



THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

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

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

Reference City of Alachua Land Development Regulations Article 2.4.2

A. PROJECT

1. Project Name: Rezoning - 12200 Block of US 441
2. Address of Subject Property: No Address- Vacant Property
3. Parcel ID Number(s): 05898-005-000
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation : Community Commercial / Moderate Density Residential
6. Existing Zoning Designation: Agricultural
7. Proposed Zoning Designation: Community Commercial / RSF-4
8. Acreage: 28.2 (+/-)

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 engineers-surveyors-planners, inc.
Mailing address: 720 SW 2nd Ave, Suite 300
City: Gainesville State: FL ZIP: 32601
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): 441 Development Group of Alachua County, LLC
Mailing Address: 8200 NW 15th Place
City: Gainesville State: FL ZIP: 32606

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

C. ADDITIONAL INFORMATION

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

D. ATTACHMENTS

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

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

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

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

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

Clay Sweger
Signature of Applicant Agent

Clay Sweger
Typed or printed name and title of applicant

Signature of Co-applicant

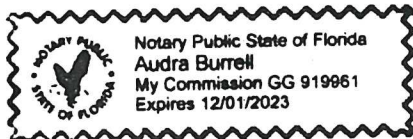
Typed or printed name of co-applicant

State of Florida County of Alachua

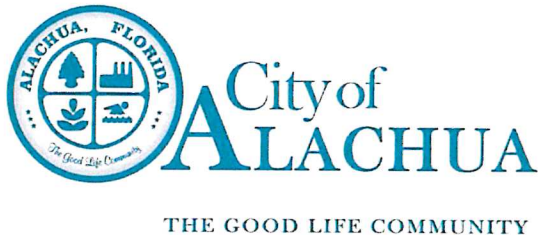
The foregoing application is acknowledged before me this 30th day of March, 2020 by Clay Sweger

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

NOTARY SEAL



Audra Burrell
Signature of Notary Public, State of Florida



FOR PLANNING USE ONLY

Case #: _____
 Application Fee: \$ _____
 Filing Date: _____
 Acceptance Date: _____
 Review Type: Admin _____

Public School Student Generation Form for Residential Development in the City of Alachua

A. APPLICANT

- Applicant's Status (check one):
☐ Owner (title holder) ☒ Agent
- Name of Applicant(s) or Contact Person(s): Clay Sweger, AICP, LEED AP Title: Director of Planning
 Company (if applicable): eda engineers-surveyors-planners, inc.
 Mailing address: 720 SW 2nd Avenue, Ste. 300
 City: Gainesville State: FL ZIP: 32601
 Telephone: 352-373-3541 FAX: _____ e-mail: csweger@edafl.com
- If the applicant is agent for the property owner*:
 Name of Owner (title holder): 441 Development Group of Alachua County, LLC
 Mailing Address: 8200 NW 15th Place
 City: Gainesville State: FL ZIP: 32606
 * Must provide executed Property Owner Affidavit authorizing the agent to act on behalf of the property owner.

B. PROJECT

- Project Name: Proposed Rezoning - 12200 block of US 441
- Address of Subject Property: No Address
- Parcel ID Number(s): 05898-005-000 (portion of)
- Section 28 Township 8 Range 19 Grant N/A Acreage: 10.2 (+/-)
- Existing Use of Property: Vacant
- Future Land Use Map Designation: Moderate Density Residential
- Zoning Designation: RSF-4 (proposed)
- Development Data (check all that apply):
☒ Single Family Residential Number of Units 40
☐ Multi-Family Residential Number of Units _____
☐ Exempt (*see exempt developments on page 2*)
- Review Type:

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

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

Explanation of Student Generation Calculation: Student Generation is calculated based on the type of residential development and the type of schools. The number of students stations (by school type – Elementary, Middle and High School) used for calculating the school concurrency impacts is equal to the number of dwelling units by housing type multiplied by the student generation multiplier (for housing type & school type) established by the School Board. **Calculations are rounded to the nearest whole number.** Student Generation for each school type is calculated individually, in order to correctly assess the impact on the School Concurrency Service Area (SCSA) for each school type (Elementary, Middle and High School).

of Elementary School Student Stations = # of housing units x Elementary school student generation multiplier
 # of Middle School Student Stations = # of housing units x Middle school student generation multiplier
 # of High School Student Stations = # of housing units x High school student generation multiplier

Student Generation Calculations: Single Family Residential Development

Elementary School	40	units	x	.14	Elementary School Multiplier*	6	Student Stations**
Middle School	40	units	x	.06	Middle School Multiplier*	3	Student Stations**
High School	40	units	x	.08	High School Multiplier*	3	Student Stations**

Student Generation Calculations: Multi-Family Residential Development

Elementary School	_____	units	x	_____	Elementary School Multiplier*	_____	Student Stations**
Middle School	_____	units	x	_____	Middle School Multiplier*	_____	Student Stations**
High School	_____	units	x	_____	High School Multiplier*	_____	Student Stations**

* Student generation multipliers may be obtained from SBAC at:

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

** Round to the nearest whole number

EXEMPT DEVELOPMENTS (check all that apply):

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

A completeness review of the application will be conducted within 5 business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.

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

Clay Sweger
 Signature of Applicant

 Signature of Co-applicant

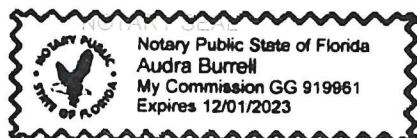
Clay Sweger
 Typed or printed name and title of applicant

 Typed or printed name of co-applicant

State of Florida County of Alachua

The foregoing application is acknowledged before me this 30th day of March, 2020, by Clay Sweger

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



Audra Burrell
 Signature of Notary Public, State of Florida

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

Certification

This application for a determination of adequacy of public schools to accommodate the public school students generated by the proposed development has been reviewed for compliance with the school concurrency management program and in accordance with the ILA. The following determinations have been made:

☐ **Approved** based upon the following findings:

Elementary SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Middle SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

High SCSA: _____

- ☐ Capacity Available
- ☐ Capacity Available in 3 years
- ☐ Capacity Available in Adjacent SCSA

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

Capacity Required: _____

Available Capacity: _____

Available Capacity: _____

Available Capacity: _____

☐ **Denied** for reasons stated: _____

☐ **Local Government Certification**

Approved by: _____

Date: _____

☐ **School Board Staff Certification**

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

Date: _____



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2431663 3 PGS
2008 JUN 02 09:05 AM BK 3793 PG 1
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK10 Receipt#373658
Doc Stamp-Deed: 9,100.00

Prepared by and return to:

James D. Salter, Esq.
Attorney at Law
Salter, Feiber, Murphy, Hutson, & Menet, P.A.
3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605
352-376-8201
File Number: 05-2333.2C

[Space Above This Line For Recording Data]



Warranty Deed

This Warranty Deed made on May 30, 2008 between Jerry Swearingen and Annette Swearingen, husband and wife whose post office address is 12216 Highway 441 N, Alachua, FL 32653, grantor, and 441 Development Group of Alachua County, LLC, a Florida limited liability company, and whose Tax I.D. # is 42-1709031 and whose Document Number issued by the Secretary of State of Florida is L05000113805, whose post office address is 1701 N.W. 80th Boulevard, Suite 101, Gainesville, FL 32606-9178, 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:

See Exhibit A attached.

Parcel Identification Number: Portion of 05898-000-000

THE TAX ID NUMBER AND THE DOCUMENT NUMBER ISSUED BY THE SECRETARY OF STATE OF FLORIDA HAS BEEN INCLUDED ON THIS DEED TO AVOID CONFUSION WITH THIS GRANTEE AND ANY OTHER LIMITED LIABILITY COMPANY WITH THE SAME OR SIMILAR NAME. Subject to covenants, conditions, restrictions, easements, reservations, and limitations of record, if any.

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, 2007**.

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:

Dorlene E. Erickson
Witness Name: Dorlene E. Erickson

James D. Salter
Witness Name: JAMES D. SALTER

Jerry Swearingen (Seal)
Jerry Swearingen

Annette H. Swearingen (Seal)
Annette Swearingen

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 30th day of May, 2008 by Jerry Swearingen and Annette Swearingen, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
James D. Salter
Commission # DD541424
Expires: MAY 30, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

James D. Salter
Notary Public

Printed Name: _____

My Commission Expires: _____

INSTRUMENT # 2431663
3 PGS

EXHIBIT "A"

A tract of land situated in Section 28, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 28, Township 8 South, Range 19 East and thence run S.88°13'12"W. (Grid Bearings- Florida North Zone), along the North line of said Section 28, a distance of 2008.32 feet; thence run S.01°49'01"E., along the East line of the West Half (W 1/2) of Government Lot 2 of said Section 28, a distance of 479.50 feet to a 4 inch square concrete monument and cap stamped PRM LB5075 lying on the Southerly right of way line of Old State Road No. 25 (66 foot wide right of way); thence, leaving said right of way line, run S.01°49'01"E., along said East line, a distance of 676.24 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Northerly right of way line of U. S. Highway No. 441 - State Road No. 20-25 (200 foot wide right of way); thence, leaving said right of way line, run S.01°52'09"E., along said East line, a distance of 209.78 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Southerly right of way line of said U. S. Highway No. 441 and the POINT OF BEGINNING; thence, leaving said right of way line, run S.01°49'35"E., along said East line, a distance of 1199.97 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run S.89°16'09"W., along the South line of said Government Lot 2 and along the South line of Government Lot 3 of Section 28, a distance of 1233.50 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run Northerly, along the Easterly line of the land described in Official Records Book 1197, page 575, and along the Easterly line of Turkey Creek Unit No. 8, a planned unit development as per plat thereof recorded in Plat Book "L", page 24, and along the Easterly line of the land described in Official Records Book 1797, page 2414, all of the Public Records of Alachua County, Florida, the following eight courses: (1) thence North 1751'24"W., a distance of 20.45 feet to an unidentified 5/8 inch iron rod; (2) thence North 09°05'43"W., a distance of 70.52 feet to an unidentified 5/8 inch iron rod; (3) thence N.12°18'08"W., a distance of 111.04 feet to a 4 inch square concrete monument and cap stamped PRM 2742; (4) thence N.12°18'08"W., a distance of 304.79 feet to an unidentified 5/8 inch iron rod; (5) thence N.29°12'26"E., a distance of 141.58 feet to a 4 inch square concrete monument and cap stamped PLS 940; (6) thence N.04°08'12"E., a distance of 136.74 feet to a 4 inch square concrete monument and cap stamped PLS 940; (7) thence N.03°48'09"E., a distance of 252.83 feet to a 4 inch square concrete monument and cap stamped PLM 2742; (8) thence N.03°52'56"E., a distance of 544.90 feet to a 4 inch square unidentified concrete monument on the aforementioned Southerly right of way line of U. S. Highway No. 441; thence run S.73°57'04"E., along said Southerly right of way line of U. S. Highway No. 441, a distance of 1215.95 feet to close on the POINT OF BEGINNING.

Property Search Results

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

Search Date: 3/24/2020 at 2:56:38 PM

PRINTER FRIENDLY PAGE

Parcel: 05898-005-000 [GIS Map](#)

Taxpayer:	441 DEVELOPMENT GROUP OF ALACHUA COUNTY LLC	Legal:	W 750 FT GOV LOT 2 S OF RR & OLD SR 25 N OF US 441 W1/2 GOV LOT 2 S OF US 441 GOVT LOT 3 E OF FENCE LINE IN OR 820/776 S OF US 441 ALSO BLK 25 & LOTS 5-16 BLK 24 HAGUE & STREETS CLOSED AS PER OR 433/306 ALL PER DB 342/71 OR 1382/780 & LESS N 125 FT OF LOTS 13-16 BLK 24 (LESS THAT PART LYING N OF US 441 PER OR 3713/0238 & OR 3713/0243)(LESS COM NE COR SEC W 2008.32 FT S 479.50 FT S 886.03 FT S 553.42 FT POB S 646.55 FT W 818.53 FT N 630.90 FT E 818.38 FT POB PER OR 4309/2047) OR 3793/0001
Mailing:	C/O MS MICHELLE SHEALY CPC HOLDINGS LLC 8200 NW 15TH PL GAINESVILLE, FL 32606-5247		
9-1-1 Address:			
Sec-Twn-Rng:	28-08-19		
Property Use:	06600 - ORCHARD GROVES		
Tax Jurisdiction:	ALACHUA 1700		
Neighborhood/Area:	8-19 RURAL		
Subdivision:	N/A		

History

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	ORCHARD GROVES	217760	14200	655	218415	0	14855	14855	0	0	14855	14855
2018	ORCHARD GROVES	217800	14200	800	218600	0	15000	15000	0	0	15000	15000
2017	Orchard Groves	217800	12500	800	218600	0	13300	13300	0	0	13300	13300
2016	Orchard Groves	217800	12500	900	218700	0	13400	13400	0	0	13400	13400
2015	Orchard Groves	217800	12500	1000	218800	0	13500	13500	0	0	13500	13500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
5501	TIMBER 2-N	A	AGRICULTURE	1	5	217800	AC
5500	TIMBER 2	A	AGRICULTURE	1	5	217800	AC
6670	PECANS	A	AGRICULTURE	1	17.22	750103.2	AC

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

Improvement Details

Improvement Attributes

Detail Type	Description	SqFt/Unit	Quality	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
1020	GATE EL	1		R7	RES	-- N/A --		

	OP				
--	----	--	--	--	--

Sale

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

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
2008-05-30	1300000	No	Q-OLD SALE - QUALIFIED	3793	1	WD	Official Public Record
1981-11-01	100	No	U-OLD SALE - UNQUALIFIED	1382	780	WD	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. If you have any further questions or concerns about any permits or want permits for more than five (5) years ago, please contact the Codes Enforcement Office.

[Link to TaxCollector Record](#)



2019 Roll Details — Real Estate Account At UNASSIGNED LOCATION RE

[Print this page](#)

Real Estate Account #05898 005 000

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

2019

PAID

2018

PAID

2017

PAID

2016

PAID

2015

PAID

[Apply for the 2020 Installment Payment Plan](#)

[Get Bills by Email](#)

PAID 2019-12-26 \$329.60

Receipt #19-0070112

Owner: 441 DEVELOPMENT GROUP OF ALACHUA COUNTY LLC

C/O MS MICHELLE SHEALY

CPC HOLDINGS LLC

8200 NW 15TH PL

GAINESVILLE, FL 32606

Situs: UNASSIGNED LOCATION RE

Account number: 05898 005 000

Alternate Key: 105861

Millage code: 1700

Millage rate: 22.8734

Assessed value: 14,855

School assessed value: 14,855

Unimproved land value: 217,760



Location is not guaranteed to be accurate.

Property Appraiser

2019 Annual bill

[View](#)

Ad valorem: \$339.79

Non-ad valorem: \$0.00

Total Discountable: 339.79

No Discount NAVA: 0.00

Total tax: \$339.79

Legal description

W 750 FT GOV LOT 2 S OF RR & OLD SR 25 N OF US 441 W1/2 GOV LOT 2 S OF US 441 GOVT LOT 3 E OF FENCE LINE IN OR 820/776 S OF US 441 ALSO BLK 25 & LOTS 5-16 BLK 24 HAGUE & STREETS CLOSED AS PER OR 433/306 ALL PER DB 342/71 OR 1382/780 & LESS N 125 FT OF LOTS 13-16 BLK 24 (LESS THAT PART LYING N OF US 441 PER OR 3713/0238 & OR 3713/0243)(LESS COM NE COR SEC W 2008.32 FT S 479.50 FT S 886.03 FT S 553.42 FT POB S 646.55 FT W 818.53 FT N 630.90 FT E 818.38 FT POB PER OR 4309/2047) OR 3793/0001

Location

Book, page, item: 3793-1-

Geo number: 28-08-19-05898005000

Range: 19

Township: 08

Section: 28

Neighborhood: 233300.00

Use code: 066

Total acres: 27.220



Legal Description

Parcel Number 05898-005-000

A tract of land situated in Section 28, Township 8 South, Range 19 East, Alachua County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the aforementioned Section 28, Township 8 South, Range 19 East and thence run S.88°13'12"W. (Grid Bearings- Florida North Zone), along the North line of said Section 28, a distance of 2008.32 feet; thence run S.01°49'01"E., along the East line of the West Half (W 1/2) of Government Lot 2 of said Section 28, a distance of 479.50 feet to a 4 inch square concrete monument and cap stamped PRM LB5075 lying on the Southerly right of way line of Old State Road No. 25 (66 foot wide right of way); thence, leaving said right of way line, run S.01°49'01"E., along said East line, a distance of 676.24 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Northerly right of way line of U. S. Highway No. 441 - State Road No. 20-25 (200 foot wide right of way); thence, leaving said right of way line, run S.01°52'09"E., along said East line, a distance of 209.78 feet to a 4 inch square concrete monument and cap stamped PLS 940 lying on the Southerly right of way line of said U. S. Highway No. 441 and the POINT OF BEGINNING; thence, leaving said right of way line, run S.01°49'35"E., along said East line, a distance of 1199.97 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run S.89°16'09"W., along the South line of said Government Lot 2 and along the South line of Government Lot 3 of Section 28, a distance of 1233.50 feet to a 4 inch square concrete monument and cap stamped PLS 940; thence run Northerly, along the Easterly line of the land described in Official Records Book 1197, page 575, and along the Easterly line of Turkey Creek Unit No. 8, a planned unit development as per plat thereof recorded in Plat Book "L", page 24, and along the Easterly line of the land described in Official Records Book 1797, page 2414, all of the Public Records of Alachua County, Florida, the following eight courses: (1) thence North 1751°24"W., a distance of 20.45 feet to an unidentified 5/8 inch iron rod; (2) thence North 09°05'43"W., a distance of 70.52 feet to an unidentified 5/8 inch iron rod; (3) thence N.12°18'08"W., a distance of 111.04 feet to a 4 inch square concrete monument and cap stamped PRM 2742; (4) thence N.12°18'08"W., a distance of 304.79 feet to an unidentified 5/8 inch iron rod; (5) thence N.29°12'26"E., a distance of 141.58 feet to a 4 inch square concrete monument and cap stamped PLS 940; (6) thence N.04°08'12"E., a distance of 136.74 feet to a 4 inch square concrete monument and cap stamped PLS 940; (7) thence N.03°48'09"E., a distance of 252.83 feet to a 4 inch square concrete monument and cap stamped PLM 2742; (8) thence N.03°52'56"E., a distance of 544.90 feet to a 4 inch square unidentified concrete monument on the aforementioned Southerly right of way line of U. S. Highway No. 441; thence run S.73°57'04"E., along said Southerly right of way line of U. S. Highway No. 441, a distance of 1215.95 feet to close on the POINT OF BEGINNING.

NEIGHBORHOOD WORKSHOP NOTICE

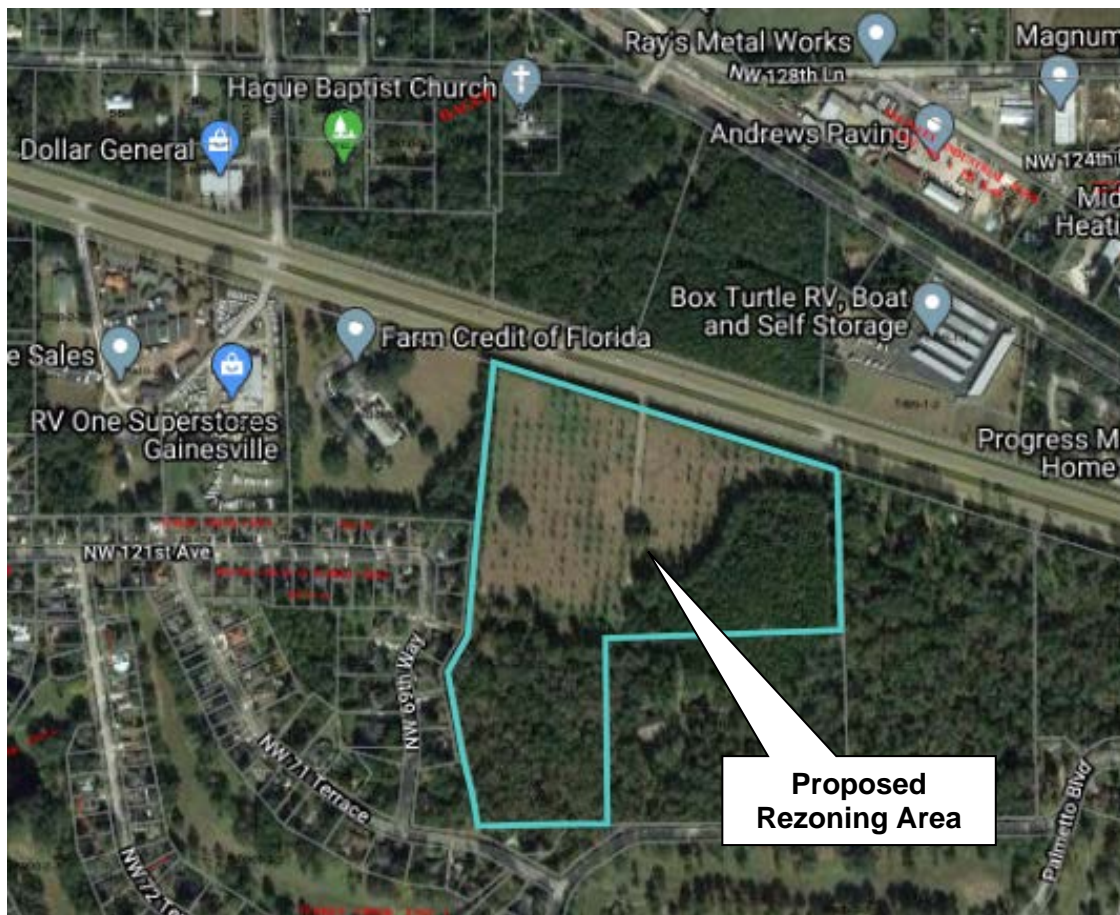
Date: March 26, 2020

Time: 6:00 PM

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

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

A neighborhood workshop will be held to discuss a proposed rezoning of tax parcel number 05898-005-000 from Agricultural to Residential Single Family-4 (RSF-4) and Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.



NEIGHBORHOOD WORKSHOP NOTICE

Date: Thursday, March 26, 2020

Time: 6:00 PM

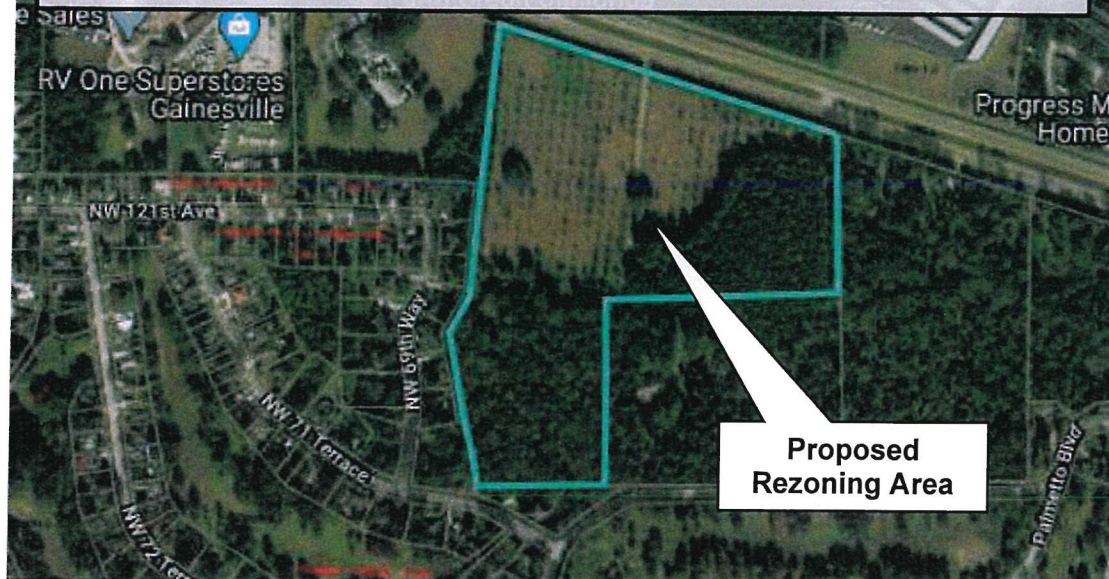
Place: Alachua Branch Library- Parking Lot
14913 NW 140th Street
Alachua, FL 32615

Contact: eda engineers–surveyors–planners, inc. at (352) 373-3541 or ssutton@edafl.com

A neighborhood workshop will be held to discuss a proposed rezoning of tax parcel number 05898-005-000 from Agricultural to Residential Single Family-4 (RSF-4) and Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.

You recently received a notice for a neighborhood workshop scheduled for March 26th at 6 pm at the Alachua Branch Library. Despite the building closure, we still intend to hold the meeting as scheduled in the parking lot of the Library.

If you feel more comfortable receiving information and giving input remotely, please feel free to call us at 373-3541 or email at csweger@edafl.com with any questions or comments.



05900-002-003 TURKEY CREEK MASTER OWNERS ASSOCIATION INC 1000 TURKEY CREEK BLVD ALACHUA, FL 32615	05899-001-001 BTTOE LLC 1155 WEST L ST BENICIA, CA 94510	05899-001-002 BTTOE LLC 1155 WEST L ST BENICIA, CA 94510
05900-002-024 TURKEY CREEK MASTER OWNERS ASSOCIATION INC 11609 NW 62ND PL GAINESVILLE, FL 32653-2708	05898-000-000 TENNEY DAVID F & BRYN C 12216 NW US HWY 441 GAINESVILLE, FL 32653	05898-010-000 FARM CREDIT OF NORTH FLORIDA 12300 NW US HIGHWAY 441 ALACHUA, FL 32615
05900-801-018 HOUSE ELIZABETH H 14 TURKEY CREEK ALACHUA, FL 32615	05900-803-012 OULIGIAN MICHAEL E & ARLENE C 161 TURKEY CREEK ALACHUA, FL 32615	05900-803-131 OULIGIAN MICHAEL E & ARLENE C 161 TURKEY CREEK ALACHUA, FL 32615
05900-005-006 EDWARDS JOHNNY WAYNE & SUSAN M 174 TURKEY CREEK ALACHUA, FL 32615	05900-006-035 BAUCOM KEITH B & PHYLLIS A 176 TURKEY CRK ALACHUA, FL 32615-9573	05900-005-004 GODDARD-TEEL & TEEL W/H 187 TURKEY CREEK ALACHUA, FL 32615
05900-002-004 HOPE N FOREST PATRICIA W LIFE ESTATE 19 TURKEY CRK ALACHUA, FL 32615-9513	05900-801-004 SANDERSON & SANDERSON TRUSTEES 211 TURKEY CREEK ALACHUA, FL 32615	05900-002-012 CASON JAMES D & VERONICA B 215 TURKEY CREEK ALACHUA, FL 32615
05900-801-022 WILLIAMS PATRICIA MICHELLE 234 TURKEY CREEK ALACHUA, FL 32615	05900-802-001 LECHER WILLIAM D 269 TURKEY CRK ALACHUA, FL 32615-9364	05899-001-000 PROPERTY 441 LLC 3007 SW 132ND TER ARCHER, FL 32618
05900-801-001 HUTCHISON NOAH TODD & BECKY RAVN 319 TURKEY CREEK ALACHUA, FL 32615	05900-005-007 JEFFERS LYNN MARIE 40 TURKEY CREEK ALACHUA, FL 32615	05900-801-026 ANDERSON MARTY & REGINA 438 TURKEY CREEK ALACHUA, FL 32615
05900-801-016 DAVIS & ONDRUSEK H/W 446 TURKEY CREEK ALACHUA, FL 32615	05900-005-005 MAURER & MAURER 45 TURKEY CRK ALACHUA, FL 32615-9500	05900-801-013 TERRY TIMMY LEE JR 455 TURKEY CREEK ALACHUA, FL 32615
05900-801-024 TEIXEIRA DAVID ANTHONY & KATIE MARIE 480 TURKEY CREEK ALACHUA, FL 32615	05898-002-000 HENDERSON & HENDERSON JR CO-T 5003 NW 19TH PL GAINESVILLE, FL 32605-3435	05900-801-010 HERRON SHAUN J & ANITA L 546 TURKEY CREEK ALACHUA, FL 32615
05900-803-011 FLETCHER ERIC & MARIA 563 TURKEY CREEK ALACHUA, FL 32615	05900-005-008 COLLINS SHAUN M & MARION M 587 TURKEY CREEK ALACHUA, FL 32615	05900-005-003 PROCTOR CHARLES L & DIXIE L 69 TURKEY CREEK ALACHUA, FL 32615

05900-830-014
BUEHN RICHARD G & DIANE K
715 TURKEY CREEK
ALACHUA, FL 32615

05900-830-018
MCSWAIN CHRISTOPHER & SHELLIE
717 TURKEY CREEK
ALACHUA, FL 32615

05900-830-015
TICAR ANN MARIE V & JEFFREY L
728 TURKEY CREEK
ALACHUA, FL 32615

05900-830-017
PFISTER & WITTER
734 TURKEY CREEK
ALACHUA, FL 32615

05900-801-020
MORRISON STEVEN D & NANCY J
745 TURKEY CREEK
ALACHUA, FL 32615

05900-803-014
WOODY JAMES R JR
902 TURKEY CREEK
ALACHUA, FL 32615

05900-802-003
TRAN TUYET
905 TURKEY CREEK
ALACHUA, FL 32615

05900-801-008
PROCKTER JULES & CAMILLE S
914 TURKEY CREEK
ALACHUA, FL 32615

05900-005-002
DEPAZ GILBERTO E & BRUNILDA G
92 TURKEY CREEK
ALACHUA, FL 32615

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

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

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

05900-830-016
ENTRUST HOLDINGS LLC
PO BOX 1119
ALACHUA, FL 32616

05900-100-000
TURKEY CREEK MASTER OWNERS
AS
PO BOX 14705030
GAINESVILLE, FL 32614

05900-803-001
CHESTNUT FUNERAL HOME INC
PO BOX 5932
GAINESVILLE, FL 32627

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

Hugh & Jean Calderwood
P.O. Box 2307
Alachua, FL 32616

TODAY IN HISTORY

Today is **Wednesday, March 11**, the 71st day of 2020. There are 295 days left in the year.

Highlight in History: On **March 11, 2011**, a magnitude-9.0 earthquake and resulting tsunami struck Japan's northeastern coast, killing almost 20,000 people and severely damaging the Fukushima Dai-ichi nuclear power station.

Ten years ago, a federal appeals court in San Francisco upheld the use of the words “under God” in the Pledge of Allegiance and “In God We Trust” on U.S. currency. In an address at Tel Aviv University, Vice President Joe Biden said “good faith negotiations” could recognize Israeli security needs and the Palestinian goal for a viable state.

Today's birthdays: Media mogul **Rupert Murdoch** is 89. Former ABC News correspondent **Sam Donaldson** is 86. Musician **Flaco Jimenez** is 81. Actress **Tricia O'Neil** is 75. Actor **Mark Metcalf** is 74. Rock singer-musician **Mark Stein** (Vanilla Fudge) is 73. Singer **Bobby McFerrin** is 70.

LOTTERY

LOTTO
Today's jackpot: \$14.5 million
March 7: 1-2-13-31-33-53
POWERBALL
Today's jackpot: \$110 million
March 7: 7-15-21-33-62
Powerball: 23
FANTASY 5
March 9: 10-11-19-30-34
PICK 2
March 10 Midday: 1-2
March 9 Evening: 6-1
PICK 3
March 10 Midday: 2-0-7
March 9 Evening: 9-0-5
PICK 4
March 10 Midday: 1-5-9-2
March 9 Evening: 5-9-2-1
PICK 5
March 10 Midday: 3-8-6-6-8
March 9 Evening: 8-7-9-5-0
JACKPOT TRIPLE PLAY
Tuesday's jackpot was \$1.75 million
March 6: 7-13-14-16-20-44
MEGA MILLIONS
Tuesday's jackpot was \$75 million
March 6: 15-48-56-58-70
Mega Ball: 4
CASH4LIFE
March 9: 3-4-13-23-47
Cash Ball: 1

Dow rebounds 1,167 points

Follows worst day since the financial crisis

By Jessica Menton
USA TODAY

The Dow Jones industrial average jumped 1,167 points, or 4.9%, to close at 25,018.16, in a wild trading session that saw the blue-chip average swing 1,330 points from its high to its low. Tuesday's moves came after the Dow plunged more than 2,000 points on Monday. A freefall in oil prices and mounting coronavirus cases rattled jittery investors a day earlier and pushed major indexes to the edge of a bear market, or a drop of 20% from a recent peak. The Standard & Poor's 500 climbed 4.9% Tuesday to end at 2,882.23, after the broad index posted its worst one-day percentage drop

since October 2008 on Monday. The index is off about 15% from its Feb. 19 record. Dizzying swings have been relentless in markets the last few weeks. Stocks had a couple of days last week where they rose more than 4%, only for the bottom to fall out again. “We’re in a volatile period, and investors seeking long-term growth will benefit from staying calm and waiting for the current downturn to pass,” Michael Hanson, senior vice president of research at Fisher Investments, said in a note. Since U.S. stocks set their record high just a few weeks ago, traders have gone from dismissing the economic pain created by COVID-19 — thinking it’s similar to the flu and could stay mostly contained in China — to

being in fear of it — worrying that it may cause a worldwide recession. Stocks received a boost Tuesday after President Donald Trump said late Monday he will seek financial relief for workers and businesses affected by the coronavirus outbreak, as new cases were reported across the country. The number of confirmed worldwide cases was approaching 115,000 early Tuesday. The death toll from the virus has now topped 4,000 — including 28 in the U.S. Trump’s comment that he will seek relief for workers gave some investors an excuse to resume buying. “This is not like the financial crisis where we don’t know the end is in sight,” said Treasury Secretary Steven Mnuchin. “This is about providing proper tools

and liquidity to get through the next few months.” The biggest rebounds have historically occurred following sharp drops on Mondays, according to Bespoke Investment Group. Since 1952, the S&P 500 index has dropped at least 5% on Mondays ten times, with the latest 7.6% drop marking the eleventh time. Following all ten of those Mondays, the broad index has gained more than 2.2% the next trading day. On Tuesday, oil prices recovered some of their losses. Crude plunged 25% on Monday after Russia refused to roll back production in response to virus-depressed demand. Saudi Arabia signaled it will ramp up its own output. Brent crude, the international standard, rose

\$2.86, or 8.3%, to settle at \$37.22 a barrel, while benchmark U.S. crude rose \$3.23, or 10.4%, to \$34.36 a barrel. Perhaps the most notable move in markets Tuesday was that Treasury yields pushed higher. The bond market rang warning bells about the virus long before the stock market, and a rise in yields is a sign that fear has receded a bit. The 10-year Treasury yield rose to 0.77% from 0.49% late Monday. A week ago, it had never been below 1%. In Europe, London’s FTSE 100 fell 0.1% and Frankfurt’s DAX lost 1.4%. The CAC 40 in France fell 1.5%. The Shanghai Composite Index rose 1.8% and the Nikkei 225 in Tokyo advanced 0.8%. Hong Kong’s Hang Seng climbed 1.4%.

Dick’s drops gun sales at 440 more stores

By Jeff Platsky
USA TODAY NETWORK | New York

Dick’s Sporting Goods will remove hunting departments from 440 more stores nationwide, continuing a program that began last year when the category was eliminated from 125 stores. The Pittsburgh-based sporting goods chain announced the news in its quarterly earnings news release Tuesday. Chief Executive Ed Stack has been a staunch advocate of stricter gun control measures since the mass shooting at Marjory Stoneman Douglas High School in Parkland, Florida, which left 17 dead. Immediately after the shooting in February 2018, Stack halted the sale of assault-style rifles at his stores nationwide and raised the minimum age for gun purchases to 21. Reaction was swift and furious from gun rights groups, who called Dick’s action a slap against law-abiding gun owners and threatened nationwide boycotts. Despite

the boycott calls, Dick’s reported its best quarter in years last November, and said Tuesday that same-store sales, a measure of retailer health, rose a healthy 3.7%. After the removal of hunting and gun departments from 440 stores this year, 160 stores will sell the outdoor gear. The company has not announced which stores will be affected. Dick’s said it will take a \$48.8 million fourth-quarter charge connected to the move. Last year, Dick’s sold eight Field & Stream stores, targeted to outdoor enthusiasts, to Sportsman’s Warehouse for \$28 million. Stack has long said gun and hunting departments are low-margin businesses. In stores where the category was removed, the space was filled with higher-margin apparel departments. The company was founded in Binghamton, New York, 42 years ago as a single bait-and-tackle shop, and has since grown into 726 Dick’s Sporting Goods stores across the nation and 130 specialty store concepts, Golf Galaxy and Field & Stream, with 42 million square feet of retail space.

US starts troop pullout, seeks end to Afghan leaders’ feud

By Kathy Gannon and Rahim Faiez
The Associated Press

KABUL, Afghanistan — The United States began withdrawing troops from Afghanistan, the U.S. military said Tuesday, taking a step forward on its peace deal with the Taliban while also praising Afghan President Ashraf Ghani’s promise to start releasing Taliban prisoners after he had delayed for over a week. The U.S. - Taliban deal signed Feb. 29 was touted as Washington’s effort to end 18 years of war in Afghanistan. The next crucial step was to be intra-Afghan talks in which all factions including the Taliban would negotiate a road map for their country’s future. But Ghani and his main political rival, Abdullah Abdullah, were each sworn in as president in separate ceremonies Monday. Abdullah and the elections complaints commission had charged fraud in last year’s vote. The dueling inaugurations have thrown plans for talks with the Taliban into chaos, although Ghani said Tuesday that he’d start putting together a negotiating team. The disarray on the Afghan government



Afghanistan's Abdullah Abdullah, front left, greets his supporters, Monday, after being sworn in as president in Kabul, Afghanistan. (THE ASSOCIATED PRESS)


side is indicative of the uphill task facing Washington’s peace envoy Zalmay Khalilzad as he tries to get Afghanistan’s bickering leadership to come together. In an early Tuesday tweet, Khalilzad said he hoped the two leaders can “come to an agreement on an inclusive and broadly accepted government. We will continue to assist.” U.S. military spokesman in Afghanistan Sonny Leggett said in a statement Tuesday the military had begun its “conditions-based reduction of forces to 8,600 over 135 days.” Currently the U.S. has about 13,000 soldiers in Afghanistan — 8,000 of whom are involved in training and advising Afghanistan’s National Security Forces, while about 5,000 are involved in anti-terror operations and militarily supporting the Afghan army when they are requested. Ghani had been dragging his feet on releasing

some 5,000 Taliban prisoners, something agreed to in the U.S. - Taliban deal. Ghani promised Monday to announce a decree to free the prisoners after the U.S. and a number of foreign dignitaries appeared to back his claim to the presidency by sending their representatives to his inauguration. U.S. Secretary of State Mike Pompeo released a statement Monday saying, “We also welcome President Ghani’s announcement that he will issue a decree March 10 on Taliban prisoner release.” Taliban officials said late Monday that a flurry of biometric identifications were being conducted on Taliban prisoners, hinting at a mass release, according to prisoners currently in lockup. The Taliban officials spoke on condition of anonymity because they weren’t authorized to talk to the media.

PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed rezoning of tax parcel number 05898-005-000 from Agricultural to Residential Single Family-4 (RSF-4) and Community Commercial (CC). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed rezoning and to seek their comments.

The meeting will be held at 6:00 p.m. on March 26, 2020 at Alachua Branch Library located at 14913 NW 140th Street, Alachua, FL 32615.



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

GF-GH053209

DIAGNOSED WITH LUNG CANCER?


You may qualify for a substantial cash award. NO obligation, NO risk! We've recovered millions. Let us help you!!

Call 24/7, 844-698-7613

GF-GH055586

Working Together to Age Well, UF Health Senior Care


Please call us at 352.265.0615 or visit us at UFHealth.org/seniorcare to schedule an appointment with one of our geriatricians.




SENIOR CARE

Now relocated to the third floor of UF Health Springhill.

4197 NW 86th Terrace,
Gainesville, FL 32606





Main number 378-1411
Breaking News..... 374-5013
To Subscribe 378-1416
Toll Free..... 800-443-9493

DOUGLAS RAY:
Editor and General Manager 374-5035
MICKIE ANDERSON:
Local News Editor..... 338-3119

ARNOLD FELICIANO:
Sports Editor 374-5055
Call in Results 374-5074

NATHAN CRABBE:
Editorial/Opinion Editor 374-5075

Annual Home Delivery Subscription Rate
7 days: \$780

DELIVERY PROBLEMS, CHANGES OR BILLING QUESTIONS
Customer Service 378-1416
Toll Free 800-443-9493
Monday-Friday 6 a.m.-5 p.m.
Saturday-Sunday 7 a.m.-10 a.m.

ADVERTISING AND OBITUARIES
Place a Classified Ad 372-4222
Toll Free..... 800-443-4245
Fax 338-3131
Cancel or Correct an Ad 372-4222
Classified Legal Ads..... 374-5017
Fax 338-3131
To Advertise..... 867-4012
Obituaries..... 337-0304
Fax 338-3131

COMMITMENT TO ACCURACY
We promptly correct errors of fact. If you believe we have made an error, call us at 352-338-3119. If you have a question or comment about coverage, write Douglas Ray, Executive editor, 2700 SW 13th St., Gainesville, FL 32608. Email: doug.ray@gainesville.com or call 352-374-5035.

SUN PHOTO REPRINTS: For a reprint on 8.5x11 photo paper, contact gvillephoto@gmail.com. Only photos that were shot by a Sun photographer are available. Photos are not to be republished or for use on web sites.

The Gainesville Sun (ISSN 0163-4925) is published daily by the Gainesville Sun, 2700 SW 13th St. Gainesville, FL 32608. Periodicals postage paid at Gainesville, FL 32608.

POSTMASTER: Send address changes to The Gainesville Sun, 2700 SW 13th Street, Gainesville, Florida 32608.

All material herein is the property of The Gainesville Sun. Reproduction in whole or in part is forbidden without the written permission of the publisher.

Print delivery available within the newspaper distribution area only. By submitting your address and/or email, you understand that you may receive promotional offers from Gannett and its related companies. You may unsubscribe from receiving any such email offers at any time by clicking on the unsubscribe link in any of the emails you may receive. Payment collected will be applied first to any previous outstanding balance. Prices include applicable sales tax. The advertised price does not include the charges for any premium editions. Premium editions are published to provide additional information and value to our readers. You agree that you will be charged up to an additional \$9.00 for each premium edition published and delivered to you during your subscription period, in

addition to the cost of your subscription. The length of your subscription will be shortened by the publication of premium editions if those premium editions are delivered to you during your subscription. As an illustrative example, if you select a subscription of up to 12 weeks at a cost of \$48.00, and two premium editions at \$2.00 each are published and delivered to you during that subscription period, your subscription will be shortened by 1 week because the weekly cost of the subscription is \$4.00 per week and the premium edition charges total \$4.00. Depending upon the length of your subscription and the timing of the publication and delivery of premium editions, you will not be charged for any premium editions if none are published and delivered to you during your subscription. As such, in that case only, the length of your subscription will not be shortened. The timing of the publication and delivery of premium editions is variable. There will be no more than 2 premium editions pub-

lished each month during the subscription term. Print subscribers may suspend print delivery during vacation periods. For vacation periods less than 14 consecutive days billing continues and subscriber maintains access to the digital portion of subscription. Credit days will be issued for any days in excess of the first 14 days.

Subscribers also have the option to have print copies held as Vacation Pack or may donate the newspaper value to our Newspaper in Education (NIE) program. If you sign up for our Ezpay program, your subscription will automatically be charged to your credit card 0 to 14 days prior to your current expiration date, for the duration of your subscription or until you notify us otherwise. For more information or to cancel your subscription please call 1-352-378-1416.

GANNETT

Neighborhood Meeting - Sign-in Sheet

Project: Proposed Rezoning

Date & Time: March 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

NAME	ADDRESS	PHONE	EMAIL
David Tenney	12216 NW US Highway 441	538-6024	davidftenney@gmail.com

Neighborhood Meeting Minutes

Project: Proposed Rezoning from Agriculture to Community Commercial & RSF-4

Meeting Date & Time: March 26, 2020 at 6:00 PM

Location: Alachua Branch Library
14913 NW 140th Street
Alachua, FL 32615

Community Participants: 1

Project Representatives: Clay Sweger, eda

Meeting Minutes:

Clay Sweger gave a brief overview of the proposed rezoning application. He then offered to answer any questions:

Q: Is there any development proposed at this time?

A: No development proposed, just a rezoning of the property to match the land use map.

Q: I access my property through this property. Will the proposed rezoning affect my access?

A: No, the rezoning will not affect your access. Also, any future development would have to respect any access rights that you have for the property.

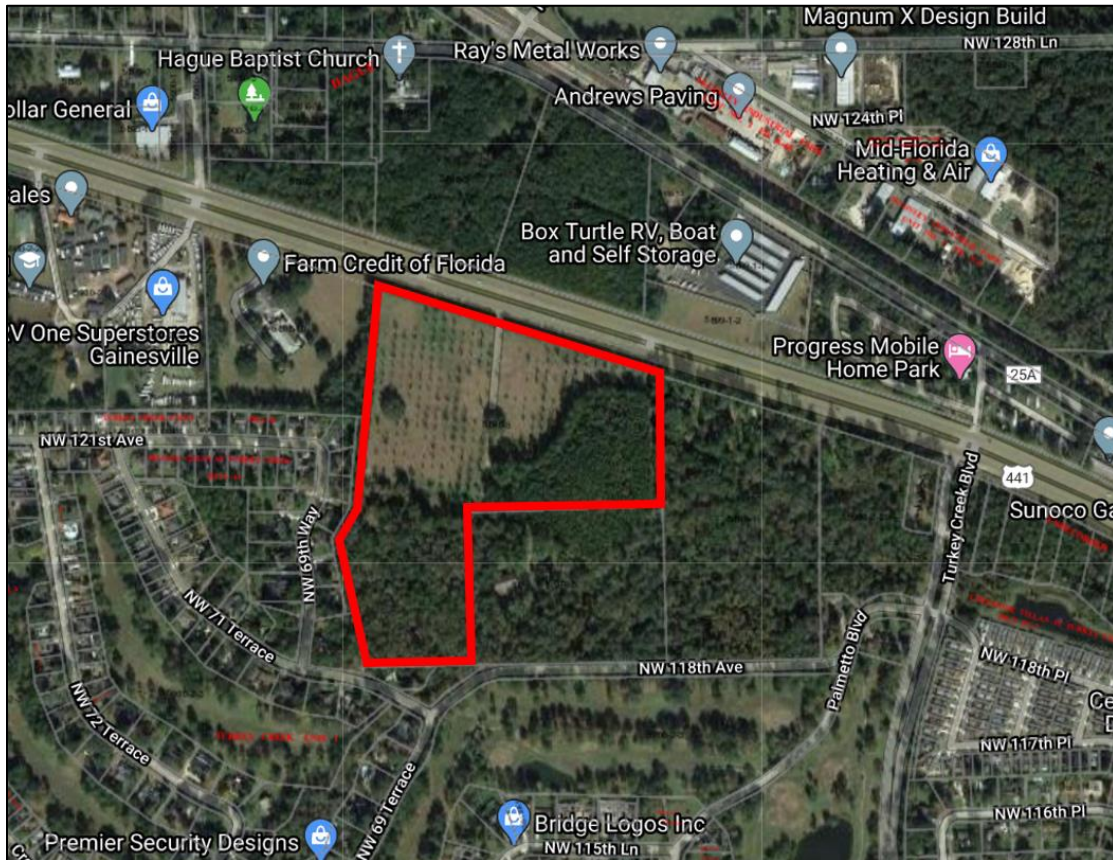
Q: The utilities that serve my property (including Duke Energy, GRU Gas) run through the property. Will the proposed rezoning affect my utilities?

A: No, the rezoning will not affect your utilities. Also, any future development would have to continue to provide utilities to your property. If they were to be modified, that would need to be done in coordination with the developer and yourself.

Q: How will I know if there is any proposed development in the future?

A: The City Code requires neighborhood meetings for any development over 1,000 SF in building area, so you would receive a notice at that time.

Rezoning Justification Report



Project Request: Rezoning application from Alachua County Agriculture to Community Commercial (CC) and RSF-4

Location: 12200 block of US Highway 441

Parcel Number: 05898-005-000

Acreage: Approximately 28.2 Acres

Prepared By: Clay Sweger, AICP, LEED AP
eda consultants, inc.

Agent for: 441 Development Group of Alachua County, LLC

Date: March 31, 2020 Revised (April 14, 2020 and May 8, 2020)

Table of Contents

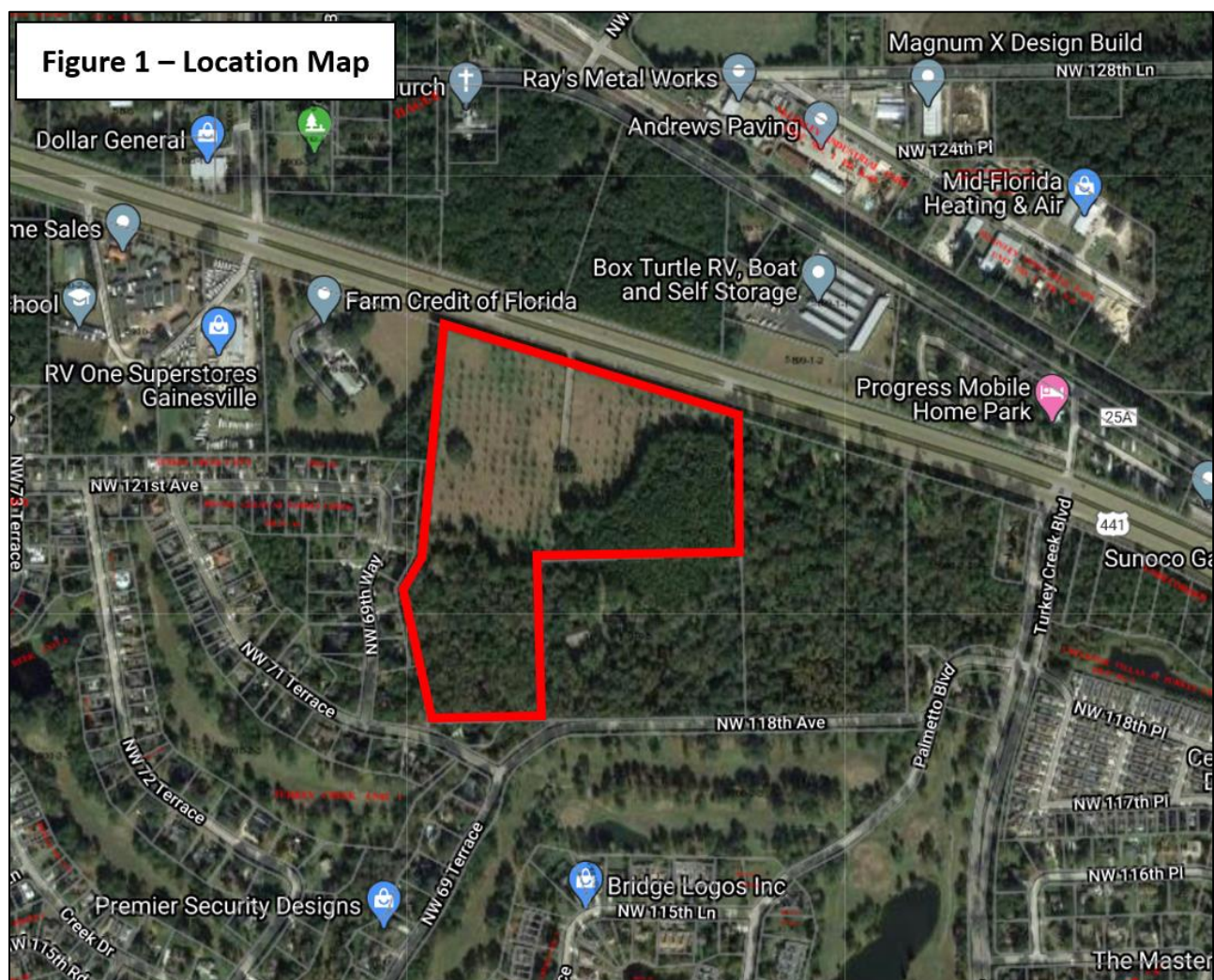
Background	1
Statement of Proposed Change	2
Comprehensive Plan Consistency	5
Public Facilities Analysis	15
Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas	19
Suitability Analysis	24

List of Figures

Figure 1: Location Map	1
Figure 2: Existing Zoning	2
Figure 3: Existing Future Land Use Map	3
Figure 4: Proposed Zoning	4
Figure 5: Surrounding Zoning and Uses	21
Figure 6: Wetlands	25
Figure 7: Soils	26
Figure 8: FEMA Flood Zones	27
Figure 9: Topography	28

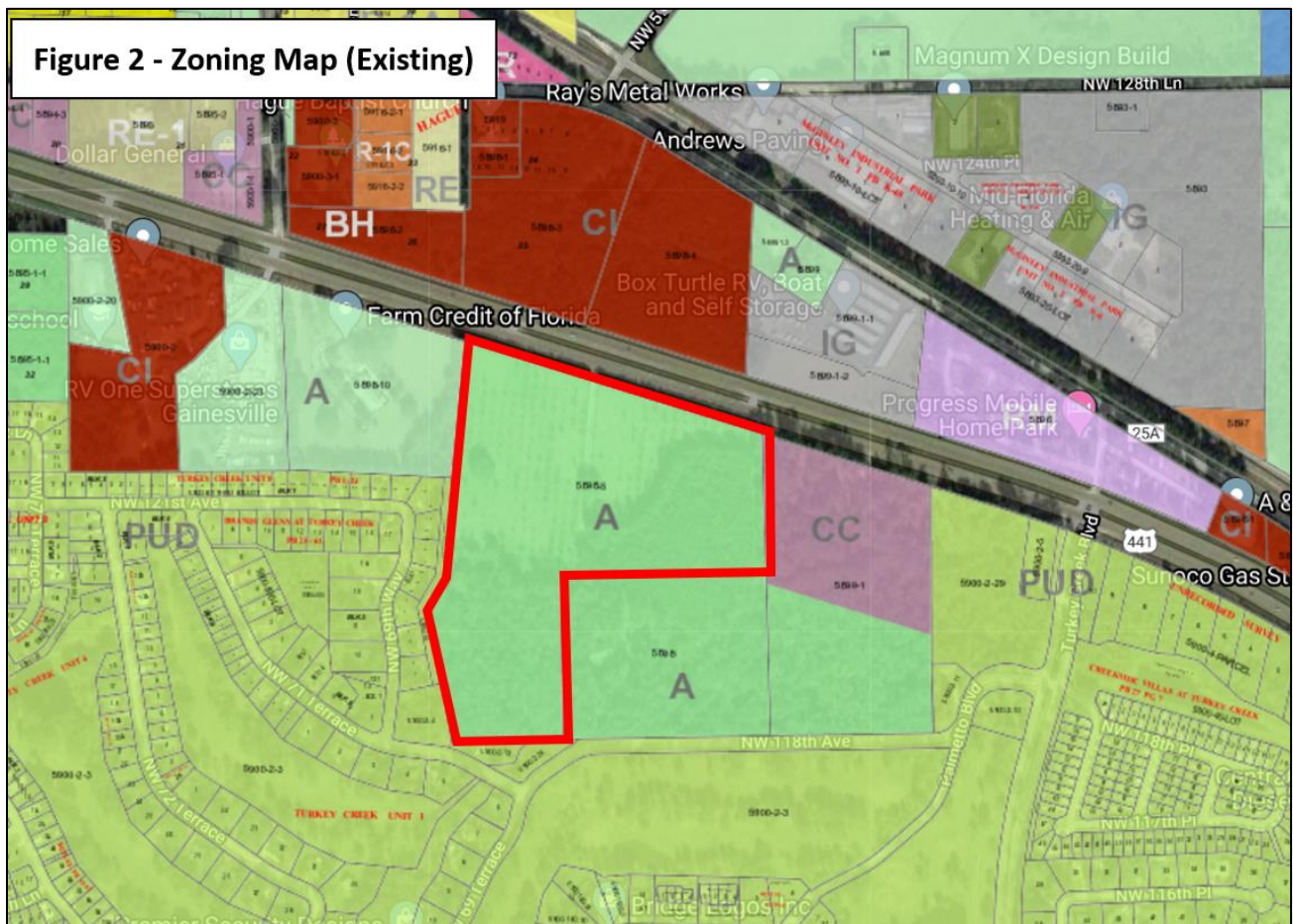
Background

The subject property is located at the 12200 block of NW US Highway 441 (see figure below). The proposal concerns the approximated 28.2 acre tax parcel 05898-005-000, which is located within Section 28, Township 8, Range 19. The future land use designation on the subject property is divided between Community Commercial (northern approximately 18 acres) and Moderate Density Residential (southern approximately 10.2 acres), approved by the City of Alachua in 2009. The current zoning on the parcel is Alachua County Agriculture, which is not consistent with the underlying land use designations. This proposal is to change the zoning of the northern approximately 18 acres to Community Commercial (CC) and the southern approximately 10.2 acres to RSF-4.



Statement of Proposed Change

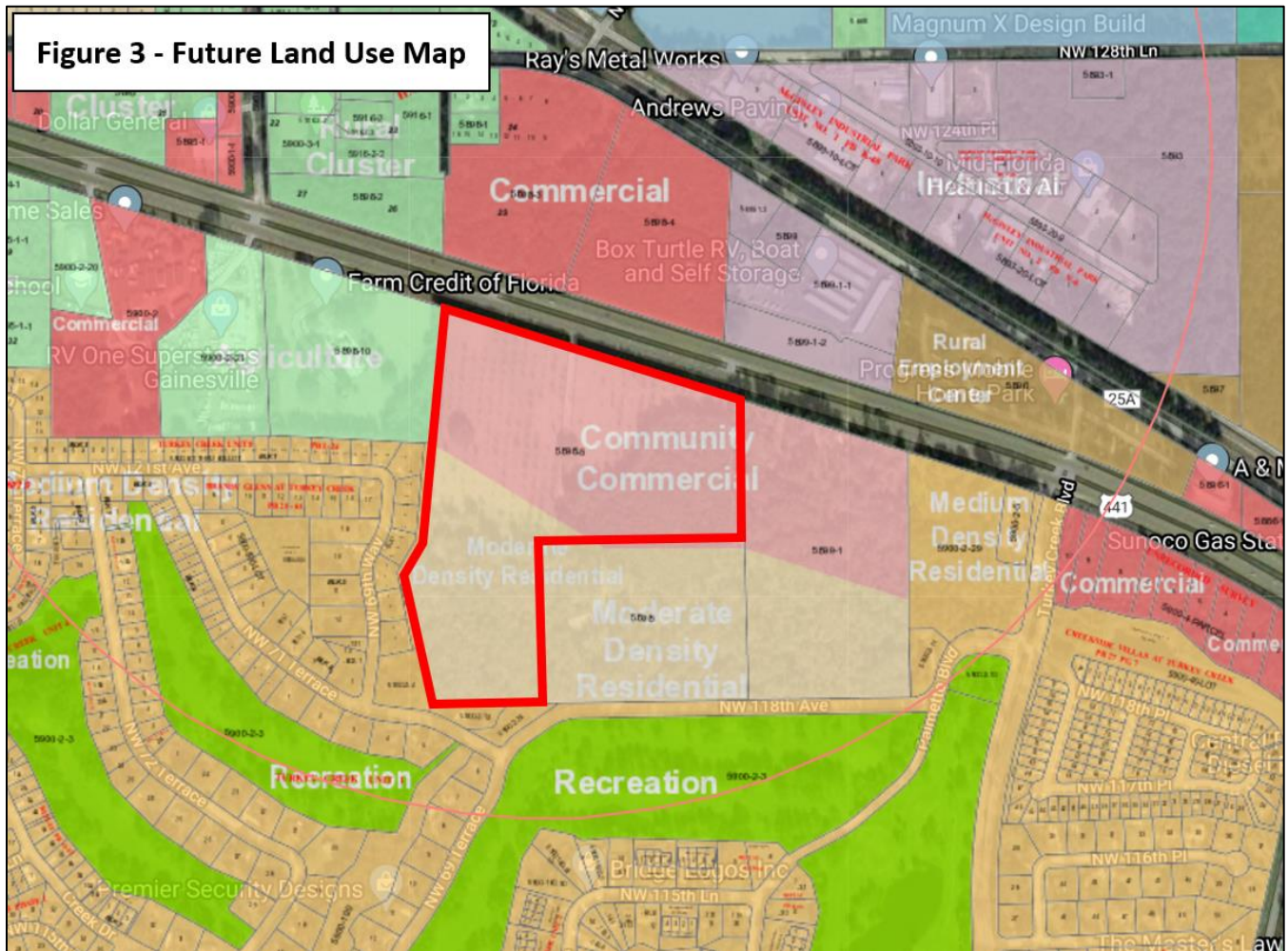
The property owner requests to amend the Official Zoning Atlas from Alachua County Agriculture to Community Commercial (CC) and RSF-4. Figure 2 below illustrates the existing zoning of the parcel of Alachua County Agriculture. The proposed rezoning would place a zoning designation that is consistent with the underlying land use designation of Community Commercial and Moderate Density Residential.



Currently, the subject property is partially utilized as an orchard and is bounded to the north by US 441 Farm Credit & Turkey Creek subdivision to the west, a single family residence and Turkey Creek subdivision to the south and a single family residence to the east.

Placing the Community Commercial zoning district on the northern portion of the property that has the underlying Community Commercial land use designation and direct access to a state arterial highway is logical and appropriate. In addition, the proposed RSF-4 zoning on the southern portion of the property is consistent with the surrounding residential uses.

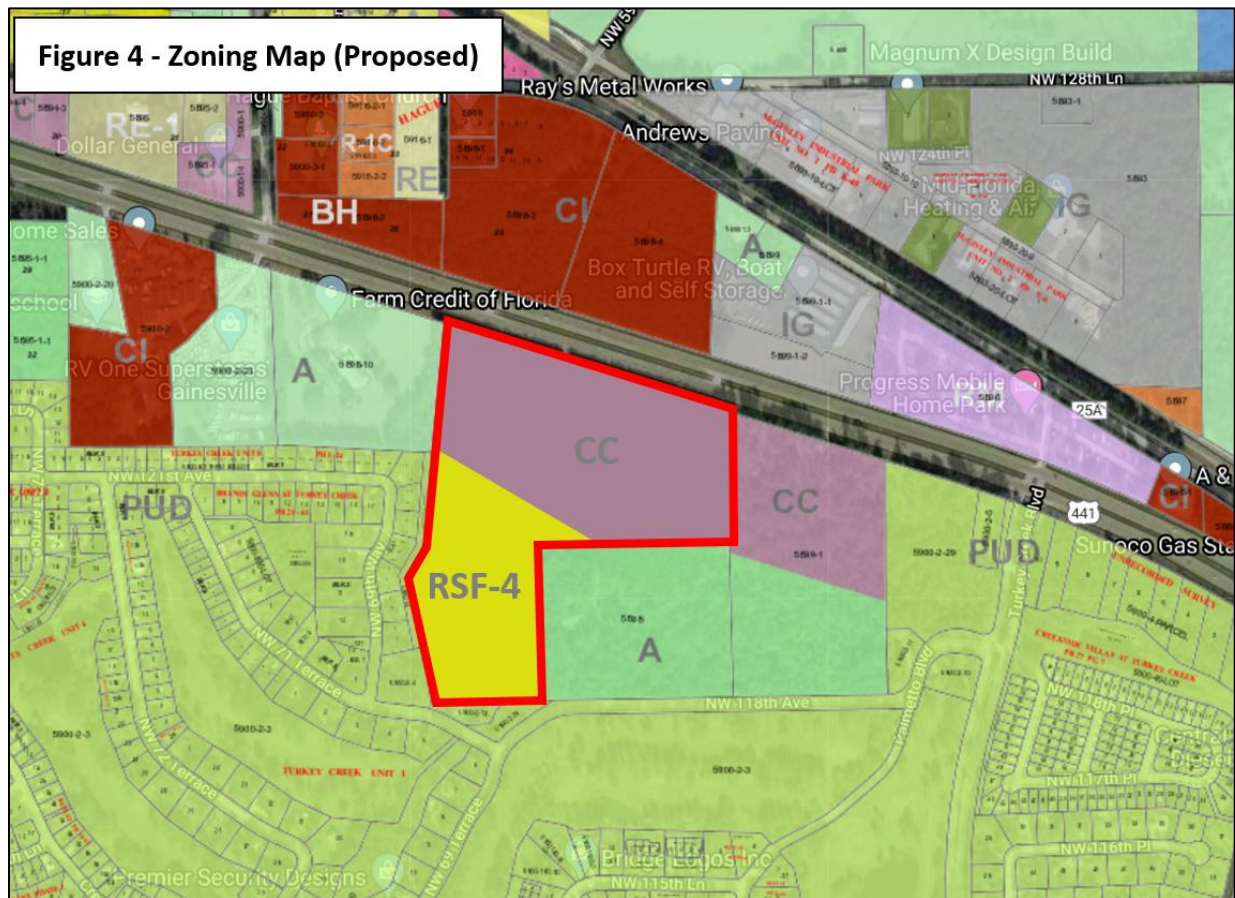
The future land use map is below:



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

In addition, the Land Development Code identifies the RSF-4 zoning as a district in which the principal use of land is single-family residential development at a moderate density for use in areas served by water and sewer systems. The regulations of this district are intended to discourage any use that would substantially interfere with the development of single-family dwellings and that would be detrimental to the residential nature of the district.

Figure 4 below illustrates the proposed zoning district designations on the subject property. Given the location of this property, a portion of which already has the matching Community Commercial land use designation, it is logical to change the property to CC zoning, which is consistent with the City's Comprehensive Plan Future Land Use Map. Existing design and performance standards in the City of Alachua Future Land Use Element Policy 1.3.d. and Sections 6.6.3 and 6.8 of the City of Alachua Land Development Code will ensure adequate buffering and design between any adjacent residential uses and the proposed Commercial uses on the property. In addition, the proposed RSF-4 zoning designation is consistent with the underlying land use designation of Moderate Density Residential and serves as an implementing zoning designation.



As described above, the proposed Community Commercial zoning district is appropriate for this property as it has arterial roadway frontage, provides goods and services to neighboring areas and provides for buffering to ensure compatibility with the neighbors. In addition, the RSF-4 zoning proposed on the southern portion of the property is appropriate as it allows the same residential uses as surrounding this area to the west, south and east.

Comprehensive Plan Consistency

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

Vision Element:

I. INTRODUCTION

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

II. VISION STATEMENT

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

III. GOALS TO IMPLEMENT THE VISION

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

Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they

work along the US 441 corridor. The US 441 corridor within the City of Alachua has increased in significance over the years. This urban development pattern is evident in the establishment of two (2) large Developments of Regional Impact and numerous high-tech and industrial related businesses. The City's Vision Statement includes Goal 1 which targets this area as the Corporate Corridor. This corridor has attracted businesses that serve the City as well as a larger regional market. The proposed rezoning will enhance the opportunity for a local business to grow at its existing location.

GOAL 4: Housing: The City of Alachua has a variety of housing options, from historic downtown neighborhoods to large lot agrarian developments. The City supports the provision of safe, affordable housing for all income levels. The City will encourage mixed-use development with affordable housing, workforce housing, senior housing, housing for the disabled and enhancements that strengthen and upgrade neighborhoods, thereby maintaining a livable community for all age groups.

Consistency: As indicated throughout this report, the Vision Element and goals to implement this vision embodies the intent of this zoning change application. The development of the subject property with commercial uses along US 441 within the area proposed as CC zoning will directly support the City's vision of encouraging business development along US 441. The proposed RSF-4 zoning on the portion of property furthest from US-441 will allow for residential development near this commercial area allowing future residents to live near they work along the US 441 corridor.

Future Land Use Element:

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

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

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

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

Objective 1.2: Residential: The City of Alachua shall establish three Residential land use categories to ensure an orderly urban growth pattern that makes the best use of available lands for residential development.

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

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

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

Consistency: The proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

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

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

Policy 1.3.d Design and performance standards

The following criteria shall apply when evaluating commercial development proposals:

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

3. *Open space provisions and balance of proportion between gross floor area and site size;*
4. *Adequacy of pervious surface area in terms of drainage requirements;*
5. *Placement of signage;*
6. *Adequacy of site lighting and intrusiveness of lighting upon the surrounding area;*
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles), including parking layout and drive aisles, and points of conflict;*
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*
10. *Performance based zoning requirements, which may serve as a substitute for or accompany land development regulations in attaining acceptable site design.*
11. *Commercial uses shall be limited to an intensity of less than or equal to .50 floor area ratio for parcels 10 acres or greater, .50 floor area ratio for parcels less than 10 acres but 5 acres or greater, a .75 floor area ratio for parcels less than 5 acres but greater than 1 acre, and 1.0 floor area ratio to parcels 1 acre or less.*

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

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

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

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

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

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

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

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

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

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

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

recessed somewhat from the roadway. Appropriate buffering shall be provided as part of any future development.

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

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

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

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

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

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

Consistency: The potential future development of this site as both a commercial site and a residential development is infill in nature based on the existing business on the patterns indicated on the existing City of Alachua future land use map. In addition, this property lies within the center of the 441 Corporate Corridor, which encourages non-residential development on the northern portion of this property.

Objective 5.1: Natural features:

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

Consistency: Any future development shall be conducted in a manner that ensures soil protection and provides sound engineering practices that work with the existing characteristics of the site. The entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

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

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

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

Transportation Element:

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

Community Facilities and Natural Groundwater Aquifer Recharge Element:

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

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

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

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

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

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

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

Conservation & Open Space Element:

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

Objective 1.1: Conservation Designations

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

Objective 1.2: Native Communities and Ecosystems

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

Objective 1.3: Listed Species

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

Objective 1.4: Air Quality

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

Objective 1.5: Soils

Consistency: As described in the 'Suitability Analysis' section of this application, the entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future

development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

Objective 1.6: Mineral Resources

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

Objective 1.7: Geological Resources

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

Objective 1.8: Hazardous Materials

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

Objective 1.9: Agriculture and Silviculture

Consistency: There is an orchard on the property and would be removed when/if that portion of the property is developed.

Objective 1.10: Wetlands

Consistency: According to the U.S. Fish and Wildlife Service National Wetlands Inventory map (see Figure 6), there is a wetland area associated with the branch of Turkey Creek that passes throughout the property. At the time of development review, the specific limits of these areas will be identified and will be protected by the applicable protection standards of the City of Alachua Comprehensive Plan and Land Development Regulations (LDR).

Objective 1.11: Open and Green Space

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

Objective 1.12: Water Resources

Consistency: A portion of Turkey Creek with an associated wetland does cross through the southern portion of the property and at the time of development, shall be specifically delineated and any required protective creek buffers shall be applied to the property. Future development on the subject property shall be connected to centralized water and sewer facilities and therefore, should not negatively affect the quality of local water resources.

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

Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

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

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

Intergovernmental Coordination Element:

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

Capital Improvements Element:

Public facilities are available to serve the project site and are currently operating within the acceptable level of service standards outlined within the Comprehensive Plan. However, during the development plan review process, any necessary required capital improvements agreed upon by the City and developer shall be provided.

Economic Element:

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

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

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

Objective 1.8 Real Estate Analysis

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

Consistency: The subject property is located in the center of the 441 Corporate Corridor and is in close proximity of properties containing commercial land use designations. Further, this zoning change of the northern portion of the property from Alachua County Agriculture to Community Commercial will allow for the growth and/or expansion of new businesses in the City of Alachua. Therefore, this parcel appears to be a prime location of commercial development, in accordance with the intent of this policy. In addition, the proposed RSF-4 residential zoning designation on the southern portion of the property will provide additional acreage for urban residential infill development activity.

Public Facilities Analysis (Concurrency Impact Analysis)

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

In accordance with LDR Article 2, Section 2.4.14(H) and Comprehensive Plan Future Land Use Element Policy 5.2.1, adequate public facilities are available to serve a maximum on-site development scenario. Specifically, the LDR states that "the necessary public facilities will be deemed available concurrent with the impacts of the proposed development if the sum of proposed development impacts when added to the existing demand and the capacity reservations are less than the maximum service volume on the affected facilities." Based upon maximum development scenarios, any proposed development allowed in the proposed Community Commercial and RSF-4 zoning districts will operate within the level of service standards outlined in the Code.

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

Zoning Designation	Acreage	Max. Density/Intensity	Max Development Scenario
CC	18 (MOL)	0.5 FAR	392,040 Square Feet
RSF-4	10.2 (MOL)	4 UPA	40 Units

Traffic:

Maximum Development Scenario – Proposed Zoning

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (ADT)
820	392,040 SF	Shopping Center	37.75 / 1,000 SF	14,799

210	40	Single Family	9.52/Unit	381
Total Daily Trips (ADT)				15,180

ITE CODE	UNITS	DESCRIPTION	RATE	DAILY TRIPS (PM PEAK)
820	392,040 SF	Shopping Center	3.81 / 1,000 SF	1,493
210	40	Single Family	0.99/Unit	40
Total Daily Trips (PM PEAK)				1,533

Increase in Daily Trips

- ADT: 15,180 ADT
- PM PEAK: 1,533 ADT

Affected Roadway Segments

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

Trip Distribution on Affected Roadway Segments

- 100% Distribution on US 441 Segment 6 (15,180 ADT, 1,533 PM Peak)
- 70% Distribution on US 441 Segment 7 (10,626 ADT, 1,073 PM Peak)
- 30% Distribution on US 441 Segment ¾ (4,554 ADT, 460 PM Peak)

Level of Service Analysis / Affected Roadway Segments (ADT)

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	45,700	43,000	45,700
Existing Traffic and Reserved Trips	21,850	23,279	24,307
Project Trips (Net ADT)	15,180	10,626	4,554
Available Capacity	8,670	9,095	16,839

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

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

Traffic System Category	US 441 Segment 6	US 441 Segment 7	US 441 Segment 3/4
Maximum Service Volume	4,110	3,870	4,110
Existing Traffic and Reserved Trips	2,014	2,082	2,433
Project Trips (Net PM Peak)	1,533	1,073	460
Available Capacity	563	715	1,217

Note: Segment numbers and traffic data from COA Table 2 Concurrency Report and subsequent updates up to January 2020

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

Sanitary Sewer:

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

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

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

Sanitary Sewer Impact per Net Change

Sanitary Sewer Impact – Proposed Zoning ¹	49,204 GPD
--	------------

1. Per 64E-6.008, F.A.C. (Shopping Center): $(18 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 39,204 \text{ GPD}$
2. Formula for Single Family: 250 Gal/Unit per day: $250 \times 40 = 10,000 \text{ GPD}$

Sanitary Sewer Impacts

System Category	GPD
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows	729,000
Reserved Capacity	127,878
Project Demand	49,204
Residual Capacity	593,918

Source:

City of Alachua Public Services Department, January 2020

Potable Water:

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

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

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

Potable Water Impact per Net Change

Potable Water Impact – Proposed Zoning ¹	50,204 GPD
---	------------

1. Per 64E-6.008, F.A.C. (Shopping Center): $(18 \text{ AC} \times 43,560 \text{ SF/AC} \times 0.5 \text{ FAR}) \times 0.1 \text{ GAL/SF} = 39,204 \text{ GPD}$
2. Formula for Single Family: 275 Gal/Unit per day: $275 \times 40 = 11,000 \text{ GPD}$

Potable Water Impacts

System Category	GPD
Current Permitted Capacity	2,300,000
Less Actual Potable Water Flows	1,295,603
Reserved Capacity ²	135,767
Project Demand	50,204
Residual Capacity	818,426

Source:

City of Alachua Public Services Department, January 2020

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	931 Tons
---	----------

1. Formula*: $((12 \text{ lbs per } 1,000 \text{ SF/day} \times 392,040 \text{ SF}) \times 365 \text{ days/year}) / 2,000 = 858 \text{ Tons/Year}$

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

2. Formula: $0.73 \text{ tons/per capita per year} (40 \text{ units} \times 2.5/\text{unit} \times 0.73 = 73 \text{ Tons/Year})$

Recreation:

The proposed rezoning to RSF-4 will provide allow up to 40 residential units with a maximum potential impact of $40 \text{ DU} \times 2.37 \text{ persons/DU} \times 5 \text{ acres}/1,000 \text{ persons} = 0.47 \text{ acres}$. As shown in the following table, there is adequate available recreation acreage available to support this development.

Table 5a. Recreational Impacts - Final Development Orders	
System Category	Acreage
Existing City of Alachua Recreation Acreage ¹	135.48
Acreage Required to Serve Existing Population ²	50.78
Reserved Capacity ³	2.22
Available Recreation Acreage	82.49
1. Table 5c. Recreational Facilities 2. Bureau of Economic & Business Research, University of Florida, Estimates of Population by County and City in Florida (2018); Policy 1.2.b, Recreation Element Formula: $10,155 \text{ persons} / (5 \text{ acres} / 1,000 \text{ persons})$ 3. Table 1	

Drainage:

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

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

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

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

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

(1) Competent Substantial Evidence Provided

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

(a) Consistent with Comprehensive Plan

Consistency: The rezoning application is consistent with the Comprehensive Plan as indicated in the Comprehensive Plan Consistency section of this report. The proposed CC and RSF-4 zoning districts are the implementing districts for the CC on Moderate Density Residential land use designations. In addition, this property is located along the US 441 Corporate Corridor which the Comprehensive Plan promotes the northern portion of the property as a commercial area.

(b) Consistent with Ordinances

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

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

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

(c) Logical Development Pattern

Consistency: The rezoning request will create a logical development pattern. It will allow the expansion commercial of business along the 441 Corporate Corridor (in the proposed CC zoning area), thus resulting in an infill pattern. In recent years, this area has grown more commercial in nature, including City-approved applications for additional commercial zoning in the vicinity of the subject property. In addition, the subject property is located along an arterial state road in the urban core of the City and centralized public utilities presently serve the site. The proposed CC zoning will thus be a logical extension of this current development pattern. The proposed RSF-4 zoning area will also allow for infill development in a manner that is compatible with the surrounding areas.

(d) Pre-Mature Development

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

(e) Incompatible with Adjacent Lands

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

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

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

- North:* US 441 / Undeveloped Property
CI Zoning
- East:* Vacant Land / Single Family Residence
CC / Ag Zoning
- West:* Farm Credit / Turkey Creek Subdivision
Agriculture / PD Zoning
- South:* Turkey Creek Subdivision
PUD Zoning



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

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

6.6.3 Residential protection standards.

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

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

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

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

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

(f) *Adverse Effect on Local Character*

Consistency: The proposed rezoning will not result in an adverse effect on the local character of the area. The subject property is located in the urbanized area of the City in an area that has increasingly become more commercial in character. In addition, the property is located along a major arterial (US 441 corridor). The proposed CC zoning is compatible with the highway-oriented development along US 441. In addition, the proposed RSF-4 zoning in the southern portion of the property is compatible with the surrounding residential uses in the area.

(g) Not Deviate from Pattern of Development

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

(h) Encourage Sprawl

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

Urban Sprawl Indicators

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

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

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

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

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

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

Consistency: The subject property does contain a remnant agricultural use (orchard) on the property.

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 from Alachua County Agriculture will provide commercially-zoned land along the US 441 corridor along with supportive residential uses in a strategic location that will serve the needs of the local community.

(i) *Spot Zoning*

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

(j) *Public Facilities*

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

(k) *No Adverse Effect on the Environment*

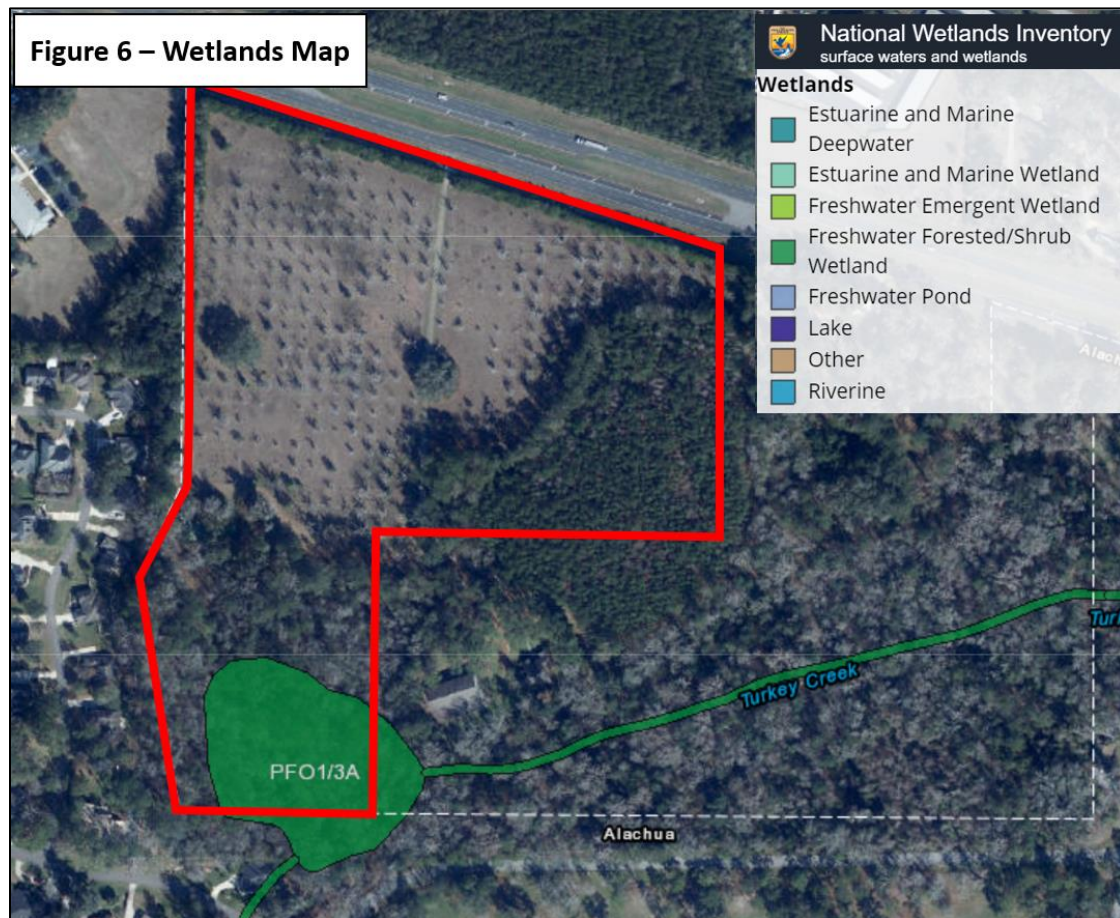
Consistency: As demonstrated in the Suitability Analysis section of this report (see below), the only environmentally sensitive area on the project site is Turkey Creek at the southern edge and will be avoided/protected per Code and therefore, there is no adverse effect on the environment due to this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

Suitability Analysis

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

Wetlands / Creeks:

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



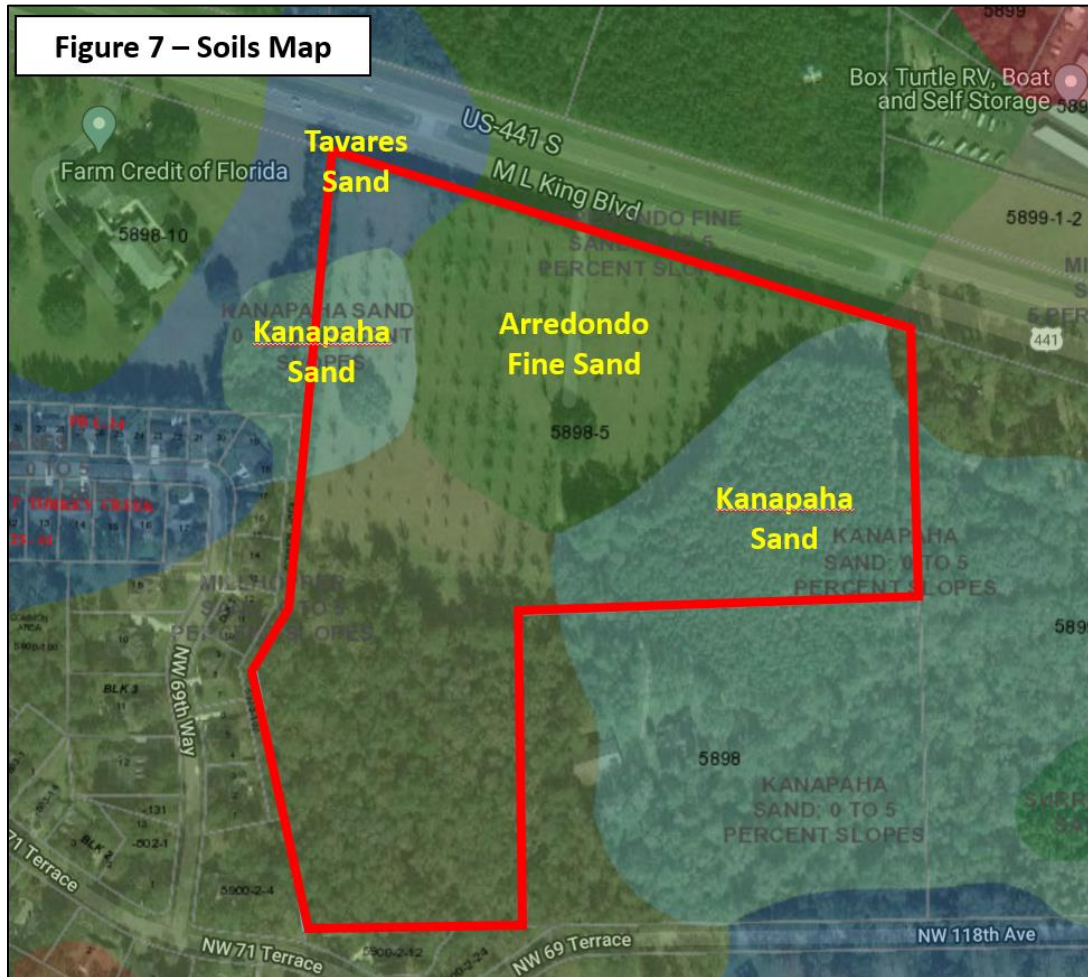
At a minimum, any development proposed on the property in the future shall adhere to the surface water buffer requirements found in Policy 1.12.d of the Conservation and Open Space Element of the Comprehensive Plan. These buffers are indicated below:

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

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

Soils:

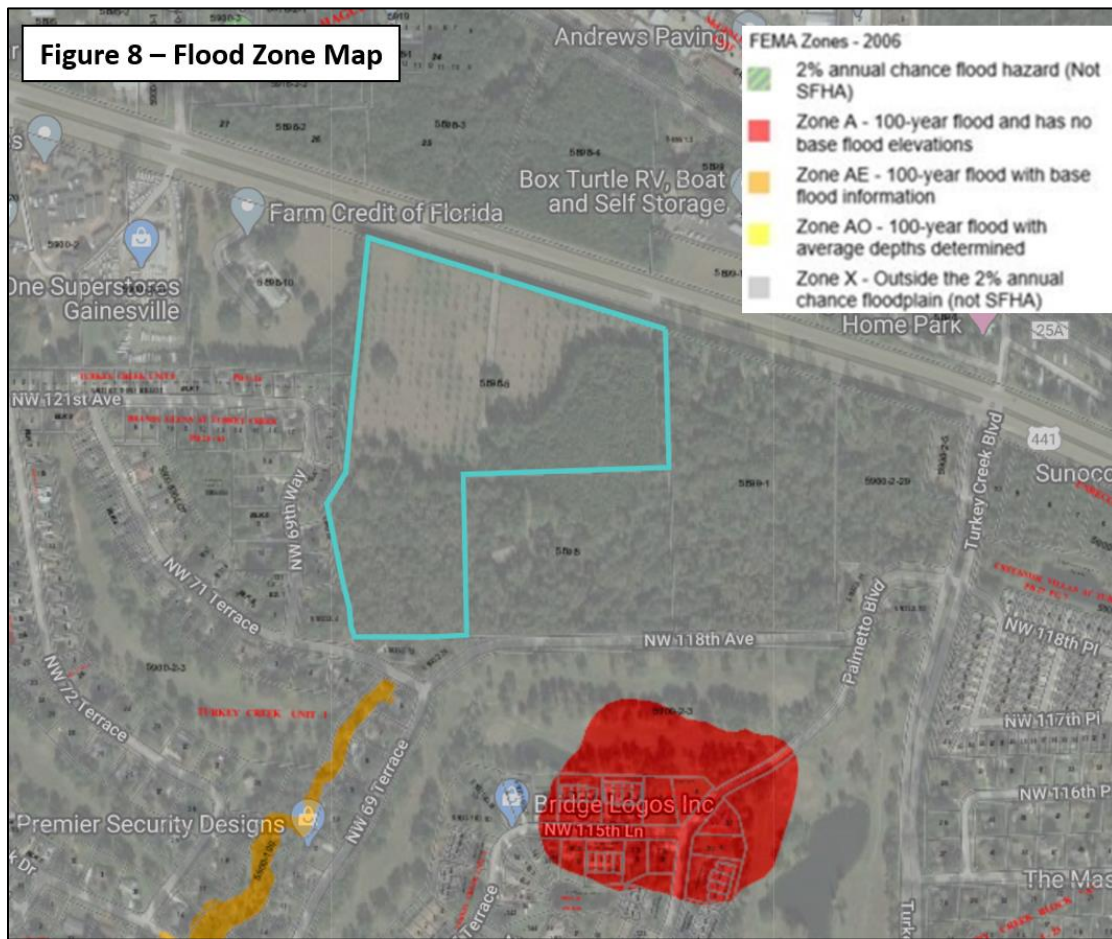
The following map (Figure 7) illustrates the soil types for the subject property and the immediate area:



The entire parcel has Arredondo Sand: 0-5 Percent Slopes, Kanapaha Sand: 0-5 Percent Slopes and Tavares Sand: 0-5 Percent Slopes. According to the *Soil Survey of Alachua County Florida*, all are level and/or gently sloping with Tavares and Arredondo fairly well drained and Kanapaha more poorly drained. As a majority of the site along US 441 to be developed has Arredondo and/or Tavares sand, soil conditions do not pose any impediments to development in these areas due to existing site conditions. The portions of Kanapaha sand that may be within future development area will be properly analyzed by geotechnical and civil engineers to ensure that proper site drainage will be provided as part of development.

100-Year Flood Zone / Flood Potential:

The subject parcel is not located within the FEMA 100-year flood zone, as indicated in Figure 8. Therefore, no issues related to flood potential are associated with this property.



Wellfield Protection Zone:

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

Topography:

Figure 9 illustrates the topography on the subject parcel. The parcel elevation decreases slightly from north (US 441) to the southernmost portion of the property, which includes an existing creek area.

