



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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Property 441 LLC Rezoning
2. Address of Subject Property: Multiple Addresses (12100 block of US Hwy 441)
3. Parcel ID Number(s): 05899-001-000 (portion of)
4. Existing Use of Property: Single Family
5. Future Land Use Map Designation : Community Commercial
6. Existing Zoning Designation: Agriculture
7. Proposed Zoning Designation: Community Commercial (CC)
8. Acreage: Approx. 8.5 Acres

B. APPLICANT

1. Applicant's Status Owner (title holder) Agent
2. Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Principal / Director of Plng.
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () 352-373-7249 e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): Property 441 LLC
Mailing Address: 3007 SW 132nd Terrace
City: Archer State: FL ZIP: 32618

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

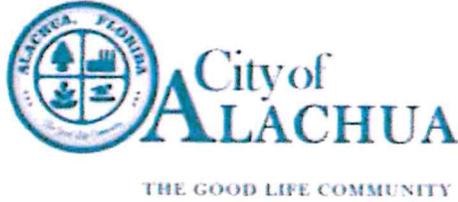
C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 12100 block of US Hwy 441
Parcel ID Number(s): Portion of 05889-001-000
Acreage: 8.5 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Stacy Girouard / Jose Gonzalez Title: Manager
Company (if applicable): Property 441 LLC
Mailing Address: 3007 Sub 132nd Terrace
City: Archer State: FL ZIP: 32618
Telephone: 317-6959 FAX: N/A e-mail: gir300@msn.com

C. AUTHORIZED AGENT

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

D. REQUESTED ACTION:

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.

[Signature]
Signature of Applicant

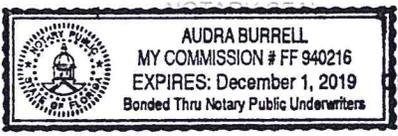
[Signature]
Signature of Co-applicant

Stacy Girouard
Typed or printed name and title of applicant

Jose F. Gonzalez Riera
Typed or printed name of co-applicant

State of Florida County of Alachua

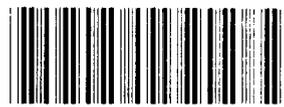
The foregoing application is acknowledged before me this 25 day of June, 2019, by Stacy Girouard and Jose Flex, who is/are personally known to me, or who has/have produced Florida Driver License as identification.



[Signature]
Signature of Notary Public, State of Florida

Return to:
Prepared by:
G. Gregory Hale
G. Gregory Hale, Attorney At Law
3426 NW 43rd Street Suite A
Gainesville, FL 32606
(352) 376-9576
File No.: 09-061

Recd. _____
Doc. Stamp _____
Int. Tax _____
Surrender _____
Total _____



2539153

2 PGS

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2539153 2 PGS
Nov 10, 2009 01:21 PM
BOOK 3918 PAGE 1268
J. K. IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK3 Receipt # 426145

Doc Stamp-Deed: \$924.00

WARRANTY DEED

This indenture made on **November 6, 2009**, by

Anne-Lise Muracciole, a single woman

whose address is: **6216 SW 10th Place , Gainesville, FL 32607**
hereinafter called the "grantor", to

PROPERTY 441, LLC, a Florida Limited Liability Company,

whose address is: **3007 S.W. 132nd Terrace, Archer, FL 32618**
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Alachua County, Florida**, to-wit:

THAT PART OF THE EAST ONE-HALF (E 1/2) OF GOVERNMENT LOT TWO (2), LYING SOUTH OF STATE ROAD NO. 25 (NEW FEDERAL HIGHWAY NO. 441) IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA.

Parcel Identification Number: **05899-001-000**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Signed, sealed and delivered in our presence:

Dianne W. Hale
Witness Signature
Print Name: Dianne W. Hale

Anne-Lise Muracciole
Anne-Lise Muracciole

G. Gregory Hale
Witness Signature
Print Name: GREGORY HALE

State of Florida

County of Alachua

Sworn To, Subscribed and Acknowledged before me on November 6, 2009, by Anne-Lise Muracciole who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

G. Gregory Hale
G. Gregory Hale
Commission # DD599737
Expires October 19, 2010



Notary Print Name

Bonded Troy Firm Insurance, Inc. 800-385-7019

My Commission Expires: _____

Parcel: 05899-001-000

Search Date: 7/15/2019 at 11:25:42 PM

Taxpayer: PROPERTY 441 LLC Mailing: 3007 SW 132ND TER ARCHER, FL 32618 Location: Sec-Twn-Rng: 28-08-19 Property Use: 00100 - SINGLE FAMILY Tax Jurisdiction: ALACHUA - 1700 Area: 8-19 RURAL Subdivision: N/A	Legal: THAT PART OF E1/2 OF GOVT LOT 2 LYING S OF NEW HWY OR 3918/1268
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Year	Property Use	Land Value	Classified Land Value	Improvement Value	Total Just Value	Deferred Value	County Assessed	School Assessed	County Exempt	School Exempt	County Taxable	School Taxable
2018	SINGLE FAMILY	140000	0	110500	250500	0	250500	250500	0	0	250500	250500
2017	Single Family	140000	0	111600	251600	0	251600	251600	0	0	251600	251600
2016	Single Family	140000	0	100000	240000	0	240000	240000	0	0	240000	240000
2015	Single Family	140000	0	90400	230400	0	230400	230400	0	0	230400	230400
2014	Single Family	140000	0	86600	226600	0	226600	226600	0	0	226600	226600

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
0100	SFR	A	AGRICULTURE	1	16.5	718740
0100	SFR			1	1	43560

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
0100	SINGLE FAMILY	1956	1956	2062	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	2062	3	Average	0100	SINGLE FAMILY	Bathrooms	3.0-Baths	1
							Bedrooms	3-3 BEDROOMS	1
FOP	FINISHED OPEN PORCH	36	3	Average	0100	SINGLE FAMILY	Exterior Wall	15-CONCRETE BLOCK	100
							Floor Cov	08-SHEET VINYL	100
UEP	UNFIN ENCL PORCH	480	3	Average	0100	SINGLE FAMILY	HC&V	04-FORCED AIR	100
							Heat System	04-ELECTRIC	100
							HVAC	03-CENTRAL	100
							Interior Wall	03-PLASTER	100
							Num Res Units	Num Res Units	1
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
0100	SINGLE FAMILY	1959	1959	624	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	624	2	Below Average	0100	SINGLE FAMILY	Bathrooms	1.0-Baths	1
							Bedrooms	2-2 BEDROOMS	1
UST	UNFINISHED STORAGE	36	2	Below Average	0100	SINGLE FAMILY	Exterior Wall	04-SINGLE SIDING	100
							Floor Cov	09-PINE/SOFT WOOD	100
UOP	UNFIN OPEN PORCH	18	2	Below Average	0100	SINGLE FAMILY	HC&V	04-FORCED AIR	100
							Heat System	04-ELECTRIC	100
							HVAC	03-CENTRAL	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	1
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
0800	MH POST 1977	1990	1990	784	1

Improvement Details

Improvement Attributes

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	784	3	Average	0800	MH POST 1977	Bathrooms	1.0-Baths	1
							Bedrooms	3-3 BEDROOMS	1
							Exterior Wall	25-MODULAR METAL	100
							Floor Cov	08-SHEET VINYL	100
							HC&V	04-FORCED AIR	100

Heat System	04-ELECTRIC	100
HVAC	03-CENTRAL	100
Interior Wall	04-PANEL	100
Num Res Units	Num Res Units	1
Roof Type	03-GABLE/HIP	100
Roofing	12-MODULAR METAL	100

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
NSOHM	NSOH MISC				

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
1505	MH SAL	224			R2	RES
2000	SEPTIC TANK	1			R5	RES
0200	A/C 1	2			R7	RES
1504	MH ROOF	180			R5	RES
1506	MH STG	1368			R2	RES
1601	OP 1	140			R5	RES
1641	PATIO 1	150			R1	RES

Improvement Attributes

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
0460	CABANA	162			R2	RES
0221	BARN 1	560			R2	RES
2021	SHED 1	308			R2	RES
0959	FP 2	1			R7	RES
1641	PATIO 1	747			R1	RES
1762	POOL 2	576			R3	RES
2021	SHED 1	150			R2	RES

Improvement Attributes

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
SOHM	SOH MISC				

Sales

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2009-11-06	132000	No	38-Ext Cirem, Prevent Forecl	3918	1268	WD
1999-12-28	100	No	U-OLD SALE - UNQUALIFIED	2269	2914	SD
1990-08-06	100	No	U-OLD SALE - UNQUALIFIED	1781	813	QD



2018 Roll Details — Real Estate Account At 12100 NW US HWY 441

[Print this page](#)

Real Estate Account #05899 001 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

2018	2017	2016	2015	...	2002
PAID	PAID	PAID	PAID		PAID

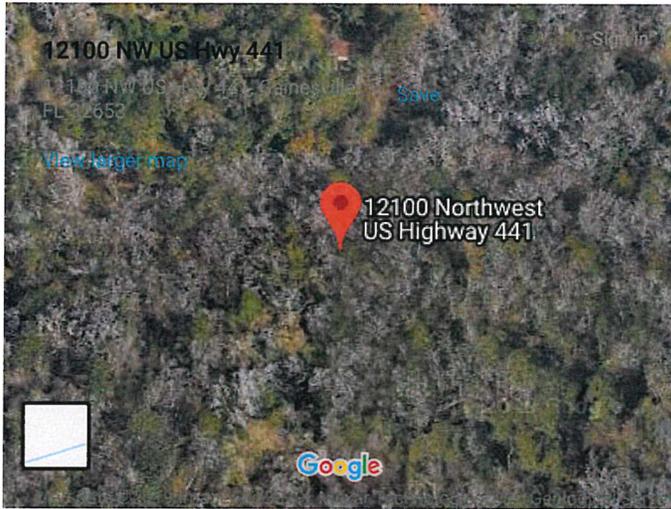
[Get Bills by Email](#)

PAID 2019-07-31 \$6,853.00
Receipt #18-0221187

Owner: PROPERTY 441 LLC
3007 SW 132ND TER
ARCHER, FL 32618
Situs: 12100 NW US HWY 441

Account number: 05899 001 000
Alternate Key: 1027006
Millage code: 1700
Millage rate: 22.5620

Assessed value: 250,500
School assessed value: 250,500
Unimproved land value: 140,000



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$5,651.79
Non-ad valorem: \$267.67
Total Discountable: 5919.46
No Discount NAVA: 0.00
Total tax: \$5,919.46

Legal description

THAT PART OF E1/2 OF GOVT LOT 2 LYING S OF NEW HWY OR 3918/1268
Location

Book, page, Item: 3918-1268-
Geo number: 28-08-19-05899001000
Range: 19
Township: 08

Section: 28
Neighborhood: 233300.00
Use code: 00100
Total acres: 17.500

 **Certificate #1659**

This parcel has a redeemed certificate for 2018.

Advertised number: 1921

Face amount: \$6,520.71

Issued date: 06/01/2019

Expiration date: 06/01/2026

Buyer: Bidder number 2343342

TLGFY, LLC

CAPITAL ONE, N.A., AS COLLATERAL ASSIGNEE OF TLGFY, LLC

PO BOX 54347

NEW ORLEANS, LA 70154-4347

Interest rate: 0.25%



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Detail by Entity Name

Florida Limited Liability Company
PROPERTY 441, LLC

Filing Information

Document Number L09000106777
FEI/EIN Number 45-3231604
Date Filed 11/05/2009
State FL
Status ACTIVE

Principal Address

3007 S.W. 132ND TERRACE
ARCHER, FL 32618

Mailing Address

3007 S.W. 132ND TERRACE
ARCHER, FL 32618

Registered Agent Name & Address

GIROUARD, STACY P
3007 S.W. 132ND TERRACE
ARCHER, FL 32618

Authorized Person(s) Detail

Name & Address

Title MGRM

GIROUARD, STACY P
3007 S.W. 132ND TERRACE
ARCHER, FL 32618

Title MGRM

GONZALEZ, JOSE
2211 S.E. 51ST STREET
GAINESVILLE, FL 32641

Annual Reports

Report Year	Filed Date
2016	03/14/2016
2017	04/09/2017
2018	04/14/2018

Document Images

04/14/2018 -- ANNUAL REPORT	View image in PDF format
04/09/2017 -- ANNUAL REPORT	View image in PDF format
03/14/2016 -- ANNUAL REPORT	View image in PDF format
04/16/2015 -- ANNUAL REPORT	View image in PDF format
04/04/2014 -- ANNUAL REPORT	View image in PDF format
04/21/2013 -- ANNUAL REPORT	View image in PDF format
04/10/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
11/05/2009 -- Florida Limited Liability	View image in PDF format

Aerial Photo

Box Turtle RV, Boat
and Self Storage

Progress Mobile
Home Park

Project Site

Turkey Creek Golf
& Country Club

M L King Blvd

M L King Blvd

Turkey Creek Blvd

Palmetto Blvd

NW 118th Ave

NW 69 Terrace

NW 61 Terrace

NW 61st Dr

NW 117th Pl

25A

25A

441

441

5899-1-2

5898-5

5899-1

5898

5900-5

5900-2-29

5900-2-3

CONCRETE VILLAS AT 1

Legal Description

Parcel Number 05899-001-000 (portion of)

A portion of the East 1/2 of Government Lot 2 of Section 28, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at the northeast corner of Section 28, Township 8 South, Range 19 East, Alachua County, Florida, and run thence South $88^{\circ}13'12''$ West, along the north boundary of said Section, 2008.32 feet; thence South $01^{\circ}49'01''$ East, 1155.74 feet to a point on the northerly right-of-way line of State Road No. 25 (US Highway No. 441, 200' right-of-way); thence South $01^{\circ}52'09''$ East, 209.78 feet to a 4"x 4" concrete monument (P.L.S. 940) on the southerly right-of-way line of said State Road No. 25 and the Point of Beginning; thence South $01^{\circ}50'30''$ East, along the west line of the East 1/2 of said Government Lot 2, as per Official Records Book 3793, page 1 of the Public Records of Alachua County, Florida, 553.42 feet; thence South $73^{\circ}57'04''$ East, 706.74 feet to a point on the east line of said Government Lot 2; thence North $02^{\circ}29'39''$ West, along said east line, 555.50 feet to a point on said southerly right-of-way line; thence North $73^{\circ}57'04''$ West, along said southerly right-of-way line, 700.09 feet to the Point of Beginning.

Containing 8.50 acres (370,459 square feet, more or less).

TODAY IN HISTORY

In 1509, theologian John Calvin, a key figure of the Protestant Reformation, was born in Noyon, Picardy, France.
 In 1919, President Woodrow Wilson personally delivered the Treaty of Versailles to the Senate and urged its ratification. (However, the Senate rejected it.)
 In 1929, American paper currency was reduced in size as the government began issuing bills that were approximately 25 percent smaller.
 In 1940, during World War II, the Battle of Britain began as the Luftwaffe started attacking southern England. (The Royal Air Force was ultimately victorious.)
 In 1951, armistice talks aimed at ending the Korean War began at Kaesong.

TODAY'S BIRTHDAYS

Actor Robert Pine is 78.
 Rock musician Jerry Miller (Moby Grape) is 76.
 International Tennis Hall of Famer Virginia Wade is 74.
 Folk singer Arlo Guthrie is 72.
 Rock musician Dave Smalley is 70.
 Country/folk singer-songwriter Cheryl Wheeler is 68.
 Rock singer Neil Tennant (Pet Shop Boys) is 65.
 Banjo player Bela Fleck is 61.
 Actress Fiona Shaw is 61.
 Country musician Shaw Wilson (BR549) is 59.

LOTTERY

Tuesday, July 9
Pick 2
 Early drawing: 5-6
 Night drawing: 6-8
Pick 3
 Early drawing: 8-2-2
 Night drawing: 0-0-6
Pick 4
 Early drawing: 0-2-3-0
 Night drawing: 6-0-0-5
Pick 5
 Early drawing: 6-5-4-5-0
 Night drawing: 9-1-3-3-5
Fantasy 5
 22-26-28-29-36
Cash4Life
 8-10-18-24-48 CB: 4
Jackpot
 5-8-11-21-43-46
Mega Millions
 12-26-40-48-64 MB: 1
MONDAY'S RESULTS
Fantasy 5
 9-16-21-23-35
Match...Payoff...Winners
 5-0-5...\$88,438.50...2
 4-0-5...\$111,256
 3-0-5...\$9,550...\$110

\$150K
 CRACK THE CODE
 GIVEAWAY
 Today's code is...

iceman52
 Enter now at
 150KGiveaway.com

Kushner, Sessions subpoenas go to vote

By Mary Clare Jaronick
 The Associated Press

WASHINGTON — The House Judiciary Committee is moving to authorize subpoenas for several people tied to special counsel Robert Mueller's report, including President Donald Trump's son-in-law, Jared Kushner, and former Attorney General Jeff Sessions.
 The resolution coming up for a vote Thursday would authorize subpoenas for documents and testimony from 12 people in all, also including former national security adviser Michael Flynn, former White House chief of staff John Kelly and former Deputy Attorney General Rod Rosenstein.
 Lawmakers will also be voting on subpoenas for documents and testimony on the Trump administration's handling of immigration, including the abandoned "zero tolerance" approach of separating migrant families at the southern border. The resolution authorizes an investigation into whether there have been any discussions of Trump offering pardons to Homeland Security officials who work on immigration issues.
 Judiciary Chairman Jerrold Nadler, D-N.Y., will make the final decision about issuing the subpoenas. He said they can be avoided if the information is provided voluntarily.
 The Judiciary panel is investigating whether Trump obstructed justice

after Mueller's report detailed several episodes in which Trump tried to influence his investigation. Mueller said he could not exonerate Trump on obstruction and indicated in a May news conference that it was up to Congress to decide what to do with his findings. Mueller is scheduled to testify to Congress next week.
 Democrats have had little success so far in their attempts to investigate beyond what Mueller detailed in his 448-page report, as the White House has blocked several witnesses from answering questions. It's unclear if they would have better luck with the latest group of witnesses, as most worked for the White House or the administration.
 Still, Democrats say they will call in the witnesses as they attempt to keep public attention on Mueller's report. And Nadler has said the panel is preparing a lawsuit to challenge the efforts to block testimony.
 Among the other subpoena targets are Corey Lewandowski, Trump's former campaign manager, Jody Hunt, Sessions' former chief of staff, and former White House aides Rob Porter and Rick Dearborn.
 Three other names on the list are related to the National Enquirer's efforts to help kill potentially embarrassing stories about Trump over the years by paying hush money in a practice known as

"catch-and-kill." Former Trump lawyer Michael Cohen discussed the practice in testimony before the House Oversight and Reform Committee earlier this year.
 They include David Pecker, the chief executive of the National Enquirer's parent company and a longtime Trump ally; Dylan Howard, who Cohen said was personally involved in coordinating payments to two women who said they had affairs with Trump; and Keith Morrison, an attorney who initially represented the women and negotiated their payments.
 Republicans have fought the Democratic efforts to investigate obstruction, saying the issue should be laid to rest after the Mueller report.
 "Even if Chairman Nadler still believes subpoenas are conversation starters, it's hard to imagine this handful of subpoenas will do anything but reinforce the principal conclusions we've been able to read about for months," said Georgia Rep. Doug Collins, the top Republican on the Judiciary panel.
 On immigration, Democratic lawmakers have said they are opposed to the administration since more than 2,700 children were separated from their parents at the border last year as the result of the zero tolerance immigration policy pursued by Sessions. Under the policy, the administration criminally prosecuted

anyone caught crossing the border illegally. There was renewed outrage in recent weeks after squalid conditions were reported at border facilities where scores of children are detained well beyond the 72-hour limit by which they are to be transferred to more suitable facilities.
 A Justice Department official says the agency has turned over more than 1,200 pages of documents in six separate productions to the House Judiciary Committee related to the zero tolerance policy. The department is also processing and working to produce additional batches of documents soon, the official said.
 The official wasn't authorized to speak publicly and spoke on the condition of anonymity.
 The Democratic questions on pardons involve Kevin McAleenan, the acting Department of Homeland Security secretary. Shortly after McAleenan took over, Trump told him he'd pardon him if he were to find himself in trouble for blocking people legally seeking asylum, people familiar with the conversation told AP. The people spoke on the condition of anonymity to discuss a private conversation. Trump has been trying to stop a surge in migration at the southern border.
 McAleenan has said he was not asked, directed or pressured to do anything illegal, but has also said

his conversations with the president are privileged information.
 Separately on Tuesday, Felix Sater, a Russia-born business executive who worked with Trump's associates on an effort to build a skyscraper in Moscow, sat down for an interview with staff on the House intelligence committee as part of its probe into the Trump campaign's contacts with Russia.
 Sater worked with Cohen on the skyscraper deal before the 2016 election. The project was later abandoned, and Cohen is now in prison, partly on charges that he lied to Congress about the project.
 During a break, Sater told reporters that the questions were "more of the same" from his previous interviews as Paulsen involve and as several congressional committees have probed the Russian interference. When asked if he knew how much Trump knew of the project, he said he didn't know.
 "He knew what he knew," Sater said.
 The intelligence panel had also subpoenaed Flynn and former Trump campaign aide Rick Gates to appear by Wednesday. Sidney Powell, a lawyer for Flynn, told The Associated Press on Tuesday that the committee had extended the deadline and they were still negotiating with the committee.
 A lawyer for Gates declined to comment.

UK envoy's views inspire insults in Trump tweets

By Danica Kirka
 The Associated Press

LONDON — U.S. President Donald Trump lashed out at Britain's ambassador to the United States for a second day, describing him as "wacky" and a "pompous fool" after leaked documents revealed the envoy's dim view of Trump's administration.
 Trump fired off a series of tweets about Ambassador Kim Darroch hours after British Prime Minister Theresa May gave the veteran diplomat her continued support.
 "The wacky Ambassador that the U.K. foisted upon the United States is not someone we are thrilled with, a very stupid guy," Trump wrote in one tweet.
 Darroch's forthright, unfiltered views on the U.S. administration — meant for a limited audience and discreet review — appeared in leaked diplomatic documents that were published in Britain's Mail on Sunday newspaper.
 The disclosures have caused embarrassment

and an awkward situation for two countries that often celebrate having a "special relationship."
 In his Twitter comments Tuesday, Trump combined criticism of Darroch with a broadside at May, chiding the British leader for failing to get her Brexit deal with the European Union through Parliament.
 "I told @theresamay how to do that deal, but she went her own foolish way — was unable to get it done. A disaster!" Trump tweeted. "I don't know the Ambassador but have been told he is a pompous fool."
 Darroch has served as Britain's envoy in Washington since 2016. In one of his leaked memos, he said that to communicate effectively with Trump, "you need to make your points simple, even blunt."
 The published documents also included the ambassador calling the Trump administration's policies on Iran "incoherent," saying the U.S. president might be indebted to "dodgy Russians," and raising doubts



In this Oct. 20, 2017, photo, British Ambassador Kim Darroch hosts a National Economists Club event at the British Embassy in Washington. (SALT SERKAN GURBUZ/THE ASSOCIATED PRESS)

about whether the Trump White House "will ever look competent."
 Darroch has had a close relationship with numerous Trump administration officials. The president's advisers have been frequent guests at British Embassy events.
 An investigation is underway to find who was responsible for leaking the memos, a major breach of diplomatic confidentiality.
 May's spokesman said Tuesday that the prime minister phoned Darroch to tell him he still had her full support.
 But the tweets by

Trump, which followed a similar social media barrage on Monday, ratcheted up pressure on Britain's government.
 Darroch also has been accused by some Brexit-backing U.K. politicians of lacking enthusiasm for Britain's departure from the European Union.
 The journalist who reported the leak, Isabel Oakeshott, is a strong Brexit backer and an editor of Brexit Party leader Nigel Farage, who also is Britain's leading champion of Trump.
 Trump once said Farage would "do a great job" as ambassador to the United States. Farage sidestepped the idea Monday, saying "I'm not a diplomat."
 The tiff with Trump also put pressure on Boris Johnson and Jeremy Hunt, as two may, vying to succeed May as Conservative leader and prime minister. Both say they will lead the U.K. out of the European Union and secure new trade deals around the world — notably with the United States.
 Hunt, who is Britain's current foreign secretary, reprimanded Trump on Tuesday, writing in his own tweets that the president's comments about Darroch were "disrespectful and wrong."
 During a televised debate Tuesday night, Hunt said "if I am our next prime minister, the ambassador in Washington stays, because it is our decision."
 Johnson declined during a debate Tuesday to make a similar commitment to keep Darroch in his post, though he said whoever leaked the diplomatic cables should be "evicted."

PUBLIC NOTICE
 A neighborhood workshop will be held to discuss a proposed rezoning of the northern 8.5 (+/-) acres of tax parcel number 05095-001-000 from Agricultural to Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.
 The meeting will be held at 8:00 p.m. on July 24, 2019 at the Alachua Branch Library Meeting Room, located at 14913 NV 140th Street, Alachua, FL 32615.
 Contact: Clay Sweger, AICP, LEED AP
 eds engineers-surveyors-planners, Inc.
 (352) 373-3541

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Neighborhood Meeting Minutes

Project:	Proposed Rezoning
Meeting Date & Time:	July 24, 2019 at 6:00 PM
Location:	Alachua Branch Library Meeting Room 14913 NW 140 th Street Alachua, FL 32615
Community Participants:	None
Attendees:	As listed on attached Sign-in-Sheet (None)
Project Representatives:	Clay Sweger, eda
Meeting Minutes:	No minutes as no members of the public attended.

NEIGHBORHOOD WORKSHOP NOTICE

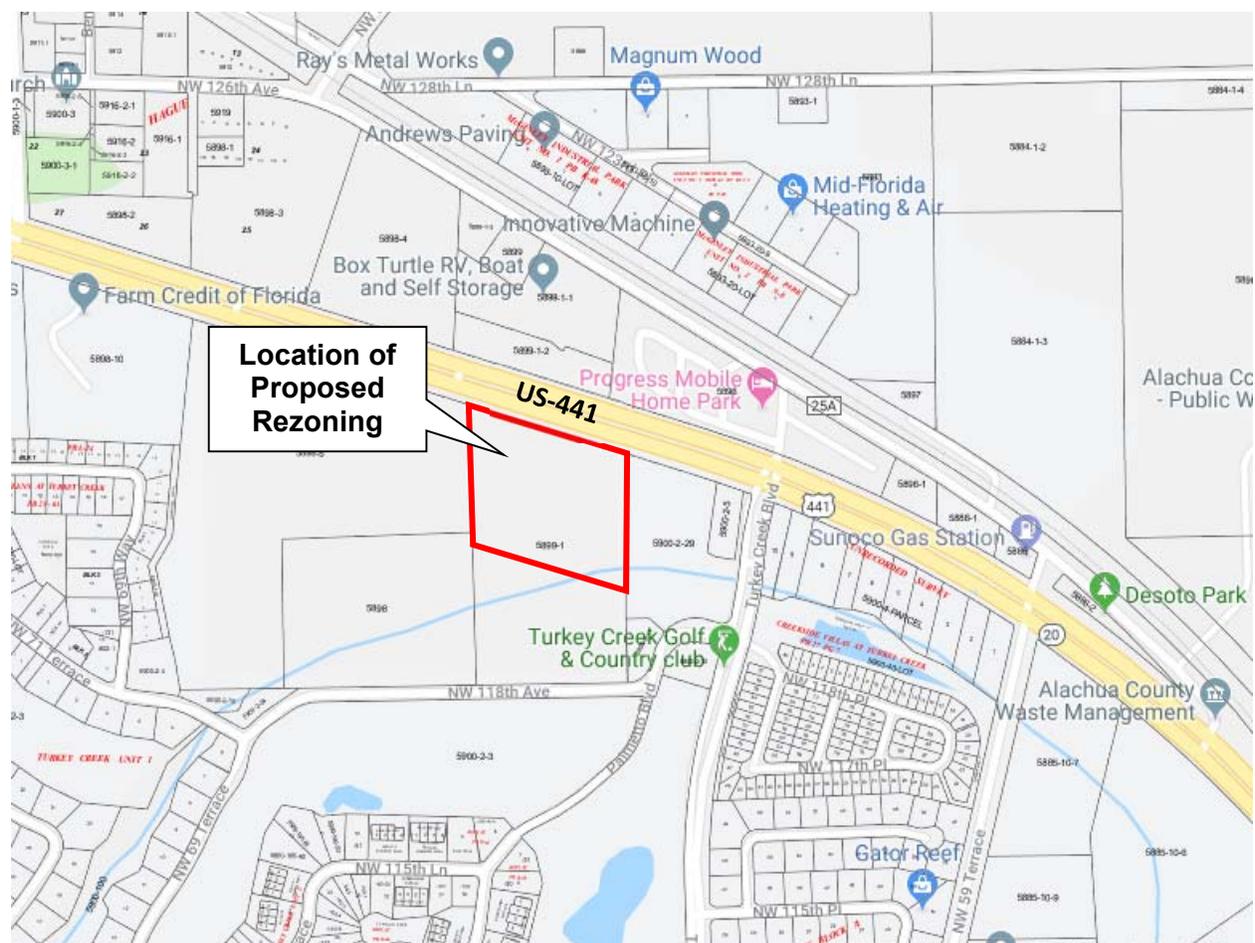
Date: August 8, 2019

Time: 6:00 PM

Place: Alachua Branch Library Meeting Room
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed rezoning of the northern 8.5 (+/-) acres of tax parcel number 05899-001-000 from Agricultural to Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning request and to seek their comments.



05900-002-003
TURKEY CREEK MASTER OWNERS
ASSOCIATION INC
1000 TURKEY CREEK BLVD
ALACHUA, FL 32615

05900-002-005
RYALS PROPERTY HOLDINGS LLC
1111 SE 22ND AVE
GAINESVILLE, FL 32641

05899-001-001
BTTOE LLC
1155 WEST L ST
BENICIA, CA 94510

05899-001-002
BTTOE LLC
1155 WEST L ST
BENICIA, CA 94510

05898-000-000
TENNEY DAVID F & BRYN C
12216 NW US HWY 441
GAINESVILLE, FL 32653

05900-002-029
CAIN JEANETTE T TRUSTEE
14246 PINE VALLEY RD
ORLANDO, FL 32826

05900-002-011
TURKEY CREEK MASTER OWNERS
AS
148 TURKEY CREEK
ALACHUA, FL 32615-9571

05900-002-010
TURKEY CREEK INC
158 TURKEY CRK
ALACHUA, FL 32615-9572

05899-001-000
PROPERTY 441 LLC
3007 SW 132ND TER
ARCHER, FL 32618

05896-000-000
TANNER MAUDE HEIRS
6101 NW 120TH LN LOT 65
GAINESVILLE, FL 32653

05898-005-000
441 DEVELOPMENT GROUP OF
ALACHUA COUNTY LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

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Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615

Neighborhood Meeting Minutes

Project:	Proposed Rezoning – Property 441 LLC Property
Meeting Date & Time:	August 8, 2019 at 6:00 PM
Location:	Alachua Branch Library Meeting Room 14913 NW 140 th Street Alachua, FL 32615
Community Participants:	One
Attendees:	As listed on attached Sign-in-Sheet
Project Representatives:	Clay Sweger, eda
Meeting Minutes:	Sweger gave a brief presentation outlining the nature of the proposed rezoning and opened the meeting to questions. The one meeting attendee asked if there was any development proposed at this time and Sweger indicated that there is not any development proposed at this time, only the proposed rezoning. Meeting adjourned at 6:15 pm.



Rezoning Justification Report



Project Request: Rezoning application from Agriculture to Community Commercial (CC)

Location: 12100 block of US Highway 441

Parcel Number: Portion of 05899-001-000

Acreage: Approximately 8.5 Acres

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

Agents for: Property 441 LLC

Date: August 27, 2019

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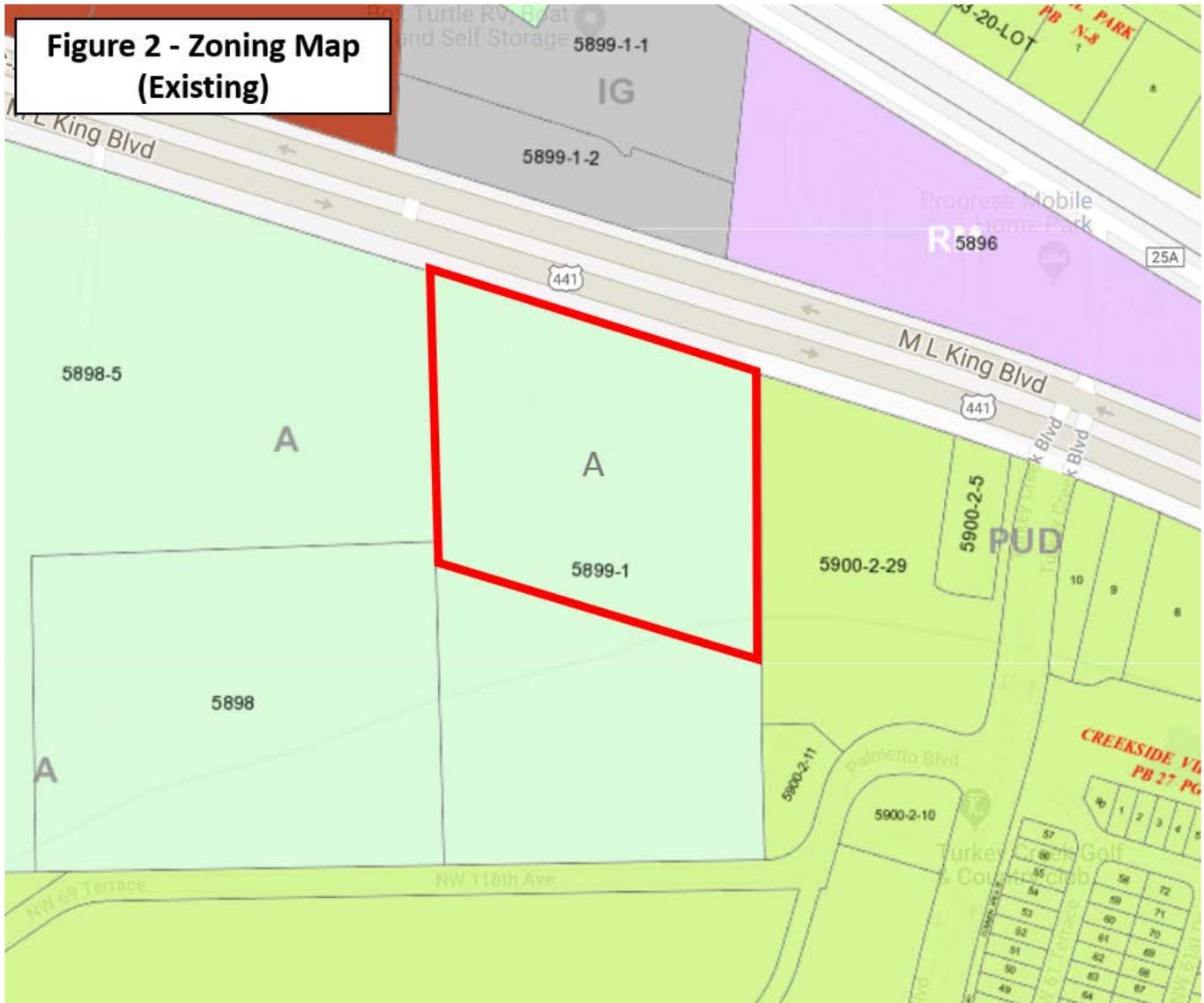
Background

The subject property is located at the 12100 block of NW US Highway 441 (see figure below). The proposal concerns the northern approximately 8.5 acres of tax parcel 05899-001-000, which is located within Section 28, Township 8, Range 19. The entire parcel is approximately 16.1 acres in size, however, this proposal concerns only the front portion of the lot that contains 8.5 acres (MOL). The land use designation on the 8.5 acre subject property is Community Commercial, approved by the City of Alachua in 2011. The current zoning on the parcel is Agriculture, which is not consistent with the underlying land use designation. This proposal is to change the zoning of the northern approximately 8.5 acres from Agriculture to Community Commercial (CC).



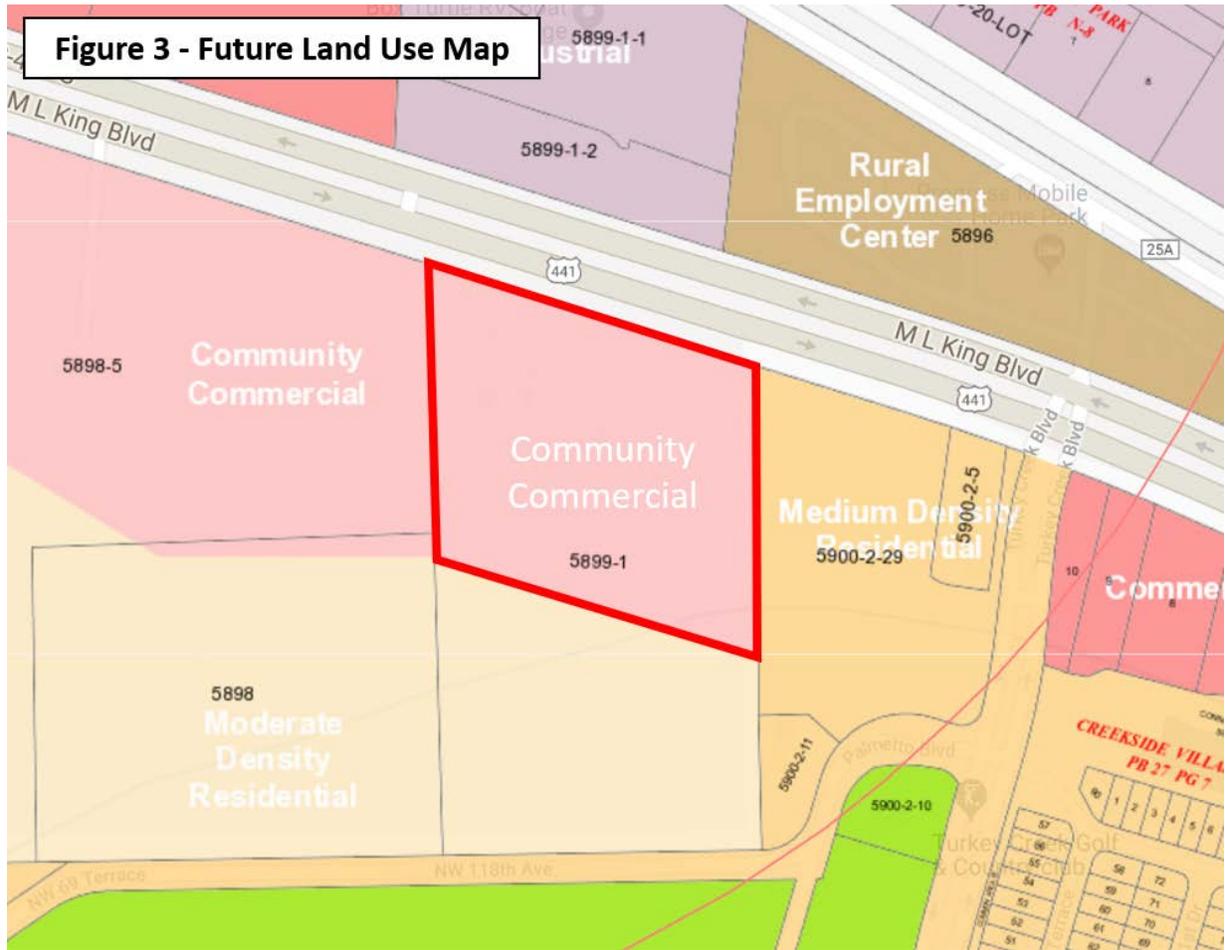
Statement of Proposed Change

The property owner requests to amend the Official Zoning Atlas from Agriculture to Community Commercial (CC) on the approximately 8.5-acre (MOL) northern portion of the parcel. Figure 2 below illustrates the existing zoning of the parcel. The proposed rezoning would place a zoning designation that is consistent with the underlying land use designation of Community Commercial.



Currently, the subject property is utilized as a residential use and is bounded to the north by US 441 and a RV/Boat storage business, vacant properties to the east and west and a residential property to the south. of Gainesville dealership (which fronts on US 441) and by undeveloped parcels to the west and north.

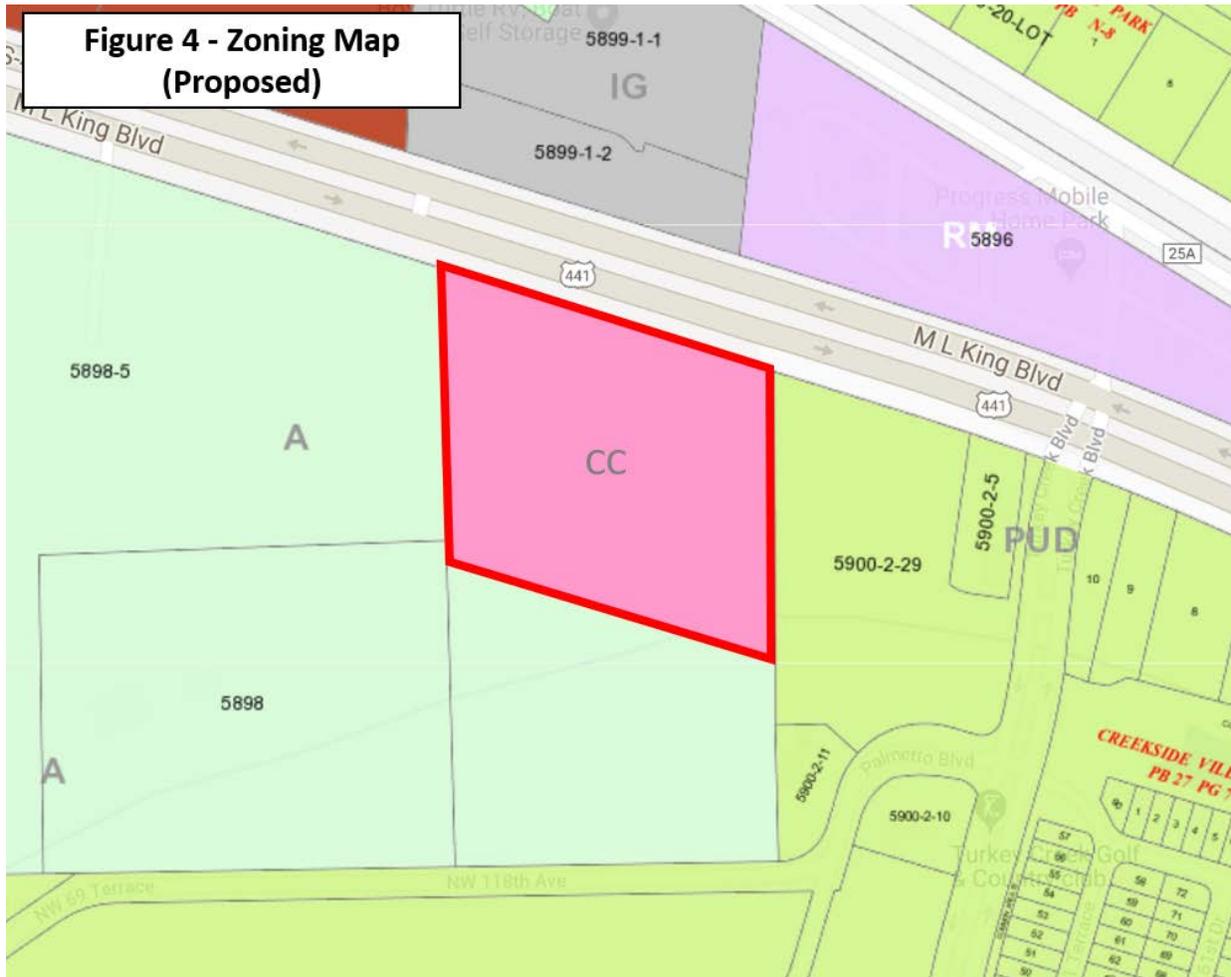
Placing the Community Commercial zoning district on the portion of parcel 05899-001-000 that has the underlying Community Commercial land use designation and direct access to a state arterial highway is logical and appropriate. The future land use map is below:



As described in the City of Alachua Land Development Code, the Community Commercial zoning district is established and intended to provide lands for business uses that provide goods and services to residents of the entire community. Because these commercial uses are subject to public view, they should provide appropriate appearance, adequate parking, controlled traffic movement, suitable landscaping, appropriate pedestrian facilities, and protect abutting residential areas from adverse impacts. The CC district should typically be located along major arterials or at the intersection of an arterial and highway.

Figure 4 below illustrates the proposed zoning district on the 8.5 (MOL) subject property. Given the location of this property, a portion of which already has the matching Community Commercial land use designation, it is logical to change the property to CC zoning, which is consistent with the City's Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of

Alachua Future Land Use Element Policy 1.3.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Code will ensure adequate buffering and design between any adjacent residential uses and the proposed Commercial uses on the property.



As described above, the proposed Community Commercial zoning district is appropriate for this property as it has arterial roadway frontage, provides goods and services to neighboring areas and provides for buffering to ensure compatibility with the neighbors.

Comprehensive Plan Consistency

This rezoning application as a whole, along with the following summary of the applicable elements, demonstrates that the application is internally consistent with the City of Alachua Comprehensive Plan and the underlying Community Commercial future land use designation.

Vision Element:

I. INTRODUCTION

The City of Alachua has adopted a vision statement and goals to achieve the vision. The City of Alachua held a Visioning Charrette on May 14, 2011 in order to update the Vision Element. The goals, objectives and policies of the Comprehensive Plan are constructed in an effort to help achieve the long-term vision of the City.

II. VISION STATEMENT

The City of Alachua will be a vibrant, growing, economically and culturally diverse community, which takes great pride in the fact that it has maintained its strong sense of community, its small-town atmosphere, a strong recreation program, the charm of its downtown, and has preserved and protected its heritage and environment. It is proud of the state of the art educational facilities, which work hand-in-hand with Alachua's employers to make certain that its young people have challenging career opportunities at home. Alachua will become a leader in innovative techniques to ensure quality, well-planned growth and provide for a safe and convenient transportation environment. Alachua will be a place where housing choices are available to meet the needs of all citizens. Alachua will strive to be continually recognized by its peers as an example of what can happen when citizens, business communities, schools, and government work together for the common good.

III. GOALS TO IMPLEMENT THE VISION

GOAL 1: Economic Development: The City of Alachua has a unique business climate. The City is home to corporations, technology incubators, local businesses, and start-up companies. The City will maintain its focus on a welcoming business environment and encourage business development in the downtown area and along the U.S. 441 corridor. Alachua desires to continue to be a home to innovative businesses and an employment center where jobs are provided at every level. The City will continue to encourage the growth and development of established industries, such as biotechnology, and encourage the diversification and expansion of commercial businesses which provide integral services to the City's residents.

Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 will directly support the City's vision of encouraging business development along US 441. The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses. The City's Vision Statement includes Goal 1 which targets this area as the Corporate Corridor. This corridor has attracted businesses that serve the City as well as a larger regional market. The proposed rezoning will enhance the opportunity for a local business to grow at its existing location.

Future Land Use Element:

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

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

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

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

Objective 1.3 Commercial: The City of Alachua shall establish three commercial districts: Community Commercial, Commercial and Central Business District. These districts shall provide a broad range of retail sales and services, as well as office uses, in order to provide for the availability of goods and services, both to the citizens of Alachua and to the citizens of the North Central Florida region.

Consistency: As described in the Objective listed above, the proposed CC zoning district is consistent with the existing Community Commercial land use category. The City of Alachua provides a set of allowable uses in the CC zoning district that are compatible with the mix of uses in the surrounding area and the overall theme of the 441 Corporate Corridor as identified within the Comprehensive Plan. Specifically, Commercial uses are designed to provide for general commercial uses, as well as more intense commercial and highway commercial uses. These commercial activities are appropriate in this urbanized area and along the US 441 corridor.

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;*

2. *Buffering from adjacent existing/potential uses;*
3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;*
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
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.*

Consistency: Any future development on the subject property within the proposed Commercial Intensive zoning district will comply with these design standards that help ensure that quality designed development will occur.

Policy 1.3.e The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established strip commercial areas is preferred over extension of a strip commercial pattern. Extension of a commercial land use designation may be considered in circumstances where the proposed commercial parcel is located within a block in which at least fifty percent (50%) of the block face (in linear feet) is either currently developed with commercial land uses or is designated for commercial use. In either case, the proposed commercial land use extension shall not encroach into a residential area. Judging the suitability of a location for an extension of strip commercial development activities shall be based upon the following minimum criteria:

1. *Impacts upon traffic circulation should be anticipated and mitigated through the reservation of right-of-way for road widening and marginal access streets. Access points for strip commercial complexes shall seek to minimize points of conflict by utilizing frontage roads, providing cross access between parcels or installing shared use curb cuts for access driveways to the maximum extent feasible.*
2. *Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of strip commercial development.*

3. *A sidewalk or bicycle path shall be required where appropriate, to provide convenient access to surrounding residents and to reduce traffic volumes on the roadways.*

Consistency: The subject property lies within the core of the 441 Corporate Corridor. The proposed CC zoning should be considered to be infill in nature within an established commercial area along 441.

In addition, all proposed development within the portion of the property with a Community Commercial future land use designation and CC zoning will comply with the listed design standards, including setbacks, buffers, pedestrian and vehicular connectivity.

Policy 1.3.f The City of Alachua shall pursue the establishment of activity centers to guide the placement and design of commercial and business areas.

1. *The City of Alachua shall establish a Gateway Activity Center at the interchange of US 441 and Interstate 75. The City shall establish the boundaries of the activity center based on the conceptual map provided herein and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to welcome existing and future residents and visitors to the City of Alachua, and to promote Alachua as an attractive, vibrant, and economically prosperous community.*
2. *The City of Alachua shall establish the US 441 corridor as a Corporate Corridor Activity Center. The City shall establish the boundaries of the activity center and relevant regulations through a public planning process that will involve property owners as well as the public at-large. The intent of establishing this activity center is to implement the economic development objectives of the Vision 2010 Plan and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.*

Consistency: This Corporate Corridor has attracted businesses that serve the City as well as a larger regional market. The development of the northern portion of the subject property as a commercial project will directly support the City's vision of the US 441 'Corporate Corridor' activity center. The US 441 corridor within the City of Alachua has increased in significance over the years. Overall, this urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact (Progress Center and Turkey Creek) and numerous high-tech and industrial related businesses, including San Felasco Tech City, Sabine, Progress Corporate Park and McGinley Industrial Park.

The subject property will provide an area prime for commercial development along the US 441 activity center and therefore, this vision for the subject property is consistent with the 441 Corporate Corridor Activity Center concept.

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

Consistency: The development of the subject property shall be consistent with this goal. The site shall discourage urban sprawl due to its immediate proximity to several existing non-residential developments along the US 441 Corporate Corridor. Appropriate buffering shall be provided as part of any future development.

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

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

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

Consistency: Any future development on site shall adhere to the policies stated above that relate to tree protection. Development proposals must include a tree survey that identifies all regulated trees and a site design focused on the preservation of heritage and champion trees. Any proposed tree removal shall adhere to the mitigation and banking standards administered by the City.

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

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

Consistency: The development of this site as a commercial site is infill in nature based on the existing business on a portion of the parcel and the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441

Corporate Corridor, which encourages non-residential development on the northern half of this property.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. The entire parcel has Millhopper Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Pomona Sand. According to the *Soil Survey of Alachua County Florida*, all are gently sloping with Millhopper fairly well drained, Kanapaha and Pomona poorly drained. As the most likely portion of the site along US 441 to be developed has Millhopper sand, soil conditions do not pose any impediments to development due to existing site conditions. A sizable portion of the property with Kanapaha Sand (more poorly drained soils) will be included in the wetland/creek buffer and creek itself and therefore, will not be altered by development activity. The portions of Kanapaha & Pomona Sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

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

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

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

Transportation Element:

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

Community Facilities and Natural Groundwater Aquifer Recharge Element:

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

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

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

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

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

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

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

Conservation & Open Space Element:

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

Objective 1.1: Conservation Designations

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

Objective 1.2: Native Communities and Ecosystems

Consistency: Based on available information, no significant native communities and ecosystems have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.3: Listed Species

Consistency: Based on available information, no listed species have been documented on the subject property. However, prior to any proposed site development, the land shall be thoroughly examined for environmental resources.

Objective 1.4: Air Quality

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

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, the entire parcel has Millhopper Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Pomona Sand. According to the *Soil Survey of Alachua County Florida*, all are gently sloping with Millhopper fairly well drained, Kanapaha and Pomona poorly drained. As the most likely portion of the site along US 441 to be developed has Millhopper sand, soil conditions do not pose any impediments to development due to existing site conditions. A sizable portion of the property with Kanapaha Sand (more poorly drained soils) will be included in the surface water/creek buffer and creek itself and therefore, will not be altered by development activity. The portions of Kanapaha & Pomona Sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

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

Objective 1.8: Hazardous Materials

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

Objective 1.9: Agriculture and Silviculture

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

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map above, there is a wetland area associated with the branch of Turkey Creek that passes throughout the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

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

Objective 1.12: Water Resources

Consistency: A portion of Turkey Creek does cross through the property and at the time of development, shall be specifically delineated and any required protective creek buffers shall be applied to the property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources and in fact will be an improvement from the current conditions as the existing structure that is served by an on-site septic tank, will be removed from the property.

At the time of development review, the specific limits of the surface water areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan. At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water	100' average 75' minimum

Intergovernmental Coordination Element:

The subject property is located within the City of Alachua and its jurisdiction and no change in the jurisdiction line is proposed. Therefore, no impact to the lands within the County's jurisdiction is proposed. However, notice of the application shall be given to all applicable agencies throughout the land use change application process.

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during

the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

As listed in the following applicable sections of the Economic Element, the provision of adequate land for commercial development in the City of Alachua is a high priority. The development of the subject property as a commercial development is consistent with the existing development patterns in the City and will support these policies.

Mission Statement: The economic mission of the City of Alachua is to ensure that its citizens, business communities, schools, government, and area stakeholders work together for the common good to provide well-planned growth and an excellent quality of life for the community.

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.

Objective 1.8 Real Estate Analysis

The City of Alachua should proactively identify real estate market needs and encourage appropriate real estate uses in target areas.

Consistency: The subject property is located in the center of the 441 Corporate Corridor and is in close proximity of properties containing Commercial land use designations. Further, this zoning change will allow for the growth and/or expansion of new businesses in the City of Alachua. Therefore, this parcel appears to be a prime location of commercial development, in accordance with the intent of this policy.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change can often result in changes in overall impacts on public facilities. The following tables analyze the change in public facilities impacts based on the associated existing and proposed zoning land use categories. Because there is no residential component, there is no impact on public schools facilities and recreation.

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

Maximum Development Scenario Project Impact: The maximum trip generation estimate based on the proposed zoning designation is described below:

Under the existing zoning designation of Agriculture, the subject property currently consists of the following maximum development potential:

Zoning Designation	Acreage	Max. Density/Intensity	Max Development Scenario
CC	8.5 (MOL)	0.5 FAR	185,130 Square Feet

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	185,130 SF	Shopping Center	37.75 / 1,000 SF	6,988
Total Daily Trips (ADT)				6,988

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	185,130 SF	Shopping Center	3.81 / 1,000 SF	705
Total Daily Trips (PM PEAK)				705

Increase in Daily Trips

- ADT: 6,988 ADT
- PM PEAK: 705 ADT

Affected Roadway Segments

- US 441 Segment 3/4
- US 441 Segment 6
- US 441 Segment 7

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (6,988 ADT, 705 PM Peak)
- 70% Distribution on US 441 Segment 7 (4,892 ADT, 494 PM Peak)
- 30% Distribution on US 441 Segment 3/4 (2,096 ADT, 212 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	45,700	43,000	45,700
Existing Traffic and Reserved Trips	18,602	21,005	22,178

Project Trips (Net ADT)	6,988	4,892	2,096
Available Capacity	20,110	17,103	21,426

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to July 2019

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

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	4,110	3,870	4,110
Existing Traffic and Reserved Trips	1,767	1,909	2,241
Project Trips (Net PM Peak)	705	494	212
Available Capacity	1,638	1,467	1,657

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to July 2019

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

Sanitary Sewer:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	18,513 GPD
--	------------

1. Per 64E-6.008, F.A.C. (Shopping Center): (8.5 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 18,513 GPD

Sanitary Sewer Impacts

System Category	GPD
Treatment Plan Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	82,760
Project Demand	18,513
Residual Capacity	669,727

Source:

City of Alachua Public Services Department, July 2019

Potable Water:

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

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

Maximum Development Scenario Project Impact: As shown in the following table, based on generic non-residential calculations using a maximum development scenario, a net increase of 18,755 GPD may occur. Adequate capacity is available to support this development, as demonstrated below:

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	18,513 GPD
---	------------

1. *Per 64E-6.008, F.A.C. (Shopping Center): (8.5 AC x 43,560 SF/AC x 0.5 FAR) x 0.1 GAL/SF = 18,513 GPD*

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	86,978
Project Demand	18,513
Residual Capacity	898,906

Source:

City of Alachua Public Services Department, July 2019

Solid Waste:

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

Maximum Development Scenario Project Impact: Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996). As shown in the following table, based on generic non-residential calculations, no net increase will occur for potential solid waste impact and adequate capacity is available to support this development.

Solid Waste Impact per Net Decrease

Solid Waste Impact – Proposed Zoning ¹	405 Tons
---	----------

1. *Formula*: ((12 lbs per 1,000 SF/day x 185,130 SF) x 365 days/year) / 2,000 = 405 Tons/Year*

**Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

Recreation:

No impact on recreation facilities because no residential component.

Drainage:

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

Consistency: The minimum LOS standard for development in the City of Alachua requires a floor elevation of one (1) foot above the 100-year/24-hour storm elevation. Any development on this site will be required to meet these standards and the Suwannee River Water Management District (SRWMD) requirements at the time of final development approval.

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

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

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

(1) Competent Substantial Evidence Provided

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

(a) Consistent with Comprehensive Plan

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed CC zoning is the implementing district for the CC land use designation. This property is located along the US 441 Corporate Corridor which the Comprehensive Plan promotes as a commercial area.

(b) Consistent with Ordinances

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

Prior to the submittal of this rezoning application, the applicant held the required pre-application meeting with staff and neighborhood meeting with the public.

If the property is rezoned to Community Commercial, the owner will comply with the list of allowable uses as outlined in Article 4 of the Land Development Code. In addition, any future

expansion or development of the subject property shall comply with all the applicable development standards (parking, landscaping, open space, lighting, etc.) as outlined in Article 6 of the Land Development Code.

(c) Logical Development Pattern

Consistency: The rezoning request will create a logical development pattern. It will allow the expansion commercial business along the 441 Corporate Corridor, thus resulting in an infill pattern. In recent years, this area has grown more commercial in nature, including City-approved applications for additional commercial zoning in the vicinity of the subject property. In addition, the subject property is located along an arterial state road in the urban core of the City and centralized public utilities presently serve the site. The proposed CC zoning will thus be a logical extension of this current development pattern.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. The property is located in the urbanized area of Alachua along a state arterial highway with existing commercial land use designation. This request will allow for an infill development on the property.

(e) Incompatible with Adjacent Lands

Consistency: This zoning change request will not result in any incompatibility with adjacent lands.

Compatibility with adjacent land uses is a key factor when considering a proposed rezoning application. The following list of adjacent uses and accompanying map (Figure 5) illustrates the existing zoning districts for the surrounding properties:

The existing land uses and zoning districts of the adjacent properties are as follows:

North: US 441 / RV & Boat Storage
IG Zoning

East: Vacant Land
PUD Zoning

West: Vacant Land
Agriculture Zoning

South: Vacant Land
PUD Zoning



The subject property will be developed in a similar fashion to other parcels along US 441 with an existing commercial zoning designations. Due to the existing urban development pattern in the area, the development of this property commercially is infill in nature and is compatible to the adjacent developments.

The City of Alachua Land Development Code contains compatibility standards for non-residential development when located adjacent to residential development. Section 6.6.3, shown below addresses residential protection standards when a non-residential developed is located within 500 feet of any residential district. These standards would apply to development or redevelopment of the subject property.

6.6.3 Residential protection standards.

(A) *General conditions.* As a condition of the approval of any nonresidential development located within 500 feet of any residential district or adjacent to an existing residential single-family or two-family development, conditions may be imposed to reduce or minimize any

potential adverse impacts on the residential land or development. Such conditions may include but are not limited to the following:

- (1) *Hours of operation and deliveries.* Hours of operation and deliveries.
- (2) *Activities that generate potential adverse impacts.* Location on a site of activities that generate potential adverse impacts on adjacent uses such as noise and glare.
- (3) *Placement of trash receptacles.* Placement of trash receptacles.
- (4) *Loading and delivery area.* Location of loading and delivery areas.
- (5) *Lighting.* Lighting location, intensity, and hours of illumination.
- (6) *Placement of outdoor machines and activities.* Placement and illumination of outdoor vending machines, telephones, or similar outdoor services and activities.
- (7) *Additional landscaping and buffering to mitigate adverse impacts.* Additional landscaping and buffering to mitigate adverse impacts.
- (8) *Height restrictions.* Height restrictions to preserve light and privacy and views of significant features from public property and rights-of-way.
- (9) *Preservation of natural lighting and solar access.* Preservation of natural lighting and solar access.
- (10) *Ventilation and control of odors and fumes.* Ventilation and control of odors and fumes.
- (11) *Paving and parking areas.* Paving to control dust.
- (12) *Placement or configuration of site design.* Placement or configuration of site design.

(B) *Height and setbacks.* Any nonresidential structure located in any nonresidential district and within 100 feet of a property boundary of a residential district or adjacent to a single-family or two-family dwelling shall be set back from the boundary of the residential district property boundary or residential development a minimum distance equal to the height of the nonresidential structure.

In addition, Section 6.8 of the City of Alachua Land Development Code contains design standards for business uses that also ensure compatibility.

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that has increasingly become more commercial in character. In addition, the property is located along a major arterial (US 441 corridor). The proposed CC zoning is compatible with the highway-oriented development along US 441.

(g) Not Deviate from Pattern of Development

Consistency: The proposed rezoning is consistent with the pattern of development on the northern portion of the parcel. The pattern in the area is highway-oriented development and this would involve infill development on the site.

(h) Encourage Sprawl

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

Urban Sprawl Indicators

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

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

Consistency: This proposed zoning change is in a geographic area that is already developed in the City of Alachua. The portion that is under consideration has developable land area that can be developed without impacting the existing creek on the southern portion of the site.

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

Consistency: The subject property is currently served by existing public utilities and has access to an existing public street (US 441). No extensions of public infrastructure would be required.

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

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

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

Consistency: The proposed rezoning will provide commercially-zoned land in a strategic location that will serve the needs of the local community.

(i) *Spot Zoning*

Consistency: Several parcels in the immediate area currently have a similar commercial zoning designations and is part of a larger pattern along the 441 corporate corridor. Therefore, because in part that the existing commercial development pattern exists, the proposed rezoning is not spot zoning.

(j) *Public Facilities*

Consistency: As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any development of the property will not create a negative impact on these facilities. There are existing public facilities and services available to serve the property. The following exhibit shows the location of existing potable water and sanitary sewer service in proximity to the project site:



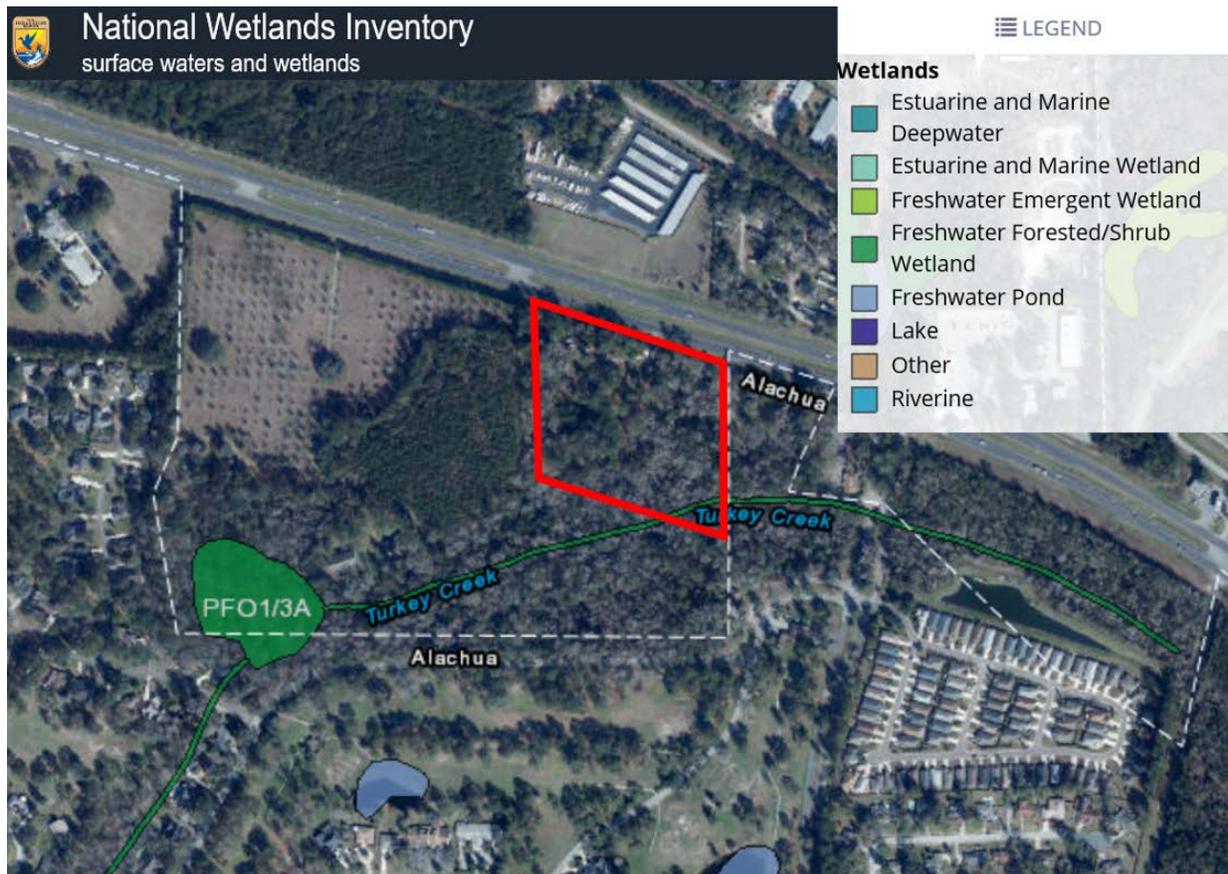
(k) *No Adverse Effect on the Environment*

Consistency: As demonstrated in the Suitability Analysis section of this report (see below), the only environmentally sensitive area on the project site is Turkey Creek at the southern edge and will be avoided/protected and therefore, there is no adverse effect on the environment due to this rezoning.

Suitability Analysis

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

Wetlands / Creeks:



According to the U.S. Fish and Wildlife Service National Wetlands Inventory map above, there is a wetland area associated with the branch of Turkey Creek that passes throughout the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

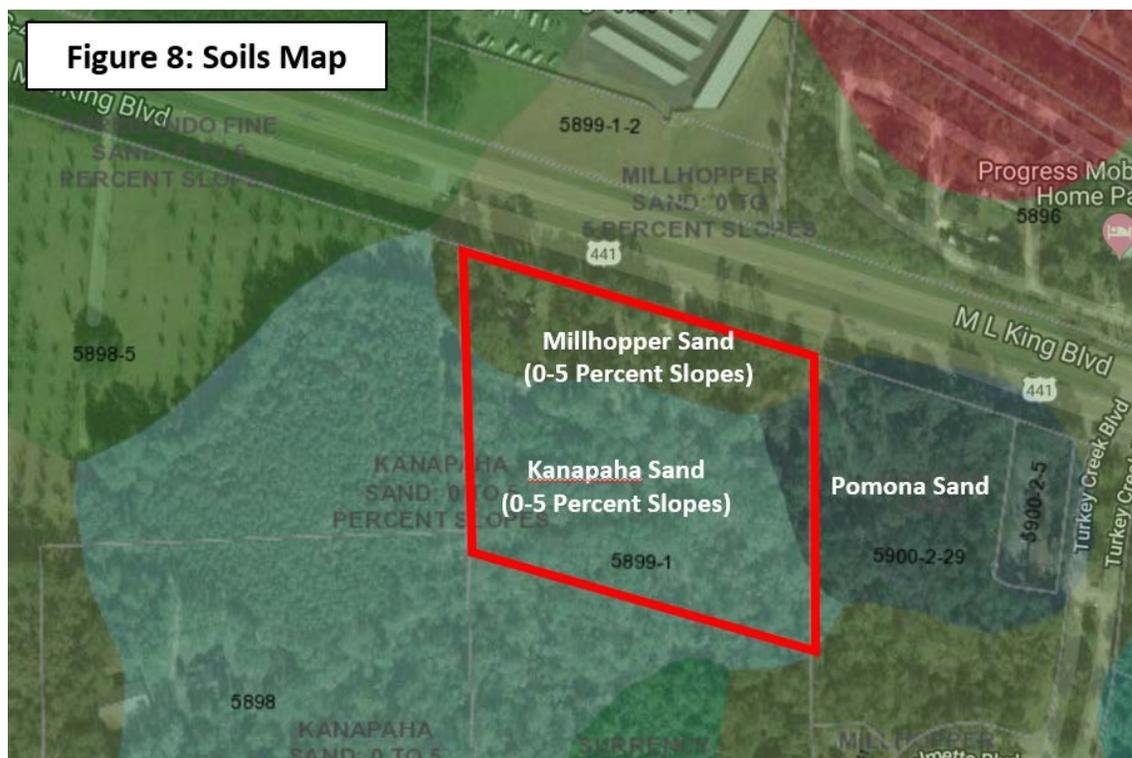
At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

Policy 1.12.d: The City shall require the following buffers for development along surface water bodies. Buffers shall be measured from the outer edge of the water body, and created as established in the following table.

Resource Addressed	Required Buffer (feet)
Surface waters less than or equal to 0.5 acre that do not support federally and/or state regulated vertebrate wetland/aquatic dependent animal species.	50' average 35' minimum
Surface waters greater than 0.5 acre that do not support the animal species described above.	75' average 50' minimum
Areas where the animal species described above have been documented within 300 feet of a surface water	100' average 75' minimum

Soils:

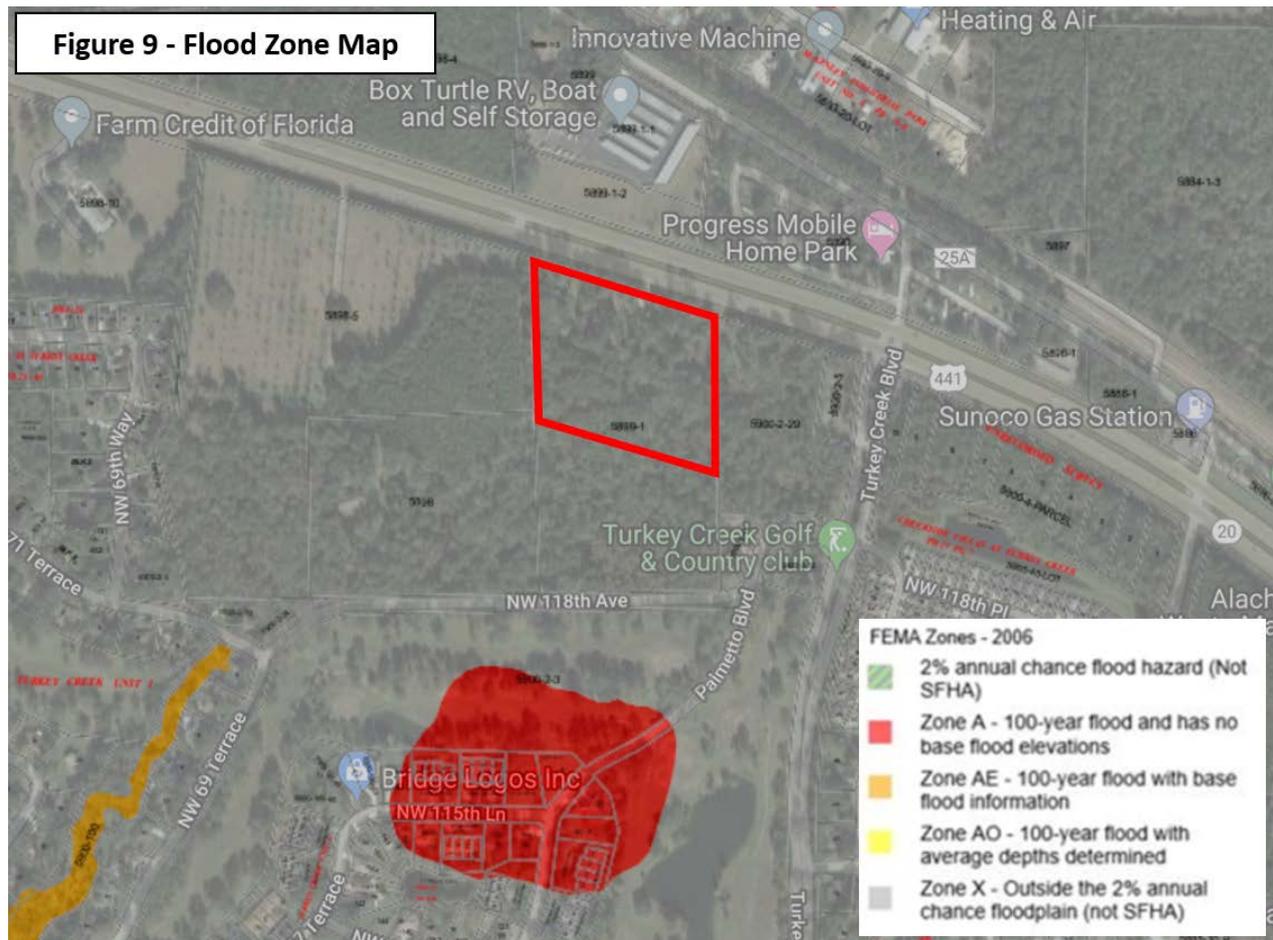
The following map (Figure 8) illustrates the soil types for the subject property and the immediate area:



The entire parcel has Millhopper Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Pomona Sand. According to the *Soil Survey of Alachua County Florida*, all are gently sloping with Millhopper fairly well drained, Kanapaha and Pomona poorly drained. As the most likely portion of the site along US 441 to be developed has Millhopper sand, soil conditions do not pose any impediments to development due to existing site conditions. A sizable portion of the property with Kanapaha Sand (more poorly drained soils) will be included in the surface water/creek buffer and creek itself and therefore, will not be altered by development activity. The portions of Kanapaha & Pomona Sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 9. Therefore, no issues related to flood potential are associated with this property.



Wellfield Protection Zone:

The subject property is not located in a wellfield protection zone.

Topography:

Figure 10 illustrates the topography on the subject parcel. The parcel elevation rises slightly from north (US 441) to the southernmost portion of the property, which includes an existing creek running east/west.

