of Origin: 29.000000  
GCS: North\_American\_1983  
Prepared by: Employee 466  
Date: 8/29/2018



High Point Crossing  
Ls-CPA and Rezoning Application



**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Alachua

**City of Alachua Zoning**

- (A) Agriculture
- (CI) Commercial, Intensive
- (CSV) Conservation
- (PD-R) Planned Development, Residential
- (RMF-8) Residential Multi-Family
- (RSF-1) Residential, Single Family
- (RSF-4) Residential, Single Family
- (A) County Agriculture

**Alachua County Zoning**

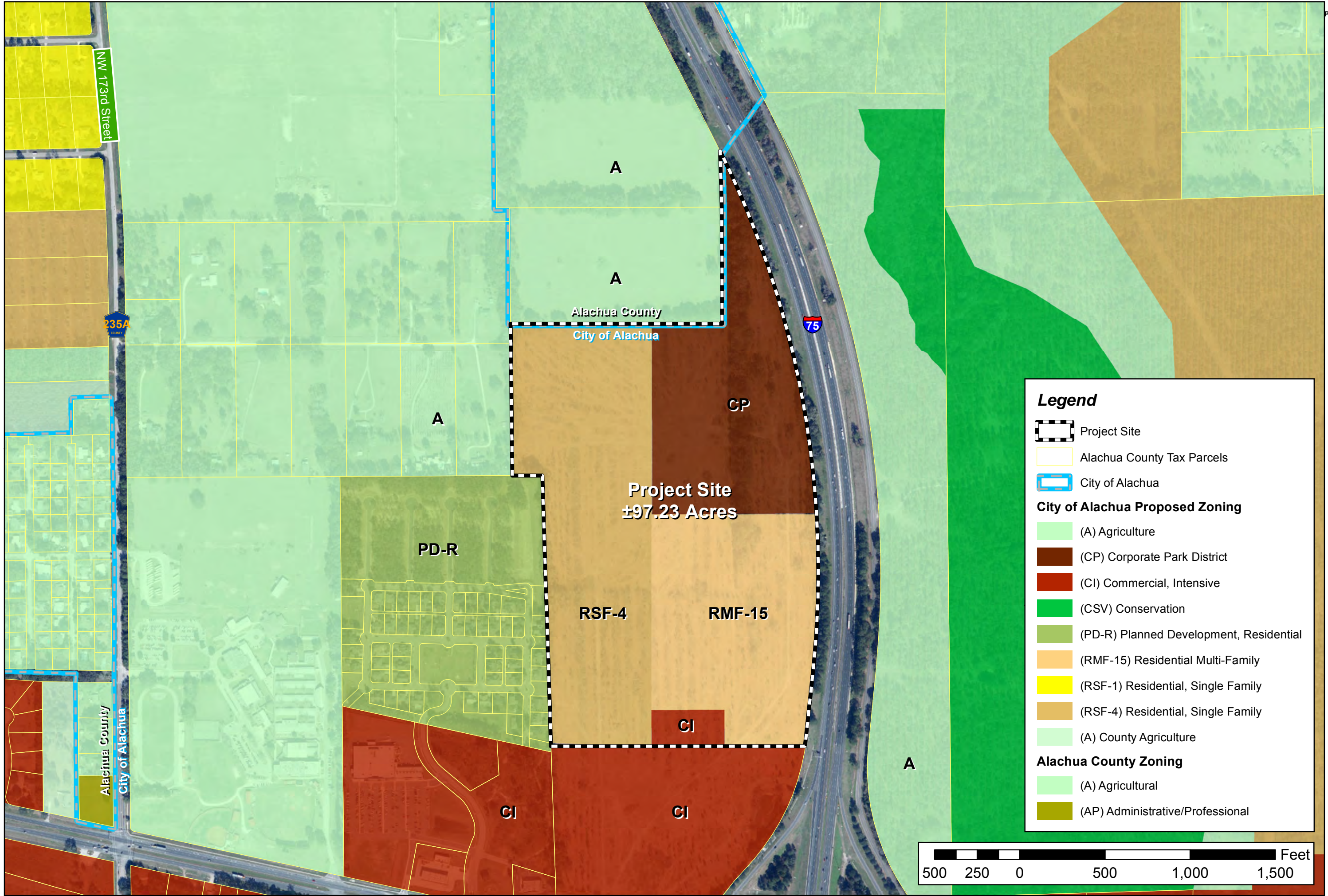
- (A) Agricultural
- (AP) Administrative/Professional



Projection: NAD\_1983\_StatePlane  
Florida\_North\_Arrow\_Coordinate\_System  
Datum: North\_Arrow  
Spheroid: GRS80  
Datum Shift: 0  
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False Northing: 1188500.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 29.666667  
Latitude of Origin: 29.000000  
GCIS\_North\_American\_1983  
Prepared by: Employee 466  
Date: 8/9/2018

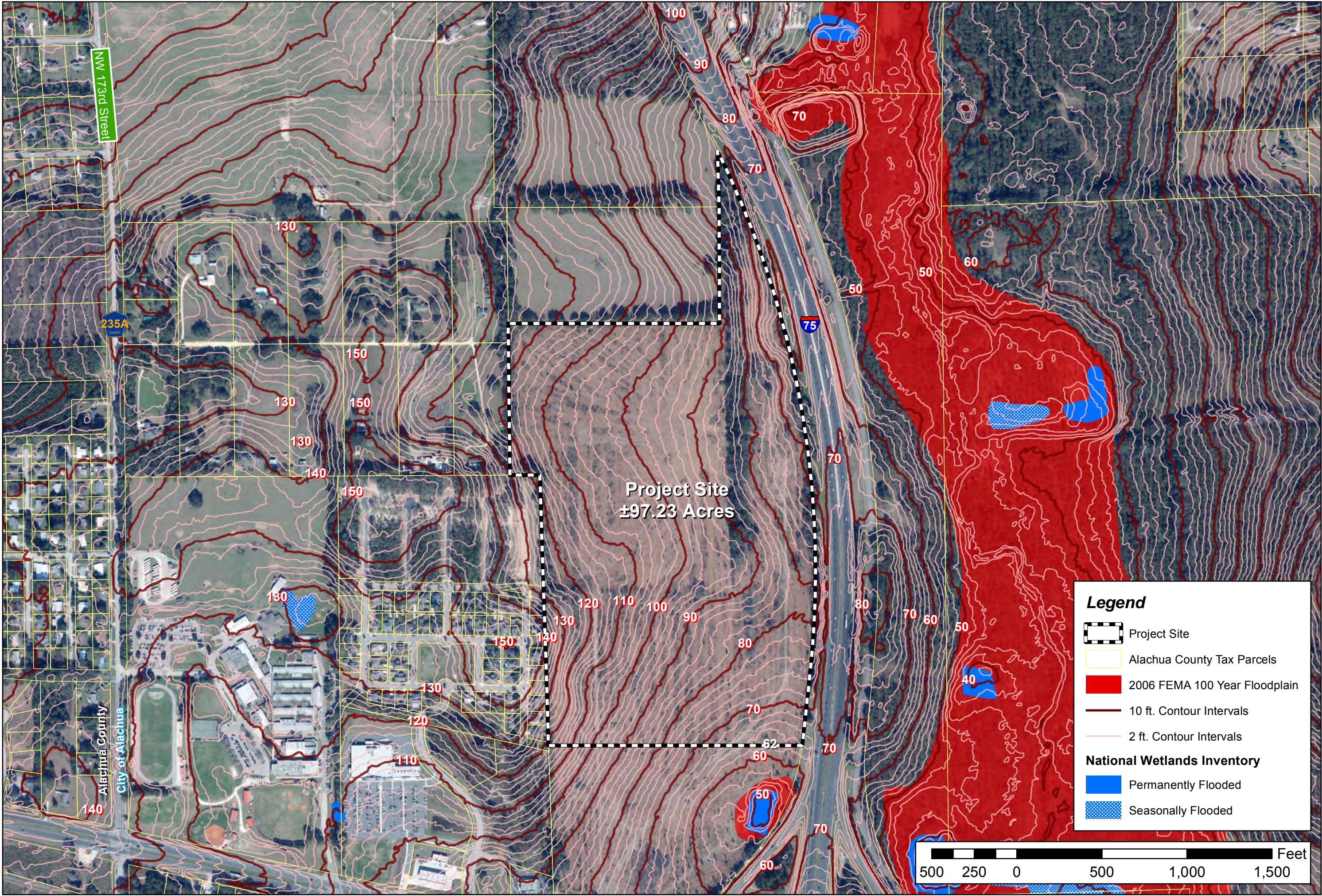


High Point Crossing  
Ls-CPA and Rezoning Application










Projection: NAD\_1983\_StatePlane  
Florida\_North\_Arrow\_Projection  
Datum: North\_Arrow  
Spheroid: GRS80  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6378137.0  
Units: Feet  
Datum Shift: 0.0  
Scale Factor: 1.0  
False Easting: 1568500.000000  
False Northing: 1568500.000000  
Central Meridian: -84.500000  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 29.583333  
Latitude of Origin: 29.000000  
GCIS\_North\_American\_1983  
Prepared by: Employee 466  
Date: 8/9/2018

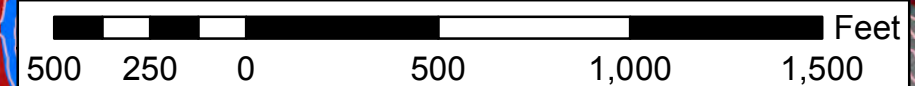




# High Point Crossing Ls-CPA and Rezoning Application

## Legend

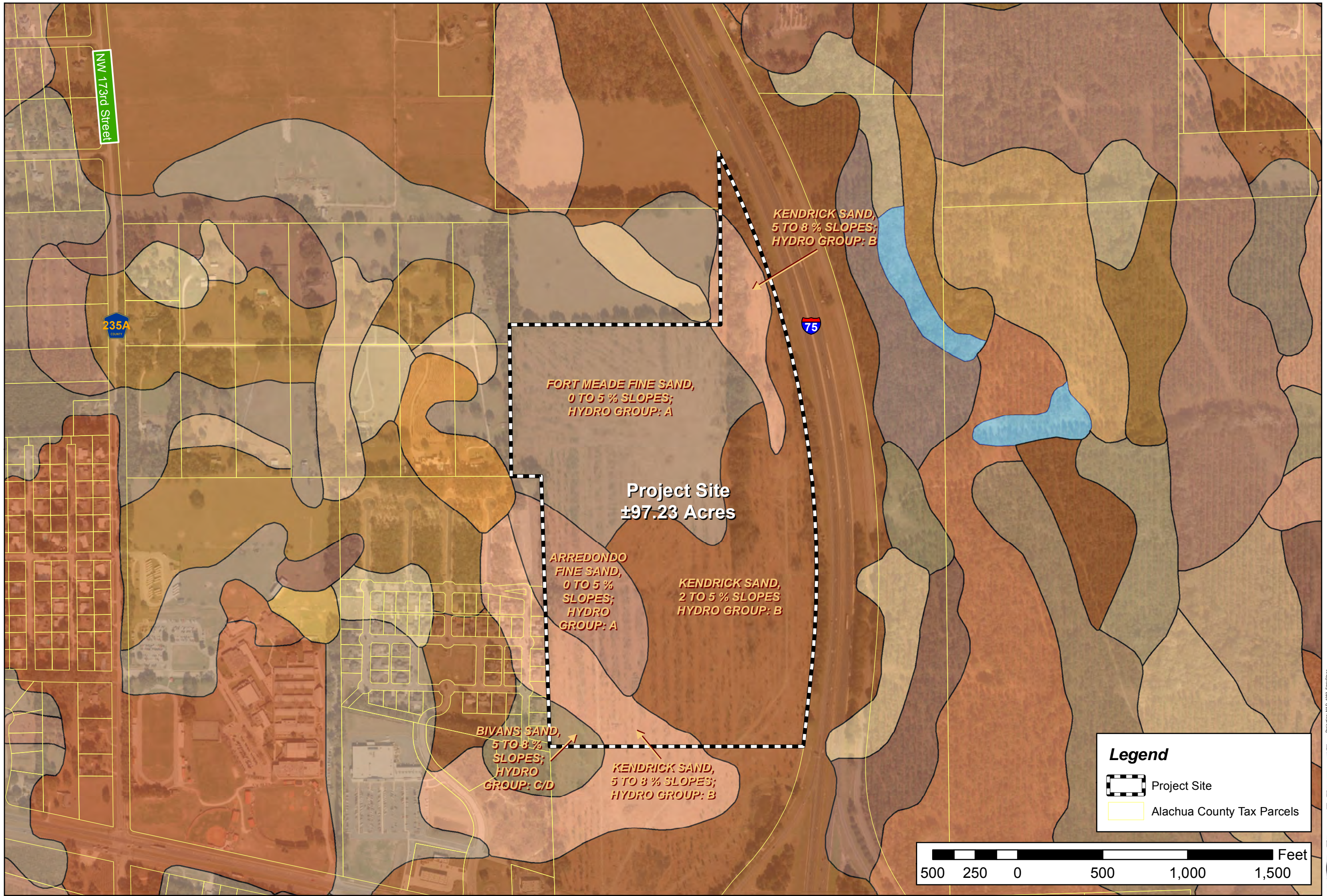
-  Project Site
-  Alachua County Tax Parcels
-  2006 FEMA 100 Year Floodplain
-  10 ft. Contour Intervals
-  2 ft. Contour Intervals
- National Wetlands Inventory**
-  Permanently Flooded
-  Seasonally Flooded



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_County\_Footings  
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Ellipsoid: GRS80  
Spheroid: Clarke 1866  
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Central Meridian: -84.500000  
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Standard Parallel 2: 26.583333  
Latitude of Origin: 26.000000  
GCIS: North\_American\_1983  
Prepared by: Employee 466  
Date: 8/9/2018



High Point Crossing  
Ls-CPA and Rezoning Application



NW 173rd Street

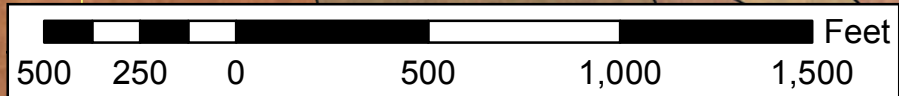
235A  
COUNTY

75

Project Site  
±97.23 Acres

Legend

- Project Site
- Alachua County Tax Parcels



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arctic\_Lambert  
Datum: North\_American\_1983  
Spheroid: GRS80  
Prime Meridian: 118.000000000000  
Central Meridian: -84.50000000  
Standard Parallel 1: 29.58333333  
Standard Parallel 2: 29.00000000  
Latitude of Origin: 29.00000000  
GCIS: North\_American\_1983  
Prepared by: Employee 466  
Date: 8/9/2018

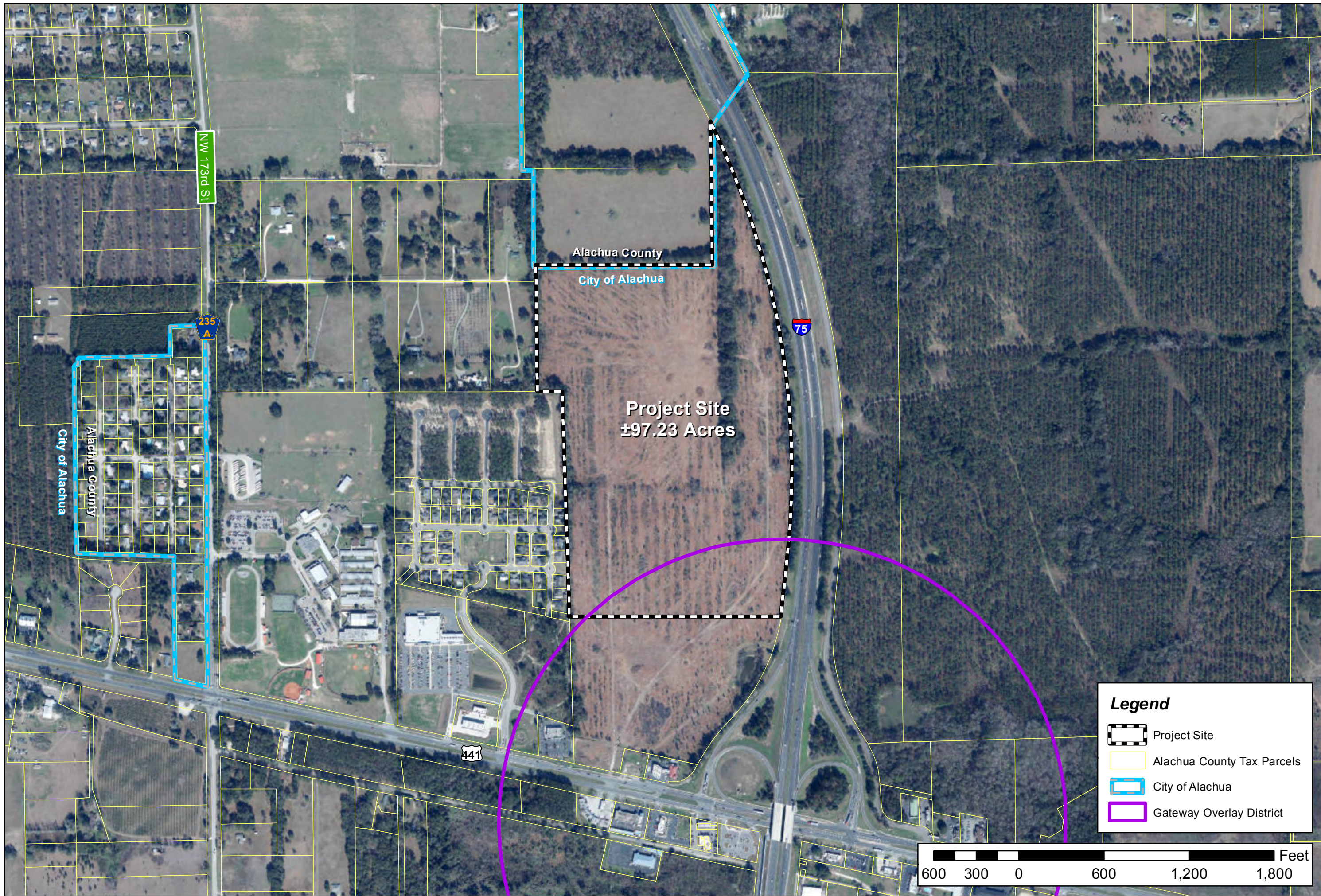




# High Point Crossing Ls-CPA and Rezoning Application

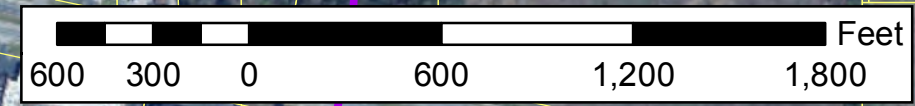


Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_Coordinate\_System  
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Semi-Minor Axis: 6356755.36955329  
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False Northing: 1000000.00000000  
Central Meridian: -84.5  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 25.060000  
Latitude of Origin: 28.000000  
GCS: North\_American\_1983  
Prepared by: Employee 427  
Date: 8/10/2018

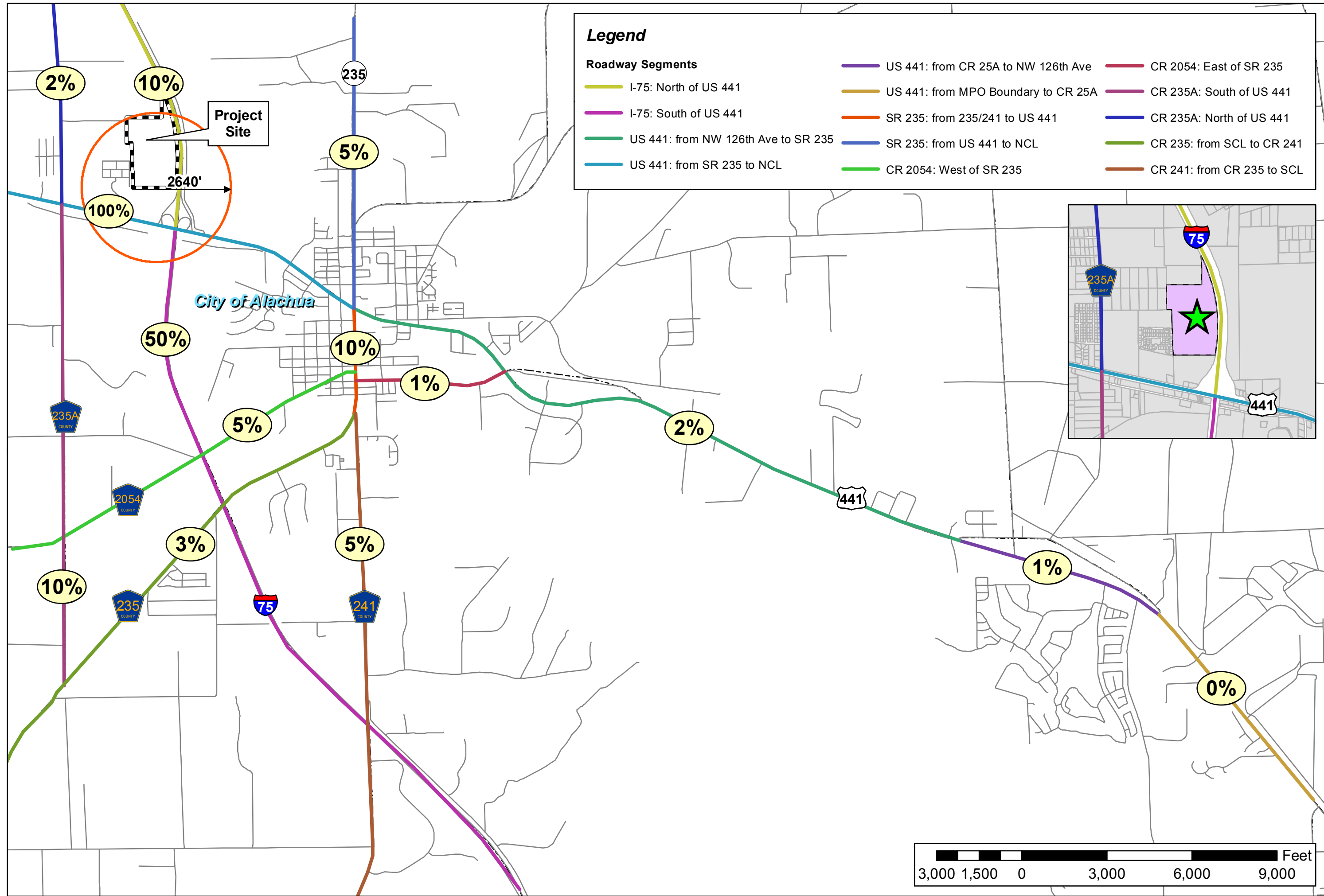


**Legend**

- Project Site
- Alachua County Tax Parcels
- City of Alachua
- Gateway Overlay District







High Point  
Ls-CPA and Rezoning Applications



Projection: NAD\_1983\_StatePlane\_Florida\_North\_Arrow\_CoordinateSystem  
Units: Feet  
Datum: North American 1983  
Spheroid: GRS 1980  
Semi-Major Axis: 6378137.0  
Semi-Minor Axis: 6378137.0  
Prime Meridian: -84.5  
Standard Parallel 1: 29.583333  
Standard Parallel 2: 29.583333  
False Easting: 1568500.0  
False Northing: 4608000.0  
Central Meridian: -84.5  
Scale Factor: 1.0  
Units: Feet  
GCS: North\_American\_1983  
Prepared by: Employee 481  
Date: 8/10/2018

