**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: Andrews Paving- McGinley Industrial Park
2. Address of Subject Property: See attached
3. Parcel ID Number(s): See attached
4. Existing Use of Property: Light industrial and Vacant
5. Future Land Use Map Designation : Industrial
6. Existing Zoning Designation: Alachua County PD
7. Proposed Zoning Designation: City of Alachua IG
8. Acreage: 34.63 +/-

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: Director of Planning
Company (if applicable): eda
Mailing address: 2404 NW 43rd St
City: Gainesville State: FL ZIP: 32606
Telephone: () 352-373-3541 FAX: () _____ e-mail: csweger@edafl.com
3. If the applicant is agent for the property owner*:
Name of Owner (title holder): See attached
Mailing Address: _____
City: _____ State: _____ ZIP: _____

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

- 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.

Signature of Applicant

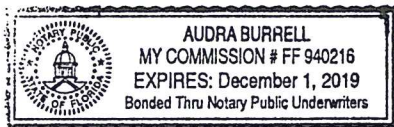
Signature of Co-applicant

Clay Sweger
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 25 day of October, 2019, by Clay Sweger



Audra Burrell
Signature of Notary Public, State of Florida



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6327 NW 123rd Place

Parcel ID Number(s): 05893-010-007 & 05893-010-006

Acreage: 3.02 +/-

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ronald F. Andrews

Title: Owner

Company (if applicable): Andrews Paving, Inc.

Mailing Address: 6327 NW 123rd Place

City: Gainesville

State: Florida

ZIP: 32653

Telephone: (386) 462-1115

FAX: (386) 462-4681

e-mail: Blair@andrewspavinginc.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd St

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: n/a

e-mail: csweiger@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 of Applicant

Signature of Co-applicant

Ronald F. Andrews-Owner

Typed or printed name and title of applicant

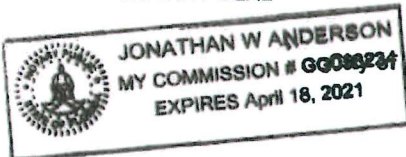
Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 19 day of September, 2019, by Ronald F

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

NOTARY SEAL



Signature of Notary Public, State of Florida

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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6100 NW 123rd Place

Parcel ID Number(s): 05893-020-001, 05893-020-002

Acreage: 1.13, 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Kevin Lyons

Title: President

Company (if applicable): _____

Mailing Address: 6100 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: (352) 377-4414

FAX: _____

e-mail: tdl@mid-fla.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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 of Applicant

Typed or printed name and title of applicant

Signature of Co-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, 2019 by Kevin Lyons

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



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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6217 NW 123rd Place

Parcel ID Number(s): 05893-010-005

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Curtis Phillips

Title: Vice President

Company (if applicable): B & C Crane Service, Inc.

Mailing Address: PO Box 1476

City: Alachua

State: FL

ZIP: 32616

Telephone: (864) 462-1277

FAX:

e-mail:

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

e-mail: csweger@edafi.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.

x Curtis Phillips
Signature of Applicant

See attached
Signature of Co-applicant

Curtis Phillips
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 25 day of July, 2019 by Curtis

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

NOTARY SEAL

[Signature]
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



JONATHAN W ANDERSON
MY COMMISSION # GG068234
EXPIRES April 18, 2021



City of
ALACHUA

THE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6217 NW 123rd Place

Parcel ID Number(s): 05893-010-005

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Bryan Murnahan

Title: President

Company (if applicable): B & C Crane Service, Inc.

Mailing Address: PO Box 1476

City: Alachua

State: FL

ZIP: 32616

Telephone: (386) 462-1277

FAX: _____

e-mail: _____

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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 of Applicant

Signature of Co-applicant

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of FLA.

County of Alachua

The foregoing application is acknowledged before me this 25 day of July, 2019, by Bryan L

Murnahan

, who is/are personally known to me, or who has/have produced

as identification.

NOTARY SEAL

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



JONATHAN W ANDERSON
MY COMMISSION # GG058234
EXPIRES April 18, 2021



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6211 NW 124th Place

Parcel ID Number(s): 05893-010-004

Acreage: 1.6 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Tim MYERS Title: President

Company (if applicable): Quinn Adams #4 LLC

Mailing Address: 12707 NW 77 TER

City: Alachua State: FL

ZIP: 32615

Telephone: 352-538-4040

FAX: _____

e-mail: Timkars@yahoo.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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.

Timothy Myers
Signature of Applicant

Signature of Co-applicant

Timothy Myers
Typed or printed name and title of applicant

Typed or printed name of co-applicant

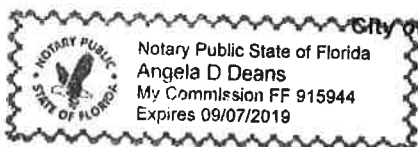
State of Florida County of Alachua

The foregoing application is acknowledged before me this 5th day of August, 2011, by Timothy Myers

_____, who is/are personally known to me, or who has/have produced Drivers License M650-810-54-085-0
as identification.

NOTARY SEAL

Angela D Deans
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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address

Parcel ID Number(s): 05893-020-008

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Richard McGinley

Title: _____

Company (if applicable): _____

Mailing Address: 5700 SW Hwy 484

City: Ocala

State: FL

ZIP: 34473

Telephone: 352-875-6519 FAX: 352-347-8452

e-mail: RICHMCGINLEY@GMAIL.COM

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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 of Applicant

Signature of Co-applicant

Richard McGinley

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

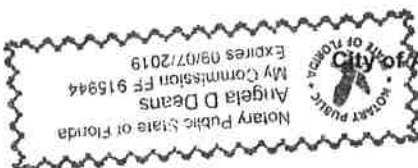
County of Alachua

The foregoing application is acknowledged before me this 9th day of August, 2019, by Richard McGinley

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

NOTARY SEAL

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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address

Parcel ID Number(s): 05893-000-000, 05893-001-000, 05893-020-009, 05893-010-010

Acreage: 16.1, 1.0124, 0.0 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: RICHARD MCGINLEY

Title: _____

Company (if applicable): _____

Mailing Address: 5700 SW Hwy 484

City: OCALA

State: FL.

ZIP: 34473

Telephone: 352-875-6519

FAX: 352-347-8452

e-mail: RICHMCGINLEY@GMail.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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 of Applicant

Signature of Co-applicant

Richard McGinley
Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

County of Alachua

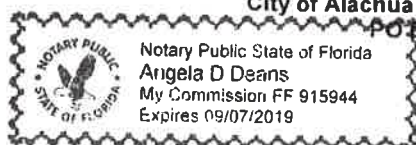
The foregoing application is acknowledged before me this 19th day of August, 2019 by Richard McGinley

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

FL Drivers License

NOTARY SEAL

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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6115 & 6109 NW 123rd Place

Parcel ID Number(s): 05893-020-005 & 05893-020-006

Acreage: 0.99 (+/-) each

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Gary Gillespie

Title: President

Company (if applicable): Innovative Machine / Innovative Property, Inc.

Mailing Address: 6115 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: (386) 418-8880

FAX: (386) 418-4221

e-mail: owners@innomat.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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.

Gary Gillespie

Signature of Applicant

Signature of Co-applicant

GARY GILLESPIE

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

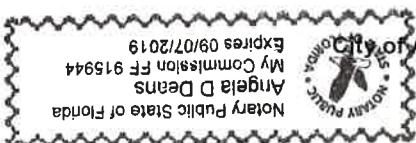
County of Alachua

The foregoing application is acknowledged before me this 18th day of July, 2011 by Gary Gillespie

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

NOTARY SEAL

Angela D. Deans
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



City of
ALACHUA

THE GOOD LIFE COMMUNITY

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: No Address

Parcel ID Number(s): 05893-020-007

Acreage: 1.01 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Shawn Poole

Title: Owner

Company (if applicable): KSG Hauge Properties LLC

Mailing Address: 6115 NW 123rd Place

City: Gainesville

State: FL

ZIP: 32653

Telephone: (386) 418-8880

FAX: (386) 418-4221

e-mail: owners@innmac.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville

State: FL

ZIP: 32606

Telephone: 352-373-3541

FAX: N/A

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.

Shawn Poole

Signature of Applicant

Signature of Co-applicant

Shawn Poole, owner

Typed or printed name and title of applicant

Typed or printed name of co-applicant

State of Florida

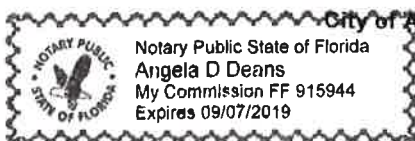
County of Alachua

The foregoing application is acknowledged before me this 18th day of July, 2019, by Shawn Poole

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

NOTARY SEAL

Angela D Deans
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



City of
ALACHUA

ESTABLISHED 1822 • INCORPORATED 1888

Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6409 NW 123rd Place

Parcel ID Number(s): 05893-010-009

Acreage: 2.14 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Ray Burnsed, Jr.

Title: President

Company (if applicable): Ray's Metal Works, Inc. Ray's Metal Works, Inc.

Mailing Address: PO Box 700

City: Alachua State: Florida ZIP: 32653

Telephone: 386-462-1415 FAX: 386-462-2605 e-mail: rayjr@raysmetalworks.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP

Title: Director of Planning

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

Mailing address: 2404 NW 43rd Street

City: Gainesville State: FL ZIP: 32606

Telephone: 352-373-3541 FAX: N/A e-mail: csweger@edafi.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.

Ray Burnsed, Jr.
Signature of Applicant

Signature of Co-applicant

Ray Burnsed, Jr.
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 18 day of July, 2019 by _____

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

NOTARY SEAL



Wendy S. Fischer
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



Authorized Agent Affidavit

A. PROPERTY INFORMATION

Address of Subject Property: 6320 NW 123rd Place
Parcel ID Number(s): 05893-010-001
Acreage: 1.47 (+/-)

B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Pascal Remy Gerbeaud Title: V.P.
Company (if applicable): U.S. Spars, Inc.
Mailing Address: 6320 NW 123rd Place
City: Gainesville State: FL ZIP: 32653
Telephone: (386) 462-3760 FAX: (386) 462-3448 e-mail: info@usspars.com

C. AUTHORIZED AGENT

Name: Clay Sweger, AICP, LEED AP Title: Director of Planning
Company (if applicable): eda engineers-surveyors-planners, inc.
Mailing address: 2404 NW 43rd Street
City: Gainesville State: FL ZIP: 32606
Telephone: 352-373-3541 FAX: N/A 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 of Applicant

Pascal - Remy Gerbeaud

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 1 day of July, 2015 by Pascal - Remy Gerbeaud

_____, who is/are personally known to me, or who has/have produced PASSPORT # 12 DE 85015
as identification.

NOTARY SEAL

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



**IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA**

DICK MCGINLEY and
MARY G. MCGINLEY,
as Trustees UTD July 11, 1990,

Plaintiffs,

vs.

BIG RED WASTE, INC.,
a Florida corporation,
BILLY ALLIGOOD and
DIANNE ALLIGOOD,
UNITED STATES, WASTE PRO
OF FLORIDA, INC., a Florida Corporation,
and UNKNOWN TENANTS,

Defendants.



CASE NO.: 2002-CA-4552

Division J

**RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1993528 2 PGS**

2003 NOV 21 09:30 AM BK 2812 PG 1068

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#167471

Doc Stamp-Deed: 3,763.20

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on the 5th day of November, 2003, for the property described herein, and that no objections to the sale have been filed within the time allowed for filing objections.

The following property located in Alachua County, Florida, and known as:

Parcel 1:
Lots 1, 2, 3, 7 and 8, McGinley Industrial Park, Unit No. 2, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book N, Page 8, Public Records of Alachua County, Florida.

Parcel 2:
The Common Area, McGinley Industrial Park, Unit No. 1, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book K, Page 48, Public Records of Alachua County, Florida.

Parcel 3:
The Common Area, McGinley Industrial Park, Unit No. 2, a Planned Unit Development, according to the map or plat thereof as recorded in Plat Book N, Page 8, Public Records of Alachua County, Florida.

Parcel 4:

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning, in the NW corner of NE 1/4 of NE 1/4 of NE 1/4 of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

FILED
CK 06

2003 NOV 18 PM 4:49

J.K. "BUDDY" IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL.

Case: 2002 CA 004445



INSTRUMENT # 1993528
2 PGS

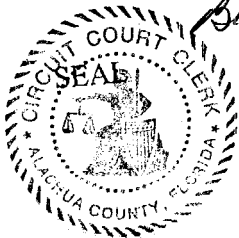
Parcel 5:

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public Records of Alachua County, Florida.

was sold to DICK McGINLEY and MARY G. McGINLEY, as Trustees UTD July 11, 1990, whose address is 5700 SW Hwy. 484, Ocala FL 34473.

WITNESS my hand and seal of this Court on the 18 day of November, 2003.



Sold Amount:
\$537,577.06

J.K. "BUDDY" IRBY,
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA

BY *[Signature]*

Copies to:
Sharon T. Sperling, Esq.

**IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT
IN AND FOR ALACHUA COUNTY, FLORIDA**

DICK MCGINLEY and
MARY G. MCGINLEY,
as Trustees UTD July 11, 1990,

Plaintiffs,

vs.

BIG RED WASTE, INC.,
a Florida corporation,
BILLY ALLIGOOD and
DIANNE ALLIGOOD,
UNITED STATES, WASTE PRO
OF FLORIDA, INC., a Florida Corporation,
and UNKNOWN TENANTS,

Defendants.

CASE NO.: 2002-CA-4552

Division J

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1993528 2 PGS

2003 NOV 21 09:30 AM BK 2812 PG 1068

J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#167471

Doc Stamp-Deed: 3,763.20

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Parcel 4:

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning, in the NW corner of NE 1/4 of NE 1/4 of NE 1/4 of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

Case: 2002 CA 004445



00006554575
BKT: CE10-R

FILED
CK 06

2003 NOV 18 PM 4:49

J.K. "BUDDY" IRBY
CLERK OF COURTS
ALACHUA COUNTY, FL.

2

INSTRUMENT # 1993528
2 PGS

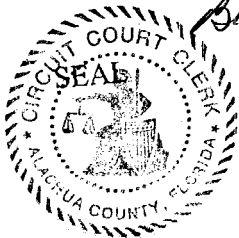
Parcel 5:

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S - R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S - R19E. Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public Records of Alachua County, Florida.

was sold to DICK McGINLEY and MARY G. McGINLEY, as Trustees UTD July 11, 1990, whose address is 5700 SW Hwy. 484, Ocala FL 34473.

WITNESS my hand and seal of this Court on the 18 day of November, 2003.



Bedmont:
\$537,577.06

J.K. "BUDDY" IRBY,
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA

BY *[Signature]*

Copies to:
Sharon T. Sperling, Esq.

This Document Prepared By and Return to:
Dennis J. Rogers, Esq.
Clayton, Johnston, Quincy, Ireland, Felder, Gadd
& Roundtree, P.A.
111 Southeast First Avenue
Gainesville, FL 32601

CIRCUIT COURT CLERK
J.K. "Buddy" Irby
ALACHUA COUNTY, FL
Date 03/17/1999 13:16
Document ID 1597302
Book/Page 2221/ 2413

DTAX 0.70

Parcel ID Number: 5893-010-001

Warranty Deed

This Indenture, Made this _____ day of _____, 19____ A.D., Between
Loic Gilbert and Michel Gilbert, as tenants in common

of the City of Perijny _____, Country of France _____, grantors, and
U. S. SPARS, INC., a corporation existing under the laws of the State
of Florida
whose address is: 6320 NW 123rd Place, Gainesville, FL 32653

of the County of Alachua _____, State of Florida _____, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Alachua County _____ State of Florida _____ to wit:

Lot One (1) of UNIT NO. ONE (1) of MCGINLEY INDUSTRIAL PARK, a
Planned Unit Development as per plat thereof, recorded in Plat Book
"K", Page 48, of the Public Records of Alachua County, Florida.

Conveyance between related parties of unencumbered property,
therefore, minimum documentary stamps are affixed.


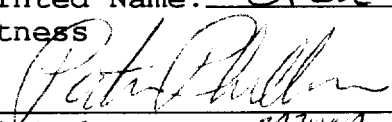
The property herein conveyed DOES NOT constitute the HOMESTEAD
property of the Grantor. The Grantor's HOMESTEAD address is:
12 Grande Rue, Perijny, France, 17180.

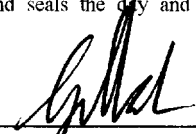
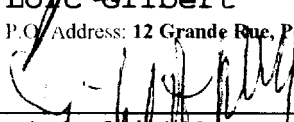
Subject to restrictions, reservations and easements of record, if
any, and taxes subsequent to 1998.

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

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Oren Ziv
Witness

Printed Name: PATRICIA PHILBIN
Witness


Loic Gilbert (Seal)
P.O. Address: 12 Grande Rue, Perijny, France 17180

Michel Gilbert (Seal)
P.O. Address: 12 Grande Rue, Perijny, France 17180

Country of
City of

REPUBLIC OF FRANCE CITY OF PARIS
EMBASSY OF THE UNITED STATES OF AMERICA } SS

The foregoing instrument was acknowledged before me this 17th day of February, 1999 by
Loic Gilbert and Michel Gilbert, as tenants in common

who are personally known to me or who have produced  as identification.

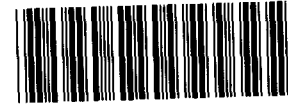
Elizabeth P. Gourlay
Consul
of the United States
CONSUL OF THE UNITED STATES OF
AMERICA
My Commission Expires Indefinite

1365.00
15.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2505187 2 PGS
May 28, 2009 03:03 PM
BOOK 3881 PAGE 335
J. K. "BUDDY" IRBY
Clerk Of Circuit Court
Alachua County, Florida
CLERK10 Receipt # 409452

Doc Stamp-Deed: \$1,365.00

Prepared by and return to:



2505187

2 PGS

File Number:
USM 174138
Will Call No.:

Case No. 1:06-cr-00035-MP-AK

[Space Above This Line For Recording Data]

United States Special Warranty Deed

This Indenture, made this 22 day of MAY, 2009, between **UNITED STATES OF AMERICA**, whose post office address is c/o US Marshals Office, 111 N. Adams Street, Room 277, Tallahassee, FL 32301, grantor, having divested title pursuant to and in accordance with the terms of the Final Order of Forfeiture entered on the 16th day of May, 2008, by the United States District Court for the Northern District of Florida, Gainesville Division, in the case of United States of America v. Bruce David Adams, Case No. 1:06-cr-00035-MP-AK, and

QUINN ADAMS #4, LLC, a Florida limited liability company

whose post office address is 6211 NW 124th Place, Gainesville, FL 32653, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

**Lot 4 of a REPLAT OF LOT 4 OF UNIT
NO. 1, MCGINLEY INDUSTRIAL PARK as per plat thereof recorded in Plat
book "P", page 88 of the public records of Alachua County, Florida;**

Case No. 1:06-cr-00035-MP-AK

SUBJECT TO:

1. Zoning and other governmental rules, regulations and ordinances.
2. Restrictions, covenants, conditions, easements and other matters of record.
3. Taxes and assessments subsequent to December 31, 2008.

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

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

And the grantor hereby covenants to specially warrant title to the property hereby conveyed against any claim or action arising for the federal case styled United States of America v. Brue David Adams, Case No. 1:06-cr-00035-MP-AK, decided in the United States District Court for the Northern District of Florida, Gainesville Division, the Final Order of Forfeiture as filed May 16, 2008 and recorded June 5, 2008 as Instrument Number 2432959, Public Records of Alachua County, Florida.

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 lawfull 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 claiming by, through or under the grantors.

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

Signed, sealed and delivered in the presence of:

Lauren Buchanan
Witness Name: Lauren Buchanan
Pipa Pinkney
Witness Name: Pipa Pinkney

UNITED STATES OF AMERICA

Christine V. Barnett
By: Acting Real Property Team Lead

Asset Forfeiture Unit
Case No. 1:06-cr-00035-MP-AK

State of Virginia)
County of Prince William)SS

Before me, the undersigned authority, this 27th day of April, 2009, personally appeared, Christine V. Barnett, as the Acting Real Property Team Lead on behalf of United States of America,, and he acknowledged to me that he executed the foregoing instrument for the purposes and consideration therein expressed. He is personally known to me.

Seal:

Teroksha S. Purce
Notary Public
State of Virginia
My Commission Expires: 11/30/2013

Record & Return To:
Darryl J. Tompkins, P.A.
P.O. Box 519
Alachua, FL 32616

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2378020 2 PGS
2007 OCT 11 12:12 PM BK 3690 PG 112
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#349581
Doc Stamp-Deed: 327.60

Parcel ID Number: 05893-010-005

Warranty Deed

This Indenture, Made this 8th day of October, 2007 A.D., **Between**

Bryan Murnahan, a married man and Curtis Phillips, a married man d/b/a B & C Crane Service
of the County of Alachua, State of Florida, **Grantor**, and

B & C Crane Service, Inc., a Florida corporation
whose post office address is : Post Office Box 1476, Alachua, FL 32616

of the County of Alachua, State of Florida, **Grantee**

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN & NO/100 (\$10.00), and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S successors and assigns forever, the following described land, situate, lying and being in the County of Alachua, State of Florida to wit:

LOT FIVE (5), OF MCGINLEY INDUSTRIAL PARK UNIT NO. 1, A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "K", PAGE 48 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA.

SUBJECT TO THE FOLLOWING:


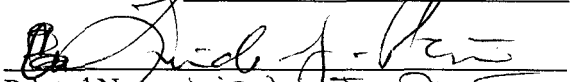
- A. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands; and
- B. Restrictions, conditions, reservations, easements and other matters contained on the Plat of McGinley Industrial Park Unit No. 1, as recorded in Plat Book "K", page 48 of the Public Records of Alachua County, Florida; and
- C. Covenants, restrictions, easements and other limitations in instrument recorded in O.R. Book 1426, page 775; Amendment recorded in O.R. Book 1787, page 241 of the Public Records of Alachua County, Florida; and
- D. Mortgage recorded in O. R. Book 2427, page 2925, and future advance recorded in OR 2892, Page 253 of the Public Records of Alachua County, Florida; and
- E. Taxes for the year 2007 and subsequent years.


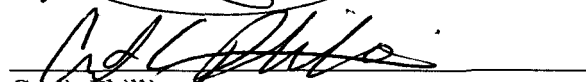
and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantors hereby warrant and represent that the subject property is not their Constitutional Homestead, nor of their spouse(s), if any, nor is it contiguous thereto.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Sandra E. Howe

Printed Name: Linda J. Rowe

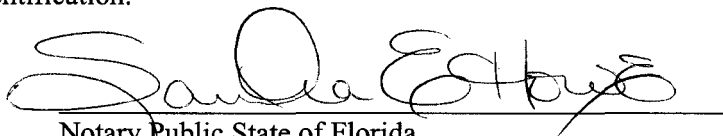
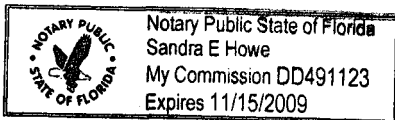

Bryan Murnahan

Curtis Phillips



2378020

**STATE OF FLORIDA
COUNTY OF ALACHUA**

The foregoing instrument was acknowledged before me this 8th day of October, 2007, by Bryan Murnahan and Curtis Phillips d/b/a B & C Crane Service who are personally known to me or have produced their Florida drivers license as identification.

A handwritten signature in cursive script, appearing to read "Sandra E. Howe", written over a horizontal line.

Notary Public State of Florida
Printed Name: Sandra E. Howe
My Commission Expires: 11/15/2009

Name: J. STEVEN GRAVES, P.A.

Address: 3720 N.W. 43RD STREET, SUITE 101
GAINESVILLE, FLORIDA 32606

This instrument Prepared by:

J. STEVEN GRAVES

Address: 3720 N.W. 43RD STREET, SUITE 101
GAINESVILLE, FLORIDA 32606Property Appraisers Parcel Identification (Folio) Number(s):
05893-010-006 AND 05893-010-007

Grantee(s) S.S. # (s):

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

RECORDED
OFFICIAL RECORDS

93 DEC -1 AM 9:04

CLERK OF CIRCUIT
COUNTY COURT
ALACHUA COUNTY, FL.This Warranty Deed Made the 24th day of NOVEMBER A.D. 19 93 by
FRED C. PHILLIPS

hereinafter called the grantor, to

ANDREWS PAVING, INC., a Florida corporation

whose post office address is 5200 N.W. 34th Street, Gainesville, Florida 32605

hereinafter called the grantee:

(Wherein used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00----- and other 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, State of Florida, viz:

See attached Exhibit "A" attached hereto and incorporation herein by this reference.

GRANTOR WARRANTS AND REPRESENTS THAT THE SUBJECT PROPERTY IS NOT HIS CONSTITUTIONAL HOMESTEAD.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, and hereby 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, 1993.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: J. Steven Graves
Printed Signature: J. Steven Graves

Signature: _____

Printed Signature: _____

Signature: Michele M. Litsinger

Printed Signature: Michele M. Litsinger

Signature: _____

Printed Signature: _____

STATE OF FLORIDA

COUNTY OF ALACHUA

FRED C. PHILLIPS

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person:

personally known to me

and that an oath (was)(was not) taken.

NOTARY RUBBER STAMP SEAL



Witness my hand and official seal in the County and State last aforesaid this 24th day of November, A.D. 19 93.

Signature: Michele M. Litsinger
Notary Signature: _____

Printed Notary Signature: Michele M. Litsinger

O.R. 1937 PG2821

Doc. St. Amt. \$1225.00
J.K. "Buddy" Irby, Clerk of Circuit Court
Alachua County - B. Jean L. West, Jr.

1236081

EXHIBIT "A"

LOT SIX (6), UNIT NO. 1, MCGINLEY INDUSTRIAL PARK, a Planned Unit Development, as per plat thereof recorded in Plat Book "K", page 48, of the Public Records of Alachua County, Florida.

Lots 7 and 8 of McGinley Industrial Park, Unit No. 1, a planned unit development as per plat thereof recorded in Plat Book K, Page 48, of the public records of Alachua County, Florida.

SUBJECT TO covenants, restrictions, easements and other limitations in instrument dated April 10, 1980, recorded July 28, 1982 in O.R. Book 1426, page 775 of the public records of Alachua County, Florida.

SUBJECT TO covenants, restrictions, easements and other limitations in instrument dated September 28, 1990, recorded October 1, 1990 in O.R. Book 1787, page 241.

SUBJECT TO assessments due on said Planned Unit Development, if any.

Stamp 1057.50
me 1068.50

return to: ↓

This instrument was prepared by: William B. Watson, III, Esquire
WATSON, FOLDS, STRADHAM,
SPROULL, CHRISTMANN & BRASHEAR
527 East University Avenue
Gainesville, Florida 32601

WARRANTY DEED

THIS INDENTURE, made this 6th day of December, A.D. 1984,
between BETA OF ALACHUA, INC. of the County of Alachua State of Florida,
hereinafter referred to as "Grantor," and RAY'S METAL WORKS, INC., whose
post office address is P.O. Box 906 Alachua FL 32413, Alachua, of
the County of Alachua, State of Florida, hereinafter referred to as
"Grantee,"

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten Dollars
(\$10.00), and other good and valuable considerations to said Grantor in
hand paid by said Grantee, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said Grantee, and Grantee's heirs and
assigns forever, the following described land, situate, lying and being in
Alachua, County, Florida to-wit:

Lot Nine (9), Unit No. 1, McGinley Industrial Park, a
Planned Unit Development, as per plat thereof recorded
in Plat Book "K", page 48, public records of Alachua
County, Florida.

SUBJECT TO taxes accruing subsequent to December 31,
1983, easements, restrictions, conditions and
limitations of record, if any now exist.

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

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

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal
the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:
William B. Watson, III
Gail G. Allnatt

BETA OF ALACHUA, INC.
BY: Charles G. Jones
TITLE: President

RECORDED
85 DEC 20 AM 9 59
CLERK OF DISTRICT COURT
ALACHUA COUNTY FL

STATE OF FLORIDA)
COUNTY OF ALACHUA)

I HEREBY CERTIFY that on this day before me, an officer duly qualified
to take acknowledgments, personally appeared Charles G. Jones, as
President of Beta of Alachua, Inc. to me known to be the person described
in and who executed the foregoing Warranty Deed and acknowledged before me
that he executed the same.

WITNESS my hand and official seal in the County and State last
aforesaid this 6th day of December, A.D. 1984.

William B. Watson, III
Notary Public, State at Large
My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 8 1988
BONOLIO JOHN GENERAL AGENT, LAKELAND, FL



DOC. ST.-AMT \$ 1057.50
A. CURTIS POWERS, Clerk of Circuit Court
Alachua County - by Gail G. Allnatt

760502

FILED 1612 PAGE 699

Sale Price: 39,000.00
Recording: 18.50
Doc. Stamp: 223.00

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 3113478 2 PG(S)
March 27, 2018 10:28:58 AM
Book 4585 Page 190
J.K. JESS, IRBY Clerk Of Court
ALACHUA COUNTY, Florida

This instrument prepared by:
MARVIN W. BINGHAM, JR.
Bingham & Mikolaitis, PA
P.O. Box 1930
Alachua, Florida 32616
File #18-062

Doc Stamp-Deed: \$273.00



Tax Parcel #05893-020-001

WARRANTY DEED

THIS INDENTURE, made this 23rd day of March, 2018, between **QA Properties LLC, a Florida limited liability company**, whose post office address is 12707 NW 77th Terrace, Alachua, FL 32615, Grantor, and **KD Lyons -6201, a Florida limited liability company**, whose address is 6100 NW 123rd Place, Gainesville, FL 32653, Grantee.

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Lot 1 of McGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the plat thereof as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, florida

SUBJECT TO and together with covenants, easements and restrictions of record, and taxes for the year 2018 and all subsequent years.

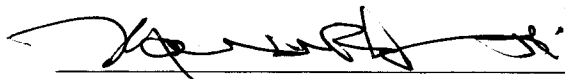
TO HAVE AND TO HOLD, the same in fee simple forever.

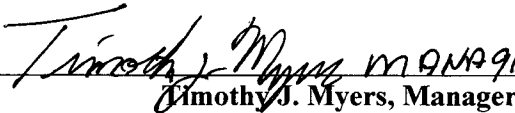
AND said Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.


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

Signed, sealed and delivered in our presence:

QA Properties LLC.


 Witness **Marvin W. Bingham, Jr.**
 Print: _____

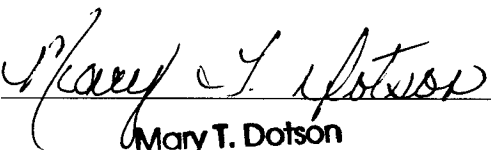
By: 
Timothy J. Myers, Manager
 Grantor


 Witness **Mary T. Dotson**
 Print: _____

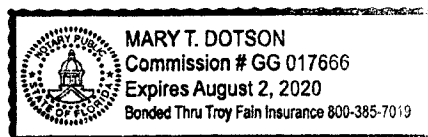
STATE OF FLORIDA
 COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by **Timothy J. Myers, Manager of QA Properties LLC.**, who is ☐ personally known to me or ☐ who has produced VALID DRIVER'S LICENSE as identification.

Notary Public - State of Florida

Sign: 
 Print: **Mary T. Dotson**

My Commission Expires



1850
1109.75
554.75

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2761203 2 PG(S)
December 26, 2012 11:28 25 AM
Book 4160 Page 219
J. K. IRBY, Clerk Of Circuit Court
ALACHUA COUNTY, Florida
Doc Stamp-Mort: \$554.75

Prepared by and return to:
Marvin W. Bingham, Jr., PA
Post Office Box 1930
Alachua, Florida 32616

Doc Stamp-Deed: \$1,109.50



*This instrument prepared without
benefit of abstract, title examination
or legal opinion of title*

Tax Parcel #: 05893-020-002

WARRANTY DEED

This Indenture, made this 18th day of December, 2012 between **Kevin Lyons, a married person**, whose post office address is 6100 NW 123rd Place, Gainesville, Florida 32653, Grantor, and **KD LYONS-6100, LLC, a Florida Limited Liability Company**, whose post office address is 6100 NW 123rd Place, Gainesville, Florida 32653, Grantee;

WITNESSETH that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's assigns forever, the following described land, situate, lying and being in Alachua County, Florida, to wit:

Lot 2, McGinley Industrial Park Unit No. 2, a Planned Unit Development, according to the map or plat thereof, as recorded in Plat Book "N", Page 8 of the Public Records of Alachua County, Florida

Subject to that certain Mortgage to Capital City Bank, f/k/a First National Bank of Alachua, as recorded in Official Records Book 3019, Page 436; as modified in Official Records Book 3929, Page 1310 of the Public Records of Alachua County, Florida, which by acceptance of this Deed, Grantee hereby agrees to assume and pay in accordance with the terms thereof.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning of the Constitution of the State of Florida, nor of his spouse, nor is it contiguous to or a part of homestead property.

SUBJECT TO and together with encumbrances, covenants, easements, reservations and restrictions of record, and taxes for the year 2012 and all subsequent years,


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

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


AND said Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has a 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, 2011.

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

Signed, sealed and delivered in our presence:


 Witness
 Print: MARVIN W. BINGHAM, JR.


 Kevin Lyons



 Witness
 Print: SHARRON D. RUTHERFORD

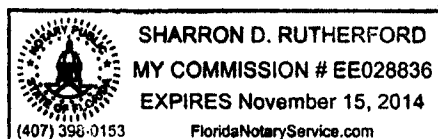
STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 5th day of December, 2012 by Kevin Lyons, who is ☐ personally known to me ☐ or who has produced a Florida Driver's License as identification.

Notary Public - State of Florida

My Commission Expires:

Sign: 
 Print: SHARRON D. RUTHERFORD



6.00
857.50

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1810440 1 PG
2002 JAN 22 02:41 PM BK 2416 PG 1527
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK1 Receipt#080364
Doc Stamp-Deed: 857.50
By: Andria L. Copeland D.C.

Prepared by and return to:
Carl L. Johnson, Esq.
Attorney at Law
Law Office of Carl L. Johnson
4421 N.W. 39th Avenue Bldg. 1, Suite 2
Gainesville, FL 32606

File Number: 01-456
SS#:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of January, 2002 between **BRUCE D. ADAMS, SR. and SUZANNE M. ADAMS, husband and wife** whose post office address is 6211 N.W. 124th Place, Gainesville, FL 32653, grantor, and **INNOVATIVE PROPERTY, INC.** whose post office address is 2420-A2 N.W. 66th Court, Gainesville, FL 32653, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

Lot Five (5) of MCGINLEY INDUSTRIAL PARK, UNIT NO. 2 as per plat thereof recorded in Plat Book "N", page 8 of the public records of Alachua County, Florida.

Parcel Identification Number: 05893-020-005

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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, 2001**.

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

Signed, sealed and delivered in our presence:

Carl L. Johnson
Witness Name: CARL L. JOHNSON

Suzanne Elliott Krall
Witness Name: Suzanne Elliott Krall

Carl L. Johnson
Witness Name: CARL L. JOHNSON

Suzanne Elliott Krall
Witness Name: Suzanne Elliott Krall

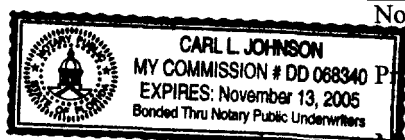
Bruce D. Adams Sr. (Seal)
BRUCE D. ADAMS, SR.

Suzanne M. Adams (Seal)
SUZANNE M. ADAMS

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15th day of January, 2002 by **BRUCE D. ADAMS, SR. and SUZANNE M. ADAMS**, who [X] are personally known or [] have produced a driver's license as identification.

[Notary Seal]



Carl L. Johnson
Notary Public

Printed Name: _____

My Commission Expires: _____

RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 1834522 3 PGS
2002 MAY 07 10:00 AM BK 2446 PG 340
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK3 Receipt#092616
Doc Stamp-Deed: 161.00
By: Subs. Marler D.C.

① 15.00
161.00
176.00
3
Prepared by and Return to:
Deborah Bissell, an employee of
First American Title Insurance Company,
1025-3C N Main Street
High Springs, Florida 32643-8923
386-454-2727

File Number: 020470

Corporate Warranty Deed

This Indenture, made , April 30, 2002 A.D

Between

Customized Concepts, Inc. whose post office address is: 5679 NW 90th Ave., High Springs, FL 32643 a corporation existing under the laws of the State of , Grantor and **Innovative Property Inc.**, whose post office address is: 2420-A2 NW 66th Court, Gainesville, FL 32653, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10 00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Alachua, State of Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to, covenants, restrictions and easements of record, and taxes for the current year.

Parcel Identification Number: 05893-020-006

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

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

*Signed, sealed and delivered in the presence
of these witnesses.*

Customized Concepts, Inc

Lorraine Handler

Witness signature

Lorraine Handler

Print witness name

Deborah L. Bissell

Witness signature

Deborah L. Bissell

Print witness name


By: Dena Provini
Dena Provini, President

(Corporate Seal)

State of Florida

County of Alachua

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me this April 30, 2002, by Dena Provini, as President by and on behalf of Customized Concepts, Inc., a corporation existing under the laws of the State of Florida Who produced a valid driver's license as identification.



Notary Public
My Commission Expires _____



Schedule "A"

Lot 6, McGINLEY INDUSTRIAL PARK, UNIT NO. 2, A PLANNED UNIT DEVELOPMENT, as per plat thereof recorded in Plat Book N, page 8 of the Public Records of Alachua County, Florida.

Prepared by and return to:

Philip A. DeLaney
Attorney at Law
Scruggs & Carmichael, P.A.
4041 N.W. 37th Place, Suite B
Gainesville, FL 32606
PAD: 16-1209

Doc Stamp-Deed: \$262.50



Consideration - \$37,500.00

Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Trustee's Deed

This Warranty Deed made this 11th day of April, 2016 between

Mary G. McGinley, Individually and as Sole Trustee of the McGinley Trust, UTD July 11, 1990 conveying vacant commercial property,
whose address(es) is(are): 5700 S.W. Highway 484, Ocala, FL 34473, grantor, and

KSG Hauge Properties, LLC, a Florida Limited Liability Company document #L16000043946,

whose address(es) is(are): Lot 7 McGinley Industrial Park, Unit No. 2, Alachua, FL 32615, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, their successors and assigns forever, the real property in Alachua County, Florida, described as:

Lot 7, MCGINLEY INDUSTRIAL PARK UNIT NO. 2, according to the map or plat thereof, as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 05893 020 007

SUBJECT TO:

- (1) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- (2) Restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and
- (3) Subject to taxes for 2016 and subsequent years.

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead or the homestead of any beneficiary of the Grantors' Trust within the meaning set forth in the constitution of the State of Florida nor is it contiguous to or a part of homestead property of the Grantors' or any beneficiary of the Grantors' Trust.

The property described above is neither the Trustee named herein, nor the spouse(s) thereof or anyone for whose support they are responsible reside on or adjacent to the property herein described and is not therefore their homestead property.

TO HAVE AND TO HOLD the same to the Grantee, their heirs and assigns, in fee simple forever.

Grantor makes no warranty of any kind with respect to the title to the above described or with respect to the condition of the above described property or with respect to any other matter.

Trustee's Deed

Page 2

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

McGinley Trust, UTD July 11, 1990

Witness Name: Jonathan M. Turner

Mary G. McGinley
Mary G. McGinley, Individually & as Trustee

Witness Name: Lamela Kay O'Steen

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 11th day of April, 2016 by **Mary G. McGinley, Individually & as Trustee** and as Sole Trustee of the McGinley Trust, UTD July 11, 1990, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Jonathan M. Turner
Notary Public

Printed Name: _____

My Commission Expires: _____

Prepared by and return to:

Philip A. DeLaney
Attorney at Law
***Scruggs & Carmichael, P.A.**
2234 N.W. 40th Terrace, Suite B
Gainesville, FL 32605
PAD: 16-1351

Doc Stamp-Deed: \$0.70



Consideration - \$10.00
Recording Fee - \$18.50

[Space Above This Line For Recording Data]

Trustee's Quit Claim Deed

This Warranty Deed made this **15th** day of **June, 2016** between

Mary G. McGinley Individually as the Sole Trustee of the McGinley Trust, UTD July 11, 1990,
whose address(es) is(are): **5700 S.W. Highway 484, Ocala, FL 34473**, grantor, and

Richard McGinley, an unmarried person,

whose address(es) is(are) **5700 SW Hwy 484, Ocala, FL 34473**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

That Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee, their successors and assigns forever, the real property in Alachua County, Florida, described as:

Lot 8, McGinley Industrial Park Unit No. 2, A Planned Unit Development, according to the map or plat thereof, as recorded in Plat Book N, Page(s) 8, of the Public Records of Alachua County, Florida.

Parcel Identification Number: 05893-020-008

SUBJECT TO:

- (1) Zoning and/or restrictions and prohibitions imposed by governmental authority;
- (2) Restrictions, easements and other matters appearing on the plat and/or common to the subdivision; and
- (3) Subject to taxes for 2016 and subsequent years.

Grantors warrants that at the time of this conveyance, the subject property is not the Grantors' homestead or the homestead of any beneficiary of the Grantors' Trust within the meaning set forth in the constitution of the State of Florida nor is it contiguous to or a part of homestead property of the Grantors' or any beneficiary of the Grantors' Trust.

Neither the Trustee named herein, nor the spouse of the Trustee, nor anyone for whose support they are responsible for reside on or adjacent to the property herein described and the property conveyed herein is not therefore their homestead property.

TO HAVE AND TO HOLD the same to the Grantee, their heirs and assigns, in fee simple forever.

Grantor makes no warranty of any kind with respect to the title to the above described or with respect to the condition of the above described property or with respect to any other matter.

Trustee's Quit Claim Deed

Page 2

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

McGinley Trust, UTD July 11, 1990

Witness Name:

Jonathan M. Turner

Witness Name:

Mary G. McGinley
Mary G. McGinley, Individually as Sole Trustee

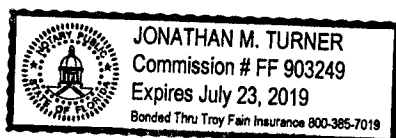
Witness Name:

Pamela K. O'Steen

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 15th day of June, 2016 by Mary G. McGinley Individually as the Sole Trustee of the McGinley Trust, UTD July 11, 1990, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: _____

My Commission Expires: _____



2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 000 000

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2018-11-16 \$3,118.83

Receipt #18-0020182

Owner: MCGINLEY & MCGINLEY TRUSTEES

5700 SW HIGHWAY 484

OCALA, FL 34473

Situs: Unassigned Location RE

Account number: 05893 000 000

Alternate Key: 1026966

Millage code: 1700

Millage rate: 22.5620

Assessed value: 140,300

School assessed value: 140,300

Unimproved land value: 140,300

[View larger map](#)



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$3,165.44

Non-ad valorem: \$83.34

Total Discountable: 3248.78

No Discount NAVA: 0.00

Total tax: \$3,248.78

Legal description

ALL N1/2 OF NE1/4 E OF RR PER DB 355/380 & OR 186/554 DB 355/380 LESS R/W LESS MCGINLEY INDUSTRIAL PARK UNIT #1 PB K-48 LESS N 210 FT OF W 210 FT OF E 660 FT LESS MCGINLEY IND PARK UNIT #2 PB N-8 OR 2812/1068

Location

Book, page, item: 2812-1068-

Geo number: 28-08-19-05893000000

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 16.100





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05893 001 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

[Get Bills by Email](#)

PAID 2018-11-16 \$558.68

Receipt #18-0020182

Owner: MCGINLEY & MCGINLEY TRUSTEES

5700 SW HIGHWAY 484

OCALA, FL 34473

Situs: Unassigned Location RE

Account number: 05893 001 000

Alternate Key: 1026967

Millage code: 1700

Millage rate: 22.5620

Assessed value: 22,100

School assessed value: 22,100

Unimproved land value: 22,100

[View larger map](#)



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$498.62

Non-ad valorem: \$83.34

Total Discountable: 581.96

No Discount NAVA: 0.00

Total tax: \$581.96

Legal description

N 210 FT OF W 210 FT OF E 660 FT LESS R/W OR 2812/1068

Location

Book, page, item: 2812-1068-

Geo number: 28-08-19-05893001000

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 1.012





2018 Roll Details — Real Estate Account At 6320 NW 123RD PL

Print this page

Real Estate Account #05893 010 001 Parcel details Latest bill View/Print full bill history

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

Get Bills by Email

PAID 2018-11-15 \$3,153.48
Receipt #18-0017780

Owner: U S SPARS INC
6320 NW 123RD PL
GAINESVILLE, FL 32653-1069
Situs: 6320 NW 123RD PL

Account number: 05893 010 001
Alternate Key: 1026968
Millage code: 1700
Millage rate: 22.5620

Assessed value: 132,300
School assessed value: 132,300
Unimproved land value: 42,100



Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2,984.96
Non-ad valorem: \$299.92
Total Discountable: 3284.88
No Discount NAVA: 0.00
Total tax: \$3,284.88

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 1 OR 2221/2413

Location

Book, page, item: 2221-2413-
Geo number: 28-08-19-05893010001
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 1.209





2018 Roll Details — Real Estate Account At 6211 NW 124TH PL

[Print this page](#)

Real Estate Account #05893 010 004

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

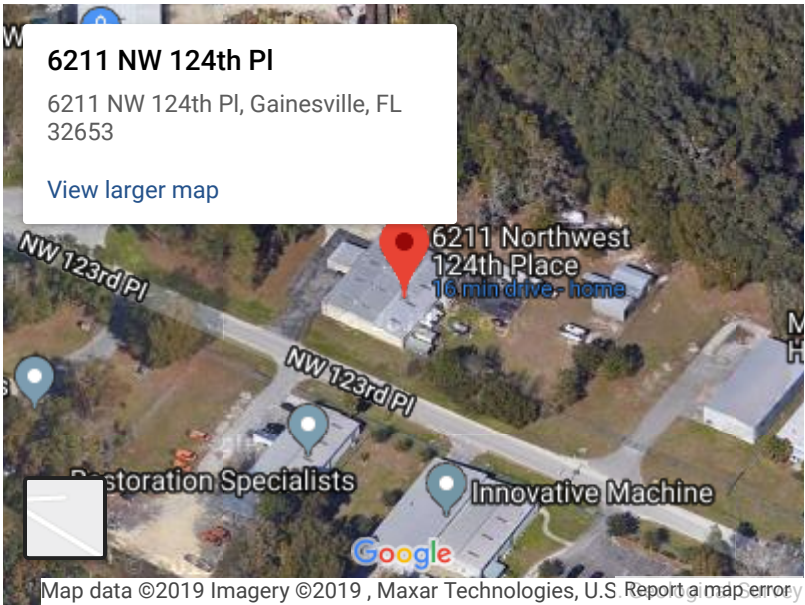
[Get Bills by Email](#)

PAID 2018-11-28 \$4,074.64
Receipt #18-0034639

Owner: QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615
Situs: 6211 NW 124TH PL

Account number: 05893 010 004
Alternate Key: 1026971
Millage code: 1700
Millage rate: 22.5620

Assessed value: 174,900
School assessed value: 174,900
Unimproved land value: 55,800



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$3,946.10
Non-ad valorem: \$298.32
Total Discountable: 4244.42
No Discount NAVA: 0.00
Total tax: \$4,244.42

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 A REPLAT OF LOT 4 PB P-88 OR 3881/0335

Location

Book, page, item: 3881-335-
Geo number: 28-08-19-05893010004
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 1.600





2018 Roll Details — Real Estate Account At 6217 NW 123RD PL

Print this page

Real Estate Account #05893 010 005

Parcel details

Latest bill

View/Print full bill history

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

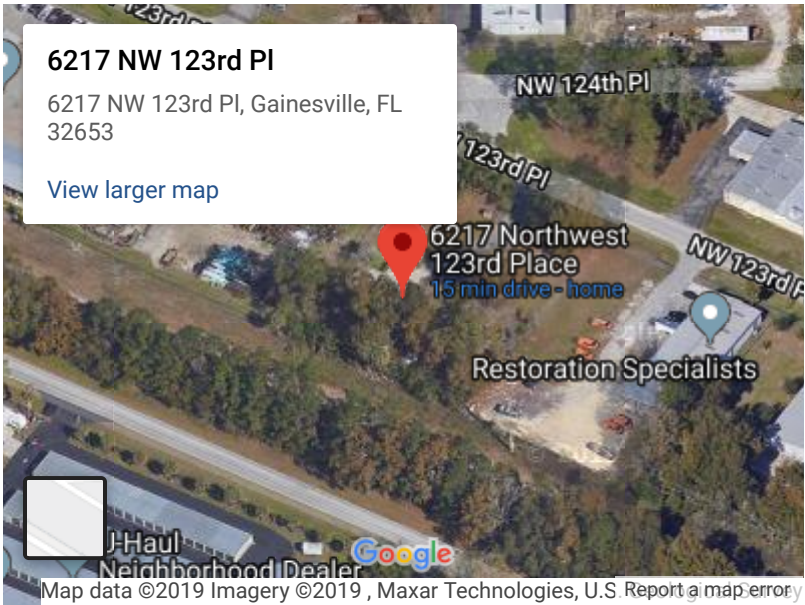
Get Bills by Email

PAID 2018-11-16 \$2,208.48
Receipt #18-0020174

Owner: B & C CRANE SERVICE INC
PO BOX 1476
ALACHUA, FL 32616
Situs: 6217 NW 123RD PL

Account number: 05893 010 005
Alternate Key: 1026972
Millage code: 1700
Millage rate: 22.5620

Assessed value: 92,800
School assessed value: 92,800
Unimproved land value: 35,000



Map data ©2019 Imagery ©2019 , Maxar Technologies, U.S. Report a map error

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2,093.74
Non-ad valorem: \$206.76
Total Discountable: 2300.50
No Discount NAVA: 0.00
Total tax: \$2,300.50

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 5 OR 3690/0112

Location

Book, page, item: 3690-112-
Geo number: 28-08-19-05893010005
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04800
Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 010 006

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2018-11-16 \$886.57
Receipt #18-0019928

Owner: ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070
Situs: Unassigned Location RE

Account number: 05893 010 006
Alternate Key: 1026973
Millage code: 1700
Millage rate: 22.5620

Assessed value: 36,900
School assessed value: 36,900
Unimproved land value: 35,000



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$832.54
Non-ad valorem: \$90.97
Total Discountable: 923.51
No Discount NAVA: 0.00
Total tax: \$923.51

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 6 OR 1937/2821
Location

Book, page, item: 1937-2821-
Geo number: 28-08-19-05893010006
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04900
Total acres: 1.004





2018 Roll Details — Real Estate Account At 6327 NW 123RD PL

Print this page

Real Estate Account #05893 010 007

Parcel details

Latest bill

View/Print full bill history

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

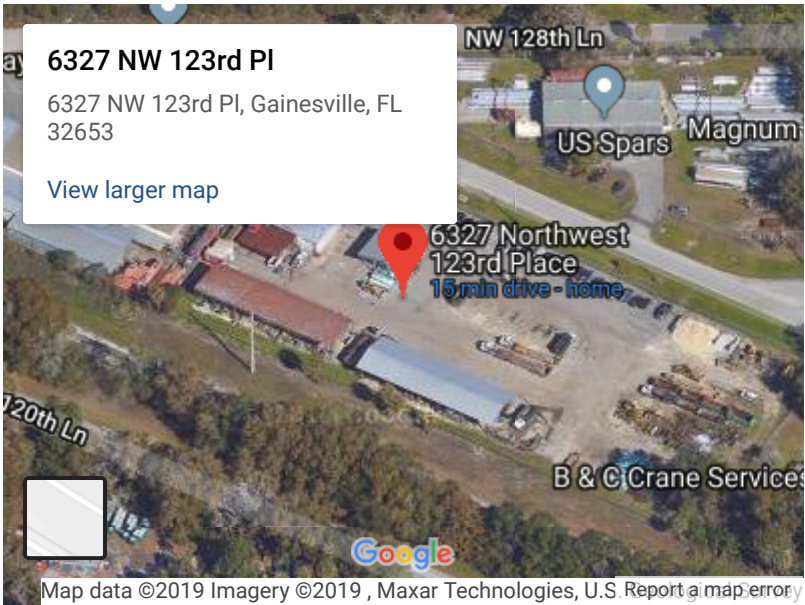
Get Bills by Email

PAID 2018-11-16 \$5,058.02
Receipt #18-0019928

Owner: ANDREWS PAVING INC
6327 NW 123RD PL
GAINESVILLE, FL 32653-1070
Situs: 6327 NW 123RD PL

Account number: 05893 010 007
Alternate Key: 1026974
Millage code: 1700
Millage rate: 22.5620

Assessed value: 214,500
School assessed value: 214,500
Unimproved land value: 70,000



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$4,839.55
Non-ad valorem: \$429.22
Total Discountable: 5268.77
No Discount NAVA: 0.00
Total tax: \$5,268.77

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOTS 7 & 8 OR 1937/2821

Location

Book, page, item: 1937-2821-
Geo number: 28-08-19-05893010007
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 2.009





2018 Roll Details — Real Estate Account At 6409 NW 123RD PL

[Print this page](#)

Real Estate Account #05893 010 009 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

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

[Get Bills by Email](#)

PAID 2019-02-04 \$11,141.70
Effective 2019-01-31
Receipt #18-0099012

Owner: RAYS METAL WORKS INC
PO BOX 700
ALACHUA, FL 32616-0700
Situs: 6409 NW 123RD PL

Account number: 05893 010 009
Alternate Key: 1026975
Millage code: 1700
Millage rate: 22.5620

Assessed value: 459,500
School assessed value: 459,500
Unimproved land value: 74,000



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$10,367.24
Non-ad valorem: \$1,001.84
Total Discountable: 11369.08
No Discount NAVA: 0.00
Total tax: \$11,369.08

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699

Location

Book, page, item: 1612-699-
Geo number: 28-08-19-05893010009
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 2.124





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 010 010

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

Get Bills by Email

No taxes due

Owner: MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473
Situs: Unassigned Location RE

Account number: 05893 010 010
Alternate Key: 1026976
Millage code: 1700
Millage rate: 22.5620

Assessed value: 100
School assessed value: 100
Unimproved land value: 100

Flags

Taxes under minimum



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2.25
Non-ad valorem: \$0.00
Total Discountable: 2.25
No Discount NAVA: 0.00
Total tax: \$2.25

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 COMMON AREA STREETS OR 2812/1068
Location

Book, page, item: 2812-1068-
Geo number: 28-08-19-05893010010
Range: 19
Township: 08
Section: 28
Neighborhood: 233200.94
Use code: 04000
Total acres: 0.000





2018 Roll Details — Real Estate Account At Unassigned Location RE

[Print this page](#)

Real Estate Account #05893 020 001

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

[Get Bills by Email](#)

PAID 2019-01-15 \$857.75
Receipt #18-0086573

Owner: KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653
Situs: Unassigned Location RE

Account number: 05893 020 001
Alternate Key: 1026977
Millage code: 1700
Millage rate: 22.5620

Assessed value: 35,100
School assessed value: 35,100
Unimproved land value: 35,100



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$791.92
Non-ad valorem: \$83.34
Total Discountable: 875.26
No Discount NAVA: 0.00
Total tax: \$875.26

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 1 OR 4585/0190
Location

Book, page, item: 4585-0190-
Geo number: 28-08-19-05893020001
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04000
Total acres: 1.007





2018 Roll Details — Real Estate Account At 6100 NW 123RD PL

[Print this page](#)

Real Estate Account #05893 020 002 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

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

[Get Bills by Email](#)

PAID 2019-01-15 \$3,538.47
Receipt #18-0086573

Owner: KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653
Situs: 6100 NW 123RD PL

Account number: 05893 020 002
Alternate Key: 1026978
Millage code: 1700
Millage rate: 22.5620

Assessed value: 148,900
School assessed value: 148,900
Unimproved land value: 35,000



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$3,359.48
Non-ad valorem: \$251.20
Total Discountable: 3610.68
No Discount NAVA: 0.00
Total tax: \$3,610.68

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 2 OR 4160/0219

Location

Book, page, item: 4160-219-
Geo number: 28-08-19-05893020002
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04800
Total acres: 1.004





2018 Roll Details — Real Estate Account At 6115 NW 123RD PL

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Real Estate Account #05893 020 005

Parcel details

Latest bill

View/Print full bill history

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

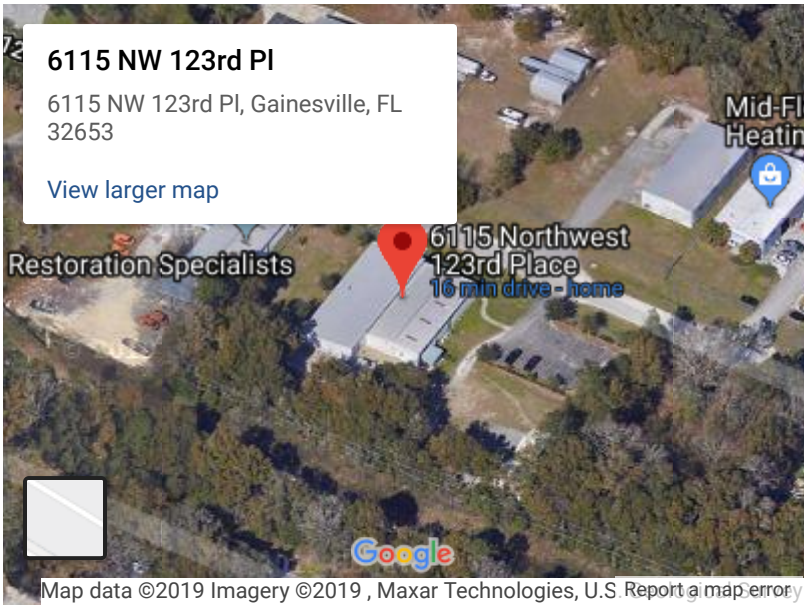
Get Bills by Email

PAID 2019-01-08 \$6,335.22
Receipt #18-0080962

Owner: INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653
Situs: 6115 NW 123RD PL

Account number: 05893 020 005
Alternate Key: 1026981
Millage code: 1700
Millage rate: 22.5620

Assessed value: 259,400
School assessed value: 259,400
Unimproved land value: 30,600



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$5,852.58
Non-ad valorem: \$611.93
Total Discountable: 6464.51
No Discount NAVA: 0.00
Total tax: \$6,464.51

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 5 OR 2416/1527

Location

Book, page, item: 2416-1527-
Geo number: 28-08-19-05893020005
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04100
Total acres: 1.004





2018 Roll Details — Real Estate Account At 6109 NW 123RD PL

Print this page

Real Estate Account #05893 020 006

Parcel details

Latest bill

View/Print full bill history

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

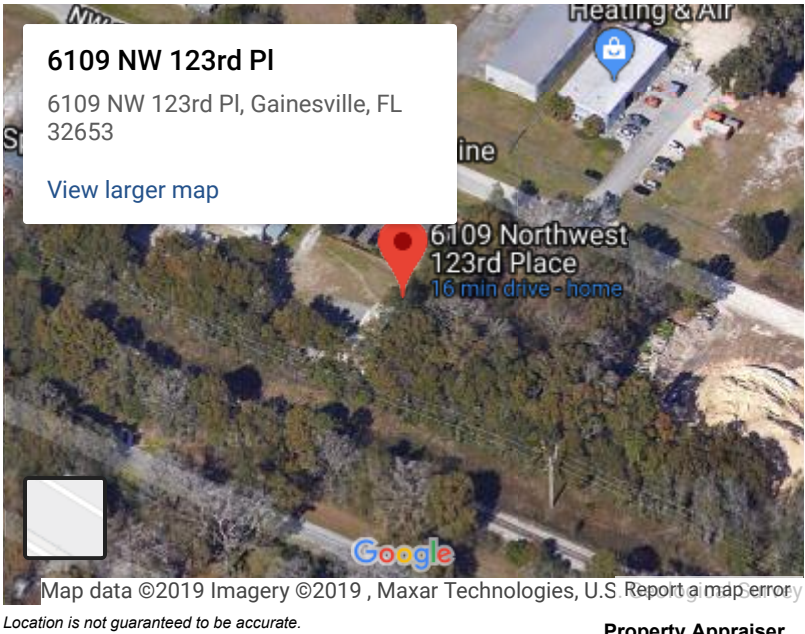
Get Bills by Email

PAID 2019-01-08 \$616.90
Receipt #18-0080968

Owner: INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653
Situs: 6109 NW 123RD PL

Account number: 05893 020 006
Alternate Key: 1026982
Millage code: 1700
Millage rate: 22.5620

Assessed value: 21,170
School assessed value: 30,600
Unimproved land value: 30,600



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Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$546.15
Non-ad valorem: \$83.34
Total Discountable: 629.49
No Discount NAVA: 0.00
Total tax: \$629.49

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 6 OR 2446/0340

Location

Book, page, item: 2446-340-
Geo number: 28-08-19-05893020006
Range: 19
Township: 08
Section: 28
Neighborhood: 233328.60
Use code: 04000
Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 020 007

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2019-01-08 \$758.27

Receipt #18-0080958

Owner: KSG HAUGE PROPERTIES LLC

6115 NW 123RD PL

GAINESVILLE, FL 32653

Situs: Unassigned Location RE

Account number: 05893 020 007

Alternate Key: 1026983

Millage code: 1700

Millage rate: 22.5620

Assessed value: 30,600

School assessed value: 30,600

Unimproved land value: 30,600

[View larger map](#)



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$690.40

Non-ad valorem: \$83.34

Total Discountable: 773.74

No Discount NAVA: 0.00

Total tax: \$773.74

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 7 OR 4423/1316

Location

Book, page, item: 4423-1316-

Geo number: 28-08-19-05893020007

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 020 008

Parcel details

Latest bill

View/Print full bill history

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

Get Bills by Email

PAID 2018-11-15 \$742.79
Receipt #18-0017011

Owner: MCGINLEY RICHARD

5700 SW HWY 484

OCALA, FL 34473

Situs: Unassigned Location RE

Account number: 05893 020 008

Alternate Key: 1026984

Millage code: 1700

Millage rate: 22.5620

Assessed value: 30,600

School assessed value: 30,600

Unimproved land value: 30,600

[View larger map](#)



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$690.40

Non-ad valorem: \$83.34

Total Discountable: 773.74

No Discount NAVA: 0.00

Total tax: \$773.74

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 8 OR 4439/1794

Location

Book, page, item: 4439-1794-

Geo number: 28-08-19-05893020008

Range: 19

Township: 08

Section: 28

Neighborhood: 233328.60

Use code: 04000

Total acres: 1.004





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #05893 020 009

Parcel details

Latest bill

View/Print full bill history

2018	2017	2016	2015	...	2002
NO TAXES DUE	NO TAXES DUE	NO TAXES DUE	NO TAXES DUE		NO TAXES DUE

Get Bills by Email

No taxes due

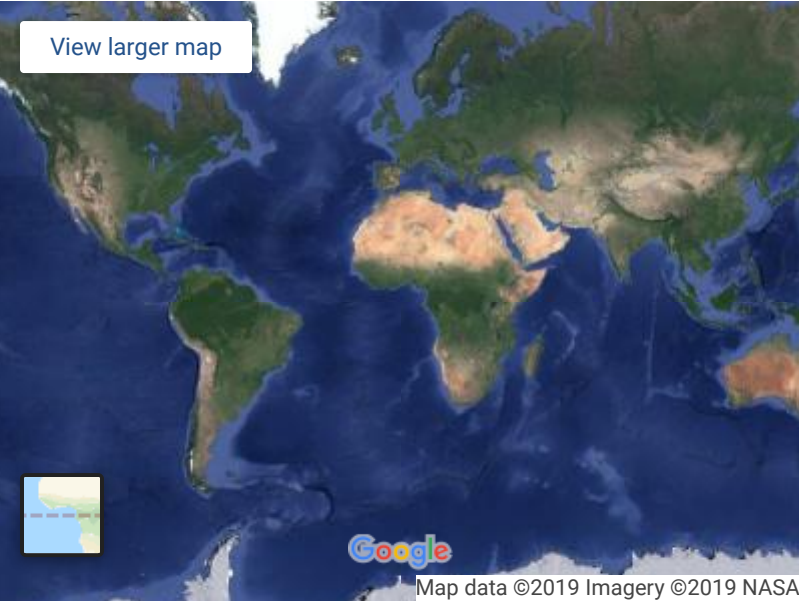
Owner: MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473
Situs: Unassigned Location RE

Account number: 05893 020 009
Alternate Key: 1026985
Millage code: 1700
Millage rate: 22.5620

Assessed value: 100
School assessed value: 100
Unimproved land value: 100

Flags

Taxes under minimum



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$2.25
Non-ad valorem: \$0.00
Total Discountable: 2.25
No Discount NAVA: 0.00
Total tax: \$2.25

Legal description

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 COMMON AREA ROAD OR 2812/1068
Location

Book, page, item: 2812-1068-
Geo number: 28-08-19-05893020009
Range: 19
Township: 08
Section: 28
Neighborhood: 233200.94
Use code: 04000
Total acres: 0.000



LEGAL DESCRIPTION

Tax Parcel 05893-000-000

The NW 1/4 of the NE 1/4 lying North of the A.C. L. R. R-R/W and the NE 1/4 of the NE 1/4 lying North of the A.C. L. R.R. R/W less the North 55 feet for road R/W and less; Commence at the NE corner of Section 28 T8S – R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet to the point of beginning, thence run S 1 degree 15 feet E 155 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 155 feet, thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S – R19E Also described as that part of Gov't Lots 1 & 2 lying North of the A.C. L. R. R. R/W less the North 55 feet for Road R/W and less; Commence at the NE corner of Sec. 28 - T8S – R19E, thence run S 1 degree 15 feet E 55 feet, thence run S 88 degrees 42 feet W 660.0 feet, to the point of beginning, thence run S 1 degree 15 feet E 15 5 feet, thence run S 88 degrees 42 feet W 210 feet, thence run N 1 degree 15 feet W 15 5 feet; thence run N 88 degrees 42 feet E 210 feet to the point of beginning. All being and lying in the NE 1/4 of Sec. 28 - T8S – R19E.
Alachua County, Florida.

Less and except McGinley Industrial Park, Units No. 1 and 2 as recorded in Plat Book K, Page 48 and Plat Book N, Page 8, Public- Records of Alachua County, Florida.

Tax Parcel 05893-001-000

Beginning 10 chains West of the NE corner of Sec 28, Township 8 South, Range 19 East, on the northern boundary line of said section, run thence south 210 feet, thence east 210 feet, thence north 210 feet, thence west 210 feet to the point of beginning in the NW corner of NE ¼ of NE ¼ of NE ¼ of Sec 28, T 8 S, R 19 E Alachua County, Florida
LESS AND EXCEPT the north 55 feet thereof.

Tax Parcel 05893-010-010

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 COMMON AREA STREETS OR 2812/1068

Tax Parcel 05893-020-009

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 COMMON AREA ROAD OR 2812/1068

Tax Parcel 05893-020-008

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 8 OR 4439/1794

Tax Parcel 05893-010-006

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 6 OR 1937/2821

Tax Parcel 05893-010-007

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOTS 7 & 8 OR 1937/2821

Tax Parcel 05893-010-005

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 5 OR 3690/0112

Tax Parcel 05893-020-005

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 5 OR 2416/1527

Tax Parcel 05893-020-006

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 6 OR 2446/0340

Tax Parcel 05893-020-002

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 2 OR 4160/0219

Tax Parcel 05893-020-001

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 1 OR 4585/0190

Tax Parcel 05893-020-007

MCGINLEY INDUSTRIAL PARK UNIT NO 2 PB N-8 LOT 7 OR 4423/1316

Tax Parcel 05893-010-004

MCGINLEY INDUSTRIAL PARK UNIT NO 1 A REPLAT OF LOT 4 PB P-88 OR 3881/0335

Tax Parcel 05893-010-009

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 9 OR 1612/699

Tax Parcel 05893-010-001

MCGINLEY INDUSTRIAL PARK UNIT NO 1 PB K-48 LOT 1 OR 2221/2413

TODAY IN HISTORY

In 1783, the first manned balloon flight took place in Paris as Jean-Francois Pilatre de Rozier ascended in a basket attached to a tethered Montgolfier hot-air balloon, rising to about 75 feet.

In 1940, Charles Chaplin's first all-talking comedy, "The Great Dictator," a lampoon of Adolf Hitler, opened in New York.

In 1945, the former premier of Vichy France, Pierre Laval, was executed for treason.

In 1946, Nazi war criminal Hermann Goering (GEH'-reeng) fatally poisoned himself hours before he was to have been executed.

In 1954, Hurricane Hazel made landfall on the Carolina coast as a Category 4 storm; Hazel was blamed for some 1,000 deaths in the Caribbean, 95 in the U.S. and 81 in Canada.

In 1976, in the first debate of its kind between vice-presidential nominees, Democrat Walter F. Mondale and Republican Bob Dole faced off in Houston.

In 1989, South African officials released eight prominent political prisoners, including Walter Sisulu (sih-SOO'-loo).

In 2003, eleven people were killed when a Staten Island ferry slammed into a maintenance pier. (The ferry's pilot, who'd blacked out at the controls, later pleaded guilty to eleven counts of manslaughter.)

In 2006, three members of Duke University's lacrosse team appeared on CBS' "60 Minutes" to deny raping a woman who'd been hired to perform as a stripper (Collin Finnerty, Reade Seligmann and David Evans were later exonerated).

TODAY'S BIRTHDAYS

Jazz musician **Freddy Cole** is 88. Singer **Barry McGuire** is 84. Actress **Linda Lavin** is 82. Singer **Tito Jackson** is 66. Actor-comedian **Larry Miller** is 66. Chef **Emeril Lagasse** is 60. Actress **Tanya Roberts** is 60. Rhythm-and-blues singer **Ginuwine** is 49. Actor **Devon Gummersall** is 41. Actor **Chris Olivero** is 40. Actor **Vincent Martella** is 27. Actress **Bailee Madison** is 20.

Hong Kong police: Homemade bomb targeted officers

By John Leicester
The Associated Press

HONG KONG — A homemade, remote-controlled bomb intended to “kill or to harm” riot control officers was detonated as they deployed against renewed violence in Hong Kong over the weekend, police said Monday, in a further escalation of destructive street battles gripping the business hub.

The “loud thud” Sunday night close to riot officers who had been clearing away a protester-built road block marked the first known use of an explosive device during protests that started in June over a contested extradition bill and have snowballed into an anti-government, anti-police and anti-China movement.

“It exploded less than 2 meters (yards) away from a police vehicle. We have reason to believe that the bomb was meant to target police officers,” Deputy Commissioner Tang Ping-keung said at a news conference, speaking through a translator.

But despite spiraling



Protestors light their phones Monday during a peaceful rally in central Hong Kong's business district. [FELIPE DANA/ THE ASSOCIATED PRESS]

violence, widespread vandalism and gasoline-bomb attacks by black-clad hardcore protesters, and repeated government appeals for people not to take their side, the protest movement is still rousing determined support from more moderate demonstrators, broadly worried about the future of the semi-autonomous Chinese territory and its freedoms, unique in China.

A peaceful rally in central Hong Kong's swanky business district on Monday night drew a giant crowd

tens of thousands strong, a chanting, singing throng so massive that demonstrators filled side streets and broad boulevards. Holding aloft cellphones, the crowd looked like a galaxy of stars. Organizers said they drew 130,000 participants.

Many waved U.S. flags. The rally appealed for the U.S. Congress to press on with legislation that would require the secretary of state to annually review Hong Kong's special economic and trade status, providing a check on Beijing's influence over the

territory.

A banner where speakers whipped up the crowd appealed for President Donald Trump to “liberate Hong Kong.” Another read, “Make Hong Kong great again.”

The majority of demonstrators wore face masks, a practice first adopted by many to protect their identities amid profound distrust of the police and government but now also a symbol of dissent since Hong Kong's leader, Carrie Lam, made the wearing of masks at rallies punishable by a year in jail.

Widespread defiance of the mask ban and the solid turnout for Monday's rally suggested that Lam's government is barely making headway with its efforts to get demonstrators to turn their back on the movement's more radical and destructive hardcore. Tang, the deputy commissioner, sought again to swing opinion at his news conference, saying violence against police has reached “a life-threatening level.”

“If members of the public continue to remain silent

and condone and tolerate such behavior they will go from bad to worse,” he said. “Please cut ties with these criminals and rioters.”

No casualties were reported from the detonation Sunday night on a usually busy thoroughfare in Kowloon that was among dozens of protest hotspots.

“There was a loud thud,” Chin-chiu Suryanto, an officer with the police force's bomb-disposal unit, said through a translator.

He held up a photo taken from a police vehicle dashcam that showed a blurry spot of light, circled in yellow on the picture.

“The intent (was) to kill or to harm the police officers at the scene,” Suryanto said, although he also said the explosion was “not a very strong” one, leaving burn marks.

The “improvised explosive device that was controlled by a mobile phone” was concocted with a “highly effective” explosive and placed in plants, he said. He likened its use to “terrorist events” seen elsewhere in the world.

Protests erupt as Spain convicts leading Catalan separatists

By Aritz Parra and Ciaran Giles
The Associated Press

MADRID — Riot police charged at protesters outside Barcelona's airport Monday after the Supreme Court sentenced 12 prominent Catalan separatists to lengthy prison terms for their roles in a 2017 push for the wealthy Spanish region's independence.

Police used batons against the protesters who converged on El Prat airport after a call by the grassroots group Democratic Tsunami, which supports Catalan secession. An Associated Press reporter at the scene saw police fire projectiles. Spanish media said police had used foam-type bullets.

A dozen people were treated for minor injuries at the scene, Catalan emergency service SEM said.



Riot policemen clash with protestors Monday outside El Prat airport in Barcelona, Spain. [EMILIO MORENATTI/ THE ASSOCIATED PRESS]

Spain's airport operator, AENA, said at least 67 flights were canceled.

The heavy prison sentences rallied the separatist cause, which is going through its most difficult period in years as its most charismatic leaders are behind bars or abroad, before Spain's Nov. 10 general election.

The Catalan separatist

movement's two main political parties have been at odds over strategy, and the grassroots organizations that have driven the movement have voiced criticism about the lack of political progress.

Spain's caretaker prime minister, Pedro Sanchez, said he hoped the sentence would mark a watershed in the long

standoff between national authorities in Madrid and separatists in the Catalan capital Barcelona. Sánchez said the court's verdict proved the 2017 secession attempt had become “a shipwreck.”

He urged people to “set aside extremist positions” and “embark on a new phase” for Catalonia.

But secessionists were

defiant and took to the streets in a show of force.

Protesters also halted some Catalan train services by placing burning tires and wood on tracks. They also blocked some roads in the region. Further marches and protests were scheduled for Monday evening.

The convicted Catalan leaders — jailed for nearly two years while their case was heard — have grown into powerful symbols for the separatists. Many sympathizers wear yellow ribbons pinned to their clothes as a sign of protest.

Separatist politicians said they would give no ground.

Catalan regional president Quim Torra described the court's verdict as “an act of vengeance.” He said it “will not stop us from acting on our determination to build an independent state.”

Estate Sale Log Homes
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PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning from Alachua County PD to City of Alachua IG, General Industrial District, on tax parcel numbers
05893-010-006, 05893-010-007,
05893-010-005, 05893-020-005, 05893-020-006,
05893-020-002, 05893-020-001, 05893-020-007,
05893-000-000, 05893-001-000, 05893-010-010,
05893-020-009, 05893-020-008, 05893-010-004,
05893-010-009, and 05893-010-001, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held at 6:00 p.m. on October 29, 2019 at Innovative Machine at 6115 NW 123rd Pl., Alachua, FL 32653.



Contact: Clay Sweger, AICP, LEED AP
eda engineers-surveyors-planners, inc.
(352) 373-3541

LOTTERY

LOTTO
Wednesday's jackpot: \$11 million
Oct. 12: 9-25-34-37-40-46

FANTASY 5
Oct. 13: 9-11-23-26-27
PICK 2
Oct. 14: Midday: 2-1

Oct. 13: Evening: 8-5
PICK 3
Oct. 14: Midday: 2-1-5
Oct. 13: Evening: 6-4-1
PICK 4
Oct. 14: Midday: 7-4-0-7
Oct. 13: Evening: 0-4-1-0
PICK 5
Oct. 14: Midday: 7-6-7-5-7
Oct. 13: Evening: 6-9-2-5-2

JACKPOT TRIPLE PLAY
Today's jackpot: \$800,000
Oct. 11: 1-2-14-15-30-31

POWERBALL
Wednesday's jackpot: \$100 million
Oct. 12: 12-29-34-53-65
Powerball: 23

MEGA MILLIONS
Today's jackpot: \$65 million
Oct. 11: 14-22-30-37-60
Mega Ball: 8

CASH4LIFE
Oct. 13: 2-34-47-51-58
Cash Ball: 3



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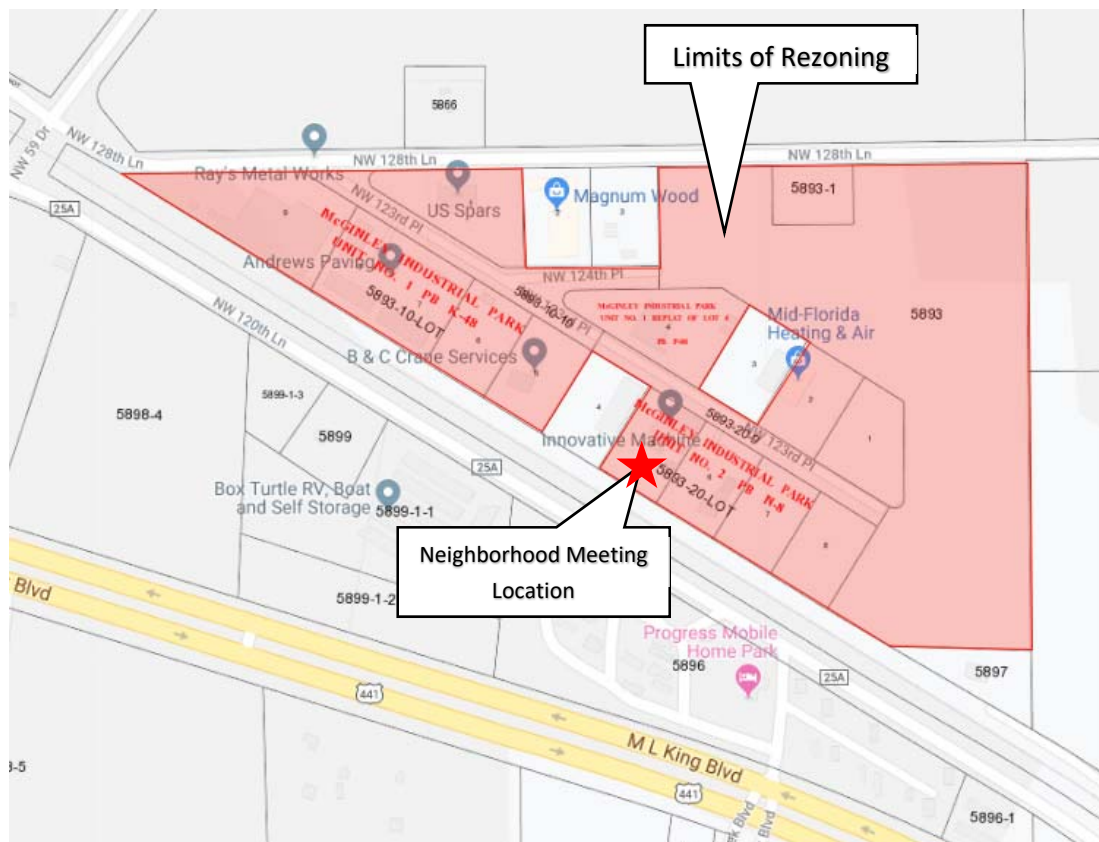
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NEIGHBORHOOD WORKSHOP NOTICE

Date: October 29, 2019
 Time: 6:00 PM
 Place: Innovative Machine
 6115 NW 123rd Pl
 Alachua, FL 32653
 Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541

A neighborhood workshop will be held to discuss a proposed rezoning from PD to IG, General Industrial District, on tax parcel numbers 05893-010-006, 05893-010-007, 05893-010-005, 05893-020-005, 05893-020-006, 05893-020-002, 05893-020-001, 05893-020-007, 05893-000-000, 05893-001-000, 05893-010-010, 05893-020-009, 05893-020-008, 05893-010-004, 05893-010-009, and 05893-010-001, in the McGinley Industrial Park. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.



05863-000-000
STATE OF FLA IIF EDUC - U OF
% DEP-3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

05884-001-002
STATE OF FLORIDA DEPARTMENT OF
1109 SOUTH MARION AVE
LAKE CITY, FL 32025-5874

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

05899-000-000
BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

05899-001-003
BTTOE LLC
1155 WEST L STREET
BENICIA, CA 94510

05893-020-003
QUINN ADAMS #3 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-020-004
QA PROPERTIES LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05893-010-004
QUINN ADAMS #4 LLC
12707 NW 77TH TER
ALACHUA, FL 32615

05897-000-000
GLASS & GREENO JR & GREENO
21404 NW 205TH ST
HIGH SPRINGS, FL 32643-4028

05893-010-002
SPEAR HAUGE LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

05893-010-003
SPEAR HAUGE LLC
2225 NW 66TH CT
GAINESVILLE, FL 32653

92060-503-901
CSX TRANSPORTATION INC
500 WATER ST TAX DEPARTMENT J-
910
JACKSONVILLE, FL 32202-4422

05893-000-000
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-001-000
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-010-010
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-020-009
MCGINLEY & MCGINLEY TRUSTEES
5700 SW HIGHWAY 484
OCALA, FL 34473

05893-020-008
MCGINLEY RICHARD
5700 SW HWY 484
OCALA, FL 34473

05893-020-002
KD LYONS-6100 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-001
KD LYONS-6201 LLC
6100 NW 123RD PL
GAINESVILLE, FL 32653

05896-001-000
MAGURA MARK & DIETRA
6101 NW 120TH LN LOT 63
GAINESVILLE, FL 32653-7894

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

05893-020-005
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-006
INNOVATIVE PROPERTY INC
6115 NW 123RD PL
GAINESVILLE, FL 32653

05893-020-007
KSG HAUGE PROPERTIES LLC
6115 NW 123RD PL
GAINESVILLE, FL 32653

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05910-000-000
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6822 NW 126TH AVE
GAINESVILLE, FL 32653-1079

05898-003-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

05898-004-000
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GAINESVILLE, FL 32606-5247

05868-001-000
CITY OF GAINESVILLE
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GAINESVILLE, FL 32627-7117

05884-001-003
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PO BOX 147117 STA A-130
GAINESVILLE, FL 32614-7117

05893-010-005
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ALACHUA, FL 32616

05866-000-000
HARRIS STONEY V
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ALACHUA, FL 32616-1707

05893-010-009
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ALACHUA, FL 32616-0700

Antoinette Endelicato
5562 NW 93rd Avenue
Gainesville, FL 32653

Dan Rhine
288 Turkey Creek
Alachua, FL 32615

Tom Gorman
9210 NW 59th Street
Alachua, FL 32653

Richard Gorman
5716 NW 93rd Avenue
Alachua, FL 32653

Peggy Arnold
410 Turkey Creek
Alachua, FL 32615

David Forest
23 Turkey Creek
Alachua, FL 32615

President of TCMOA
1000 Turkey Creek
Alachua, FL 32615

Linda Dixon, AICP
Assistant Director of Planning
PO Box 115050
Gainesville, FL 32611

Craig Parenteau
FL Dept. of Environmental Protection
4801 Camp Ranch Road
Gainesville, FL 32641

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

Lynn Coullias
7406 NW 126th Ave
Alachua, FL 32615

Lynda Coon
7216 NW 126 Avenue
Alachua, FL 32615

Tamara Robbins
PO Box 2317
Alachua, FL 32616

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

Bonnie Flynn
16801 NW 166th Drive
Alachua, FL 32615



engineers • surveyors • planners, inc
2404 NW 43rd Street
Gainesville, FL 32606

MA

05898-003-000 & 05898-004-000
RRW OF GAINESVILLE LLC
C/O MS MICHELLE SHEALY
GAINESVILLE, FL 32606-5247

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Neighborhood Meeting - Sign-in Sheet

Project: Proposed Development Plan

Date & Time: October 29, 2019 at 6:00 PM

Location: Innovative Machine
6115 NW 123rd Pl
Alachua, FL 32653

[illegible]

Neighborhood Meeting Minutes

Project: Proposed Rezoning

Meeting Date & Time: October 29, 2019 at 6:00 PM

Location: Innovative Machine
6115 NW 123rd Pl
Alachua, FL 32653

Community Participants: 5

Attendees: As listed on attached Sign-in-Sheet

Project Representatives: Clay Sweger, eda
Ashley Scannella, eda

Meeting Minutes:

Clay Sweger introduced eda and the project, a proposed rezoning of McGinley Industrial Park from PD to IG, General Industrial District.

Q: Why is the IG zoning proposed?

A: The property currently has an expired County PD zoning. The IG zoning is the appropriate zoning district to match the underlying Industrial future land use designation.

Q: What is the timeline for approval?

A: The rezoning will be submitted this week and should take approximately 4 months to be processed through the City.

Q: What does PD stand for?

A: Planned development. Site-specific zoning, usually with a master plan associated with it.

Q: So, the self-storage across the street is already zoned IG?

A: That is correct.

Q: What are the other nearby zonings?

A: CI is Commercial Intensive, RM is Mobile Home Park, A is Agriculture



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Rezoning Justification Report



Project Request: Rezoning application from County PD to City of Alachua IG (Industrial General)

Location: 6000-6400 Block of NW 123rd PL & 6211 NW 124th PL

Parcel Number: Multiple parcels (see application)

Acreage: Approximately 34.6 Acres

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

Agents for: Multiple property owners (see application)

Date: October 31, 2019; Updated November 25, 2019

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Background

The subject properties are located in the 6000-6400 block of NW 123rd Place & 6211 NW 124th Place (see Figure 1 below). The proposal concerns a portion of the McGinley Industrial Park, consisting of approximately 34.6 acres.



There are 16 tax parcels with multiple property owners (please see the application for names of owners):

- 05893-000-000
- 05893-001-000
- 05893-010-001
- 05893-010-004
- 05893-010-005
- 05893-010-006
- 05893-010-007
- 05893-010-009

- 05893-010-010
- 05893-020-001
- 05893-020-002
- 05893-020-005
- 05893-020-006
- 05893-020-007
- 05893-020-008
- 05893-020-009

These parcels are all located within Section 28, Township 8, Range 19. The parcels were annexed into the City of Alachua in 2001 and 2007. The platted portion of the McGinley Industrial Park was annexed September 6, 2001 by Ordinance 0-01-41. The remaining unplatted portion was annexed January 14, 2008 by Ordinance 07-47.

At the time of annexation, the property had an Alachua County future land use designation of Rural Employment Center and the zoning was Alachua County Planned Development (PD). The PD was originally approved by Alachua County in 1977 and expired. It was granted a one-year extension on June 12, 1979. There were no additional extensions, thus, this is an expired PD.

Subsequent to annexation, the future land use designation on the subject parcels was changed to City of Alachua Industrial in 2005 and 2008. The platted parcels were designated Industrial by Ordinance 05-06 adopted April 11, 2005. The Industrial land use category was placed on the unplatted portion on January 14, 2008 by Ordinance 07-34.

The current zoning on the parcels remains Alachua County PD, which is inconsistent with the City of Alachua's underlying land use designation. And, since the PD is expired and invalid within the City of Alachua, no new projects or development can occur on the property until an appropriate City of Alachua zoning designation is placed on the property.

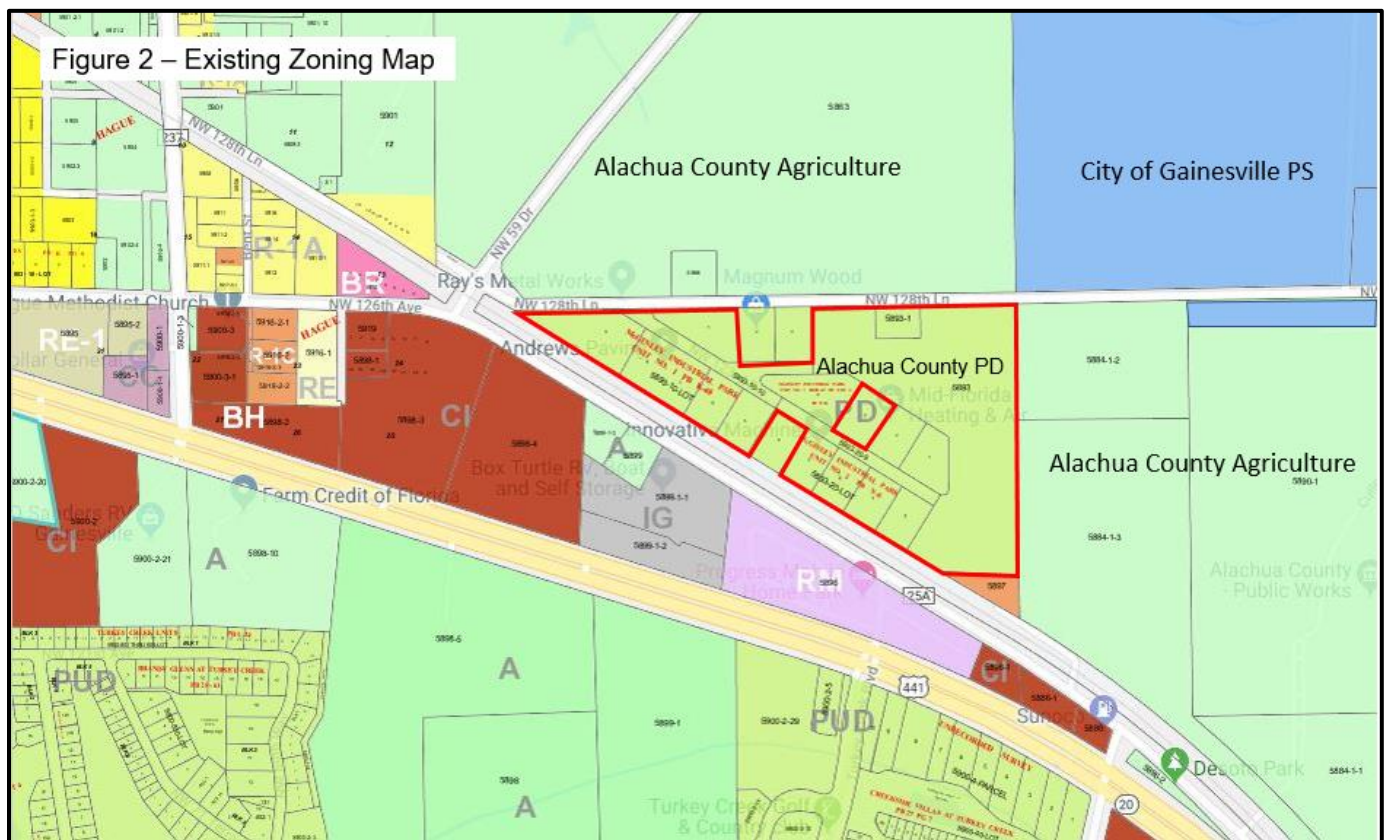
Statement of Proposed Change

The property owners request to amend the Official Zoning Atlas from Alachua County PD to City of Alachua IG (Industrial General) on approximately 34.6 acres of a portion of the McGinley Industrial Park. Figure 2 below illustrates the existing zoning at the site. The proposed rezoning would place a zoning designation that is consistent with the underlying future land use designation of Industrial. It should be noted that four parcels within the McGinley Industrial Park are not included within the rezoning request because those property owners are not participating in the application process.

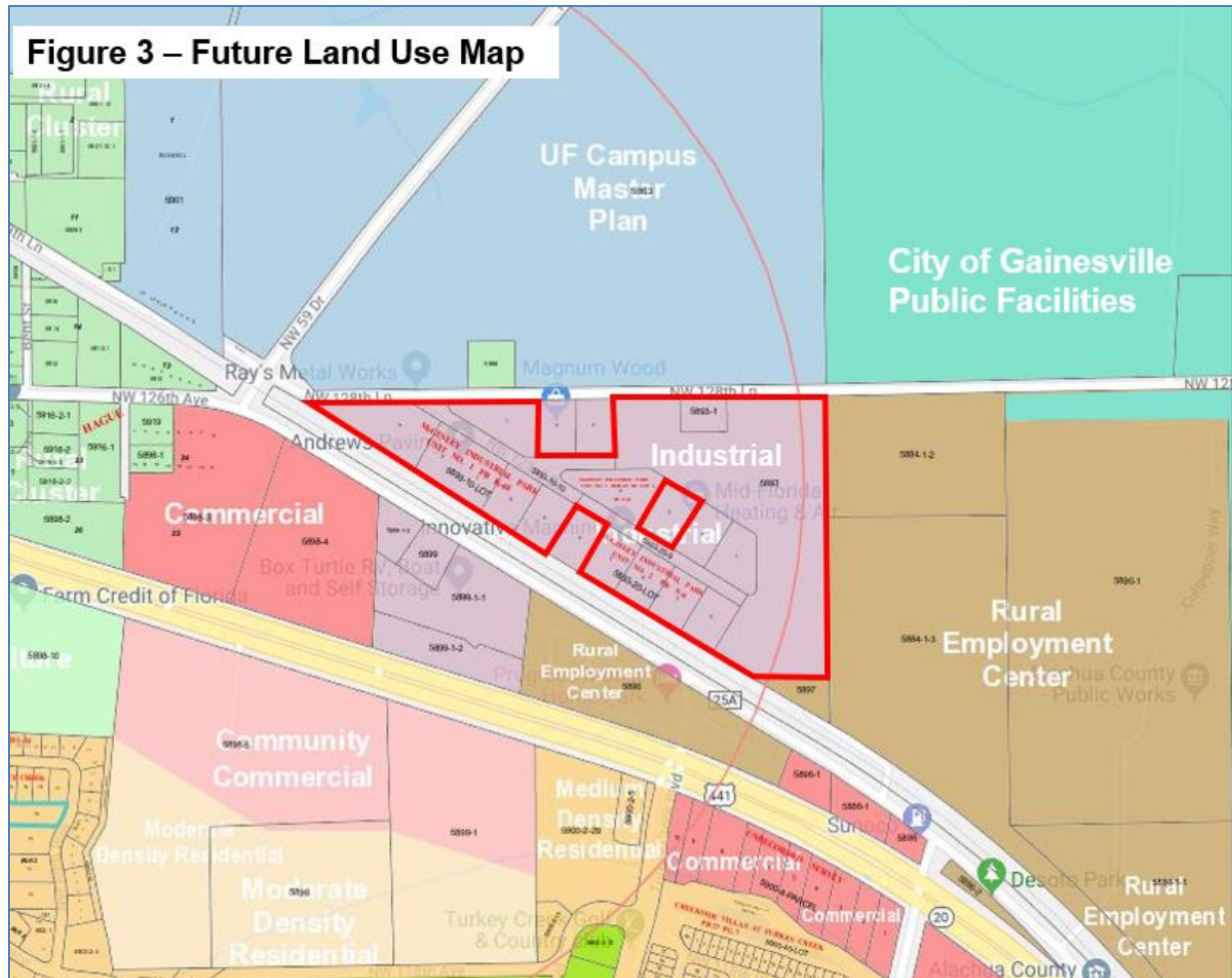
The subject parcels are bounded to the north by NW 128th Lane (north across from NW 128th Lane is vacant land owned by the State of Florida, to the south by an active CSX rail line and a single-family dwelling on a parcel in unincorporated Alachua County, to the west by the intersection of NW 128th

Lane and NW 59th Drive and to the east by vacant land owned by the Florida Department of Transportation and City of Gainesville.

Currently, the subject property is utilized for a variety of industrial and warehousing uses with 9 separate owners. The Property Appraiser's Office indicates that 8 of the 16 parcels are vacant, which comprise approximately 23.4 acres. However, two of those vacant parcels (2.9 acres) are utilized as access (private roads) to the various lots (NW 123rd PL and NW 124th PL) in the industrial park.



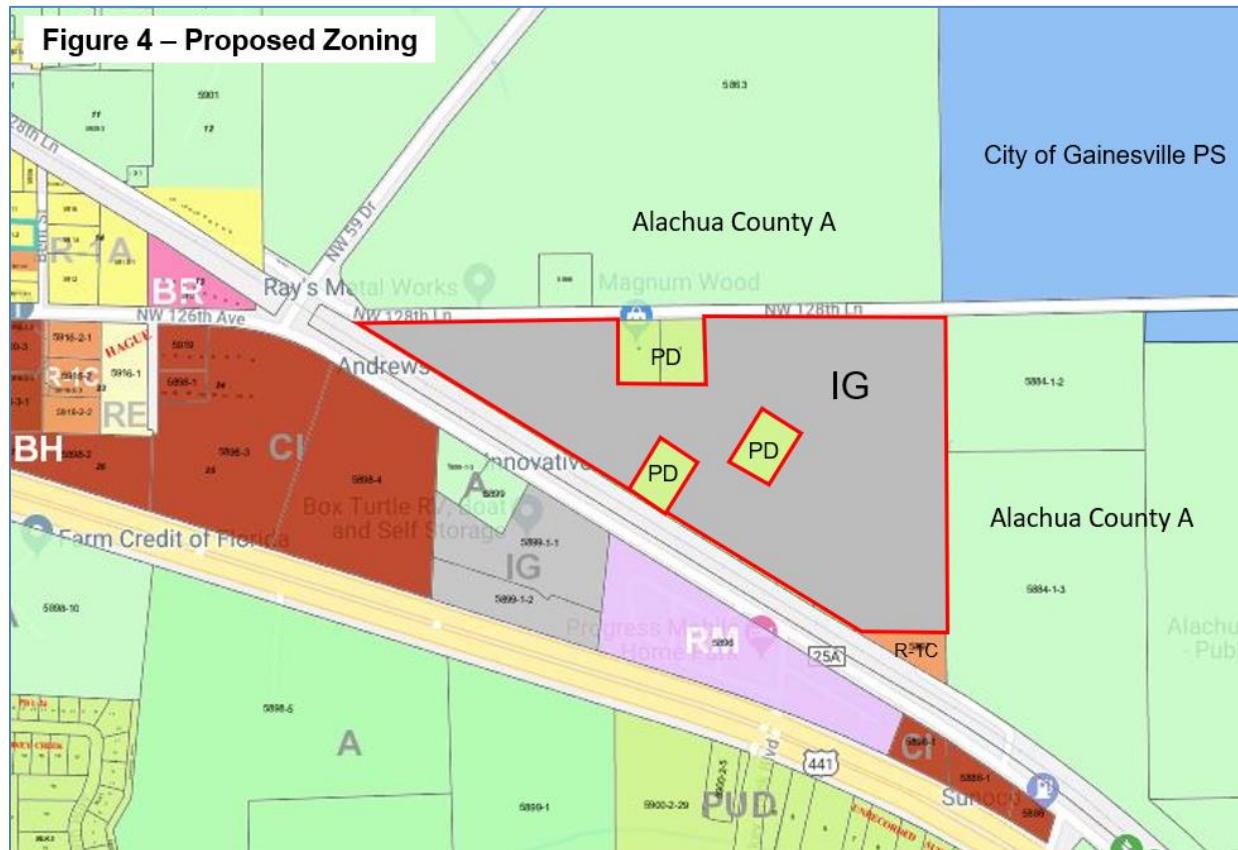
The Future Land Use map is illustrated below in Figure 3:



As described in the City of Alachua Land Development Code, the Industrial General zoning district “is established and intended to provide lands for industrial uses which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts. Allowable uses include limited manufacturing and functionally related uses such as distribution, storage, and processing. General commercial uses are allowed, but are considered incidental to the predominantly industrial nature of the district. Residential uses, other than caretaker dwellings, are not permitted. Any uses that generate hazardous wastes shall have a hazardous materials management plan and operate in accordance with all local, State, and Federal requirements.”

Figure 4 below illustrates the proposed IG zoning district on the approximately 34.6-acre subject parcels. It is logical to change these parcels to the IG zoning district given the existing industrial uses on them (allowed by the Alachua County Industrial PD) and the fact that they already have a City of Alachua Industrial future land use category. This 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 1.5.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 General Industrial (IG) zoning district is appropriate for these parcels based on the types of uses in the McGinley Industrial Park, the fact that the Industrial Park has frontage along an operating railroad line (CSX), and general compatibility with surrounding land use categories.

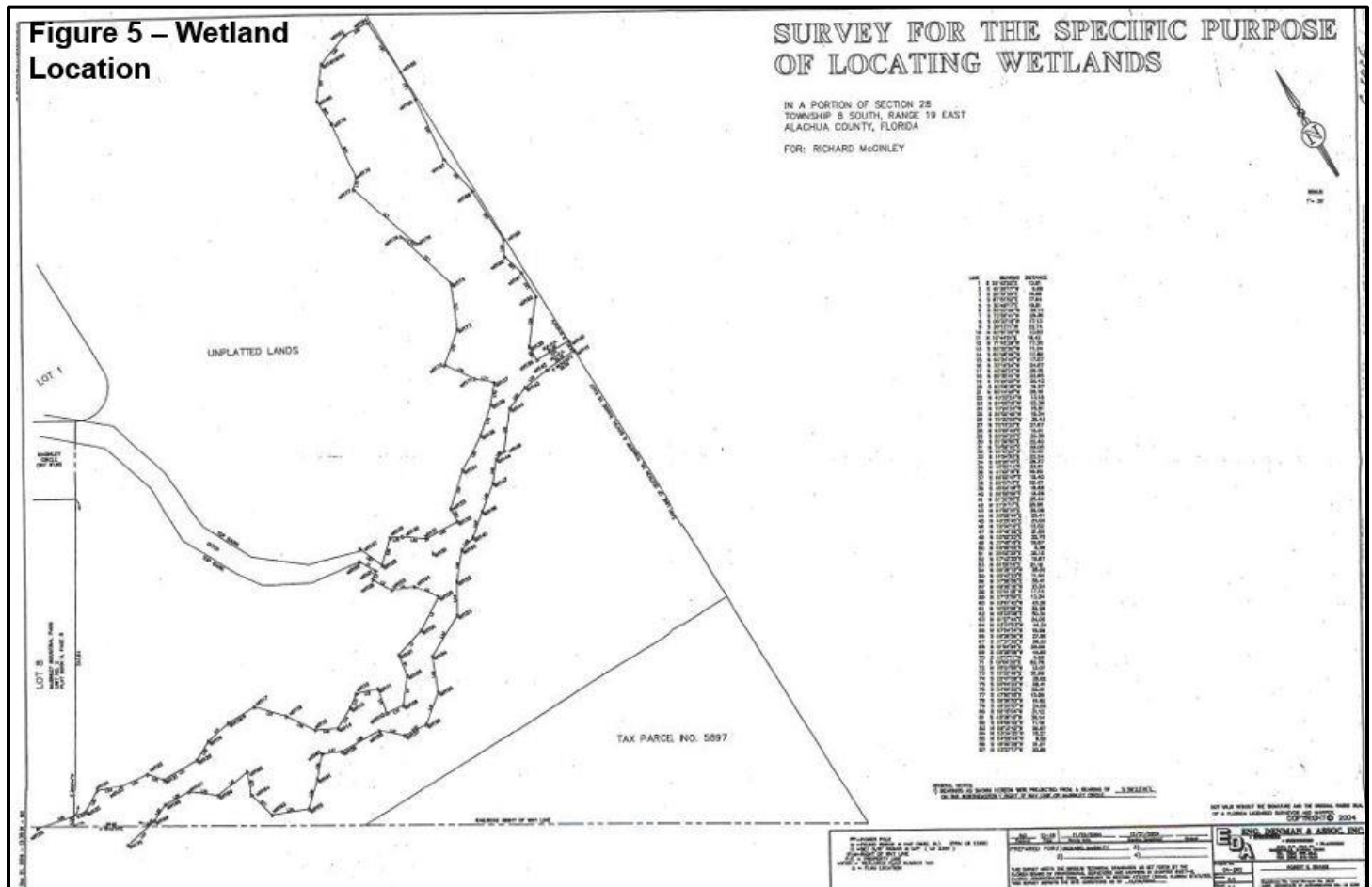
Environmental Analysis

McGinley Industrial Park is a partially developed site. Existing industrial uses were constructed and have been at the site since the 1980s and 1990s. There are no lakes, springs, karst sensitive areas, of 100-year floodplains at the site. According to a report prepared by Pete Wallace of Ecosystem Research Corporation (ERC) in 2004, no significant habitat was identified on site.

Wetlands:

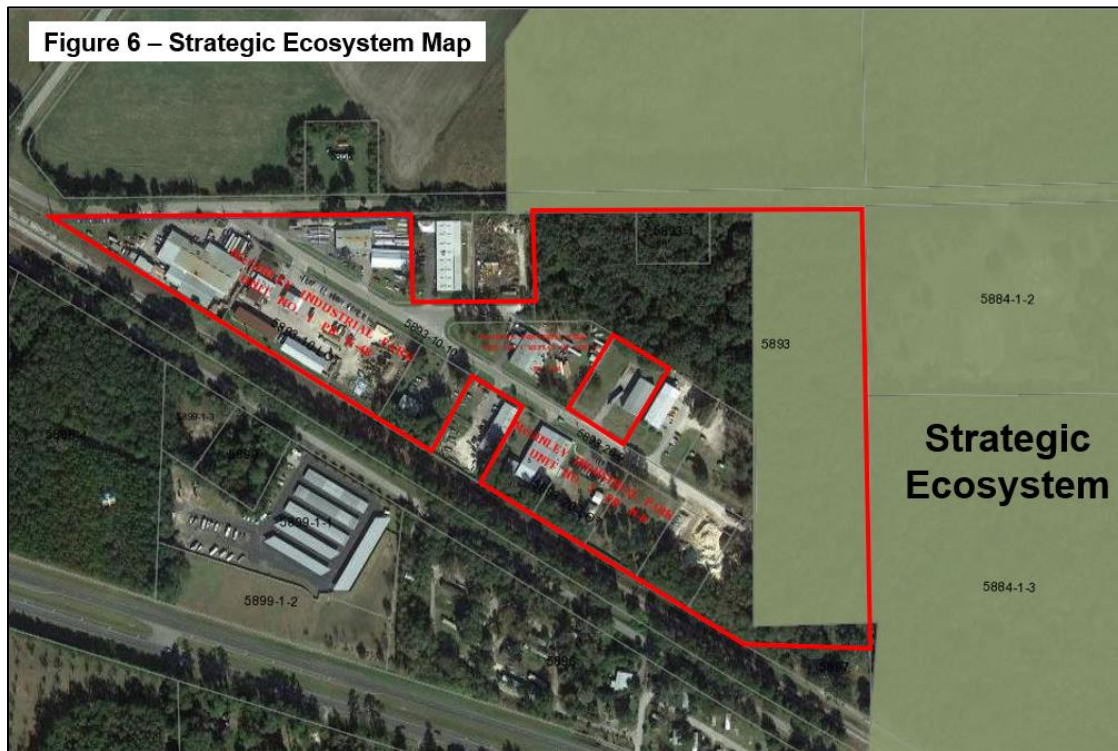
With the exception of Parcel 05893-000-000, there are no wetlands on the site. Based on a delineation by Pete Wallace of ERC, a portion of Parcel 05893-000-000 contains wetlands (see Figure 5). According to the ERC Report, a creek runs through the wetland area. "This creek, likely a branch of

Turkey Creek, is deeply-incised and flows to the south, under US 441 and ultimately to Pinkoson Springs. The wetland has been significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary.”



Strategic Ecosystem:

A portion of Parcel 05893-000-000 is shown as being within the Alachua County Strategic Ecosystem (see Figure 6). This delineation was made prior to the parcel being annexed into the City of Alachua. There are no specific Comprehensive Plan policies or Land Development Regulations in the City of Alachua that concern Strategic Ecosystems. However, due to the adjacency with the larger Hague Flatwoods Strategic Ecosystem in unincorporated Alachua County, any future development proposals on the property probably will be shared with Alachua County for review.

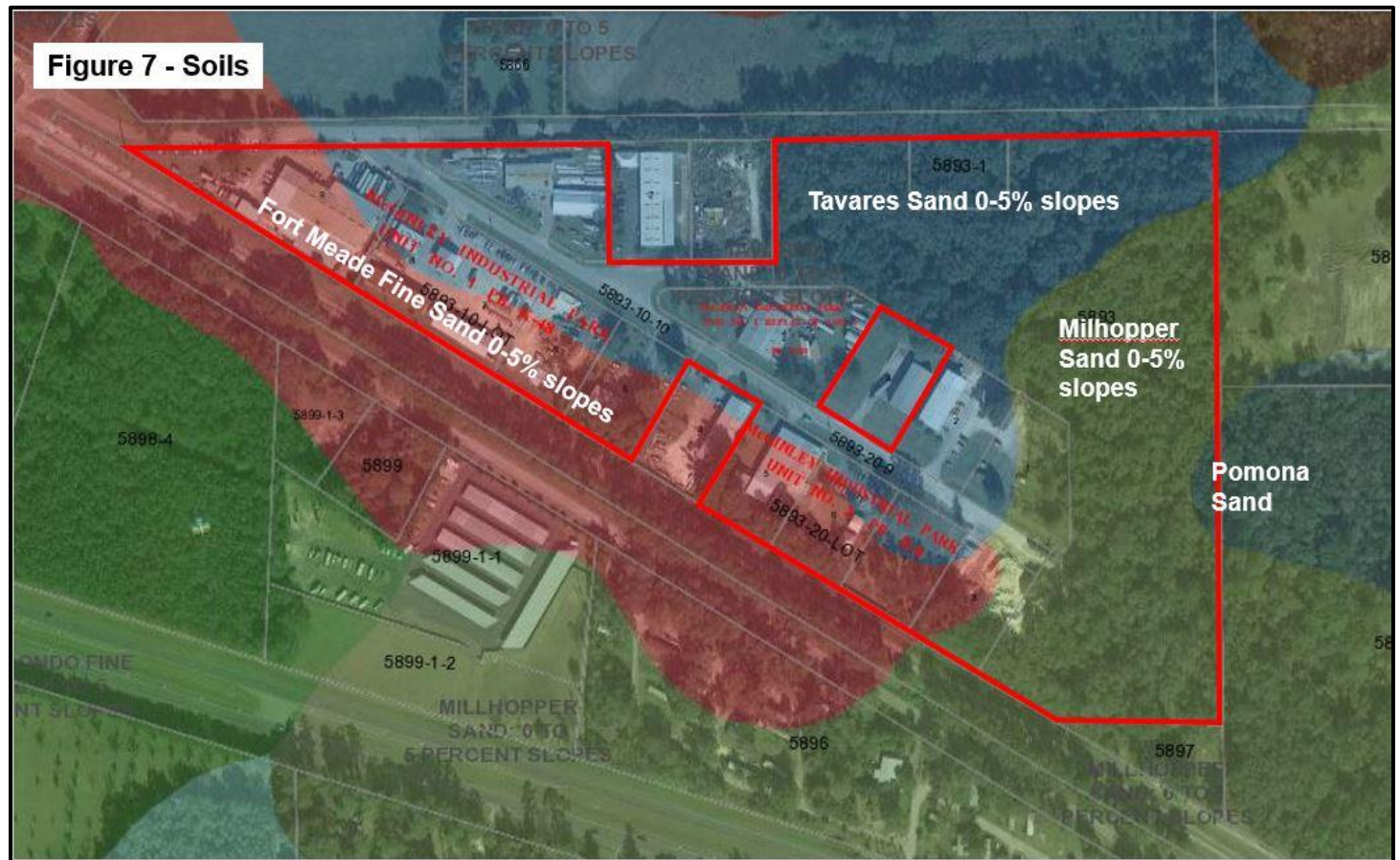


A 2007 geotechnical study associated with the land use amendment for Parcels 05893-000-000 and 05893-001-000 (adopted by Ordinance 07-34 on March 10, 2008) identified an area near the extreme southern portion of the parcel with an isolated ground depression or sinkhole condition. The depression was noted to be just a few feet lower than the surrounding ground surface. At the time of any future development proposal, further engineering evaluation of that surface depression should be made.

Soils:

Soils on the site include Fort Meade Fine Sand; 0 to 5 percent slopes, Tavares Sand; 0 to 5 percent slopes, Millhopper Sand; 0 to 5 percent slopes, and a very small portion of Pomona Sand (only on Parcel 05893-000-000). According to the *Soil Survey of Alachua County Florida*, Fort Meade Fine Sand, 0 to 5 percent slopes is “a nearly level to gently sloping, well drained soil in both small and large areas on the gently rolling uplands...This soil has slight limitations for use as sites for dwellings, for local roads and streets, and for septic tank absorption fields.” Tavares sand, 0 to 5 percent slopes is a “nearly level to gently sloping, moderately well drained soil....This soil has slight limitations for dwellings without basements, small commercial buildings, and local road and streets.” Millhopper sand, 0 to 5 percent slopes is a “nearly level to gently sloping, moderately well drained soil in small and large irregularly shaped areas on uplands and on slightly rolling knolls in the broad flatwoods....This soil has only slight limitations as sites for homes without basements, small commercial buildings, and for local roads and streets.” Pomona sand is a “nearly level, poorly drained soil in small and large areas in the flatwoods....This Pomona soil has several limitations for

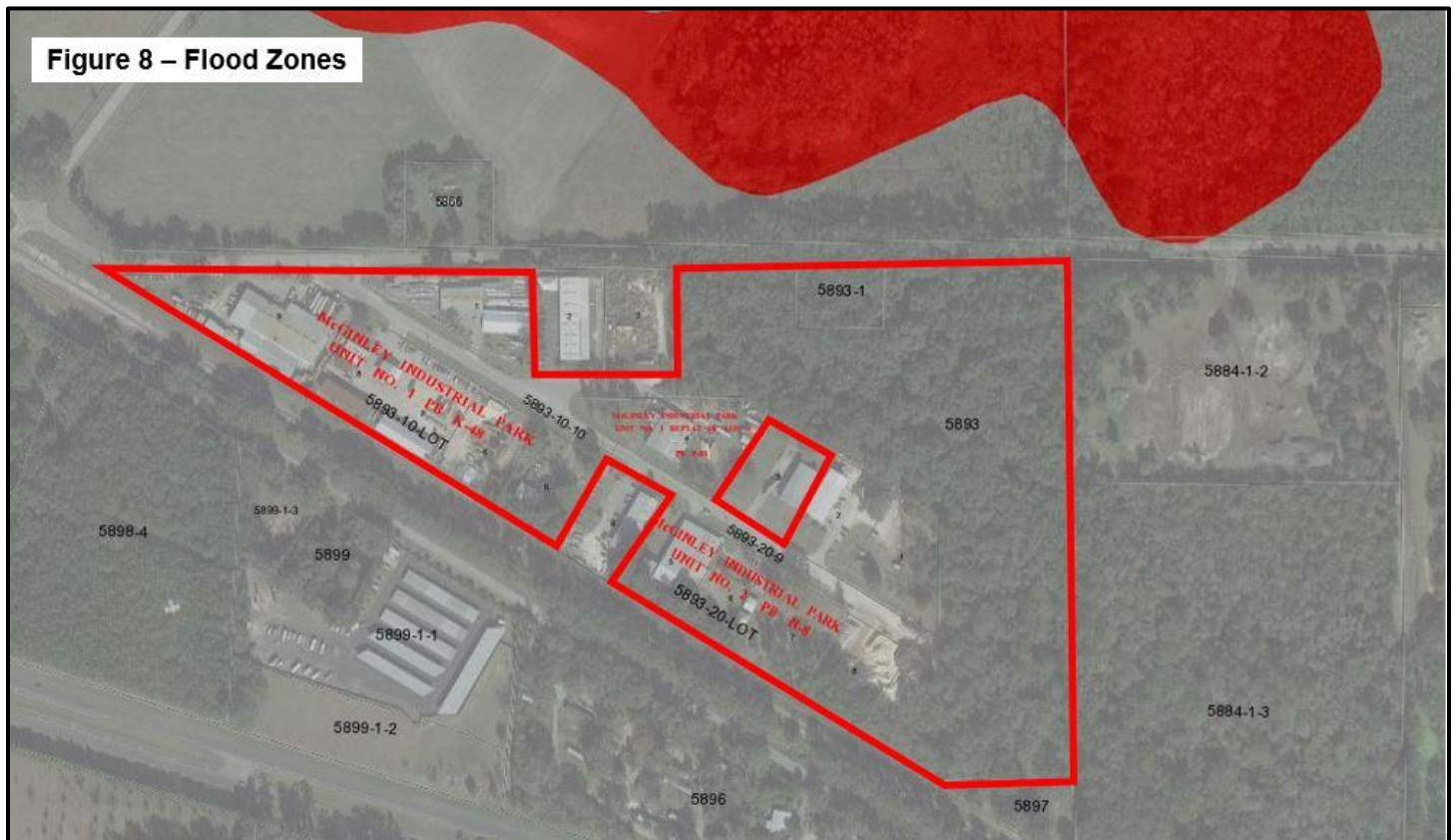
urban uses, including absorption fields for septic tanks, dwellings, small commercial buildings, sewage lagoons, trench landfills, and roads and streets.”



100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property. All of the parcels are in Flood Zone X, outside the 0.2% annual chance of flood hazard.

Figure 8 – Flood Zones

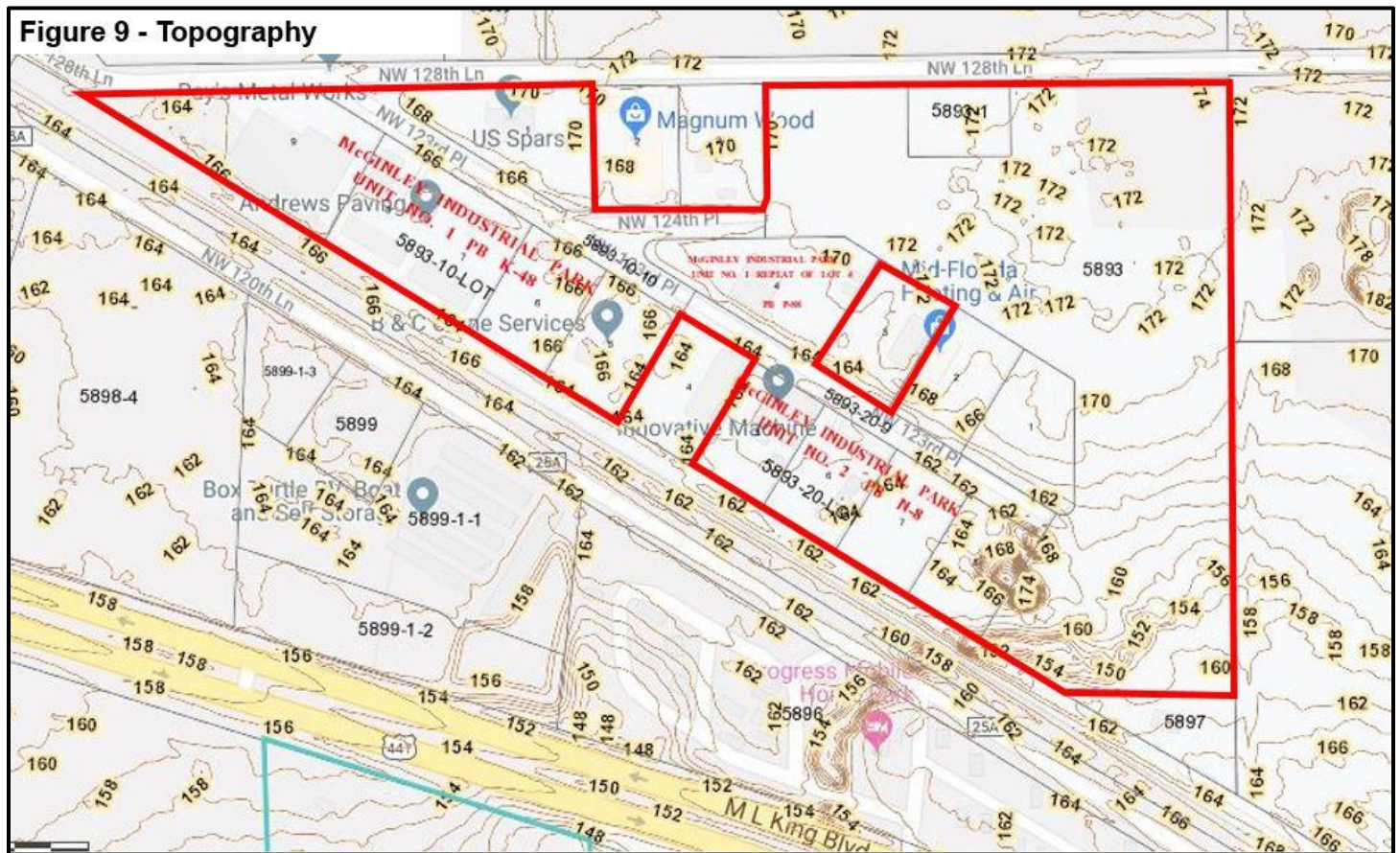


Wellfield Protection Zone:

The subject parcels are not located in a wellfield protection zone.

Topography:

Figure 9 illustrates the topography on the subject parcels. The site elevation is generally flat except in the southeastern portion where there is a drop from north to south of up to 24 feet. This area is generally in the location of the wetland identified by Pete Wallace of ERC (see Figure 5).



Comprehensive Plan Consistency

This rezoning application justification report, along with the following summary of the applicable elements, demonstrates that the application is consistent with the City of Alachua Comprehensive Plan and the underlying Industrial future land use category. 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 Transportation Element, Community Facilities and Natural Groundwater Recharge Element, Conservation/Open Space Element, Intergovernmental Coordination Element, and Capital Improvements Element.

Future Land Use Element:

The following Goals, Objectives and Policies are 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 bring the annotated parcels in the McGinley Industrial Park rezoning request into City of Alachua zoning consistency with the existing mapped Industrial future land use category.

Objective 1.5 Industrial: The City of Alachua shall establish one industrial district: Industrial. This district shall provide a broad range of clean industry, warehousing, research, and technology industries, to provide a variety of job opportunities to the citizens of Alachua and the North Central Florida Region.

Consistency: As described in the Objective listed above, the proposed IG zoning district is consistent with the existing Industrial land use category. The City of Alachua provides a set of allowable uses in the IG zoning district that are compatible with the types of uses in the McGinley Industrial Park. Existing industrial uses in the McGinley Industrial Park can be expanded or redeveloped after the rezoning to IG is implemented; and there are existing vacant lots that can be developed, which can attract a variety of business and employment opportunities. Because the current Alachua County PD zoning remains on these parcels, no new development or redevelopment can occur until City of Alachua zoning is placed on the properties.

Policy 1.5.a: Industrial: Industrial uses are generally intense uses that require large land area and convenient access to transportation facilities, such as roads, highways, and rail lines. Industrial uses, such as warehousing and manufacturing, shall be located and designed in such a manner as to prevent unwanted impacts to adjacent properties.

Consistency: The uses in the McGinley Industrial Park on parcels proposed for the IG zoning district are generally intense industrial uses as described in the Policy above. Consistent with this Policy, the McGinley Industrial Park parcels are located along an active rail line and have close access to US 441. Performance standards in Policy 1.5.d for industrial uses will ensure that new development and redevelopment will be compatible with surrounding uses.

Policy 1.5.b: The Industrial land use category may also include industrial service uses, office/business parks, biotechnology and other technologies, business incubators, self-storage facilities, a limited amount of retail sales and services, traditional neighborhood design planned developments, employment center planned developments, outdoor storage yard or lots, and construction industry uses either as allowed uses or with special exceptions.

Consistency: The uses in the McGinley Industrial Park on parcels proposed for the IG zoning district will be consistent with the uses allowed in the IG zoning district and the Industrial future land use category.

Policy 1.5.d The City shall develop performance standards for industrial 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;*
- 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 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;*
- 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. Industrial 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 **by** (Note: the word “by” should be “but”) 5 acres or greater, .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: **Several of the parcels subject to this rezoning are already developed and have been for many years. Vehicular access to the site already exists. Any future development or redevelopment on the subject property within the proposed Industrial General zoning district will comply with these design standards that help ensure that quality designed development will occur.**

Policy 2.4.a: Landscaping: General – The City shall require landscaping plans to be submitted with each nonresidential and multiple family residential site plan. The minimum landscaped area shall be 30% of the development site. Landscaping designs shall incorporate principles of xeriscaping, where feasible. The City shall develop a list of preferred planting materials to assist in the landscape design. Landscape plans shall include perimeter and internal site landscaping.

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

Consistency: Several of the parcels subject to this rezoning are already developed and have been for many years. Any future development or redevelopment on the subject property will comply with the landscaping and buffering requirements of the Future Land Use Element and Land Development Code.

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 new development or redevelopment 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.

Objective 2.5: *Open Space Standards: The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.*

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

Policy 2.5.b: *Open space shall not be limited to unusable portions of project sites. A portion of open space shall be usable and functional.*

Consistency: Several of the parcels involved in this rezoning request are already developed and a large portion of the McGinley Industrial Park is in an existing platted

subdivision. Any new development on site shall adhere to the policies stated above that relate to open space as it relates to requirements in the Land Development.

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: Many of the parcels at this site are already developed and surrounded by existing development. This is an older industrial park (dating back to the 1980s) that has some vacant parcels that would constitute infill development. Development and redevelopment of these parcels would be consistent with support for infill and redevelopment in the City of Alachua.

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. As indicated in the Environmental Analysis portion of this report, soils at the site include Fort Meade Fine Sand; 0 to 5 percent slopes, Tavares Sand; 0 to 5 percent slopes, Millhopper Sand; 0 to 5 percent slopes, and a very small portion of Pomona Sand (only on Parcel 05893-000-000). Only one of these soil types, Pomona Sand, has limitations for urban development. The portion of the site with Pomona sand is very small and can be avoided in any future development proposal.

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 5.2.1 *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: Several of the parcels in the industrial park that are proposed for rezoning are already developed and have been for decades. Those parcels are not being served by public potable water and wastewater facilities. There are existing private roads within the development

and City and state roads exist that connect to those private roads. New development at the site (when proposed) will be required to meet concurrency standards as stated in the Comprehensive Plan. Because this rezoning involves parcels with an Industrial land use category, there will be no impacts to Public Schools facilities. As described in the 'Public Facilities Analysis' portion of this report, adequate facilities (capacity) are currently available, however, there is no potable water or wastewater service available to serve the site. Development in this area will need to factor these existing conditions.

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.*

Consistency: Several of the parcels in the industrial park that are proposed for rezoning are already developed and have been for decades. Those parcels are not being served by public potable water and wastewater facilities. Any new development or redevelopment at this site will be required to connect to public potable water and wastewater facilities, if available, as indicated above.

Transportation Element:

Objective 1.2: *Access Management The City shall establish access management standards and coordinate with Alachua County and the Florida Department of Transportation to maintain access management standards, which promote safe and efficient travel.*

Consistency: The McGinley Industrial Park has been partially developed for many years and existing developed parcels have access from private streets within the development. The industrial park has an existing connection to a local street. New development of additional parcels will be accessed internally from the private street system.

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

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.*

Consistency: The proposed zoning change is to bring an existing Industrial PD-zoned group of parcels into consistency with industrial zoning (proposed IG zoning district) in the City of Alachua (with an existing Industrial future land use category). There should be no change in the projected trip generation as a result of this rezoning. In addition, half (8 of 16) of the parcels area already developed, with an additional 2 parcels used for access to the industrial subdivision parcels. Any expansion or redevelopment of the developed parcels would require a concurrency analysis at the development plan application stage.

An analysis of the vacant parcels (see the “Public Facilities Analysis” section of this justification report) based on land use maximum development scenarios reveals that the proposed zoning change will not result in an increase in traffic impacts that will exceed the adopted Level of Service standards consistent with the Transportation Element.

Community Facilities and Natural Groundwater Aquifer Recharge Element:

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.

Consistency: Consistency with this element is demonstrated in the ‘Public Facilities Analysis’ and the ‘Environmental Analysis’ sections of the report. New development or redevelopment will be required to connect with potable water and wastewater facilities, if available, consistent with the above policies. Stormwater management facilities for development at the site will be required consistent with engineering standards.

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: There are no development proposals associated with this rezoning, therefore there are no air quality impacts. Any future development proposal associated with these parcels will meet the City's air quality standards.

Objective 1.5: Soils

Consistency: As described in the 'Environmental Analysis' section of this application, there are four soil types present on this site. Only one of these soil types, Pomona Sand, has limitations for urban development. The portion of the site with Pomona sand is very small and can be avoided in any future development proposal.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

Consistency: As noted in the Environmental Analysis section of this report, a surface depression or sinkhole condition was noted in 2007 when a geotechnical consultant studied Parcels 05893-000-000 and 05893-001-000 for the proposed land use amendment (see Ordinance

07-47). Any future development proposal on Parcel 05893-000-000 should provide further analysis on this area to ensure consistency.

Objective 1.8: Hazardous Materials

Consistency: The parcels proposed for rezoning are all industrial in nature, which may result in the presence of hazardous materials at the site. Any hazardous materials stored or used at this industrial site would have to be registered and regulated by the Alachua County Hazardous Materials Management Code.

Objective 1.9: Agriculture and Silviculture

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

Objective 1.10: Wetlands

Consistency: As noted in the Environmental Analysis section of this report, according to a 2007 environmental study by Pete Wallace of ERC, there is a wetland on Parcel 05893-000-000. At the time of development review, the specific limits of this will be delineated and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations. Specifically, Policy 1.10.g establishes the required natural vegetative buffers around wetlands. Any future development of the site will be consistent with the required buffer widths.

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: As indicated in the Environmental Analysis section of this report, “a creek, likely a branch of Turkey Creek, does runs through the wetland area.” At the time of development, the wetland and creek 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, if available, consistent with the requirements stated in the Community Facilities and Natural Groundwater Aquifer Recharge Element Policies 1.2.a, 4.1.b, and 4.2.a.

At the time of development review, the specific limits of any 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:

Objective 1.2: The City shall provide the City of Gainesville, the City of High Springs, the Suwannee River Water Management District, the North Central Florida Regional Planning Council and the Florida Department of Community Affairs, and any other affected agency the opportunity to comment on Comprehensive Plan amendments, rezonings, and other development proposals.

Consistency: The subject property is located within the City of Alachua and no change in the jurisdiction line is proposed. However, the parcels proposed for the zoning change are adjacent to properties in unincorporated Alachua County. Adjacent properties to the north and east fall within the Alachua County Strategic Ecosystem designation (Hague Flatwoods). Notice of the application will be given to all applicable agencies throughout the rezoning application process.

Policy 1.2.b. The City shall, as part of the development review process, review the relationship of proposed development provided for in the Comprehensive Plan to the existing Comprehensive Plan of adjacent local governments.

Policy 1.2.c: The City, through the Development Review process, shall coordinate with the County, regional agencies and State agencies to ensure that impacts of development proposed in the Comprehensive Plan are consistent and compatible with adjacent development.

Policy 1.2.d: The City shall, as part of the development review process, provide notice of development proposals to governmental agencies providing services that may be impacted, such as the School Board of Alachua County, the Suwannee River Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection, and provide the opportunity for concerns to be addressed.

Policy 1.2.e: The City shall, as part of the development review process, provide notice of development proposals that may impact the City of Gainesville, the City of High Springs and Alachua County to the applicable local government(s) and provide them an opportunity for concerns to be addressed.

Consistency: There are no development proposals associated with this rezoning application. However, if any development applications are made, the above Policies will require notification to applicable governmental agencies.

Capital Improvements Element:

Objective 1.2: The City shall require that all decisions regarding the issuance of development orders and permits shall be consistent with the development requirements of the Plan, the Land Development Regulations, and availability of public facilities and services necessary to support such development while maintaining the adopted level of service standards adopted for public facilities.

Consistency: Half of the parcels in the McGinley Industrial Park are already developed and served by available public facilities. Any expansion or redevelopment of these parcels would require an analysis for availability of public facilities consistent with adopted LOS standards. Two parcels serve as access (05893-010-010 & 05893-020-009) and will be retained for access per the subdivision plat. The remaining undeveloped 6 parcels (consisting of 20.4 acres +/-) will be subject to development review and concurrency analysis at the time of development application.

The existing uses at the site are connected to electric, but not potable water or wastewater services. The site is currently served by septic tanks and private wells. New development or redevelopment at the site will be required to connect to the “public sanitary sewer system if abutting any street or right-of-way in which there is located a public sanitary sewer” (Section 38-137 Code of Ordinances). Policies 1.2.a and 4.1.b in the Community Facilities and Natural Groundwater Aquifer Recharge Element establish the requirements for connection to the public wastewater and potable water systems. At this time, public potable water and wastewater facilities are not available to serve the site according to Harry Dillard in the City’s Public Services Department.

Public facilities currently are operating within the acceptable level of service standards outlined within the Comprehensive Plan (see the “Public Facilities Impact Analysis” below). However,

any future development plan applications would be subject to review for required capital improvements.

Public Facilities Analysis (Concurrency Impact Analysis)

A rezoning change may result in changes in overall impacts on public facilities if the rezoning changes the allowable uses or density/intensity for the property. For this rezoning proposal, changes in impacts on public facilities are not anticipated because:

1. The rezoning is from an Alachua County Industrial PD zoning district to a City of Alachua Industrial zoning district (proposed for IG). The rezoning does not significantly change the allowable uses or density/intensity at the site; the rezoning merely brings the site into consistency with the existing City of Alachua Industrial future land use category.
2. The subject parcels are part of an existing, developed industrial park that was constructed in the 1980s and 1990s. Eight of the 16 parcels proposed for rezoning are already developed. Two of the vacant parcels are considered private streets to provide access to the industrial lots per the plat. The table below indicates the subject tax parcels and their development status that will be used in the subsequent Public Facilities analysis.

Tax Parcel Number	Acreage (+ / -)	Development Status
05893-000-000	15.64	Vacant
05893-001-000	0.74	Vacant
05893-010-001	1.47	Developed
05893-010-004	1.61	Developed
05893-010-005	1.01	Developed
05893-010-006	1.01	Developed
05893-010-007	2.02	Developed
05893-010-009	2.14	Developed
05893-010-010	1.7	Private Street (access)
05893-020-001	1.13	Vacant
05893-020-002	1.01	Developed
05893-020-005	0.99	Developed
05893-020-006	0.99	Vacant
05893-020-007	0.99	Vacant
05893-020-008	0.99	Vacant
05893-020-009	1.19	Private Street (access)

To provide information about the potential impacts from development of the vacant parcels (excluding the acreage associated with the two parcels used as private streets in the McGinley Industrial Park), the following level of service analysis projects public facilities impacts from the 6 vacant parcels

associated with a maximum development scenario for industrial uses (based on the maximum floor area ratio stated in Future Land Use Element Policy 1.5.d 11.). Because the existing and proposed zoning districts are the same (Industrial), the tables below show only the results for the proposed Industrial zoning district. In addition, since 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 Industrial General (IG) zoning district will operate within the level of service standards outlined in the Code.

The maximum development scenario for the 6 vacant parcels is shown in the table below using the floor area ratios (FAR) established in Future Land Use Element Policy 1.5.d 11.:

Parcel Number	Acreage	FAR	Maximum Developable Acreage based on FAR	Maximum Building Square Footage based on FAR
05893-020-006	0.99	1.0	0.99	43,124.4
05893-020-001	1.13	0.75	0.85	37,026.0
05893-020-007	0.99	1.0	0.99	43,124.4
05893-000-000	15.64	0.5	7.82	340,639.2
05893-001-000	0.74	1.0	0.74	32,234.4
05893-020-008	0.99	1.0	0.99	43,124.4
TOTAL:	20.48		12.38	539,272.8

Maximum Development Scenario Impact: The maximum trip generation estimate based on the proposed IG zoning district for the 539,272.8 building square footage (as calculated above) is illustrated in the tables below:

Traffic (using the ITE 10th Edition):

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	AVERAGE RATE	DAILY TRIPS (ADT)
110	539,272.8 SF	General Light Industrial	4.96 / 1,000 SF	2,675
Total Daily Trips (ADT)				2,675

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
110	539,272.8 SF	General Light Industrial	0.63 / 1,000 SF	340
Total Daily Trips (PM PEAK HOUR OF ADJACENT STREET TRAFFIC)				340

Potential Increase in Daily Trips

- ADT: 2,675
- PM PEAK Of ADJACENT STREET TRAFFIC: 340

Affected Roadway Segments

- US 441 Segment 6
- US 441 Segment 7

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (2,675 ADT, 340 PM Peak)
- 50% Distribution on US 441 Segment 7 (1,338 ADT, 170 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7
Maximum Service Volume	45,700	43,000
Existing Traffic and Reserved Trips	18,602	21,005
Project Trips (Net ADT)	2,675	1,338
Available Capacity	24,423	20,657

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
Maximum Service Volume	4,110	3,870
Existing Traffic and Reserved Trips	1,767	1,909
Project Trips (Net PM Peak)	340	170
Available Capacity	2,003	1,791

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 rezoning site. It should be noted that, since this application involves only the rezoning of parcels, capacity will not be reserved

and any future development at the site will have to meet concurrency requirements at the time of application,

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.

It should be noted that the subject parcels currently are not served by public sewer facilities. Based on information from Harry Dillard with the City's Public Services Department, there is currently no City wastewater service near the site. The following analysis examines public facilities impacts should City wastewater facilities become available to serve the parcels.

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 1,900 GPD may occur. This was calculated by using the loading bay rate of 1 loading bay for 5 of the 6 vacant parcels that range in size from 0.74 acres to 1.13 acres in size. The result is 5 loading bays x 100 gallons per day (GPD) = 500 GPD.

For the larger, vacant parcel (15.64 acres in size), the 0.5 FAR would allow up to 340,639 square feet of building square footage (see earlier table in the Public Facilities Analysis section). Using Table 6.1-2 in the City of Alachua Land Development Code, there is a requirement for 1 loading space for buildings ranging from 5,000 – 24,999 square feet. Extrapolating from this, 340,639 square feet / 24,999 = 13.6. The resulting requirement would be for 14 loading bays. Calculating this for wastewater impact: 14 x 100 GPD = 1,400 GPD

If wastewater services become available to the site, adequate capacity is available to support these parcels in the future, as demonstrated below:

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	1,900 GPD
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1. Per 64E-6.008, F.A.C. (Warehouse): 19 x 100 GAL/Loading Bay = 1,900 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
Parcel Demand for Site	1,900
Residual Capacity	686,340

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.

It should be noted that the subject parcels currently are not served by public potable water facilities. Based on information from Harry Dillard with the City's Public Services Department, there is no City potable water service near the site. The following analysis examines public facilities impacts should City potable water facilities become available to serve the parcels.

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 1,900 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	1,900 GPD
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1. Per 64E-6.008, F.A.C. (Warehouse): (19 x 100 GAL/Loading Bay = 1,900 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
Parcel Demand for Site	1,900
Residual Capacity	915,519

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	1,181 Tons
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1. *Formula**: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 539,272.8 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 1,181 \text{ Tons/Year}$
**Source: Environmental Engineering: A Design Approach, Cincero and Cincero, 1996*

Recreation:

No impact on recreation facilities because there is 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 new development or redevelopment 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. The proposed amendment is consistent with and furthers the goals, objectives and policies of the 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 IG zoning is the appropriate implementing district for the Industrial land use category.

(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 parcels are rezoned to Industrial General, development on the site 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 on the subject parcels 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 for new development in an existing, older industrial park for the remaining vacant lots, thus resulting in an infill pattern. In addition, the subject parcels are located along an existing active CSX railroad track. The proposed IG zoning for an existing industrial park (that has an Alachua County Industrial PD zoning) will be a logical placement of the current development pattern on the lots.

(d) Pre-Mature Development

Consistency: This rezoning request will not result in a pre-mature development pattern. Eight of the 16 parcels involved in the rezoning are already developed. Two of the remaining eight vacant parcels are actually used as private streets for access to the businesses/lots in the McGinley Industrial Park, which was developed in the 1980s and 1990s. Any new development of these parcels would be considered infill. The property is located in the urbanized area of Alachua near US 441 and along the existing CSX Railroad track. There is existing, developed IG-zoned property across NW 120th Lane and the CSX Railroad ROW from the proposed rezoning parcels. There is also vacant land with the CI zoning designation nearby. Property designated with the Rural Employment Center future land use designation (by Alachua County) is abutting to the east.

(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 10) illustrate the existing uses for the surrounding properties:

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

North: NW 128th Lane / Vacant Campus Master Plan & Mobile Home
Alachua County Agriculture Zoning

East: Vacant Land
Alachua County Agriculture Zoning

West: Intersection of NW 59th Drive & NW 128th Lane
Agriculture Zoning

South: CSX Railroad ROW; NW 120th Lane; Vacant; Mobile Home Park; Warehouse
City of Alachua CI Zoning; City of Alachua Agriculture; IG; Alachua County Residential Medium; Alachua County R-1C



The subject parcels are in an existing industrial park abutting roads on two sides, the CSX Railroad ROW on the south side, and vacant land to the east. It will continue to be developed in a similar fashion to that which currently exists in the industrial park. Due to the existing urban development pattern in the area, the development of this property is infill in nature and is compatible with the adjacent developments. A small portion of Parcel 05893-000-000 abuts a single-family residence and will be required to meet compatibility standards established in the Alachua Land Development Code as a result.

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 future development or redevelopment of a portion 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. Half of the subject parcels have been developed as industrial uses since the 1980s. In addition, the property is located along the CSX Railroad ROW. The proposed IG zoning is compatible with the existing development in the area.

(g) *Not Deviate from Pattern of Development*

Consistency: The proposed rezoning is consistent with the pattern of development in the existing industrial park. These parcels have been zoned Alachua County PD Industrial since 1977. This is considered an infill site because half of the parcels have been developed since the 1980s. The pattern in the area is industrial (south) and agricultural to the north and east.

(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 and due to the fact that the site has had development on it since the 1980s. Half of the parcels under consideration for rezoning already contain buildings/development. Development on the remaining vacant lots would be considered infill.

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 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. In fact, half of the subject parcels are already developed and have been since the 1980s. The remaining vacant parcels that are under consideration have developable land area that can be developed without impacting the existing wetland or presumed creek on the southeastern 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 electric utilities and has access to existing public streets (US 441) from its internal private street system. Potable water and wastewater service are not currently available to serve these parcels and are not proposed by the City at this time. Development under these conditions will 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 does not create new land uses on the subject parcels. This is an existing industrial park that requires rezoning to City of Alachua IG from Alachua County Industrial PD because it was annexed without being rezoned at the time of annexation. The parcels will continue to provide industrial-zoned land in a strategic location that will serve the needs of the local community.

(i) Spot Zoning

Consistency: Two parcels to the south across NW 120th Lane and the CSX Railroad track have the same IG zoning designation. Additional parcels to the southwest across NW 120th Lane have a CI designation. It should also be noted that the existing zoning on the site is Alachua County Industrial PD. This rezoning will not change the general pattern in the area. Therefore, the proposed rezoning is not spot zoning.

(j) Public Facilities

Consistency: The site is served by electric, but it is not currently served by potable water, or wastewater services. The site is connected to existing public roads by an existing internal, private road system. As demonstrated in the Public Facilities Analysis section of this report, adequate facilities exist to serve the site and any future development of the parcels will not create a negative impact on these facilities if potable water and/or wastewater become available.

(k) No Adverse Effect on the Environment

Consistency: As demonstrated in the Environmental Analysis section of this report (see above), the only environmentally sensitive area on the site is at the southeastern portion of Parcel 05893-000-000, where there was a wetland and a likely branch of Turkey Creek. According to Pete Wallace of ERC, the wetland has been significantly disturbed over the years and should not need any additional protections other than the wetland setback boundary required by the Land Development Code. This area would be protected should any future development proposal come forward on this one parcel. Therefore, there are no adverse effects on the environment due to the proposed rezoning.