



## **Planning and Zoning Board Agenda June 13, 2017**

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**Chair Gary Thomas**

**City Manager Traci L. Gresham**

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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### **Planning and Zoning Board At 6:00 PM**

**Meeting Date:** June 13, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

<p><b>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</b></p>
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<h2><b>PLANNING AND ZONING BOARD MEETING AGENDA</b></h2>
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### **CALL TO ORDER**

### **INVOCATION**

### **PLEDGE TO THE FLAG**

### **APPROVAL OF THE AGENDA**

#### **I. OLD BUSINESS**

#### **II. NEW BUSINESS**

- A. Approval of the Minutes of the May 9, 2017 PZB Meeting
- B. Site-Specific Amendment to the Official Zoning Atlas: A request by Kathy Hattaway, AICP, of

Poulos & Bennett, Inc., applicant and agent for M3 Alachua LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Residential Multiple Family – 8 (RMF-8) to Planned Development – Residential (PD-R) on a ±35.82 acre subject property. Consisting of Tax Parcels 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).

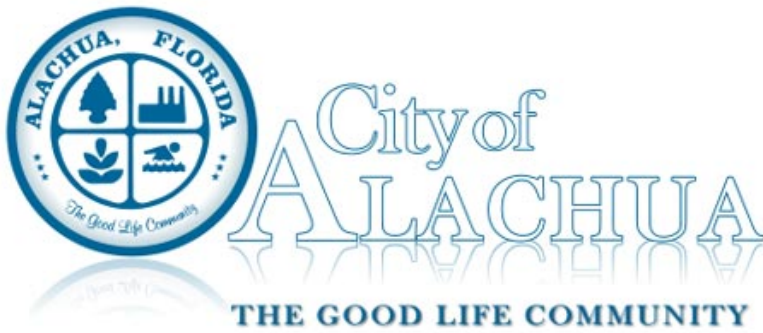
- C. HighPoint Crossing Preliminary Plat: A request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a ±30.57 acre subject property, consisting of a ±14.57 acre project area. A portion of Tax Parcel 03049-000-000 and Tax Parcel 03049-003-000 (Quasi-Judicial Hearing).

### **III. BOARD COMMENTS/DISCUSSION**

### **IV. CITIZENS COMMENTS**

### **ADJOURN**





## Board/Committee Agenda Item

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**MEETING DATE:** 6/13/2017

**SUBJECT:** Approval of the Minutes of the May 9, 2017 PZB Meeting

**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Approve the minutes of the May 9, 2017 Planning & Zoning Board (PZB) Meeting.

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### **Summary**

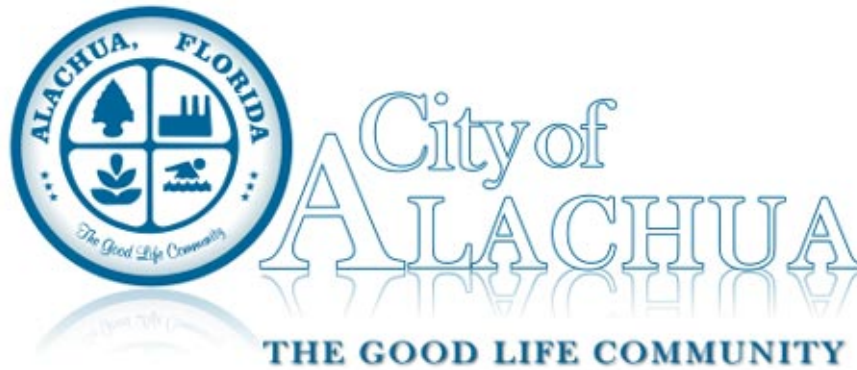
Approve the minutes of the May 9, 2017 Planning & Zoning Board (PZB) Meeting.

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**ATTACHMENTS:**

Description

- ▣ PZB Minutes 5/9/2017



## **Planning and Zoning Board Minutes May 9, 2017**

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**Chair Gary Thomas**

**City Manager Traci L. Gresham**

Vice Chair Dayna Miller

Member Fred Hilton

Member Anthony Wright

Member Virginia Johns

School Board Member Rob Hyatt

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**Planning and Zoning Board  
At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** May 9, 2017

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

<p><b>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</b></p>
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<h2><b>PLANNING AND ZONING BOARD MEETING MINUTES</b></h2>
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### **CALL TO ORDER**

Chair Gary Thomas called the meeting to order. Vice Chair Dayna Miller and Member Fred Hilton were absent.

### **INVOCATION**

Member Anthony Wright led the invocation.

### **PLEDGE TO THE FLAG**

The Board led the Pledge of Allegiance.

## APPROVAL OF THE AGENDA

There were no changes to the Agenda.

### I. OLD BUSINESS

None.

### II. NEW BUSINESS

- A. Approval of the Minutes of the March 14, 2017 PZB Meeting

**Member Virginia Johns motioned to accept the minutes; seconded by Member Anthony Wright. Passed by unanimous consent.**

- B. Approval of the Minutes of the April 18, 2017 PZB Meeting

**Member Virginia Johns motioned to accept the minutes; seconded by Member Anthony Wright. Passed by unanimous consent.**

- C. Site Plan - San Felasco Hammock State Park Shop Building: A request by Michael Freidin of George & Associates, Consulting Engineers, Inc., applicant and agent for the State of Florida, property owner, for consideration of a Site Plan for the construction of a ±2,030 square foot shop building on a ±.33 acre project area on a ±300 acre subject property. Tax Parcel No. 04033-000-000 (Quasi-Judicial)

Planner Adam Hall, AICP, presented the Staff Report.

Michael Friedin, of George and Associates, Inc., Applicant and Agent for the property owner, acknowledged the applicant's agreement to the conditions recommended by Staff and availed himself for questions.

Member Virginia Johns requested clarification for the applicability of Site Plan review for the project.

Planner Adam Hall, AICP, responded to the question.

**Member Virginia Johns moved the based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Site Plan, subject to the 2 (two) conditions provided in Exhibit "A" and on page 15 of the May 9, 2017 Staff Report to the Planning & Zoning Board; seconded by Member Anthony Wright.**

**Motion Passed 3-0 in a roll call vote.**

### III. BOARD COMMENTS/DISCUSSION

Member Virginia Johns thanked the applicant for improving the facilities at San Felasco Hammock State Park.

Planning & Community Development Director Kathy Winburn, AICP, stated that a Planning & Zoning Board Meeting will be held on June 13.

#### **IV. CITIZENS COMMENTS**

None.

#### **ADJOURN**

ATTEST:

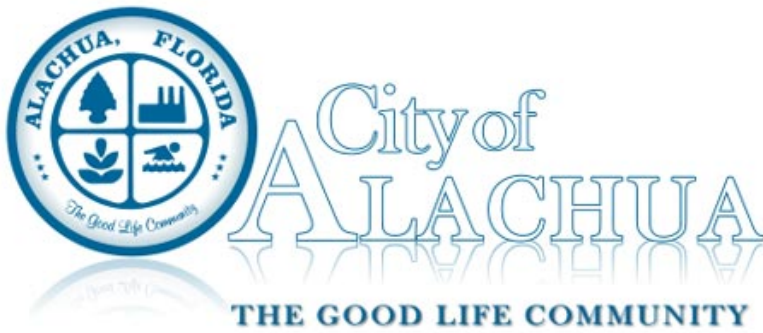
PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison



## Board/Committee Agenda Item

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**MEETING DATE:** 6/13/2017

**SUBJECT:** Site-Specific Amendment to the Official Zoning Atlas: A request by Kathy Hattaway, AICP, of Poulos & Bennett, Inc., applicant and agent for M3 Alachua LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Residential Multiple Family – 8 (RMF-8) to Planned Development – Residential (PD-R) on a ±35.82 acre subject property. Consisting of Tax Parcels 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).

**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit “A” of the June 13, 2017, Staff Report to the Planning & Zoning Board, upon making the following motion:

*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit “A” and located on page 35 of the June 13, 2017, Staff Report to the Planning & Zoning Board.*

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### Summary

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Kathy Hattaway, AICP, of Poulos & Bennett, Inc., applicant and agent for M3 Alachua LLC, property owner, for the consideration of the rezoning of the subject property from Residential Multiple Family – 8 (“RMF-8”) to Planned Development – Residential (“PD-R”).

The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006, and is approximately 35.82 acres in size. The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

The subject property presently has a Medium Density Residential Future Land Use Map (FLUM) Designation, however, the property owner has concurrently submitted a Large Scale Comprehensive Plan Amendment (LSCPA) application which proposes to amend the FLUM Designation of the subject property to Moderate Density Residential (the LSCPA application was heard by the Planning & Zoning Board at its March 14, 2017 meeting, and by the City Commission at its April 10, 2017 meeting). The proposed Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 143 dwelling units for the subject property).

The proposed PD-R zoning district would permit a maximum of 143 single-family residential units on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

Development of the subject property would place residential areas primarily in the central, western, and northern portions of the site, with common area, open space, and stormwater management facilities located in the central/southeastern portion of the site. Access to the proposed development would be provided by a single ingress/egress connection to NW 173<sup>rd</sup> Street in the central portion of the site. An additional emergency ingress/egress connection to NW 173<sup>rd</sup> Street would be provided in the southern portion of the site. The proposed development would provide for a future connection to vacant lands to the west of the subject property.

The proposed development would consist of three (3) phases: Phase 1 (50 units); Phase 2 (53 units); and Phase 3 (40 units). Phase 1 would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans. Phase 2 would be required to commence construction within three (3) years of the approval of Construction Plans, and Phase 3 would be required to commence construction within five (5) years of the approval of Construction Plans.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Alachua West PD-R does **NOT** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Alachua West PD-R.

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#### **ATTACHMENTS:**

##### Description

- ▢ Staff Report
- ▢ Alachua West (2017) PD Master Plan
- ▢ Draft Alachua West (2017) PD-R PD Ordinance
- ▢ Draft Planned Development Agreement for Alachua West (2017) PD-R Project
- ▢ Staff Supporting Application Materials
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 6/13/17 PZB Hearing



# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 13, 2017

**SUBJECT:** A request to amend the Official Zoning Atlas from Residential Multiple Family – 8 (“RMF-8”) to Planned Development – Residential (“PD-R”)

**APPLICANT/AGENT:** Kathy Hattaway, AICP, of Poulos & Bennett, LLC

**PROPERTY OWNER:** M3 Alachua LLC

**LOCATION:** West of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street

**PARCEL ID NUMBERS:** 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

**ACREAGE:** ±35.82 acres

**PROJECT PLANNER:** Justin Tabor, AICP

**RECOMMENDATION:** Staff recommends that the Planning & Zoning Board transmit the Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to the City Commission with a recommendation to approve the application, subject to the 26 conditions provided in Exhibit “A” of this Staff Report.

**RECOMMENDED MOTION:** *Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff’s recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the application to the City Commission, with a recommendation to approve, subject to the 26 conditions provided in Exhibit “A” and located on page 35 of the June 13, 2017, Staff Report to the Planning & Zoning Board.*



## SUMMARY

The proposed Site Specific Amendment to the City of Alachua Official Zoning Atlas (Rezoning) is a request by Kathy Hattaway, AICP, of Poulos & Bennett, Inc., applicant and agent for M3 Alachua LLC, property owner, for the consideration of the rezoning of the subject property from Residential Multiple Family – 8 (“RMF-8”) to Planned Development – Residential (“PD-R”).

The subject property is comprised of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006, and is approximately 35.82 acres in size. The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street. The subject property is currently undeveloped, except for one dilapidated barn on site.

The subject property presently has a Medium Density Residential Future Land Use Map (FLUM) Designation, however, the property owner has concurrently submitted a Large Scale Comprehensive Plan Amendment (LSCPA) application which proposes to amend the FLUM Designation of the subject property to Moderate Density Residential (the LSCPA application was heard by the Planning & Zoning Board at its March 14, 2017 meeting). The proposed Moderate Density Residential FLUM Designation would permit a density of 0 – 4 dwellings per acre (a maximum of 143 dwelling units for the subject property). The proposed PD-R zoning district would permit a maximum of 143 single-family residential units on the subject property, which is consistent with the maximum density of the proposed FLUM Designation.

Development of the subject property would place residential areas primarily in the central, western, and northern portions of the site, with common area, open space, and stormwater management facilities located in the central/southeastern portion of the site. Access to the proposed development would be provided by a single ingress/egress connection to NW 173<sup>rd</sup> Street in the central portion of the site. An emergency ingress/egress connection to NW 173<sup>rd</sup> Street would be provided in the northeastern portion of the site for Phase 1, which would be replaced by an emergency ingress/egress in the southeastern portion of the site upon construction of Phase 2. The proposed development would provide for a future connection to vacant lands to the west of the subject property.

The proposed development would consist of three (3) phases: Phase 1 (50 units); Phase 2 (53 units); and Phase 3 (40 units). Phase 1 would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans. Phase 2 would be required to commence construction within three (3) years of the approval of Construction Plans, and Phase 3 would be required to commence construction within five (5) years of the approval of Construction Plans.

The general purpose of the Planned Development zoning districts is described by Section 3.6.1(A) of the Land Development Regulations (LDRs) as follows:

The Planned Development (PD) districts are established for the purpose of encouraging innovative land planning and site design concepts that conform to community quality of



life benchmarks and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals by:

**(1) *Increasing Flexibility***

Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots;

**(2) *Greater Freedom to Provide Access, Open Space, and Amenities***

Allowing greater freedom in selecting the means to provide access, open space, and design amenities;

**(3) *Greater Freedom to Provide Mix of Uses and Housing Types***

Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, lot sizes, and densities;

**(4) *Providing Greater Opportunity for More Efficient Land Use Patterns***

Providing for an efficient use of land resulting in smaller networks of utilities and streets and thereby lowering development and housing costs;

**(5) *Promoting Quality Design and Environmentally Sensitive Development Through Site Characteristics***

Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses; and

**(6) *Quality Design Through Density Increases***

In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in base densities or floor area ratios when such increases can be justified by superior design or the provision of additional amenities such as public open space.

The purpose of the PD-R zoning district is described by Section 3.6.1(B)(1) of the LDRs as follows:

The purpose of the Planned Development-Residential (PD-R) District is to provide a mix of residential uses using innovative and creative design elements, while at the same time providing an efficient use of open space. Commercial uses may be allowed in the PD-R District primarily to serve the needs of the residents in the development.

While Section 3.6.1(B)(1) permits commercial uses within the PD-R zoning district, the Alachua West PD-R does ***NOT*** propose any commercial uses. Such areas must be shown on the PD Master Plan for a PD-R, and no such areas are shown/proposed on the PD Master Plan for the Alachua West PD-R.

## EXISTING USES

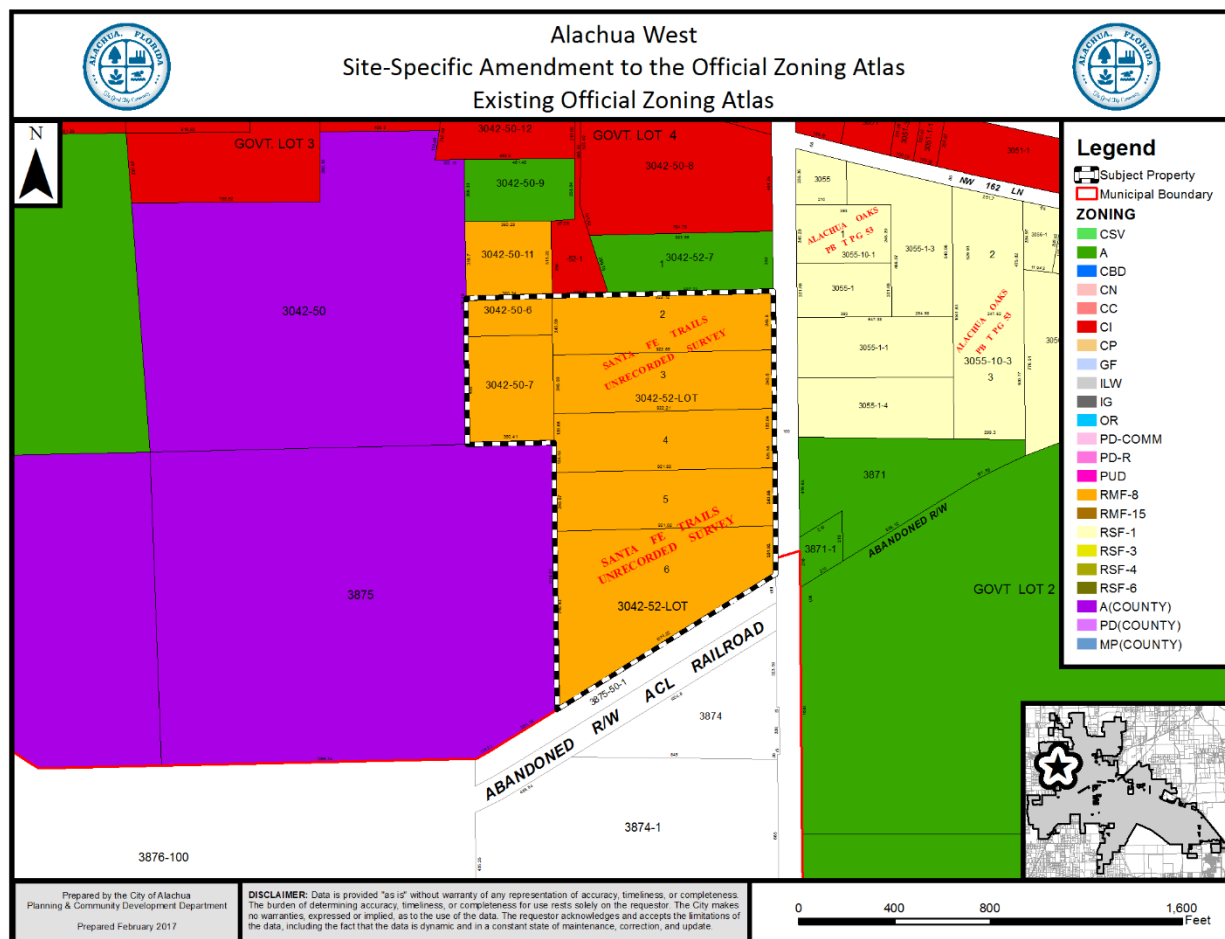
The subject property is currently undeveloped, except for one dilapidated barn on site.

# EXISTING/PROPOSED ZONING DISTRICT COMPARISON

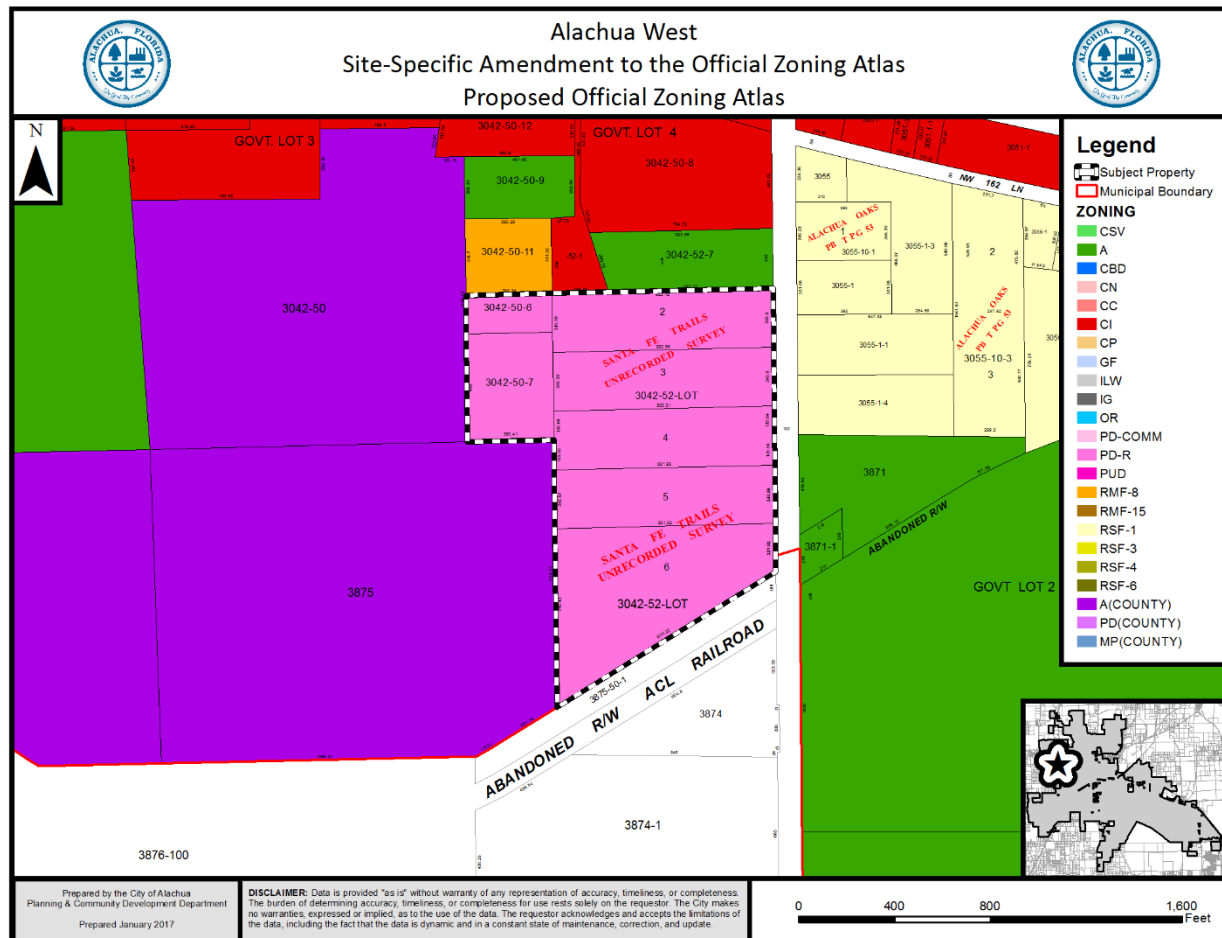
The matrix below provides an analysis of the maximum gross density, floor area ratio, and typical uses permitted within the existing and proposed zoning districts:

	Existing Zoning District	Proposed Zoning District
<b>Zoning District:</b>	Residential Multiple Family – 8 (RMF-8)	Planned Development – Residential (PD-R)
<b>Max. Gross Density:</b>	8 dwelling units per acre <i>Maximum 286 dwelling units maximum on the subject property</i>	Established by PD Master Plan <i>143 dwelling units for entire development</i>
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Permitted Uses:</b>	Multiple-Family Dwellings; Live/Work Dwellings; Single-Family Attached Dwellings; Single-Family Detached Dwellings; Townhouses; Two-to-Four Family Dwellings; Community Residential Homes;	Single Family Detached Dwellings; Recreational Uses as Further Specified on PD Master Plan

**Map 1. Existing Official Zoning Atlas with Subject Property**



## Map 2. Proposed Official Zoning Atlas with Subject Property



## SURROUNDING USES

The subject property is located west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street.

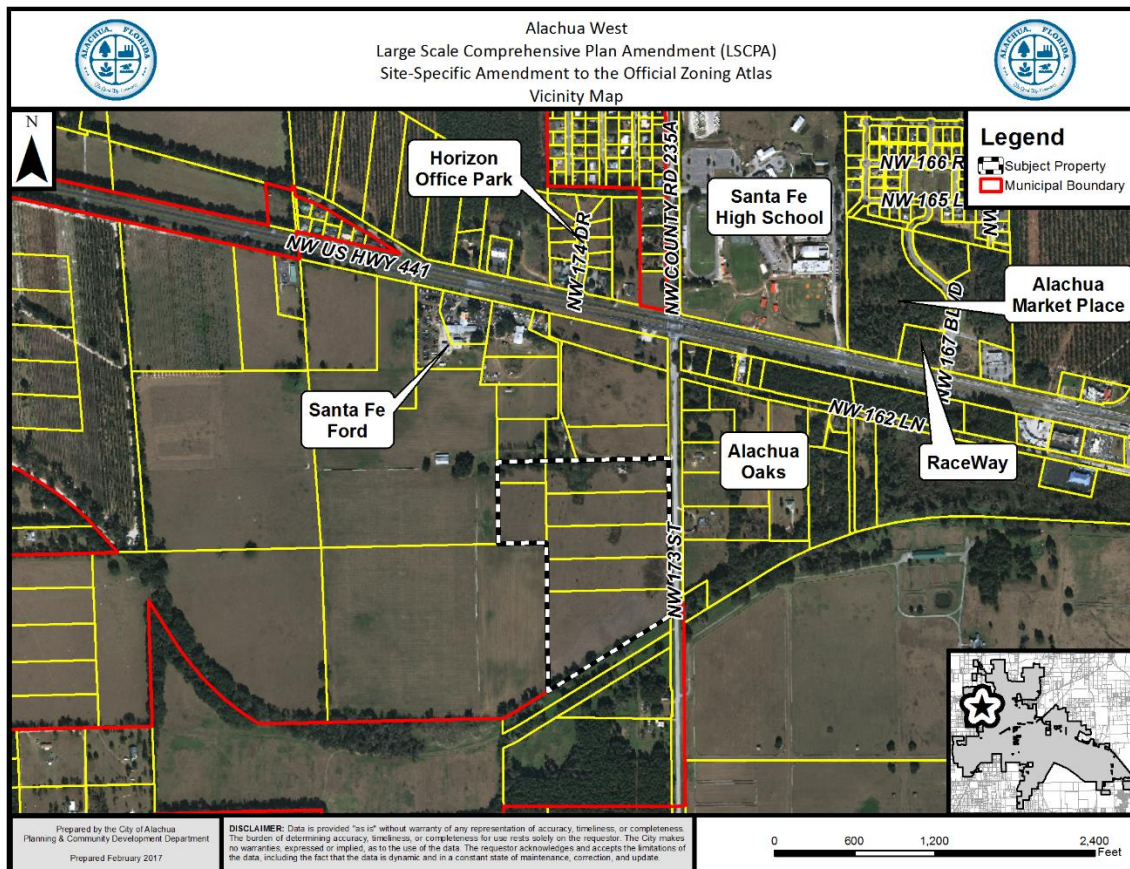
The existing uses, Future Land Use Map ("FLUM") Designations, and zone districts of the surrounding area are identified in Table 1. Map 3 provides an overview of the vicinity of the subject property.

*NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.*

**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Agriculture; Commercial; Medium Density Residential	Agriculture (A); Commercial Intensive (CI)
South	Vacant Lands; Single Family Residence	Rural/Agriculture (County)	Agricultural (County)
West	Vacant Lands	Agriculture	Agriculture (A)
East	Vacant Lands; Single Family Residences	Agriculture; Moderate Density Residential	Agriculture (A); Residential Single Family – 1 (RSF-1)

**Map 3. Vicinity Map**



**Table 2. Parcels Subject to this Rezoning**

<b>Parcel No.</b>	<b>Existing Use(s)</b>	<b>Existing FLUM Designation</b>	<b>Proposed FLUM Designation</b>	<b>Acreage</b>
03042-050-006	Vacant	Medium Density Residential	Moderate Density Residential	±1.33
03042-050-007	Vacant	Medium Density Residential	Moderate Density Residential	±3.72
03042-052-002	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-003	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-004	Vacant	Medium Density Residential	Moderate Density Residential	±5.2
03042-052-005	Vacant	Medium Density Residential	Moderate Density Residential	±5.15
03042-052-006	Vacant	Medium Density Residential	Moderate Density Residential	±10.01

## **NEIGHBORHOOD MEETING**

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development are notified of the meeting and notice of the meeting is published in a newspaper of general circulation.

A Neighborhood Meeting was held on January 25, 2017, at the Alachua County Library, Alachua Branch, to educate the owners of nearby land and any other interested members of the public about the application. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the meeting was unattended.

## **CONSISTENCY WITH THE COMPREHENSIVE PLAN**

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.

### **Future Land Use Element**

GOAL 1: Future Land Use Map 2025:

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.



## 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.

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

***Analysis of Consistency with Goal 1, Objective 1.2, and Policy 1.2.a:*** The proposed rezoning would result in a reduction of the maximum permitted density of the subject property (from 286 dwelling units to 143 dwelling units). Development at a lower density than presently permitted on the subject property furthers compatibility with existing surrounding agricultural uses and lower-density residential uses.

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.

## Objective 2.1: Planned Development (PD) Standards

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

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

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

2. The opportunity to improve quality of life by placing activities necessary for daily living in close proximity to residences through the allowance of a limited amount of neighborhood commercial uses, and with special design criteria, community commercial uses, within the residential PD at appropriate densities and intensities.
3. A range of parks and open space, from playgrounds to community gardens to active recreation facilities within the neighborhood.
4. Streets and public spaces that are safe, comfortable, and designed to respect pedestrians, nonvehicular and vehicular modes of transportation.
5. Conservation of materials, financial resources and energy through efficient design of infrastructure.

***Analysis of Consistency with Goal 2, Objective 2.1, and Policy 2.1.a:*** This application proposes to rezone the subject property to PD-R, which is a zoning district established pursuant to Goal 2 of the Future Land Use Element. Goal 2, Objective 2.1, and Policy 2.1.a are implemented through Section 3.6 of the City's LDRs. An analysis of the application's compliance with Section 3.6 is provided within this Staff Report.

- Objective 5.1: Natural features: The City shall coordinate Future Land Use designations with appropriate topography, soils, areas of seasonal flooding, wetlands and habitat during review of proposed amendments to the Future Land Use Map and the development review process. Natural features may be included as amenities within a development project.
- Policy 5.1.a: Topography: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.
- Policy 5.1.b: Soils: The City shall ensure soil protection and intervention measures are included in the development review process.
- Policy 5.1.c: Flood prone areas: The City shall require as part of the development review process the identification of FEMA flood zone areas. Where necessary, base flood elevations and minimum finished floor elevations shall be established. The City shall also require finished floor elevations on subdivision plats, site plans and building permit plans when necessary to determine compliance with flood prone area regulations. The City shall establish standards for a limitation on filling in flood prone areas.
- Policy 5.1.d: Wetlands: The City shall utilize statewide wetland delineation methodology in accordance with Florida Administrative Code (FAC) and regulations adopted by the FDEP and the Suwannee River Water Management District.

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

***Analysis of Consistency with Objective 5.1 and Policies 5.1.a – e:*** The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

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.

***Analysis of Consistency with Objective 5.2:*** The subject property is located within the City's potable water and wastewater service areas, as defined in Policies 1.2.a and 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, and will be required to connect to the City of Alachua's potable water and wastewater system.

**GOAL 9: Water and Wastewater Service:**

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



Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

***Analysis of Consistency with Goal 9 and Policy 9.2:*** The subject property is within the potable water and wastewater service area. Any development of the subject property will be required to connect to the potable water and wastewater systems at the time of development.

### **Housing Element**

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

***Analysis of Consistency with Policy 1.1.a:*** This project would support additional housing within the City, thereby furthering Policy 1.1.a.

### **Recreation Element**

Policy 1.2.b: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks.

***Analysis of Consistency with Policy 1.2.b:*** An analysis of the impacts to recreation facilities has been provided within this report. The proposed rezoning would result in a net reduction in the permitted density of the subject property, thereby reducing potential impacts to recreational facilities.

### **Transportation Element**

Objective 1.1: Level of Service: The City shall establish a safe, convenient and efficient level of service standard for all motorized and non-motorized transportation systems.

***Analysis of Consistency with Objective 1.1:*** An analysis of the impacts to transportation facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing potential impacts to transportation facilities.

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Analysis of Consistency with Policy 1.2.a:*** The subject property is located within the wastewater service area, and any future development on the subject property will be required to connect to the wastewater system.

Policy 2.1.a: The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

***Analysis of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report. The proposed amendment would result in a net reduction in the permitted density of the subject property, thereby reducing potential impacts to solid waste facilities.

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Analysis of Consistency with Policy 4.1.b:*** The subject property is located within the potable water service area, and any future development on the subject property will be required to connect to the potable water system.

## **Conservation and Open Space Element**

### **OBJECTIVE 1.3: Listed Species**

The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.

**Policy 1.3.a:** The City shall ensure that its ordinances, regulations and policies protect listed species and their habitats.

**Policy 1.3.b:** The City shall utilize the development review process, land acquisition programs, environmental regulatory partnerships, stewardship programs and public education to protect listed species and their habitat, and prevent extinction of or reduction in populations of listed species.

**Policy 1.3.c:** The City shall obtain data from the Florida Fish and Wildlife Conservation Commission, Alachua County Environmental Protection Department, Florida Department of Environmental Protection, to maintain a periodically updated inventory of listed species and habitats located within City limits or immediately adjacent to City limits. The City will use the Florida Natural Areas Inventory as a base inventory.

**Policy 1.3.d:** The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.

**Policy 1.3.e:** The City's land use designations shall provide for the protection of threatened and endangered species.

***Analysis of Consistency with Objective 1.3 and Policies 1.3.a – e:*** The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit “A” to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

An environmental conditions and site suitability analysis has been provided separately in this report. Future development of the site must comply with the environmental protections established in the City of Alachua Comprehensive Plan and Land Development Regulations.

## **ENVIRONMENTAL CONDITIONS & SITE SUITABILITY ANALYSIS**

### **Wetlands**

According to National Wetlands Inventory, no potential wetlands are located on the subject property. Any wetlands identified must be delineated and protected in accordance with the applicable protection standards.

**Evaluation:** No wetlands have been identified on subject property. If wetlands are identified on subject property at a later time, the applicable standards in the City’s Comprehensive Plan, Land Development Regulations, and Suwannee River Water Management District (SRWMD) regulations would apply to those areas identified as wetlands; therefore, there are no issues related to wetland protection.

### **Strategic Ecosystems**

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1996. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

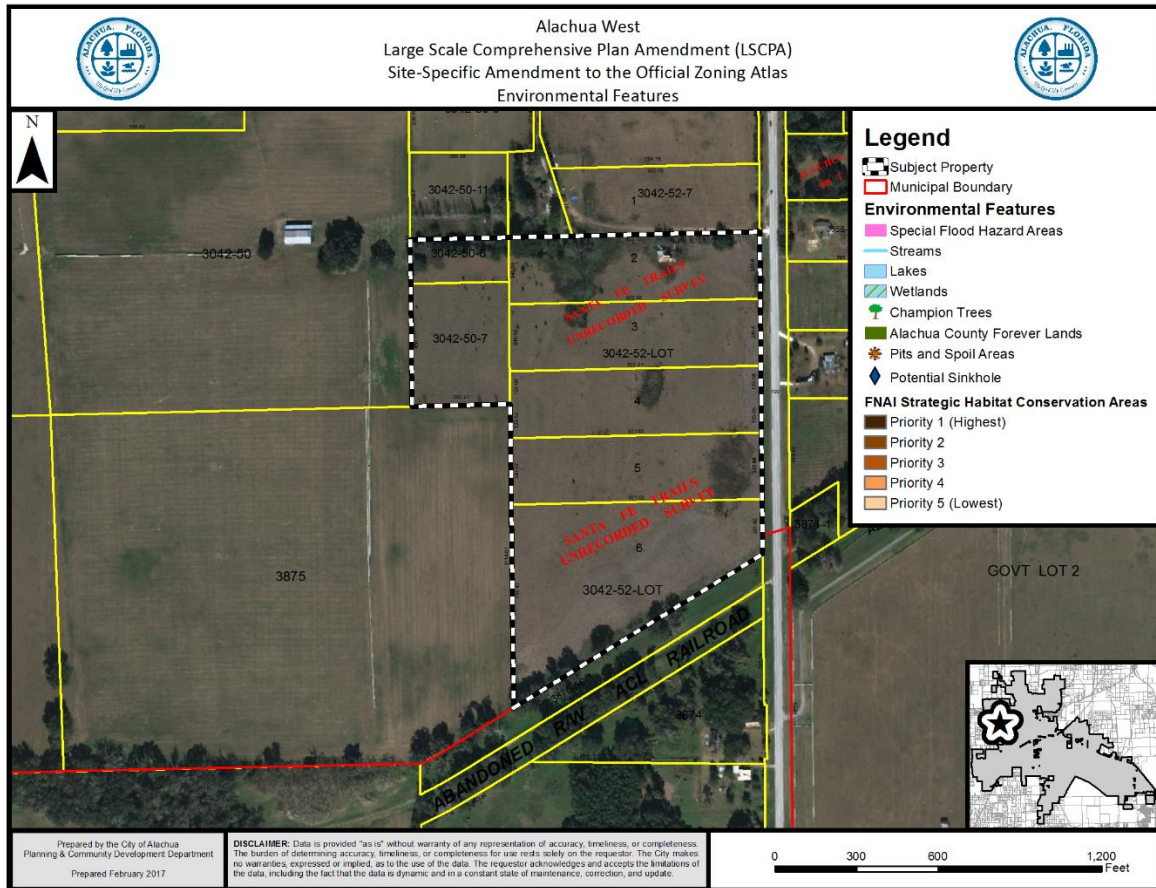
### **Regulated Plant & Animal Species**

The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher

tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

**Evaluation:** With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit “A” to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

#### Map 4. Environmental Features



#### Soil Survey

Each soil type found on the subject property is identified below. The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff). There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential.



“Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

*Arredondo Fine Sand (0-5% slopes)*

Hydrologic Group: A

This soil is well drained with slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Arredondo Fine Sand (5% – 8% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only slight limitations as sites for homes and local roads and moderate limitations for small commercial buildings.

*Fort Meade Fine Sand (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is surface runoff is slow. This soil type poses only slight limitations as sites for homes and local roads.

*Norfolk Loamy Fine Sand (5-8% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with rapid surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

**Evaluation:** The soil types located within the subject property do not pose any significant limitations for development. Therefore, there are no issues related to soil suitability. Any future development would require that any soil limitations be addressed at the time of development.

## **Flood Potential**

Panels 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property contains areas with Flood Zone "X" designations (areas determined to be outside of the 500-year floodplain).

**Evaluation:** The subject property is located in Flood Zone “X” (areas determined to be outside of the 500-year floodplain. Therefore, there are no issues related to flood potential.

## **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may

potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

### **Wellfield Protection Zone**

Policy 7.2.1 of the Future Land Use Element of the Comprehensive Plan establishes a 500 foot radial buffer around city-owned potable water well.

**Evaluation:** The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the Comprehensive Plan, therefore, there are no issues related to wellfield protection.

### **Historic Structures and Markers**

The subject property does not contain any historic structures or markers as determined by the State of Florida and the Alachua County Historic Resources Inventory.

**Evaluation:** There are no issues related to historic markers or structures.

## **COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

### **REZONING STANDARDS**

Section 2.4.2(E)(1) of the Land Development Regulations (“LDRs”) establishes standards with which all rezoning applications must be found to be compliant. Staff’s evaluation of the application’s compliance with the applicable standards of Section 2.4.2(E)(1) is provided below.

- (a) ***Consistent with Comprehensive Plan*** – The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Evaluation:** An analysis of the application’s consistency with the Comprehensive Plan has been provided in this report.

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

**Evaluation:** An analysis of the application's compliance with the LDRs has been provided in this report. Please reference those sections of this report for further analysis of compliance with the City's LDRs.

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

**Evaluation:** The proposed amendment would reduce the maximum density permitted on the subject property. The present zoning (RMF-8) would permit development of the subject property at a density of 8 units per acre. The proposed PD-R would place a maximum density of 4 units per acre on the subject property, which is a density that is more consistent with the surrounding residential and agricultural areas.

- (d) ***Pre-Mature Development*** – The proposed amendment will not create premature development in undeveloped or rural areas.

**Evaluation:** The proposed amendment would reduce the permitted density of the subject property from a maximum of 286 dwellings to 143 dwellings, increasing its compatibility with surrounding residential and agricultural lands. While agricultural uses exist proximate to the subject property, it is located near US Highway 441 (located approximately 1,000 feet north of the subject property). The lands surrounding the US Highway 441/NW 173<sup>rd</sup> Street intersection are substantially developed and primarily of an urban character. Areas immediately to the east of the subject property are developed with residential uses.

- (e) ***Incompatible with Adjacent Lands*** – The uses permitted by the proposed amendment are not incompatible with existing land uses of adjacent lands and/or the uses permitted by the zone district classifications of adjacent lands.

**Evaluation:** The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas immediately to the east of the subject property are developed with residential uses. The density proposed by the PD-R zoning is more consistent with the residential and agricultural lands located proximate to the subject property.

- (f) ***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.

**Evaluation:** The proposed amendment would permit single-family residential use on the subject property. The use on properties within the surrounding area is primarily single-family residential. The proposed amendment, therefore, would result in similar impacts to traffic, densities, building height, noise, lights, and other physical effects to those generated by existing uses within the area. Additionally, the subject property is located along NW 173<sup>rd</sup> Street, also known as County Road 235A, which is classified as a collector road by the Transportation Element of the



City's Comprehensive. The location of proposed ingress/egress to County Road 235A is subject to review and approval by Alachua County Public Works.

- (g) ***Not Deviate from Pattern of Development*** – The uses permitted by the proposed amendment will not deviate from the development pattern (both established and as proposed by the surrounding zone districts) of the area where the proposed amendment is located.

**Evaluation:** The use proposed by the PD-R zoning designation is single-family residential dwellings, which is a use that is more consistent with the surrounding area than the uses permitted by the existing RMF-8 zoning (primarily multiple-family uses).

- (h) ***Encourage Sprawl*** – The proposed amendment will not encourage urban sprawl, either by resulting in strip or ribbon commercial development, leap-frog development or low density single dimensional development.

**Evaluation:** Chapter 163.3164(51), Florida Statutes, defines “urban sprawl” as, “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.”

The subject property is located proximate to lands zoned RSF-1, which is a residential zoning designation which supports single-family residential uses. The primary use proposed by the requested PD-R zoning is also single-family residential use.

The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property's frontage of NW 173<sup>rd</sup> Street. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City's Comprehensive Plan.

The single-family residential use proposed by the PD-R is consistent with surrounding area, which consists primarily of residential and agricultural uses.

- (i) ***Spot Zoning*** – The proposed amendment will not result in the creation of an isolated zone district unrelated to adjacent and surrounding zone districts (spot zoning).

**Evaluation:** The lands to the northeast of and across NW 173<sup>rd</sup> Street from the subject property are zoned RSF-1, which is a zoning district that permits single-family residential uses, the primary use proposed by this application.

- (j) ***Public Facilities*** – The proposed amendment will not result in development in a location where there are no plans by the City or other governmental entities to provide public facilities to serve the development (roads, potable water,

wastewater, parks, 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.

**Evaluation:** The subject property is located proximate to existing water and wastewater facilities. Existing water and wastewater mains are located along the subject property's frontage of NW 173<sup>rd</sup> Street. In addition to the availability of potable water and sanitary sewer, the subject property is located along a road classified as a collector road by the Transportation Element of the City's Comprehensive Plan.

- (k) ***No Adverse Effect on the Environment*** – The proposed amendment would not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

**Evaluation:** The applicant has provided an environmental assessment of the site, entitled "Listed Species and Habitat Study", prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit "A" to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

## **PLANNED DEVELOPMENT STANDARDS**

Section 3.6.2(A)(1) of the Land Development Regulations (LDRs) establishes standards with which all Planned Development applications must be found to be compliant. The application has been reviewed for compliance with the standards of Section 3.6.2(A)(1). An evaluation and findings of the application's compliance with the standards of Section 3.6.2(A)(1) is provided below.

(1) ***Master Plan***

The PD Master Plan:

- (a) Identifies the general location of land uses within individual development areas or development pods and the mix of land uses;

**Evaluation:** The PD Master Plan identifies three (3) development areas: Single-Family, Detached; Community Recreation; and Stormwater/Open Space. The allowable uses within each development area have been defined on the PD Master Plan, and the permitted land uses are stated on the PD Master Plan.

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

**Evaluation:** The PD Master Plan identifies the number, type, and permitted land uses, including the total number of residential units and residential densities for the PD-R and each development area.

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

**Evaluation:** The applicant has shown the location of open space by a identifying Stormwater/Open Space area on the PD Master Plan.

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

**Evaluation:** The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

With the exception of the preceding, there are no other concerns pertaining to natural resources. Staff has proposed a condition (Condition #3 of Exhibit “A” to this report) that would require, prior to any construction activity occurring on site, the applicant to confirm if any protected species exist on site and to obtain applicable permits from regulatory agencies for any relocation of protected species found on site.

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

**Evaluation:** The PD Master Plan identifies the location of the on-site transportation circulation system. No roads within the proposed development are classified as arterial or collector roads. In accordance with the provisions

of Section 7.2.5(D), the proposed development provides for a future access to the lands west of the subject property.

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

**Evaluation:** The PD Master Plan identifies the location of proposed on-site potable water and wastewater facilities, and the location of connection to off-site wastewater facilities.

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

**Evaluation:** The applicant has identified on the PD Master Plan the location of internal circulation. A note on Sheet 4.00 requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. The PD Master Plan identifies the general location of stormwater management facilities serving the development. The development will utilize existing public facilities for parks, fire, police, EMS, and schools, as noted on the PD Master Plan.

**(2) *Consistency with the Comprehensive Plan***

The PD zone district designation and the PD Master Plan is consistent with the Comprehensive Plan.

**Evaluation:** An analysis of the application's consistency with the Comprehensive Plan has been provided in this report.

**(3) *Compatibility with Surrounding Residential Areas***

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

**Evaluation:** The uses permitted by the proposed PD-R zoning district are comparable to those presently located on nearby properties. Areas to the east of the subject property are developed with residential uses. The density proposed by the PD-R zoning is more consistent with nearby residential and agricultural lands.

**(4) *Development Phasing Plan***

If there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and non-residential development will be timed, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of

approval of the PD Master Plan. It is permissible for a development phasing plan to include only one phase.

**Evaluation:** The proposed development would consist of three (3) phases: Phase 1 (50 units); Phase 2 (53 units); and Phase 3 (40 units). Phase 1 would include associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses, and would be required to commence construction within one (1) year of the approval of Construction Plans. Phase 2 would be required to commence construction within three (3) years of the approval of Construction Plans, and Phase 3 would be required to commence construction within five (5) years of the approval of Construction Plans.

**(5) *Conversion Schedule***

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

**Evaluation:** The applicant has not proposed the utilization of a conversion schedule.

**(6) *Public Facilities***

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

**Evaluation:** The PD Master Plan identifies the location of transportation facilities within the project. In addition, the PD Master Plan calculates the number of trips which would be generated by the proposed development and identifies the project's impact on the two (2) roadway segments affected by this project and monitored for concurrency (CR 235A, south of US 441; and US 441, Segment 5). The analysis of the project's impacts upon the affected roadway segments indicates that the project's impacts are acceptable, and would not degrade the Level of Service (LOS) Standard for transportation facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

**Evaluation:** The PD Master Plan requires on-site potable water and wastewater facilities to be in public right-of-ways and/or dedicated easements along internal right-of-ways. In addition, the PD Master Plan identifies the project's impact on the water and wastewater systems. This analysis indicates that the project's impacts to potable water and sanitary sewer facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for potable water and sanitary sewer facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

**Evaluation:** The PD Master Plan identifies the project's impact on the recreational facilities. This analysis indicates that the project's impact to recreational facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for recreational facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

**Evaluation:** The PD Master Plan identifies the project's impact on the solid waste facilities. This analysis indicates that the project's impact to solid waste facilities is acceptable, and would not degrade the Level of Service (LOS) Standard for solid waste facilities to an unacceptable level. A final determination of facility capacity availability and a concurrency reservation will be made during the final subdivision plat review stage.

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

**Evaluation:** The applicant has identified the location of stormwater facilities on the PD Master Plan. All stormwater management facilities shall be designed to comply with the regulations of the City of Alachua and Suwannee River Water Management District (SRWMD).

**(7) *Planned Development Agreement***

Concurrent with the approval of the adopting ordinance for the PD zone district designation and the PD Master Plan, a PD Agreement shall be established binding the PD to any conditions placed in the adopting ordinance and PD Plan. The PD Agreement shall include, but not be limited to:



- (a) The PD Master Plan including any PD Standards.

**Evaluation:** The PD Master Plan will be included as an exhibit to the PD Agreement. PD Standards and conditions of the development will be incorporated into the PD Ordinance (a draft of which is attached to this report in Exhibit “B”). The PD Ordinance will be attached as an Exhibit to the PD Agreement.

- (b) Conditions related to the approval of the PD Master Plan.

**Evaluation:** Conditions related to the approval of the PD Master Plan will be incorporated into the PD Ordinance which will be attached as an Exhibit to the PD Agreement.

- (c) Conditions related to the form and design of development in the PD.

**Evaluation:** Conditions related to the form and design of development in the PD are provided in the PD Master Plan, which will be included as an Exhibit to the PD Agreement.

- (d) Provisions addressing how transportation, potable water, wastewater, stormwater management, park, and other public facilities will be provided to accommodate the development proposed for the PD Master Plan, and if phased, how public facilities will be phased accordingly.

**Evaluation:** Provisions addressing how transportation, potable water, wastewater, stormwater management, parks, and other public facilities will be provided to accommodate the development are provided in the PD Master Plan as well as in the conditions recommended by Staff, attached as Exhibit “A” to this report. The conditions of the development will be incorporated into the PD Ordinance. These documents will be included as Exhibits to the PD Agreement.

- (e) Provisions related to environmental protection and monitoring.

**Evaluation:** The applicant has provided an environmental assessment of the site, entitled “Listed Species and Habitat Study”, prepared by McAlpine Environmental Consulting, Inc., dated December 2016. The report identified one (1) active and two (2) or three (3) potentially occupied gopher tortoise burrows within the subject property. The gopher tortoise (*Gopherus polyphemus*) is listed by the Florida Fish and Wildlife Commission (FWC) as threatened. The report recommends that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite.

A proposed condition recommended by Staff (Condition #3 of Exhibit “A” to this report) would be incorporated into the PD Ordinance. The PD Ordinance will be attached as an Exhibit to the PD Agreement. The proposed condition

would require the applicant to provide an updated survey in accordance with the recommendations provided within the study prepared by McAlpine Environmental Consulting, Inc.

- (f) Provisions addressing concurrency compliance requirements.

**Evaluation:** Concurrency will be reevaluated at the time of review of each Final PD Plan and final subdivision plat.

- (g) Any other provisions the City Commission determines is relevant and necessary to implement the terms and conditions of the PD Master Plan and any PD terms and conditions statements.

**Evaluation:** Staff's recommended conditions are provided in Exhibit "A" to this report.

## **PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) STANDARDS**

Section 3.6.3(A) of the Land Development Regulations (LDRs) establishes additional standards for the Planned Development – Residential (PD-R) district. The application has been reviewed for compliance with the standards of the aforementioned section. Staff's evaluation of the application's compliance with the applicable standards of Section 3.6.3(A) is provided below.

### **(1) *Minimum Area***

A PD-R District shall be a minimum of 10 acres in area. The City Commission may waive the minimum size requirement based on a finding that creative site planning through zoning to a PD-R District is necessary to address a physical development constraint, protect sensitive natural areas, or promote a community goal when more conventional development or subdivision would be difficult or undesirable given the constraints on development.

**Evaluation:** The proposed PD-R district is approximately 35.82 acres in area, exceeding the minimum 10 acre size requirement.

### **(2) *Uses***

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

**Evaluation:** The allowable uses are identified on the PD Master Plan, and comply with the uses allowed within the PD-R district as identified in Table 4.1-1.

### **(3) *Densities/Intensities***

The densities for residential development and the intensities for non-residential development for the PD Master Plan and PD-R District designation shall be established in the PD Master Plan, and shall be consistent with the Comprehensive



Plan. Densities and intensities may exceed that allowed in the base zone district(s) being replaced by the PD designation.

**Evaluation:** The density of the residential development area is established on the PD Master Plan. The density identified on the PD Master Plan is consistent with the proposed Moderate Density Residential Future Land Use Map Designation concurrently proposed with this amendment.

**(4) *Dimensional Standards***

The dimensional standards of the underlying base zone district being replaced by the PD-R District shall be incorporated into the PD Master Plan and apply to each development area of the PD-R District unless they are modified in ways that are consistent with the general intent and goals for development of the PD-R District and the scale and character of development in the City. Dimensional standards shall include the following:

(a) *Minimum Dimensional Requirements*

The minimum lot area, minimum lot width, minimum setback, maximum lot coverage, and maximum height for development.

**Evaluation:** The minimum lot area, minimum lot width, minimum setbacks, maximum lot coverage, and maximum height for development within each development area are identified on the PD Master Plan.

(b) *Setbacks from Adjoining Residential Uses*

Minimum setbacks or buffers from adjoining residential development or zone districts.

**Evaluation:** The PD Master Plan establishes the minimum setbacks for development within the subject property.

**(5) *Development Standards***

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

(a) *General Development Standards*

Table 3.6-1, *Development Standards Applicable in the PD-R District*, specifies the development standards applicable to development in the PD-R District, and the procedure for modifying a development standard.

**TABLE 3.6-1: DEVELOPMENT STANDARDS APPLICABLE IN THE PD-R DISTRICT**

Development Standard	Procedure for Modification [1]
Off-Street Parking and Loading (Section 6.1)	Inclusion in a Master Parking Plan
Landscape/Tree Protection (Section 6.2)	Inclusion in a Alternative Landscaping Plan
Exterior Lighting (Section 6.4)	Inclusion in a Master Lighting Plan
Signage (Section 6.5)	Inclusion in a Master Sign Plan
Open Space (Section 6.7)	Modifications prohibited
Environmental Protection (Section 6.9)	
Concurrency Management (Section 2.4.14)	
NOTES: [1] Development standards shall only be modified in ways that are consistent with the general intent and purpose for the PD-R District.	

**Evaluation:** The applicant has not proposed any modifications to the development standards identified in Table 3.6-1. At the time of each Final PD Plan, the applicant shall be required to comply with all applicable standards of Article 6, Development Standards.

(b) *Public Facilities Standards*

The PD Master Plan shall ensure that impacts from the development are addressed for the following public facilities:

Potable Water

The PD Master Plan shall establish the general location of on-site potable water facilities and how they will connect to the City's potable water system consistent with City laws, and how dedication of land, easements, and/or on-site construction of all potable water facilities/ improvements will occur in a manner that complies with City laws.

Wastewater

The PD Master Plan shall establish the general location of on-site wastewater facilities and how they will connect to the City's or other wastewater lines and mains and sewer interceptor lines consistent with City laws, and how dedication of land, easements, and/or on-site construction of all wastewater facilities/ improvements will occur in a manner that complies with City laws.

Streets

The PD Master Plan District shall establish the design of public streets within the PD-R in ways that comply with all applicable City standards, except that right-of-way, pavement widths, street widths, required materials, turning radii, and other design standards may be modified or reduced by the City Commission where it is found that:

- a. The reduction or modification is necessary as a traffic-calming measure;
- b. The PD Master Plan provides for separation of vehicular, pedestrian, and bicycle traffic;

- c. Access for emergency service vehicles is not substantially impaired;
- d. Adequate off-street parking is provided for the uses proposed; and
- e. Adequate space for public utilities is provided within the right-of-way.

#### Stormwater

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

**Evaluation:** As demonstrated within this report, the applicant has sufficiently addressed public facility standards as provided in Section 3.6.3(A)(5)(b)(i)-(iv).

#### Other

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

**Evaluation:** The PD Master Plan provides a note which contains the provisions required by this section, and indicates all on-site facilities not dedicated to the City shall be maintained by a property-owner's association.

## PUBLIC FACILITIES IMPACT

The existing maximum development potential and proposed maximum development potential is provided within the following matrix:

	Existing Zoning District	Proposed Zoning District
<b>Zoning District:</b>	Residential Multiple Family – 8 (RMF-8)	Planned Development – Residential (PD-R)
<b>Max. Gross Density:</b>	8 du/acre	4 du/acre
<b>Floor Area Ratio:</b>	N/A	N/A
<b>Maximum Density:</b>	286 dwelling units	143 dwelling units

The analysis of each public facility provided below represents an analysis of the net change in impacts generated by the proposed FLUM Designation. Existing and proposed impacts are based upon the maximum development potential.

***At present, the total impacts generated by the amendment are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** If development is proposed in the future, the applicant will be required to provide a comprehensive analysis of the impacts generated by such development upon public facilities. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

**Table 3. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

Segment Number <sup>2, 3</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
NA	CR 235A South (CR 235A South of US 441)	2U	County Maintained Major Collector	N/A	D
5 (107/1407)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Traffic Circulation Element.  
<sup>2</sup> For developments generating 1,000 trips or greater, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater, and all roadway segments for which the proposed development's impacts are 5% or greater on the Maximum Service Volume (MSV) of the roadway [Section 2.4.14(H)(2)(b) of the LDRs].  
<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.

**Table 4. Potential Trip Generation<sup>1</sup>**

	Land Use	AADT (Enter/Exit)	AM Peak Hour (Enter/Exit)	PM Peak Hour (Enter/Exit)
Existing FLUM Designation	Residential Condominium/Town homes <sup>2</sup> (ITE Code 230)	1,662 (831/831)	126 (21/105)	149 (100/49)
Proposed FLUM Designation	Single-Family Detached Housing <sup>3</sup> (ITE Code 220)	1,361 (680/681)	107 (27/80)	143 (67/76)
Net Reduction in Potential Trips		<b>-302</b> <b>(-151/-150)</b>	<b>-19</b> <b>(6/-25)</b>	<b>-6</b> <b>(-33/27)</b>

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> Formulas: AADT – 5.81 trips per dwelling unit x 286 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.44 trips per dwelling unit x 286 dwelling units (17% entering/83% exiting); PM Peak Hour – 0.52 trips per dwelling unit x 286 dwelling units (67% entering/33% exiting).  
<sup>3</sup> Formulas: AADT – 9.52 trips per dwelling unit x 143 dwelling units (50% entering/50% exiting); AM Peak Hour – 0.75 trips per dwelling unit x 143 dwelling units (25% entering/75% exiting); PM Peak Hour – 1.00 trips per dwelling unit x 143 dwelling units (63% entering/37% exiting).

**Table 5. Potential Impact on Affected Comprehensive Plan Roadway Segments**

Traffic System Category	CR 235A South (South of US 441) <sup>1</sup>	US 441 Segment 5 (107/1407) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	14,580	35,500
Existing Traffic <sup>3</sup>	3,780	24,411
Reserved Trips <sup>4</sup>	102	2,260
Available Capacity <sup>4</sup>	10,698	8,829
Potential Impact Generated by Proposed FLUM Designation	1,361	1,361
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>9,337</b>	<b>7,468</b>
PM Peak Hour Traffic Analysis	CR 235A South (South of US 441) <sup>1</sup>	US 441 Segment 5 (107/1407) <sup>1</sup>
Maximum Service Volume <sup>2</sup>	1,314	3,200
Existing Traffic <sup>3</sup>	359	2,319
Reserved Trips <sup>4</sup>	11	214
Available Capacity <sup>4</sup>	944	667
Potential Impact Generated by Proposed FLUM Designation	143	143
<b>Residual Capacity after Proposed Amendment<sup>5</sup></b>	<b>801</b>	<b>524</b>
<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity. <sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas. <sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District Two (published September 2016). <sup>4</sup> Source: City of Alachua February 2017 Development Monitoring Report. <sup>5</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will <b>not</b> be reserved.		

**Evaluation:** As shown in Table 5, the maximum potential trips would be decreased by approximately 302 average daily trips and by 6 PM peak hour trips. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for the affected roadway segments, and the potential impact of 143 single-family residential dwellings is therefore acceptable. This analysis is based on the maximum development potential of 143 single-family residential dwellings. Concurrency and impacts to the City’s transportation network will be reevaluated at the Final PD Plan review stage.

## Potable Water Impacts

**Table 6. Potable Water Impacts**

System Category	Gallons Per Day
Current Permitted Capacity*	2,300,000
Less Actual Potable Water Flows*	1,190,000
Reserved Capacity*	139,670
Potential Potable Water Demand from Proposed Amendment **	39,325
<b>Residual Capacity</b>	<b>931,005</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>59.52%</b>
Sources: * City of Alachua February 2017 Development Monitoring Report **City of Alachua Comprehensive Plan Potable Water Level of Service of 275 gallons/du/ day	

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 78,650 gallons per day to 39,325 gallons per day. This analysis is based on the maximum development potential of 143 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for potable water facilities, and the impacts are therefore acceptable.

### **Sanitary Sewer Impacts**

**Table 7. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity*	1,500,000
Less Actual Treatment Plant Flows*	615,000
Reserved Capacity*	100,080
Projected Potential Wastewater Demand from Proposed Amendment **	35,750
<b>Residual Capacity</b>	<b>749,170</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>50.06%</b>
<i>Sources:</i> <i>* City of Alachua February 2017 Development Monitoring Report</i> <i>**City of Alachua Comprehensive Plan Potable Water Level of Service of 250 gallons/du/ day</i>	

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 71,500 gallons per day to 35,750 gallons per day. This analysis is based on the maximum development potential of 143 single-family residential dwellings that would be permitted by the proposed FLUM Designation. Concurrency and impacts to the City’s utility systems will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) for sanitary sewer facilities, and the impacts are therefore acceptable.

## Recreational Impacts

**Table 8a. Recreational Impacts**

System Category	Acreage
Existing City of Alachua Recreation Acreage <sup>1</sup>	88.60
Acreage Required to Serve Existing Population <sup>2</sup>	49.46
Reserved Capacity <sup>1</sup>	0.60
Potential Demand Generated by Development <sup>3</sup>	1.86
<b>Residual Recreational Capacity After Impacts</b>	<b>36.68</b>
<b>Sources:</b> <sup>1</sup> City of Alachua February 2017 Development Monitoring Report. <sup>2</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 1.2.b, Recreation Element (Formula: 9,892 persons / [5 acres/1,000 persons]) <sup>3</sup> US Census Bureau; Policy 1.2.b, Recreation Element (Formula: 2.37 persons per dwelling x 143 dwellings / [5 acres/1,000 persons])	

**Table 8b. Improved Passive Park Space Analysis**

Minimum Improved Passive Park Space Required to Serve Existing Population & Reserved Capacity <sup>1</sup>	10.01 acres
Acreage Required to Serve Demand Generated by Development <sup>2</sup>	0.37 acres
Total Area Required to Serve Existing Population, Reserved Capacity, & Demand Generated by Development	10.38 acres
Existing Improved Passive Park Space <sup>1</sup>	27.73 acres
<b>Improved, Passive Park Space Utilized by Existing Population, Reserved Capacity, &amp; Demand Generated by Development<sup>3</sup></b>	<b>37.43%</b>
<b>Sources:</b> <sup>1</sup> Source: City of Alachua February 2017 Development Monitoring Report. <sup>2</sup> Formula: Recreation Demand Generated by Development (1.86 acres) x 20%. <sup>3</sup> Formula: Total Improved Passive Park Space / (Acreage Required to Serve Existing Population + Reserved Capacity + Acreage Required to Serve Demand Generated by Development)	

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 3.72 acres of recreational acres to 1.86 acres, and for passive park space, from 0.74 acres to 0.37 acres. Concurrency and impacts to the City's recreation system will be reevaluated at the Final PD Plan stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service ("LOS") of recreational facilities; therefore, the impacts are acceptable.

## Solid Waste Impacts

**Table 9. Solid Waste Impacts**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>2</sup>	6,671.81	1,217.61
Projected Solid Waste Demand from Application <sup>3</sup>	1,355.62	247.40
<b>New River Solid Waste Facility Capacity<sup>4</sup></b>	<b>50 years</b>	
<b>Sources:</b> <sup>1</sup> University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2016; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per year) <sup>2</sup> City of Alachua February 2017 Development Monitoring Report <sup>3</sup> Policy 2.1.a, CFNGAR Element (Formula: 2.37 persons per dwelling x 143 dwellings x 0.73 tons per year) <sup>4</sup> New River Solid Waste Facility, March 2016		

**Evaluation:** The proposed amendment would reduce the maximum potential demand from the development of the subject property from 494.8 tons per year to 247.4 tons per year. Concurrency and impacts to the solid waste system will be reevaluated at the Final PD Plan review stage. It is anticipated that the proposed amendment will not adversely affect the Level of Service (“LOS”) of recreational facilities; therefore, the impacts are acceptable.

### **Public School Impact**

The School Board of Alachua County (SBAC) issued a School Capacity Review determination for the proposed amendment. This determination, dated February 8, 2017, was issued in accordance with the City’s Comprehensive Plan, specifically Policies 1.1.b, 1.1.c, 1.1.e, and 1.1.f of the Public School Facilities Element.

The determination concludes that the students generated by the proposed amendment can be reasonably accommodated for the five, ten, and twenty year planning periods at the elementary, middle, and high school levels.

Upon submittal of a final subdivision plat, the development will be subject to a concurrency review and determination of the availability of school capacity at the time of such review.



**EXHIBIT “A”**  
**TO**  
**M3 ALACHUA LLC**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS**  
**ALACHUA WEST PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)**  
**STAFF REPORT**

**CONDITIONS:**

1. The development shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Single-Family Detached Residential <i>4 du/acre</i>	Single-Family Residential Dwellings, Detached	143 Dwelling Units	±29.5	<p><b><u>Single-Family Detached</u></b></p> <p><i>Minimum Lot Area</i> 5,500 square feet</p> <p><i>Minimum Lot Width</i> 50 feet</p> <p><i>Setbacks</i> Front (Primary) = 20’ Front (Secondary) = 15’ Side = 5’ Rear=15’</p> <p><i>Maximum Building Height</i> 35 feet</p> <p><i>Maximum Lot Coverage</i> 65%</p> <p><i>Collector Street Building Setback</i> 75’ from ROW Centerline of CR 235-A</p> <p><i>Minimum Living Area</i> 750 square feet (per dwelling unit)</p>	±82%

Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Open Space (Community Recreation)	Private Parks; Playground Equipment; Sports Courts; and similar amenities and recreational trails	0.50 FAR	±0.50	<i>Minimum Lot Area</i> 5,500 square feet <i>Minimum Lot Width</i> 50 feet <i>Setbacks</i> Front (Primary) = 20' Front (Secondary) = 20' Side = 25' Rear=5' <i>Maximum Building Height</i> 35 feet <i>Maximum Lot Coverage</i> 65%	±1.3%
Stormwater/ Open Space  N/A	N/A	N/A	±5.4	N/A	±15%

2. The Project shall be developed in three (3) phases: Phase 1 shall consist of 50 units and associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses; Phase 2 shall consist of 53 units and associated infrastructure; and Phase 3 shall consist of 40 units and associated infrastructure. Construction of Phase 1 shall commence within one (1) year of the approval of Construction Plans for the Project. Phase 2 shall commence construction within three (3) years of the approval of Construction Plans for the Project. Phase 3 shall commence construction within five (5) years of the approval of Construction Plans for the Project. The design specifications of all infrastructure necessary to serve the Project (except for any development on the Community Recreation Tract as shown on the PD Master Plan) shall be shown on Construction Plans for the Project. The phasing of the Project shall be a maximum of 5 years.
3. The applicant shall provide an updated listed species and habitat survey as part of each Final PD Plan for the Project. The updated survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies.
4. If any wetlands are identified on the Property defined in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas.

5. Each Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property defined in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with each new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. If a Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development), the Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision. If a new Final PD Plan contains non-residential residential development, the Owner, or its successors and/or assigns, shall submit a utility system plan as part of the new Final PD Plan.
10. Development on the Property defined in Exhibit "A" shall include the following requirements:
  - a. The ingress/egress point to the Property defined in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans). The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.
  - b. The Owner, or its successors and/or assigns, shall design, permit, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
  - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which will be maintained by the City, shall be located in easements granting access and maintenance of such infrastructure.

- d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in its sole discretion.
  - e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
11. Electric System Requirements:
- a. The Owner, or its successors and/or assigns, shall be responsible to connect to the electric system of the electric service provider as necessary to serve the Project.
12. Water System Requirements:
- a. The Owner, or its successors and/or assigns, shall be responsible to connect to the City's potable water as necessary to serve the Project.
  - b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.
13. Wastewater System Requirements:
- a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.
14. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of each new Final PD Plan. The landscaping and buffering plan shall meet the requirements established by Section 6.2.2, *Landscaping Standards*, of the City's LDRs, or any amendments thereto. A landscape and buffering plan shall not be required if no landscaping required is required by Section 6.2.2 of the City's LDRs.
15. The Owner, or its successors and/or assigns, shall submit an open space plan as part of each new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
16. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
17. If a Final PD Plan contains non-residential development, the Owner, or its successors and/or assigns, shall submit a lighting and photometric plan as part of the new Final PD Plan. The lighting and photometric plan shall meet the requirements established by Section 6.4, *Exterior Lighting Standards*, of the City's LDRs, or any amendments thereto.
18. If a Final PD Plan contains non-residential development, the Owner, or its successors and/or assigns, shall submit a parking plan as part of the new Final PD Plan. The parking plan shall

meet the requirements established by Section 6.1, *Off-Street Parking and Loading Standards*, of the City's LDRs, or any amendments thereto.

19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.
20. Each Final PD Plan shall be a Preliminary Plat for single-family detached residential development and a Site Plan for non-residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. Each new Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
21. Each Final PD Plan shall include the exact number of residential dwelling units and the exact intensity (square footage) of non-residential uses, as well as precise information regarding the layout of open space, circulation, and stormwater management.
22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this ordinance and the PD Master Plan.
23. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit "A".
24. The rezoning of the Property defined in Exhibit "A" does not reserve concurrency for the Project.
25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
26. All development, including but not limited to new Final PD Plans for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

**EXHIBIT “B”  
TO  
M3 ALACHUA LLC**

**SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS  
ALACHUA WEST PLANNED DEVELOPMENT – RESIDENTIAL (PD-R)  
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS  
SUBMITTED BY CITY STAFF TO THE  
PLANNING AND ZONING BOARD**



Master Development Plan  
for  
Alachua West PD-R  
City of Alachua, FL

Legal Description:

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°26'55"W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°45'18"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 571.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.57°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.62 FEET TO THE SOUTH LINE OF SECTION 8; THENCE RUN S.87°26'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 360.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1475 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.53 FEET TO THE FOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN S.01°47'55"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

Parcel Id. No.:

03042-050-006  
03042-050-007  
03042-052-002  
03042-052-003  
03042-052-004  
03042-052-005  
03042-052-006

Owner:

RL Regi Florida, LLC  
700 NW 107th Avenue, Suite 200  
Miami, FL 33172

Sheet Index

Subm./Rev.

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1.00	Existing Conditions	■ ■ ■
2.00	Master Development Plan	■ ■ ■ ■ ■
3.00	Public Facilities Plan	■ ■ ■
4.00	Typical Sections & Notes	■ ■ ■ ■

Reference Drawings

S-1	-	S-5	Boundary Survey	■ ■ ■
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	Date	Description
-	1/31/2017	Submit To City Of Alachua
1	3/9/2017	Submit To City Of Alachua
2	3/23/2017	Submit To City Of Alachua
3	5/18/2017	Submit To City Of Alachua
4	5/24/2017	Submit To City Of Alachua



Vicinity Map

Scale: 1" = 3,000'

Applicant / Agent:

Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803  
407.487.2594

Planner / Civil Engineer:

Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803  
407.487.2594

Geotechnical Engineer:

Universal Engineering Science  
3532 Maggie Blvd.  
Orlando, FL 32811  
407.423.0504  
407.423.3106

Surveyor:

Brinkman Surveying & Mapping, Inc.  
4607 NW 6th Street, Suite C  
Gainesville, FL 32609  
352.374.7707

Environmental:

McAlpine Environmental Consulting, Inc.  
18312 Cortez Boulevard  
Brooksville, FL 34601  
352.585.2033

POULOS & BENNETT

4625 Halder Lane, Suite B, Orlando, FL 32814  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

P&B Job No.: 16-110

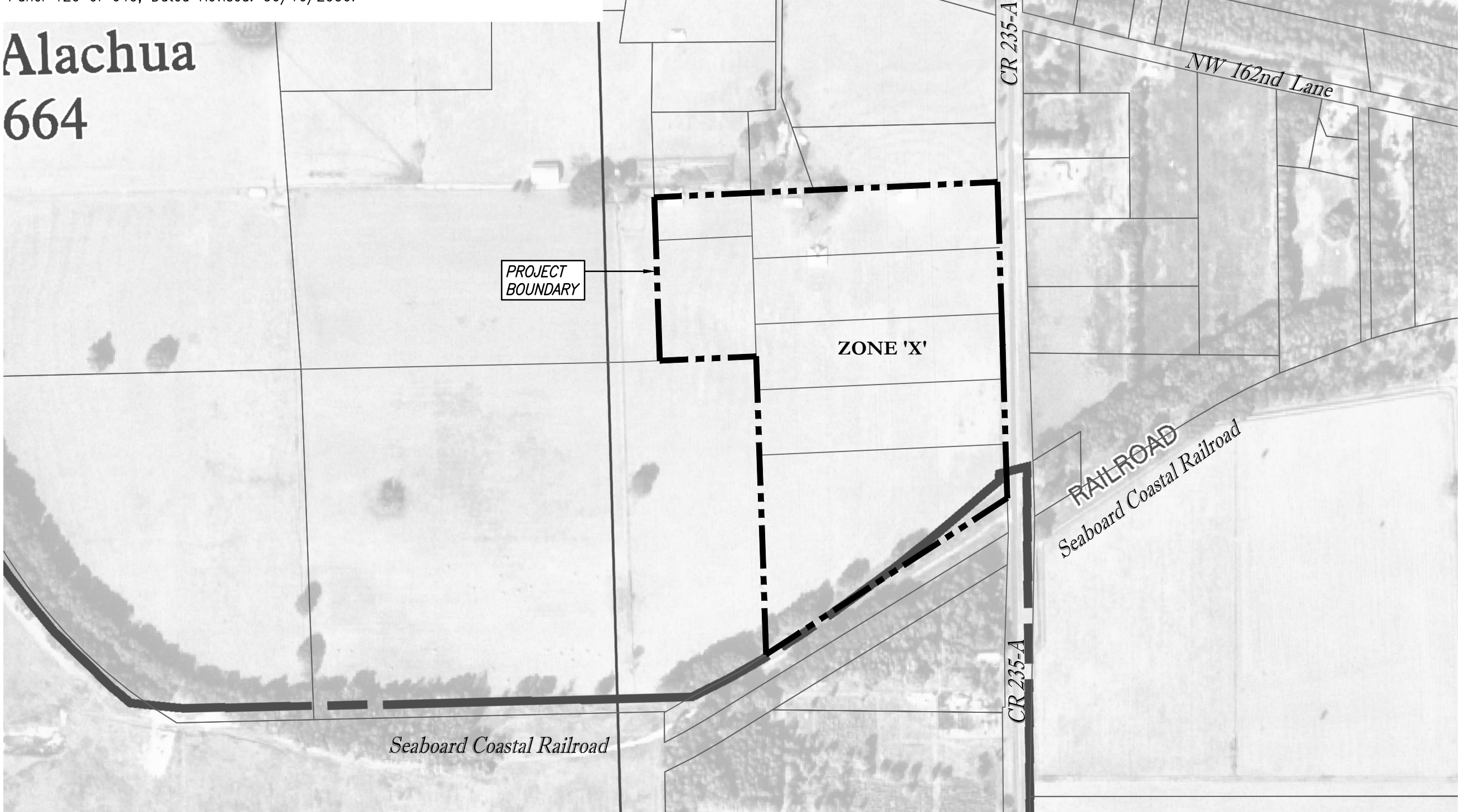
DATE: May 25, 2017



FEMA Flood Classification	
Zone	Zone Description
X	Area Outside The 100 Year Flood; Areas Of 0.2% Annual Chance Flood; Areas Of 1% Annual Chance Flood With Average Depths Of Less Than 1 Foot Or With Drainage Areas Less Than 1 Square Mile; And Areas Protected By Levees From 1% Annual Chance Flood.

Source: FEMA Map Service Center, Alachua Co., Florida, Map No. 12001C0120D, Panel 120 of 640, Dated Revised: 06/16/2006.

Alachua  
664

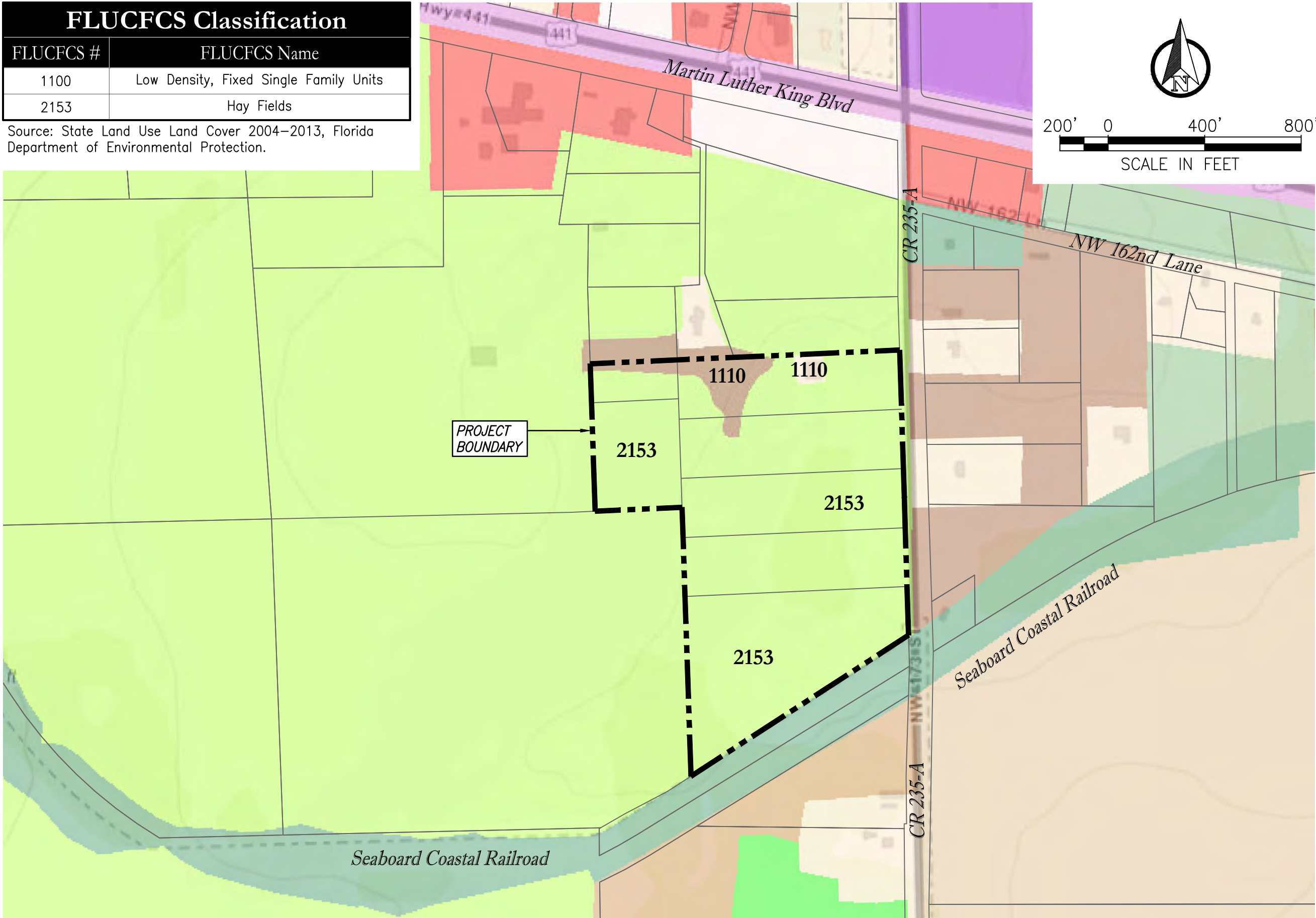


FEMA FLOODPLAIN MAP

SCALE: 1" = 400'

FLUCFCS Classification	
FLUCFCS #	FLUCFCS Name
1100	Low Density, Fixed Single Family Units
2153	Hay Fields

Source: State Land Use Land Cover 2004-2013, Florida Department of Environmental Protection.

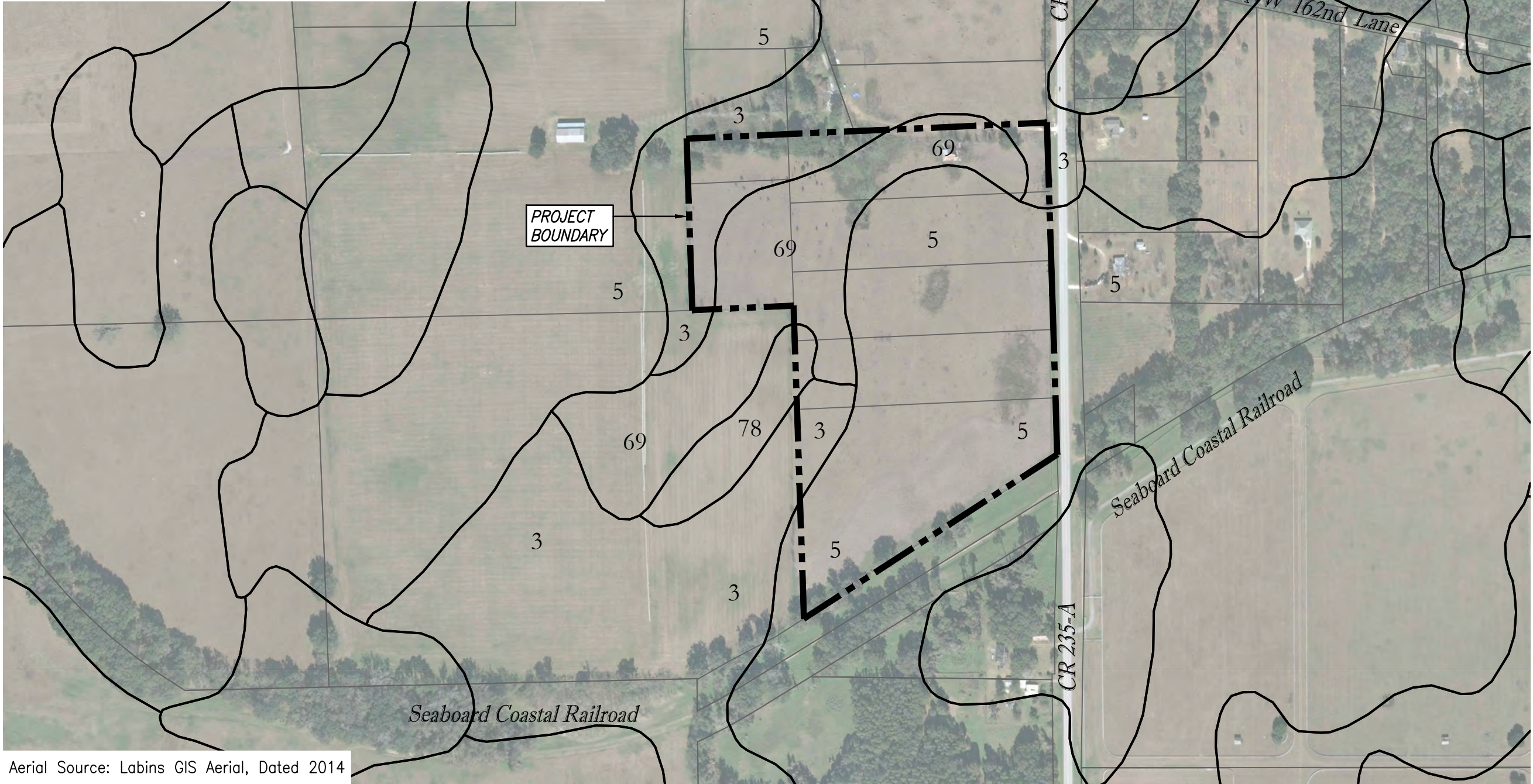


FLUCFCS MAP

SCALE: 1" = 400'

Soil Classification		
Soil #	Soil Name	Hydrologic Group
3	Arredondo Fine Sands, 0 to 5 % Slopes	A
5	Fort Meade Fine Sand, 0 To 5 % Slopes	A
69	Arredondo Fine Sands, 5 To 8 % Slopes	A
78	Norfolk Loamy Fine Sands Fine Sands, 5 To 8 % Slopes	B

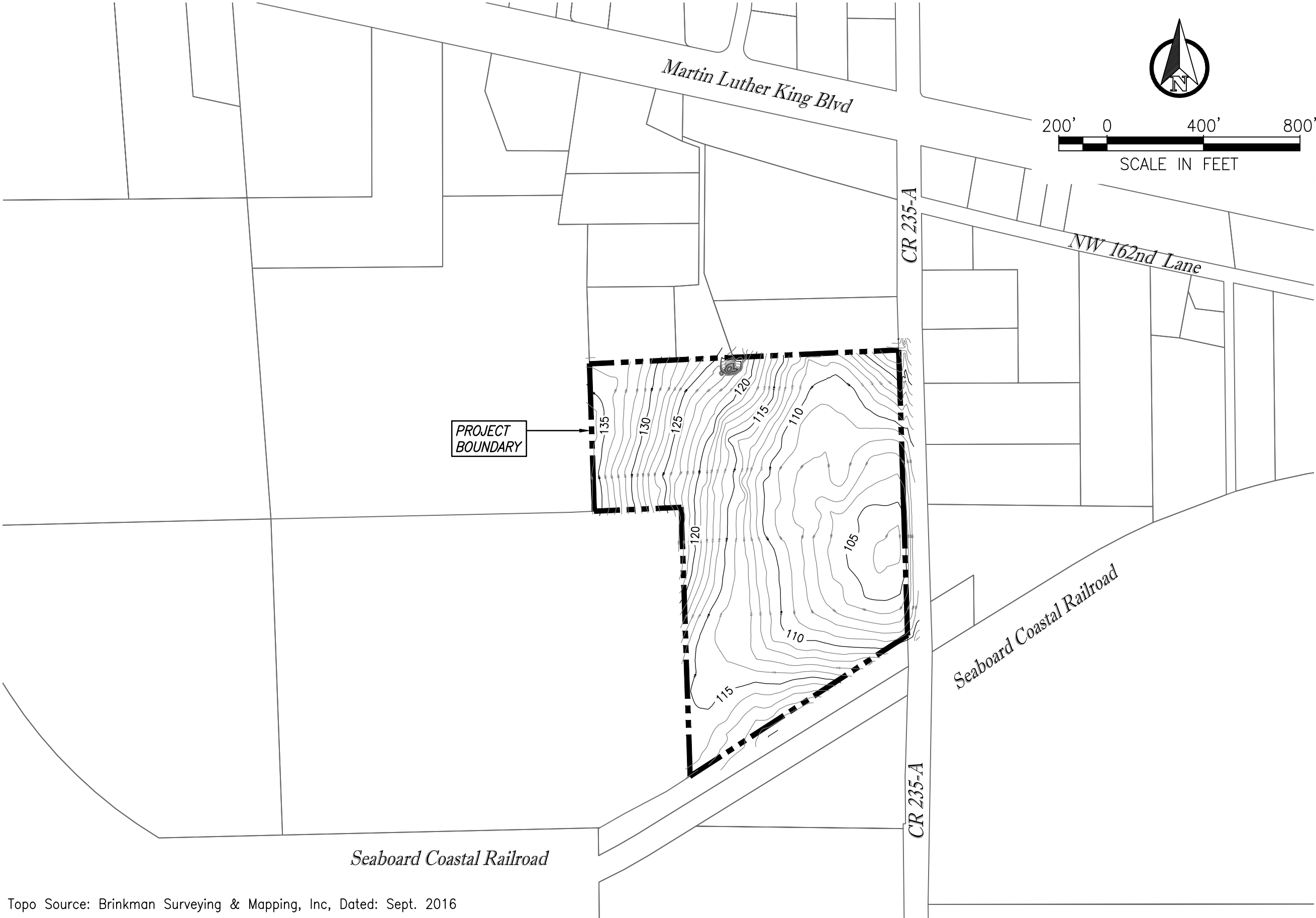
Source: USDA Natural Resource - Alachua County, FL, Dated: January 2017



Aerial Source: Labins GIS Aerial, Dated 2014

AERIAL & SOILS MAP

SCALE: 1" = 400'



Topo Source: Brinkman Surveying & Mapping, Inc, Dated: Sept. 2016

TOPOGRAPHIC MAP

SCALE: 1" = 400'

Key Map:

Consultant:

1	03/09/2017	SUBMIT TO CITY OF ALACHUA
-	01/31/2017	SUBMIT TO CITY OF ALACHUA
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		
JOB NO.:	16-110	
DESIGNED BY:	BW	
DRAWN BY:	BW	
CHECKED BY:	KH	
APPROVED BY:	KH	
SCALE IN FEET:	AS SHOWN	

Project Name:

ALACHUA  
WEST PD-R

Submittal To:

CITY OF ALACHUA, FL

Sheet Title:

EXISTING  
CONDITIONS  
PLAN

Sheet No.:

1.00

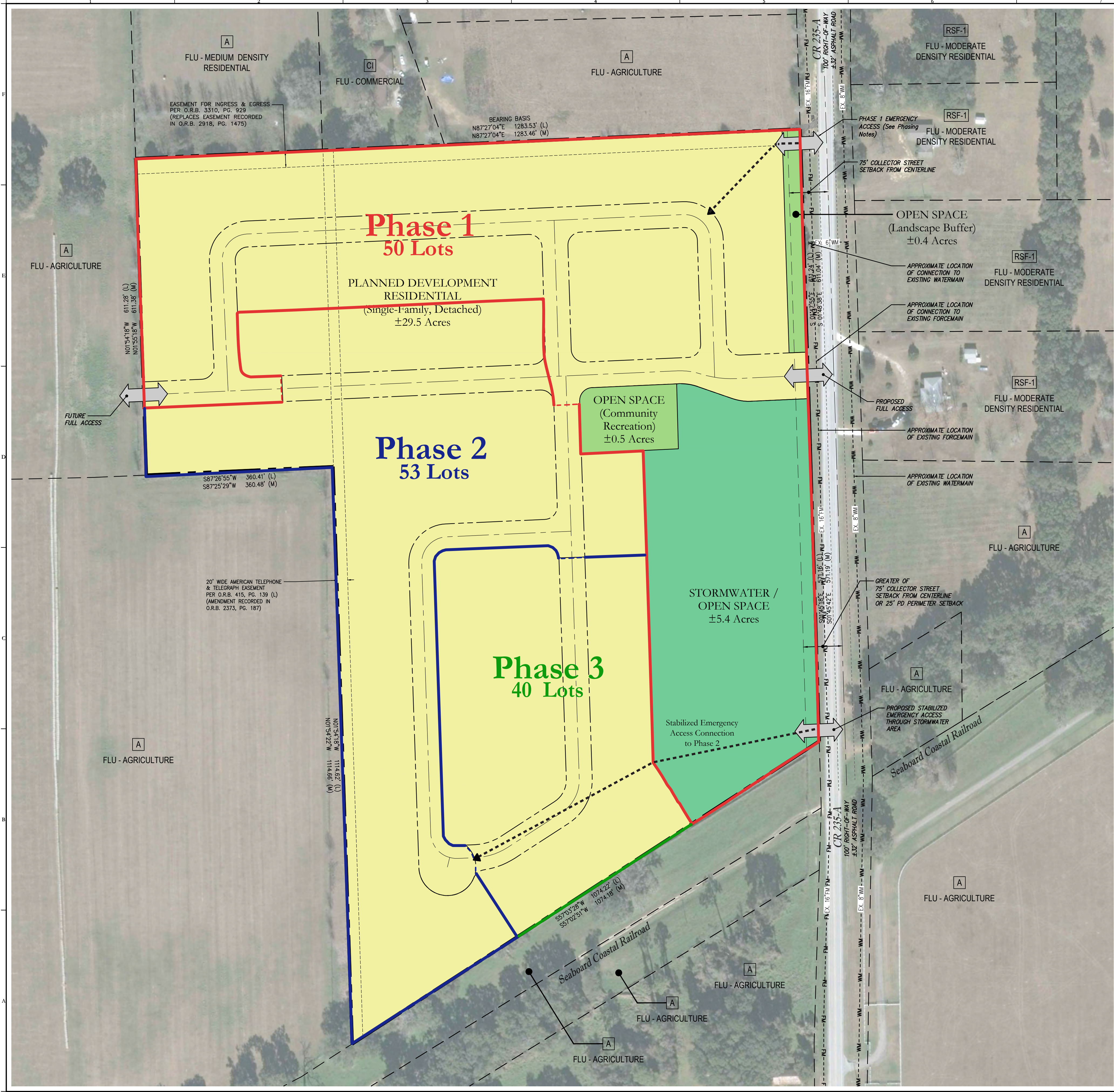
DATE: March 8, 2017



Poulos & Bennett, LLC  
2602 E. Livingston St., Orlando, FL 32803  
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Eng. Bus. No. 28567



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## LEGEND



## DEVELOPMENT DATA

Developable Land Summary (Acres)	
Gross Land Area	35.8
Single-Family, Residential	29.5
Open Space	6.3
Net Developable Land Area	35.8

Units Proposed	
Maximum Dwelling Units	Proposed Net Density
143	4.0 du/ac
143	4.0 du/ac

Residential Lot Standards:	
<b>Building Setbacks:</b>	
Classified street (Collector)	75' from CR 235-A, R.O.W. centerline
<b>Interior Lots</b>	
Primary Front Yard	20'
Rear Yard	15'
Side Yard	5'
Secondary Front Yard	15'
<b>Minimum Lot Size:</b>	
	5,500 SF
<b>Minimum Living Area:</b>	
	750 SF (per dwelling unit)
<b>Minimum Lot Width:</b>	
	50'
<b>Maximum Lot Coverage:</b>	
	65%
<b>Maximum Building Height:</b>	
	35'

Community Recreation Tract Standards:	
<b>Building Setbacks:</b>	
Primary Front Yard	20'
Rear Yard (Adj. to Open Space)	5'
Side Yard	25'
Secondary Front Yard	20'
<b>Minimum Lot Size:</b>	
	5,500 SF
<b>Maximum Floor Area Ratio:</b>	
	0.5 FAR
<b>Minimum Lot Width:</b>	
	50'
<b>Maximum Lot Coverage:</b>	
	65%
<b>Maximum Building Height:</b>	
	35'

**Open Space**  
10% open space shall be provided within the planned development in accordance with City of Alachua Code, Section 6.7.3 -6.7.6

Net Developable Acres	Open Space Area	(%) Open Space Required
35.8	3.6 Acres	10%

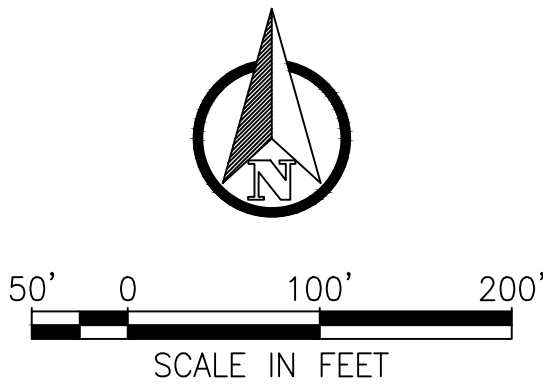
Open Space Use	Open Space Area	(%) Open Space Provided
Stormwater	5.4 Acres	15%
Recreation	0.5 Acres	1%
Landscape Buffer	0.4 Acres	1%
<b>Total Open Space</b>	<b>6.3 Acres</b>	<b>17%</b>

## PHASING

The Alachua West Project will be constructed in three phases:  
Phase 1: 50 Lots and associated infrastructure, project stormwater, open space and recreation - Construction to commence within one (1) year of construction plan approval.  
Phase 2: 53 Lots and associated infrastructure - Construction to commence within three (3) years of construction plan approval.  
Phase 3: 40 Lots and associated infrastructure - Construction to commence within five (5) years of construction plan approval.

## NOTES

1. LOCATION AND AREAS OF ON-SITE IMPROVEMENTS SHOWN ARE SUBJECT TO CHANGE AND WILL BE FURTHER DEFINED DURING PRELIMINARY AND FINAL PLAN APPROVAL PROCESSES.
2. EMERGENCY ACCESS INTERNAL CIRCULATION IS CONCEPTUAL. FINAL PATH TO BE DETERMINED DURING FINAL PLAN PROCESS.



Key Map:

Consultant:

4	05/24/2017	SUBMIT TO CITY OF ALACHUA
3	05/18/2017	SUBMIT TO CITY OF ALACHUA
2	03/23/2017	SUBMIT TO CITY OF ALACHUA
1	03/09/2017	SUBMIT TO CITY OF ALACHUA
-	01/31/2017	SUBMIT TO CITY OF ALACHUA
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		
-		
JOB NO.: 16-110		
DESIGNED BY: BW		
DRAWN BY: BW		
CHECKED BY: KH		
APPROVED BY: KH		
SCALE IN FEET: 1" = 100'		

Project Name:  
**ALACHUA  
WEST PD-R**

Submittal To:  
**CITY OF ALACHUA, FL**

Sheet Title:  
**MASTER  
DEVELOPMENT  
PLAN**

Sheet No.:  
**2.00**

DATE: May 25, 2017

**POULOS & BENNETT**

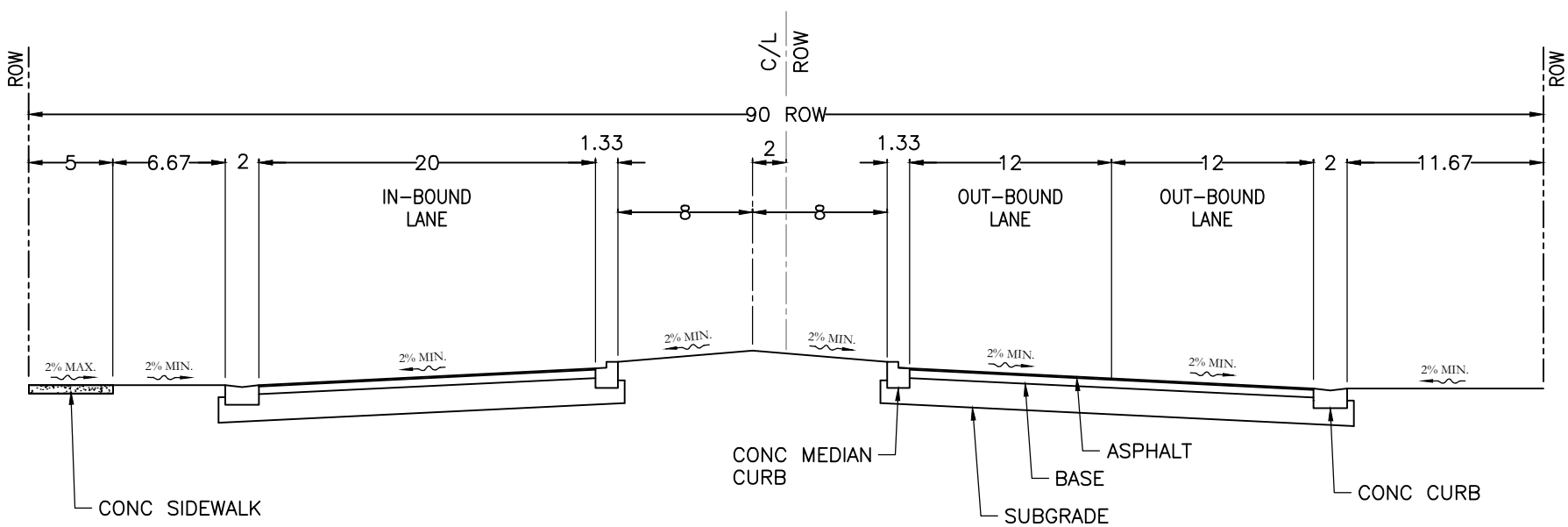
**Poulos & Bennett, LLC**  
2602 E. Livingston St., Orlando, FL 32803  
Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567





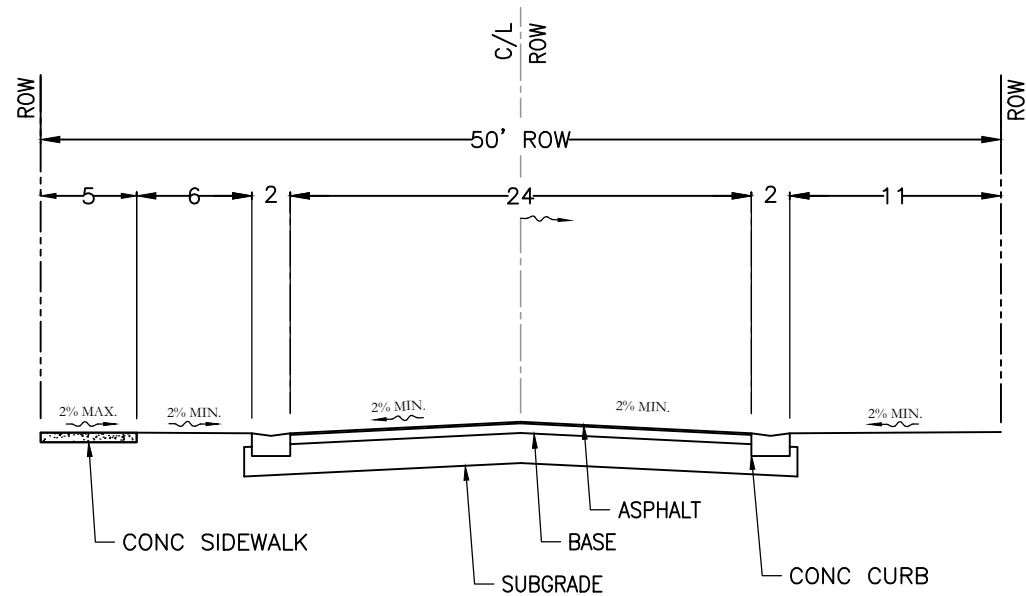


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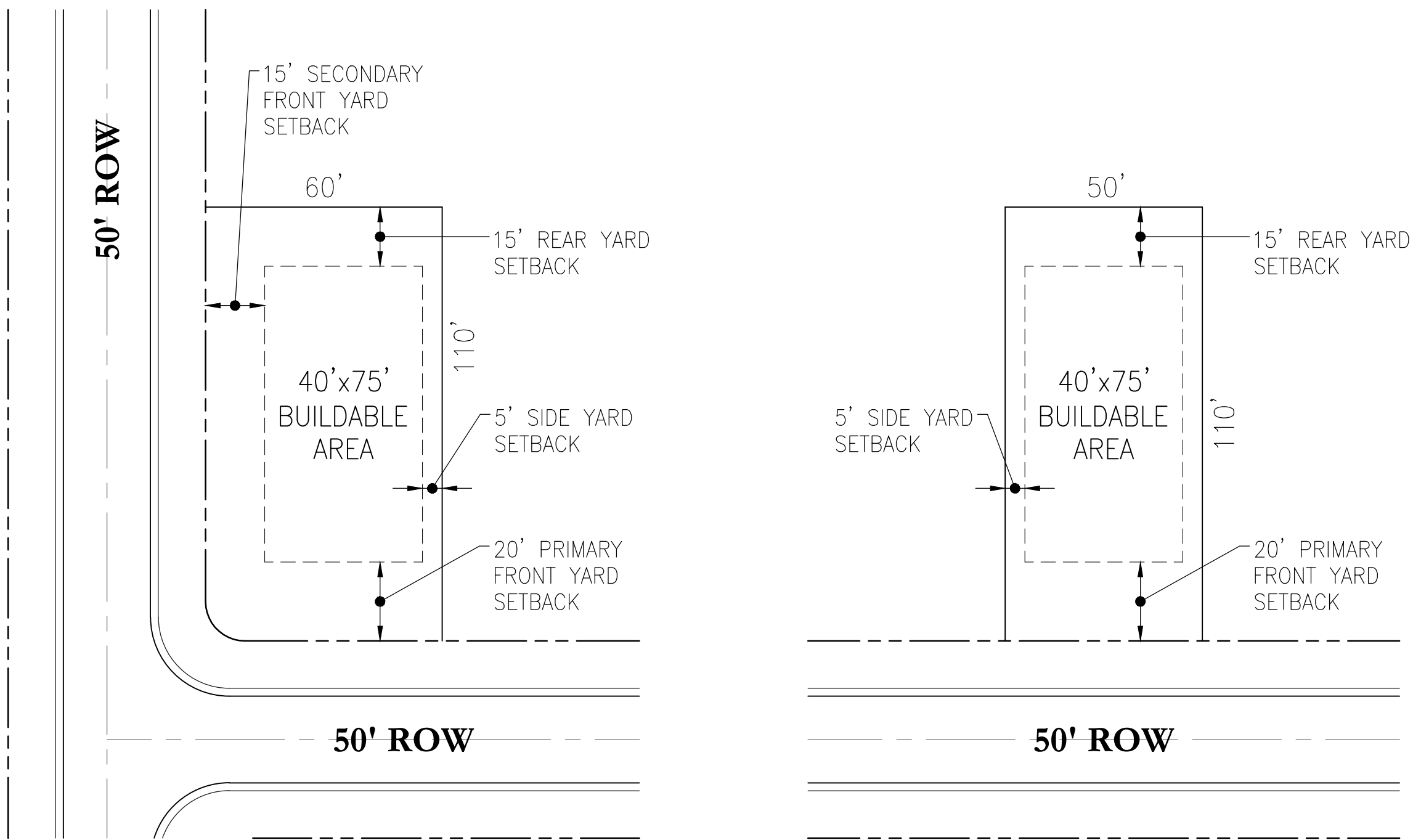
TYPICAL ENTRANCE ROAD SECTION (90' ROW)  
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS

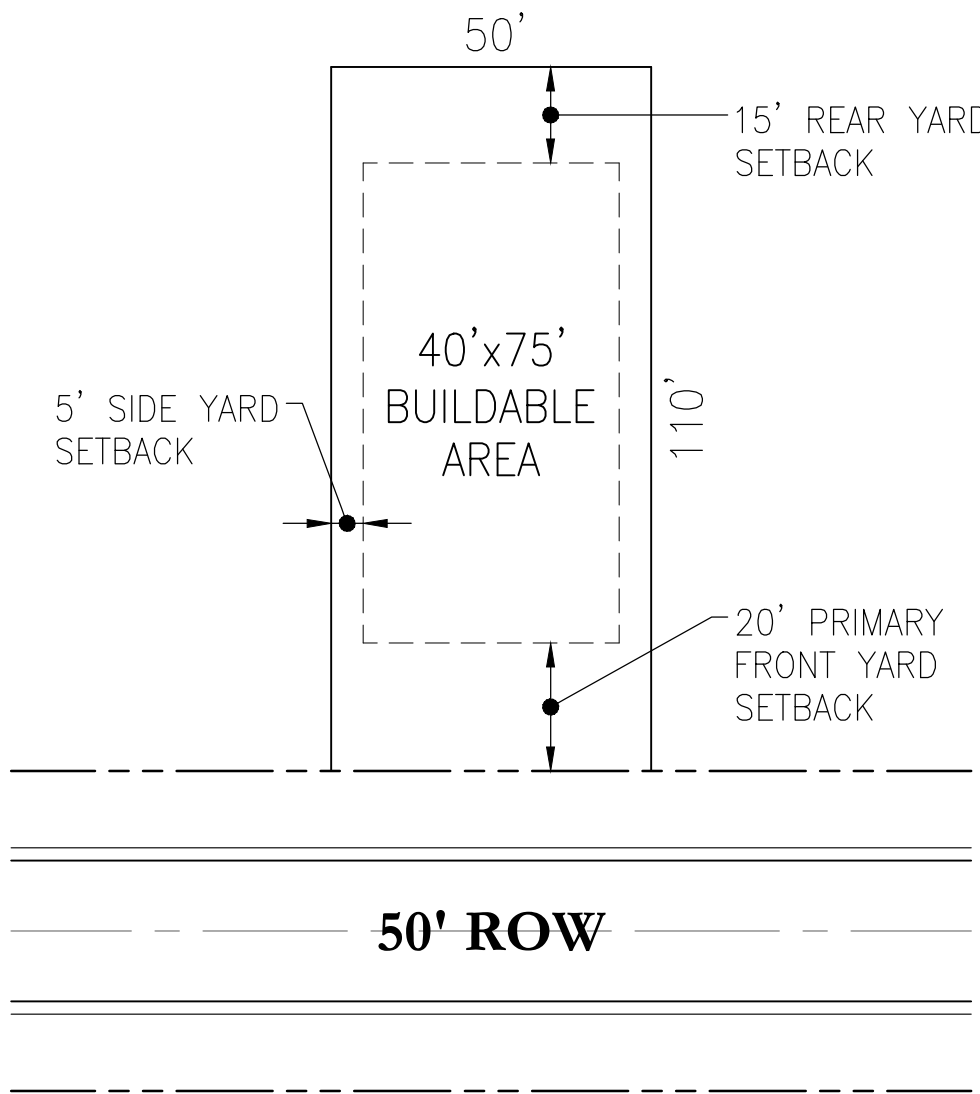


TYPICAL ROAD SECTION (50' ROW)  
N.T.S.

NOTE: ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS



MINIMUM CORNER LOT (TYPICAL)  
N.T.S.



MINIMUM STANDARD LOT (TYPICAL)  
N.T.S.

#### 1. Development Acreage Summary:

##### Land Use Summary

Land Use	Gross Acres	Net Developable Acres	Units Allowed		Units Proposed	
			Land Use Designation Density	Total Allowed Units (Gross Density)	Maximum Dwelling Units	Proposed Net Density
Single Family Residential	35.8	35.8	4.0 du/ac	143	143	4.0 du/ac
Total:	35.8	35.8	4.0 du/ac	143	143	4.0 du/ac

#### 2. Existing Future Land Use:

Medium Density Residential

#### 3. Proposed Future Land Use:

Moderate Density Residential

#### 4. Existing Zoning:

RMF-8 (Residential Multi-family)

#### 5. Proposed Zoning:

PD-R (Planned Development Residential)

#### 6. Permitted Uses:

Single Family, Detached Residential; accessory uses and accessory structures. Community Open Space / Recreation Areas to allow private parks, including playground equipment, sports courts and similar amenities, and recreational trails.

#### 7. Phasing:

Project will be developed in one (1) phase.

#### 8. Recreation

Recreation facilities shall be private for the use of community residents and owned and maintained by Home Owner's Association.

Recreation amenities shall be determined at Final PD Plan.

#### 9. Utilities

- On-site potable water and wastewater facilities to be provided and located within internal public right-of ways and/or dedicated easements along internal public right-of-ways. On-site potable water and wastewater facilities to be designed to comply with City of Alachua design and construction requirements and/or specifications.
- Landowner / developer is responsible to provide right-of-way and easements and construction of on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City of Alachua.
- Proposed lift-station design and specifications to be in accordance with City of Alachua Requirements for Design and Construction. Proposed lift-station location to be coordinated with City of Alachua Public Services Department.

#### 10. Proposed Parking

- A minimum of 2 parking spaces will be provided within each fee simple lot, per City of Alachua Code, Section 6.1.4(B) - Minimum 9'x18' (6.1.7)
- No additional parking is required by Table 6.1-1 of the City of Alachua Code for those potential uses proposed within the Community Open Space/ Recreation Area.

#### 11. Stormwater:

Stormwater management for the build out of the planned development shall be provided onsite within a designated tract and in accordance with City of Alachua Code Section 3.6.3 (A)(5)(b)(iv), Section 6.9, and SRWMD regulations.

#### 12. Signage:

Signage shall be provided within the the planned development in accordance with City of Alachua Code, Section 6.5

#### 13. Landscape and Buffering:

Landscaping and buffering shall be provided within the the planned development in accordance with Alachua Code, Section 6.2

#### 14. Street Improvements:

**Divided Right-of-Way:** 90' ROW - Local Street / Type B

**Right-of-Way:** 50' ROW - Local Street / Type B

**Block Length:** Max. 600 feet

**Cul de Sac Length:** Max. 600 feet

**Street Dimensions:** 24-foot wearing surface. The minimum street wearing surface width for local streets may be reduced by two feet when served by a sidewalk or multi-use path that is a minimum of 8 feet.

**Sidewalks:** Min. Width 5 feet, one side of ROW

#### 15. Design Standards

In accordance with Alachua Code Section 4.3.1(A)(4):

**Orientation** Dwelling units shall be oriented so the primary entrances face the street.

**Building massing** If 30 feet or more in width, the front façade shall incorporate wall off-sets, or articulations, with a minimum depth of two feet, so no single wall expanse exceeds 25 feet in length.

**Building materials** Metal siding and exposed smooth-finished concrete block shall not be used for any building elevations.

**Variety in Elevations** A minimum of four (4) distinctly different house designs shall be provided. The same house design shall not occur more than once every four building lots on the same side of the street. In accordance with Alachua Code Section 4.3.1(A)(4).

Key Map:

Consultant:

2 03/23/2017 SUBMIT TO CITY OF ALACHUA

1 03/09/2017 SUBMIT TO CITY OF ALACHUA

01/31/2017 SUBMIT TO CITY OF ALACHUA

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: -

JOB NO.: 16-110

DESIGNED BY: BW

DRAWN BY: BW

CHECKED BY: KH

APPROVED BY: KH

SCALE IN FEET: N.T.S.

Project Name:

ALACHUA  
WEST PD-R

Submittal To:

CITY OF ALACHUA, FL

Sheet Title:

TYPICAL SECTIONS  
AND NOTES

Sheet No.:

4.00

DATE: May 2, 2017

POULOS & BENNETT

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Tel. 407.487.2594 www.poulosandbennett.com  
Eng. Bus. No. 28567

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°26'50"W., ALONG THE SECTION LINE, A DISTANCE OF 50.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°45'18"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 571.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.57°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 415, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.62 FEET TO THE SOUTH LINE OF SECTION 8; THENCE RUN S.87°26'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 360.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 611.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2018, PAGE 1475 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E., ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1364 OF SAID PUBLIC RECORDS, A DISTANCE OF 1283.53 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 235-A; THENCE RUN S.01°47'55"E., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 611.24 FEET TO THE POINT OF BEGINNING.

BEARING NOTE:

BEARINGS SHOWN HEREON ARE REFERRED TO AN ASSUMED VALUE OF N. 87°24'04" E., FOR THE NORTH PROPERTY LINE OF THE SUBJECT PARCEL.

FENCE NOTE:

SOME FENCE TIES AS SHOWN HEREON, (IF APPLICABLE) HAVE BEEN DRAWN EXAGGERATED FOR SAKE OF GRAPHIC REPRESENTATION.

ELEVATION NOTE:

ELEVATIONS SHOWN HEREON ARE REFERRED FROM F.D.O.T. BENCHMARK NO. 39 (NGVD 1929 DATUM).  
EXAMPLE: +187.53 = CONCRETE/PAVEMENT SHOT  
+187.51 = GROUND SHOT

TITLE NOTE:

FOR MATTERS OF TITLE, THIS SURVEYOR HAS RELIED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY THE CLIENT, ISSUED BY NORTH AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 11657-16-00609, EFFECTIVE DATE: MAY 19, 2016. THIS SURVEYOR HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS ON THIS PARCEL FOR ANY CLAIMS OF TITLE EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT THIS PARCEL, THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS ARE NOT CERTIFIED HEREON.

FLOOD NOTE:

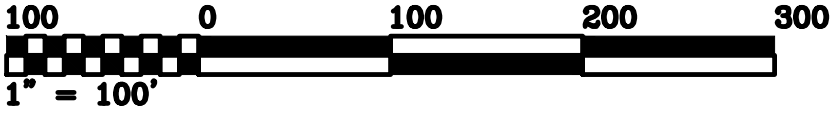
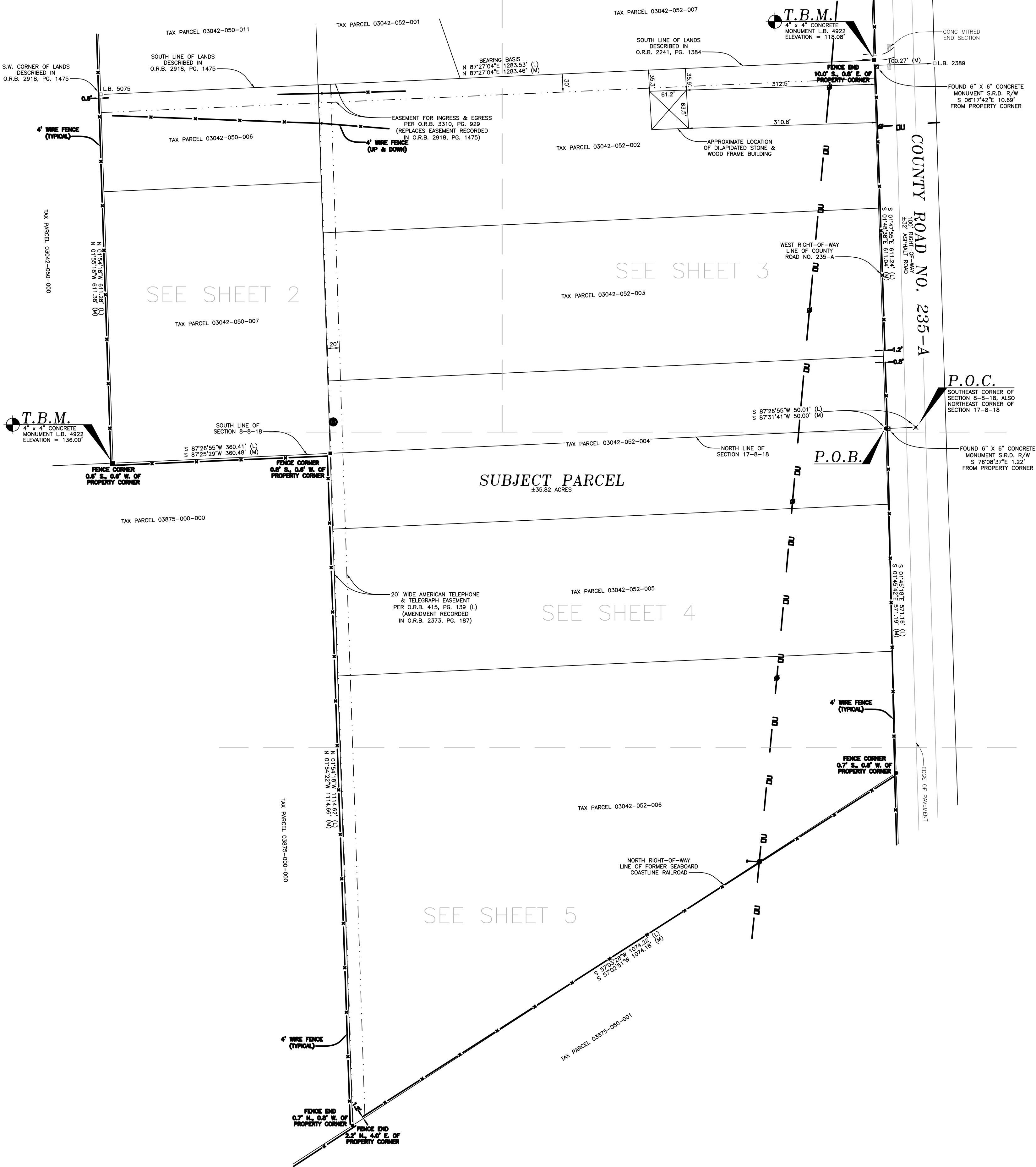
IN THE OPINION OF THIS SURVEYOR, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 12001C01200, DATED 6/16/2006, THIS PROPERTY IS IN FLOOD ZONE "X", WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM SAID MAP. INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, SHOWN ON THIS MAP, WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.

SURVEYOR NOTES:

- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS, BOUNDARY LINE DISPUTES, EASEMENTS, OR CLAIMS OF EASEMENTS, OTHER THAN ARE DEPICTED ON THIS DRAWING.
- ALL UTILITIES AND OR IMPROVEMENTS, IF ANY, MAY NOT BE SHOWN ON THIS DRAWING.
- IN THE OPINION OF THIS SURVEYOR THE BOUNDARY SHOWN HEREON BEST REPRESENTS THE LOCATION OF THE SUBJECT PROPERTY IN RELATION TO THE DESCRIPTION AND THOSE PROPERTY CORNERS FOUND TO BE ACCEPTABLE TO THIS SURVEYOR.
- NO BUILDING SETBACK INFORMATION WAS PROVIDED TO THIS SURVEYOR. PRIOR TO ANY NEW CONSTRUCTION, THE APPROPRIATE GOVERNING AUTHORITY SHOULD BE CONTACTED FOR THE CURRENT SETBACK REQUIREMENTS.
- THIS MAP OF SURVEY REFLECTS CONDITIONS LOCATED AS OF THE DATE OF FIELD WORK COMPLETION (SEE TITLE BLOCK).
- AREAS OF ENVIRONMENTAL CONCERN HAVE NOT BEEN LOCATED BY THIS SURVEYOR, UNLESS OTHERWISE DEPICTED HEREON.
- MEASUREMENTS SHOWN HEREON ARE IN FEET IN ACCORDANCE WITH THE UNITED STATES STANDARD.

# BOUNDARY, TOPOGRAPHIC & TREE SURVEY

IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



CERTIFIED TO:

- M3 DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- NORTH AMERICAN TITLE INSURANCE COMPANY

LEGEND:

- = FOUND 5/8" REBAR & CAP  
S & M 2047
- = SET 1/2" REBAR & CAP  
L.B. 6894
- X = FOUND NAIL & DISK  
L.B. 2389
- = FOUND 4" x 4" CONCRETE  
MONUMENT L.B. 4922
- = FOUND 4" x 4" CONCRETE  
MONUMENT (AS LABELED)
- ⊞ = FOUND 8" x 6" CONCRETE  
MONUMENT S.R.D. R/W
- ⊞ = BELL SYSTEM MANHOLE  
(& CONCRETE VAULT)
- ⊞ = WOOD UTILITY POLE

ABBREVIATIONS:

- A = ARC LENGTH
- A/C = AIR CONDITIONER
- ALUM = ALUMINUM
- ASPH = ASPHALT
- AVE = AVENUE
- BLK = BLOCK
- BLVD = BOULEVARD
- BM = BENCHMARK
- C = CALCULATED FROM MEASURED
- CATV = CABLE TELEVISION
- C/B = CONCRETE BLOCK
- CL = CENTER LINE
- CM = CHAIN LINK FENCE
- CM = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CNC = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC = ELECTRIC
- ELEV = ELEVATION
- FND = FOUND
- FNC = FENCE
- FW = FENCE WIRE
- IP = IRON PIPE
- (L) = PER LEGAL DESCRIPTION
- LB = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LS = LAND SURVEYOR
- (M) = FIELD MEASURED
- MH = MANHOLE
- O.U. = OVERHEAD UTILITIES
- ORB = OPTICAL RECORD BOOK
- P = PLAT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PI = POINT OF INTERSECTION
- PL = PROPERTY LINE
- PGB = POINT OF BEGINNING
- PCC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- P.U.E. = PUBLIC UTILITIES EASEMENT
- RAD = RADIUS
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SAN = SANITARY
- SECT = SECTION
- S.R.D. = STATE ROAD DEPARTMENT
- T = TANGENT
- TSM = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TRANS = TRANSFORMER
- TYP = TYPICAL
- WM = WATER METER
- WV = WATER VALVE


CERTIFICATE OF SURVEYOR:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP BY ANYONE OTHER THAN THIS SURVEYOR IS PROHIBITED.

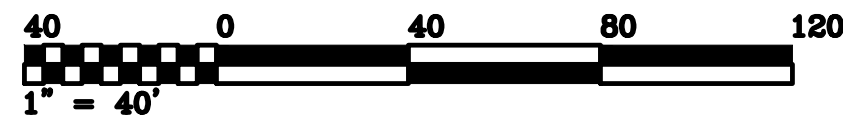
I HEREBY CERTIFY THAT THE SURVEY DATA SHOWN HEREON, IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION OF THE HEREON DESCRIBED PROPERTY, AND IT MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY:  
JAMES E. BRINKMAN, PSM - FLA. CERT# 5562  
DATE:

SHEET 1 OF 5

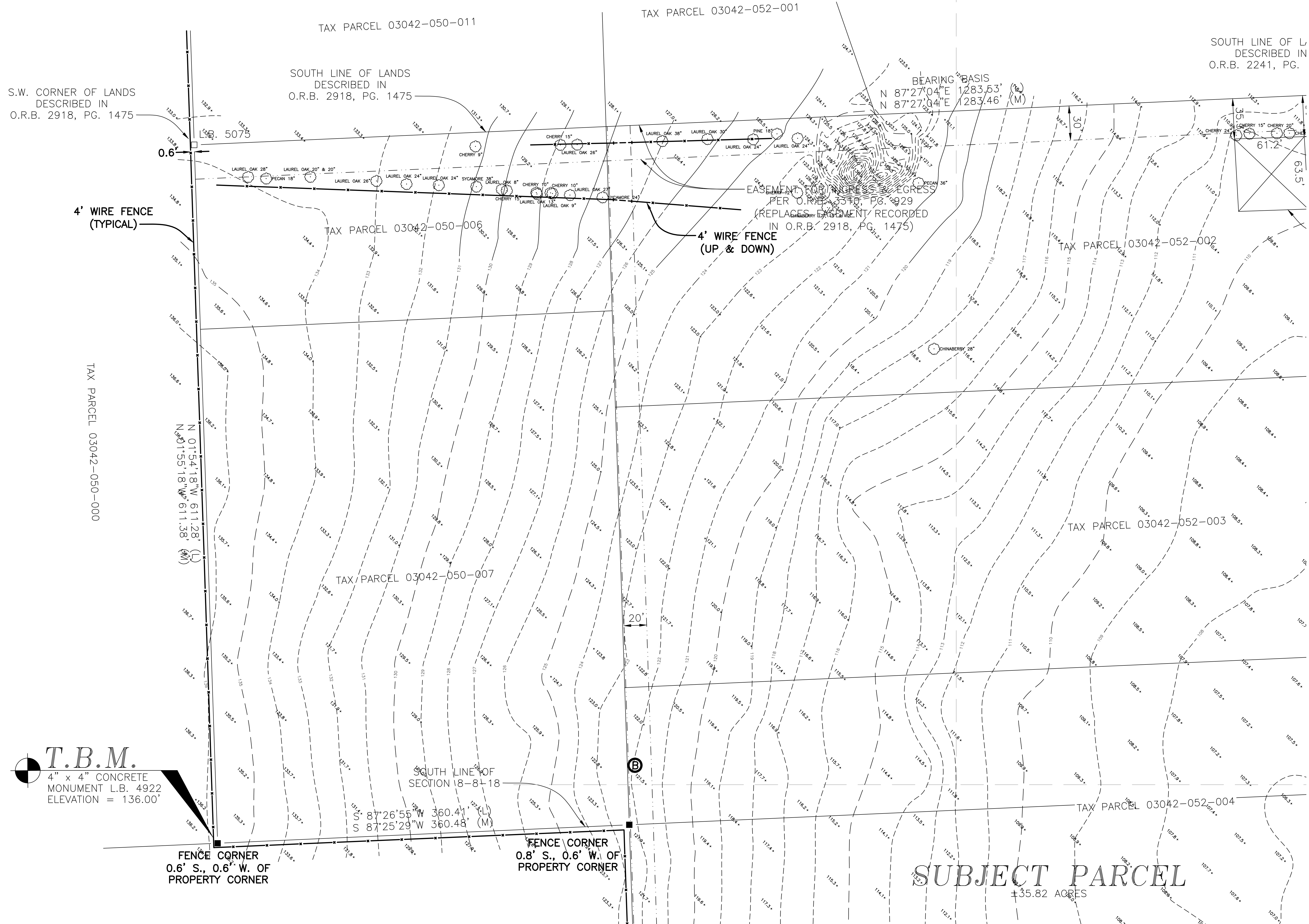
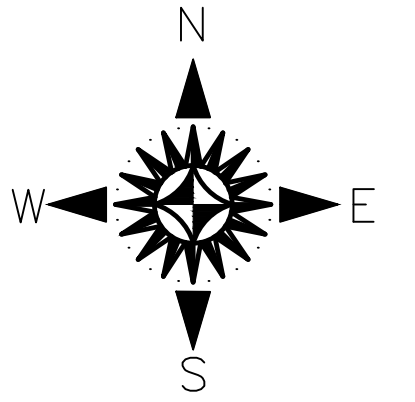
 <b>BRINKMAN SURVEYING &amp; MAPPING INC.</b> 4607 NW 6th STREET SUITE C, GAINESVILLE, FL 32609 PHONE: (352) 374-7707 FAX: (352) 374-8757		
SCALE: 1" = 100'	"THE BENCHMARK IN QUALITY SERVICE"	DRAWN BY: B.G.
DATE: 9/28/2016		CHECKED BY: J.B.
FIELD WORK COMPLETED ON 9/27/2016 SKETCH		
PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER 138-16





# BOUNDARY & TOPOGRAPHIC SURVEY

IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



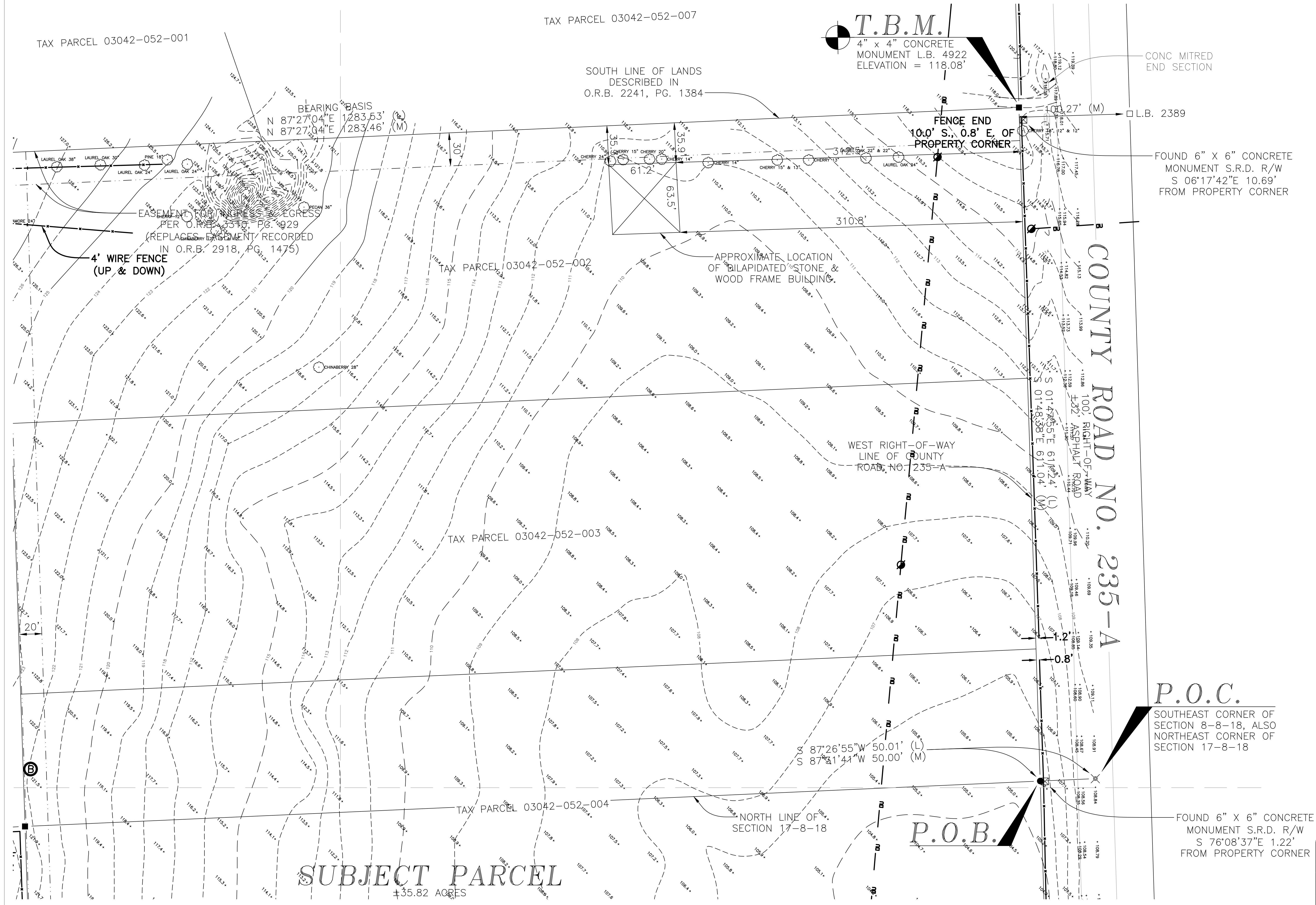
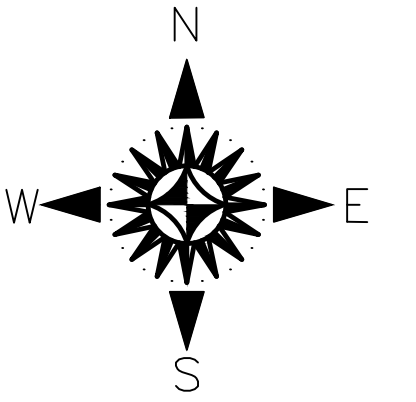
- LEGEND:
- = FOUND 5/8" REBAR & CAP S & M 2047
  - = SET 1/2" REBAR & CAP L.B. 6854
  - ✕ = FOUND NAIL & DISK L.B. 2389
  - = FOUND 4" x 4" CONCRETE MONUMENT L.B. 4922
  - = FOUND 4" x 4" CONCRETE MONUMENT (AS LABELED)
  - ▣ = FOUND 6" x 6" CONCRETE MONUMENT S.R.D. R/W
  - ⊙ = BELL SYSTEM MANHOLE (& CONCRETE VAULT)
  - ⊞ = WOOD UTILITY POLE

- ABBREVIATIONS:
- A = ARC LENGTH
  - A/C = AIR CONDITIONER
  - ALUM = ALUMINUM
  - ASPH = ASPHALT
  - AVE = AVENUE
  - BLVD = BOULEVARD
  - BM = BENCHMARK
  - BLVD = BOULEVARD
  - CL = CALCULATED FROM MEASURED
  - CATV = CABLE TELEVISION
  - C/B = CONCRETE BLOCK
  - CL = CENTER LINE
  - CLF = CHAIN LINK FENCE
  - CM = CONCRETE MONUMENT
  - CMP = CORRUGATED METAL PIPE
  - CONC = CONCRETE
  - DOT = DEPARTMENT OF TRANSPORTATION
  - ELEV = ELEVATION
  - ELEC = ELECTRIC
  - FND = FENCE
  - FNC = FENCE
  - IP = IRON PIPE
  - LP = LIGHT POLE
  - LS = LAND SURVEYOR
  - M = FIELD MEASURED
  - MANHOLE = MANHOLE
  - O.U. = OVERHEAD UTILITIES
  - ORB = OFFICIAL RECORD BOOK
  - P = PLAT
  - PR = PLAT BOOK
  - PCP = PERMANENT CONTROL POINT
  - PI = POINT OF INTERSECTION
  - PK = PARKER KALON NAIL
  - PL = PROPERTY LINE
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  - SECT = SECTION
  - S.R.D. = STATE ROAD DEPARTMENT
  - T = TANGENT
  - TBM = TEMPORARY BENCHMARK
  - TEL = TELEPHONE
  - TRANS = TRANSFORMER
  - TYP = TYPICAL
  - WM = WATER METER
  - WV = WATER VALVE

**T.B.M.**  
4" x 4" CONCRETE  
MONUMENT L.B. 4922  
ELEVATION = 136.00'

**BRINKMAN SURVEYING & MAPPING INC.**  
4607 NW 6th STREET SUITE C, GAINESVILLE, FL 32609  
PHONE: (352) 374-7707 FAX: (352) 374-8757

SCALE: 1" = 40'	"THE BENCHMARK IN QUALITY SERVICE"	DRAWN BY: B.G.
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FIELD WORK COMPLETED ON 9/27/2016 SKETCH		
PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER 138-16



LEGEND:

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S & M 2047
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ABBREVIATIONS:

- A ARC LENGTH  
A/C AIR CONDITIONER  
ALUM ALUMINUM  
ASPH ASPHALT  
AVEN AVENUE  
BLCK BLOCK  
BLVD BOULEVARD  
BM BENCHMARK  
C C  
CATV CABLE TELEVISION  
CBL CABLE  
CLF CENTER LINE  
CLF CONCRETE FENCE  
CMF CONCRETE MONUMENT  
CMP CORRUGATED METAL PIPE  
CON CONCRETE  
DEPT DEPARTMENT OF TRANSPORTATION  
ELEV ELEVATION  
FENC FENCE  
FENC FENCE  
FW FIRE  
IP IRON PIPE  
L L  
LB LEGAL DESCRIPTION  
LS SURVEYOR BUSINESS  
LS LEGAL  
LS LAND SURVEYOR  
LS LEGAL MEASURED  
MH MANHOLE  
O.U. OVERHEAD UTILITIES  
ORB ORBITAL RECORD BOOK  
P PLAT  
PB PLAT BOOK  
PCP PERMANENT CONTROL POINT  
P.I. POINT OF INTERSECTION  
PKR PARKER KALON LAND  
PR PROPERTY LINE  
PBM POINT OF BEGINNING  
PRM PERMANENT REFERENCE MONUMENT  
PRM PERMANENT REFERENCE MONUMENT  
PSM PROFESSIONAL SURVEYOR MAPPER  
P.U.D. PLANNED UNIT DEVELOPMENT  
RAD RADIUS  
R.C. REINFORCED CONCRETE PIPE  
R/W RIGHT OF WAY  
R/W R/W  
S SECTION  
S.B.R. STATE ROAD DEPARTMENT  
T TANGENT  
TBM TEMPORARY BENCHMARK  
TEL TELEPHONE  
RANG RANGE  
TRANS TRANSFORM  
W WATER  
WM WATER METER  
WV WATER VALVE


P.O.C.

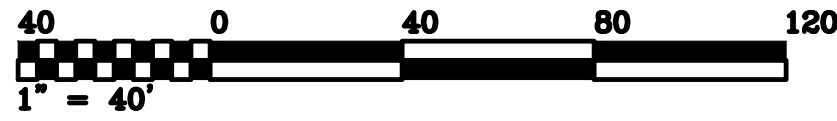
SOUTHEAST CORNER OF  
SECTION 8-8-18, ALSO  
NORTHEAST CORNER OF  
SECTION 17-8-18

— FOUND 6" X 6" CONCRETE  
MONUMENT S.R.D. R/W  
S 76°08'37"E 1.22'  
FROM PROPERTY CORNER

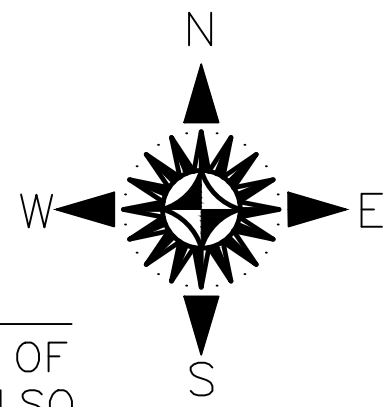
SHEET 3 OF 5



 <b><u>BRINKMAN SURVEYING &amp; MAPPING INC.</u></b> 4607 NW 6th STREET SUITE C, GAINESVILLE, FL. 32609 PHONE: (352) 374-7707 FAX: (352) 374-8757		
SCALE: 1" = 40' DATE: 9/28/2016	"THE BENCHMARK IN QUANTITY SERVICE"	DRAWN BY: B.O. CHECKED BY:
FIELD WORK COMPLETED ON 9/27/2016 SKETCH		
PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER: 138-16

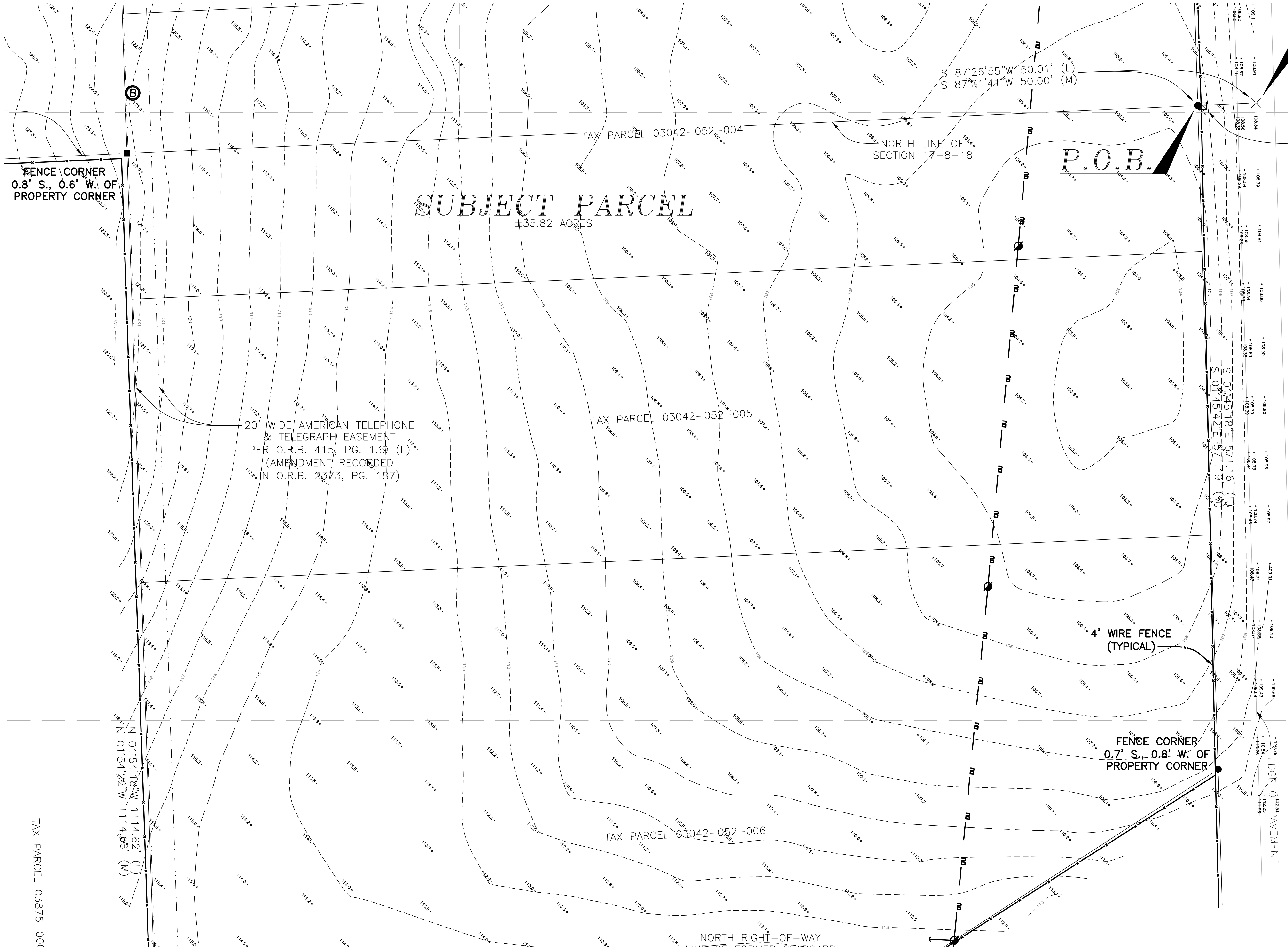


BOUNDARY & TOPOGRAPHIC SURVEY  
IN SECTIONS 8 & 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA



P.O.C.

SOUTHEAST CORNER OF  
SECTION 8-8-18, ALSO  
NORTHEAST CORNER OF  
SECTION 17-8-18



P.O.B.

FOUND 6" X 6" CONCRETE  
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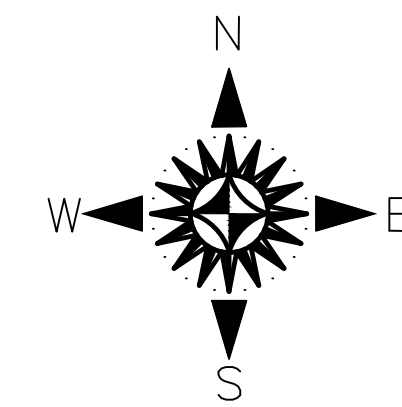
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- CONC = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEC = ELECTRIC
- ELEV = ELEVATION
- FND = FOUND
- FNC = FENCE
- GP = GUY WIRE
- IP = IRON PIPE
- (L) = PER LEGAL DESCRIPTION
- LB = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LS = LAND SURVEYOR
- M = FIELD MEASURED
- MANHOLE = MANHOLE
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SHEET 4 OF 5

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PHONE: (352) 374-7707 FAX: (352) 374-8757

SCALE: 1" = 40'	"THE BENCHMARK IN QUALITY SERVICE"	DRAWN BY: B.G.
DATE: 9/28/2016		CHECKED BY: J.B.
FIELD WORK COMPLETED ON 9/27/2016 SKETCH		
PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER 138-16





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- A/LC = ARC LENGTH
- A/C = AIR CONDITIONER
- ALU = ALUMINUM
- ASPH = ASPHALT
- BLK = BLACK
- BK = BLOCK
- BLVD = BOULEVARD
- BEN = BENCHMARK
- CA = CALCULATED FROM MEASURED
- CBL = CABLE TELEVISION
- C/C = CONCRETE CURB
- CL = CENTER LINE
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE MONUMENT
- CMP = CORRUGATED METAL PIPE
- CRCT = CONCRETE
- DOT = DEPARTMENT OF TRANSPORTATION
- ELEV = ELEVATION
- END = END
- ENG = ENGINE
- FENCE = FENCE
- FR = IRON PIPE
- LG = LEGAL DESCRIPTION
- LI = LICENSED SURVEYOR BUSINESS
- LP = LIGHT POLE
- LAND = LAND SURVEYOR
- MF = FIELD MEASURED
- MANH = MANHOLE
- O.U. = OVERHEAD UTILITY
- AC = AIR CONDITIONING
- PLAT = PLAT
- PR = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- INT = INTERSECTION
- PARK = PARKER KALON LAND
- PROP = PROPERTY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- RES = RESURFACING
- RA = RADIUS
- RF = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- SAC = SECTION
- SRD = SIDE ROAD DEPARTMENT
- TAN = TANGENT
- TBM = TEMPORARY BENCHMARK
- TEL = TELEPHONE
- TRANS = TRANSFORMER
- TYP = TYPICAL
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SHEET 5 OF 5



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PREPARED FOR: M3 DEVELOPMENT, LLC		DRAWING NUMBER JBR-16

**ORDINANCE 17-10**

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS; AMENDING THE OFFICIAL ZONING ATLAS FROM RESIDENTIAL MULTIPLE FAMILY – 8 (“RMF-8”) TO PLANNED DEVELOPMENT – RESIDENTIAL (“PD-R”) ON APPROXIMATELY 35.82 ACRES; LOCATED WEST OF NW 173RD STREET (ALSO KNOWN AS COUNTY ROAD 235A), APPROXIMATELY 1,000 FEET SOUTH OF THE INTERSECTION OF NW US HIGHWAY 441 AND NW 173RD STREET; TAX PARCEL NUMBERS 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, AND 03042-052-006; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, an application for a Site-Specific Amendment to the Official Zoning Atlas (“Amendment”), as described below, has been filed with the City by the M3 Alachua LLC, a Florida corporation (“Owner”); and

**WHEREAS**, the Owner desires to obtain approval for a Planned Development (“PD”) in the City known as Alachua West Planned Development – Residential (“PD-R” or “Project”); and

**WHEREAS**, the Owner wishes to construct the Project, consisting of a 143 lot residential development on the subject property, the legal description for which is attached hereto as Exhibit “A” and is herein referred to as the “Property”; and

**WHEREAS**, the City advertised a public hearing to be held before the Planning and Zoning Board, sitting as the Local Planning Agency (“LPA”), on June 1, 2017; and

**WHEREAS**, the LPA conducted a quasi-judicial public hearing on the proposed Amendment on June 13, 2017, and the LPA reviewed and considered all comments received during the public hearing concerning the proposed Amendment and made its recommendation to the City Commission; and

**WHEREAS**, the City advertised public hearings to be held before the City Commission on \_\_\_\_\_, 2017, and on \_\_\_\_\_, 2017; and

**WHEREAS**, the City Commission conducted quasi-judicial public hearings on the proposed Amendment on \_\_\_\_\_, 2017, and \_\_\_\_\_, 2017, and provided for and received public participation at both public hearings; and

**WHEREAS**, the City Commission has determined and found the proposed Amendment to be consistent with the City’s Comprehensive Plan and the City’s Land Development Regulations (“LDRs”); and

**WHEREAS**, for reasons set forth in this ordinance that is hereby adopted and incorporated as findings of fact, the Alachua City Commission finds and declares that the enactment of this Amendment is in the furtherance of the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare.

**NOW THEREFORE BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA.**

**Section 1. Findings of Fact and Conclusions of Law**

1. The above recitals are true and correct and are incorporated herein by reference.
2. The proposed Amendment is in compliance with the City's LDRs.
3. The proposed Amendment will not cause a reduction in the adopted level of service standards for transportation, water, sewer, waste, stormwater, recreation, and public schools.

**Section 2. Official Zoning Atlas Amended**

The Official Zoning Atlas is hereby amended from Residential Multiple Family – 8 (“RMF-8”) to Planned Development–Residential (“PD-R”) for Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (“Property”), in accordance with the legal description found in Exhibit “A” and map found in Exhibit “B” attached hereto and incorporated herein.

**Section 3. Development Parameters**

1. The development shall consist of single-family residential development, community recreation, and stormwater/open space development areas as shown on the PD Master Plan. The density, intensity, allowable uses, acreage, and dimensional standards, where applicable, for each Development Area are as follows:

Maximum Development Area & Density/Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Single-Family Detached Residential  4 du/acre	Single-Family Residential Dwellings, Detached	143 Dwelling Units	±29.5	<p><b><u>Single-Family Detached</u></b></p> <p><i>Minimum Lot Area</i> 5,500 square feet</p> <p><i>Minimum Lot Width</i> 50 feet</p> <p><i>Setbacks</i> Front (Primary) = 20’ Front (Secondary) = 15’ Side = 5’ Rear=15’</p> <p><i>Maximum Building Height</i> 35 feet</p> <p><i>Maximum Lot Coverage</i> 65%</p> <p><i>Collector Street Building Setback</i> 75’ from ROW Centerline of CR 235-A</p> <p><i>Minimum Living Area</i> 750 square feet (per dwelling unit)</p>	±82%



Maximum Development Area & Density/ Intensity	Allowable Uses	Maximum Potential Development	Acres	Dimensional Standards	Percentage of PD
Open Space (Community Recreation)	Private Parks; Playground Equipment; Sports Courts; and similar amenities and recreational trails	0.50 FAR	±0.50	<i>Minimum Lot Area</i> 5,500 square feet <i>Minimum Lot Width</i> 50 feet <i>Setbacks</i> Front (Primary) = 20' Front (Secondary) = 20' Side = 25' Rear=5' <i>Maximum Building Height</i> 35 feet <i>Maximum Lot Coverage</i> 65%	±1.3%
Stormwater/ Open Space  N/A	N/A	N/A	±5.4	N/A	±15%

2. The Project shall be developed in three (3) phases: Phase 1 shall consist of 50 units and associated infrastructure, stormwater management facilities for the entire project, open space, and recreation uses; Phase 2 shall consist of 53 units and associated infrastructure; and Phase 3 shall consist of 40 units and associated infrastructure. Construction of Phase 1 shall commence within one (1) year of the approval of Construction Plans for the Project. Phase 2 shall commence construction within three (3) years of the approval of Construction Plans for the Project. Phase 3 shall commence construction within five (5) years of the approval of Construction Plans for the Project. The design specifications of all infrastructure necessary to serve the Project (except for any development on the Community Recreation Tract as shown on the PD Master Plan) shall be shown on Construction Plans for the Project. The phasing of the Project shall be a maximum of 5 years.
3. The applicant shall provide an updated listed species and habitat survey as part of each Final PD Plan for the Project. The updated survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies.
4. If any wetlands are identified on the Property defined in Exhibit "A", such areas shall be field-delineated using professionally accepted methodology. All development in and/or near wetland areas shall be consistent with the City's Comprehensive Plan and in compliance with the City's LDRs, as may be

amended from time to time, and shall grant conservation easements or other appropriate protective mechanisms, as determined by the City, to protect wetland areas.

5. Each Final PD Plan shall be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, as it may be amended from time to time, related to the eradication of invasive exotic plant species.
6. The Owner, or its successors and/or assigns, shall, concurrent with development of the Project, remove and destroy all Category I and II exotic plant species, as published in the most current version of the Florida Exotic Plant Council's List of Invasive Plant Species, located on the Property defined in Exhibit "A". Thereafter, the Owner, or its successors and/or assigns, shall assure long-term implementation of an exotic plants management plan approved with each new final development order and which shall be included in covenants and restrictions to be implemented by a properly structured property owner's association or other mechanism acceptable to the City.
7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.
8. The Owner, or its successors and/or assigns, shall utilize methods of minimizing impacts, such as appropriate Best Management Practices of the Suwannee River Water Management District, in order to reduce the potential for flash flooding, to avoid adverse impacts to water quality, and to incorporate existing drainage patterns to the greatest extent practicable. Upon approval from the City of Alachua and the Suwannee River Water Management District, enhancements may be permitted to the existing, natural conveyance system to mitigate for existing erosion and sedimentation, restoration of historical erosion and sedimentation damage, and preventing future adverse erosion and sedimentation.
9. If a Final PD Plan consists of development requiring Preliminary Plat review (single-family detached residential development), the Owner, or its successors and/or assigns, shall submit a utility system plan as part of the Construction Plans for the proposed subdivision. If a new Final PD Plan contains non-residential residential development, the Owner, or its successors and/or assigns, shall submit a utility system plan as part of the new Final PD Plan.
10. Development on the Property defined in Exhibit "A" shall include the following requirements:
  - a. The ingress/egress point to the Property defined in Exhibit "A" shall be located as depicted on the PD Master Plan. The design of all proposed roadways shall be consistent with the applicable standards of Article 7 of the City's LDRs and the City's Design and Construction Requirements (latest edition at the time of review of Construction Plans). The design of the proposed roadway shall be reviewed and approved as part of Construction Plans submitted for the subdivision review process, as further defined in Section 2.4.10 of the City's LDRs.
  - b. The Owner, or its successors and/or assigns, shall design, permit, and construct a stormwater management system necessary to serve the development. Stormwater management facilities shall be constructed concurrent with development of the Project. Sufficient stormwater capacity consistent with Section 6.9.3 of the City's LDRs must be provided concurrent with site improvements of the Project. On-site soil shall be appropriately prepared so as to alleviate any drainage issues.
  - c. Utilities shall be extended throughout the Project within areas designated as public right-of-ways, where practical. Utility infrastructure which must run outside the right-of-way, and which

will be maintained by the City, shall be located in easements granting access and maintenance of such infrastructure.

- d. The Owner, or its successors and/or assigns, shall be responsible for the provision of infrastructure for the Project. This shall include all on-site improvements and off-site improvements, including transportation infrastructure improvements, deemed necessary to support the development by the City in its sole discretion.
  - e. Facilities constructed on-site that are not dedicated to the City for maintenance shall be the responsibility of a legally established property owners' association. The property owners' association shall have the responsibility of maintenance of all common areas. In the event that common areas and required open space areas, as mandated by Sections 6.7.6, 6.9.3(E)(2), and 7.8.1 of the City's LDRs, or any amendments thereto, are not owned by a property owner's association, such areas shall be burdened by an easement that requires a property owner's association or another entity approved by the City to maintain such areas, and that restricts such areas in accordance with the City's requirements for such areas.
11. Electric System Requirements:
  - a. The Owner, or its successors and/or assigns, shall be responsible to connect to the electric system of the electric service provider as necessary to serve the Project.
12. Water System Requirements:
  - a. The Owner, or its successors and/or assigns, shall be responsible to connect to the City's potable water as necessary to serve the Project.
  - b. Water systems shall be designed to provide fire flow rates that conform to the current standards of the Florida Fire Prevention Code, Chapter 633, Florida Statutes, and the Florida Building Code.
13. Wastewater System Requirements:
  - a. The Owner, or its successors and/or assigns, shall be responsible to design, permit, and construct wastewater main extensions and any other improvements, including but not limited to any lift station required and necessary to serve the Project.
14. The Owner, or its successors and/or assigns, shall submit a landscaping and buffering plan as part of each new Final PD Plan. The landscaping and buffering plan shall meet the requirements established by Section 6.2.2, *Landscaping Standards*, of the City's LDRs, or any amendments thereto. A landscape and buffering plan shall not be required if no landscaping required is required by Section 6.2.2 of the City's LDRs.
15. The Owner, or its successors and/or assigns, shall submit an open space plan as part of each new Final PD Plan. The open space plan shall meet the minimum requirements established by Section 6.7, *Open Space Standards*, of the City's LDRs, or any amendments thereto.
16. Open spaces and conservation areas shall account for a minimum of ten percent (10%) of the complete project.
17. If a Final PD Plan contains non-residential development, the Owner, or its successors and/or assigns, shall submit a lighting and photometric plan as part of the new Final PD Plan. The lighting and

photometric plan shall meet the requirements established by Section 6.4, *Exterior Lighting Standards*, of the City's LDRs, or any amendments thereto.

18. If a Final PD Plan contains non-residential development, the Owner, or its successors and/or assigns, shall submit a parking plan as part of the new Final PD Plan. The parking plan shall meet the requirements established by Section 6.1, *Off-Street Parking and Loading Standards*, of the City's LDRs, or any amendments thereto.
19. The Owner, or its successors and/or assigns, shall obtain all applicable permits from the Suwannee River Water Management District, Alachua County Public Works, the Florida Department of Environmental Protection, the Florida Fish and Wildlife Commission, and any other Federal, State, or Local agency before the commencement of any development in the Project.
20. Each Final PD Plan shall be a Preliminary Plat for single-family detached residential development and a Site Plan for non-residential development, and shall adhere to all requirements of this PD Ordinance, the City's Comprehensive Plan, and the City's LDRs. Each new Final PD Plan shall also adhere to all requirements of the PD Master Plan and the PD Agreement for this Project.
21. Each Final PD Plan shall include the exact number of residential dwelling units and the exact intensity (square footage) of non-residential uses, as well as precise information regarding the layout of open space, circulation, and stormwater management.
22. A valid Planned Development Agreement shall be adopted concurrent with the approval of this Ordinance and the PD Master Plan.
23. The development parameters defined herein do not inordinately burden the development of the Property defined in Exhibit "A".
24. The rezoning of the Property defined in Exhibit "A" does not reserve concurrency for the Project.
25. The adoption of this Ordinance does not guarantee the approval of any development permits, including but not limited to, a Preliminary Plat, Construction Plans, or a Final Plat for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.
26. All development, including but not limited to new Final PD Plans for the Project, shall be governed by the laws, regulations, comprehensive plan and ordinances in effect at the time of the specific proposed development, and not as of the date of this ordinance.

#### **Section 4. Ordinance to be Construed Liberally**

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety, and welfare of the citizens and residents of Alachua, Florida.

#### **Section 5. Repealing Clause**

All ordinances or parts of ordinances in conflict with this ordinance are, to the extent they conflict with this ordinance, repealed.

**Section 6. Providing for Severability**

It is the declared intent of the Alachua City Commission that, if any section, sentence, clause, phrase, or provision of this ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this ordinance and the remainder of this ordinance, after the exclusion of such part or parts, shall be deemed to be valid.

**Section 7. Effective Date**

This Ordinance shall be effective upon its passage and adoption on the second and final reading.

**PASSED** on first reading on the \_\_\_\_ day of \_\_\_\_\_, 2017.

**PASSED** and **DULY ADOPTED**, in regular session, with a quorum present and voting, by the City Commission, upon second reading this \_\_\_\_, day of \_\_\_\_\_, 2017.

**CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA**

\_\_\_\_\_  
Gib Coerper, Mayor  
**SEAL**

**ATTEST:**

**APPROVED AS TO FORM**

\_\_\_\_\_  
Traci L. Gresham, City Manager/Clerk

\_\_\_\_\_  
Marian B. Rush, City Attorney

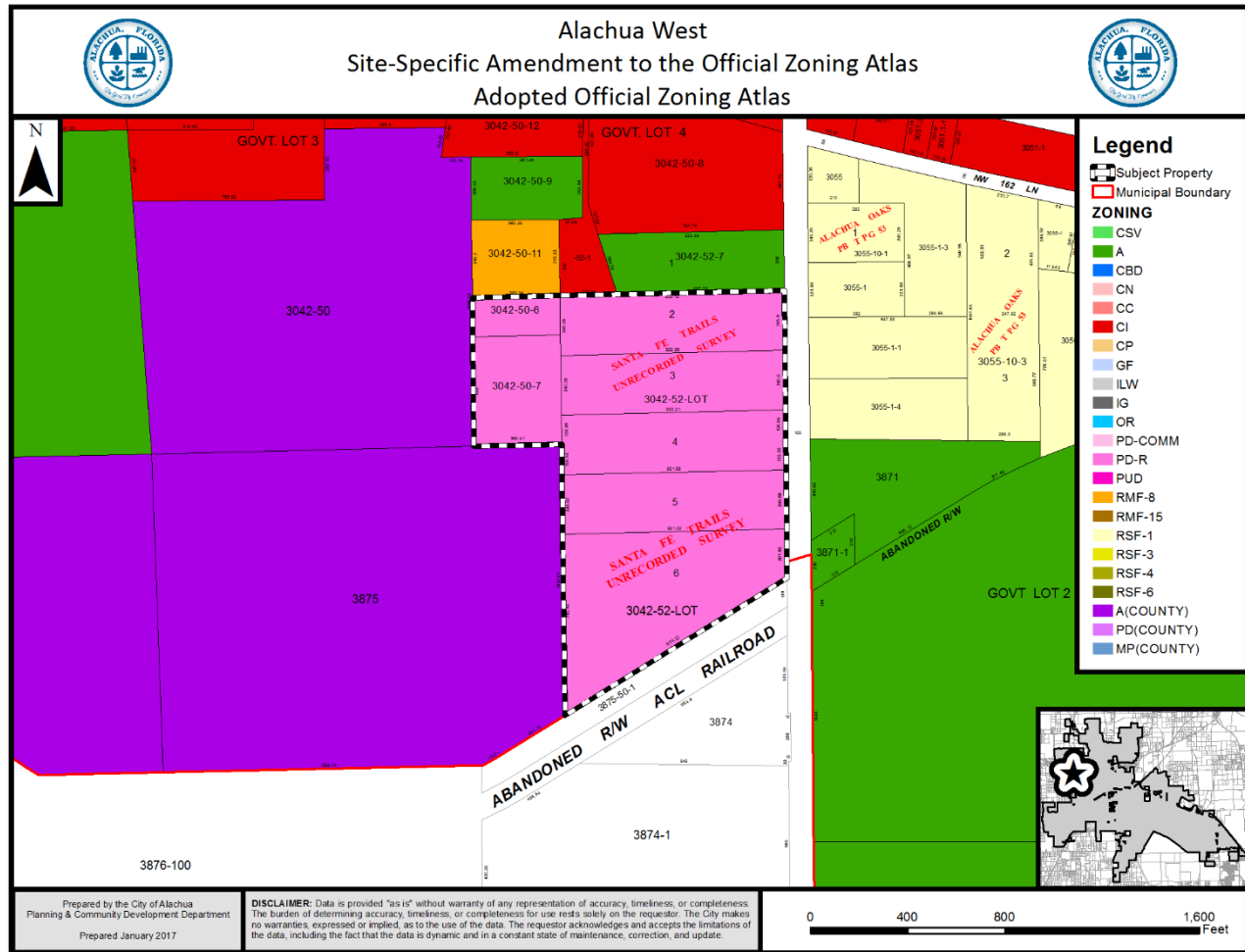
## EXHIBIT “A”

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.



## EXHIBIT “B”





## **PLANNED DEVELOPMENT AGREEMENT FOR ALACHUA WEST (2017) PD-R PROJECT**

THIS PLANNED DEVELOPMENT AGREEMENT ("PD Agreement") is made as of \_\_\_\_\_, 2017, by and between the **CITY OF ALACHUA, FLORIDA** ("City"), a political subdivision of the State of Florida, and **M3 ALACHUA LLC**, a Florida corporation, its successors or assigns ("Owner/Developer"). The City and the Owner/Developer may jointly be referred to as the "Parties."

### **RECITALS**

WHEREAS, the Owner/Developer desires to obtain approval for a **Planned Development ("PD")** in the City known as **Alachua West (2017) Planned Development – Residential ("PD-R" or "Project")**, which is proposed to consist of ±35.82 acres;

WHEREAS, the Owner/Developer wishes to improve the land comprising the PD-R, the legal description for which is attached hereto as Exhibit "A," which is incorporated herein by reference ("Property");

WHEREAS, as part of the approval process for the PD-R, an application to rezone the Property from Residential Multiple Family – 8 ("RMF-8") to Planned Development – Residential ("PD-R") has been filed with the City;

WHEREAS, the Planning & Zoning Board, serving as the Local Planning Agency ("LPA"), recommended approval of the proposed rezoning from Residential Multiple Family – 8 ("RMF-8") to Planned Development – Residential ("PD-R") at a quasi-judicial public hearing held on \_\_\_\_\_, 2017;

WHEREAS, the City Commission held the first of two required quasi-judicial public hearings on \_\_\_\_\_, 2017, to consider the proposed rezoning of the Property pursuant to Ordinance Number 17-10;

WHEREAS, the City and the Owner/Developer desire to proceed to the second and final reading on the proposed rezoning of the Property pursuant to Ordinance Number 17-10;

WHEREAS, concurrent with the second and final reading of the proposed rezoning for the Property, a PD Agreement and a PD Master Plan are required to be approved;

NOW, THEREFORE, in consideration of the foregoing premises, the Parties hereby agree as follows:

1. The above RECITALS are true and correct and incorporated into this PD Agreement by reference.
2. The Owner/Developer shall plan and construct, at the Owner/Developer's sole expense, the Project according to the specifications set forth in the City's LDRs; Ordinance Number 17-10, which is attached hereto as Exhibit "B" and agreed to by the Owner/Developer; and the PD Master Plan documents, which are attached hereto as Exhibit "C."
3. A **Final PD Plan** for the Project (known as a **Preliminary Plat** for single-family detached residential development or a **Site Plan** for non-residential development) must be submitted to the City within one (1) year from the City Commission's approval of this PD Agreement, Ordinance Number 17-10, and the PD Master Plan, for any part or section of the plan for development shown in the PD Master Plan. If a **Final PD Plan** for the Project is not submitted within the required one (1) year period, it shall result in the expiration of the PD-R zone district classification of the Project. If the PD-R zoning expires, the City shall have the right, but not the obligation, in the City's sole discretion, to conduct any hearings necessary to rezone the lands included within the Project to a zoning district of Residential Multiple Family – 8 ("RMF-8").
4. The Owner/Developer shall construct the Project in accordance with its approved PD Master Plan. Deviations from the PD Master Plan that constitute substantial changes as described in Section 2.4.3 of the City's LDRs must be approved in advance by the City Commission.
5. The approval and execution of this PD Agreement does not guarantee the approval of any development permits, including but not limited to a Preliminary Plat, Construction Plans, Final Plat, or a Site Plan for the Project, or for any part or section thereof, for the Owner/Developer or its successors or assigns.

6. Nothing contained in this PD Agreement shall relieve the Owner/Developer, or its successors, assigns, or anyone acting on the Owner/Developer's behalf, from obtaining all local, regional, state, or federal permits or complying with any applicable ordinance, law, rule, or regulation necessary for the development of the Project. In the event that the Owner/Developer, and its contractors, subcontractors, or anyone for whose acts the Owner/Developer or its contractors or subcontractors may be liable or responsible, fails to comply with any applicable ordinance, law, rule, or regulation and such failure tends to or does pose an imminent threat or danger to life or of great bodily injury to any person, the City, through its City Manager or designee, shall have the right to stop work until appropriate corrective measures are taken, in addition to any other remedies available to the City.
7. The Owner/Developer shall indemnify and hold harmless the City, and its officers, agents, employees, or anyone acting directly or indirectly on behalf of the City, from and against all claims, damages, losses, and expenses, including reasonable attorney's fees, arising out of or resulting from a loss in the performance of work, down time of equipment, or any claim that may arise from bodily injury, sickness, disease or death, or the injury to or destruction of tangible property, including the loss of use resulting therefrom, caused in whole or in part by a negligent or wrongful act or omission on the part of the Owner/Developer, and its contractor, subcontractors, or anyone directly or indirectly employed or working on behalf of the Owner/Developer for whose acts the Owner/Developer, or its contractors or subcontractors, may be liable or responsible. The Owner/Developer further agrees that the Owner/Developer shall not insulate itself from liability or responsibility to the City for a default in or failure to perform any of the terms of this PD Agreement, or from responsibility under the indemnification clause contained herein by employment of independent contractors or subcontractors or other entities. The Owner/Developer shall remain liable to the City notwithstanding any attempt by the Owner/Developer to pass any responsibility stated herein to its contractor, subcontractor, or other agent or employee at all times during the existence of this PD Agreement.
8. The Owner/Developer shall pay all costs for the recording of this PD Agreement, the PD Master Plan, and Ordinance Number 17-10.
9. The City may, in its sole discretion, withhold any and all inspections, permits, certificates, or approvals for the Project if such action is deemed necessary by the City to secure the Owner/Developer's compliance with the terms of this PD Agreement, including all documents attached hereto or referenced herein.

10. Except as otherwise provided in this PD Agreement, any notice, request, or approval from either party to the other party must be in writing and sent by certified mail, return receipt requested; overnight delivery with proof of delivery; or by personal delivery. Such notice shall be deemed to have been received when either deposited in the United States Postal Service mailbox, delivered by the United States Postal Service, delivered to the courier, or personally delivered with a signed proof of delivery. For purposes of notice, the Parties and their respective representatives and addresses are:

City:

City of Alachua  
ATTN: Department of Planning & Community Development  
P.O. Box 9  
Alachua, Florida 32616

Owner/Developer:

M3 Alachua LLC  
250 Killarney Drive  
Winter Park, FL 32789

11. The Parties each bind the other and their respective successors and assigns in all respects to all of the terms, conditions, covenants, and provisions of this PD Agreement.
12. If any section, sentence, clause, phrase, or provision of this PD Agreement is for any reason held or declared to be unconstitutional, void, or inoperative by any court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this PD Agreement, and the remainder of the PD Agreement after the exclusions of such part or parts shall be deemed to be valid.
13. The failure of any of the Parties to exercise any right in this PD Agreement shall not constitute a waiver of such right in the event of any future default or noncompliance with it.
14. This PD Agreement is governed in accordance with the laws of the State of Florida. Venue for any action arising out of or related to this PD Agreement shall be in Alachua County, Florida.
15. In the event of any question or dispute arising out of or related to this PD Agreement or action to interpret this PD Agreement, the Owner/Developer

shall exhaust any and all administrative remedies and thereafter shall be limited only to action for declaratory judgment. In no event shall Owner/Developer have any cause of action for monetary damages against the City for any question or dispute arising out of or related to this PD Agreement or any action to interpret this PD Agreement, and nothing herein, expressed or implied, waives or should be construed as a waiver or attempted waiver by the City of its sovereign immunity under the Florida Constitution and the laws of the State of Florida.

16. This PD Agreement is entered into by the City pursuant to the City's home rule powers, including police powers, as set forth in the Florida Constitution and the laws of the State of Florida to regulate the development of land. The City and the Owner/Developer expressly acknowledge and agree that this PD Agreement constitutes a regulatory document, and nothing herein, expressed or implied, is intended or shall be construed as establishing a contract upon which a cause of action for breach, monetary damages, or otherwise may be based. Further, no term or condition of this PD Agreement shall be construed as to proscribe, limit, or affect the ability of the City to enforce its Comprehensive Plan, its Land Development Regulations, or any other authority granted by law with respect to The Project, and nothing herein, expressed or implied, contracts away any of the City's police powers, regulatory authority, and/or immunities.
17. The Parties may amend this PD Agreement only by mutual written agreement of the Parties and including the City Commission.
18. This PD Agreement shall not be construed more strictly against one party than against the other party merely by virtue of the fact that it may have been prepared by one of the Parties. It is recognized that all Parties have contributed to the preparation of this PD Agreement and have had the opportunity to consult with legal counsel before signing it.
19. The Owner/Developer agrees that the terms and requirements of this PD Agreement, PD Master Plan, and Ordinance Number 17-10 do not inordinately burden the Property described in Exhibit "A."
20. This PD Agreement constitutes the entire agreement of the Parties and supersedes all prior written or oral agreements, understandings, or representations.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written.

Witnesses:

OWNER/DEVELOPER:  
M3 Alachua LLC

\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(NAME)

\_\_\_\_\_  
(NAME) (TITLE)  
of M3 Alachua LLC

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_  
20\_\_, by \_\_\_\_\_, who is personally known to me or who has produced  
\_\_\_\_\_ as identification, and who took an oath.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida at large  
Commission No.:  
Commission Expiration:

**SIGNATURES CONTINUE ON NEXT PAGE**

Attest:

CITY OF ALACHUA

\_\_\_\_\_  
Traci L. Gresham  
City Manager

By: \_\_\_\_\_  
Gib Coerper, Mayor

Approved as to Form:

\_\_\_\_\_  
Marian B. Rush, City Attorney

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_  
20\_\_, by \_\_\_\_\_, who is personally known to me or who has produced  
\_\_\_\_\_ as identification, and who took an oath.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida at large  
Commission No.:  
Commission Expiration:



## EXHIBIT "A"

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

**EXHIBIT “B”**

**[EXECUTED/SIGNED ORDINANCE 17-10]**

DRAFT

# **EXHIBIT “C”**

**[PD MASTER PLAN]**

DRAFT

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

May 25, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RECEIVED

MAY 25 2017

Per \_\_\_\_\_

RECEIVED

RE: Alachua West RD-R Rezoning Application – Planning & Zoning Board materials MAY 30 2017

Per AK

Dear Justin:

Enclosed, please find thirteen (13) sets of the revised PD-R Master Plan, including six (6) full-sized sets and seven (7) 11x17" sets, as well as thirteen (13) sets of the revised application, agent authorization and transfer of ownership for the subject property. A copy of all documents has been included on a CD-ROM, as required in advance of the June 13, 2017 Planning & Zoning Board meeting.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures:

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**Re: Alachua West - Response to Phasing plan comments**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Re: Alachua West - Response to Phasing plan comments  
**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc :** 16-110 Alachua Property <16-110@poulosandbennett.com>

Thu, May 25, 2017 08:19 AM

 1 attachment

Lucie,

I heard from the fire inspector in reference to the proposed emergency access for Phase 1, and its removal upon construction of the emergency access connecting to Phase 2. He has accepted the proposed emergency accesses as presented.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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**From:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "16-110 Alachua Property" <16-110@poulosandbennett.com>  
**Sent:** Wednesday, May 24, 2017 4:20:16 PM  
**Subject:** RE: Alachua West - Response to Phasing plan comments

Good afternoon Justin,

Attached is the revised phasing plan, which corrects the lot numbering and offers a temporary emergency access for phase 1. This intends to make use of the existing access point and will be eliminated once phase 2 is constructed, as the infrastructure will be in place to connect the existing emergency access with both phases. Please let me know if this is acceptable and we will have the sets finalized and printed for delivery to you on Tuesday.

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

2602 E. Livingston St.  
Orlando, FL 32803  
Office: 407.487.2594

Cell: 407.739.8472  
Fax: 407.289.5280  
[www.poulosandbennett.com](http://www.poulosandbennett.com)

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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]  
**Sent:** Monday, May 22, 2017 11:01 AM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** 16-110 Alachua Property <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Subject:** Re: Alachua West - Response to Phasing plan comments

Lucie,

I have only one comment concerning the revised PD Master Plan. The notes under "Phasing" to the right of the drawing state 35 lots for Phase 3 (instead of 40 lots).

I also heard from the Fire Inspector concerning the secondary access for Phase 1. A stabilized surface with a minimum 20' clear width will be required for Phase 1. This needs to be reflected on the PD Master Plan in advance of the public hearings.

Please note that public notices begin this week; therefore, the PD Master Plan must be revised and resubmitted to reflect this comment (and the comment on the phasing notes) **by Wednesday, May 24**. Submitting electronically will be acceptable.

Please feel free to contact me if you have any questions.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "16-110 Alachua Property" <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Sent:** Thursday, May 18, 2017 3:54:43 PM  
**Subject:** Alachua West - Response to Phasing plan comments

Good afternoon Justin,

Attached please find a response to comments with an updated phasing plan for your review. Should the County fire reviewer not approve the use of the divided entry as alternative emergency access for phase one, we will pursue an additional emergency access to serve this phase. Please don't hesitate to contact me with any questions. Thanks!

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 407.739.8472

Fax: 407.289.5280

[www.poulosandbennett.com](http://www.poulosandbennett.com)

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**RE: Alachua West - Response to Phasing plan comments**

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**From :** Brian Green <bgreen@AlachuaCounty.US>  
**Subject :** RE: Alachua West - Response to Phasing plan comments  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** William P. Whitelock <wwhitelock@cityofalachua.org>

Wed, May 24, 2017 05:44 PM

 1 attachment

Justin,

The proposed access under the circumstance of this layout is not the best, but I do not see anything better. I consider this to be acceptable.

*Brian Green*

*Alachua County Fire Rescue  
Life Safety / Internal Affairs Branch  
352-384-3103 office  
352-494-3140 cell  
352-384-3157 fax  
[BGREEN@ALACHUACOUNTY.US](mailto:BGREEN@ALACHUACOUNTY.US)*

---

**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]  
**Sent:** Wednesday, May 24, 2017 4:42 PM  
**To:** Brian Green  
**Cc:** William P. Whitelock  
**Subject:** Fwd: Alachua West - Response to Phasing plan comments

Brian,

Please see the revised PD Master Plan for Alachua West. The applicant is proposing to provide an emergency access for Phase 1 in the northeast corner of the property. Upon construction of Phase 2, this emergency access would be removed and an emergency access serving Phases 1 and 2 would be provided in the southeast corner.

Please review and comment or provide your agreement with the proposed emergency access points.

Thanks.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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---

**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "16-110 Alachua Property" <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Sent:** Wednesday, May 24, 2017 4:20:16 PM  
**Subject:** RE: Alachua West - Response to Phasing plan comments

Good afternoon Justin,

Attached is the revised phasing plan, which corrects the lot numbering and offers a temporary emergency access for phase 1. This intends to make use of the existing access point and will be eliminated once phase 2 is constructed, as the infrastructure will be in place to connect the existing emergency access with both phases. Please let me know if this is acceptable and we will have the sets finalized and printed for delivery to you on Tuesday.

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

2602 E. Livingston St.  
Orlando, FL 32803  
Office: 407.487.2594  
Cell: 407.739.8472  
Fax: 407.289.5280  
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**From:** Justin Tabor [<mailto:jtabor@cityofalachua.org>]  
**Sent:** Monday, May 22, 2017 11:01 AM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** 16-110 Alachua Property <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Subject:** Re: Alachua West - Response to Phasing plan comments

Lucie,

I have only one comment concerning the revised PD Master Plan. The notes under "Phasing" to the right of the drawing state 35 lots for Phase 3 (instead of 40 lots).

I also heard from the Fire Inspector concerning the secondary access for Phase 1. A stabilized surface with a minimum 20' clear width will be required for Phase 1. This needs to be reflected on the PD Master Plan in advance of the public hearings.

Please note that public notices begin this week; therefore, the PD Master Plan must be revised and resubmitted to reflect this comment (and the comment on the phasing notes) **by Wednesday, May 24**. Submitting electronically will be acceptable.

Please feel free to contact me if you have any questions.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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---

**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "16-110 Alachua Property" <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Sent:** Thursday, May 18, 2017 3:54:43 PM  
**Subject:** Alachua West - Response to Phasing plan comments

Good afternoon Justin,

Attached please find a response to comments with an updated phasing plan for your review. Should the County fire reviewer not approve the use of the divided entry as alternative emergency access for phase one, we will pursue an additional emergency access to serve this phase. Please don't hesitate to contact me with any questions. Thanks!

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 407.739.8472

Fax: 407.289.5280

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RECEIVED

MAY 22 2017

for 

May 17, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: Alachua West PD-R Rezoning – Transfer of Ownership for property

Dear Justin:

Per your request, please find the following items enclosed related to the transfer of the subject property to M3 Alachua, LLC:

- Recorded copy of the Special Warranty Deed, transferring the subject property from RL Regi Florida, LLC to M3 Alachua, LLC. (5/15/17)
- Updated Agent Authorization for M3 Alachua, LLC, authorizing Poulos & Bennett, LLC to process the PD-R rezoning request.
- Updated rezoning application with new ownership information

A copy of these documents has also been provided on a CD-ROM for your use.

Please let me know if you have any questions regarding this information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures:

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**RE: Alachua West**

---

**From :** Brian Green <bgreen@AlachuaCounty.US>

Mon, May 22, 2017 10:44 AM

**Subject :** RE: Alachua West 3 attachments**To :** Justin Tabor <jtabor@cityofalachua.org>**Cc :** William P. Whitelock <wwhitelock@cityofalachua.org>, Kathy Winburn <kwinburn@cityofalachua.org>

Justin,

I have reviewed this plan and find that the secondary access for this proposed development is shown in phase 2. A stabilizes surface 20 feet clear width is required on first phase.

*Brian Green**Alachua County Fire Rescue**Life Safety / Internal Affairs Branch**352-384-3103 office**352-494-3140 cell**352-384-3157 fax**[BGREEN@ALACHUACOUNTY.US](mailto:BGREEN@ALACHUACOUNTY.US)*

---

**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]**Sent:** Wednesday, May 17, 2017 3:45 PM**To:** Brian Green**Cc:** William P. Whitelock; Kathy Winburn**Subject:** Fwd: Alachua West

Brian,

The City is currently reviewing a PD rezoning application for a project known as Alachua West PD-R, located west of CR 235A (NW 173rd Street), approximately 1,000 feet south of the intersection of US 441/CR 235A.

From my recollection, you were in attendance at the Pre-Application Conference for the project and advised the applicant that a secondary emergency ingress/egress connection to CR 235A would be required. The applicant recently proposed to divide the development into 3 phases, with the secondary ingress/egress provided as part of Phase 3 (however the applicant has indicated they could connect to the cul-de-sac in the SW corner of Phase 2).

The following comment was issued by Planning to the applicant upon review of the Phasing Plan: "Stabilized emergency access in southeast corner of property does not provide connection to Phases 1 or 2. Please address."

The applicant has since inquired if the paved primary access may be sufficient to provide emergency access for Phase 1, as it is divided (12 feet separate each travel lane). I have advised the applicant this needed to be discussed with you.

Attached is the PD Master Plan, showing the proposed phasing schedule. A cross section of the entry road is below. Please let me know your thoughts. Thanks.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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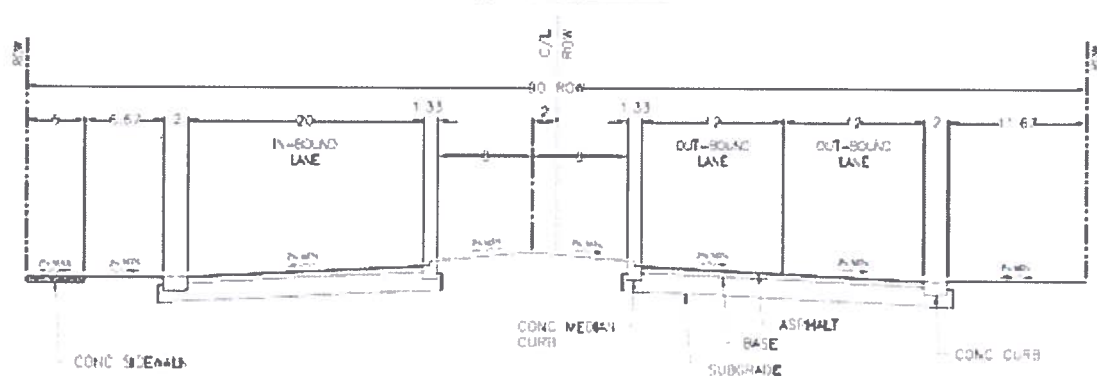
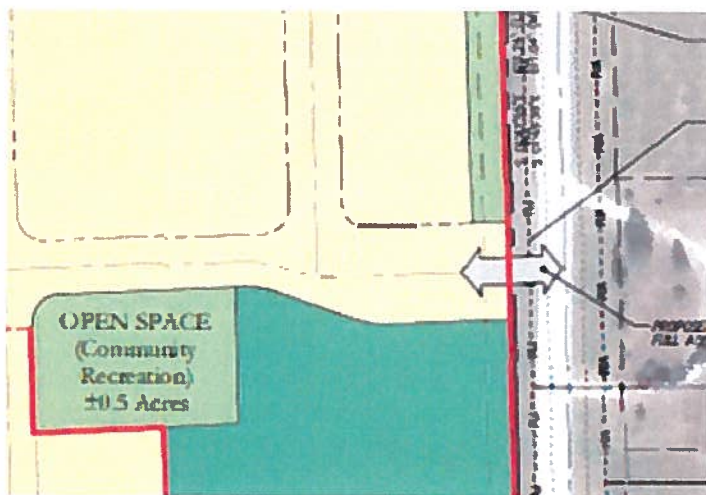
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**From:** "Lucie Ghioto" <[L.Ghioto@poulosandbennett.com](mailto:L.Ghioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "16-110 Alachua Property" <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Sent:** Wednesday, May 17, 2017 3:04:44 PM  
**Subject:** Alachua West

Good afternoon Justin,

As discussed, please find attached an updated agent authorization and application for rezoning, indicating the new property owner, M3 Alachua, LLC. I have also attached a recorded copy of the special warrant deed for the transfer of the property.

Also, in speaking with our project engineer, he wonders if the divided access can effectively serve as two access points for the purposes of emergency access to phase one. The median will divide the two lanes until they diverge into the north and south legs of the northern loop, as illustrated below. Is this something you would recommend I discuss with the County fire reviewer directly? If need be we can find an alternative as using the proposed stabilized access location at the far south to connect to the far northern end of the site would pose a logistical issue. Thank you for your help!



TYPICAL ENTRANCE ROAD SECTION (90' ROW)

Lucie Ghioto, AICP

**POULOS & BENNETT**

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**RE: Alachua West**

---

**From :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Subject :** RE: Alachua West  
**To :** Justin Tabor <jtabor@cityofalachua.org>

Wed, May 17, 2017 03:40 PM

 3 attachments

Thank you very much Justin.

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

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**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Wednesday, May 17, 2017 3:30 PM  
**To:** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc:** 16-110 Alachua Property <16-110@poulosandbennett.com>  
**Subject:** Re: Alachua West

Lucie,

Thank you for providing the updated application, agent authorization, and deed. I will forward this message on to Brian Green at Alachua County Fire Rescue, who serves as the fire inspector for the City, and request his review/comment concerning your proposal for access for Phase I.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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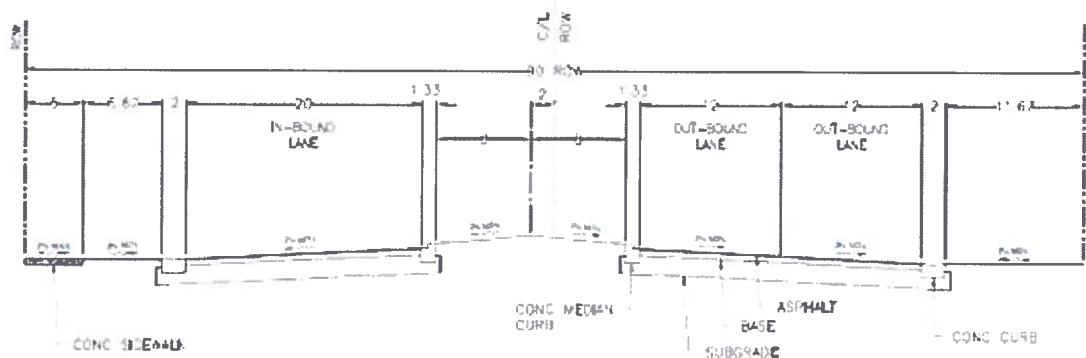
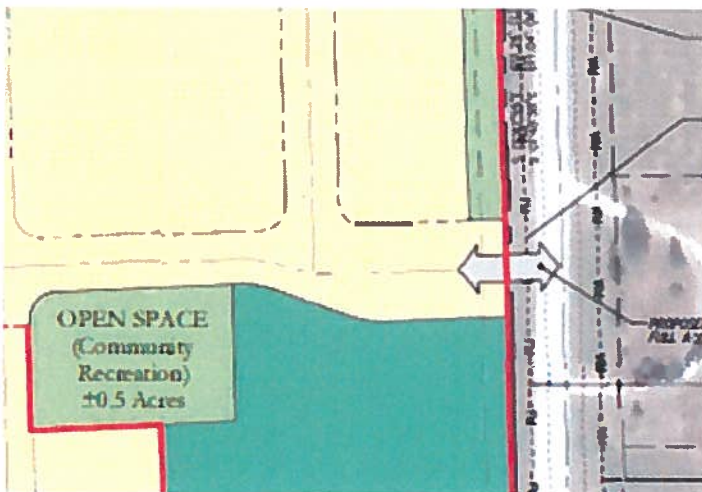
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**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "16-110 Alachua Property" <[16-110@poulosandbennett.com](mailto:16-110@poulosandbennett.com)>  
**Sent:** Wednesday, May 17, 2017 3:04:44 PM  
**Subject:** Alachua West

Good afternoon Justin,

As discussed, please find attached an updated agent authorization and application for rezoning, indicating the new property owner, M3 Alachua, LLC. I have also attached a recorded copy of the special warrant deed for the transfer of the property.

Also, in speaking with our project engineer, he wonders if the divided access can effectively serve as two access points for the purposes of emergency access to phase one. The median will divide the two lanes until they diverge into the north and south legs of the northern loop, as illustrated below. Is this something you would recommend I discuss with the County fire reviewer directly? If need be we can find an alternative as using the proposed stabilized access location at the far south to connect to the far northern end of the site would pose a logistical issue. Thank you for your help!



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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 11, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

Ms. Kathy Hattaway  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Revised PD Master Plan: Alachua West Planned Development - Residential (PD-R)  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms. Hattaway:

On May 4, 2017, the City of Alachua received a revised PD Master Plan for the Alachua West PD-R: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Residential Multiple Family - 8 (RMF-8) to PD-R on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006.

As originally presented, the development proposed a single phase. As revised and resubmitted on May 4, 2017, the development proposes three (3) phases: Phase 1 (50 lots); Phase 2 (53 lots) and Phase 3 (35 lots). It is our understanding no other revisions to the plans have been proposed from the plans previously submitted on March 28, 2017.

The following comments pertain the revisions as described above, and must be addressed prior to the application being scheduled for a public hearing before the Planning & Zoning Board (PZB). Please respond to the following comments in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, May 18, 2017**. Your response may be submitted by electronic mail.

You must provide 13 *double-sided, three-hole punched sets* of the application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for June 13, 2017.

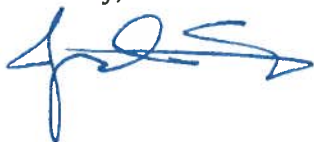
Please address the following:

1. Sheet 2.00:
  - a. Notes under "Development Data" state the proposed maximum density is 143 units. Number of units of all proposed phases equals 138. Please address.
  - b. For each note under "Development Data, Phasing", please clarify that the phase shall commence construction within (1, 3, 5) year(s) of construction plan approval.

2. Section 7.2.5(D)(1) states, "*if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)...*" A street stub is proposed to be provided between the project and lands to the west as part of Phase 2. The street stub between the project and lands to the west must be provided with Phase 1.
3. Stabilized emergency access in southeast corner of property does not provide connection to Phases 1 or 2. Please address.
4. Miscellaneous: When submitting materials for public hearings, please remove all clouding.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', with a stylized flourish at the end.

Justin Tabor, AICP  
Principal Planner

- c: Kathy Winburn, AICP, Planning & Community Development Director *(by electronic mail)*  
Adam Hall, AICP, Planner *(by electronic mail)*  
Project File

---

**Re: Alachua West - PD Ordinance and Agreement**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>  
**Subject :** Re: Alachua West - PD Ordinance and Agreement  
**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc :** Kathy Hattaway <KHattaway@poulosandbennett.com>, kwinburn  
<kwinburn@cityofalachua.org>

Wed, May 10, 2017 08:52 AM

 1 attachment

Lucie,

Thank you for the clarification. Upon closing of the property, the rezoning application will need to be revised to reflect the transfer, and the new property owner will need to sign the application. Additionally, the new property owner will need to complete an Authorized Agent Affidavit providing authorization to Poulos & Bennett to act as the authorized agent, and we will need a copy of the recorded deed showing the transfer.

Please provide the revised application, affidavit, and deed ASAP, but **no later than May 18**, so the public notice materials, staff report, etc. may be prepared in advance of the PZB Meeting, reflecting the correct ownership information.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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**From:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "Kathy Hattaway" <KHattaway@poulosandbennett.com>, "kwinburn" <kwinburn@cityofalachua.org>  
**Sent:** Tuesday, May 9, 2017 10:22:42 AM  
**Subject:** RE: Alachua West - PD Ordinance and Agreement

Good morning Justin,

The developer anticipates closing on the property by the end of this week. I have confirmed that the final owner name after closing will be M3 Alachua, LLC. After this closing happens, we can get you the documentation necessary to finalize this form the PD Agreement.

I believe that answered your question below, but if you need any additional information, please don't hesitate to contact me. Thank you!

Lucie Ghioto, AICP

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 407.739.8472

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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]

**Sent:** Thursday, May 04, 2017 2:45 PM

**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>

**Cc:** Kathy Hattaway <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>; Kathy Winburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>

**Subject:** Re: Alachua West - PD Ordinance and Agreement

Lucie,

I believe there were a couple items which still need to be addressed concerning the draft PD Ordinance (see emails below). Could you respond to these items at your earliest convenience? We will need to have a final draft of the PD Ordinance ready in advance of the PZB Meeting to include within the meeting materials.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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**From:** "Justin Tabor" <[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)>

**To:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>

**Cc:** "Kathy Hattaway" <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>, "Kathy Winburn" <[kwinburn@cityofalachua.com](mailto:kwinburn@cityofalachua.com)>

**Sent:** Thursday, April 20, 2017 3:05:03 PM

**Subject:** Re: Alachua West - PD Ordinance and Agreement

Lucie,



Thank you for your response.

I am in agreement with the two revisions which were highlighted in yellow in the draft PD Ordinance.

Condition #3 from the PD Ordinance is proposed to effectuate the findings and conclusion of the Listed Species and Habitat Study performed by McAlpine Environmental Consulting, Inc., and submitted as part of your application.

Condition #7 is a standard condition typically provided within PD Ordinances. If there are any specific questions/comments the developer may have, we can address them. The referenced list may be viewed [here](#).

In reference to the following line from the draft PD Agreement, from page 6: "IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals the day and year first above written." The reference to the date "above written" is referring to the date to be inserted on page 1 in the first paragraph, as this would be the date the Commission approves the PD Agreement.

Concerning the final revision shown on the draft PD Agreement, the applicant for the PD Rezoning was identified as "RL REGI Florida, LLC", which appears to be shown as the property owner on tax parcel records and elsewhere in public records. Could you verify if the revision to "Alachua West, LLC" as the owner/developer is correct? The entity entering into the PD Agreement must be the current property owner/applicant for the rezoning, which appears to be "RL REGI Florida, LLC".

Again, thank you for your response. Please feel free to contact me if you have any questions concerning the above.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

[jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com)

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---

**From:** "Lucie Ghioto" <[L.Ghioto@poulosandbennett.com](mailto:L.Ghioto@poulosandbennett.com)>

**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Cc:** "Kathy Hattaway" <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>

**Sent:** Thursday, April 20, 2017 2:32:48 PM

**Subject:** Alachua West - PD Ordinance and Agreement

Good afternoon Justin,

Please find attached our comments related to the draft ordinance and agreement. They are fairly minor in nature. The developer also has several questions related to the conditions of approval. Could you please provide some additional direction as to whether these are Code related requirements, or based on something particular to this site?

3. The applicant shall provide an updated listed species and habitat survey as part of each Final PD Plan for the Project. The updated survey shall document if any listed species are observed on the Property. If a listed species is observed on the Property, the updated survey shall provide recommendations to address potential

impacts to the listed species and to identify any permitting requirements of any local, State, or Federal governmental agencies.

7. The planting of any species identified in the most current version of the Florida Exotic Pest Plant Council's List of Invasive Plant Species shall be prohibited. Grasses and sods shall be certified free of noxious weeds by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry.

Thank you for your help.

**Lucie Ghioto, AICP**

**POULOS & BENNETT**

2602 E. Livingston St.

Orlando, FL 32803

Office: 407.487.2594

Cell: 407.739.8472

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---

**Re: Alachua West PD-R**

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**From :** Justin Tabor <jtabor@cityofalachua.com>

Mon, May 08, 2017 11:32 AM

**Subject :** Re: Alachua West PD-R 1 attachment**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>**Cc :** kwinburn <kwinburn@cityofalachua.org>, Kathy Hattaway  
<KHattaway@poulosandbennett.com>

Lucie,

Thank you for submitting the revised PD Master Plan. I also received your FedEx package on Thursday. We will review the proposed phasing plan and provide comments, if any, sometime this week or early in next week.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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---

**From:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "kwinburn" <kwinburn@cityofalachua.org>, "Kathy Hattaway" <KHattaway@poulosandbennett.com>  
**Sent:** Wednesday, May 3, 2017 12:31:29 PM  
**Subject:** RE: Alachua West PD-R

Good afternoon Justin,

Attached is a PDF of the revised PD-R Master Plan. Pursuant to our discussion, three sets of the plan and CD-Rom have been Fedexed to your attention for delivery tomorrow. With regard to your question below, we have received confirmation that our client is amenable to postponing the adoption hearing for the LSCPA in order to have it coincide with the rezoning request.

Please do not hesitate to contact me should you have any questions or need additional information to proceed. Thank you for all of your assistance!

**Lucie Ghioto, AICP**

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**From:** Justin Tabor [mailto:[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)]  
**Sent:** Monday, April 24, 2017 12:13 PM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** kwinburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>; Kathy Hattaway <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>  
**Subject:** Re: Alachua West PD-R

Lucie,

Confirming that we will postpone the hearing for the rezoning application before the PZB to revise the PD Master Pan to include a phasing plan. The item will be scheduled for a hearing following receipt/review of the revised PD Master Plan, and response to comments (if any) issued by the City concerning the revisions.

We previously discussed June 12 as a date for an adoption hearing for the companion LSCPA and the first hearing before the City Commission for the rezoning application. We could postpone the adoption hearing of the LSCPA from June 12 so it coincides with the first hearing for the rezoning. This would keep the number of hearing dates the same, otherwise the number of dates will increase by one. Please confirm if you are in agreement to hold the LSCPA adoption hearing and first hearing of the rezoning on the same date, as previously planned.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
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**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Cc:** "kwinburn" <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>, "Kathy Hattaway" <[KHattaway@poulosandbennett.com](mailto:KHattaway@poulosandbennett.com)>  
**Sent:** Monday, April 24, 2017 11:05:04 AM  
**Subject:** RE: Alachua West PD-R

Good morning Justin,

Thank you for the quick response and call. As discussed, we would like to postpone the May PZB hearing for the PD-R Rezoning in order to have the opportunity to introduce a phasing plan.

I will have three sets of the revised phasing submitted to you no later than May 4<sup>th</sup> in order to allow staff time to review. Thanks for your help!

**Lucie Ghioto, AICP**

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**From:** Justin Tabor [<mailto:jtabor@cityofalachua.org>]  
**Sent:** Monday, April 24, 2017 10:47 AM  
**To:** Lucie Ghioto <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**Cc:** Kathy Winburn <[kwinburn@cityofalachua.org](mailto:kwinburn@cityofalachua.org)>  
**Subject:** Re: Alachua West PD-R

Lucie,

Per Section 3.6.2(A)(4), the PD Master Pan must provide any proposed phasing plan. Your client's request to establish three phases would require review by Planning and Public Services to determine any potential affects it may have on public facilities, traffic circulation, etc. The proposed addition of a phasing plan would delay the project, and require postponement from the May 9 PZB Meeting date so City Staff would have an opportunity to review/comment on the proposed revision.

**Public notices (mailed, posted, and published) for the May 9 PZB Meeting are sent out today. As such, please respond by 12:00 PM today.**

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
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**From:** "Lucie Ghioto" <[LGhioto@poulosandbennett.com](mailto:LGhioto@poulosandbennett.com)>  
**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>  
**Sent:** Monday, April 24, 2017 10:24:42 AM  
**Subject:** Alachua West PD-R

Good morning Justin,

We have had a request from our client to establish phasing on the project, specifically establishing three separate phases. I understand you would need a phasing plan that illustrates the timing and physical phasing. What I need to understand from you is how this will impact our process and timing for moving forward. Is this something that can be handled with a separate phasing plan? Would it require additional review by the DRT or would it simply push back our PZB Hearing until this new information has been received and reviewed? I appreciate any direction you can provide. Thank you!

**Lucie Ghioto, AICP**

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MAY 04 2017

Per 42

May 3, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: Alachua West RD-R Rezoning – Phasing Plan

Dear Justin:

Enclosed, please find three (3) sets of the revised PD-R Master Plan, illustrating the introduction of a phasing plan for the project. All revisions are reflected by phasing clouds. Please note: the typical lot details have been relocated to sheet 4.00 for space considerations only. There are no changes proposed to the details.

A copy of the plan set has also been provided on a CD-ROM for your use.

Please let me know if you have any questions regarding the phasing plan or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures:



---

**RE: Alachua West PD-R**

---

**From :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Subject :** RE: Alachua West PD-R  
**To :** Justin Tabor <jtabor@cityofalachua.org>  
**Cc :** Kathy Winburn <kwinburn@cityofalachua.org>, Kathy Hattaway <KHattaway@poulosandbennett.com>

Mon, Apr 24, 2017 11:05 AM

 1 attachment

Good morning Justin,

Thank you for the quick response and call. As discussed, we would like to postpone the May PZB hearing for the PD-R Rezoning in order to have the opportunity to introduce a phasing plan.

I will have three sets of the revised phasing submitted to you no later than May 4<sup>th</sup> in order to allow staff time to review. Thanks for your help!

**Lucie Ghioto, AICP**

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**From:** Justin Tabor [mailto:jtabor@cityofalachua.org]  
**Sent:** Monday, April 24, 2017 10:47 AM  
**To:** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc:** Kathy Winburn <kwinburn@cityofalachua.org>  
**Subject:** Re: Alachua West PD-R

Lucie,

Per Section 3.6.2(A)(4), the PD Master Pan must provide any proposed phasing plan. Your client's request to establish three phases would require review by Planning and Public Services to determine any potential affects it may have on public facilities, traffic circulation, etc. The proposed addition of a phasing plan would delay the project, and require postponement from the May 9 PZB Meeting date so City Staff would have an opportunity to review/comment on the proposed revision.

**Public notices (mailed, posted, and published) for the May 9 PZB Meeting are sent out today. As such, please respond by 12:00 PM today.**

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

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**To:** "Justin Tabor" <[jtabor@cityofalachua.org](mailto:jtabor@cityofalachua.org)>

**Sent:** Monday, April 24, 2017 10:24:42 AM

**Subject:** Alachua West PD-R

Good morning Justin,

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**Lucie Ghioto, AICP**

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APR 24 2017

per 

April 20, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: Alachua West RD-R Rezoning Application – Planning & Zoning Board materials

Dear Justin:

Enclosed, please find thirteen (13) sets of the complete, revised application package, double sided with three-hole punch, as required in advance of the March 14, 2017 Planning & Zoning Board meeting. Also included in this submittal are six (6) full-sized sets of the PD Master Plan (shipped in separate package), seven (7) 11x17" sets of the PD Master Plan and one copy of the complete package on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,




Kathy Hattaway  
Planning Group Leader

Enclosures:

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**Re: Response to DRT Comments - Alachua West**

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**From :** Justin Tabor <jtabor@cityofalachua.com> Tue, Mar 28, 2017 03:58 PM  
**Subject :** Re: Response to DRT Comments - Alachua West  1 attachment  
**To :** Lucie Ghioto <LGhioto@poulosandbennett.com>  
**Cc :** Kathy Hattaway <KHattaway@poulosandbennett.com>, Kathy Winburn <kwinburn@cityofalachua.com>

Lucie,

I have reviewed the revised PD Master Plan, and it appears the comments provided to you in the March 15, 2017 letter have been sufficiently addressed. As such, the item may be scheduled for the May 9 PZB Meeting.

Please note that we are currently preparing the draft PD Ordinance and PD Agreement, which will need to be reviewed by your client and agreed upon prior to public notices being sent out for the May 9 PZB Meeting (public notice requirements will begin on April 20). I will send you the draft PD Ordinance and PD Agreement as soon as possible.

Sincerely,

**Justin Tabor, AICP**  
Principal Planner  
City of Alachua  
15100 NW 142nd Terrace | PO Box 9  
Alachua, Florida 32616  
386.418.6100 x 107 | fax: 386.418.6130  
jtabor@cityofalachua.com

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---

**From:** "Lucie Ghioto" <LGhioto@poulosandbennett.com>  
**To:** "Justin Tabor" <jtabor@cityofalachua.org>  
**Cc:** "Kathy Hattaway" <KHattaway@poulosandbennett.com>  
**Sent:** Tuesday, March 28, 2017 2:27:33 PM  
**Subject:** Response to DRT Comments - Alachua West

Good afternoon Justin,

Attached, please find a written response to the comments included in the DRT review letter dated March 15, 2017. I have also included the revised plan set for your reference. If you would, please review the attached and confirm that we are approved to proceed to the May 9, 2017 PZB meeting. Thank you and please don't hesitate to contact me with any questions.

**Lucie Ghioto, AICP**

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March 28, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RE: Alachua West PD-R Zoning Application – Response to DRT Comments (March 9<sup>th</sup> Revisions)

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on March 15, 2017.

1. Sheet 2.00: Dimensional Standards for Recreation Area:
  - a. Revise title to “Community Recreation Tract Standards”.

**Response: The title has been revised as requested on Sheet 2.00**

- b. Maximum intensity should be a maximum Floor Area Ratio (FAR) or square footage.  
Revise accordingly.

**Response: A maximum FAR of 0.5 has been included under the Community Recreation Tract Standards on Sheet 2.00**

2. Sheet 4.00: Note 9:
  - a. There is a typographical error in the second line (“wastewater”) of Note 9.a.
  - b. The reference to lift station design requirements in Note 9.c. should be to the City of Alachua Requirements for Design and Construction.
  - c. The reference to the Public Works Department in Note 9.c. should be revised to the City of Alachua Public Services Department.

**Response: The above requested corrections have been made under Note 9, Sheet 4.00.**

3. Miscellaneous: When submitting materials for public hearings, please remove all clouding.

**Response: All revisions clouds have been removed.**

A PDF of the revised PD-R plan set has been included for your review. Please let me know if you have any questions regarding the revisions noted above or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,

A handwritten signature in cursive script that reads "K. Hattaway".

Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

March 15, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

Ms. Kathy Hattaway  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Response to Development Review Team (DRT) Comments:  
Alachua West Planned Development - Residential (PD-R)  
Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms. Hattaway:

On March 9, 2017, the City of Alachua received your revised application for the Alachua West PD-R: Site-Specific Amendment to the Official Zoning Atlas (Rezoning), which proposes to amend the zoning of the subject property from Residential Multiple Family - 8 (RMF-8) to PD-R on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006..

Upon review of the revised application materials, the following comments must be addressed prior to the application being scheduled for a public hearing before the Planning & Zoning Board (PZB). Please respond to the following comments in writing and provide an indication as to how they have been addressed by **4:00 PM on Tuesday, March 28, 2017**. Your response may be submitted by electronic mail.

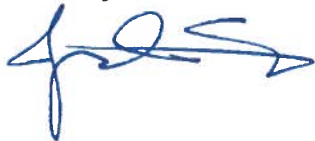
You must provide 13 *double-sided, three-hole punched sets* of the application package and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for May 9, 2017.

Please address the following:

1. Sheet 2.00: Dimensional Standards for Recreation Area:
  - a. Revise title to "**Community** Recreation Tract Standards".
  - b. Maximum intensity should be a maximum Floor Area Ratio (FAR) or square footage. Revise accordingly.
2. Sheet 4.00: Note 9:
  - a. There is a typographical error in the second line ("wastewater") of Note 9.a.
  - b. The reference to lift station design requirements in Note 9.c. should be to the City of Alachua Requirements for Design and Construction.
  - c. The reference to the Public Works Department in Note 9.c. should be revised to the City of Alachua Public **Services** Department.
3. Miscellaneous: When submitting materials for public hearings, please remove all clouding.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'JTabor', with a stylized flourish extending to the right.

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • www.poulosandbennett.com

March 7, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RECEIVED

MAR 09 2017

Per JB

RE: Alachua West PD-R Zoning Application – Response to DRT Comments

Dear Justin:

Below, please find responses to those comments issued by the Development Review Team on February 23, 2017.

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3 (A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).

**Response: Note 9a., outlining future locations for infrastructure, has been provided on Sheet 4.00.**

- b. Section 3.6.2(A)(4) states, "if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..." Note 7 on Sheet 4.00, Typical Sections and Notes, states, "project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase." In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.

**Response:** Note 7, Sheet 4.00 on the PD Master Plan has been revised to note that the project will be constructed in a single phase.

- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(6)(2), which states, "block lengths in residential areas shall not exceed 600 feet nor be less than 300 feet in length."

**Response:** The northern block has been divided into two sections, aligning with the interior north/south roadway, in order to meet this requirement. Please see sheet 2.00 for revised configuration.

- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.

**Response:** The typical road section on Sheet 4.00 has been revised to show a 24-foot wearing surface.

- e. Please address compliance with Section 7.2.5(D)(1), which states, "if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation) ... " Provision is applicable to the land to the west of the subject property.

**Response:** Sheet 2.00 of the PD Master Plan has been revised to indicate a stub street connecting to the property immediately west of this site.

- f. Section 3.6.3 (A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/ developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing this section.

**Response:** Note 9b has been added to Sheet 4.00 to address this requirement.

- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire /EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property, however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140th Street (SR 235/241). Please revise the map accordingly.

**Response:** The Public Facilities map on Sheet 3.00 has been revised to indicate the fire station location, as requested.

- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may

include uses such as: neighborhood recreation center; park, private and public; recreational trail, etc.

**Response: Item 6, Sheet 4.00 has been revised to include additional recreation uses, consistent with Table 4.1-1.**

- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.

**Response: A separate list of development criteria for the community recreation area has been added to Sheet 2.00.**

- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.

**Response: The proposed uses referenced under Note 6, Sheet 4.00 do not include any uses that require additional parking, per Table 6.1-1 of the LDRs. A note to this effect has been provided under Note 10, Sheet 4.00.**

- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

**Response: Note 11 has been added to Sheet 4.00 on the PD Master Plan to address this requirement.**

## 2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

**Response: These Goals, Objectives and Policies have been included under Section 4 of the application package. They have been underlined for ease of reference.**

## 3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the requirements of Section 7.3.9 and with other applicable codes, including but not limited to the Florida Fire Prevention Code. Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection requirements.

**Response: Understood.**

- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.

**Response: This note has been corrected on Sheet 4.00, Note 15.**

- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

**Response: Understood.**

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, provided in a memorandum dated February 16, 2017. (Comments below)

- 1. General Note:

Reference *City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater*. Document is located on City website under Public Services.

Wastewater:

Reference Section 2.6 for Lift Station Design Requirements.

**Response: Understood. Note 9c., addressing the lift station and onsite utilities, has been provided on Sheet 4.00.**

- 2. Water

Submit for approval, fire flow requirement for the proposed development. Attached is the Fire Flow Assessment Report Request Form; the associated fee of \$476.75.

See attachment A: Fire flow assessment report request form.

**Response: This application will be provided concurrently with the final plan/preliminary subdivision plan.**

Included in this submittal package are three (3) hard copies of the revised application package, and one copy on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 23, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

Ms. Kathy Hattaway  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Development Review Team (DRT) Summary for:  
Alachua West PD-R: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

Dear Ms. Hattaway:

The application referenced above was reviewed at our February 23, 2017, Development Review Team (DRT) Meeting. Please address all insufficiencies outlined below in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, March 9, 2017**. A total of three (3) copies of the **complete** application package (i.e., all application materials and attachments) and a CD containing a PDF of **all** application materials must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time. You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*.

As discussed at the DRT Meeting, please address the following insufficiencies:

1. PD Master Plan: Compliance with Applicable LDR Provisions

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).



- b. Section 3.6.2(A)(4) states, *"if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..."* Note 7 on Sheet 4.00, Typical Sections and Notes, states, *"project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase."* In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.
- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.
- e. Please address compliance with Section 7.2.5(D)(1), which states, *"if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)..."* Provision is applicable to the land to the west of the subject property.
- f. Section 3.6.3(A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing the this section.
- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire/EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property, however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140<sup>th</sup> Street (SR 235/241). Please revise the map accordingly.
- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may include uses such as: neighborhood recreation center; park, private and public; recreational trail; etc.
- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.

- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the requirements of Section 7.3.9 and with other applicable codes, including but not limited to the Florida Fire Prevention Code. Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection requirements.
- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.
- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, provided in a memorandum dated February 16, 2017.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

cc: Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File

## Development Review Team (DRT) Meeting

**Project Name:** Alachua West (2017) PD-R Rezoning

**Meeting Date:** February 23, 2017 (Applicant Meeting)

PLEASE PRINT CLEARLY

[illegible]

# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Alachua West

**APPLICATION TYPE:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Kathy Hattaway, Poulos & Bennett, LLC.

**PROPERTY OWNER:** RL REGI Florida, LLC

**DRT MEETING DATE:** February 23, 2017

**DRT MEETING TYPE:** Applicant

**CURRENT FLUM DESIGNATION:** Medium Density Residential (4 – 8 units/acre)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential (0 – 4 units/acre)

**CURRENT ZONING:** Residential Multiple Family – 8 (RMF-8)

**PROPOSED ZONING:** Planned Development – Residential (PD-R)

**OVERLAY:** N/A

**ACREAGE:** ±35.82 acres

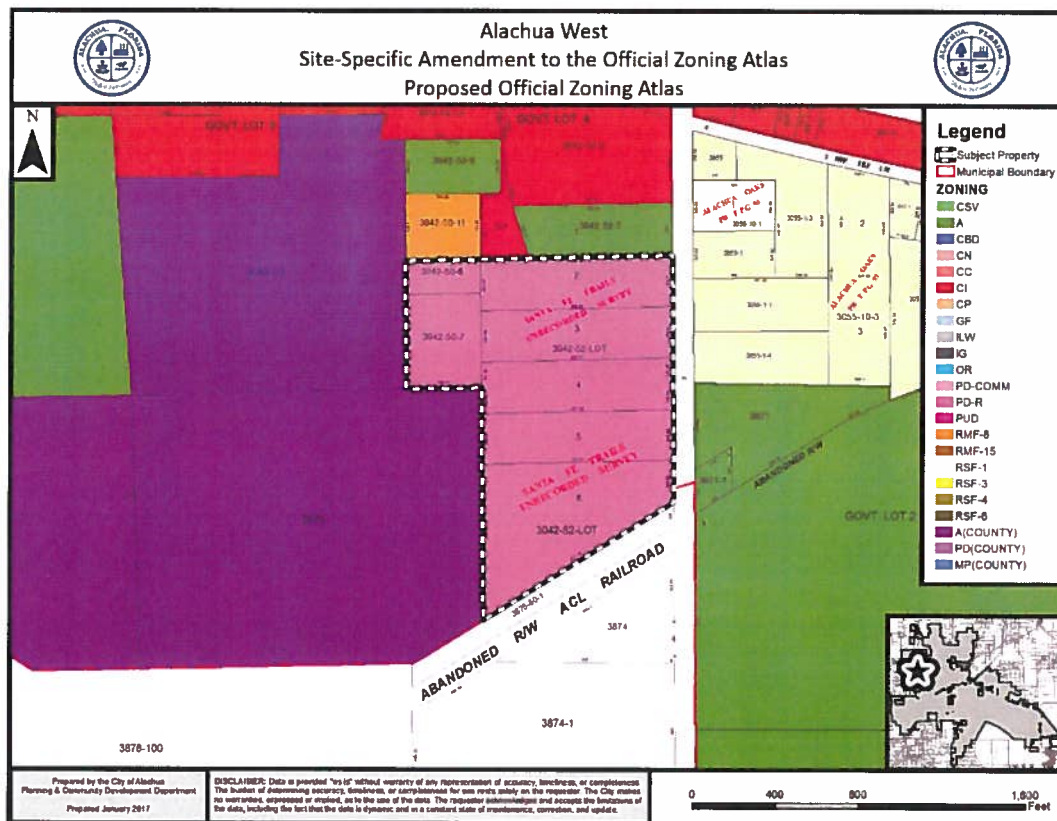
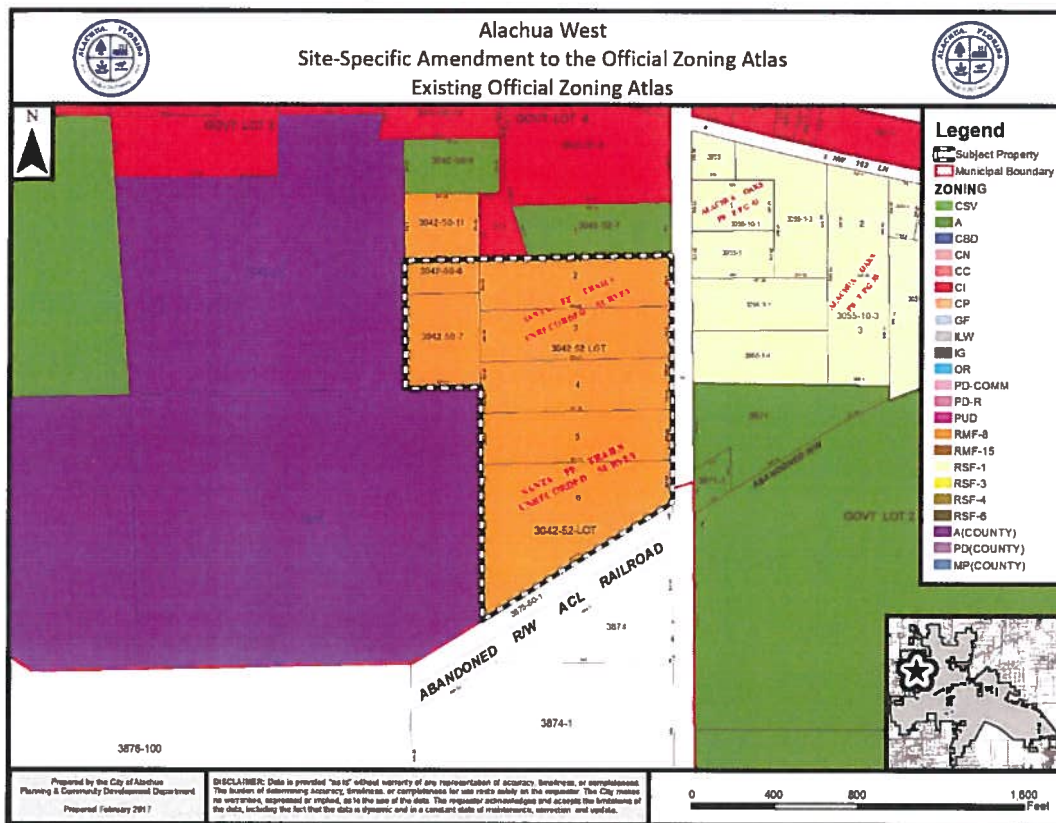
**PARCELS:** 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

**PROJECT SUMMARY:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from Residential Multiple Family – 8 (RMF-8) (286 units maximum) to Planned Development – Residential (PD-R) (143 units maximum)

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Thursday, March 9, 2017.**







## ***Deficiencies to be Addressed***

### **1. PD Master Plan: Compliance with Applicable LDR Provisions**

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).
- b. Section 3.6.2(A)(4) states, *"if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..."* Note 7 on Sheet 4.00, Typical Sections and Notes, states, *"project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase."* In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.
- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.
- e. Please address compliance with Section 7.2.5(D)(1), which states, *"if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)..."* Provision is applicable to the land to the west of the subject property.
- f. Section 3.6.3(A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing the this section.
- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire/EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property,

however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140<sup>th</sup> Street (SR 235/241). Please revise the map accordingly.

- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may include uses such as: neighborhood recreation center; park, private and public; recreational trail; etc.
- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.
- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the requirements of Section 7.3.9 and with other applicable codes, including but not limited to the Florida Fire Prevention Code. Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection requirements.
- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.
- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, provided in a memorandum dated February 16, 2017.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE  
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00  
PM ON THE RESUBMISSION DATE OF MARCH 9, 2017.**



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** February 16, 2017

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director

RSV

**RE:** Alachua West (2017) Rezoning

Public Services have reviewed the Alachua West (2017) Rezoning and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><u>General Note:</u></p> <p>Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i>. Document is located on City website under Public Services.</p> <p><u>Wastewater:</u></p> <p>Reference Section 2.6 for Lift Station Design Requirements.</p> <p>[Approved as Noted]</p>
2.	<p><u>Water:</u></p> <p>Submit, for approval, fire flow requirement for the proposed development.</p> <p>Attached is the Fire Flow Assessment Report Request Form; the associated fee of \$476.75.</p> <p>See Attachment A: Fire flow assessment report request form.</p> <p>[Submit]</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner  
Harry Dillard – Lead Engineering Technician



# ATTACHMENT A: FIRE FLOW ASSESSMENT REPORT REQUEST FORM



## Fire Flow Assessment Report Request Form

Return this completed application to the City of Alachua Water Utility

Attention **Scott Roane** Water Division Supervisor

City Hall, 15100 NW 142nd Terrace Alachua FL 32616

Phone: (386) 462-7590

Fax: (386) 418-6164

Date of Application \_\_\_\_\_

### Applicant Information

Contact Name \_\_\_\_\_

Company Name \_\_\_\_\_

Phone Number \_\_\_\_\_

Email Address \_\_\_\_\_

### Project Information

Project Name \_\_\_\_\_

Project Address \_\_\_\_\_

City of Alachua Utilities Project Number (if applicable) \_\_\_\_\_

Building Type and Size \_\_\_\_\_

Fire Flow rate (gpm) you need for the analysis \_\_\_\_\_

Project Street Address \_\_\_\_\_

(specify the project location in reference to the position of the building if necessary)

Attach a sketch/location map depicting location to be tested. Area map with specific location of project is required.

The fire hydrant closest to the project location will be used for the analysis. All report documents will be emailed within ten (10) business days from receipt of payment. There may be times when the computer model cannot be used. This could be due to the distribution pipe not being in the current model. In these cases, we will notify you to arrange a field test with City of Alachua Water personnel.

Comments: \_\_\_\_\_

I hereby request a Fire Flow Analysis from the City of Alachua to be performed for the identified project/location

\_\_\_\_\_  
(Authorized Signature of Applicant)



## Development Review Team (DRT) Meeting

**Project Name:** Alachua West (2017) PD-R Rezoning

**Meeting Date:** February 21, 2017 (Staff DRT)

PLEASE PRINT CLEARLY

[illegible]

# **DEVELOPMENT REVIEW TEAM SUMMARY**

**PROJECT NAME:** Alachua West

**APPLICATION TYPE:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning)

**APPLICANT/AGENT:** Kathy Hattaway, Poulos & Bennett, LLC.

**PROPERTY OWNER:** RL REGI Florida, LLC

**DRT MEETING DATE:** February 21, 2017

**DRT MEETING TYPE:** Staff

**CURRENT FLUM DESIGNATION:** Medium Density Residential (4 – 8 units/acre)

**PROPOSED FLUM DESIGNATION:** Moderate Density Residential (0 – 4 units/acre)

**CURRENT ZONING:** Residential Multiple Family – 8 (RMF-8)

**PROPOSED ZONING:** Planned Development – Residential (PD-R)

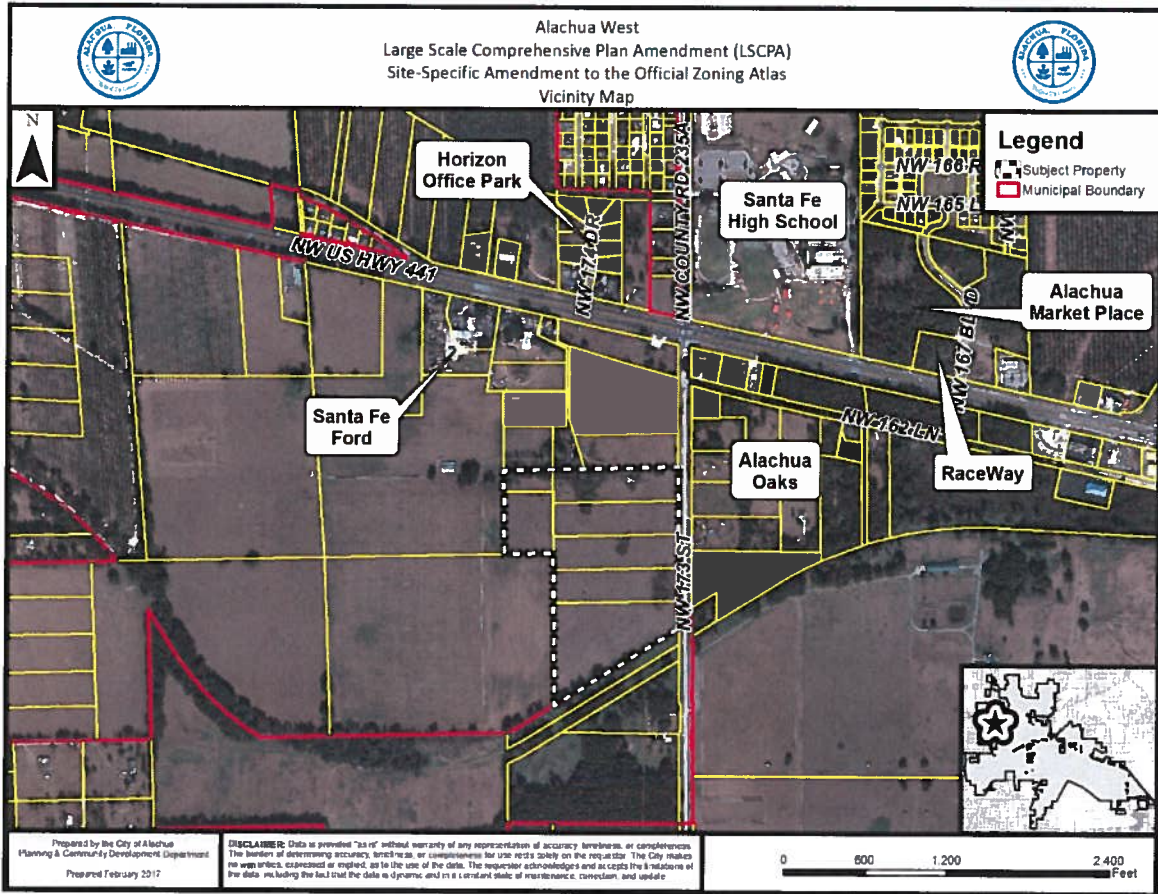
**OVERLAY:** N/A

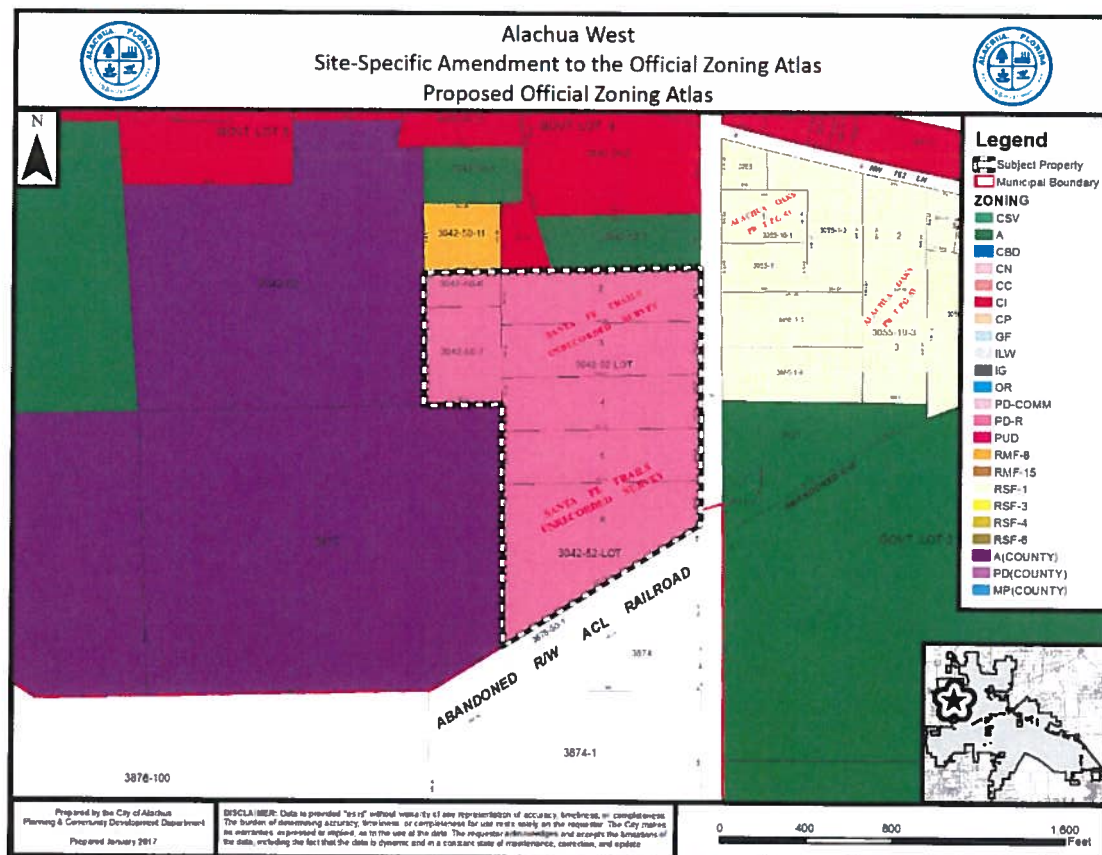
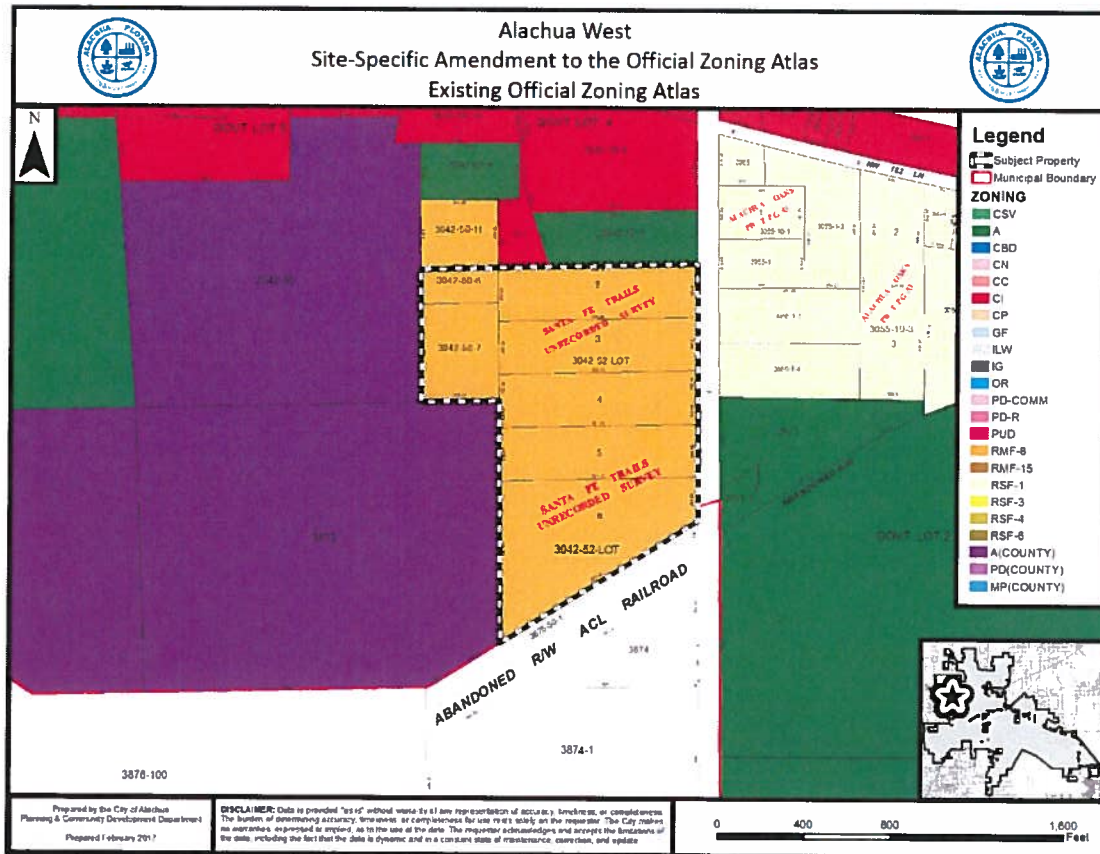
**ACREAGE:** ±35.82 acres

**PARCELS:** 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006

**PROJECT SUMMARY:** Site-Specific Amendment to the Official Zoning Atlas (Rezoning), to amend the zoning of the subject property from Residential Multiple Family – 8 (RMF-8) (286 units maximum) to Planned Development – Residential (PD-R) (143 units maximum)

**RESUBMISSION DUE DATE:** All data, plans, and documentation addressing the insufficiencies identified below must be received by the Planning Department on or before **4:00 PM on Thursday, March 9, 2017.**







## ***Deficiencies to be Addressed***

### **1. PD Master Plan: Compliance with Applicable LDR Provisions**

- a. Per Section 3.6.2(A)(1)(f), the PD Master Plan must identify on-site potable water and wastewater facilities. In addition, Section 3.6.3(A)(5)(b)(i) and (ii) require the PD Master Plan to establish the general location of on-site potable water/wastewater facilities, how they will connect to the City's systems consistent with City laws, and how construction of facilities/improvements will occur in a manner that complies with City laws. Revise the PD Master Plan to identify the location of:
  - i. All on-site potable water mains;
  - ii. All on-site sanitary sewer mains; and,
  - iii. Any other infrastructure system improvements required to serve the development, including but not limited to lift station (location and specifications of lift station to be in accordance with City Design and Construction Requirements, please consult with the Public Services Department concerning this matter).
- b. Section 3.6.2(A)(4) states, *"if there are phases of development proposed for the PD, a development phasing plan shall be provided for the PD Master Plan that identifies the general sequence or phases in which the land is proposed to be developed, including how residential and nonresidential development will be times, how infrastructure and open space will be provided and timed, and how development will be coordinated with the City's capital improvements program. The phasing plan shall be established at the time of approval of the PD Master Plan..."* Note 7 on Sheet 4.00, Typical Sections and Notes, states, *"project will be developed in multiple phases. Phasing limits shall be determine at Final PD Plan with appropriate infrastructure improvements to support each phase."* In accordance with Section 3.6.2(A)(4), the PD Master Plan must identify proposed phases. Revise the PD Master Plan accordingly.
- c. The block located in the northern portion of the property exceeds 600 feet in length. Please address compliance with Section 7.2.3(B)(2), which states, *"block lengths in residential areas shall not exceed 600 feet, nor be less than 300 feet in length."*
- d. Per Table 7.3-1, minimum wearing surface of local streets is 24 feet. Typical road section (50' ROW) depicts asphalt width of 22 feet. Revise typical road section (50' ROW) accordingly.
- e. Please address compliance with Section 7.2.5(D)(1), which states, *"if the land adjacent to the subdivision is undeveloped, a street extended to the boundary of the subdivision shall temporary by established as a stub street (a street planned for future continuation)..."* Provision is applicable to the land to the west of the subject property.
- f. Section 3.6.3(A)(5)(b)(v) requires the PD Master Plan to establish the responsibility of the landowner/developer to provide right-of-way and easements and for constructing on-site facilities and for all other infrastructure located within the project, including but not limited to electrical utility lines, telephone lines, cable TV lines, or underground conduit for such features, and to specify the ownership, operation, and maintenance provisions for all on-site facilities not dedicated to the City. Please provide a note on the PD Master Plan addressing the this section.
- g. Section 3.6.2(A)(1)(g) requires the PD Master Plan to identify the general location of all public facility sites serving the development, including fire/EMS. The Public Facilities Plan identifies the location of a fire/EMS station northwest of the subject property, however, the site is served by Alachua County Fire Rescue Station 21, located east of the intersection of US Highway 441 and NW 140<sup>th</sup> Street (SR 235/241). Please revise the map accordingly.
- h. Note 6, Permitted Uses, Sheet 4.00: Identify on the PD Master Plan the uses proposed to be permitted within open space/community recreation area. Uses must be consistent with those allowed within the PD-R zoning district as provided in Table 4.1-1 of the LDRs, and may include uses such as: neighborhood recreation center; park, private and public; recreational trail; etc.



- i. Per Sections 3.6.2(A)(1)(b) and 3.6.3(A)(4), identify on the PD Master Plan the permitted nonresidential intensity (i.e., maximum area) and dimensional standards (i.e., setbacks, minimum lot area, minimum lot width, maximum lot coverage, and maximum building height) proposed within community recreation area.
- j. Note 9, Proposed Parking, Sheet 4.00: Identify on the PD Master Plan parking requirements for proposed recreational uses. Parking standards are provided in Table 6.1-1 of the LDRs.
- k. Address compliance with Section 3.6.3(A)(5)(b)(i) and (ii), which require the PD Master Plan to establish the design of a stormwater management system in ways that comply with all applicable City standards.

2. Comprehensive Plan Consistency Analysis

- a. The applicant should provide a response to the following Goals, Objectives, and Policies: Goal 2; Objective 2.1; and Policy 2.1.a.

3. Miscellaneous

- a. Section 7.3.9 requires fire protection improvements to be provided when a subdivision is connected to a publicly owned water system. The development must demonstrate compliance with the provisions of Section 7.3.9 prior to the approval of the Final PD Plan (preliminary plat). Applicant must coordinate with Alachua County Fire Rescue and City Public Services Department concerning compliance with applicable fire protection improvements.
- b. There is a typographical error in Note 14, Design Standards, Sheet 4.00, Building Materials.
- c. Planned Development Agreement and Ordinance to be prepared by City Staff and provided for review and agreement by the applicant upon satisfaction of review comments.

4. Public Services Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director.

**ALL COMMENTS AND REQUIREMENTS LISTED ABOVE MUST BE  
COMPLIED WITH AND PROVIDED TO CITY STAFF ON OR BEFORE 4:00  
PM ON THE RESUBMISSION DATE OF MARCH 9, 2017.**



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** February 16, 2017

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E.  
Public Services Director

RSV

**RE:** Alachua West (2017) Rezoning

Public Services have reviewed the Alachua West (2017) Rezoning and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><u>General Note:</u></p> <p>Reference <i>City of Alachua Requirements for Design and Construction for Potable Water, Reclaimed Water and Wastewater</i>. Document is located on City website under Public Services.</p> <p><u>Wastewater:</u></p> <p>Reference Section 2.6 for Lift Station Design Requirements.</p> <p>[Approved as Noted]</p>
2.	<p><u>Water:</u></p> <p>Submit, for approval, fire flow requirement for the proposed development. Attached is the Fire Flow Assessment Report Request Form; the associated fee of \$476.75.</p> <p>See Attachment A: Fire flow assessment report request form.</p> <p>[Submit]</p>
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner  
Harry Dillard – Lead Engineering Technician

## ATTACHMENT A: FIRE FLOW ASSESSMENT REPORT REQUEST FORM



### Fire Flow Assessment Report Request Form

Return this completed application to the City of Alachua Water Utility  
**Attention: Scott Roane** Water Division Supervisor  
 City Hall, 15100 NW 142nd Terrace, Alachua, FL 32616  
 Phone: (386) 462-7590  
 Fax: (386) 418-6164

Date of Application: \_\_\_\_\_

#### Applicant Information

Contact Name: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_  
 Email Address: \_\_\_\_\_

#### Project Information

Project Name: \_\_\_\_\_  
 Project Address: \_\_\_\_\_  
 City of Alachua Utilities Project Number (if applicable): \_\_\_\_\_  
 Building Type and Size: \_\_\_\_\_  
 Fire Flow rate (gpm) you need for the analysis: \_\_\_\_\_  
 Project Street Address: \_\_\_\_\_  
 (specify the project location in reference to the position of the building, if necessary)

Attach a sketch/location map depicting location to be tested. Area map with specific location of project is required.

The fire hydrant closest to the project location will be used for the analysis. All report documents will be emailed within ten (10) business days from receipt of payment. There may be times when the computer model cannot be used. This could be due to the distribution pipe not being in the current model. In these cases, we will notify you to arrange a field test with City of Alachua Water personnel.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

I hereby request a Fire Flow Analysis from the City of Alachua to be performed for the identified project/location

\_\_\_\_\_  
 [Authorized Signature of Applicant]

**BOARD MEMBERS**

April M. Griffin  
Robert P. Hyatt  
Leannetta McNealy, Ph.D.  
Gunnar F. Paulson, Ed.D.  
Eileen F. Roy



620 E. University Avenue  
Gainesville, Florida 32601  
www.sbac.edu  
(352) 955-7880  
Fax (352) 955-7255

**SUPERINTENDENT OF SCHOOLS**

Sandy Hollinger, Interim Superintendent

*We are committed to the success of every student!*

---

February 8, 2017

Justin Tabor, Planner  
Planning & Community Development Department  
City of Alachua  
PO Box 9  
Alachua, FL 32616

RE: **Alachua West – Comp Plan Amendment / Rezoning.** Review of comp plan amendment / rezoning petition including 143 single family residential units. Tax Parcel 03042-050-006, 03042-050-007, 3042-052-002, 03042-052-003, 03042-052-005, 03042-052-006.

Dear Mr. Tabor:

Based on data provided by the City of Alachua, we have completed an updated School Capacity Review for the above referenced project. The review was conducted in accordance with the City of Alachua Public School Facilities Element as follows:

***POLICY 1.1.b: Coordinating School Capacity with Planning Decisions***

*The City shall coordinate land use decisions with the School Board's Long Range Facilities Plans over the 5-year, 10-year and 20-year periods by requesting School Board review of proposed comprehensive plan amendments and rezonings that would increase residential density. This shall be done as part of a planning assessment of the impact of a development proposal on school capacity.*

***POLICY 1.1.c: Geographic Basis for School Capacity Planning.***

*For purposes of coordinating land use decisions with school capacity planning, the School Concurrence Service Areas (SCSAs) that are established for high, middle and elementary schools as part of the Interlocal Agreement for Public School Facility Planning shall be used for school capacity planning. The relationship of high, middle and elementary capacity and students anticipated to be generated as a result of land use decisions shall be assessed in terms of its impact (1) on the school system as a whole and (2) on the applicable SCSA(s). For purposes of this planning assessment, existing or planned capacity in adjacent SCSAs shall not be considered.*

***POLICY 1.1.e: SBAC Report to City***

*The SBAC shall report its findings and recommendations regarding the land use decision to the City. If the SBAC determines that capacity is insufficient to support the proposed land use decision, the SBAC shall include its recommendations to remedy the capacity deficiency including estimated cost and financial feasibility. The SBAC shall forward the Report to all municipalities within the County.*

***POLICY 1.1.f City to Consider SBAC Report***

*The City shall consider and review the SBAC's comments and findings regarding the availability of school capacity in the evaluation of land use decisions.*

This review does not constitute a "concurrency determination" and may not be construed to relieve the development of such review at the final subdivision or final site plan stages as required by the City of Alachua Comprehensive Plan. It is intended to provide an assessment of the relationship between the project proposed and school capacity – both existing and planned.

**Table 1: Alachua West– Projected Student Generation at Buildout**

	Elementary	Middle	High	Total
Single Family	143			
Multiplier	0.15	0.07	0.09	0.31
Students	22	10	13	45

**Elementary Schools.** Alachua West is situated in the Alachua Concurrency Service Area. The Alachua Concurrency Service Area currently contains two elementary schools with a combined capacity of 1,061 seats. The current enrollment is 791 students representing a 75% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 77% in five years and to 85% in ten years.

Student generation estimates for the Alachua West indicate that 22 elementary seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five year planning period and into the ten year planning period.

**Middle Schools.** Alachua West is situated in the Mebane Concurrency Service Area. The Mebane Concurrency Service Area contains one middle school (Mebane) with a capacity of 792 seats. The current enrollment is 384 students representing a 49% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 55% in five years and remain constant during the ten year planning period

Student generation estimates for the Alachua West indicate that 10 middle seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**High Schools.** Alachua West is situated in the Santa Fe Concurrency Service Area. The Santa Fe Concurrency Service Area currently has a capacity of 1,404 seats. The current enrollment is 1,095 students representing a 75% utilization compared to an adopted LOS standard of 100%. This utilization rate is projected to increase to 83% in five years and to be 94% in ten years.

Student generation estimates for the Alachua West indicate that 13 high school seats would be required at buildout. Capacity and level of service projections indicate that this demand can be reasonably accommodated during the five, ten and twenty year planning period.

**Summary Conclusion.** Students generated by the Alachua West at the elementary, middle levels can be reasonably accommodated for the five, ten and twenty year planning periods.

This evaluation is based on best projections and upon the 2016-2017 Five Year District Facilities Plan adopted by the School Board of Alachua County. Alachua West is subject to concurrency review and determination at the final subdivision for single family and the final site plan for multi-family and the availability of school capacity at the time of such review.

If you have any questions, please contact me.

Best Regards,



Vicki McGrath



# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

February 6, 2017

Mr. Justin Tabor, AICP, Principal Planner  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RECEIVED

FEB 07 2017

Per *ME*

RE: Alachua West Rezoning Application – additional information requested

Dear Justin:

In response to the completeness review letter issued February 6, 2017, please find enclosed eight (8) hard copies of the map set, eight (8) full-scale sets of the PD Master Plan, and one copy of the map set on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information for the review. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

February 6, 2017

Also sent by electronic mail to [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com)

Ms. Kathy Hattaway  
Poulos & Bennett, LLC  
2602 E. Livingston Street  
Orlando, FL 32803

RE: Completeness Review of Alachua West Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R)

Dear Ms. Hattaway:

On January 31, 2017, the City of Alachua received your application for a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to Planned Development – Residential (PD-R), which proposes to amend the zoning of the subject property from Residential Multiple Family – 8 (RMF-8) to PD-R on a ±35.82 acre property, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. **The time frame and cycle for review shall be based upon the date the application is determined to be complete.** If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** An in-depth review of the content of the application will be performed, and the findings of the in-depth review will be discussed at a Development Review Team (DRT) Meeting. A DRT Meeting will be scheduled upon satisfaction of the application's completeness review deficiencies, as indicated below.

In order to provide a complete application, you must address the following:

### **Rezoning Attachment #2**

A current aerial map or plat of the property. (may be obtained from the Alachua County Property Appraiser.)

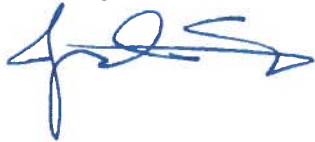
**Action Needed to Address Deficiency:** Section 7, Maps, of the application package, which according to the Table of Contents includes aerial photos, was excluded from the application materials. Please provide eight (8) copies of Figures 1 – 9 of Section 7 for inclusion.

**Miscellaneous**

1. The PD Master Plan sets provided with the application materials were printed on 11"x17" paper, however, the scales used within the Plan are based upon full size plan sheets. Provide full sized drawings that are to the scales used within the Plan.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Justin Tabor', with a stylized flourish at the end.

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Adam Hall, AICP, Planner  
Project File

# POULOS & BENNETT

Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

January 30, 2017

Ms. Kathy Winburn, AICP, Director  
City of Alachua Planning & Zoning Department  
15100 N.W. 142<sup>nd</sup> Terrace  
Alachua, FL 32615

RECEIVED

JAN 31 2017

Per JE

RE: Alachua West Rezoning Application

Dear Kathy:

On behalf of the property owner RL Regi Florida, LLC, and the developer, David McDaniel, Poulos & Bennett is pleased to submit the enclosed Site Specific Amendment to the Official Zoning Atlas for the 35.82 acre Alachua West property.

The rezoning request is to change the zoning designation of the property from RMF-8 (Residential Multi-family) to PD-R (Planned Development Residential). The property is located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441.

Included in this submittal package are eight (8) hard copies of the application package, eight (8) copies of the PD Master Plan, application fee, and one copy of the submittal package on a CD-ROM.

Please let me know if you have any questions regarding our application package or require additional information for the review. I may be reached at the number above, or at [khattaway@poulosandbennett.com](mailto:khattaway@poulosandbennett.com).

Sincerely,



Kathy Hattaway  
Planning Group Leader

Enclosures

c: David McDaniel

# Alachua West PD-R

## Rezoning Application Package

City of Alachua, Florida

**Prepared For**

**3M Development**

250 Killarney Drive  
Winter Park, FL 32789

**Date**

January 31, 2017

**Revised**

March 8, 2017



2602 E. Livingston Street | Orlando, Florida 32803 | Tel: 407.487.2594 | [www.poulosandbennett.com](http://www.poulosandbennett.com)  
FBPE Certificate of Authorization No. 2856



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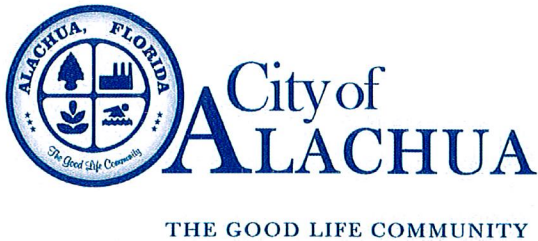
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<b><i>Section 1</i></b>	<b><i>Application Documents</i></b> City of Alachua Rezoning Application Legal Description Parcel Cards Certificate of Title Proof of Taxes Paid Property Owner Affidavit
<b><i>Section 2</i></b>	<b><i>Statement of Proposed Change</i></b>
<b><i>Section 3</i></b>	<b><i>Concurrency Impact Analysis</i></b> Transportation Water/Wastewater Solid Waste Recreation Schools
<b><i>Section 4</i></b>	<b><i>Comprehensive Plan Analysis and Justification</i></b>
<b><i>Section 5</i></b>	<b><i>Compliance with Standards for Site Specific Amendments to the Official Zoning Atlas</i></b>
<b><i>Section 6</i></b>	<b><i>Conclusion</i></b>
<b><i>Section 7</i></b>	<b><i>Maps</i></b> Figure 1: General Location Map Figure 2: Aerial Photos Figure 3: Existing Zoning Figure 4: Proposed Zoning Figure 5: Future Land Use (As Proposed) Figure 6: Floodplain
<b><i>Section 8</i></b>	<b><i>Appendices</i></b> A. Environmental Assessment B. Historic & Archeological Assessment C. Three sets of labels for Property Owners within 400 feet & City of Alachua Notification List D. Neighborhood Meeting Materials E. School Student Generation Form

## **SECTION 1: APPLICATION DOCUMENTS**

---

- 1. City of Alachua Rezoning Application**
- 2. Legal Description**
- 3. Certificate of Title**
- 4. Proof of Taxes Paid**
- 5. Property Owner Affidavit**

**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: Alachua West
2. Address of Subject Property: None
3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006
4. Existing Use of Property: Vacant
5. Future Land Use Map Designation: Medium Density Residential (CPA application submitted to change to Moderate Density Residential)
6. Existing Zoning Designation: RMF-8
7. Proposed Zoning Designation: PD-R Planned Development Residential
8. Acreage: 35.82

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Group Leader  
Company (if applicable): Poulos & Bennett, LLC  
Mailing address: 2602 E. Livingston Street  
City: Orlando State: FL ZIP: 32803  
Telephone: ( ) 407-487-2594 FAX: ( ) \_\_\_\_\_ e-mail: khattaway@poulosandbennett.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): M3 Alachua, LLC  
Mailing Address: 250 Killarney Drive  
City: Winter Park State: FL ZIP: 32789

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

**C. ADDITIONAL INFORMATION**

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

**D. ATTACHMENTS**

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

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



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

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

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

  
\_\_\_\_\_  
Signature of Applicant

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

Kathy Hattaway  
\_\_\_\_\_  
Typed or printed name and title of applicant

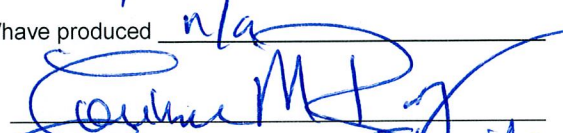
\_\_\_\_\_  
Typed or printed name of co-applicant

State of Florida County of Orange

The foregoing application is acknowledged before me this 17 day of May, 2017, by Kathy Hattaway

\_\_\_\_\_, who is/are personally known to me, or who has/have produced n/a  
as identification.

NOTARY SEAL

  
\_\_\_\_\_  
Signature of Notary Public, State of Florida





## **ALACHUA WEST PROPERTY LEGAL DESCRIPTION**

**Parcels: 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006**

A tract of land situated in Sections 8 and 17, Township 8 South, Range 18 East, Alachua County, Florida, being more particularly described as follows:

Commence at the southeast corner of Section 8, being the northeast corner of Section 17, Township 8 South, Range 18 East, and run S.87°26'55"W., along the section line, a distance of 50.01 Feet to the west right of way line of County Road No. 235-A (100 foot right of way) and the point of beginning; Thence run S.01°45'18"E., along said right of way line, a distance of 571.16 feet to the north right of way line of the former Seaboard Coastline Railroad; Thence run S.57°03'28"W., along said north right of way line, a distance of 1074.22 feet; thence run N.01°54'18"W., parallel with and one foot west of the west right of way line of the 20 foot wide American Telephone and Telegraph Company Easement as described in Official Records Book 415, Page 139 of the Public Records of Alachua County, Florida, a distance of 1114.62 feet to the south line of Section 8; Thence run S.87°26'55"W., along said south line, a distance of 360.41 feet; Thence run N.01°54'18"W., a distance of 611.28 feet to the southwest corner of the lands described in Official Records Book 2918, Page 1475 of said Public Records; Thence run N.87°27'04"E., along the south line of said lands, and along the south line of the lands described in Official Records Book 2241, Page 1384 of said Public Records, a distance of 1283.53 feet to the aforementioned west right of way line of County Road No. 235-A; Thence run S.01°47'55"E., along said right of way line, a distance of 611.24 feet to the point of beginning.

5/15/2017 9:16 AM  
BOOK 4515 PAGE 1364  
J.K. 'JESS' IRBY

Clerk of the Court, Alachua County, Florida

ERECORDED Receipt # 771682

Doc Stamp-Mort: \$0.00

Doc Stamp-Deed: \$1,750.00

Intang. Tax: \$0.00

Prepared by and return to:  
Jill Anderson Blanco, Esq.  
North American National Title Solutions  
760 NW 107<sup>th</sup> Avenue, 4<sup>th</sup> Floor  
Miami, FL 33172

**SPECIAL WARRANTY DEED**

Real Estate Account Numbers:

Attached **Exhibit B**

THIS INDENTURE, made effective as of the 11 day of May, 2017, between **RL REGI FLORIDA, LLC, a Florida limited liability company ("Grantor")**, whose address is c/o Rialto Capital Advisors, LLC, 790 NW 107<sup>th</sup> Avenue, 4<sup>th</sup> Floor, Miami, FL 33172, in favor of **M3 Alachua, LLC, a Delaware limited liability company ("Grantee")**, whose address is 250 Killarney Drive, Winter Park, FL 32789.

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, alienated, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land, with the building and improvements thereon erected, situate, lying and being in the County of Alachua, State of Florida, and more particularly described on the attached **Exhibit A** (the "**Property**").

Subject however, to:

- (a) Real property taxes and assessments for the year 2017 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters that would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

TOGETHER with all singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature: [Signature]

Print Name: Lance White

Signature: [Signature]

Print Name: Tyler Epps

RL REGI FLORIDA, LLC,  
a Florida limited liability company  
By: RL REGI Financial, LLC,  
a Delaware limited liability company,  
its sole member  
By: Rialto Capital Advisors, LLC,  
a Delaware limited liability company,  
its attorney-in-fact

By: [Signature]

Name: Aaron Davis, Authorized Signatory  
Title: Authorized Signatory

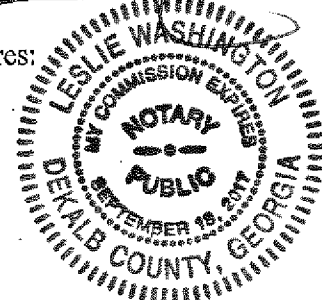
By: [Signature]

Name: Jennifer Wimmer, Authorized Signatory  
Title: Authorized Signatory

STATE OF Georgia )  
~~FLORIDA~~ ) SS.  
COUNTY OF Fulton )  
~~MIAMI-DADE~~ )

The foregoing instrument was acknowledged before me this 11 day of May, 2017, by Aaron Davis, as Authorized Signatory and Jennifer Wimmer, as Authorized Signatory of Rialto Capital Advisors, LLC, a Delaware limited liability company, attorney-in-fact of RL REGI Financial, LLC, a Delaware limited liability company, the sole member of RL REGI FLORIDA, LLC, a Florida limited liability company, on behalf of the company. They are ☒ personally known to me or ☐ have produced a driver's license as identification.

Notary Public  
Commission Expires:



## Exhibit A

### LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTIONS 8 AND 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, BEING THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 18 EAST, AND RUN S.87°28'55"W., ALONG THE SECTION LINE, A DISTANCE OF 80.01 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A (100 FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE RUN S.01°46'13"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 871.16 FEET TO THE NORTH RIGHT OF WAY LINE OF THE FORMER SEABOARD COASTLINE RAILROAD; THENCE RUN S.67°03'28"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1074.22 FEET; THENCE RUN N.01°54'18"W., PARALLEL WITH AND ONE FOOT WEST OF THE WEST RIGHT OF WAY LINE OF THE 20 FOOT WIDE AMERICAN TELEPHONE AND TELEGRAPH COMPANY EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 416, PAGE 139 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, A DISTANCE OF 1114.82 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE RUN S.87°28'55"W., ALONG SAID SOUTH LINE, A DISTANCE OF 380.41 FEET; THENCE RUN N.01°54'18"W., A DISTANCE OF 811.28 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2918, PAGE 1478 OF SAID PUBLIC RECORDS; THENCE RUN N.87°27'04"E, ALONG THE SOUTH LINE OF SAID LANDS, AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2241, PAGE 1384 OF SAID PUBLIC RECORDS, A DISTANCE OF 1288.68 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 236-A; THENCE RUN S.01°47'55"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 811.24 FEET TO THE POINT OF BEGINNING.

**Exhibit B**

Account Number: 03042 050 006

Account Number: 03042 050 007

Account Number: 03042 052 002

Account Number: 03042 052 003

Account Number: 03042 052 004

Account Number: 03042 052 005

Account Number: 03042 052 006



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 050 006		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT N 450 FT  
POB N 812.96 FT WL  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	13,600	0	13,600	121.43
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	13,600	0	13,600	1.02
LIBRARY GENERAL	1.3371	13,600	0	13,600	18.18
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	13,600	0	13,600	20.40
SCHL DISCRNRY & CN (S01)	0.7480	13,600	0	13,600	10.17
SCHL GENERAL	4.6880	13,600	0	13,600	63.76
SCHOOL VOTED (S01)	1.0000	13,600	0	13,600	13.60
SUWANNEE RIVER WATER MGT DIST	0.4093	13,600	0	13,600	5.57
17 CITY OF ALACHUA	5.9900	13,600	0	13,600	81.46
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$335.59</b>

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
R710 710 BOCC SOLID WASTE MGMT	1.000	@ 16.4700	16.47
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$16.47</b>

**COMBINED TAXES AND ASSESSMENTS** \$352.06

If Paid By **Nov 30, 2016**  
Please Pay \$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011315

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 006	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 050 007		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT POB W  
1282.39 FT N 450 FT E  
See Additional Legal on Tax Roll

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	23,200	0	23,200	207.15
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	23,200	0	23,200	1.74
LIBRARY GENERAL	1.3371	23,200	0	23,200	31.02
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	23,200	0	23,200	34.80
SCHL DISCRNRY & CN (S01)	0.7480	23,200	0	23,200	17.35
SCHL GENERAL	4.6880	23,200	0	23,200	108.76
SCHOOL VOTED (S01)	1.0000	23,200	0	23,200	23.20
SUWANNEE RIVER WATER MGT DIST	0.4093	23,200	0	23,200	9.50
17 CITY OF ALACHUA	5.9900	23,200	0	23,200	138.97
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$572.49</b>

WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!

PAY ONLINE WITH E-CHECK



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

COMBINED TAXES AND ASSESSMENTS \$572.49

If Paid By  
Please Pay **Nov 30, 2016**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011316

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 050 007	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 002		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

## Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR W 50.01 FT N 365.64 FT POB  
N 245.60 FT W 9  
See Additional Legal on Tax Roll

AD VALOREM TAXES						
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED	
BOARD OF COUNTY COMMISSIONERS						
CNTY GENERAL	8.9290	26,000	0	26,000		232.15
ALACHUA CNTY LIBRARY DISTRICT						
LIBRARY BONDS	0.0750	26,000	0	26,000		1.95
LIBRARY GENERAL	1.3371	26,000	0	26,000		34.76
SCHOOL BOARD OF ALACHUA COUNTY						
SCHL CAP32 PROJECT (S01)	1.5000	26,000	0	26,000		39.00
SCHL DISCRNRY & CN (S01)	0.7480	26,000	0	26,000		19.45
SCHL GENERAL	4.6880	26,000	0	26,000		121.89
SCHOOL VOTED (S01)	1.0000	26,000	0	26,000		26.00
SUWANNEE RIVER WATER MGT DIST	0.4093	26,000	0	26,000		10.64
17 CITY OF ALACHUA	5.9900	26,000	0	26,000		155.74
<div> <div>Power</div> <div>Tax Collector</div> <div>Serving Alachua County</div> </div>						
<b>TOTAL MILLAGE</b>	24.6764	<b>AD VALOREM TAXES</b>		\$641.58		

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**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**PAY ONLY ONE AMOUNT.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$641.58</b>
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<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

**2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

1011327

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 002	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 003		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

### Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC W 50.01 FT N 120.04 FT  
POB N 245.60 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,800	0	21,800	194.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,800	0	21,800	1.64
LIBRARY GENERAL	1.3371	21,800	0	21,800	29.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,800	0	21,800	32.70
SCHL DISCRNRY & CN (S01)	0.7480	21,800	0	21,800	16.31
SCHL GENERAL	4.6880	21,800	0	21,800	102.20
SCHOOL VOTED (S01)	1.0000	21,800	0	21,800	21.80
SUWANNEE RIVER WATER MGT DIST	0.4093	21,800	0	21,800	8.92
17 CITY OF ALACHUA	5.9900	21,800	0	21,800	130.58
<b>TOTAL MILLAGE</b>	<b>24.6764</b>	<b>AD VALOREM TAXES</b>			<b>\$537.95</b>

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**PAY ONLY ONE AMOUNT.** 

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$537.95</b>
---------------------------------------	-----------------

<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

## 2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011328

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 003	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY		PLEASE PAY
<input type="checkbox"/>	<b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03042 052 004		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

## Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM SE COR SEC 8 W 50.01 FT POB N  
120.04 FT W 922.21  
See Additional Legal on Tax Roll

## AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,800	0	21,800	194.65
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,800	0	21,800	1.64
LIBRARY GENERAL	1.3371	21,800	0	21,800	29.15
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,800	0	21,800	32.70
SCHL DISCRNRY & CN (S01)	0.7480	21,800	0	21,800	16.31
SCHL GENERAL	4.6880	21,800	0	21,800	102.20
SCHOOL VOTED (S01)	1.0000	21,800	0	21,800	21.80
SUWANNEE RIVER WATER MGT DIST	0.4093	21,800	0	21,800	8.92
17 CITY OF ALACHUA	5.9900	21,800	0	21,800	130.58

<b>TOTAL MILLAGE</b>	24.6764
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## AD VALOREM TAXES

\$537.95

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**PAY ONLY ONE AMOUNT.** 

**COMBINED TAXES AND ASSESSMENTS** \$537.95

If Paid By Please Pay	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

## 2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011329

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 004	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	



ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 005		1700

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM NE COR SEC W 50.01 FT S 125.56 FT  
POB W 921.65 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	21,600	0	21,600	192.87
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	21,600	0	21,600	1.62
LIBRARY GENERAL	1.3371	21,600	0	21,600	28.88
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	21,600	0	21,600	32.40
SCHL DISCRNRY & CN (S01)	0.7480	21,600	0	21,600	16.16
SCHL GENERAL	4.6880	21,600	0	21,600	101.26
SCHOOL VOTED (S01)	1.0000	21,600	0	21,600	21.60
SUWANNEE RIVER WATER MGT DIST	0.4093	21,600	0	21,600	8.84
17 CITY OF ALACHUA	5.9900	21,600	0	21,600	129.38
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$533.01</b>

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**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

NON-AD VALOREM ASSESSMENTS			
LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**COMBINED TAXES AND ASSESSMENTS** \$533.01

If Paid By Please Pay	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011330

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 005	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03042 052 006		1700

Unassigned Location RE

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

COM NE COR SEC W 50.01 FT S 369.24 FT  
POB W 921.02 FT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	36,000	0	36,000	321.44
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	36,000	0	36,000	2.70
LIBRARY GENERAL	1.3371	36,000	0	36,000	48.14
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	36,000	0	36,000	54.00
SCHL DISCRNRY & CN (S01)	0.7480	36,000	0	36,000	26.93
SCHL GENERAL	4.6880	36,000	0	36,000	168.77
SCHOOL VOTED (S01)	1.0000	36,000	0	36,000	36.00
SUWANNEE RIVER WATER MGT DIST	0.4093	36,000	0	36,000	14.73
17 CITY OF ALACHUA	5.9900	36,000	0	36,000	215.64
<b>TOTAL MILLAGE</b>					<b>24.6764</b>
<b>AD VALOREM TAXES</b>					<b>\$888.35</b>

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**PAY ONLINE WITH E-CHECK**



SCAN TO PAY

PAY ONLY ONE AMOUNT.

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**COMBINED TAXES AND ASSESSMENTS** \$888.35

If Paid By  
Please Pay **Nov 30, 2016**  
\$0.00

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011331

PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340

ACCOUNT NUMBER	SITUS	MESSAGE
03042 052 006	Unassigned Location RE	

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: Multiple Parcels

Parcel ID Number(s): 03042-50-006; 03042-050-007; 03042-052-002; 03042-052-003; 03042-052-004; 03042-052-005; 03042-052-006

Acreage: 35.82

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: David McDaniel Title: Manager

Company (if applicable): M3 Alachua, LLC

Mailing Address: 250 Killarney Drive

City: Winter Park State: FL ZIP: 32789

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ e-mail: dave@m3development.com

## C. AUTHORIZED AGENT

Name: Kathy Hattaway Title: Planning Group Leader

Company (if applicable): Poulos & Bennett

Mailing address: 2602 E. Livingston Street

City: Orlando State: FL ZIP: 32803

Telephone: 407-487-2594 FAX: \_\_\_\_\_ e-mail: khattaway@poulosandbennett.com

## D. REQUESTED ACTION:

Rezoning Application

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

Signature of Applicant David S. McDaniel  
by PDM Newberry Investment, LLC  
as manager for M3 Alachua, LLC  
Typed or printed name and title of applicant

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

State of Florida County of Orange

The foregoing application is acknowledged before me this 17th day of May, 2017 by David

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



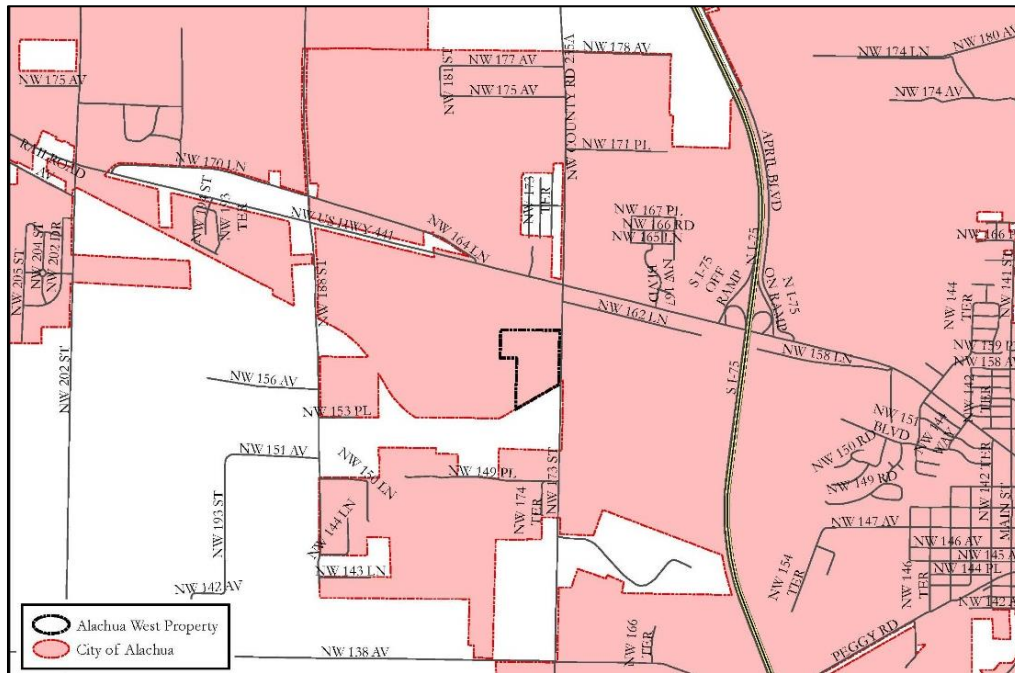
Signature of Notary Public, State of Florida



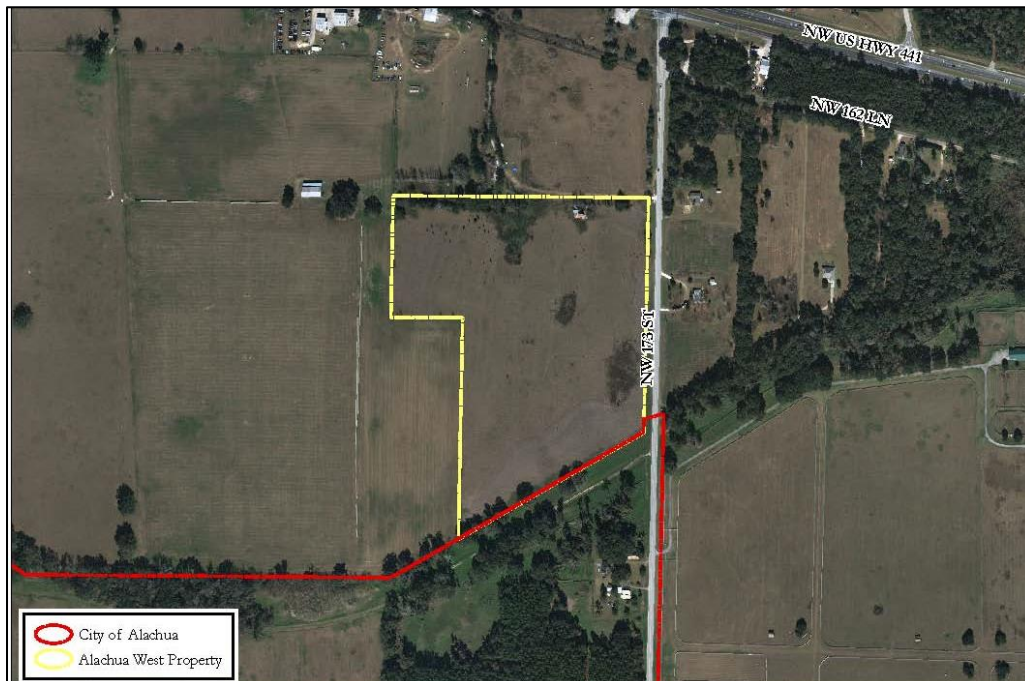
## SECTION 2: STATEMENT OF PROPOSED CHANGE

### Existing Conditions

The property known as Alachua West consists of seven parcels totaling 35.82 acres of land, located on the west side of County Road 235A, approximately 900 feet south of its intersection with US 441 in the City of Alachua, Florida.



The site is currently undeveloped, with the exception of an existing, vacant barn along the northeastern border of the property, and is adjacent to the City of Alachua jurisdiction limits along the south property line.



As illustrated in the following figures, the property has a current Future Land Use designation of Medium Density Residential, which requires a minimum density of four (4) and maximum density of eight (8) dwelling units per acre. The current zoning designation of the property is RMF-8 (Residential Multi-family).



Figure 3: Existing Future Land Use

### Surrounding Future Land Use

North	Agriculture; Commercial, Medium Density Residential – City of Alachua
East	Moderate Density Residential, Agriculture – City of Alachua
South	Rural/Agriculture – Alachua County
West	Agriculture – City of Alachua





Figure 4: Existing Zoning

### Surrounding Zoning

North	CI (Commercial Intensive), A (Agriculture) – City of Alachua
East	RSF-1 (Residential Single-family), A (Agriculture) – City of Alachua
South	A (Agriculture) – Alachua County
West	A (Agriculture) – City of Alachua

## Proposed Change

The applicant requests approval of a Site Specific Amendment to the Official Zoning Atlas to change the zoning designation from Residential Multi-family (RMF-8) to Planned Development – Residential (PD-R) to accommodate a single-family detached development of up to 143 dwelling units. This rezoning request is accompanied by a Comprehensive Plan amendment to change the future land use from Medium Density to Moderate Density Residential with a maximum density four (4) dwelling units per acre.



Figure 5: Proposed Zoning

## SECTION 3: CONCURRENCY IMPACT ANALYSIS

The Alachua West Project will allow the development of up to 143 single-family, detached dwelling units, resulting in a maximum density of four (4) du/acre. The proposed amendment would result in a net decrease of four (4) du/acre or 143 dwelling units, from the present zoning designation of RMF-8, which permits up to eight (8) du/acre. The following Concurrency Impact Analysis addresses the difference in development entitlements between the existing and the proposed zoning designations, as detailed in Table 1 below:

**Table 1: Density Analysis**

	City of Alachua Zoning	Max Density Permitted	Total Units (DU)
Existing Zoning	RMF-8	8 DU/AC	286
Proposed Zoning	PD-R	4 DU/AC	143
Reduction in Total Units			<b>-143</b>

### ANALYSIS OF PUBLIC FACILITY IMPACTS

#### 1. Impacts to Transportation Network

The subject property has direct frontage on CR 235A, South of US 441 and is located within one half mile of segment 5 of US 441. According to the Transportation Element of Alachua's Comprehensive Plan, Objective 1.1 Level of Service, this segment of CR 235A is to maintain a minimum Level of Service (LOS) of D, while segment 5 of US 441 is to maintain an LOS of C. Tables 2 and 3 below compare the potential impacts to the above segments between the development potential of the current RMF-8 and proposed PD-R Zoning.

**Table 2: Trip Generation Calculations**

	Alachua Land Use	ITE Land Use	Units	AM Peak Trips	PM Peak Trips	Total Daily Trips
Existing Zoning	RMF-8 (8 DU/AC)	MF Condo/ Townhomes (230)	286	126	149	1,662
Proposed Zoning	PD-R (4 DU/AC)	Single-Family Detached (210)	143	107	143	1,361
<b>Potential Reduction in Trips for Proposed Zoning</b>			<b>-143</b>	<b>-19</b>	<b>-6</b>	<b>-301</b>

Notes: 1. Trip Generation calculations are based on ITE Trip Generation Manual, 9th Edition

**Table 3: Trip Generation Calculations**

Roadway Segment	Average Daily Trips (LOS)*	Available Capacity (ADT)*	Peak Hour Trips (LOS)*	Available Capacity (Peak Hr)*	Capacity Remaining (ADT)	Capacity Remaining (Peak Hr)
CR235A (S. of US 441)	14,580	10,200	1,314	899	8,839	756
US 441 (Segment 5)	35,500	7,320	3,200	519	5,959**	376**

\* City of Alachua Development Monitoring Report, October 2016

\*\* This number accommodates a 100% impact from the development on Segment 5 of US 441. While a majority of vehicular trips generated by the development will impact this roadway, the percentage of impact will be less than 100%. The full impact has been shown here to illustrate that there is sufficient capacity on this segment to accommodate site traffic.

Summary of Analysis: The requested amendment and proposed development is anticipated to generate **301 fewer daily vehicle trips** than the existing zoning development maximum. Based on the net reduction in vehicular trips and resulting impacts anticipated to adjacent roadways and intersections projected by the proposed rezoning, a full Traffic Impact Analysis was not required for this request; however, based on the October 2016 Development Monitoring Report, the segments impacted by this request, as reflected in the matrix above, have available capacity at their current Level of Service.

## 2. Impacts to Water and Wastewater Utility Systems

### Potable Water

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.
2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 4 below compares the potential impacts to the City's potable water system between the development potential of the current RMF-8 and the proposed PD-R Zoning.

**Table 4: Potable Water Impact Calculations**

<b>Total DU Based on Densities from Table 1</b>	<b>City of Alachua Potable Water Generation per Unit</b>	<b>Potable Water Generation by Project</b>	<b>Residual Capacity after Project Impacts* (From 997,103 Gallons/Day)</b>
286 DU (Max Existing Zoning)	275 Gallons/Unit	78,650 Gallons/Day	918,453 Gallons/Day (60.07% Capacity)
143 DU (Max Proposed Zoning)	275 Gallons/Unit	39,325 Gallons/Day	957,778 Gallons/Day (58.36% Capacity)
<b>Potential Reduction in Impacts to Potable Water Systems</b>		<b>-39,325 Gallons/Day</b>	

\* City of Alachua Development Monitoring Report, October 2016

### Sanitary Sewer

Policy 1.1.d of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes the following level of service standards for sanitary sewer facilities:

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
2. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be re-evaluated one year from the adoption date for the amended Plan.
3. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

Table 5 below compares the potential impacts to the City's wastewater system between the development potential of the current RMF-8 and the proposed PD-R Zoning.

**Table 5: Wastewater Impact Calculations**

<b>Total DU Based on Densities from Table 1</b>	<b>City of Alachua Sanitary Sewer Impacts per Unit</b>	<b>Potable Water Generation by Project</b>	<b>Residual Capacity after Project Impacts* (From 811,693 Gallons/Day)</b>
286 DU (Max Existing Zoning)	250 Gallons/Unit	71,500 Gallons/Day	740,193 Gallons/Day (51.65% Capacity)
143 DU (Max Proposed Proposed)	250 Gallons/Unit	35,750 Gallons/Day	775,943 Gallons/Day (48.27% Capacity)
<b>Potential Reduction in Impacts to Potable Water Systems</b>		<b>-35,750 Gallons/Day</b>	

\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development is anticipated to **require 39,325 fewer gallons of potable water and generate 35,750 fewer gallons of wastewater per day** than the existing zoning designation's development maximum. Impacts from the maximum density allowed by the proposed PD-R Zoning would fall well below the 85% capacity design cap for potable water and wastewater facilities.

### 3. Impacts to Solid Waste Systems

Policy 2.1.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Alachua Comprehensive Plan establishes a level of service standard for solid waste disposal facilities of 0.73 tons per capita per year. Table 6 below compares the potential impacts to the City's solid waste facilities between the development potential of the current RMF-8 and proposed PD-R Zoning.

**Table 6: Solid Waste Impact Calculations**

<b>Total DU Based on Densities from Table 1</b>	<b>Population based on rate of 2.6 persons per household*</b>	<b>Solid Waste Generated (.73 tons per capita per year)**</b>
286 DU (Max Existing Zoning)	744	543.12
143 DU (Max Proposed Zoning)	372	271.56
<b>Potential Reduction in Solid Waste Generated</b>		<b>-271.56 Tons/year</b>

\* US Census Bureau, 2010

\*\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment is anticipated to **generate 271.56 fewer tons of solid waste per year** than the existing zoning designation.



#### 4. Impacts to Public Recreation

Policy 1.2.b of the Recreation Element of the Alachua Comprehensive Plan establishes the following level of service standards for recreation facilities: The City shall adhere to a minimum level of service of five (5.0) acres of community, neighborhood or pocket park, per 1,000 persons, with a minimum of 20 percent of this in improved, passive parks. Table 7 below compares the potential impacts to the City's recreation facilities between the development potential of the current RMF-8 and the proposed PD-R Zoning.

**Table 7: Recreational Impact Calculations**

<b>Total DU Based on Densities from Table 1</b>	<b>Population based on rate of 2.6 persons per household*</b>	<b>Recreation Area needed (5.0 Acres/1,000 population)**</b>	<b>Available Recreation Acreage after Project Impacts** (From 39.06 Acres)</b>
286 DU (Max Existing Zoning)	744	3.72 Acres	35.34 Acres
143 DU (Max Proposed Zoning)	372	1.86 Acres	37.20 Acres
<b>Potential Reduction in Recreation Area needed</b>		<b>-1.86 Acres</b>	

\* US Census Bureau, 2010

\*\* City of Alachua Development Monitoring Report, October 2016

Summary of Analysis: The requested amendment and proposed development will **require 1.86 acres less recreation area** than the existing zoning designation's development maximums. Furthermore, according to the October 2016 Development Monitoring Report, a minimum of 10.22 acres of improved passive parks space is required to serve the present population, plus the impacts proposed by this development in order to meet the 20% requirement listed in the Recreation LOS standards. As there are currently 27.73 acres of improved passive park space existing, this LOS is still met.

#### 5. Impacts to Public Schools

Objective 2.2 of the Public School Facilities Element of the Alachua Comprehensive Plan establishes the following level of service standards for public school facilities:

The City shall ensure, in coordination with the School Board, that the capacity of public schools is sufficient to support new residential subdivisions, plats and/or site plans at the adopted level of service (LOS) standards within the period covered by the five-year schedule of capital improvements.

Policy 2.2.a: Uniform Application of Level of Service (LOS) Standards: The LOS standards established herein shall be applied consistently by all the local governments within Alachua County and by the School Board on a district-wide basis to all schools of the same type.

Policy 2.2.b: Level of Service (LOS) Standards: The uniform, district-wide LOS standards shall be 100% of Program Capacity (see definition) for elementary, middle, and high schools. This LOS standard shall apply to all concurrency service areas (CSA) as adopted in the Interlocal Agreement. For combination schools, the School Board shall separately determine the capacity of each school to accommodate elementary, middle and high students and apply the LOS standard prescribed above for elementary, middle and high levels respectively.

Tables 8 and 9 below compare the potential impacts to Alachua County Schools between the development potential of the current RMF-8 zoning and the proposed PD-R Zoning.

**Table 8: Projected Student Generation**

Total DU Based on Densities from Table 1	Elementary Students	Middle School Students	High School Students	Total Student Generation
286 DU (Max Existing Zoning)	23	9	9	41
143 DU (Max Proposed Proposed)	22	10	13	45
<b>Potential Change in Student Generation based on Proposed Development</b>				<b>+4 Students</b>

Student generation rates per the School Board of Alachua County

**Table 9: Available Capacity by School Concurrency Service Area (CSA)**

Total DU Based on Densities from Table 1	Available Capacity by CSA (2017-18)*	Development based Student Generation**	Residual Capacity
Alachua Elementary CSA	249	22	227
Mebane Middle CSA	397	10	387
Santa Fe High CSA	357	13	344

\*Available capacity per the School Board of Alachua County, November 24, 2015 published Available Capacity rates by Concurrency Service Area for the 2017-2018 School Year.

\*\* Table 8 Proposed Development generation

Summary of Analysis: The requested amendment is anticipated to **generate 4 additional students** impacting Alachua County Schools than the existing zoning's development maximum by simple virtue of the fact that single-family residential uses generate more students per unit than multi-family residential uses, according to the School Board of Alachua County's Student Generation Rates. Data provided by the School Board related to available capacity for the 2017-2018 school year indicates that there is sufficient capacity to accommodate the 45 potential students generated by the proposed development. This information is also reflected in the Public School Student Generation Form included within this package.

## SECTION 4: COMPREHENSIVE PLAN ANALYSIS AND JUSTIFICATION

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The following pages analyze how the proposed development successfully implements the Goals, Objectives and Policies in the City of Alachua's Comprehensive Plan. Those policies from each element of the Comprehensive Plan that are relevant to the proposed development have been included below, with a corresponding statement as to how the development would comply with those stated policies. Responses are provided in **Bold**. Note: Policies related to concurrency management and Level of Service have been addressed under Section 4: Concurrency Analysis.

### **Future Land Use Element**

Objective 1.2: Residential

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

**Response: The proposed amendment would accommodate a 143-unit single-family residential development, which is consistent with the Moderate Density Residential Future Land Use.**

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.

Objective 2.1: Planned Development (PD) Standards:

In an effort to reduce the impacts of urban sprawl on the community and the region, the City of Alachua shall provide for a wide array of planned developments to encourage the creation of interrelated neighborhoods and districts to increase the quality of life for all residents of the City.

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

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

**Response: The proposed development consists of single family, detached residential structures, and accessory recreation uses to serve the development. The development and design standards proposed for the development within the PD Master Plan have been created with the intent of providing a high quality of design that accommodates the unique configuration of the property and existing easements in place onsite, while offering a transitional intensity of development between the agricultural areas adjacent and commercial uses on Hwy 441.**

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

**Response: No commercial uses have been proposed for the Alachua West PD in order to remain sensitive to adjacent, low intensity uses. The property is in close proximity to a large concentration of commercial uses near the interchange of US 441 and I-75 to the northeast, which offer a variety of necessary services to the neighborhood.**

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

**Response: A community recreation area is proposed, centrally located within the neighborhood to provide low intensity recreational amenities for the residents.**

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

**Response: Sidewalks have been provided on all streets within the development, offering pedestrian connection between the residential lots and onsite recreation. A sidewalk connection is also proposed to CR 235-A, though no pedestrian facilities exist on this roadway.**

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

**Response: The site has been designed to maximize the efficiency of movement throughout the development, including pedestrian and vehicular circulation, while accommodating the unusual property configuration.**

Objective 2.4: Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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.

**Response: While an in depth tree survey has not yet been conducted on the property, the developer and project engineer will work with the City to determine any existing trees on the property that can be reasonably preserved and will mitigate any trees that must be removed, as required by City Code.**

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

**Response: As shown on the PD Master Plan, open space will be provided as part of the proposed subdivision plans in accordance with Section 6.7 of Alachua's Code of Ordinances.**

Objective 3.11: Archeological Preservation: The City of Alachua shall encourage the protection of sites of archeological significance through the development review process and coordination with local, state and federal agencies.

Policy 3.11.a: The City shall utilize data from Alachua County and the State of Florida in review of potential archaeologically sensitive areas within the City of Alachua during the development review process.

Policy 3.11.b: Individual sites and areas of archeological significance shall be preserved, protected or acquired and, whenever possible, enhanced.

**Response: A letter from the Florida Division of Historical Resources has been provided under the appendices section that verifies there are no documented archaeological resources existing on the subject property. The existing barn onsite is documented within the Florida Master Site File, but is considered ineligible for nomination to the National Register**

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

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

**Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.**



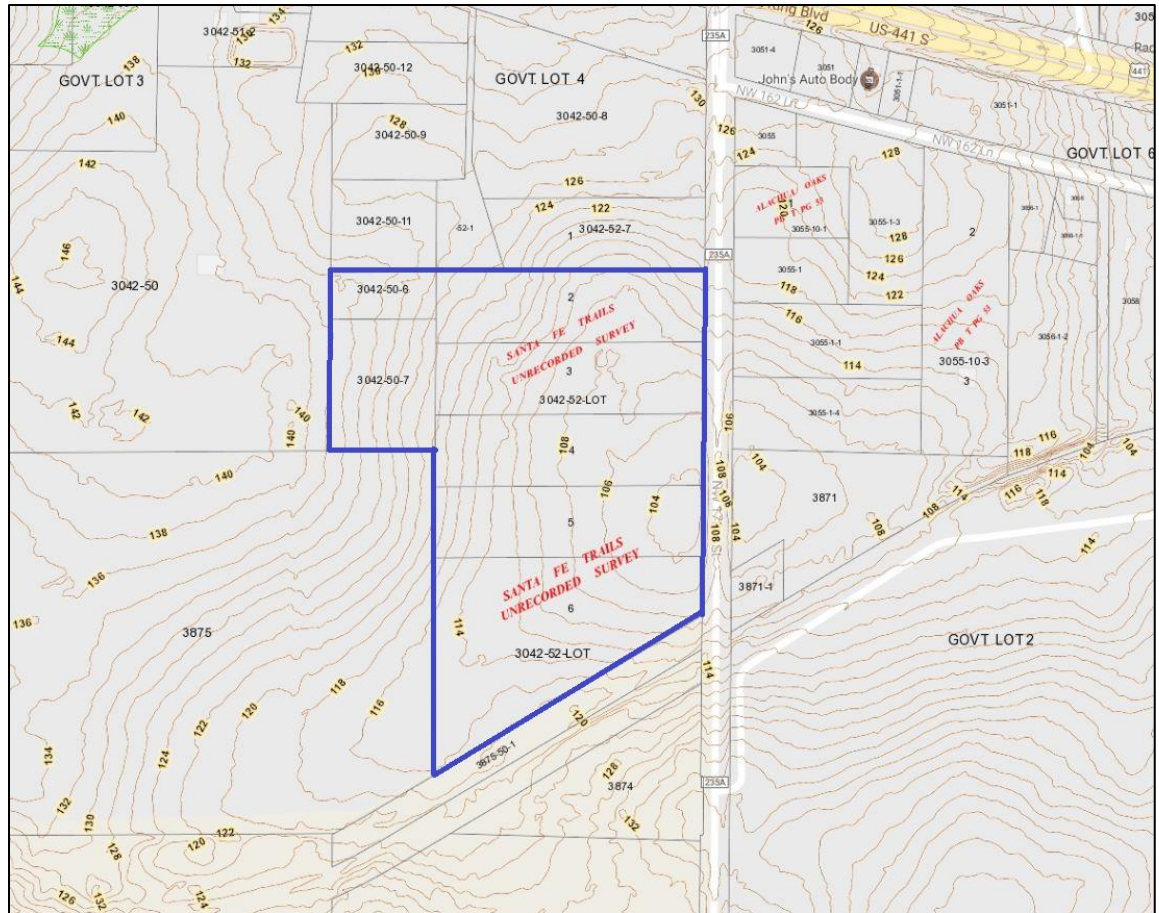


Figure 6: Alachua County– Topography (2001 Contours)

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

**Response:** The entirety of the subject property is located outside of all flood prone areas designated by FEMA, as illustrated in Flood Insurance Rate Map for Alachua County, Map 12001C0120D, Panel 120 of 640, Effective June 16, 2006.



Figure 7: FEMA Firm Map 12001C0120D, June 16, 2006

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

**Response:** No wetlands were identified on the property in the Listed Species and Habitat Study conducted in December 2016. A full copy of this report is included in Section 10 of this document.

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

**Response:** A complete Listed Species and Habitat Study was conducted onsite. Of all potential listed species, only gopher tortoises were observed onsite, with three (3) potentially occupied burrows. The developer will work with the Florida Fish & Wildlife Conservation Commission (FFWCC) to determine the best course of action for the existing burrows. A full copy of this report is included in Section 10 of this document.

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

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

**Response:** As the proposed amendment would reduce the maximum residential density from 8 DU/Acre to 4 DU/Acre (a reduction of 143 units based on the site's developable area), the potential impacts to public facilities and services have been reduced. Please see Section 3 of this document for a complete Concurrency Impact Analysis.

Objective 7.2: Wellfield protection: The City shall ensure protection of its current and future wellfield sites through strict adherence to the adopted wellfield protection plan and identification of wellfield protection areas on the Future Land Use Map Series.

Policy 7.2.a: A 500' radius area, known as the primary protection zone, shall be maintained around each city-owned potable water well. The primary protection zone is a conditional development zone. Low impact development that limits density and conditions uses so that the community wellheads are protected from contamination shall be permitted. In no instance shall development be permitted that conflicts with Chapter 62-521 - Wellhead Protection of the Florida Administrative Code (FAC).

Policy 7.2.b: A secondary zone shall be maintained around each city-owned potable water well primary protection zone. This secondary zone is expanded from the primary zone at a 10-degree angle on both sides of its base to allow for variations in the angle of ground water flow and extending in an upflow direction. The secondary zone shall be managed as a low-density development zone.

**Response:** The property is located outside any current and future wellfield sites and those buffer zones outlined in the policies above and will, therefore, have no potential adverse impacts to these areas.

**GOAL 9:** Water and Wastewater Service: The City will ensure that new development within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the Comprehensive Plan, shall connect to the City of Alachua's potable water and wastewater system.

Policy 9.2: Any new residential subdivision within the corporate limits, where potable water service is available, as defined in Policy 4.2.a. of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within either a Residential or Agriculture Future Land Use Map Designation shall connect to the City of Alachua's potable water system. Any new residential subdivision within the corporate limits, where wastewater service is available, as defined in Policy 1.2.a of the Community Facilities and Natural Groundwater Aquifer Recharge Element of the City of Alachua Comprehensive Plan, regardless of size, that is within a Residential Future Land Use Map Designation shall connect to the City of Alachua's wastewater system.

**Response:** The proposed development will connect to the City's water and wastewater services, as available and required by the City of Alachua. Required locations will be determined during the site review process. A full analysis of potential impacts to the City's water and wastewater systems is provided under Section 3 of this document.

## **Transportation Element**

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

Policy 1.2.a: The City shall control the number and frequency of connections and access points of driveways and streets to arterial and collector streets by requiring access points for state roads to be in conformance with Chapter 14-96 and 14-97, Florida Administrative Code, or subsequent provision,

Policy 1.2.b: The City shall establish the following access point requirements for City streets:

1. permitting 1 access point for ingress and egress purposes to a single property or development;
2. permitting 2 access points for ingress and egress to a single property or development if the minimum distance between the two access points exceeds 20 feet for a single residential lot or 100 feet for nonresidential development and new residential subdivisions;
3. permitting 3 access points for ingress and egress to a single property or development if the minimum distance between each access point is at least 100 feet for residential and non-residential development; or
4. permitting more than 3 access points for ingress and egress to a single property or development where a minimum distance of 1000 feet is maintained between each access point.

**Response: The development will be served by a single, full access connection to CR 235A, to be designed to City and Alachua County standards, as required. A secondary emergency-only access located at the south end of the stormwater tract on the PD Master Plan has also been illustrated, should this access be required by the City.**

Objective 1.4: Bicycle and Pedestrian Standards

The City shall work to develop a network of bicycle and pedestrian facilities which connect all areas of the City.

Policy 1.4.c: The City shall require pedestrian paths within subdivisions and within new developments to be connected to paths outside the development.

**Response: While no pedestrian paths currently exist on this segment of CR 235A, all sidewalks within the development will offer complete interconnectivity and will connect to any pedestrian facilities in place on CR 235A at the time of development.**

## **Housing Element**

GOAL 1: To facilitate the provision of safe, sanitary, healthy and affordable, quality housing for all present and future City residents, while preserving and enhancing the community's physical and social fabric, and cultural diversity, and while protecting the interests of special needs groups, and very low and low, and moderate-income households.

Objective 1.1: Provision of Safe, Affordable, Quality Housing

The City shall facilitate the provision of safe, sanitary, healthy and affordable, quality housing, to accommodate all present and future residents at all income and age levels, including those with special needs, through a variety of housing types, preferably within mixed-income neighborhoods.

Policy 1.1.a: The City shall encourage development of a variety of housing types including conventional single-family homes, accessory dwelling units, multi-family units, group homes, assisted living facilities, foster care facilities, mobile homes and manufactured housing, and shall ensure that appropriate land use designations and zoning districts exist to accommodate each type.

**Response: The Alachua West development will consist of up to 143 single-family detached dwelling units that will enhance the property values within this area, serve nearby employment centers and offer quality housing to existing and future Alachua residents.**

### **Community Facilities and Natural Groundwater Aquifer Recharge Element**

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

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.

Policy 1.2.a: The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity water system exists within 100 ft of the property line of any residential subdivision lot or single-family residence and wastewater service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A gravity wastewater system exists with 500 ft of the property line of any residential subdivision consisting of 5 units or less and the gravity wastewater system can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A gravity wastewater system, wastewater pumping station, or force main exists within ¼ mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 1.2.g: To promote compact urban growth, all wastewater line extensions for new development outside the Community Wastewater Service Area will be funded by development, developer or permittee.

**Response: The property is located within the City's wastewater service area and will be served by an existing 16-inch force main running through CR 235A.**

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



Objective 3.1: Ensure provision of drainage and stormwater retention through level of service standards and design requirements to minimize flooding and to protect and improve water quality.

Objective 3.3: The City shall implement design guidelines for stormwater management facilities to promote dual use, protect natural features, and provide aesthetically pleasing facilities.

Objective 3.4: The City shall promote practices that minimize erosion, sedimentation and stormwater runoff.

Objective 3.5: The City shall work with the Suwannee River Water Management District and the FDEP criteria for karst stormwater management system design.

**Response: Onsite stormwater management facilities for proposed development will be designed and constructed in accordance with the City of Alachua, Suwannee River Water Management District stormwater requirements, as well as those of other applicable agencies.**

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

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

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within 100 ft of any residential subdivision lot or single-family residence water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
2. A water main exists within 500 ft of any residential subdivision consisting of 5 units or less and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.
3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

**Response: The property is located within the City's Potable Water Service Area and will be served by an existing 8-inch water main located within CR 235A right of way.**

### **Conservation and Open Space Element**

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

Objective 1.2: Native Communities and Ecosystems  
The City shall preserve and protect native communities and ecosystems, particularly those considered endangered or threatened.

Policy 1.2.a: The City shall ensure that land use designations, development practices and regulations protect native communities and ecosystems, and environmentally sensitive lands.

- Policy 1.2.j: The City shall require all new development to be oriented in a fashion that reduces habitat fragmentation and preserves the largest possible contiguous area of undisturbed habitat, to the extent practicable.
- Policy 1.2.k: The City shall establish criteria for the removal of vegetation that is neither threatened nor endangered, distinguishing between native, non-invasive exotics, and invasive exotics.
- Policy 1.2.l: The City shall protect regulated, heritage, and champion trees. The City may continue to participate in the Florida Champion Tree Program. Additionally the City will require tree removal permits to protect regulated, heritage, and champion trees from accidental removal and other development related disturbances.

**Response: The Listed Species and Habitat Study conducted onsite found no presence of wetlands or listed flora species on the property. The only listed fauna onsite were three (3) potentially occupied gopher tortoise burrows, the treatment of which will be coordinated with the FFWCC. Furthermore, the developer will work with City Staff to determine the suitability and feasibility for preservation of any existing trees on the property through the site development process.**

- Objective 1.3: Listed Species  
The City shall protect species listed by State and Federal agencies as endangered, threatened or of special concern, and their habitats.
- Policy 1.3.d: The City shall require prior to development approval, an inventory of listed species for all new developments in areas identified as known habitat for listed species. The inventory shall include detailed information regarding type, quantity, and location and habitat requirements for any listed species identified. De minimus threshold for properties required to complete the inventory shall be established in the City's Land Development Regulations.
- Policy 1.5.c: The City shall protect the natural topography of the City, including steep and seepage slopes, by requiring new development to include techniques to minimize negative impacts on the natural terrain. An emphasis will be placed on retaining the natural function of seepage slopes during development. Additionally, retention of existing native vegetation will be encouraged as one method of protecting slopes.

**Response: Per Alachua County Growth Management Department's 2001 Contours data, the property features elevations ranging from 136 at the northwestern edge of the property down to 104 near the southeast corner of the property adjacent to CR 235A, resulting in a roughly 2.5% slope across the property, as illustrated in Figure 6 below. This terrain is not of unusual grade that would be adversely impact by development.**

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

**Response: No wetlands onsite were discovered during the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc.**

## SECTION 5: COMPLIANCE WITH STANDARDS FOR SITE SPECIFIC AMENDMENTS TO THE OFFICIAL ZONING ATLAS

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1. Consistency with Comprehensive Plan: The proposed amendment is consistent with and furthers the goals, objectives, and policies of the Comprehensive Plan.

**Response:** Sections 3 and 4 of this document confirm the consistency of the request with the City's Comprehensive Plan through detailed analysis of established goals, objectives and policies, as well as potential impacts to the City's public facilities.

2. Consistency with Ordinances: The proposed amendment is not in conflict with any portion of these LDRs or any of the City Code of Ordinances.

**Response:** The PD Master Plan and development criteria submitted with this request illustrate the requested development's compliance with City of Alachua's Code of Ordinances and Land Development Regulations, particularly with regard to the development and design of a single-family detached residential subdivision, as regulated by Articles 3, 4, 6 and 7 of the City's Land Development Regulations.

3. Logical Development Pattern: The proposed amendment would result in a logical and orderly development pattern.

**Response:** The proposed amendment would reduce the intensity of development on the subject property from a potential multi-family residential development of eight (8) units/acre, to a single-family residential development with a maximum density of four (4) units/acre. The requested amendment is more consistent with the surrounding agricultural and single-family land uses immediately near the site. The interior of the site has been designed to concentrate open space and stormwater areas immediately adjacent to the heavier traffic on CR 235 A, to provide a safe, cohesive residential block pattern interior to the site.

4. Pre-Mature Development: The proposed amendment will not create premature development in undeveloped or rural areas.

**Response:** While the immediately surrounding area is still predominantly agricultural in nature, the project site is in close proximity to other recently approved development (north of US 441), is located within a mile of the US 441/I-75 Interchange, which is served by a large concentration of existing and anticipated commercial development, and is served by existing water and sewer mains on CR 235A.

5. 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.

**Response:** As illustrated by the proposed zoning map below, the property is located adjacent to other single-family development on the east side of CR 235A and the proposed single-family development is more consistent with the lower intensity Agricultural uses immediately adjacent than the existing multi-family zoning.



Figure 8: Proposed Zoning Map

6. Adverse Effect on Local Character: The proposed amendment will not adversely affect the character of the general area where it is proposed to be located by creating excessive traffic, density and/or intensities of use, building height and bulk, noise, lights, or other physical effects or nuisances.

**Response:** The proposed single-family development will reduce potential impacts to the surrounding area by half compared with the existing zoning and future land use. Uses onsite will be limited to single-family dwelling units and associated accessory uses. The maximum height permitted onsite is 35-feet, which is consistent with similarly zoned areas of the City. Furthermore, the site will be designed to avoid potential impacts to adjacent properties, including potential light and noise impacts.

7. 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.

**Response:** The proposed amendment will result in a development that is more consistent with the surrounding single-family residential and agricultural development patterns than the existing zoning and future land use of the property.

8. 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.

**Response:** The proposed request will reduce the intensity of the site from multi-family to single-family residential. As there is an existing single-family zoned property immediately across CR 235A, the request does not result in strip or leap-frog development.

9. 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).

**Response:** The proposed zoning is consistent with the RSF-1 zoning across CR 235A and will provide development densities more consistent with the surrounding agricultural area than the current RMF-8 zoning on the property.

10. 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.

**Response:** The property is located within Alachua's potable water and wastewater service areas and is served by existing water and wastewater mains located in CR 235A. As illustrated in Section 3, the proposed development will not exceed the established Level of Service of any City or applicable Alachua County public facilities.

11. 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.

**Response:** As elaborated in the Environmental Assessment conducted by McAlpine Environmental Consulting, Inc., the property does not contain any environmental features of a sensitive nature, including wetlands and listed species, with the exception of three (3) potentially occupied gopher tortoise burrows. The property is located outside of any designated flood prone areas and is a significant distance from existing and future public well locations within the City of Alachua. As such, the proposed development does not pose any adverse impacts to existing natural resources in the area.



## SECTION 6: CONCLUSION

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The foregoing analyses were conducted to determine how the applicant's request for approval of a Site Specific Amendment to the Official Zoning Atlas to change the zoning designation from RMF-8 to PD-R adheres to the City of Alachua's adopted ordinances and policies and avoids adverse impacts to the surrounding area and City services.

### Concurrency Impact Analysis

The requested amendment reduces the maximum permitted density of the site from eight (8) units per acre to four (4) units per acre, thereby reducing the potential impacts to the City's established Levels of Service (LOS) for transportation, potable water, wastewater, recreation, solid waste and public schools. Furthermore, the anticipated development of 143 single-family dwelling units would not exceed the LOS for any of the above listed services and has, therefore, met this requirement.

### Comprehensive Plan Analysis

The requested amendment has been analyzed with respect to its consistency with the established Goals, Objectives and Policies of Alachua's Comprehensive Plan. This analysis has successfully illustrated that the Alachua West Project is in compliance with all Elements of the Comprehensive Plan through treatment of existing site conditions, a reduction in density and development program that meet Level of Service requirements and understanding of those development requirements necessary to achieve the City's established goals and policies.

### Compliance with standards for site specific amendments to the official zoning atlas

Each of the eleven (11) criteria used by the City of Alachua to evaluate amendments to the Official Zoning Atlas have successfully been met, as illustrated by Sections 3, 4 and 5.

**As all of these criteria have been met, the applicant requests approval of the requested Zoning Amendment by the City of Alachua.**

## SECTION 7: MAPS

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Figure 1: General Location Map

Figure 2: Aerial Photos

Figure 3: Existing Zoning

Figure 4: Proposed Zoning

Figure 5: Future Land Use (As Proposed)

Figure 6: Topography

Figure 7: Soils

Figure 8: Wetlands

Figure 9: Floodplain

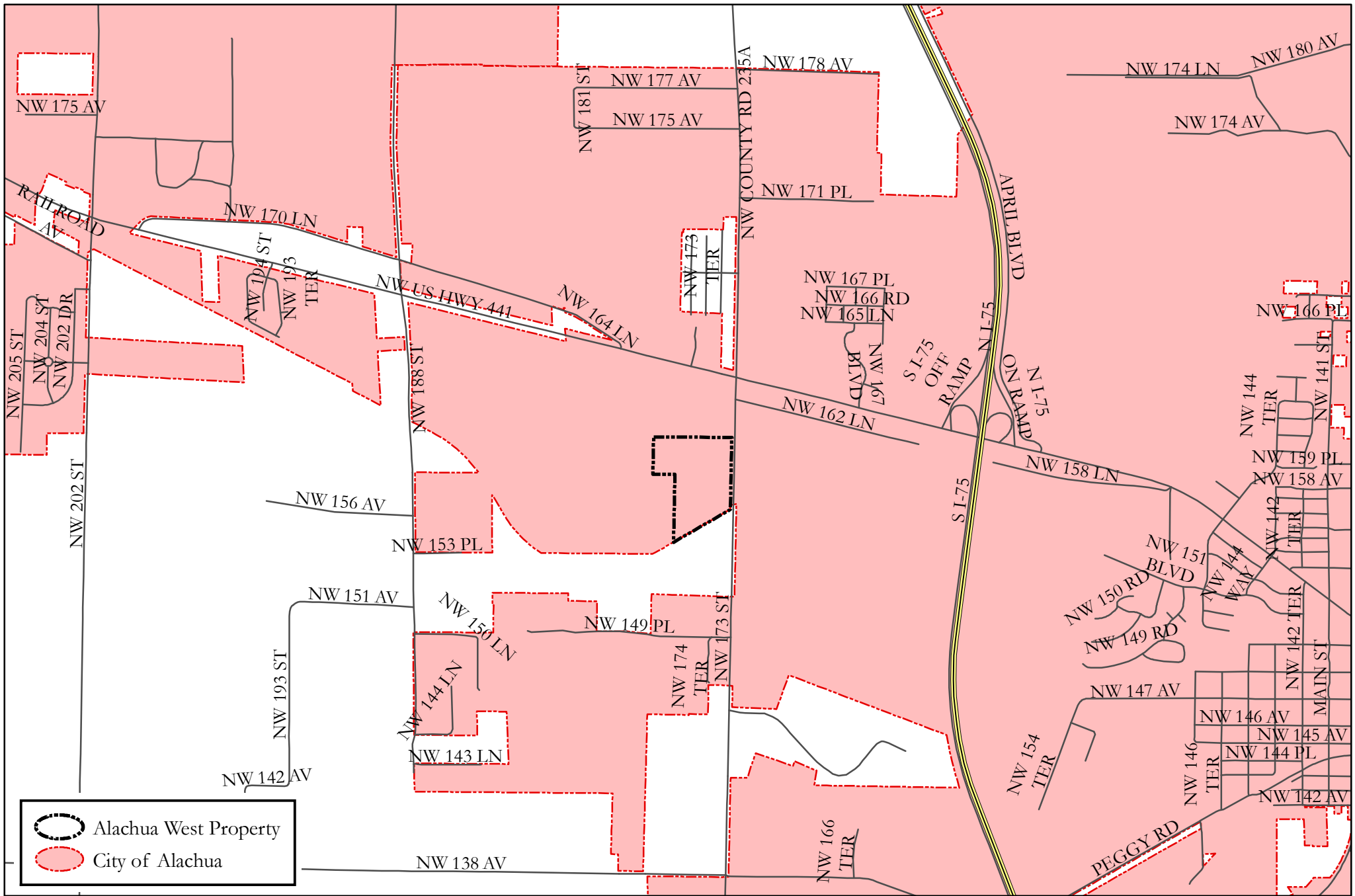
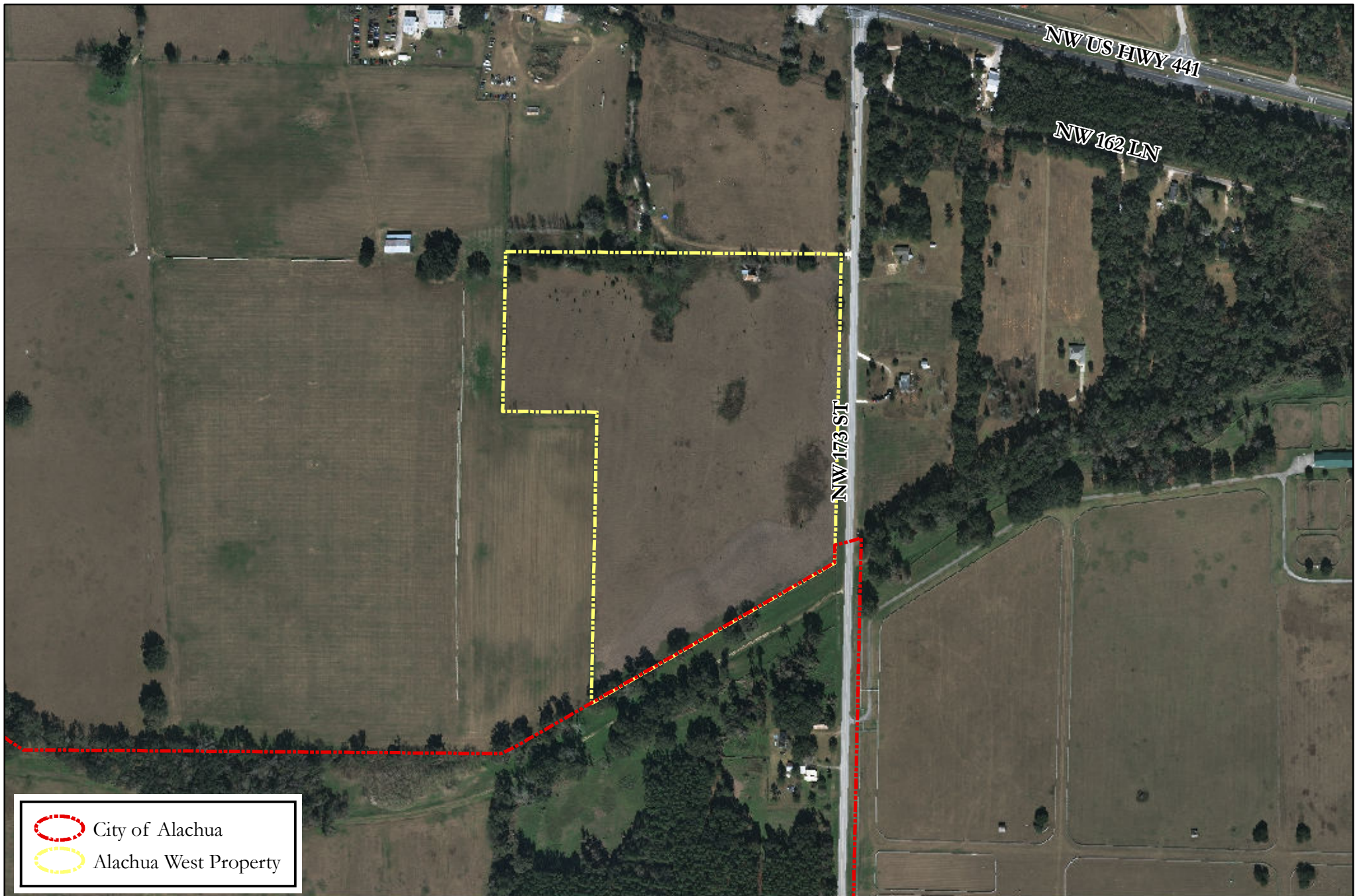


FIGURE 1: GENERAL LOCATION

## ALACHUA WEST PROPERTY



Source: Alachua County Aerials, 2014

FIGURE 2: AERIAL

## ALACHUA WEST PROPERTY

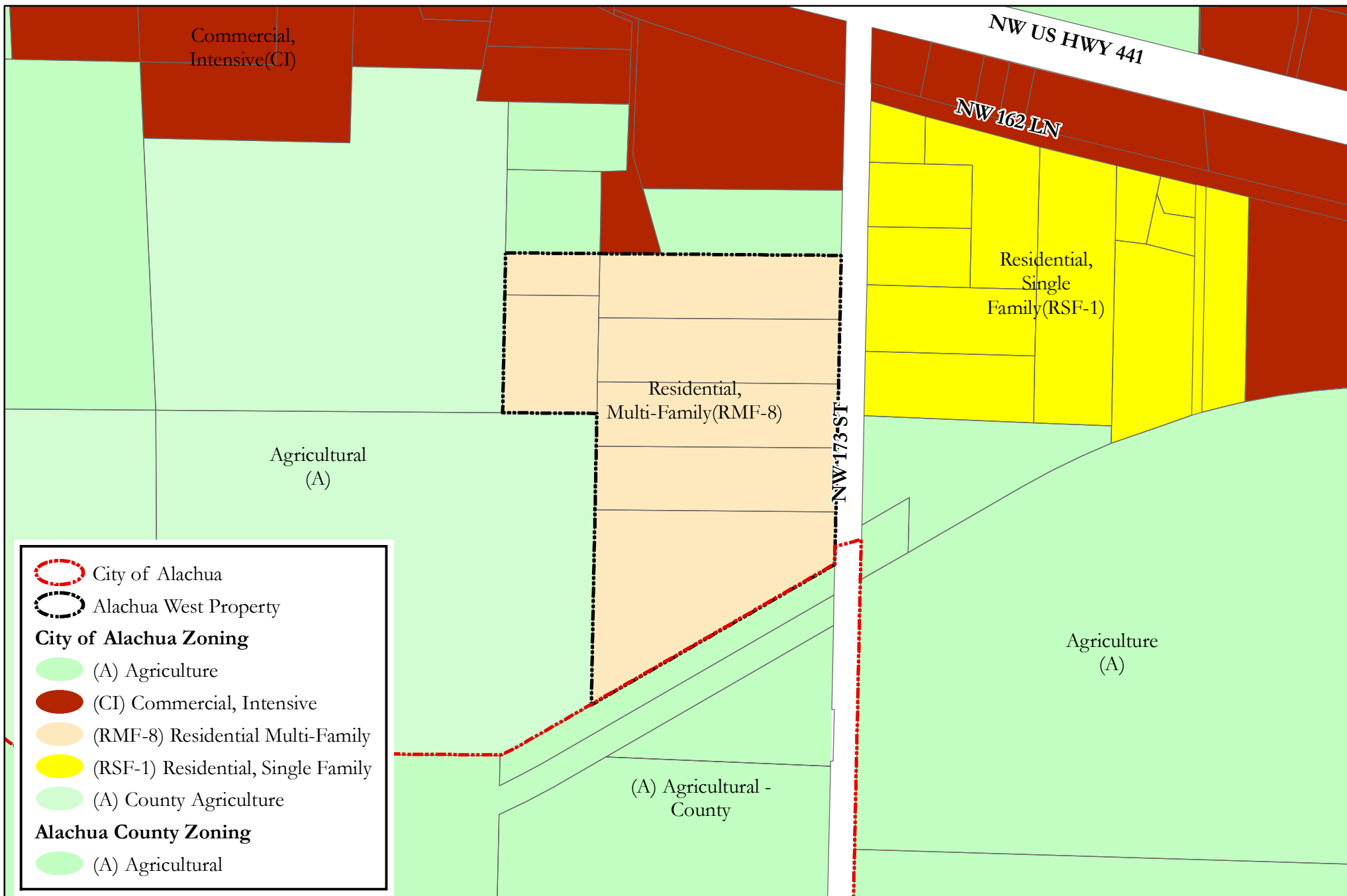
12/15/16  
P & B Job No.: 16-110

2602 E. Livingston Street  
Orlando, FL 32803 Ph. 407-487-2594

**POULOS & BENNETT**

www.poulosandbennett.com  
Certificate of Authorization No. 28567

0 75 150 300 450 600  
FEET



Source: Alachua County GIS

FIGURE 3: ZONING

## ALACHUA WEST PROPERTY



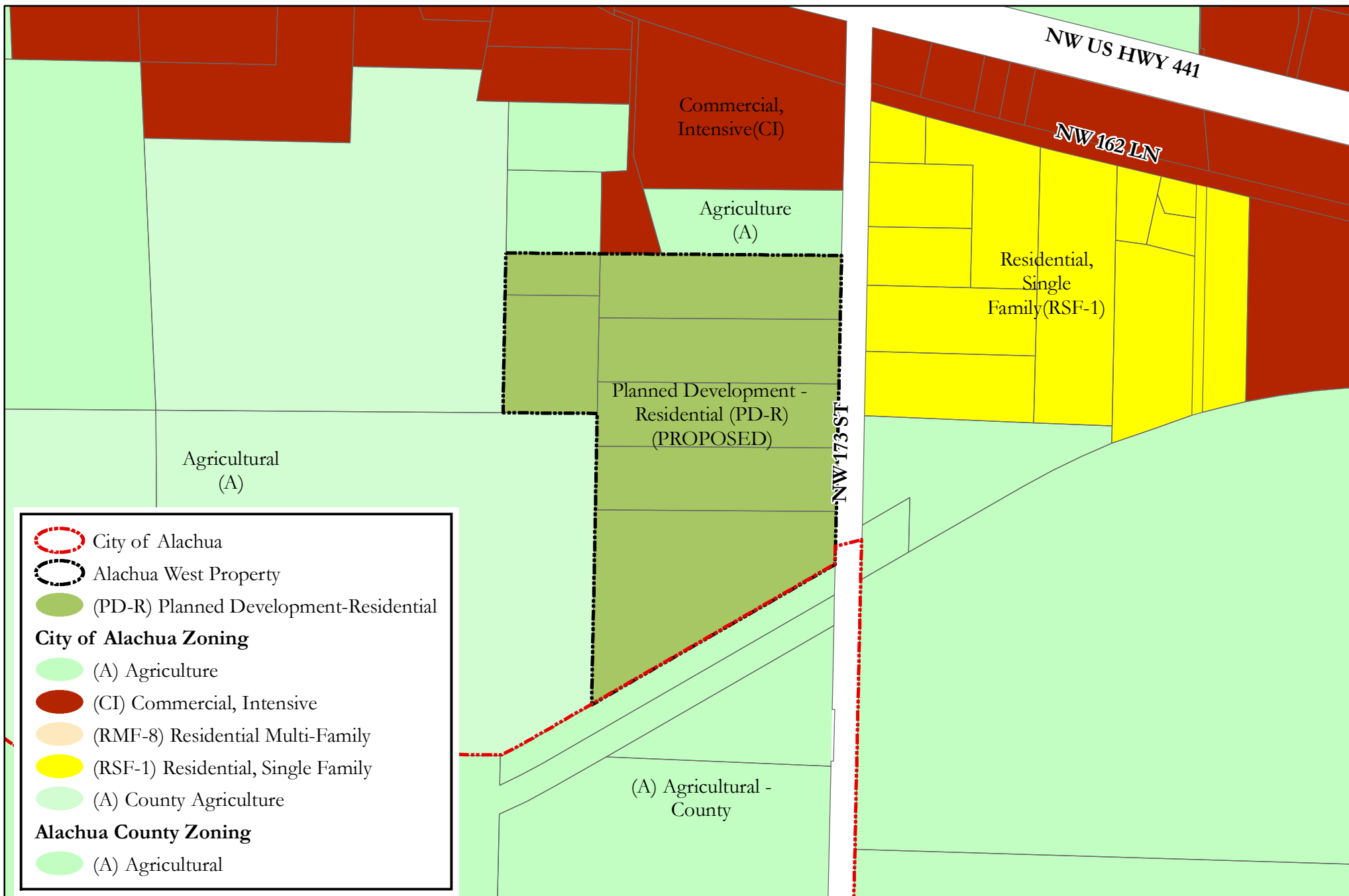
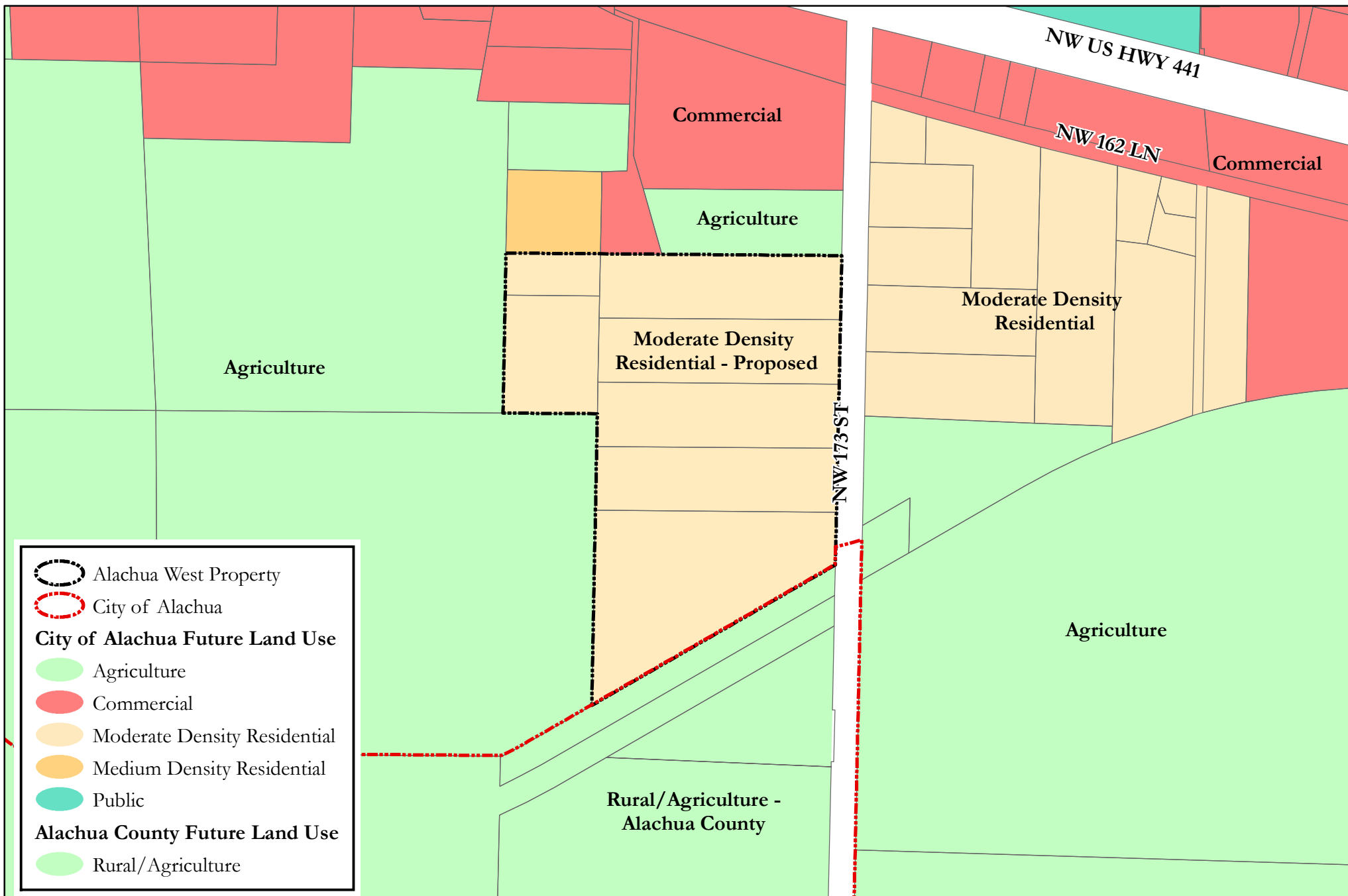


FIGURE 3: PROPOSED ZONING

## ALACHUA WEST PROPERTY



Source: Alachua County GIS

FIGURE 5: PROPOSED FUTURE LAND USE

## ALACHUA WEST PROPERTY



FEMA Flood Insurance Rate Map 12001C0120D,  
Panel 120 of 640, Effective June 16, 2006

FIGURE 6: FLOOD PLAIN MAP

## ALACHUA WEST PROPERTY

12/15/16  
P & B Job No.: 16-110

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## SECTION 10: APPENDICES

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- Appendix 1: Listed Species and Habitat Study, McAlpine Environmental Consulting, Inc., December 2016
- Appendix 2: Determination of historical and archaeological resources, Florida Division of Historic Resources, December 19, 2016
- Appendix 3: Property Owner Labels, 400 foot buffer & City of Alachua Notification List – 3 Sets
- Appendix 4: Neighborhood Meeting Materials:  
  
Advertisement & Affidavit of Placement, January 11, 2017 Edition of the Gainesville Sun  
  
Notice of Neighborhood Meeting, mailed January 10, 2017  
  
January 25, 2017 Neighborhood Meeting Sign-In Sheet  
  
Meeting Minutes
- Appendix 5: School Student Generation Form

## **Appendix 1:**

**Listed Species and Habitat Study,  
McAlpine Environmental Consulting, Inc.,  
December 2016**



# Listed Species and Habitat Study

*conducted on  
the*

## ***36.6± Acre RL REGI FLORIDA, LLC PROPERTY***

*located in*

Section 8, Township 8 South, Range 18 East  
City of Alachua, Alachua County, Florida

*Alachua County PINs:*

03042-050-006  
03042-050-007  
03042-052-002  
03042-052-003  
03042-052-004  
03042-052-005  
03042-052-006

*Prepared for:*

Mr. David McDaniel  
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250 Killarney Dive  
Winter Park, Florida  
[dave@m3development.com](mailto:dave@m3development.com)

*Prepared by:*

McAlpine Environmental Consulting, Inc.

July 17, 2013

## EXECUTIVE SUMMARY

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area was inspected on December 14, 2016.

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and federally unlisted. No listed flora species were observed within the project area.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE  
President

## **INTRODUCTION**

McAlpine Environmental Consulting, Inc. has completed a listed fauna and flora species, and habitat study for the 36.6± Acre RL REGI FLORIDA, LLC PROPERTY. The project area is in the City of Alachua in Alachua County, Florida in Section 8, Township 8 South, Range 18 East. A vicinity map (Figure 1) and a project aerial (Figure 2) are attached.

The purpose of this report was to document whether fauna and flora species federally listed or listed by the State of Florida as endangered, threatened, or species of special concern are present; or their potential of using the project area. This report also describes onsite habitat and possible effects that proposed work might have on listed and protected species.

This report was performed in general accordance with the Florida Fish and Wildlife Conservation Commission (FWC) guidelines. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise survey of the project area was performed in accordance with the latest version of the FWC's April 2008 guidelines.

Additional studies may be required by state, federal, and local agencies. Conditions may occur on the site that may change the results of this report. This report provides confirmation of the presence of listed fauna or flora species encountered and/or their likelihood of occurring within the study area.

### **Project Overview**

The project area consists of mostly open land (apparent former pasture/farmland) and a narrow wooded strip along the site's north boundary. The site abuts farmland with a residence to the north, hayfield to the west, a former railroad (dismantled) to the south, and CR 235A (NW 173<sup>rd</sup> Street) to the east. A dilapidated barn is on the site. A few small disturbed areas exist on the site.

### **Soils**

According to the U.S.D.A. *Soil Conservation Service Soil Survey of Alachua County, Florida*, the following soil types are within the site:

<b>Soil I.D.</b>	<b>Name</b>	<b>Description</b>
<b>3</b>	Arredondo fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
<b>5</b>	Fort Meade fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
<b>30</b>	Kendrick sand, 2 to 5% slopes	Well Drained, Water Table: >80"
<b>33</b>	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"
<b>69</b>	Arredondo 3 do fine sand, 0 to 5% slopes	Well Drained, Water Table: >80"
<b>78</b>	Norfolk loamy fine sand, 2 to 5% slopes	Well Drained, Water Table: >80"

A soil map is attached as Figure 3.

## **METHODOLOGY**

The subject property was surveyed for the occurrence and potential for occurrence of species protected or listed by either the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (USFWS), and the Florida Department of Agriculture (FDA) based on known habitat preferences and geographical distribution. The latest edition of *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List* published by the FWC was used to establish state and federal status of species. This list was cross referenced with a list from the Florida Natural Areas Inventory Internet file of listed/protected flora and fauna species reported, confirmed, or having the potential to occur in Alachua County. Attached are tables 1 and 2 which show listed fauna and flora species with the potential of being present on the site.

The site was inspected on December 14, 2016.

### **Literature Reviewed**

Literature sources were referred to in preparation of this report to determine habitat preferences of listed species, status of listed species, and other information that pertains to the scope of this report. A list of literature used for this report is attached.

### 3.0 HABITAT CHARACTERIZATION

Four habitat types were identified within the study site in accordance with the Florida Land Use, Cover and Forms Classification System (FLUCFCS). The following table summarizes onsite habitat types and acreages for the site:

FLUCFCS <sup>1</sup>	Description
190B	Open Land (Bahagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

Site-specific descriptions of these habitat types and FLUCFCS code are as follow:

#### **Upland Habitat**

##### **190: Open Land**

This was the most dominant land cover habitat. Bahiagrass (*Paspalum notatum*) was the dominant vegetation in this habitat while dog fennel (*Eupatorium capillifolium*) was subdominant. A few young slash pine (*Pinus elliottii*) trees dotted the western portion of this habitat. A few black cherry (*Prunus serotina*) also dot this habitat area. Based on the site visit and historical aerial review, this site was apparent used for pasture and farmland. It appeared that the site has remain unused (uncultivated) for a few years.

##### **190K: Open Land (Kudzu)**

This kudzu (*Pueraria montana*) dominated area, which is a listed pest plant, was mainly noted in the southern and eastern portions of the site.

##### **420: Upland Hardwood**

This area included a small narrow strip along the site's north boundary. Dominant tree species this area consisted of live oak (*Quercus virginiana*), black cherry, and laurel oak (*Quercus laurifolia*).



## **740: Disturbed Land**

This area included a small lobe along the site's north boundary and two isolated "island" areas in the central and southeast portions of the site. Dominant plant species in the north lobed area mainly consisted of black cherry, Chinaberry (*Melia azedarach*), laurel oak, and tooth-ache tree or Hercules' club (*Zanthoxylum clava-herculis*). Dominant plant species in the "island" disturbed area consisted of blackberry (*Rubus spp.*), silverling (*Baccharis glomeruliflora*), septicweed (*Senna occidentalis*), and dog fennel.

## **Wetland Habitat**

No wetlands or surface waters were observed on the site.

## **RESULTS**

### **Fauna**

Nine (9) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. These species included gopher tortoise, Florida mouse, Florida gopher frog, eastern indigo snake, Florida pine snake, short-tailed snake, Florida burrowing owl, Sherman's fox squirrel, and southeastern American kestrel. A table showing the estimated probability of occurrence of listed fauna species is attached as Table 2.

## **OBSERVED SPECIES**

**Gopher tortoise:** One (1) listed species was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted. Our December 14, 2016 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise burrows within the project area. The locations of the burrows are shown on Figure 2.

## **POSSIBLE SPECIES**

**Southeastern American kestrel:** No kestrels or potential nest sites were observed on the site.

This species prefers open habitats, such as pine savannas, longleaf pine-turkey oak sandhills, pine flatwoods, farmlands, and even suburban golf courses and residential areas (Stys, 1993).

Open terrain with enough cover to support small terrestrial prey animals, vegetation low and sparse enough to ensure adequate prey availability, elevated hunting perches, and an adequate supply of nesting sites are important habitat components for this species (FFWCC,2004). The southeastern American kestrel (*Falco sparverius paulus*), which are protected, listed as threatened, and are year round residents of Florida and the eastern American kestrel (*Falco sparverius sparverius*), which are not listed and migrate to Florida in the winter (Stys, 1993). Differentiating between these two species can only be practically determined in the field between mid-April and late-September when the eastern kestrel migrates from Florida (Stys, 1993). The *F. s. paulus* is only species that breeds in the state. In Florida, *F. s. paulus* courtship begins in February and nesting is from March through June (FFWCC, 2004). They nest in cavities excavated by woodpeckers and in artificial objects such as power poles and buildings (FFWCC, 2004).

**American Bald Eagle:**

According to the FFWCC Eagle Nest Locator internet site, no eagle nests are within five miles of the site.

**Florida Burrowing owl:** No evidence was observed during the site surveys that this species occurs on the site. Since open grassland exists on the site, which FFWCC (2004) indicates as potential habitat, it is possible that this species could use the site.

**Florida mouse:** A possibility exists that this species inhabits the site, since gopher tortoise burrows, a known residence for this species, were noted on the site.

**Sherman's fox squirrel:** This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since preferred habitat was somewhat present on the site, it is possible that this species exists the site. This species is usually conspicuous on sites where they exist. Therefore, we believe that a low possibility exists that his species inhabits the site.

**Eastern indigo snake:** Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since some preferred habitat exists on the site,

and since armadillo and tortoise burrows were noted on the site, which Moler found to be important den sites for this species, this species may occupy or utilize the site.

**Florida pine snake:** Since a few signs of pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, activity was noted during the site survey, it is possible that this species inhabits the site.

**Short-tailed snake:** Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since xeric habitat exists on the site, it is possible that this species inhabits the site.

**Florida gopher frog:** A possibility exists that this species occurs on the site since gopher tortoise burrows, a known retreat for this species, were noted on the site. Close visual examination of the entrances of the tortoise burrows observed no gopher frogs.

#### **4.2 Unlisted Fauna Species**

Unlisted wildlife species observed using the site, or noted by other evidence, included downy woodpecker (*Picoides pubescens*), cattle egrets (*Bubulcus ibis*), gray squirrel (*Sciurus carolinensis*), black vulture (*Coragyps atratus*), red-shouldered hawk (*Buteo platypterus*), killdeer (*Charadrius vociferus*), mourning dove (*Zenaida asiatica*), hermit thrush (*Catharus guttatus*), American crow (*Corvus brachyrhynchos*), armadillo (*Burmeisteria retusa*), and blue jay (*Cyanocitta cristata*).

#### **Flora**

Fourteen (14) flora species listed as rare and endangered by the FNAI, and listed as endangered or threatened by the FDA and the USFWS have the potential to exist on the site based on geographical location and preferred habitat. None of the listed flora species were observed on the site. A list these plant species and their status is attached as Table 1.

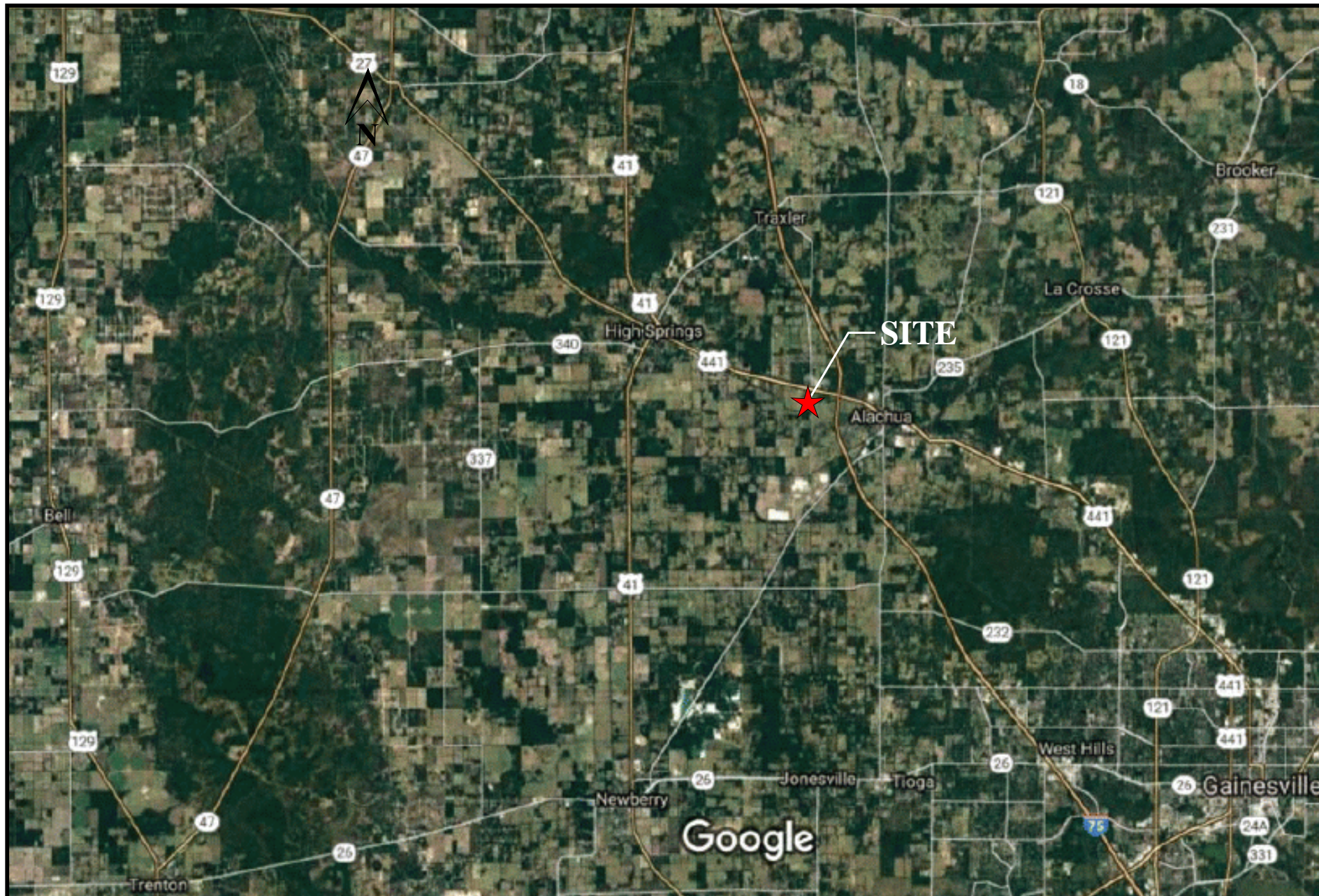
## **FINDINGS**

Of the nine (9) listed species with the possibility of occurring on the site, one (1) was observed on the site. This species was the gopher tortoise (*Gopherus polyphemus*), which is listed by the FWC as threatened and is federally unlisted.

We recommend that within approximately 60 days of beginning construction of the project that the gopher tortoise survey be updated and a permit be obtained from the FWC to relocate the tortoises offsite and out of harms' way. Tortoise burrow surveys are valid for 90 days, according to the FWC guidelines.

## **Attachments**



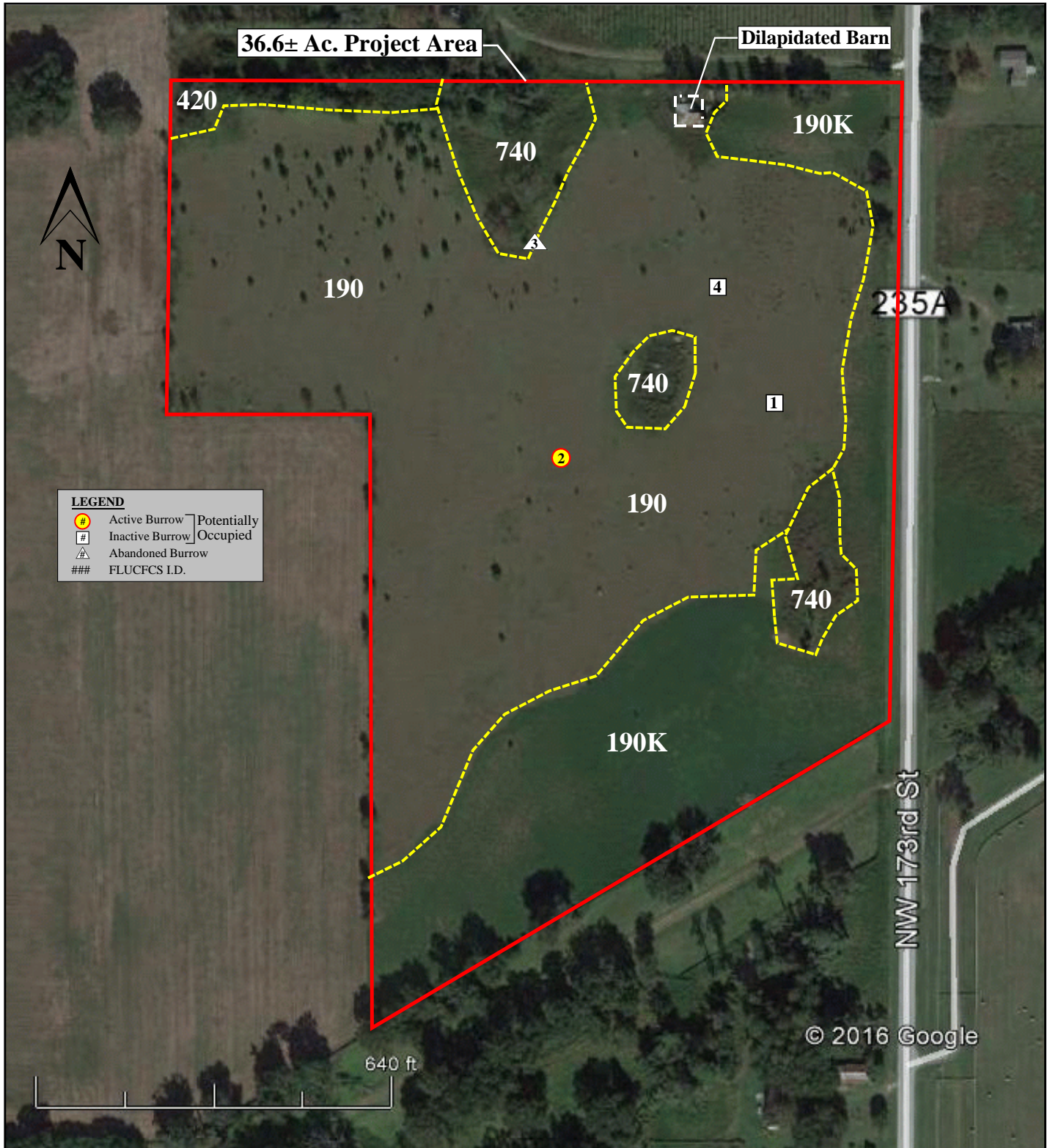


McAlpine Environmental Consulting, Inc .  
18312 Cortez Boulevard, Brooksville, FL 34601  
352-585-2033 (Cell)  
davidmec7@gmail.com

RL REGI FLORIDA, LLC PROPERTY  
City of Alachua, Alachua County, Florida  
Listed Species Study

**Figure 1: Vicinity Map**





FLUCFCS <sup>1</sup>	Description
190B	Open Land (Bahagrass, apparent former pasture/farmland)
190K	Open Land (Kudzu)
420	Upland Hardwood
740	Disturbed Land

1. Florida Land Use, Cover and Forms Classification System, (FDOT 1999)

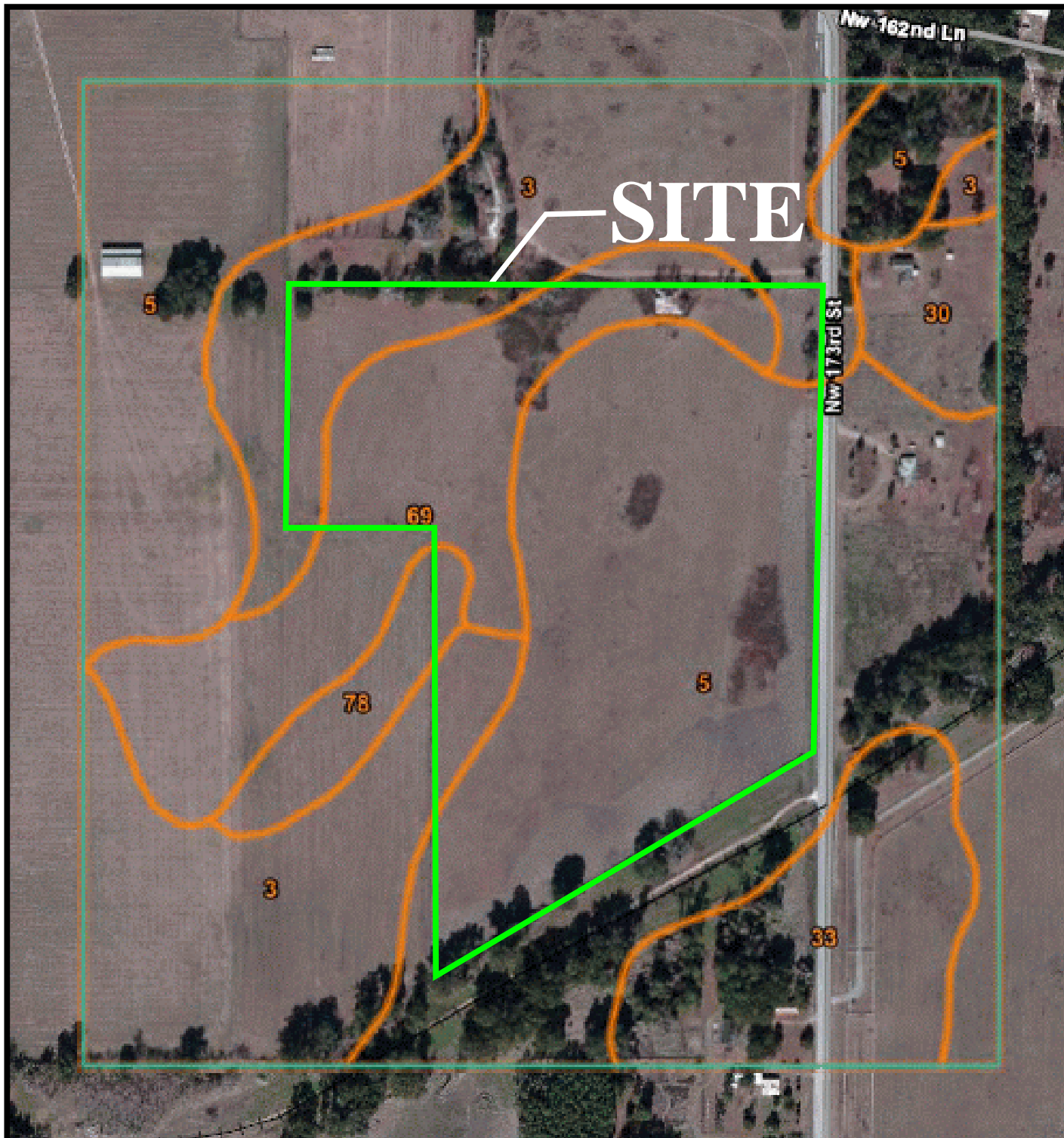
#### Survey Summary

Our 12/14/16 site survey observed 1 active and 2 inactive or 3 Potentially Occupied (PO) gopher tortoise (GT) burrows within the project area. One abandoned GT burrow was also noted on the site. The burrows were marked with orange wire flags. No other listed fauna species were observed on the site. No listed flora species were observed on the site.

McAlpine Environmental Consulting, Inc .  
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RL REGI FLORIDA, LLC PROPERTY  
City of Alachua, Alachua County, Florida  
Listed Species Study

**Figure 3: Project Aerial**  
Image Date: 11/13/15



**Soil I.D.**

**Name**

**Description**

3	Arredondo fine sand, 0 to 5 percent slopes
5	Fort Meade fine sand, 0 to 5 percent slopes
30	Kendrick sand, 2 to 5 percent slopes
33	Northfolk laomy fine sand, 2 to 5 percent slopes
69	Arredondo fine sand, 0 to 5 percent slopes
78	Northfolk laomy fine sand, 2 to 5 percent slopes

Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"
Well Drained, Water Table: >80"



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davidmec7@gmail.com

**RL REGI FLORIDA, LLC PROPERTY**  
**City of Alachua, Alachua County, Florida**  
**Listed Species Study**

**Figure 5: Soil Map**

From USDA Web Soil Survey  
<http://websoilsurvey.nrcs.usda.gov>

Table 1: Rare and Endangered flora species with the potential of occurring on the study site based on FNAI listing.

Common Name	Scientific Binomial	Status *	
		FDA	FWS
Curtiss' milkweed	<i>Asclepias curtissii</i>	E	NL
Sand butterfly pea	<i>Centrosema arenicola</i>	NL	NL
Pigmy fringe tree	<i>Chionanthus pygmaeus</i>	E	E
Virgin's blower	<i>Clematis catesbyana</i>	NL	NL
Longspurred mint	<i>Dicerandra frutescens</i>	E	E
Florida crabgrass	<i>Digitaria floridana</i>	NL	NL
Shrub buckwheat	<i>Eriogonum longifolium</i> var <i>gnaphalifolium</i>	NL	NL
Garberia	<i>Garberia Heterophylla</i>	T	NL
Shrub holly	<i>Ilex opaca</i> var <i>arenicola</i>	NL	NL
Pond spice	<i>Litsea aestivalis</i>	E	NL
Pinesap	<i>Monotropa hypopithys</i>	E	NL
Florida spiny-pod	<i>Matelea flordana</i>	E	NL
Scrub bay	<i>Persea humilis</i>	NL	NL
Lewton's polygala	<i>Polygala lewtonii</i>	E	E
Florida mountain-mint	<i>Pycnanthemum floridanum</i>	NL	NL
Creeping fern	<i>Thelepteris reptans</i>	E	NL

\* FDA = Florida Department of Agriculture, FWS = U.S. Fish & Wildlife Services, E = Endangered, T = Threatened, NL = Not listed in the Florida Fish and Wildlife Conservation Commission *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official List*, (1 August 1997) and listed in the Florida Natural Areas Inventory with the potential of occurring the subject property based on habitat preference and geographical location.

Table 2: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS <sup>1</sup>	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Southeastern Amer. Kestrel	<i>Falco sparverius paulus</i>	T/--		X		Kestrel habitat noted on the site. No kestrels or nest sites were observed.
Burrowing Owl	<i>Speotyto cunicularia</i>	SSC/--		X		No owls or suspect burrows observed
MAMMALS						
Florida Mouse	<i>Podomys floridanus</i>	SSC/--		X		Gopher tortoise burrows noted onsite, a known preferred dwelling.
Sherman’s Fox Squirrel	<i>Sciurus niger shermani</i>	SSC/--		X		Some preferred habitat present. No SFS or potential nest sites observed.
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T		X		Minimal habitat present. Reclusive. Tortoise burrows observed, a known retreat.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/--	X			Tortoise burrows observed.
Florida Pine Snake	<i>Pituophis melanoleucus m.</i>	SSC/--		X		Possible suitable onsite habitat.
Short-tailed Snake	<i>Stilosoma extenuatum</i>	T/--		X		Possible habitat present. Reclusive and little known snake.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--		X		Tortoise burrows onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population); SSC = Species of Special Concern.



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- FFWCC Eagle Nest Locator: <http://myfwc.com/eagle/eaglenests/#criterialocator>
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## **Appendix 2:**

**Determination of historical and archaeological resources,**

**Florida Division of Historic Resources,**

**December 19, 2016**



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

December 19, 2016



Lucie Ghioto, AICP  
Poulos & Bennett  
2602 East Livingston Street  
Orlando, Florida 32803  
Phone: 407.487.2594  
Email: [lghioto@poulosandbennett.com](mailto:lghioto@poulosandbennett.com)

In response to your inquiry of December 19, 2016, the Florida Master Site File lists no previously recorded cultural resources in the following parcels of Alachua County:

**Parcel #03042-050-006**  
**Parcel #03042-050-007**  
**Parcel #03042-052-003**  
**Parcel #03042-052-004**  
**Parcel #03042-052-005**  
**Parcel #03042-052-006**

When interpreting the results of this search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis  
Archaeological Data Analyst  
Florida Master Site File  
[Alannah.Willis@dos.myflorida.com](mailto:Alannah.Willis@dos.myflorida.com)



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

December 19, 2016



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2602 East Livingston Street  
Orlando, Florida 32803  
Phone: 407.487.2594  
Email: [lghioto@poulosandbennett.com](mailto:lghioto@poulosandbennett.com)

In response to your inquiry of December 19, 2016, the Florida Master Site File lists one previously recorded standing structure and no archaeological sites found in the following parcels of Alachua County:

**Parcel #03042-052-002**

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Alannah Willis  
Archaeological Data Analyst  
Florida Master Site File  
[Alannah.Willis@dos.myflorida.com](mailto:Alannah.Willis@dos.myflorida.com)





AR=0  
SS=1  
CM=0  
RG=0  
BR=0  
Total=1

## Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
AL05242	SS	Square Barn	16000 NW 173 ST, Alachua	c1950 Frame Vernacular	Not Eligible	

### **Appendix 3:**

**Property Owner Labels, 400 foot buffer & City of Alachua  
Notification List – 3 Sets**

WAITCUS, GREGORY MICHAEL  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

ACKLEY ROBERT L & MARY J  
15817 NW 173RD ST  
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

PATEL & PATEL  
6036 NW 112TH PL  
ALACHUA, FL 32615-7423

WAITCUS, JOHN J TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

PATEL & PATEL  
6036 NW 112TH PL  
ALACHUA, FL 32615-7423

SINGH, LAKHVIR  
PO BOX 2092  
ALACHUA, FL 32616

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

THOMAS & THOMAS &  
THOMAS HEIRS  
PO BOX 44  
HIGH SPRINGS, FL 32655-0044

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

VICKORY WILLIAM A & SUSAN S  
15404 NW 173RD ST  
ALACHUA, FL 32615

VICKORY W H & FAYE  
15310 NW 173RD ST  
ALACHUA, FL 32615-5222

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

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

John Tingue  
333 Turkey Creek  
Alachua, FL 32615

President  
TCMOA  
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4801 Camp Ranch Road  
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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

Dr. Lee A. Niblock  
Alachua County Manager  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
All County Marion Property  
Management  
2916 NE Jacksonville Rd  
Ocala, FL 34479

Traci L. Gresham  
City Manager  
City of Alachua  
PO Box 9  
Alachua, FL 32616

## **Appendix 4:**

### **Neighborhood Meeting Materials**

**Advertisement & Affidavit of Placement, January 11, 2017 Edition  
of the Gainesville Sun**

**Notice of Neighborhood Meeting, mailed January 10, 2017**

**Mailing List: Owners within 400 feet & Alachua Notification List**

**January 25, 2017 Neighborhood Meeting Sign-In Sheet**

**Neighborhood Meeting Recap**



## DEPARTMENT OF HEALTH

## Settlement reached in birth certificates dispute

By Dara Kam  
The News Service of Florida

TALLAHASSEE — Two years after gay marriages became legal in Florida, the state has agreed to settle a federal lawsuit over birth certificates issued to children born into same-sex marriages.

Two married lesbian couples and the advocacy group Equality Florida Institute sued the state in 2015 after health officials refused to include both parents' names on the documents. The lawsuit came months

after same-sex marriages became legal in Florida and two months after the U.S. Supreme Court struck down state bans on gay marriage as unconstitutional.

State Department of Health officials had contended they lacked the authority to change birth certificate forms without lawmakers taking action, a position that led to only birth mothers, and not their spouses, being listed on the documents. But the Republican-dominated Legislature, which last year met from January

until mid-March, did not approve changes to the law to recognize that same-sex marriages are legal in Florida.

The Department of Health in May asked U.S. District Judge Robert Hinkle to dismiss the lawsuit, arguing that it was moot because the state had started listing both spouses on birth certificates of children born into same-sex marriages and had started a rule-making process to allow the designation of "parent" — in addition to "mother" and "father" — on the birth records.

But lawyers for the same-sex couples and Equality Florida objected, arguing that the health department's "recent remedial measures are both substantively incomplete and procedurally lacking in finality" and that the issues are not moot.

Thursday, lawyers for the plaintiffs and the state filed a document telling Hinkle they had reached a settlement.

Under the settlement, the state agreed to issue corrected birth certificates free of charge to the

plaintiffs and to all same-sex couples who received incorrect documents. The state also pledged to apply the statute regarding birth certificates "and any forms promulgated based on that statute to same-sex spouses in the same manner as they are applied to opposite-sex spouses."

The state also agreed to pay \$55,000 to legal fees and costs to the plaintiffs.

"After a two-year legal battle, the state of Florida has finally agreed to put this discrimination behind us," Equality Florida Public Policy Director

Hannah Willard said in a prepared statement. "Married same-sex couples deserve to be treated equally before the law and will now be guaranteed accurate birth certificates from the Department of Health. A birth certificate is the very first document to represent a newborn baby's family, and all families deserve that recognition."

In June, Florida officials agreed to pay almost \$500,000 to lawyers who successfully challenged the state's prohibition on same-sex marriage.

## LEE COUNTY

## Teacher may avoid firing over transgender remarks

By Jim Saunders  
The News Service of Florida

TALLAHASSEE — A state administrative law judge says said a Southwest Florida high-school teacher should be disciplined — but not fired — for making negative comments about transgender people.

The Lee County School Board last year moved to terminate Angel Villanueva, a junior ROTC instructor at East Lee County High School. But Administrative Law Judge Linzie Bogan, in a 12-page recommended order Monday, said "just cause" existed for discipline, but not firing.

In part, the case focused on comments Villanueva made to a student, identified only by the initials

M.G., who came out as transgender in March 2016, the recommended order said. The student said Villanueva reacted by saying, "Oh, no, you can't do that," and by telling M.G. that he will always be a female.

"Respondent (Villanueva) admits that he wanted to persuade M.G. not to come out as transgender," Bogan wrote in the recommended order. "Respondent also admits that he made comments in the presence of students regarding the sexual preference of individuals, and further that he told students in his class that individuals who do not agree with him are wrong, will regret their lifestyle, and will suffer consequences later on in life. Respondent testified

that his concern for M.G. stems from his personal beliefs as a devout Christian, and that if M.G. had informed Respondent that he was bothered by his comments, then he would not have been as aggressive in stating his opinions to M.G. Respondent acknowledges that he overstepped his boundaries and 'should have stayed in his own lane.' During the final hearing, Respondent expressed genuine feelings of concern about M.G.'s well-being."

Under administrative law, the recommended order will go back to the School Board for final action. Bogan did not recommend specific disciplinary steps. Villanueva has worked for the school district since 2002.

The recommended order

said an investigation began after a parent notified the school district about a video posted on Instagram that showed Villanueva making comments in class about Caitlyn Jenner, the former Olympic gold medalist who came out as transgender. The student M.G. posted the video on Instagram and was later interviewed as part of the investigation. The school district filed a petition July 29 to terminate Villanueva, who is covered by a collective-bargaining agreement, according to documents filed in the case. Villanueva requested an administrative hearing Aug. 22.

"Respondent's conduct unreasonably denied students access to diverse points of view, exposed students to unnecessary

embarrassment and dis-paragement, and was unbecoming of a school district employee," the July petition for termination said.

But Bogan said the discipline should stop short of termination.

"Respondent, during the final hearing, expressed genuine feelings of concern about M.G.'s overall well-being," Bogan wrote. "The undersigned (judge)

is persuaded that Respondent's concern for M.G. comes not from a place of hate, but from a place of compassion. Accordingly, petitioner (the School Board) has not established that Respondent's conduct was egregious enough to warrant termination, but has established that just cause exists to impose a lesser form of discipline against Respondent."

## PUBLIC NOTICE

A neighborhood workshop will be held to discuss a proposed Special Exception for an entertainment and recreation use in the BH zoning district located at 7400 W. Newberry Road on parcel number 06336-001-000. This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed development and to seek their comments.

The meeting will be held on January 25, 2017 at 6:00 p.m. at the TownPlace Suites Gainesville Northwest, located at 7451 W. Newberry Road, Gainesville, Florida.



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

01-0103054

## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006). This is not a public hearing. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

The meeting will be held Wednesday, January 25, 2017, at 6:00 PM at the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A.

Contact person: Lucie Ghioto, Poulos & Bennett, LLC: 407-487-2594 or lghioto@poulosandbennett.com

01-0103042

## NOTICE OF PUBLIC HEARING



The Alachua County Development Review Committee will hold a public hearing **Thursday, January 19, 2017 at 1:30 pm** in the John R. "Jack" Durrance Auditorium, room 209, 12 S.E. 1<sup>st</sup> Street, Gainesville, Florida to consider the following items:

**Project 2016103101 - Revised Final Development Plan Review - La Quinta Inn & Suites -**

(approximately 55,327 sq. ft. 5 story 92 room hotel on approximately 1.41 acres) - Section 33-T09-R19

**Located on Tax Parcel Number 06336-004-004 at 908 NW 69<sup>th</sup> Terrace - Causseaux, Hewett and Walpole, Inc. - agents; Oaks Mall Activity Center and Commercial Future Land Use Designation; Highway Oriented Business (BH) Zoning**

**Project 2016121201 - Revised Final Development Plan Review - Queen of Peace Administrative Building -**

(approximately 5,456 sq. ft. non-residential building on approximately 26.12 acres) - Section 12-T10-R18 - **Located on Tax Parcel Numbers 04422-004-000 and 04422-007-000 at 10900 SW 24<sup>th</sup> Avenue - Causseaux, Hewett and Walpole, Inc. - agents; Institutional and Low Density Residential (1 to 4 dwelling unit per acre) Future Land Use Designation; Agricultural (A) and Single Family Estate Residential (RE-1) Zoning**

All interested persons are invited to attend and be heard. Written comments may be filed with the Office of Planning and Development for consideration. In addition to any other comments, interested persons are invited to submit comments on whether the proposal will have a significant impact on the cost of housing.

All persons are advised that, if they decide to appeal any decision made at this public hearing or meeting, they will need a record of the proceedings and, for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

If you have a disability and need an accommodation in order to participate in a program or service of the Growth Management Department, please contact the Growth Management Department at 352-374-5249 at least 2 business days prior to the event. TDD users, please call 711 (Florida Relay Service). Printed materials are available in alternate format upon request.

**General Information:** Staff Reports on the above items will be available on Friday of the week preceding the meeting at the Office of Planning and Development: 10-300 S.W. 2<sup>nd</sup> Avenue Gainesville, FL 32601. For further information call (352) 374-5249.

01-0103009

## STATE POLITICS

## House looks for ways to cut budget

By Brandon Larrabee  
The News Service of Florida

TALLAHASSEE — House members are expected to consider how they would cut the state budget by anywhere from \$1.1 billion to \$2.2 billion as part of an exercise toward making the next spending plan balanced.

Plans for the exercises were unveiled Tuesday by House Appropriations Chairman Carlos Trujillo, R-Miami, as he tried to stress the chamber's message that the state budget for the coming fiscal year, which begins July 1, will be incredibly tight.

"Our spending pattern is unsustainable, and this is the time to address it," Trujillo said.

House Speaker Richard

Corcoran, R-Land O' Lakes, has taken a tough line on the budget, saying that the already-small projections of a state surplus don't take into account factors like \$300 million pledged by law to be spent on counties affected by the 2010 Deepwater Horizon disaster.

Trujillo said Tuesday that state agencies have also pitched \$594 million in additional spending that's not accounted for by the official budget forecast used to project a surplus and that any new proposals by Gov. Rick Scott would also eat into the state's growing revenue.

The state is expected to take in more money during the next budget year than in the current one, which

ends June 30. In fact, state economists recently added \$141.9 million in projected tax revenue over the next 18 months. But that represents a sliver of the state's annual spending — less than 0.2 percent of the current budget.

And much of the expected increases in tax revenues would be eaten up by the usual cost increases for items like education funding and health-care programs.

And those trends could lead to a shortfall as soon as the 2018-19 budget year, when projections show the Legislature will be \$1.3 billion short, followed by a nearly \$1.9 billion hole the following year.

"Our real goal and our real task throughout the

course of this committee and throughout the course of this year is going to be (finding) ways to cut, to save in order for us to meet our long-term financial obligations," Trujillo said.

That led to the budget exercises set to be considered by House budget subcommittees, Trujillo said. The first would make a set of modest assumptions about budget growth and try to put the state on track to fix the future shortfalls over a three-year period; the other would be based on more aggressive spending by lawmakers and the resulting need to make deeper cuts to avoid the shortfalls this year.

The subcommittees are expected to report back by Feb. 13.

## STATE POLITICS

## Gun issues grab attention in legislature

By Lloyd Dunkelberger  
The News Service of Florida

TALLAHASSEE — In the wake of mass shootings at an Orlando nightclub and at the Fort Lauderdale airport, the gun-control debate intensified Tuesday with Democratic lawmakers filing legislation to try to improve gun safety while an appeals court heard arguments about local-government gun ordinances.

Sen. Gary Farmer, D-Fort Lauderdale, and Sen. Linda Stewart, D-Orlando, announced they are sponsoring a proposal (SB 254) that would ban so-called assault rifles and "large capacity" ammunition magazines. Rep. Carlos Guillermo Smith, D-Orlando, is sponsoring the measure (HB 167) in the House.

The bills would specifically ban the ownership of Sig Sauer MCX

semi-automatic rifles, which was the type of weapon used by Omar Mateen in killing 49 victims at the Pulse nightclub in Orlando in June.

"We cannot continue to say 'I'm sorry or let's pray for these folks. We do. But that's not what we need. We need gun-safety legislation," said Stewart, whose district includes the Pulse nightclub. "We've got to start talking about this and we've got to start acting."

Smith said banning military-style assault weapons is part of a "common sense" approach to gun control, while also urging lawmakers to improve funding for comprehensive mental-health programs.

"I think it is common sense, and Floridians understand that it is wrong and unacceptable for civilians to have access to firearms that can fire 30

rounds, like a Sig Sauer MCX, in a matter of seconds," Smith said.

In addition to the assault-weapon ban, Farmer said he is working on other legislation, including a measure (SB 142) that he said would eliminate "loopholes" in Florida's trigger-lock law, which requires guns to be safely secured when they are kept near children 16 or younger. Farmer is also working on a bill calling for broader background checks for gun purchases, although the measure has not been filed.

Farmer's district includes Fort Lauderdale-Hollywood International Airport, where five people were fatally shot Friday. He said if some of the measures had been in place, "perhaps" they could have prevented some shooting tragedies, although he said it would take a "concerted" effort by multiple

levels of government to deal with the problem.

The gun-safety legislation is supported by a coalition of groups including the League of Women Voters of Florida, the Florida PTA and Equality Rights.

But the legislation sponsored by three minority-party, freshmen lawmakers will face significant opposition in the Republican-dominated Legislature, which has been more supportive of gun rights rather than efforts to curb guns.

In fact, a few hours before the lawmakers held their gun-safety news conference at the state Capitol, another group led by Tallahassee Democratic Mayor Andrew Gillum was at the 1st District Court of Appeal, urging the judges to find unconstitutional a law that pre-empts local governments from passing gun-control ordinances.



STATE OF FLORIDA  
COUNTY OF ALACHUA

Published Daily and Sunday  
Gainesville, Florida

Before the undersigned authority personally appeared Maddie Mottl

Who on oath says that he/she is Advertising Account Executive of THE GAINESVILLE SUN ,  
a weekly newspaper published in Gainesville in Alachua County, Florida, that the attached copy of  
advertisement, being a Public Notice/ Neighborhood Meeting

In the matter of;

**A Neighborhood Meeting will be held to discuss a rezoning from RMF-8 to PD-R (Planned Development - Residential) on 35.82 acres located on the west side of County Road 235A, south of the intersection with US 441 (Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006). This is not a public hearing.**

**The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.**

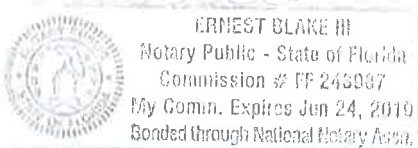
At the Alachua County Library, Alachua Branch, 14913 NW 140th Street, Alachua FL 32615, Meeting Room A., was published in said newspaper in the issue of, January 11<sup>th</sup>, 2017

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this  
11<sup>th</sup> Day of January A.D. 2017.

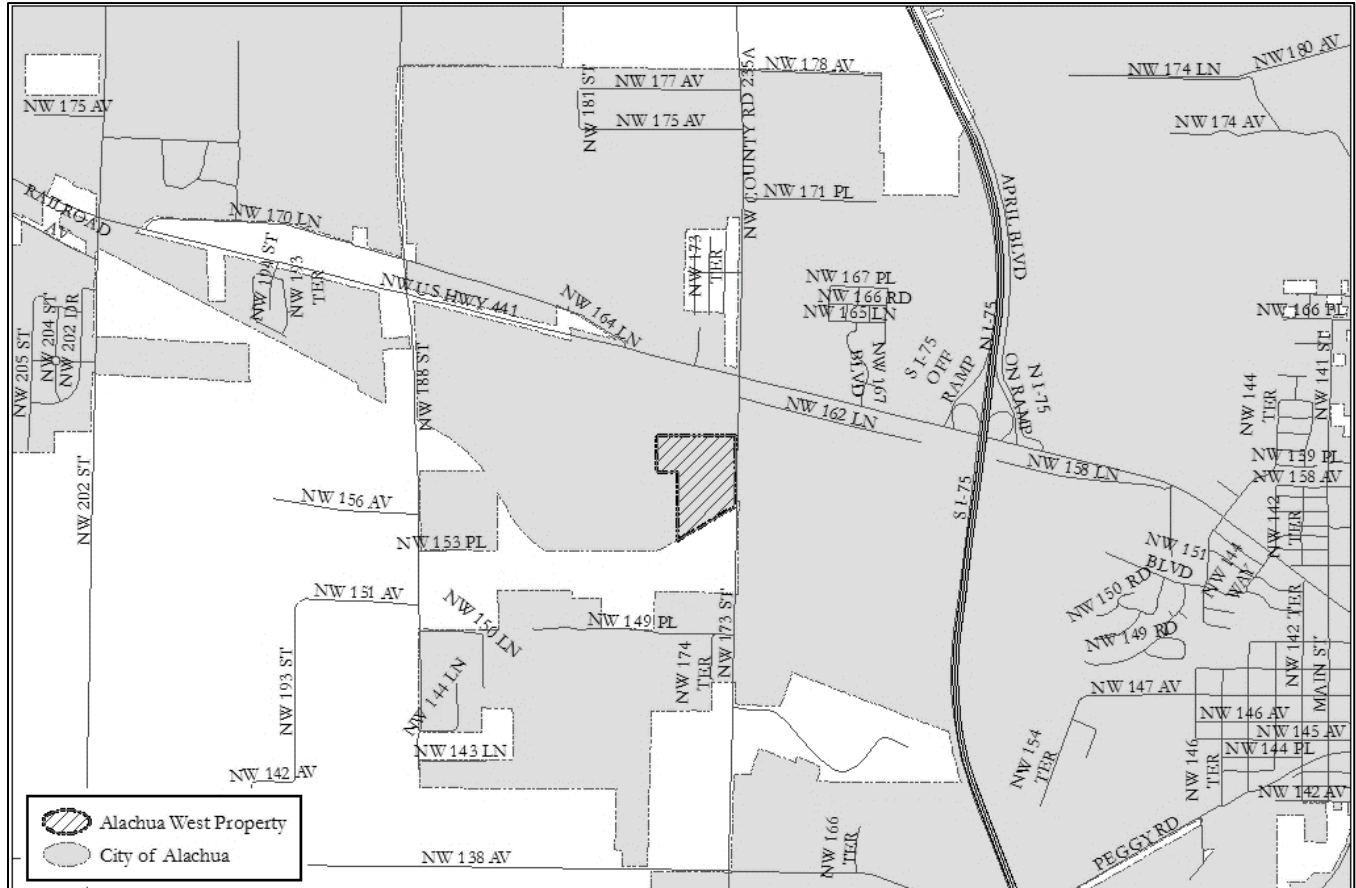
(Seal)

Notary Public



## NEIGHBORHOOD MEETING

For a residential subdivision located on the west side of County Road 235A, approximately 900 feet south of the intersection with US 441, Alachua FL, located on Parcel IDs 03042-050-006 through 007 and 03042-052-002 through 006, as illustrated on the map below:



Date: Wednesday, January 25, 2017

Time: 6:00 PM

Place: Alachua County Library, Alachua Branch, 14913 NW 140<sup>th</sup> Street, Alachua FL 32615. Meeting Room A.

Contact: Lucie Ghioto, Poulos & Bennett, LLC: 407-487-2594 or [Lghioto@poulosandbennett.com](mailto:Lghioto@poulosandbennett.com)

Poulos & Bennett will be holding a meeting to discuss a request to rezone the above 35.82-acre property from RMF-8 to PD-R (Planned Development - Residential) in order to construct up to 143 single family residences. The proposed PD-R zoning district will permit up to four (4) dwelling units/acre, which is a reduction from the eight (8) dwelling units/acre currently allowed by the existing RMF-8 zoning. Proposed district will permit single-family dwellings and associated uses, including accessory structures and neighborhood amenities. The purpose of the meeting is to inform neighboring property owners of the nature of the proposal and seek their comments.

WAITCUS, GREGORY MICHAEL  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

ACKLEY ROBERT L & MARY J  
15817 NW 173RD ST  
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

PATEL & PATEL  
6036 NW 112TH PL  
ALACHUA, FL 32615-7423

WAITCUS, JOHN J TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

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700 NW 107TH AVE STE 200  
MIAMI, FL 33172

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MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

PATEL & PATEL  
6036 NW 112TH PL  
ALACHUA, FL 32615-7423

SINGH, LAKHVIR  
PO BOX 2092  
ALACHUA, FL 32616

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

THOMAS & THOMAS &  
THOMAS HEIRS  
PO BOX 44  
HIGH SPRINGS, FL 32655-0044

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

VICKORY WILLIAM A & SUSAN S  
15404 NW 173RD ST  
ALACHUA, FL 32615

VICKORY W H & FAYE  
15310 NW 173RD ST  
ALACHUA, FL 32615-5222

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

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

John Tingue  
333 Turkey Creek  
Alachua, FL 32615

President  
TCMOA  
1000 Turkey Creek  
Alachua, FL 32615

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

Craig Parenteau  
FL Department 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

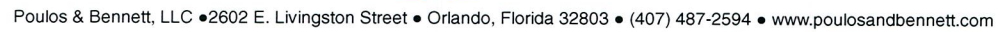
Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dr. Lee A. Niblock  
Alachua County Manager  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
All County Marion Property  
Management  
2916 NE Jacksonville Rd  
Ocala, FL 34479

Traci L. Gresham  
City Manager  
City of Alachua  
PO Box 9  
Alachua, FL 32616





# Welcome! Please Sign In

[illegible]



Poulos & Bennett, LLC • 2602 E. Livingston Street • Orlando, Florida 32803 • (407) 487-2594 • [www.poulosandbennett.com](http://www.poulosandbennett.com)

## **Alachua West Neighborhood Meeting**

### **Meeting Minutes**

The neighborhood meeting required for the Alachua West PD-R Rezoning application was held on January 25, 2017 at 6:00 PM in Meeting Room A of the Alachua Public Library, Alachua Branch, located at 14913 NW 140<sup>th</sup> Street, Alachua FL 32615.

Ten business days prior to the meeting a notice of the time and place of the meeting was mailed to all property owners within 400 feet of the subject property (26 property owners) and those individuals listed on Alachua's Public Notification roster (16 individuals). In addition, an advertisement was placed in the Local section of the Gainesville Sun on January 11, 2017.

The neighborhood meeting began at 6:00. In attendance on behalf of the proposed development were Kathy Hattaway and Lucie Ghioto of Poulos & Bennett, LLC and Peter McDaniel of M3 Properties. The meeting room was made available until 6:45 PM, but no members of the public, including those individuals noticed above, attended the meeting. A copy of the scanned sign in sheet is included with the submittal package.

**Appendix 5:**  
**School Student Generation Form**



City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

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

1. Applicant's Status (check one):

☐ Owner (title holder)

☒ Agent

2. Name of Applicant(s) or Contact Person(s): Kathy Hattaway Title: Planning Team Leader

Company (if applicable): Poulos & Bennett, LLC

Mailing address: 2602 E. Livingston Street

City: Orlando

State: FL

ZIP: 32803

Telephone: 407-487-2594

FAX: \_\_\_\_\_

e-mail: khattaway@poulosandbennett.com

3. If the applicant is agent for the property owner\*:

Name of Owner (title holder): RL Regi Florida, LLC

Mailing Address: 700 NW 107th Avenue, Suite 200

City: Miami

State: FL

ZIP: 33172

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

### B. PROJECT

1. Project Name: Alachua West

2. Address of Subject Property: None

3. Parcel ID Number(s): 03042-05-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, 03042-052-006

4. Section 08/17 Township 08 Range 18 Grant \_\_\_\_\_ Acreage: 35.82

5. Existing Use of Property: Vacant

6. Future Land Use Map Designation: Moderate Density Residential (Proposed)

7. Zoning Designation: PD-R (Planned Development - Residential) - (Proposed)

8. Development Data (check all that apply):

☒ Single Family Residential

Number of Units 143

☐ Multi-Family Residential

Number of Units \_\_\_\_\_

☐ Exempt (see exempt developments on page 2)

9. Review Type:

#### **Preliminary Development Order**

☒ Comprehensive Plan Amendment

☒ Large Scale

☐ Small Scale

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

☐ Revised

#### **Final Development Order**

☐ Preliminary Plat

☐ Final Plat

☐ Site Plan

10. 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/](http://growth-management.alachuacounty.us/gis_services/map_gallery/)

Elementary: Alachua

Middle: Mebane

High: Santa Fe

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

Revised April 30, 2014



**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	143	units	x	0.15	Elementary School Multiplier*	22	Student Stations**
Middle School	143	units	x	0.07	Middle School Multiplier*	10	Student Stations**
High School	143	units	x	0.09	High School Multiplier*	13	Student Stations**

**Student Generation Calculations: Multi-Family Residential Development**

Elementary School	N/A	units	x		Elementary School Multiplier*		Student Stations**
Middle School	N/A	units	x		Middle School Multiplier*		Student Stations**
High School	N/A	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\\_Packets/City\\_of\\_Alachua](http://www.sbac.edu/pages/ACPS/Departments_Programs/DepartmentsAF/D_thru_F/FacilitiesMainConstr/Local_Certification_Packets/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.

K. Hattaway  
 Signature of Applicant

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

Kathryn Hattaway

\_\_\_\_\_  
 Typed or printed name and title of applicant

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

State of Florida County of Orange

The foregoing application is acknowledged before me this 30th day of January, 2017, by Kathy

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



Cheryl Burch  
 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: \_\_\_\_\_



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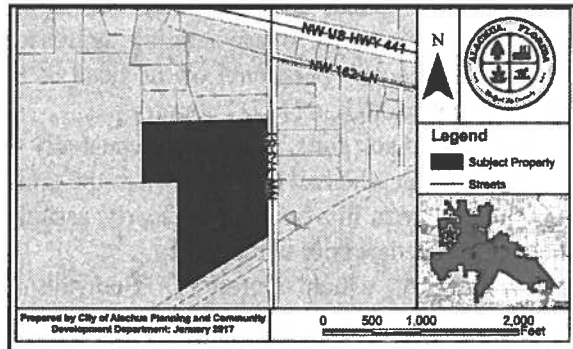
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# City of ALACHUA

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 13, 2017, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Kathy Hattaway, AICP, of Poulos & Bennett, LLC, applicant and agent, for M3 Alachua LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Residential Multiple Family - 8 (RMF-8) to Planned Development - Residential (PD-R) on a ±35.82 acre subject property. The ±35.82 acre property subject to the proposed amendment is located to the west of NW 173rd Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173rd Street, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006; Existing Future Land Use Map (FLUM) Designation: Medium Density Residential; Proposed FLUM Designation: Moderate Density Residential; Existing Zoning: Residential Multiple Family - 8 (RMF-8).



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 01, 2017)

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# City of ALACHUA

## PUBLIC NOTICE NOTICE OF ENACTMENT OF AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA

The City of Alachua City Commission will hold a public hearing on a proposed ordinance on June 12, 2017 at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers of City Hall, at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

### ORDINANCE 17-09

**AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; AUTHORIZING ALACHUA COUNTY TO LEVY SPECIAL ASSESSMENTS WITHIN CITY BOUNDARIES TO PAY FOR FIRE PROTECTION SERVICES AND INCLUSION OF THE CITY IN THE ALACHUA COUNTY FIRE PROTECTION MUNICIPAL SERVICE BENEFIT UNIT; PROVIDING FOR THE TERM OF SUCH AUTHORIZATION; AND PROVIDING AN EFFECTIVE DATE.**

At the public hearing, all interested parties may appear and be heard with respect to the proposed ordinance. Copies of the proposed ordinance and related materials are available for public inspection at the Office of the City Clerk, 15100 NW 142nd Terrace, Monday-Thursday between the hours of 7:30 a.m. to 6:00 p.m. the Thursday prior to the City Commission meeting. **Written comments on the proposed ordinance may be sent to the following address: City of Alachua, Attn: City Manager's Office, P.O. Box 9, Alachua, FL 32616.** Notice is given pursuant to Section 286.0105, Florida Statutes, that in order to appeal any decision made at these public hearings, you will need to ensure that a verbatim record is made. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 01, 2017)







## AFFIDAVIT FOR POSTED LAND USE SIGN

I Justin Tabor, POSTED THE LAND USE  
SIGN ON May 25, 2017 FOR THE Alachua West (2017) PD-R - PZB Hearing  
LAND USE ACTION. (name) (date) (state type of action and project name)

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(signature)

4  
(number of signs)

# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

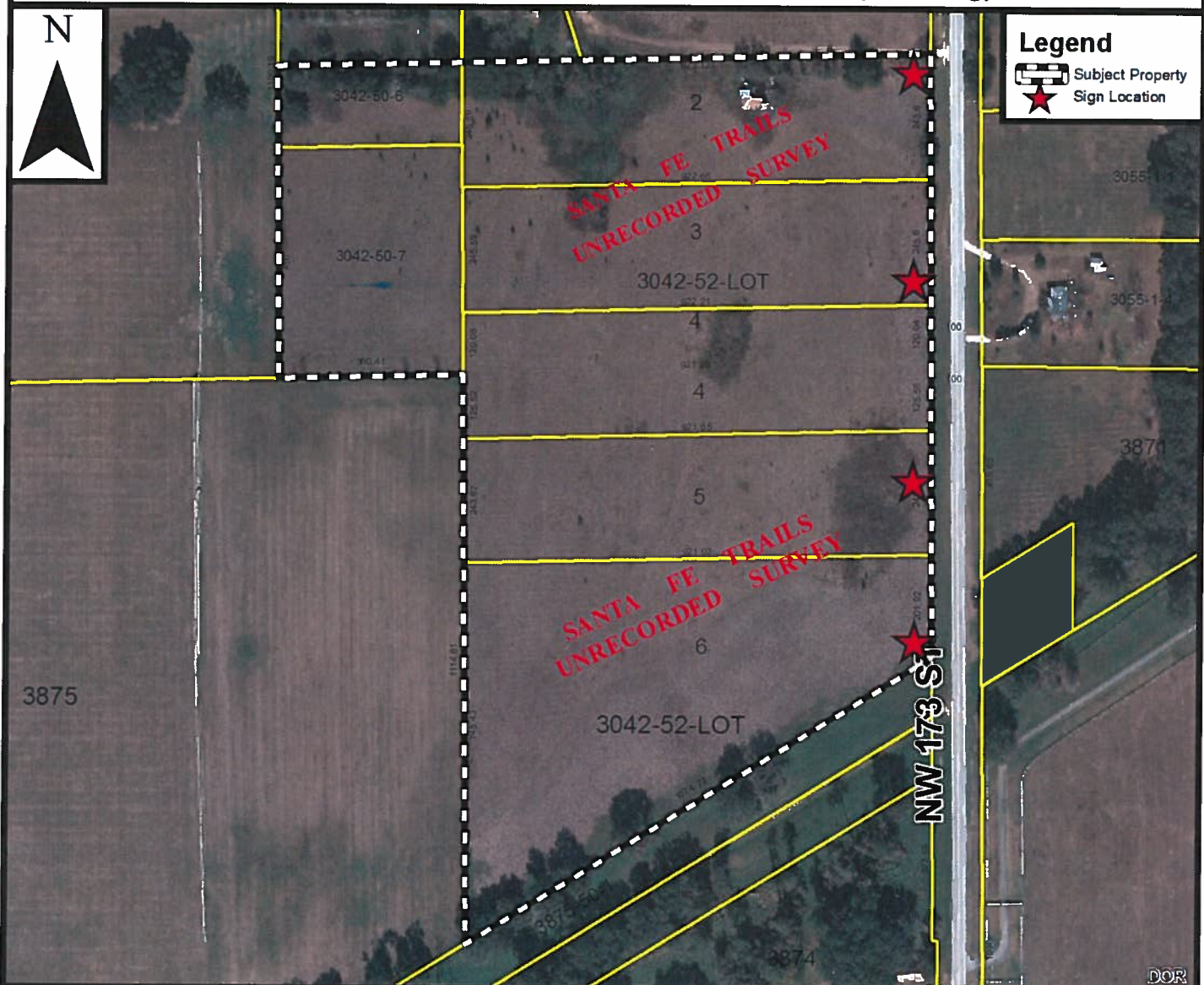
Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***



## Alachua West Large Scale Comprehensive Plan Amendment (LSCPA) Site-Specific Amendment to the Official Zoning Atlas (Rezoning)



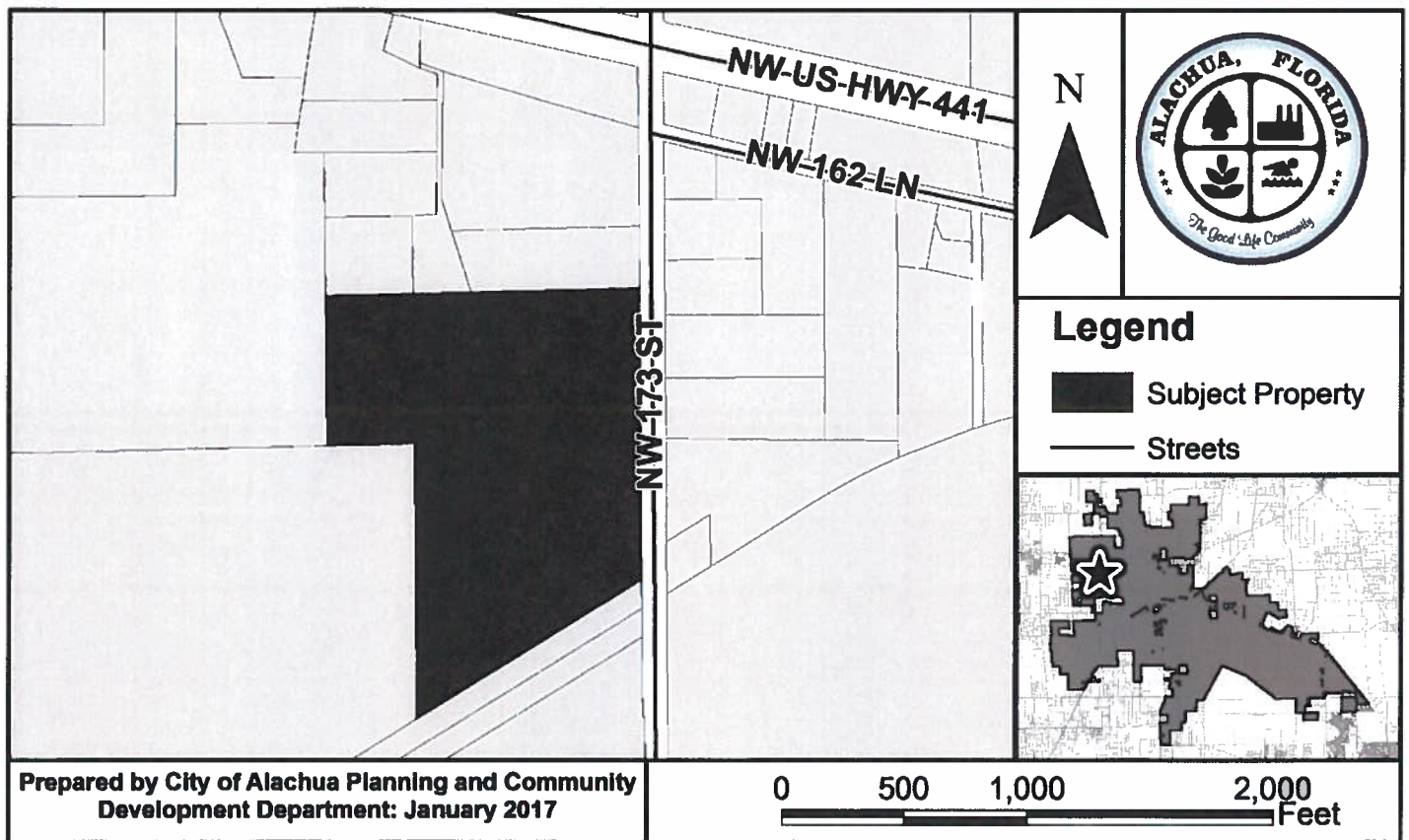




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## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 13, 2017, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, to consider the following: A request by Kathy Hattaway, AICP, of Poulos & Bennett, LLC, applicant and agent, for M3 Alachua LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Residential Multiple Family – 8 (RMF-8) to Planned Development – Residential (PD-R) on a ±35.82 acre subject property. The ±35.82 acre property subject to the proposed amendment is located to the west of NW 173<sup>rd</sup> Street (also known as County Road 235A), approximately 1,000 feet south of the intersection of NW US Highway 441 and NW 173<sup>rd</sup> Street, consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006; Existing Future Land Use Map (FLUM) Designation: Medium Density Residential; Proposed FLUM Designation: Moderate Density Residential; Existing Zoning: Residential Multiple Family – 8 (RMF-8).



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Phone: (386) 418-6121 ♦ Fax: (386) 418-6130



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GAINESVILLE, FL 32608-4234

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

ACKLEY ROBERT L & MARY J  
15817 NW 173RD ST  
ALACHUA, FL 32615-5231

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

RL REGI FLORIDA LLC  
700 NW 107TH AVE STE 200  
MIAMI, FL 33172

PATEL & PATEL  
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ALACHUA, FL 32615-7423

WAITCUS, JOHN J TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

WAITCUS, HENRIETTA TRUSTEE  
7453 SW 116TH TER  
GAINESVILLE, FL 32608-4234

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MIAMI, FL 33172

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SINGH, LAKHVIR  
PO BOX 2092  
ALACHUA, FL 32616

TOMOKA HILLS FARMS INC  
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LEXINGTON, KY 40511

TOMOKA HILLS FARMS INC  
1301 DIXIANA DOMINO RD  
LEXINGTON, KY 40511

THOMAS & THOMAS &  
THOMAS HEIRS  
PO BOX 44  
HIGH SPRINGS, FL 32655-0044

TOMOKA HILLS FARMS INC  
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LEXINGTON, KY 40511

VICKORY WILLIAM A & SUSAN S  
15404 NW 173RD ST  
ALACHUA, FL 32615

VICKORY W H & FAYE  
15310 NW 173RD ST  
ALACHUA, FL 32615-5222

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LEXINGTON, KY 40511

SMYDER, CHARLES & REGINA  
PO BOX 842  
ALACHUA, FL 32616-0842

ALACHUA COUNTY  
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GAINESVILLE, FL 32601

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Antoinette Endelicato  
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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

John Tingue  
333 Turkey Creek  
Alachua, FL 32615

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TCMOA  
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Alachua, FL 32615

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Assistant Director Planning  
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Gainesville, FL 32611

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

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

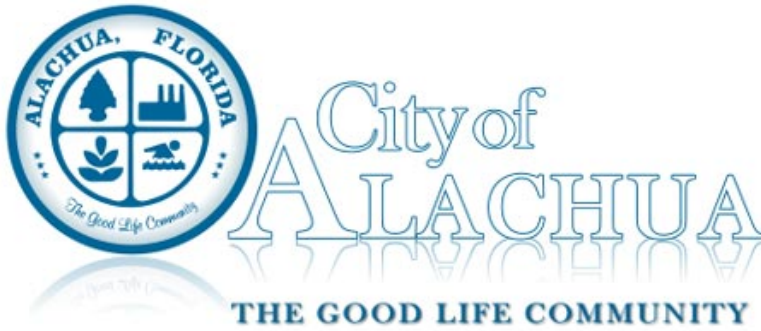
Lynn Coullias  
7406 NW 126th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126 Avenue  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Dr. Lee A. Niblock  
Alachua County Manager  
12 SE 1st Street  
Gainesville, FL 32601

John Amerson  
All County Marion Property  
Management  
2916 NE Jacksonville Rd  
Ocala, FL 34479



## Board/Committee Agenda Item

---

**MEETING DATE:** 6/13/2017

**SUBJECT:** HighPoint Crossing Preliminary Plat: A request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a  $\pm 30.57$  acre subject property, consisting of a  $\pm 14.57$  acre project area. A portion of Tax Parcel 03049-000-000 and Tax Parcel 03049-003-000 (Quasi-Judicial Hearing).

**PREPARED BY:** Justin Tabor, AICP, Principal Planner

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the preliminary plat to the City Commission with a recommendation to approve, upon making the following motion:

*Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat to the City Commission, with a recommendation to approve.*

---

### Summary

This application is a request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a  $\pm 30.57$  acre subject property, consisting of a  $\pm 14.57$  acre project area.

The proposed preliminary plat consists primarily of infrastructure improvements, including utilities, roadways, and stormwater infrastructure, to serve future development of the surrounding commercial lands. The preliminary plat identifies a drainage easement / common area ( $\pm 8.05$  acres) and a single lot ("Lot 1",  $\pm 2.80$  acres). The applicant has indicated in the application materials that the intended development on Lot 1 may consist of a 100-room hotel. The remainder of the project area ( $\pm 3.15$  acres) consists of the proposed roadways and right-of-ways.

Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section are provided within the Staff Report (attached hereto).

---

**ATTACHMENTS:**

Description

- ☐ Staff Report
- ☐ HighPoint Crossing Preliminary Plat

- ▢ Staff Supporting Application Materials
- ▢ Application & Supporting Materials
- ▢ Public Notice Materials for 6/13/17 PZB Hearing





# City of Alachua

## Planning & Community Development Department Staff Report

### Planning & Zoning Board Hearing Date: Quasi-Judicial Hearing

June 13, 2017

<b>SUBJECT:</b>	A request for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development
<b>APPLICANT/AGENT:</b>	Robert Walpole, P.E., LEED AP Causseaux, Hewett, & Walpole, Inc.
<b>PROPERTY OWNER:</b>	Alachua A One, LLC
<b>PARCEL ID NUMBER:</b>	A portion of 03049-000-000 & 03049-003-000
<b>FLUM DESIGNATION:</b>	Commercial
<b>ZONING:</b>	Commercial Intensive (CI)
<b>OVERLAY:</b>	Gateway Overlay District
<b>ACREAGE:</b>	±14.57 acres (project area) ±30.57 acres (subject property)
<b>PROJECT PLANNER:</b>	Justin Tabor, AICP
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board transmit the preliminary plat to the City Commission with a recommendation to approve.
<b>RECOMMENDED MOTION:</b>	<i>Based upon the competent substantial evidence presented at this hearing, the presentation before this Board, and Staff's recommendation, this Board finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the Preliminary Plat to the City Commission, with a recommendation to approve.</i>

## SUMMARY & BACKGROUND

This application is a request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a  $\pm 30.57$  acre subject property, consisting of a  $\pm 14.57$  acre project area.

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Section 2.4.10(G)(2) of the City's Land Development Regulations (LDRs) establishes the requirements for a preliminary plat. An analysis of the application's compliance with the applicable standards of this section are provided within this report.

## SURROUNDING USES

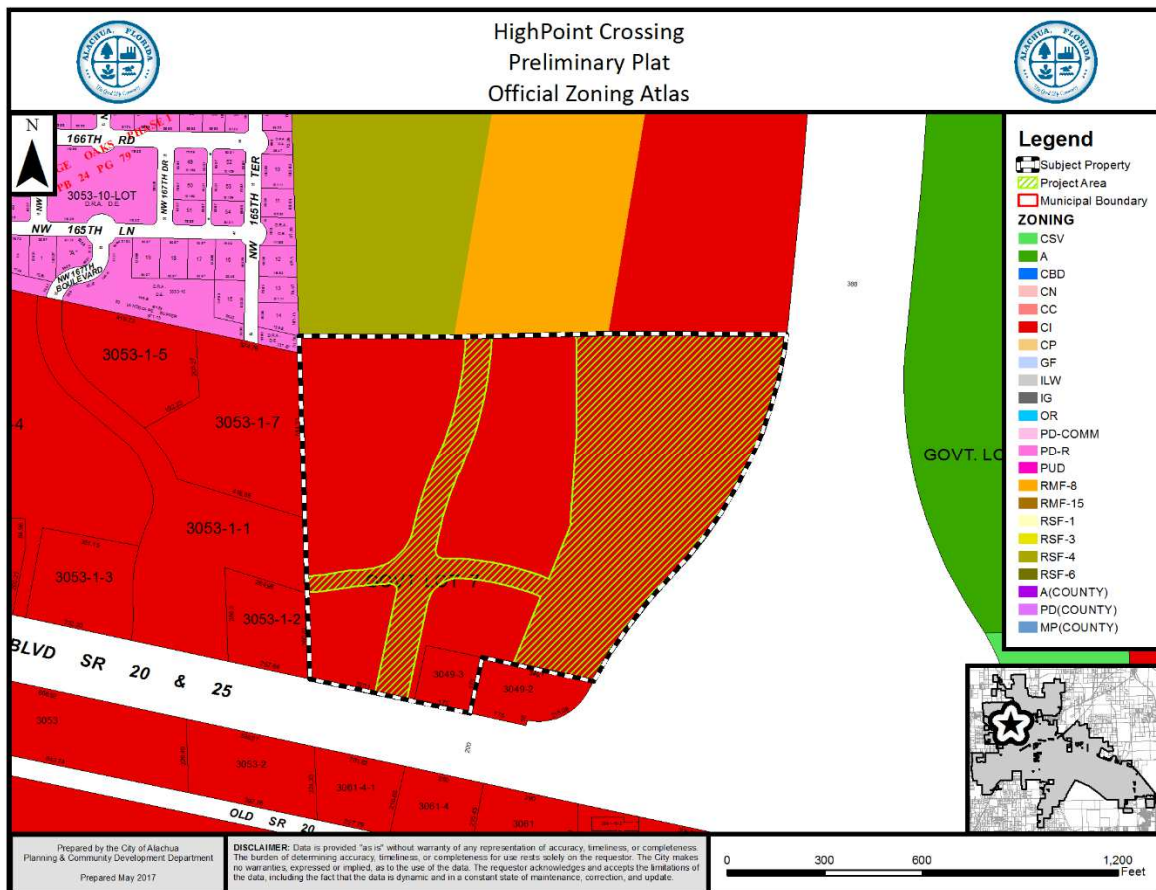
The subject property is located northwest of the US Highway 441 / Interstate 75 interchange, and north of Bob's Mobil Station and Dunkin' Donuts. Hungry Howies and El Patio are located to the west of the subject property; Holiday Inn Express is presently under construction west of the subject property. Lands to the north of the subject property are presently vacant and are zoned for single family residential, multifamily residential, and commercial uses (see Map 1 below). Heritage Oaks is located northwest of the subject property. Interstate 75 is located to the east of the subject property. The proposed plat would provide a connection to US Highway 441 near an existing median cut along US Highway 441. A connection would also be made to NW 167<sup>th</sup> Boulevard, which is the road providing access to Heritage Oaks, by way of extension of NW 163<sup>rd</sup> Lane (the road located north of Hungry Howie's / El Patio).

The existing uses, Future Land Use Map (FLUM) Designations, and zoning districts of the surrounding area are identified in Table 1. Map 2 provides an overview of the vicinity of the subject property. (NOTE: The information below is intended to provide a general overview of the area surrounding the subject property and to generally orient the reader. It is not intended to be all-inclusive, and may not identify all existing uses, FLUM Designations, and/or zoning districts surrounding the subject property.)

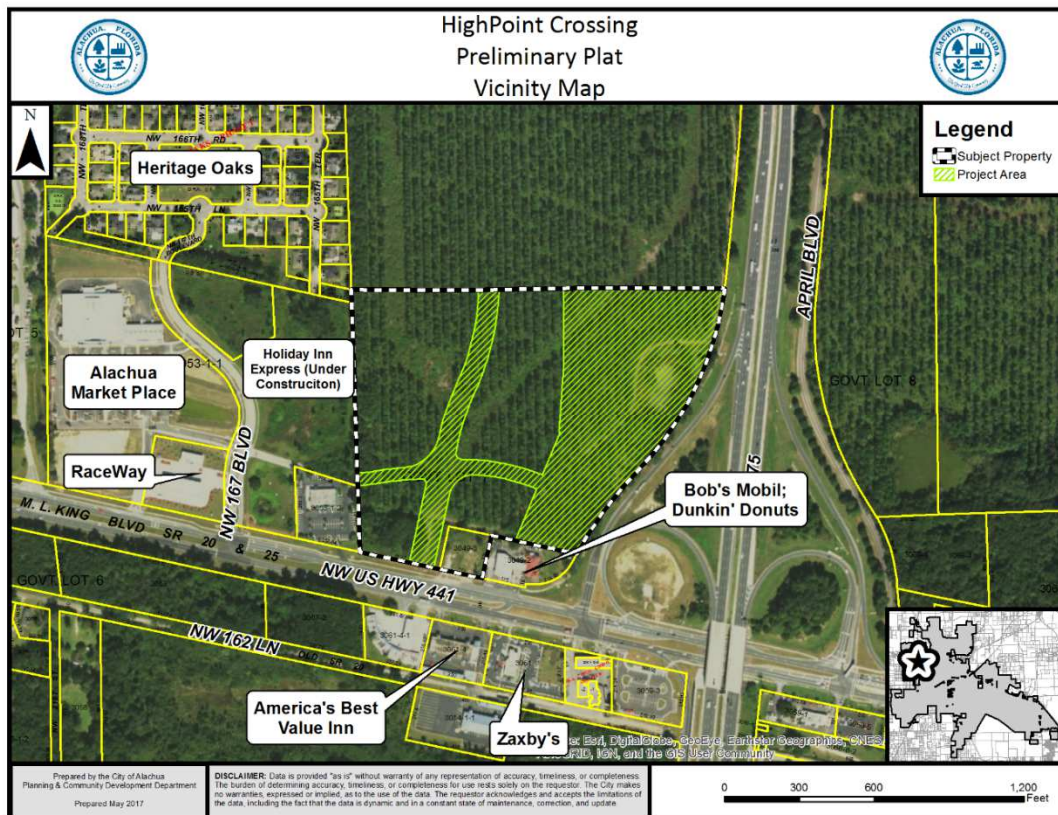
**Table 1. Surrounding Land Uses**

Direction	Existing Use(s)	FLUM Designation(s)	Zoning District(s)
North	Vacant Lands	Moderate Density Residential; Medium Density Residential; Commercial	Residential Single Family – 4 (RSF-4); Residential Multiple Family – 8 (RMF-8); Commercial Intensive (CI)
South	US Highway 441; Bob's Mobil Station; Dunkin' Donuts	US Highway 441; Commercial	Commercial Intensive (CI)
East	Interstate 75	N/A	N/A
West	Hungry Howie's; El Patio; Holiday Inn Express (under construction)	Commercial	Commercial Intensive (CI)

**Map 1. Subject Property with Zoning**

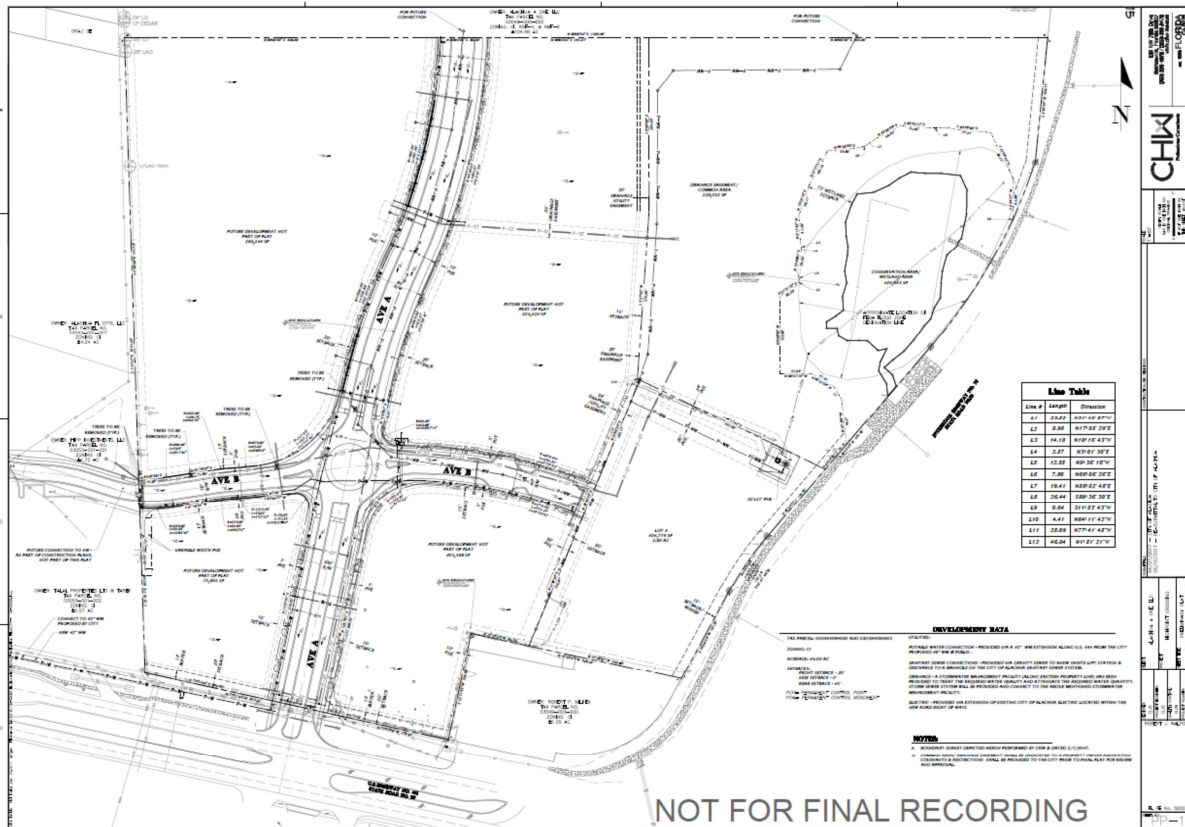


## Map 2. Vicinity Map



**Illustration 1. Sheet PP-1, HighPoint Crossing Preliminary Plat**





## NEIGHBORHOOD MEETING

The purpose of a Neighborhood Meeting is to educate the owners of nearby land and any other interested members of the public about the project and to receive comments regarding the project.

Neighborhood Meetings were held on May 2, 2017, and May 22, 2017, at the Living Covenant Church, located at 15202 NW 147<sup>th</sup> Drive, to educate the owners of nearby land and any other interested members of the public about the application. As required by Section 2.2.4 of the LDRs, all property owners within 400 feet of the subject property and any organizations or persons who have registered to receive notification of applications for development were notified of the meetings and notices of the meetings were published in a newspaper of general circulation. The applicant's agent was present and available to answer questions. As evidenced by materials submitted by the applicant, the May 2, 2017 meeting was attended by six (6) members of the public, and the May 22, 2017 meeting was attended by three (3) members of the public. A summary of the discussion which occurred at the Neighborhood Meetings has been provided by the applicant and is included within the application materials.

## CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Goals, Objectives, and Policies (GOPs) identified below are provided to establish a basis of the application's consistency with the Comprehensive Plan. There may be additional GOPs which the application is consistent with that are not identified within this report. An evaluation and findings of consistency with the identified GOPs is also provided below.



## **Vision Element**

**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.

***Evaluation and Findings of Consistency with Goal 1:*** The proposed development would provide for business development along the US 441 corridor, consistent with Goal 1 of the Vision Element.

## **Future Land Use Element**

**GOAL 1: Future Land Use Map 2025:**

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.

**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.

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;

11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

***Evaluation and Findings of Consistency with Goal 1, Objective 1.3, and Policy***

**1.3.b:** The subject property has a Commercial FLUM Designation, which permits a variety of commercial uses, including retail sales, personal services, restaurants and other eating establishments, office and business parks, hotels and motels, shopping centers, and automobile related uses. The future use the subject property will be consistent with the uses identified within Policy 1.3.b as allowed within the Commercial FLUM Designation.

**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 maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I- 75 Activity Center Map provided in the Future Land Use Map Series. The intent of 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 consider establishing the boundaries of the activity center and relevant regulations through a public planning process. The intent of establishing this activity center is to implement economic development objectives and to promote a coordinated development plan to maximize existing and future land use patterns and preserve the function of the US 441 corridor.

***Evaluation and Findings of Consistency with Policy 1.3.f:*** The subject property is located within the Gateway Activity Center, which is implemented by the Gateway Overlay District, as established by Section 3.7.2(C) of the LDRs. Further, the subject property is located along US Highway 441, commonly recognized as the City's 'corporate corridor'.

**Objective 2.4:** Landscaping and Tree Protection Standards: The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

***Evaluation and Findings of Consistency with Objective 2.4:*** The applicant has identified trees proposed for removal. Any required mitigation will be shown on construction plans for the project.

**Objective 2.5:** Open Space Standards

The City shall utilize open space requirements to preserve the rural character of Alachua, protect natural resources, and provide spaces for people to recreate and gather.

***Evaluation and Findings of Consistency with Objective 2.5:*** The preliminary plat identifies the location of open space areas which will be located within the proposed subdivision.

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

***Evaluation and Findings of Consistency with Objective 5.1:*** An environmental conditions and site suitability analysis has been provided separately in this report. The preliminary plat depicts the location of special flood hazard areas and a small wetland located in the eastern portion of the subject property. The applicant has proposed setbacks from the wetland area in accordance with the provisions of the Comprehensive Plan.

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

***Evaluation and Findings of Consistency with Objective 5.2:*** The subject property is located near existing public utility infrastructure. Future development will be required connect to potable water and sanitary sewer facilities, which are proposed to be extended along the subdivision's roads. A public facilities impact analysis has been provided in this report and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for any public facility based upon the intended development of a 100 room hotel. Facility capacity will be re-evaluated as part of the review of any applications for a final development order (i.e., during site plan review).

## **Transportation Element**

**Objective 1.1:** Level of Service

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

***Evaluation and Findings of Consistency with Objective 1.1:*** An analysis of new transportation impacts has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for transportation facilities based upon the intended development of a 100 room hotel. Facility capacity will be re-evaluated as

part of the review of any applications for a final development order (i.e., during site plan review).

## **Community Facilities & Natural Groundwater Aquifer Recharge Element**

### **Policy 1.2.a:**

The City shall establish a Community Wastewater Service Area, which includes all areas where wastewater service is available. Wastewater service shall be deemed available if:

1. A gravity wastewater system, wastewater pumping station, or force main exists within  $\frac{1}{4}$  mile of the property line of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and the gravity wastewater system, wastewater pumping station, or force main can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Evaluation and Findings of Consistency with Policy 1.2.a:*** The subject property is located within the Community Wastewater Service Area, and the future development surrounding the proposed subdivision will be required to connect to the wastewater system. The proposed subdivision would extend wastewater infrastructure along the subdivision's roads to serve future development of the subject property.

### **Policy 2.1.a:**

The City hereby establishes the following level of service standards for solid waste disposal facilities:

<u>FACILITY TYPE</u>	<u>LEVEL OF SERVICE STANDARD</u>
Solid Waste Landfill	.73 tons per capita per year

***Evaluation and Findings of Consistency with Objective 2.1.a:*** An analysis of the impacts to solid waste facilities has been provided within this report, and indicates that, based upon current demand, the proposed subdivision would not adversely affect the Level of Service (LOS) standards for solid waste facilities based upon the intended development of a 100 room hotel. Facility capacity will be re-evaluated as part of the review of any applications for a final development order (i.e., during site plan review).

### **Policy 4.1.b:**

The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

1. A water main exists within  $\frac{1}{4}$  mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall

be measured as required for construction of the infrastructure along public utility easements and right of ways.

***Evaluation and Findings of Consistency with Policy 4.1.b:*** The subject property is located within the Community Potable Water Service Area, and future development surrounding the proposed subdivision will be required to connect to the potable water system. The proposed subdivision would extend water infrastructure along the subdivision's roads to serve future development of the subject property.

## **ENVIRONMENTAL CONDITIONS & SITE SUITIBILITY ANALYSIS**

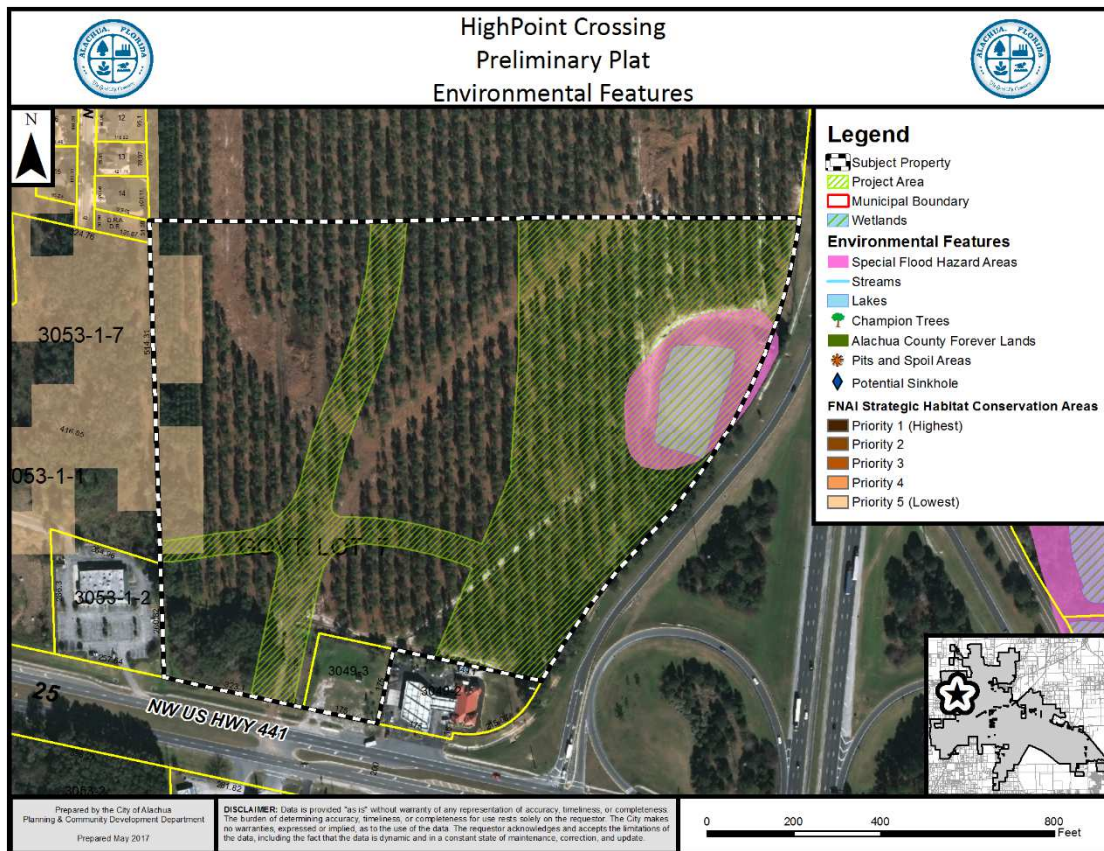
### **Wetlands**

The applicant has identified the location of a wetland area in the eastern portion of the subject property. This wetland is approximately 0.80 acres in size. No other wetlands exist on-site.

**Evaluation:** The wetland area is subject to the applicable protection standards of the City of Alachua Comprehensive Plan and the Land Development Regulations (LDRs). The applicant has provided a minimum 75 foot setback from the wetland area, in accordance with the provisions of the City's Comprehensive Plan.

### **Map 3. Environmental Features**





## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987. The purpose of the inventory was to identify, inventory, map, describe, and evaluate the most significant natural biological communities in private ownership in Alachua County.

**Evaluation:** The subject property is not located within or adjacent to a Strategic Ecosystem, therefore, the development will have no impact upon any Strategic Ecosystem(s) identified within the ecological inventory report.

## Regulated Plant & Animal Species

The subject property is not known to contain any species identified as endangered, threatened, or of special concern. The Florida Natural Areas Inventory (FNAI) has identified areas throughout the State of Florida which may contain good quality natural communities. This data layer is known as the Potential Natural Areas (PNA) data layer, and identifies privately owned lands that are not managed or listed for conservation purposes. These areas were delineated by FNAI scientific staff through interpretation of natural vegetation from 1988-1993 FDOT aerial photographs and from input received during Regional Ecological Workshops held for each regional planning council. These workshops were attended by experts familiar with natural areas in the region. Potential Natural Areas were assigned ranks of Priority 1 through Priority 5 based on size, perceived quality, and

type of natural community present. The areas included in Priority 5 are exceptions to the above criteria. These areas were identified through the same process of aerial photographic interpretation and regional workshops as the PNA 1 through 4 ranked sites, but do not meet the standard criteria.

**Evaluation:** No species identified as endangered, threatened, or of special concern are known to exist on the subject property. The property contains a small area identified as “Priority 5” in the PNA data layer, which is the lowest priority category. This land is part of a larger area to the west of the subject property identified as Priority 5. The subject property has historically consisted of planted pine trees, which have been previously harvested.

While Category 5 of the FNAI PNA data layer indicates that the property may feature habitat which could support species identified as endangered, threatened, or of special concern, this data is not intended for use in a regulatory decision making process. The data must be referenced only as a resource to indicate the potential of land to support wildlife. If a regulated plant or animal species is identified during development, the applicant must adhere to the applicable standards in the City of Alachua Comprehensive Plan and the Land Development Regulations.

## **Soil Survey**

The hydrologic soil group is an indicator of potential soil limitations. The hydrologic soil group, as defined for each specific soil, refers to a group of soils which have been categorized according to their runoff-producing characteristics. These hydrologic groups are defined by the Soil Survey of Alachua County, Florida, dated August 1985. The chief consideration with respect to runoff potential is the capacity of each soil to permit infiltration (the slope and kind of plant cover are not considered, but are separate factors in predicting runoff.) There are four hydrologic groups: A, B, C, and D. “Group A” soils have a higher infiltration rate when thoroughly wet and therefore have a lower runoff potential. “Group D” soils have very lower infiltration rates and therefore a higher runoff potential.

There are four (4) soil types found on the subject property:

### *Bivans Sand (5% - 8% slopes)*

Hydrologic Soil Group: D

This soil type is poorly drained on short breaking slopes and along hillsides of the uplands. This soil type has severe limitations for most urban uses, including sites for dwellings, small commercial buildings, and local roads and streets.

### *Arredondo-Urban Land Complex (0% – 5% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type does not pose any significant limitations for development.

*Kendrick Sand (2-5% slopes)*

Hydrologic Soil Group: B

This soil type is well drained with moderately slow surface runoff and rapid permeability. This soil poses only slight limitations for dwellings and local roads.

*Kendrick Sand (5% – 8% slopes)*

Hydrologic Soil Group: A

This soil type is well drained and permeability is rapid at the surface. This soil type poses only moderate limitations as sites for homes and small commercial buildings because of the slope.

**Evaluation:** All soils, with the exception of Bivans Sand (which consists of a small area in the northwest corner of the subject property), pose only slight or moderate limitations for local roads and streets and commercial buildings. Where moderate limitations are presented by soils, the limitations are due to the slope. A more detailed geotechnical analysis will be performed prior to any commercial development of the site to further evaluate any potential limitations of the lands which may be presented by soils.

## **Flood Potential**

Panel 0120D of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006, indicates that the subject property is in Flood Zone X (areas determined to be outside of the 500-year floodplain) and Flood Zone A (areas determined to be subject to flooding by the 1% annual chance flood [100-year flood], with no Base Flood Elevation [BFE] determined.)

**Evaluation:** The portion of the subject property within Flood Zone A is located in the eastern portion of the subject property within the proposed drainage easement / common area. The minimum buffer requirements from wetland areas, as required by the City's Comprehensive Plan, and as provided on the preliminary plat, would prohibit any development within areas designated as Flood Zone A. Therefore, there are no issues related to flood potential.

## **Karst-Sensitive Features**

Karst sensitive areas include geologic features, such as fissures, sinkholes, underground streams, and caverns, and are generally the result of irregular limestone formations. The subject property is located within an area where sinkholes may potentially allow hydrologic access to the Floridan Aquifer System, however, best available data indicates that no sinkholes or known indicators of sinkhole activity are located on the subject property.

**Evaluation:** There are no geologic features located on the subject property which indicate an increased potential for karst sensitivity.

## **Wellfield Protection Zones**

Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500 foot radius area around each city-owned potable water well.

**Evaluation:** The subject property is not located within a City of Alachua wellhead protection zone as identified on the City of Alachua Wellfield Primary Protection Zones Map of the City's Comprehensive Plan, therefore, there are no issues related to wellfield protection.

## **Historic Structures/Markers and Historic Features**

The subject property does not contain any historic structures as determined by the State of Florida and the Alachua County Historic Resources Inventory. Additionally, the subject property is not located within the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation:** There are no issues related to historic structures or markers.

## **FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS**

### ***SECTION 2.4.10(G)(2)(e), PRELIMINARY PLAT STANDARDS***

Section 2.4.10(G)(2)(e) of the City's Land Development Regulations (LDRs) establishes the standards with which all major subdivision preliminary plats must be found to be compliant. An evaluation and findings of the application's compliance with the applicable standards of Section 2.4.10(G)(2)(e) is provided below.

*2.4.10(G)(2)(e) Subdivision preliminary plat standards.* A subdivision preliminary plat shall be approved upon a finding the application complies with the standards in Article 7, Subdivision Standards, all other relevant provisions of these LDRs, and all other relevant City ordinances and regulations.

**Evaluation & Findings:** The application has been reviewed for and is found to be in compliance with the applicable standards of Article 7, Subdivision Standards, including standards related to block length, lot arrangement, dimensions and design, and street arrangement.

## **SECTION 3.7.2(C): US HIGHWAY 441 / INTERSTATE 75 GATEWAY OVERLAY DISTRICT**

Section 3.7.2(C) of the City's Land Development Regulations (LDRs) establishes the US Highway 441/Interstate 75 Gateway Overlay District. The Gateway Overlay District applies to all lands within 2,000 feet of the US 441 / Interstate 75 interchange, unless otherwise exempted. The subject property is located within the Gateway Overlay District, and future development of the lands surrounding the proposed subdivision will be subject to the standards of the Gateway Overlay District.

## **PUBLIC FACILITIES IMPACT**

The analysis of each public facility provided below represents an analysis of the new impacts generated by the proposed subdivision. Proposed impacts are based upon the proposed intended development of Lot 1 (a 100 room hotel).

***At present, the impacts which would be generated by the proposed development are acceptable and are not anticipated to degrade the Level of Service (LOS) of any public facility.*** Facility capacity will be re-evaluated as part of the review of any application for a final development order. Since the subject property is zoned Commercial Intensive (CI), future development on Lot 1 and on the remainder of the subject property will require Site Plan Review. Facility capacity must be available to support the proposed development prior to the issuance of a final development order.

## **Transportation Impact**

**Table 2. Affected Comprehensive Plan Roadway Segments<sup>1</sup>**

<b>Segment Number<sup>2, 3</sup></b>	<b>Segment Description</b>	<b>Lanes</b>	<b>Functional Classification</b>	<b>Area Type</b>	<b>Level of Service (LOS)</b>
1 (7)	Interstate 75 (from the North City Limits to US 441)	6/D	Freeway	COMM	C
2 (6)	Interstate 75 (from US 441 to the South City Limits)	6/D	Freeway	COMM	C
5 (13, 14, 15)	US 441 (from SR 235 to North City Limits)	4/D	Principle Arterial	Urban Trans	D

<sup>1</sup> Source: City of Alachua Comprehensive Plan, Transportation Element.

<sup>2</sup> For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within ½ mile of the development's ingress/egress, or to the nearest intersecting major street, whichever is greater [Section 2.4.14(H)(2)(a) of the LDRs].

<sup>3</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.



**Table 3. Potential Trip Generation**

Land Use <sup>1</sup>	AADT (Enter/Exit) <sup>2</sup>	AM Peak Hour (Enter/Exit) <sup>2</sup>	PM Peak Hour (Enter/Exit) <sup>2</sup>
Hotel (ITE Code 310)	817 (408/409)	52 (28/24)	61 (35/26)

<sup>1</sup> Source: ITE Trip Generation, 9th Edition.  
<sup>2</sup> Formulas: AADT – 8.17 trips per room x 100 rooms (50% entering/50% exiting); AM Peak Hour – 0.52 trips per room x 100 rooms (54% entering/46% exiting); PM Peak Hour – 0.61 trips per room x 100 rooms (58% entering/42% exiting.)

**Table 4a. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	I-75 Segment 1 (7) <sup>1</sup>	I-75 Segment 2 (6) <sup>1</sup>	US 441 Segment 5 (13,14,15) <sup>1</sup>
Average Annual Daily Trips			
Maximum Service Volume <sup>2</sup>	85,600	85,600	35,500
Existing Traffic <sup>3</sup>	42,505	56,476	24,411
Reserved Trips <sup>4</sup>	109	152	7,316
Available Capacity <sup>4</sup>	42,986	28,972	3,773
Increase in Daily Trips <sup>5</sup>	408	409	817
<b>Residual Capacity Post-Approval<sup>6</sup></b>	<b>42,578</b>	<b>28,563</b>	<b>2,956</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
<sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016.  
<sup>4</sup> Source: City of Alachua May 2017 Development Monitoring Report.  
<sup>5</sup> Trip Distribution: Segment 1: 50%; Segment 2: 50%; Segment 5: 100%.  
<sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

**Table 4b. Projected Impact on Affected Comprehensive Plan Roadway Segments (Peak Hour)**

Traffic System Category	I-75 Segment 1 (7) <sup>1</sup>	I-75 Segment 2 (6) <sup>1</sup>	US 441 Segment 5 (13,14,15) <sup>1</sup>
PM Peak Hour Trips			
Maximum Service Volume <sup>2</sup>	7,710	7,710	3,200
Existing Traffic <sup>3</sup>	4,463	5,930	3,773
Reserved Trips <sup>4</sup>	12	17	637
Available Capacity <sup>4</sup>	3,235	1,763	244
Increase in PM Peak Hour Trips <sup>5</sup>	30	31	61
<b>Residual Capacity Post-Approval<sup>6</sup></b>	<b>3,205</b>	<b>1,732</b>	<b>183</b>

<sup>1</sup> FDOT roadway segment number shown in parenthesis. For the purposes of concurrency management, COA Comprehensive Plan segments that make up a portion of a larger FDOT roadway segment will be evaluated together when determining post development roadway capacity.  
<sup>2</sup> Source: FDOT 2013 Quality/Level of Service Handbook, Generalized Annual Average Daily Volumes and Generalized Peak Hour Two-Way Volumes for Areas Transitioning to Urbanized Areas or Areas of 5,000 Not in Urbanized Areas.  
<sup>3</sup> Florida State Highway System Level of Service Report 2015, Florida Department of Transportation, District II, September 2016.  
<sup>4</sup> Source: City of Alachua May 2017 Development Monitoring Report.  
<sup>5</sup> Trip Distribution: Segment 1: 50%; Segment 2: 50%; Segment 5: 100%.  
<sup>6</sup> The application is for a Preliminary Development Order. Facility capacity and concurrency will not be reserved.

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of the roadway segments identified above; therefore, the increase in potential trip generation is acceptable. This analysis is based upon the intended development of Lot 1 (a 100 room

hotel). Concurrency and impacts to the transportation network will be reevaluated during Site Plan review.

## **Potable Water Impacts**

**Table 5. Potable Water Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Current Permitted Capacity <sup>1</sup>	2,300,000
Less Actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>2</sup>	59,789
Available Capacity	939,211
Potential Demand Generated <sup>3</sup>	10,000
<b>Residual Capacity</b>	<b>929,211</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>59.60%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, May 2017. <sup>2</sup> City of Alachua May 2017 Development Monitoring Report. <sup>3</sup> Chapter 64E-6, Florida Administrative Code; (Formula: [100 gallons per day per room x 100 rooms]).	

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of potable water facilities; therefore, the increase in potential demand is acceptable. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts will be reevaluated during Site Plan review.

## **Sanitary Sewer Impacts**

**Table 6. Sanitary Sewer Impacts**

<b>System Category</b>	<b>Gallons Per Day</b>
Treatment Plant Current Permitted Capacity	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>2</sup>	57,364
Available Capacity	788,636
Potential Demand Generated <sup>3</sup>	10,000
<b>Residual Capacity</b>	<b>778,636</b>
<b>Percentage of Permitted Design Capacity Utilized</b>	<b>48.09%</b>
<i>Sources:</i> <sup>1</sup> City of Alachua Public Services Department, May 2017. <sup>2</sup> City of Alachua May 2017 Development Monitoring Report. <sup>3</sup> Chapter 64E-6, Florida Administrative Code; (Formula: [100 gallons per day per room x 100 rooms]).	

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of sanitary sewer facilities; therefore, the increase in potential demand is acceptable. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts will be reevaluated during Site Plan review.

## **Solid Waste Impacts**

**Table 7. Solid Waste Impacts**

System Category	Pounds Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,568	7,221.16
Reserved Capacity <sup>2</sup>	5,201.87	949.34
Potential Demand Generated <sup>3</sup>	1,463.62	267.11
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources: 1 University of Florida, Bureau of Economic & Business Research, Estimates of Population by County and City in Florida, April 1, 2014; Policy 2.1.a, CFNGAR Element (Formula: 9,892 persons x 0.73 tons per person per year.) 2 City of Alachua May 2017 Development Monitoring Report. 3 Policy 2.1.a, CFNGAR Element; US Census Bureau (Formula: 44 dwellings x 2.37 persons per dwelling x 0.73 tons per person per year.) 4 New River Solid Waste Facility, May 2017.		

**Evaluation:** The impacts generated by the proposed development will not adversely affect the Level of Service (LOS) of solid waste facilities; therefore, the increase in potential demand is acceptable. This analysis is based upon the intended development of Lot 1 (a 100 room hotel). Concurrency and impacts will be reevaluated during Site Plan review.

## **Recreation Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to recreation facilities. The development will have no impact to the Level of Service (LOS) of recreation facilities.

## **Public School Facilities**

The proposed development is a nonresidential development. Therefore, there are no impacts to public school facilities. The development will have no impact to the Level of Service (LOS) of public school facilities.

**EXHIBIT “A”**

**TO**

**HIGHPOINT CROSSING  
PRELIMINARY PLAT  
STAFF REPORT**

**SUPPORTING APPLICATION MATERIALS  
SUBMITTED BY CITY STAFF TO THE  
PLANNING AND ZONING BOARD**

PRELIMINARY PLAT  
FOR:  
HIGHPOINT  
CROSSING

ALACHUA COUNTY, FLORIDA

SECTION 4 & 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST

SUBMITTED TO:  
CITY OF ALACHUA

OWNER/DEVELOPER

ALACHUA A ONE, LLC.  
15260 NW 147TH DRIVE, STE 100  
ALACHUA, FL 32615  
(352) 672-8657

ENGINEER OF RECORD

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(352) 331-1976  
Walpole@chw-inc.com

SURVEYOR OF RECORD

AARON H. HICKMAN, P.S.M.  
CAUSSEAU, HEWETT, & WALPOLE, INC.  
132 NW 76TH DRIVE  
GAINESVILLE, FL 32607  
(352) 331-1976

SHEET INDEX

SHEET NUMBER	DESCRIPTION
C0.00	COVER SHEET AND INDEX
1-4 OF 4	BOUNDARY AND TOPOGRAPHIC SURVEY
PP-1	PRELIMINARY PLAT
PP-2	PRELIMINARY PLAT DETAILS
PP-3	PRELIMINARY PLAT DETAILS

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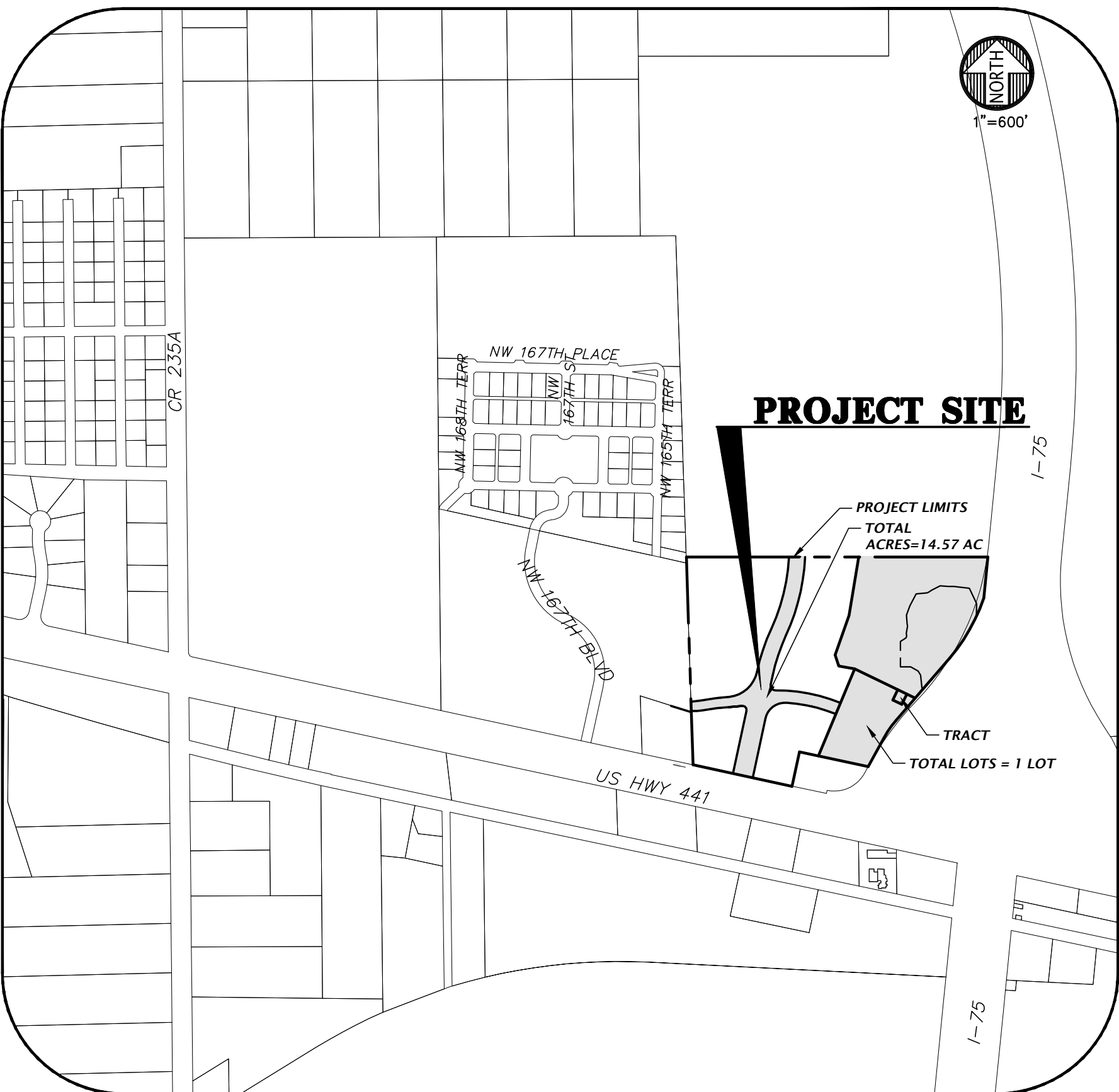
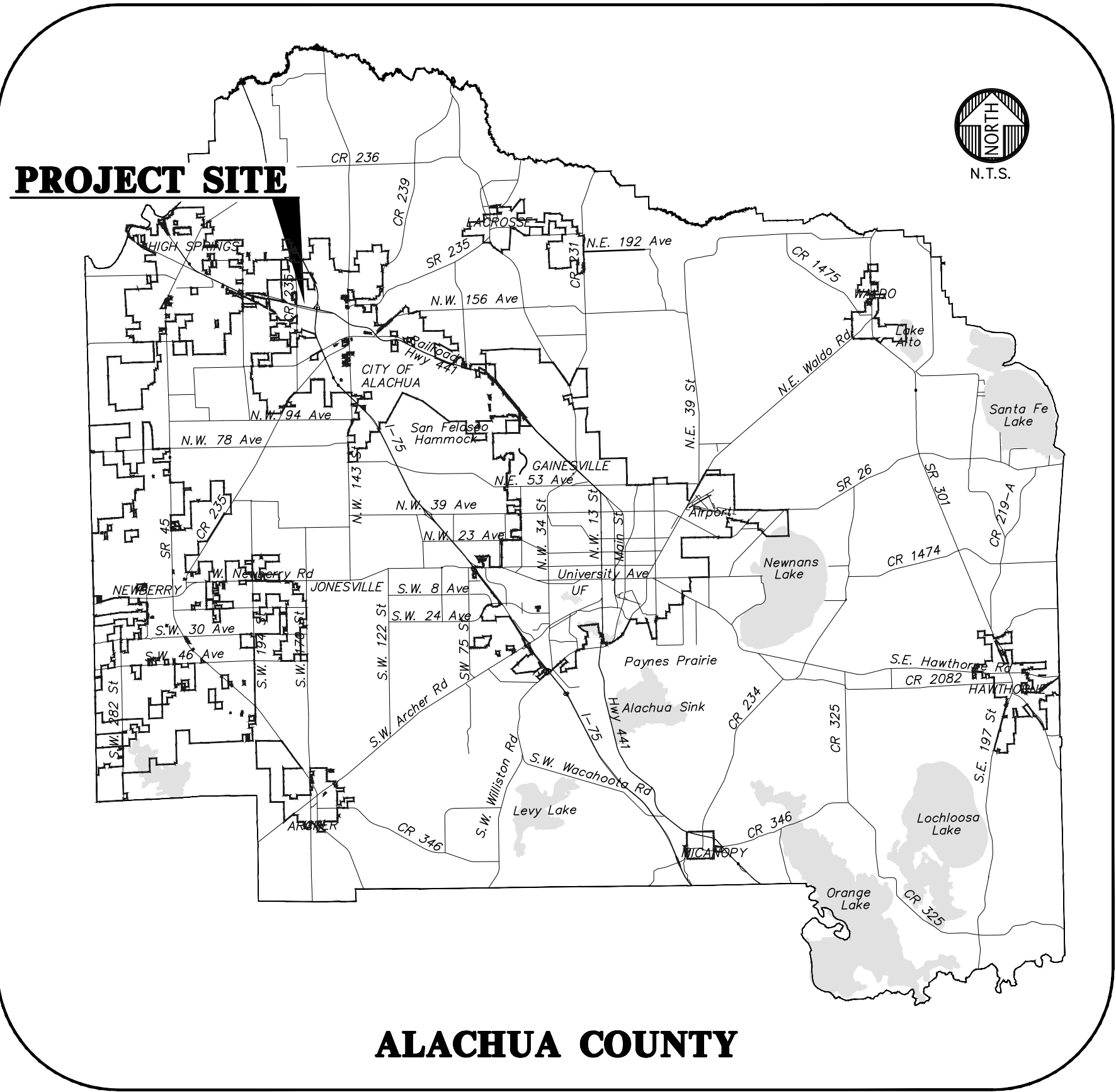
1-800-432-4770

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

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA, THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.56 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 09°28'11" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE A SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°03'11", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.78 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, THE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 252.80 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 22°36'20" EAST, A DISTANCE OF 224.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°00'00" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 300.32 FEET TO THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 441; THENCE NORTH 77°41'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 318.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 32.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 108°57'04", AN ARC DISTANCE OF 37.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°09'57" WEST, A DISTANCE OF 67.40 FEET TO THE BEGINNING OF A CURVE.

CONCAVE NORTHERLY, HAVING A RADIUS OF 1025.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°09'58" WEST, 185.74 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°22'48", AN ARC DISTANCE OF 185.99 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS; THENCE NORTH 01°51'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.31 FEET; THENCE DEPARTING SAID EAST LINE, WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 378.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02'21" EAST, 191.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'30", AN ARC DISTANCE OF 192.19 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°45'44" EAST, 182.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC DISTANCE OF 195.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°07'01" EAST, 228.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'50", AN ARC DISTANCE OF 228.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 12°46'59" EAST, 384.61 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'21", AN ARC DISTANCE OF 367.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 15°40'17" WEST, 398.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°07'23", AN ARC DISTANCE OF 401.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 16°25'22" WEST, 210.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC DISTANCE OF 211.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°11'36" EAST, 37.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC DISTANCE OF 42.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 19°00'11" EAST, 328.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC DISTANCE OF 330.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 183.17 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 09°31'10" EAST, A DISTANCE OF 260.35 FEET; THENCE NORTH 60°00'00" EAST, A DISTANCE OF 546.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.57 ACRES, MORE OR LESS.



132 NW 76th Drive  
Gainesville, Florida 32607  
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GRAPHIC SCALE ON  
BAR SCALE OF 1" = 100'  
USE ONE INCH ONLY  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

SCALE:  
CONSTRUCTION/REV. REVISIONS

DATE: 04/27/2017  
BY: CITY OF ALACHUA  
05/10/2017 - RE-SUBMITTAL TO CITY OF ALACHUA  
05/18/2017 - RE-SUBMITTAL TO CITY OF ALACHUA  
05/31/2017 - P2B SUBMITTAL TO CITY OF ALACHUA

CLIENT: ALACHUA A ONE, LLC  
PROJECT: HIGHPOINT CROSSING  
SHEET TITLE: COVER SHEET AND INDEX  
SHEET NUMBER: 16-0638

DESIGNER: ROBERT J. WALPOLE  
D.S.  
PROJECT ENGINEER: D.S.  
QUALITY CONTROL: R.W.  
FL PE No. 58206  
SHEET NO.: C0.00



Tech: aaronh Plot Date: May 18, 2017 2:12pm Filename: L:\2016\16-0638\Survey\Topographic\DWG\16-0638 - McCauleyTop.dwg

**SURVEYOR'S NOTES:**

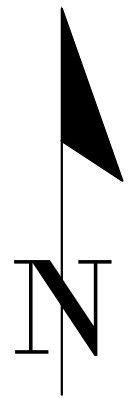
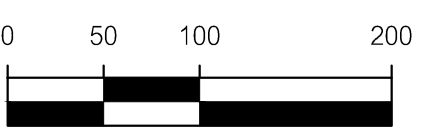
1. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1988 (NAD88) PROJECTED FROM RECOVERED BENCHMARK C 51- 6747' CONCRETE MONUMENT AND BRASS CAP STAMPED C 51 1934 HAVING A PUBLISHED ELEVATION OF 75.14 FEET.
6. THIS MAP CONSISTS OF THREE SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS.
7. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE MAPPED BASED ON FIELD LOCATED PAINT MARKINGS BY OTHERS, AND VISIBLE SURFACE EVIDENCE THEREOF, IN CONJUNCTION WITH UTILITY MAPS FURNISHED FROM THE CITY OF ALACHUA AND GAINESVILLE REGIONAL UTILITIES. NO EXCAVATION OF UNDERGROUND UTILITIES WAS PERFORMED BY THIS SURVEYOR.
8. THIS SURVEY CONSIST OF 4 SHEETS TOTAL. SEE SHEETS 2-4 FOR DETAILED TOPOGRAPHIC INFORMATION.
9. WETLAND FLAGS SHOWN HEREON WERE ESTABLISHED BY ECOSYSTEMS RESEARCH CORPORATION.

**LEGEND:**

- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NFE = NORTH RIM ELEVATION  
INV = INVERT ELEVATION  
PVC = POLYVINYL CHLORIDE  
S.F. = SQUARE FEET  
RCP = REINFORCED CONCRETE PIPE  
O.R.B. = OFFICIAL RECORDS BOOK  
LO = LIVE OAK  
LAO = LAUREL OAK  
CHRY = CHERRY TREE  
HACK = HACKBERRY  
D.E. = DRAINAGE EASEMENT  
DRA = DRAINAGE RETENTION AREA (TYP) = TYPICAL  
CMP = CORRUGATED METAL PIPE  
WL-X = WETLAND FLAG  
= FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)  
= FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED  
= FOUND 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = BENCHMARK  
= CLEANOUT  
= CONCRETE POWER POLE  
= CABLE TELEVISION BOX  
= ELECTRIC BOX  
= ELECTRIC METER  
= FIRE HYDRANT  
= FIBER OPTIC BOX  
= GUY ANCHOR  
= SIGN  
= TREE (SIZE AND TYPE AS NOTED)  
= SANITARY SEWER MANHOLE  
= STORM SEWER MANHOLE  
= TELEPHONE PEDESTAL  
= TRANSFORMER  
= TRAFFIC SIGNAL BOX  
= METAL LIGHT POLE  
= WOOD LIGHT POLE  
= WOODEN POWER POLE  
= WATER VALVE  
= WATER METER  
= BOLLARD  
= MONITORING WELL  
= ILLUMINATION BOLLARD
- = UNDERGROUND ELECTRIC LINE  
= OVERHEAD WIRE  
= SANITARY SEWER LINE  
= UNDERGROUND WATER LINE  
= FENCE (SIZE AND TYPE AS NOTED)  
= STORM SEWER LINE  
= UNDERGROUND GAS LINE  
= UNDERGROUND WATER LINE (PER UTILITY MAPS)  
= UNDERGROUND GAS LINE (PER UTILITY MAPS)  
= HAND RAIL  
= CONTOUR LINE  
= END OF FEATURE NOT DETERMINED  
= ASPHALT SURFACE  
= CONCRETE SURFACE

**TOPOGRAPHIC SURVEY**  
**LOCATED IN SECTIONS 4 & 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,**  
**CITY OF ALACHUA, FLORIDA**

**GRAPHIC SCALE**



130 NW 78th Drive  
Gainesville, Florida 32607  
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est. 1988 FLORIDA  
LB-5075

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SCALE: 1" = 100'  
VERTICAL SCALE: BASED ON ORIGINAL DRAWING  
HORIZONTAL SCALE: BASED ON THIS SHEET. ADJUST SCALES ACCORDINGLY.

JAMES MCCAULEY, M.D.

CERTIFIED TO:

SURVEY DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

FIELD BOOK & PAGE:

AARON H. HICKMAN

This map prepared by:

Certificate of Authorization No. LB 5075  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET NO.:

1 OF 4

**FLOOD ZONE:**

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120 D, EFFECTIVE DATE: JUNE 16, 2006.

CURVE DATA TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	344.02'	894.93'	22°01'31"	174.16'	341.91'
C2	107.79'	507.63'	12°09'59"	54.10'	107.59'

SHEET 3 OF 4

SHEET 4 OF 4

SHEET 2 OF 4

U.S. HIGHWAY NO. 441  
STATE ROAD NO. 25

LOCATED IN SECTIONS 4 & 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, FLORIDA



THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120 D, EFFECTIVE DATE: JUNE 16, 2006.

























**SURVEYOR'S NOTES:**

1. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
2. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCRANCH.
3. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
4. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
5. ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1988 (NAD83) PROJECTED FROM RECOVERED BENCHMARK C-51-67X\* CONCRETE MONUMENT AND BRASS CAP STAMPED C-51 1934 HAVING A PROJECTED ELEVATION OF 75.14 FEET.
6. THIS MAP CONSISTS OF THREE SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS.
7. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE MAPPED BASED ON FIELD LOCATED PAINT MARKINGS BY OTHERS, AND VISIBLE SURFACE EVIDENCE THEREOF, IN CONJUNCTION WITH UTILITY MAPS FURNISHED FROM THE CITY OF ALBUQUERQUE AND ANTIPOLO REGIONAL UTILITIES. NO EXCAVATION OF UNDERGROUND UTILITIES WAS PERFORMED BY THIS SURVEYOR.
8. THIS SURVEY CONSIST OF 4 SHEETS TOTAL. SEE SHEET 1 OF 4 FOR OVERALL TOPO AND ALL REMAINING SHEET FOR DETAILED TOPOGRAPHIC INFORMATION.
9. WETLAND FLAWS SHOWN HEREON WERE ESTABLISHED BY ECOSYSTEMS RESEARCH CORPORATION.



LEGEND:

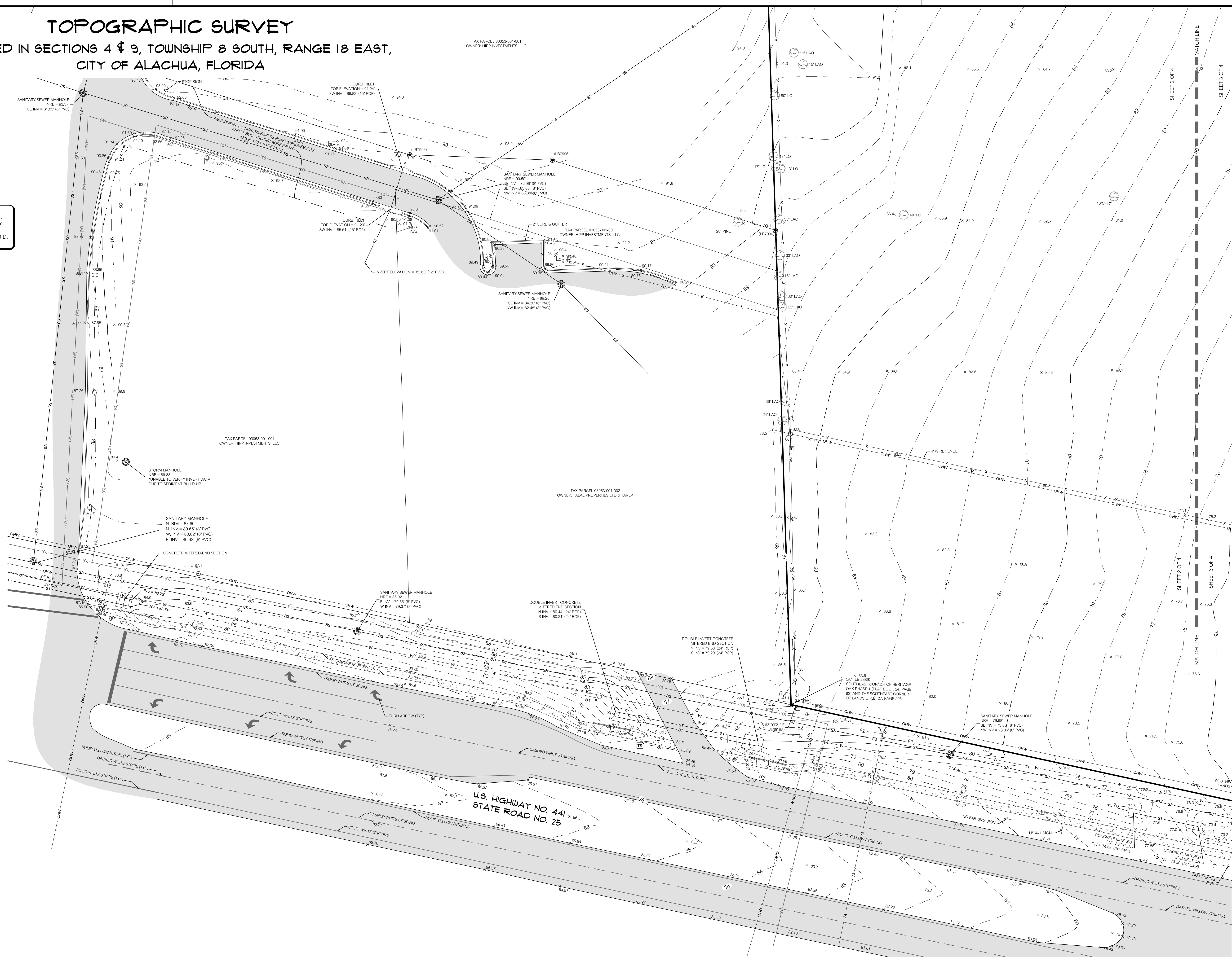
NADVB8 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NRE = NORTH RIM ELEVATION  
INV = INVERT ELEVATION  
PVC = POLYVINYL CHLORIDE  
S.F. = SQUARE FEET  
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(TYP) = TYPICAL  
CMP = CORRUGATED METAL PIPE  
WL XX ▲ = WETLAND FLAG

☐ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)  
☐ = FOUND 4"x6" CONCRETE MONUMENT (MARKED AS NOTED)  
☐ = FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED  
☐ = FOUND 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"

-  = BENCHMARK
-  = CLEANOUT
-  = CONCRETE POWER POLE
-  = CABLE TELEVISION BOX
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-  = ELECTRIC METER
-  = FIRE HYDRANT
-  = FIBER OPTIC BOX
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-  = WOOD LIGHT POLE
-  = WOODEN POWER POLE
-  = WATER VALVE
-  = WATER METER
-  = BOLLARD
-  = MONITORING WELL
-  = ILLUMINATION ROLL ARM

— E — = UNDERGROUND ELECTRIC LINE  
 OHW — = OVERHEAD WIRE  
 SS — = SANITARY SEWER LINE  
 W — = UNDERGROUND WATER LINE  
 ST — = FENCE (SIZE AND TYPE AS NOTED)  
 X — = STORM SEWER LINE  
 G — = UNDERGROUND GAS LINE  
 (W) — = UNDERGROUND WATER LINE  
 (G) — = UNDERGROUND GAS LINE  
 (PER UTILITY MAPS)  
 (PER UTILITY MAPS)  
 —○—○— = HAND RAIL  
 —○— = CONTOUR LINE


 = ASPHALT SURFACE  
 = CONCRETE SURFACE



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est. 1988 **FLORIDA**  
LB-5075



SCALE: 1" = 30'

VERIFY SCALE  
BAR IS ONE INCH ON  
ORIGINAL DRAWING

1"

IF NOT ONE INCH ON  
THIS SHEET, ADJUST

JAMES MCCAULEY, M.D.

10%

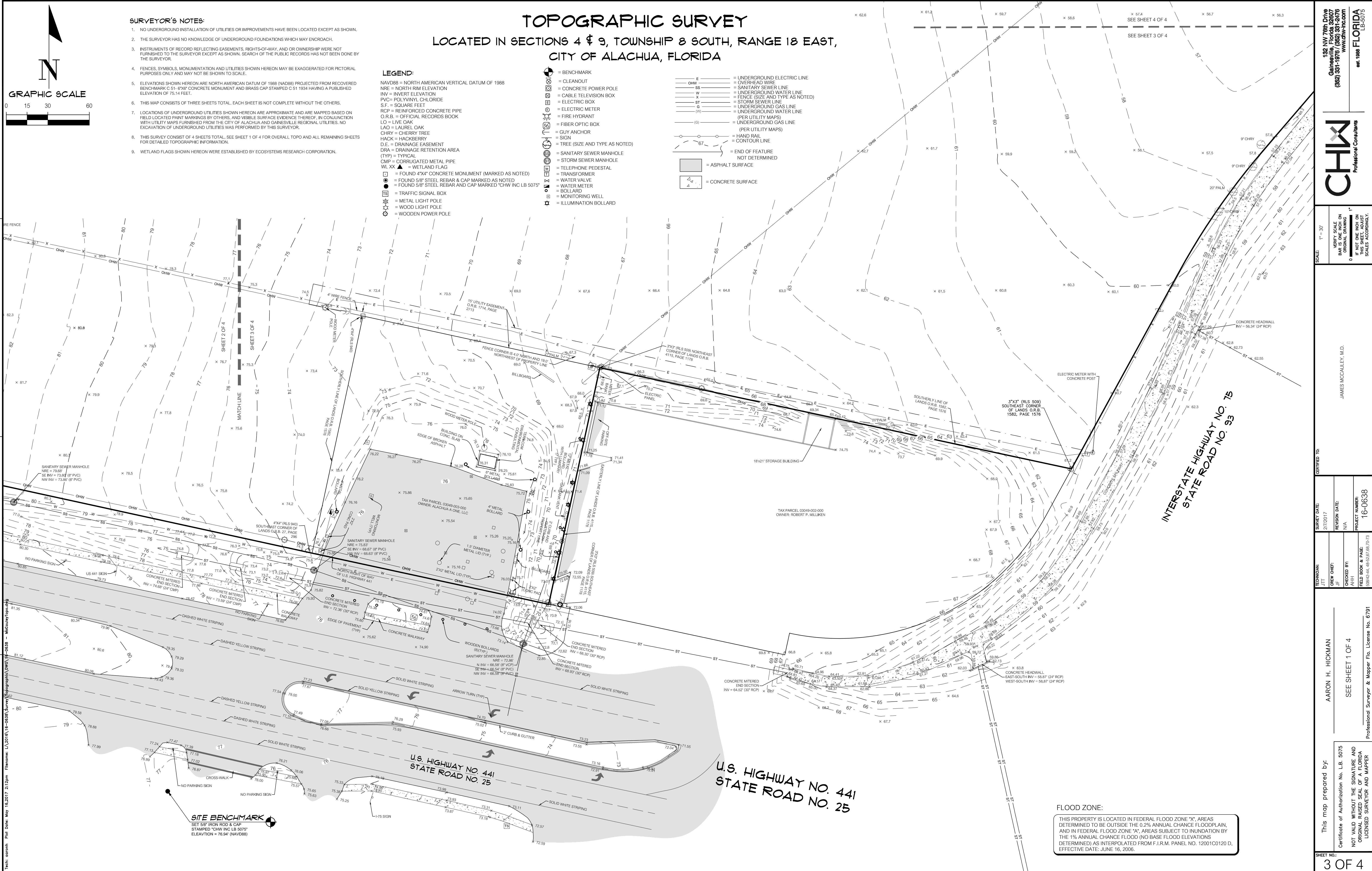
TECHNICIAN:	JTT	SURVEY DATE:	2/7/2017
CREW CHIEF:	JF	REVISION DATE:	N/A
CHECKED BY:	AHH	PROJECT NUMBER:	16 0629
FIELD BOOK & PAGE:			

ARON H. HICKMAN

This map prepared by:

SHEET NO.:  
2 OF 4





TOPOGRAPHIC SURVEY  
LOCATED IN SECTIONS 4 & 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST,  
CITY OF ALACHUA, FLORIDA

**SITE BENCHMARK**  
SET 1/2" IRON ROD & CAP  
STAMPED "TRAVERSE LB 5075"  
ELEVATION = 94.91 (NAVD88)

**FLOOD ZONE:**  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,  
AND IN FEDERAL FLOOD ZONE "A", AREAS SUBJECT TO INUNDATION BY  
THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS  
DETERMINED) AS INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C0120 D,  
EFFECTIVE DATE: JUNE 16, 2006.

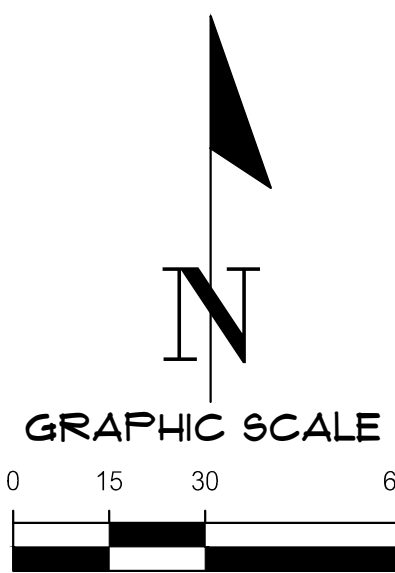
LINE	DIRECTION	LENGTH
L1	S 40°38'30" W	85.36'
L2	N 49°21'30" W	1.79'
L3	S 18°38'10" E	19.02'
L4	S 47°20'38" E	18.03'
L5	S 49°04'48" W	18.08'
L6	S 51°51'45" W	22.96'
L7	S 41°15'14" W	24.30'
L8	S 35°15'17" W	26.59'
L9	S 42°23'34" W	16.35'
L10	S 17°33'18" W	16.51'
L11	S 31°57'25" W	16.39'
L12	S 2°39'09" W	23.71'
L13	S 4°32'02" W	19.15'
L14	S 15°41'03" W	26.89'
L15	S 46°02'10" W	23.79'
L16	S 17°15'57" W	7.39'
L17	S 43°15'23" W	6.46'
L18	S 12°07'00" W	21.64'
L19	S 11°53'43" W	18.26'
L20	S 0°54'21" W	38.08'
L21	S 25°26'42" E	25.12'
L22	S 83°58'00" E	31.69'
L23	S 89°36'30" E	25.79'
L24	S 85°02'17" E	23.00'
L25	N 62°46'02" E	20.58'
L26	N 56°02'48" E	21.61'
L27	N 66°00'28" E	26.57'
L28	N 84°26'40" E	26.62'
L29	N 27°57'51" E	20.15'
L30	N 19°19'18" E	28.52'
L31	N 3°11'32" W	22.38'
L32	N 9°36'18" W	16.65'
L33	N 3°01'30" E	15.54'
L34	N 10°09'03" E	25.79'
L35	N 10°16'43" E	19.93'
L36	N 17°05'28" E	23.29'
L37	N 4°14'34" E	21.99'
L38	N 52°54'06" E	15.55'
L39	N 57°51'52" E	18.15'
L40	N 0°08'00" W	9.89'
L41	N 89°41'10" W	16.97'
L42	N 13°28'04" W	13.93'
L43	N 60°01'08" W	16.39'
L44	S 88°36'11" W	16.79'
L45	N 87°57'39" W	13.74'
L46	N 47°26'33" W	23.13'
L47	S 78°20'08" W	14.47'
L48	N 26°20'08" E	23.38'
L49	N 10°48'50" E	14.92'
L50	N 31°48'07" E	24.18'
L51	N 6°12'09" W	20.04'
L52	S 40°55'44" W	20.90'

**SURVEYOR'S NOTES:**

- NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
- INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE NOT FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN. SEARCH OF THE PUBLIC RECORDS HAS NOT BEEN DONE BY THE SURVEYOR.
- FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
- ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1988 (NAVD88) PROJECTED FROM RECOVERED BENCHMARK C 51-67X6" CONCRETE MONUMENT AND BRASS CAP STAMPED C 51 1934 HAVING A PUBLISHED ELEVATION OF 75.14 FEET.
- THIS MAP CONSISTS OF THREE SHEETS TOTAL. EACH SHEET IS NOT COMPLETE WITHOUT THE OTHERS.
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE MAPPED BASED ON FIELD LOCATED PAINT MARKINGS BY OTHERS, AND VISIBLE SURFACE EVIDENCE THEREOF. IN CONJUNCTION WITH UTILITY MAPS FURNISHED FROM THE CITY OF ALACHUA AND GAINESVILLE REGIONAL UTILITIES. NO EXCAVATION OF UNDERGROUND UTILITIES WAS PERFORMED BY THIS SURVEYOR.
- THIS SURVEY CONSIST OF 4 SHEETS TOTAL. SEE SHEET 1 OF 4 FOR OVERALL, TOPO AND ALL REMAINING SHEETS FOR DETAILED TOPOGRAPHIC INFORMATION.
- WETLAND FLAGS SHOWN HEREON WERE ESTABLISHED BY ECOSYSTEMS RESEARCH CORPORATION.

**LEGEND:**

- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988  
NRE = NORTH RIM ELEVATION  
INV = INVERT ELEVATION  
PVC = POLYVINYL CHLORIDE  
S.F. = SQUARE FEET  
RCP = REINFORCED CONCRETE PIPE  
O.R.B. = OFFICIAL RECORDS BOOK  
LO = LIVE OAK  
LAO = LAUREL OAK  
CHRY = CHERRY TREE  
HACK = HACKBERRY  
D.E. = DRAINAGE EASEMENT  
DRA = DRAINAGE RETENTION AREA  
(TYP) = TYPICAL  
CMP = CORRUGATED METAL PIPE  
(M) = DATA BASED ON FIELD MEASUREMENTS  
WL, X, ▲ = WETLAND FLAG  
■ = FOUND 4"x4" CONCRETE MONUMENT (MARKED AS NOTED)  
● = FOUND 5/8" STEEL REBAR & CAP MARKED AS NOTED  
● = FOUND 5/8" STEEL REBAR AND CAP MARKED "CHW INC LB 5075"
- = BENCHMARK  
○ = CLEANOUT  
○ = CONCRETE POWER POLE  
○ = CABLE TELEVISION BOX  
○ = ELECTRIC BOX  
○ = ELECTRIC METER  
○ = FIRE HYDRANT  
○ = FIBER OPTIC BOX
- = GUY ANCHOR  
○ = SIGN  
○ = TREE (SIZE AND TYPE AS NOTED)  
○ = SANITARY SEWER MANHOLE  
○ = STORM SEWER MANHOLE  
○ = TELEPHONE PEDESTAL  
○ = TRANSFORMER  
○ = TRAFFIC SIGNAL BOX  
○ = METAL LIGHT POLE  
○ = WOOD LIGHT POLE  
○ = WOODEN POWER POLE  
○ = WATER VALVE  
○ = WATER METER  
○ = BOLLARD  
○ = MONITORING WELL  
○ = ILLUMINATION BOLLARD  
○ = UNDERGROUND ELECTRIC LINE  
○ = OVERHEAD WIRE  
○ = SANITARY SEWER LINE  
○ = UNDERGROUND WATER LINE  
○ = FENCE (SIZE AND TYPE AS NOTED)  
○ = STORM SEWER LINE  
○ = UNDERGROUND GAS LINE  
○ = UNDERGROUND WATER LINE  
○ = UNDERGROUND GAS LINE (PER UTILITY MAPS)  
○ = HAND RAIL  
○ = CONTOUR LINE
- = END OF FEATURE NOT DETERMINED
- = ASPHALT SURFACE
- = CONCRETE SURFACE



AARON H. HICKMAN

SEE SHEET 1 OF 4

This map prepared by:

Certificate of Authorization No. LB 5075

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

SHEET NO.:

4 OF 4

Professional Surveyor & Mapper Fla. License No. 6791

PROJECT NUMBER:

10-0638

FIELD BOOK & PAGE:

55842-44, 48-52, 67, 68, 70-73

DATE:

2/7/2017

REVISION DATE:

N/A

DATE:

2/7/2017

SCALE:

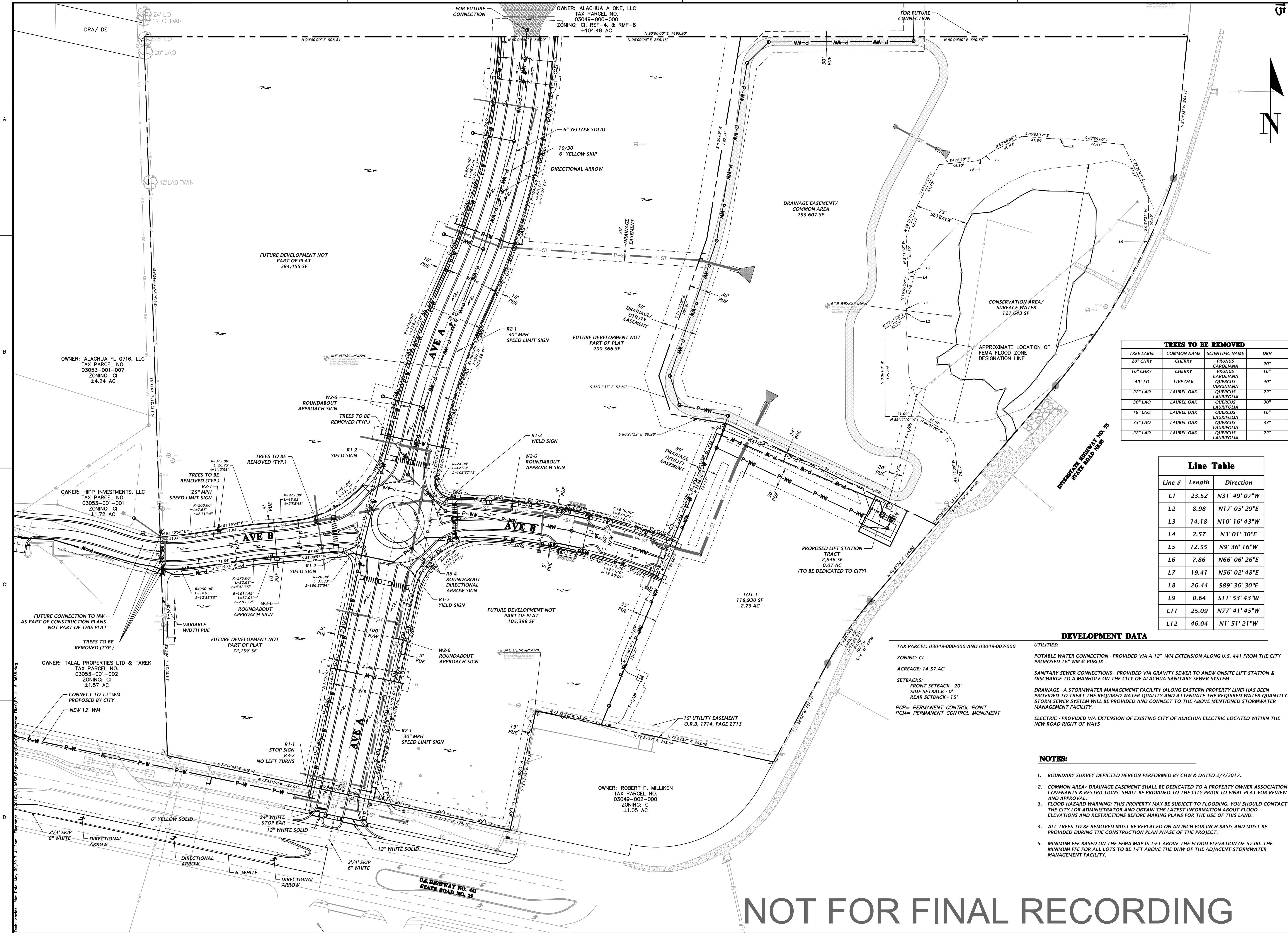
1" = 30'

APPROXIMATE LOCATION OF FEMA FLOOD ZONE DESIGNATION LINE

**CHW**  
Professional Consultants

132 NW 78th Drive  
Gainesville, Florida 32607  
(850) 331-1976 / (850) 331-2476  
www.chw-inc.com  
est. 1988 FLORIDA  
LB-5075





TREES TO BE REMOVED			
TREE LABEL	COMMON NAME	SCIENTIFIC NAME	DBH
20" CHRY	CHERRY	PRUNUS CAROLIANA	20"
16" CHRY	CHERRY	PRUNUS CAROLIANA	16"
40" LO	LIVE OAK	QUERCUS VIRGINIANA	40"
22" LAO	LAUREL OAK	QUERCUS LAURIFOLIA	22"
30" LAO	LAUREL OAK	QUERCUS LAURIFOLIA	30"
16" LAO	LAUREL OAK	QUERCUS LAURIFOLIA	16"
33" LAO	LAUREL OAK	QUERCUS LAURIFOLIA	33"
22" LAO	LAUREL OAK	QUERCUS LAURIFOLIA	22"

Line Table		
Line #	Length	Direction
L1	23.52	N31° 49' 07"W
L2	8.98	N17° 05' 29"E
L3	14.18	N10° 16' 43"W
L4	2.57	N3° 01' 30"E
L5	12.55	N9° 36' 16"W
L6	7.86	N66° 06' 26"E
L7	19.41	N56° 02' 48"E
L8	26.44	S89° 36' 30"E
L9	0.64	S11° 53' 43"W
L11	25.09	N77° 41' 45"W
L12	46.04	N1° 51' 21"W

DEVELOPMENT DATA

TAX PARCEL: 03049-000-000 AND 03049-003-000  
ZONING: CI  
ACREAGE: 14.57 AC  
SETBACKS:  
FRONT SETBACK - 20'  
SIDE SETBACK - 0'  
REAR SETBACK - 15'  
PCP= PERMANENT CONTROL POINT  
PCM= PERMANENT CONTROL MONUMENT

UTILITIES:  
POTABLE WATER CONNECTION - PROVIDED VIA A 12" WM EXTENSION ALONG U.S. 441 FROM THE CITY PROPOSED 16" WM @ PUBLIX.  
SANITARY SEWER CONNECTIONS - PROVIDED VIA GRAVITY SEWER TO ANEW ONSITE LIFT STATION & DISCHARGE TO A MANHOLE ON THE CITY OF ALACHUA SANITARY SEWER SYSTEM.  
DRAINAGE - A STORMWATER MANAGEMENT FACILITY (ALONG EASTERN PROPERTY LINE) HAS BEEN PROVIDED TO TREAT THE REQUIRED WATER QUALITY AND ATTENUATE THE REQUIRED WATER QUANTITY. STORM SEWER SYSTEM WILL BE PROVIDED AND CONNECT TO THE ABOVE MENTIONED STORMWATER MANAGEMENT FACILITY.  
ELECTRIC - PROVIDED VIA EXTENSION OF EXISTING CITY OF ALACHUA ELECTRIC LOCATED WITHIN THE NEW ROAD RIGHT OF WAYS

NOTES:

- BOUNDARY SURVEY DEPICTED HEREON PERFORMED BY CHW & DATED 2/7/2017.
- COMMON AREA/ DRAINAGE EASEMENT SHALL BE DEDICATED TO A PROPERTY OWNER ASSOCIATION COVENANTS & RESTRICTIONS SHALL BE PROVIDED TO THE CITY PRIOR TO FINAL PLAT FOR REVIEW AND APPROVAL.
- FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT THE CITY LDR ADMINISTRATOR AND OBTAIN THE LATEST INFORMATION ABOUT FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS LAND.
- ALL TREES TO BE REMOVED MUST BE REPLACED ON AN INCH FOR INCH BASIS AND MUST BE PROVIDED DURING THE CONSTRUCTION PLAN PHASE OF THE PROJECT.
- MINIMUM FFE BASED ON THE FEMA MAP IS 1-FT ABOVE THE FLOOD ELEVATION OF 57.00. THE MINIMUM FFE FOR ALL LOTS TO BE 1-FT ABOVE THE DHW OF THE ADJACENT STORMWATER MANAGEMENT FACILITY.

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www.chw-inc.com  
est. 1988 FLORIDA  
CA-5075

CHW  
Professional Consultants

GRAPHIC SCALE ON  
ORIGINAL DRAWING  
1" = 40'  
1" = 80'  
1" = 160'  
1" = 320'  
1" = 640'  
1" = 1280'  
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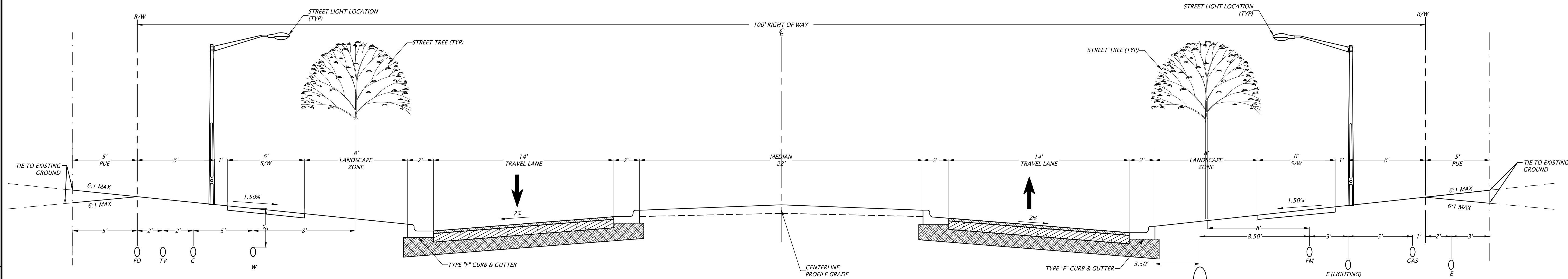
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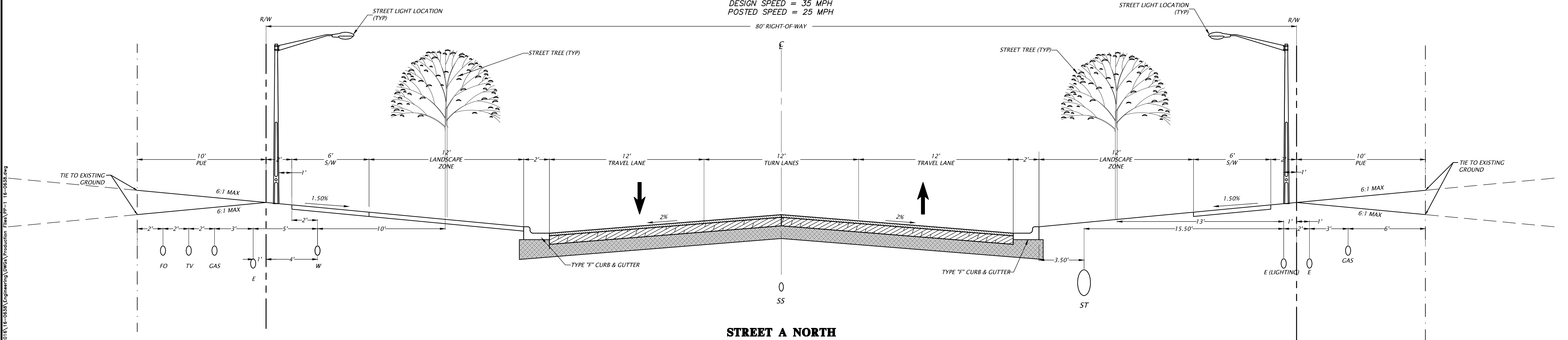
C

D

Plot Date: May 30, 2017 3:01 pm Filename: L:\2017\A\16-0635.dwg PLOT-1 16-0635.dwg



**STREET A SOUTH**  
**100' RIGHT-OF-WAY**  
**STA 20+00 - 25+00**  
DESIGN SPEED = 35 MPH  
POSTED SPEED = 25 MPH



**STREET A NORTH**  
**100' RIGHT-OF-WAY**  
**STA 26+00 - 32+00**  
DESIGN SPEED = 35 MPH  
POSTED SPEED = 25 MPH

NOT FOR FINAL RECORDING

132 NW 7th Drive  
Gainesville, Florida 32607  
(882) 331-1976 / (882) 331-2476  
www.chin-inc.com  
est. 1986 FLORIDA  
CA-5075

**CHIN**  
Professional Consultants

SCALE  
1"=4'  
VERTICAL SCALE ON  
BAR REPRESENTS  
ORIGINAL DRAWING  
0  
USE ONE ONLY  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

CONSTRUCTION REVISIONS

SUBMITTALS  
04/27/2017 - CITY OF ALACHUA  
05/10/2017 - RE-SUBMITTAL TO CITY OF ALACHUA  
05/16/2017 - RE-SUBMITTAL TO CITY OF ALACHUA  
05/31/2017 - P2B SUBMITTAL TO CITY OF ALACHUA

CLIENT:	ALACHUA & ONE, LLC
PROJECT:	HIGHPOINT CROSSING
SHEET TITLE:	PRELIMINARY PLAT
PROJECT NUMBER:	16-0635
DESIGNER:	DJS
PROJECT ENGINEER:	DJS
QUALITY CONTROL:	R/W
ROBERT J. WALPOLE	

FL PE No. 58206  
SHEET NO.  
PP-2

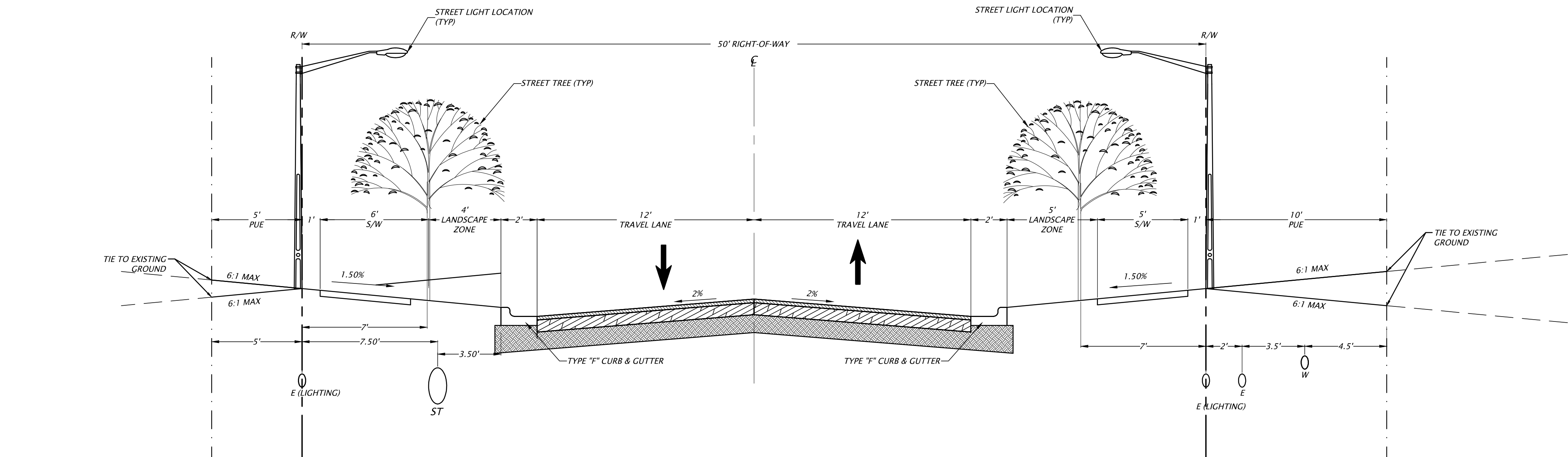
A

B

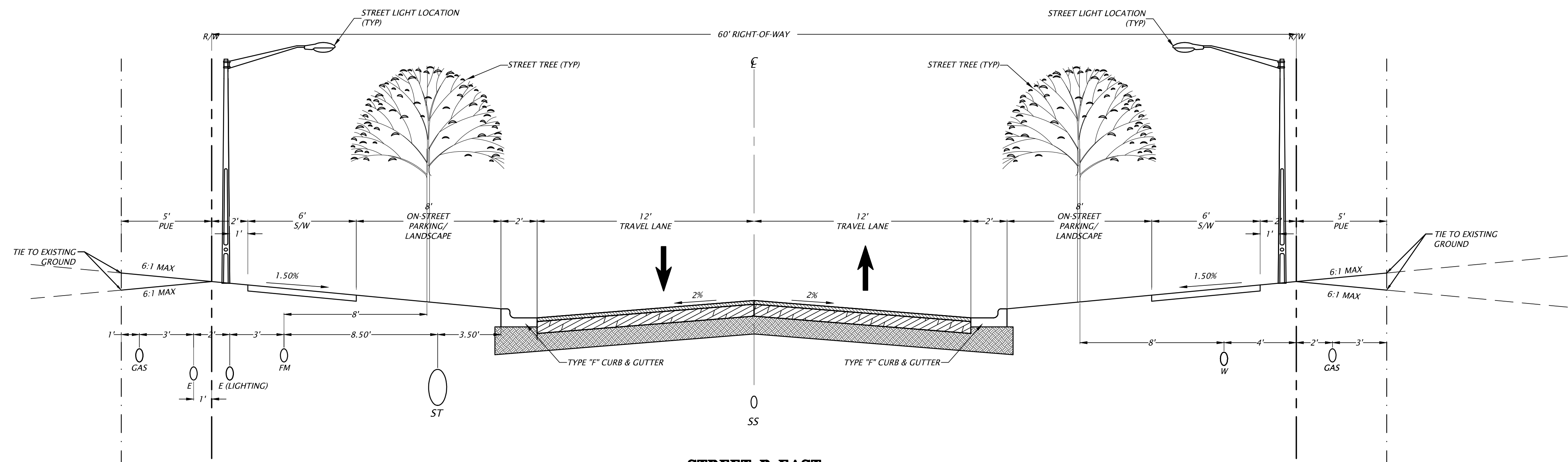
C

D

\\chm\cadd\proj\2017\16-0636.dwg Plotted: May 30, 2017 3:01 pm Filename: L:\2017\16-0636\Engineering\DWG\Production\Plan\16-0636.dwg



**STREET B WEST**  
**50' RIGHT-OF-WAY**  
**STA 10+00 - 12+50**  
DESIGN SPEED = 30 MPH  
POSTED SPEED = 25 MPH



**STREET B EAST**  
**60' RIGHT-OF-WAY**  
**STA 14+50 - 17+60**  
DESIGN SPEED = 30 MPH  
POSTED SPEED = 25 MPH

NOT FOR FINAL RECORDING

132 NW 7th Drive  
Gainesville, Florida 32607  
(882) 331-1976 / (882) 331-2476  
www.chm-inc.com  
est. 1988 FLORIDA  
CA-5075

**CHM**  
Professional Consultants

SCALE  
1"=4'  
VERTICAL SCALE  
1"=4'  
HORIZONTAL SCALE  
1"=40'  
USE ONE INCH ONLY  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY.

CONSTRUCTION/REV. REVISIONS

SUBMITTALS  
04/27/2017 - CITY OF ALACHUA  
05/10/2017 - RE-SUBMITTAL TO CITY OF ALACHUA  
05/16/2017 - RE-SUBMITTAL TO CITY OF ALACHUA  
05/31/2017 - P2B SUBMITTAL TO CITY OF ALACHUA

CLIENT:	ALACHUA A ONE, LLC
PROJECT:	HIGHPOINT CROSSING
SHEET TITLE:	PRELIMINARY PLAT
PROJECT NUMBER:	16-0636
DESIGNER:	DJS
PROJECT ENGINEER:	DJS
QUALITY CONTROL:	R/W
ROBERT J. WALPOLE	

FL PE No. 58206

SHEET NO.  
PP-3

---

**HighPoint Crossing Prelim Plat - PS Comments - 5/18/17 Revised Plans**

---

**From :** Justin Tabor <jtabor@cityofalachua.com>

Tue, May 30, 2017 04:03 PM

**Subject :** HighPoint Crossing Prelim Plat - PS Comments - 5/18/17 Revised Plans

 1 attachment

**To :** Robert Walpole <Walpole@chw-inc.com>

**Cc :** Jessica Junkin <JessicaJ@chw-inc.com>, Kathy Winburn  
<kwinburn@cityofalachua.com>

Robert,

Please see the attached comments from Public Services concerning the revised plans for HighPoint Crossing Preliminary Plat.

Sincerely,

**Justin Tabor, AICP**

Principal Planner

City of Alachua

15100 NW 142nd Terrace | PO Box 9

Alachua, Florida 32616

386.418.6100 x 107 | fax: 386.418.6130

jtabor@cityofalachua.com

***City Hall Hours of Operation***

Monday - Thursday, 7:30 AM - 6:00 PM

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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 **HighPoint\_Crossing\_Prelim\_Plat\_PS\_2017\_05\_30.pdf**

44 KB

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## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** May 30<sup>th</sup>, 2017

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E. *RSV*  
Public Services Director

**RE:** Highpoint Crossing Preliminary Plat Plans

Public Services have reviewed the Highpoint Crossing Preliminary Plat plans and offer the following comments.

NO.	COMMENTS
1.	<u>General Note:</u> sheet PP-1 Route water main to eliminate interference with round-a-bout. [Approved as Noted]
2.	<u>General Note:</u> sheet PP-1 Show OR book and page for existing easements (electric line north of Bob's Citgo). Clearly annotate maintenance responsibility for stormwater system and basin. [Approved as Noted]
3.	<u>General Note:</u> sheet PP-1 Provide PUE for wastewater line running north east of site. [Approved as Noted]
4.	<u>General Note</u> Water, waste water, and electrical requirements to be submitted for City approval during the Construction Plan review phase. [Approved as Noted]
5.	<u>General Note:</u> Annotate drawing to deed propose lift station site to City. [Approved as Noted]
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner  
Harry Dillard – Lead Engineering Technician



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 25, 2017

Mr. Justin Tabor, AICP  
Principal Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: High Point Crossing – Preliminary Plat  
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the design drawings for the above referenced project, prepared by CHW and dated 5/23/17. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review was focused primarily on verifying the previous comments that I provided to the City and CHW on 5/10/17 were addressed satisfactorily. The review comments were addressed satisfactorily.

Please feel free to contact me if you have any further questions.

Sincerely,

A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.





May 18, 2017

City of Alachua  
Office of Planning and Zoning  
PO Box 9  
Alachua, FL 32616

RECEIVED

MAY 18 2017

Per

A handwritten signature in blue ink, appearing to be 'A' or 'J' with a horizontal line.

RE: HighPoint Crossing  
Alachua, Florida

Dear Staff:

Please find four (4) copies the following items enclosed for review and approval of the above-referenced project:

- Ecosystem Research Memo
- Legal Description
- Subdivision Application
- Authorized Agent Affidavit
- Comprehensive Plan Consistency
- Concurrency Impact Analysis
- Preliminary Plat Drawings
- CD containing all PDFs

We submit these items along with this letter as a means to address your comments from May 11, 2017.

#### **Comprehensive Plan Consistency**

1. Policy 1.10.g of the Conservation & Open Space Element establishes minimum required buffers from wetland areas. Buffer width is determined in part based upon whether the wetland supports and federally or state protected animal species. Please provide supporting documentation that no such animal species exists within the wetland area. In accordance with Policy 1.10.g, documentation must address the area within 300 feet of the wetland.
  - **Please see attached a letter from Pete Wallace of Ecosystems Research.**
2. Acreage of subject property is inconsistent with acreage as stated on application and in legal description.
  - **Please see attached updated application.**

#### **Concurrency Impact Analysis**

3. Final development orders have been recently granted for a number of projects within the general area surrounding the subject property. The Concurrency Impact Analysis should be revised to reflect the capacity reservations granted to these final development orders. The most current Development Monitoring Report is dated May 2017 (Planning Department Staff will provide the latest report to applicant separately by email).
  - **Please refer to the updated Impact Analysis.**
4. Acreage of subject property is inconsistent with acreage as stated on application and in legal description.
  - **Please refer to the updated Impact Analysis.**

#### **Article 6. Development Standards**

5. Plans depict seven (7) trees proposed for removal. Tree replacement is required for any regulated trees proposed to be removed.
  - a. Plans must identify the species (common and scientific name) and size of all trees proposed for removal.
  - b. If replacement is required, provide for such replacement in accordance with the requirements of Section 6.2.1(D)(4).
  - **The trees to be removed have been called out in a tree removal table. A note has been added that inch for inch replacement is required and must be provided during the construction plan phase of the project.**
6. Section 6.9.4(C)(3) requires new construction of any nonresidential structure to have the lowest floor elevated no lower than one foot above the base flood elevation or otherwise be flood-proofed as further defined therein. Further, Section 6.9.4(C)(12)(e) requires all preliminary plats to identify the base flood elevation of any special flood hazard areas. Please address, as related to the area designated as Flood Zone A in the eastern portion of the subject property and future development on Lot 1.
  - **The floodplain elevation has been provided on the preliminary plat. A note has been added to the preliminary plat to indicate the minimum FFE based on the FEMA map is 1 ft. above the flood elevation. In addition the note reflects the minimum FFE for all lots to also be 1 ft. above the DHW of the adjacent stormwater management facility.**
7. The preliminary plat must include the statement provided in Section 6.9.4(C)(12)(h).
  - **The statement has been added to the General Notes. "FLOOD HAZARD WARNING: This property may be subject to flooding. You should contact the City LDR Administrator and obtain the latest information about flood elevations and restrictions before making plans for the use of this land."**

#### **Article 7. Subdivision Standards**

8. Section 7.2.4(D)(1)(b) requires street stubs greater than 250 feet in length to provide a temporary cul-de-sac. This is applicable to the proposed road extending northward as part of the proposed improvements. Please address compliance with the requirements of Section 7.2.4(D)(1)(b) for this roadway. Also review Table 7.2-1 for maximum cul-de-sac length requirements.
  - **A temporary turn around has been added. The ultimate design is not a cul-de-sac, but a road that loops into several others and therefore long term the max length is not applicable.**

9. Per Section 7.3.3(A), road and street signs and traffic control signs shall be shown on the preliminary plat. Further, Section 7.3.3(B) requires the preliminary plat to identify the type and location of street name signs. Please address. (NOTE: typical details shall be acceptable to meet this requirement.)
- **Street signs and traffic control has been added to the Preliminary Plat.**

#### **Miscellaneous Comments**

10. Ingress/egress points to lands along proposed roadways are generally not provided. To minimize future impacts to proposed roadways, the applicant should consider identifying future ingress/egress locations to adjacent lands for future connections.
- **It's unknown and thus to allow maximum flexibility no proposed access points are proposed at this time.**
11. Provide pedestrian crosswalks to the east and west of proposed roundabout, connecting sidewalks to the north and south of Avenue B.
- **The cross walks were added.**
12. Stormwater infrastructure is depicted under proposed landscaping within roadways on Sheets PP-2 and PP-3. Please address.
- **There is no minimum separation form landscaping and storm. Trees and pipes can co-exist in these areas.**
13. Some detail shown on Sheet PP-1 is difficult to discern. Consider increasing the scale to improve legibility of plans.
- **Legibility has been reviewed and increased without a change to the scale.**
14. Setbacks not required to be shown for lands along proposed roadways which are not part of the plat (it is acceptable to provide setbacks, but it is not a requirement). NOTE: If the applicant desires to include setbacks on the plat, please verify the setbacks are consistent with Table 5.1-3 (unless applicant desires to require a setback greater than code-minimum) and confirm minimum setbacks are identified (west property line).
- **Setbacks will be removed.**
15. Confirm terminology used within plans is consistent throughout (avenue vs. street, etc.)
- **Will revise as appropriate. Once road names are assigned at Final plat these will be converted to numeric road names.**
16. There is a typographical error in the notes (#1), lower right portion of Sheet PP-1.
- **Typo has been corrected.**

#### **Completeness Review Comments**

##### **17. Authorized Agent Affidavit**

Section B: Name of Property Owner

**Action Needed to Address Deficiency:** Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporations, records indicate the corporation name is "Alachua A One LLC".

Comment: Revised Authorized Agent Affidavit not submitted with the materials received on May 10, 2017. Please ensure the corrected Authorized Agent Affidavit is included with future resubmittals.

- **Revised affidavit is included.**

18. Preliminary Plat Required Attachment D.1.f: Vicinity Map – indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

**Action Needed to Address Deficiency:** Indicate the total acreage of the subdivision and total number of lots on the Vicinity Map. Project site depicted on vicinity map appears to include lands not subject to the proposed plat (the lands located along proposed roadways). Please clarify project site on the vicinity map. Vicinity map must provide the scale.

Comment: A vicinity map is included on the plans received on May 10, 2017. Please revise vicinity map to correct acreage of subdivision (stated on vicinity map as 8.05 acres; legal description states 14.0 acres) and to depict the boundary between proposed Lot 1 and the proposed drainage easement / common area.

- **Vicinity Map has been corrected.**

#### **Public Services / Fire Rescue / Outside Engineering Review Comments**

19. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 10, 2017.

- **Agreed refer to comment response 22-25 below.**

20. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an e-mail dated May 8, 2017.

- **Agreed refer to comment response 26 below.**

21. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated May 10, 2017.

- **Agreed refer to comment response 27-48 below.**

#### **Public Services, Rodolfo Valladares**

22. General Note: sheet PP-1

Route water main to eliminate interference with round-a-bout.

- **Water main re-routed to avoid conflicts with round-a-bout and trees in round-a-bout.**

23. General Note: sheet PP-1

Show OR book and page for existing easements (electric line north of Bob's Citgo). Clearly annotate maintenance responsibility for stormwater system and basin.

- **Information added to PP-1.**

24. General Note: sheet PP-1

Provide PUE for wastewater line running north east of site.

- **PUE added.**

25. General Note: Water, waste water, and electrical requirements to be submitted for City approval during the Construction Plan review phase.

- **Agreed. Construction Plans are underway and will comply.**

#### **Fire Rescue, Brian Green**

26. Hydrant locations will be reviewed at time of subdivision construction plans.

- **So Noted.**

**Engineering, A.J. "Jay" Brown, Jr**

Sht. PP-1

27. Consider shifting right egress on US 441 further to the west as an attempt to restrict drivers attempting to make left turns out.
  - **FDOT review requested a more directional right out, not shifting of the access.**
28. Consider connecting the proposed force main directly to WW gravity sewer at the front of the site instead of connecting at the manhole. This would avoid the additional force main fittings.
  - **City standards require connection of a Pressurized system at a manhole with a liner required at the manhole.**
29. Label the lift station location.
  - **Location has been labeled.**
30. The adjacent property owned by Robert Milliken has his last name misspelled as well as an incorrect parcel number. The correct parcel number is 03049-002-000.
  - **Typo has been corrected.**
31. Tax parcel information in the development data table should be revised to "03049-000-000 and 03049-003-000".
  - **Table has been updated.**
32. The northeastern drainage easement/common area contains proposed wastewater lines. P-WW should be provided with a 30' public utility easement (PUE).
  - **A PUE has been added.**
33. The northeastern drainage easement/common area should include a PUE for proposed electric.
  - **PUE added.**
34. All offsite easements will need separate independent legal documentation in order to be conveyed outside of the preliminary plat limits.
  - **Acknowledged.**
35. There appears to be an unused 20' drainage utility easement to the west of the drainage easement/common area. Consider removing if there are no plans to utilize.
  - **Has a future use.**
36. The proposed entrance/exit roads do not provide any stormwater conveyance for the swale they cross within in US 441's right-of-way (ROW). How is water expected to get across? Determine the need for a swale cross drain pipe.
  - **A pipe is proposed and regrading of the ROW to remove the former gas station access.**
37. Please show how the proposed sidewalk at the entrance is expected to tie into the existing sidewalk network within the US 441 right-of-way.



- **Construction plan detail but a depiction has been added.**

38. Please label the PUE on the north side of the Milliken property (Tax Parcel 03049-002-000). We assume the plan is to provide a sewer connection to this property, which we think is a good idea.

- **Agreed.**

Sht. PP-2

39. Typical sections for Street A show the slope of the ROW continuing from the edge of the curb indefinitely. Include daylighting to show how the design intends to connect to existing grade adjacent to the roadways.

- **Typicals updated to give an indication of how to tie to grade on high and low sides. Detailed grading to be provided at construction plan phase.**

40. Consider using 1.5% cross slope for proposed sidewalks as opposed to the 2% maximum.

- **Good idea. Typical Sections updated.**

41. Dimension tree locations so their relation to utilities can be evaluated.

- **See revised plans for typical dimensions.**

42. The typical section for Street A North should include dimensions between utilities and the ROW.

- **See revised plans for typical dimensions.**

43. The typical section for Street A North should include dimensions between utilities and the limits of proposed PUE's.

- **See revised plans for typical dimensions.**

Sht. PP-3

44. Typical sections for Street B show the slope of the right-of-way continuing from the edge of the curb indefinitely. Include daylighting to show how the design intends to connect to existing grade at the ROW perimeter.

- **Typicals updated to give an indication of how to tie to grade on high and low sides. Detailed grading to be provided at CP phase.**

45. Consider using 1.5% cross slope for proposed sidewalks as opposed to the 2% maximum.

- **Good idea. Typ. Sections updated.**

46. The typical section for Street B East should include dimensions between electric utilities and the ROW.

- **See revised plans for typical dimensions.**

47. Dimension tree locations on typical sections so their relation to utilities can be evaluated.

- **See revised plans for typical dimensions.**

48. Please revise the arrows indicating the direction of traffic for each lane. Current plans show them both going in the same direction.

- **Typical section has been updated.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at [walpole@chw-inc.com](mailto:walpole@chw-inc.com) should you have any questions or require any additional information to complete your review.

Sincerely,  
CHW



Robert Walpole, P.E.  
President



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 11, 2017

Also sent electronically to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

RE: Review by Development Review Team (DRT) of HighPoint Crossing Preliminary Plat Application

Dear Mr. Walpole:

The application referenced above has been reviewed by the City's Development Review Team (DRT). Upon review of the application and materials, the following insufficiencies must be addressed. Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **4:00 PM on Thursday, May 18, 2017**. A total of four (4) copies of the application package, plans, and a CD containing a PDF of all application materials and plans must be provided by this date.

Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved before the item may be scheduled for a public hearing before the Planning & Zoning Board (PZB). Please note that if Staff determines that the revised submission requires outside technical review by the City, your application may be delayed in order to allow for adequate review time.

You must provide 13 *double-sided, three-hole punched sets* of each application package, 13 sets of plans, and a CD containing a PDF of all application materials *no later than 10 business days prior to the PZB Meeting at which your application is scheduled to be heard*. If your revised application is received by the date specified above, and if your response adequately addresses the following comments, a hearing before the PZB may be scheduled for June 13, 2017.

Please address the following:

1. Comprehensive Plan Consistency

- a. Policy 1.10.g of the Conservation & Open Space Element establishes minimum required buffers from wetland areas. Buffer width is determined in part based upon whether the wetland supports any federally or state protected animal species. Please provide supporting documentation that no such animal species exists within the wetland area. In accordance with Policy 1.10.g, documentation must address the area within 300 feet of the wetland.
- b. Acreage of subject property is inconsistent with acreage as stated on application and in legal description.

---

## 2. Concurrency Impact Analysis

- a. Final development orders have been recently granted for a number of projects within the general area surrounding the subject property. The Concurrency Impact Analysis should be revised to reflect the capacity reservations granted to these final development orders. The most current Development Monitoring Report is dated May 2017 (Planning Department Staff will provide the latest report to applicant separately by email).
- b. Acreage of subject property is inconsistent with acreage as stated on application and in legal description.

## 3. Article 6. Development Standards

- a. Plans depict seven (7) trees proposed for removal. Tree replacement is required for any regulated trees proposed to be removed.
  - i. Plans must identify the species (common and scientific name) and size of all trees proposed for removal.
  - ii. If replacement is required, provide for such replacement in accordance with the requirements of Section 6.2.1(D)(4).
- b. Section 6.9.4(C)(3) requires new construction of any nonresidential structure to have the lowest floor elevated no lower than one foot above the base flood elevation or otherwise be flood-proofed as further defined therein. Further, Section 6.9.4(C)(12)(e) requires all preliminary plats to identify the base flood elevation of any special flood hazard areas. Please address, as related to the area designated as Flood Zone A in the eastern portion of the subject property and future development on Lot 1.
- c. The preliminary plat must include the statement provided in Section 6.9.4(C)(12)(h).

## 4. Article 7. Subdivision Standards

- a. Section 7.2.4(D)(1)(b) requires street stubs greater than 250 feet in length to provide a temporary cul-de-sac. This is applicable to the proposed road extending northward as part of the proposed improvements. Please address compliance with the requirements of Section 7.2.4(D)(1)(b) for this roadway. Also review Table 7.2-1 for maximum cul-de-sac length requirements.
- b. Per Section 7.3.3(A), road and street signs and traffic control signs shall be shown on the preliminary plat. Further, Section 7.3.3(B) requires the preliminary plat to identify the type and location of street name signs. Please address. (NOTE: typical details shall be acceptable to meet this requirement.)

## 5. Miscellaneous Comments

- a. Ingress/egress points to lands along proposed roadways are generally not provided. To minimize future impacts to proposed roadways, the applicant should consider identifying future ingress/egress locations to adjacent lands for future connections.
- b. Provide pedestrian crosswalks to the east and west of proposed roundabout, connecting sidewalks to the north and south of Avenue B.
- c. Stormwater infrastructure is depicted under proposed landscaping within roadways on Sheets PP-2 and PP-3. Please address.
- d. Some detail shown on Sheet PP-1 is difficult to discern. Consider increasing the scale to improve legibility of plans.
- e. Setbacks not required to be shown for lands along proposed roadways which are not part of the plat (it is acceptable to provide setbacks, but it is not a requirement). NOTE: If the applicant desires to include setbacks on the plat, please verify the setbacks are consistent

with Table 5.1-3 (unless applicant desires to require a setback greater than code-minimum), and confirm minimum setbacks are identified (west property line).

- f. Confirm terminology used within plans is consistent throughout (avenue vs. street, etc.)
- g. There is a typographical error in the notes (#1), lower right portion of Sheet PP-1.

6. Completeness Review Comments

a. **Authorized Agent Affidavit**

**Section B:** Name of Property Owner

**Action Needed to Address Deficiency:** Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporations, records indicate the corporation name is "Alachua A One LLC".

**Comment:** Revised Authorized Agent Affidavit not submitted with the materials received on May 10, 2017. Please ensure the corrected Authorized Agent Affidavit is included with future resubmittals.

- b. **Preliminary Plat Required Attachment D.1.f:** Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

**Action Needed to Address Deficiency:** Indicate the total acreage of the subdivision and the total number of lots on the Vicinity Map. Project site depicted on vicinity map appears to include lands not subject to the proposed plat (the lands located along proposed roadways). Please clarify project site on the vicinity map. Vicinity map must provide the scale.

**Comment:** A vicinity map is included on the plans received on May 10, 2017. Please revise vicinity map to correct acreage of subdivision (stated on vicinity map as 8.05 acres; legal description states 14.0 acres) and to depict the boundary between proposed Lot 1 and the proposed drainage easement / common area.

7. Public Services / Fire Rescue / Outside Engineering Review Comments

- a. The applicant must address the comments provided by Rodolfo Valladares, P.E., Public Services Director, in a memorandum dated May 10, 2017.
- b. The applicant must address the comments provided by Brian Green, Fire Inspector, Alachua County Fire Rescue, in an e-mail dated May 8, 2017.
- c. The applicant must address the comments provided by A.J. "Jay" Brown, Jr., P.E., of JBrown Professional Group, Inc., in a letter dated May 10, 2017.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com).

Sincerely,



Justin Tabor, AICP  
Principal Planner

- c: Adam Boukari, Assistant City Manager (by electronic mail)  
Kathy Winburn, AICP, Planning & Community Development Director (by electronic mail)  
Rodolfo Valladares, P.E., Public Services Director (by electronic mail)  
Adam Hall, AICP, Planner (by electronic mail)  
Project File





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

### INTER-OFFICE COMMUNICATION

**DATE:** May 10th, 2017

**TO:** Kathy Winburn, AICP  
Planning & Community Development Director

**FROM:** Rodolfo Valladares, P.E. *RV*  
Public Services Director

**RE:** Highpoint Crossing Preliminary Plat Plans

Public Services have reviewed the Highpoint Crossing Preliminary Plat plans and offer the following comments.

NO.	COMMENTS
1.	<u>General Note:</u> sheet PP-1 Route water main to eliminate interference with round-a-bout. [Approved as Noted]
2.	<u>General Note:</u> sheet PP-1 Show OR book and page for existing easements (electric line north of Bob's Citgo). Clearly annotate maintenance responsibility for stormwater system and basin. [Approved as Noted]
3.	<u>General Note:</u> sheet PP-1 Provide PUE for wastewater line running north east of site. [Approved as Noted]
4.	<u>General Note</u> Water, waste water, and electrical requirements to be submitted for City approval during the Construction Plan review phase. [Approved as Noted]
END OF COMMENTS	

Please advise if you have any questions or require additional information.

cc: Justin Tabor – AICP Planner  
Harry Dillard – Lead Engineering Technician

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**RE: HighPoint Crossing Preliminary Plat**

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**From :** Brian Green <bgreen@AlachuaCounty.US>

Mon, May 08, 2017 10:26 AM

**Subject :** RE: HighPoint Crossing Preliminary Plat

**To :** Justin Tabor <jtabor@cityofalachua.org>

**Cc :** Kathy Winburn <kwinburn@cityofalachua.org>, William P. Whitelock  
<wwhitelock@cityofalachua.org>

Justin,

I have reviewed the plans for High Point Crossing. Hydrant locations will be reviewed at time of subdivision construction plans.

*Brian Green*

*Alachua County Fire Rescue*

*Life Safety / Internal Affairs Branch*

*352-384-3103 office*

*352-494-3140 cell*

*352-384-3157 fax*

*[BGREEN@ALACHUACOUNTY.US](mailto:BGREEN@ALACHUACOUNTY.US)*

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# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 10, 2017

Mr. Justin Tabor, AICP  
Principal Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

Re: High Point Crossing – Preliminary Plat  
Civil Engineering Review

Dear Mr. Tabor:

As you requested I have reviewed the design drawings for the above referenced project, prepared by CHW, Inc., and dated 4/27/17. I have reviewed the design from an engineering standpoint to provide the City of Alachua an independent civil engineering review. My review comments of the design are provided below.

## **Sht. PP-1**

1. Consider shifting right egress on US 441 further to the west as an attempt to restrict drivers attempting to make left turns out.
2. Consider connecting the proposed force main directly to WW gravity sewer at the front of the site instead of connecting at the manhole. This would avoid the additional force main fittings.
3. Label the lift station location.
4. The adjacent property owned by Robert Milliken has his last name misspelled as well as an incorrect parcel number. The correct parcel number is 03049-002-000.
5. Tax parcel information in the development data table should be revised to "03049-000-000 and 03049-003-000".
6. The northeastern drainage easement/common area contains proposed wastewater lines. P-WW should be provided with a 30' public utility easement (PUE).
7. The northeastern drainage easement/common area should include a PUE for proposed electric.
8. All offsite easements will need separate independent legal documentation in order to be conveyed outside of the preliminary plat limits.
9. There appears to be an unused 20' drainage utility easement to the west of the drainage easement/common area. Consider removing if there are no plans to utilize.
10. The proposed entrance/exit roads do not provide any stormwater conveyance for the swale they cross within in US 441's right-of-way (ROW). How is water expected to get across? Determine the need for a swale cross drain pipe.

11. Please show how the proposed sidewalk at the entrance is expected to tie into the existing sidewalk network within the US 441 right-of-way.
12. Please label the PUE on the north side of the Milliken property (Tax Parcel 03049-002-000). We assume the plan is to provide a sewer connection to this property, which we think is a good idea.

**Sht. PP-2**

1. Typical sections for Street A show the slope of the ROW continuing from the edge of the curb indefinitely. Include daylighting to show how the design intends to connect to existing grade adjacent to the roadways.
2. Consider using 1.5% cross slope for proposed sidewalks as opposed to the 2% maximum.
3. Dimension tree locations so their relation to utilities can be evaluated.
4. The typical section for Street A North should include dimensions between utilities and the ROW.
5. The typical section for Street A North should include dimensions between utilities and the limits of proposed PUE's.

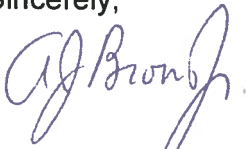
**Sht. PP-3**

1. Typical sections for Street B show the slope of the right-of-way continuing from the edge of the curb indefinitely. Include daylighting to show how the design intends to connect to existing grade at the ROW perimeter.
2. Consider using 1.5% cross slope for proposed sidewalks as opposed to the 2% maximum.
3. The typical section for Street B East should include dimensions between electric utilities and the ROW.
4. Dimension tree locations on typical sections so their relation to utilities can be evaluated.
5. Please revise the arrows indicating the direction of traffic for each lane. Current plans show them both going in the same direction.

I would also point out that I confined my review to only the drawings we were provided. We did not receive a stormwater report or any stormwater management design drawings. Therefore, we were unable to review the stormwater design aspects of the project. I am sure the project will go through review with SRWMD and that should satisfy the City of Alachua stormwater concerns. However, if you would like us to review the stormwater design on the City's behalf we would need to be provided with the stormwater design report and drawings.

Please feel free to contact to discuss these comments further, if needed.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

May 10, 2017

Mr. Justin Tabor, AICP  
Principal Planner  
City of Alachua  
Planning & Community Development  
P.O. Box 9  
Alachua, FL 32616-0009

RECEIVED

MAY 10 2017

Per    *AT*   

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Civil Engineering Review

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11. Please show how the proposed sidewalk at the entrance is expected to tie into the existing sidewalk network within the US 441 right-of-way.
12. Please label the PUE on the north side of the Milliken property (Tax Parcel 03049-002-000). We assume the plan is to provide a sewer connection to this property, which we think is a good idea.

**Sht. PP-2**

1. Typical sections for Street A show the slope of the ROW continuing from the edge of the curb indefinitely. Include daylighting to show how the design intends to connect to existing grade adjacent to the roadways.
2. Consider using 1.5% cross slope for proposed sidewalks as opposed to the 2% maximum.
3. Dimension tree locations so their relation to utilities can be evaluated.
4. The typical section for Street A North should include dimensions between utilities and the ROW.
5. The typical section for Street A North should include dimensions between utilities and the limits of proposed PUE's.

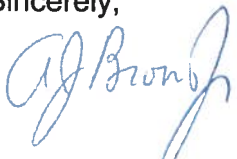
**Sht. PP-3**

1. Typical sections for Street B show the slope of the right-of-way continuing from the edge of the curb indefinitely. Include daylighting to show how the design intends to connect to existing grade at the ROW perimeter.
2. Consider using 1.5% cross slope for proposed sidewalks as opposed to the 2% maximum.
3. The typical section for Street B East should include dimensions between electric utilities and the ROW.
4. Dimension tree locations on typical sections so their relation to utilities can be evaluated.
5. Please revise the arrows indicating the direction of traffic for each lane. Current plans show them both going in the same direction.

I would also point out that I confined my review to only the drawings we were provided. We did not receive a stormwater report or any stormwater management design drawings. Therefore, we were unable to review the stormwater design aspects of the project. I am sure the project will go through review with SRWMD and that should satisfy the City of Alachua stormwater concerns. However, if you would like us to review the stormwater design on the City's behalf we would need to be provided with the stormwater design report and drawings.

Please feel free to contact to discuss these comments further, if needed.

Sincerely,



A. J. "Jay" Brown, Jr., PE  
President, JBrown Professional Group Inc.

May 10, 2017

City of Alachua  
Office of Planning and Zoning  
PO Box 9  
Alachua, FL 32616

RE: HighPoint Crossing  
Alachua, Florida

Dear Staff:

Please find four (4) copies the following items enclosed for review and approval of the above-referenced project:

- Subdivision Application;
- Neighborhood Meeting Mailing Labels;
- Neighborhood Meeting Written Notice;
- Neighborhood Meeting Advertisement;
- Neighborhood Meeting Tearsheet;
- Neighborhood Meeting Sign-In Sheet;
- Neighborhood Meeting Minutes;
- Legal Description;
- Signed and Sealed Preliminary Plat.

We submit these items along with this letter as a means to address your comments from May 4, 2017.

1. Authorized Agent Affidavit

Section B: Name of Property Owner

**Action Needed to Address Deficiency:** Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporations, records indicate the corporation name is "Alachua A One LLC".

- **Name of property owner has been revised accordingly.**

2. Subdivision Application

Section A., #4: Existing Use of Property

**Action Needed to Address Deficiency:** Project site as depicted on vicinity map consists only of vacant commercial lands.

- **Existing use of property has been revised accordingly.**

3. Subdivision Application  
Section A., #5. & #6.: Future Land Use Map Designation, Zoning Designation  
**Action Needed to Address Deficiency:** Project site as depicted on vicinity map consists only of vacant commercial lands. FLUM Designation of lands is "Commercial". Zoning designation is "Commercial Intensive (CI)".
  - **FLUM Designation and Zoning have been revised accordingly.**
4. Subdivision Application  
Section A., #7: Acreage  
**Action Needed to Address Deficiency:** Application states the acreage is "+/- 135". Project site as depicted on vicinity map does not appear to consist of 135 acres.
  - **Project acreage has been revised as depicted on vicinity map.**
5. Subdivision Application  
Section B., #3: Name of Property Owner  
**Action Needed to Address Deficiency:** Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporation records indicate the corporation name is "Alachua A One LLC".
  - **Name of property owner has been revised accordingly.**
6. Preliminary Plat Required Attachment D.1.f: Vicinity map – indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.  
**Action Needed to Address Deficiency:** Indicate the total acreage of the subdivision and the total number of lots on the Vicinity Map. Project site depicted on vicinity map appears to include lands not subject to the proposed plat (the lands located along proposed roadways). Please clarify project site on the vicinity map. Vicinity map must provide the scale.
  - **Total acreage, number of lots and scale have been added to the vicinity map.**
7. Preliminary Plat Required Attachment D.1.g: Legal description of the property to be subdivided.  
**Action Needed to Address Deficiency:** Provide legal description of the property to be subdivided within the plans. (NOTE: legal description should not include the lands along the roadways that are not part of the plat).
  - **The legal description has been added to sheet C0.00. A PDF copy of the legal description has also been included in this submittal.**
8. Preliminary Plat Required Attachment D.1.h: Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.  
**Action Needed to Address Deficiency:** Lands to the west of the project site may have recently been sold. Verify ownership and acreage of lands to the west of the project site.
  - **Tax Parcel #03053-001-007 has been updated to reflect the new property owner. All other parcels are shown on the plat as listed on the property appraiser's website at the time of this application.**
9. Preliminary Plat required Attachment D.1.i: Proposed method of water supply, sewage disposal, and drainage, and electrical service.

**Action Needed to Address Deficiency:** Please clarify the point of connection or termination of the proposed wastewater line which runs northeasterly from the drainage easement/common area.

- **Plans have been revised accordingly.**

10. Preliminary Plat Required Attachment D.1.q.: Tree location survey in conformance with LDR Article 6.2.1(G).

**Action Needed to Address Deficiency:** Topographic survey depicts existing trees proximate to proposed site improvements. Please depict any regulated trees located within areas subject to proposed plat, and indicate if trees shall be retained or are proposed for removal. If no regulated trees are within the area subject to the proposed preliminary plat, provide a note on the preliminary plat confirming no regulated trees are within the area subject to the preliminary plat.

- **Seven (7) trees within the limits of the preliminary plat are now shown on PP-1 to be removed.**

11. Preliminary Plat Required Attachment D.4.: Existing and/or proposed covenants and restrictions.

**Action Needed to Address Deficiency:** Preliminary plat depicts a drainage easement/common area which will be subject to ownership and maintenance by a property owner's association or similar entity. Please note that proposed covenants and restrictions of such association/entity shall be required to be reviewed as part of the final plat for the project.

- **Noted accordingly on PP-1.**

12. Preliminary Plat Required Attachment D.6.: 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.

**Action Needed to Address Deficiency:** (i) Please address compliance with Section 2.2.4(D). (ii) Provide mailing labels or a list of those who received written notice of the Neighborhood Meeting (note Section 2.2.4(D) of the City's LDRs also require notification be mailed to those persons/organizations registered to receive notice of such meetings). (iii) Provide a summary of the comments made by those in attendance at the Neighborhood Meeting.

- **Mailing labels to property owners who received written notice of the Neighborhood Meeting have been included in this submittal. A summary of the items discussed at the Neighborhood Meeting has also been included.**

13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**Action Needed to Address Deficiency:** At a minimum, provide documentation evidencing that a permit application has been submitted to the Florida Department of Transportation.

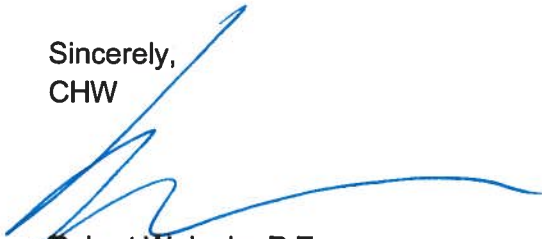
- **Access permit to Florida Department of Transportation cannot be processed until Construction Plans are complete. We will provide documentation at that time.**

14. General Comment: Please ensure a consistent acreage is used throughout documentation (application, plans, concurrency impact analysis, Comprehensive Plan consistency analysis, Authorized Agent Affidavit, etc.) Acreage should be based upon the area subject to proposed preliminary plat (roadways/right-of-ways, Lot 1, and the drainage easement/common area).

- **Acreage has been updated consistently throughout all application materials.**

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at [walpole@chw-inc.com](mailto:walpole@chw-inc.com) should you have any questions or require any additional information to complete your review.

Sincerely,  
CHW



Robert Walpole, P.E.  
President





## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 4, 2017

Also sent electronically to [walpole@chw-inc.com](mailto:walpole@chw-inc.com)

Robert Walpole, P.E.  
Causseaux, Hewett, & Walpole, Inc.  
132 NW 76<sup>th</sup> Drive  
Gainesville, FL 32607

RE: Completeness Review of HighPoint Crossing Preliminary Plat Application

Dear Mr. Walpole:

On April 27, 2017, the City of Alachua received your application for a Preliminary Plat for HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development, consisting a portion of Tax Parcel Number 03049-000-000 and Tax Parcel Number 03049-003-000.

According to Section 2.2.6 of the Land Development Regulations (LDRs), upon receipt of an application, a completeness review shall be conducted to determine that the application contains all the necessary information and materials, is in proper form and of sufficient detail, and is accompanied by the appropriate fee. The Planning Department has reviewed the aforementioned application for completeness and finds that the following information is needed to complete our initial review. Please respond to this correspondence by **Wednesday, May 10, 2017**.

In accordance with Section 2.2.6(B) of the LDRs, the applicant must correct the deficiencies and resubmit the application for completeness determination. If the applicant fails to respond to the identified deficiencies within forty-five (45) calendar days, the application shall be considered withdrawn.

**The comments below are based solely on a preliminary review of your application for completeness.** Detailed comments will be provided at a Development Review Team (DRT) Meeting or in writing upon satisfaction of the following comments.

In order to provide a complete application, you must address the following:

**1. Authorized Agent Affidavit**

**Section B: Name of Property Owner**

**Action Needed to Address Deficiency:** Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporations, records indicate the corporation name is "Alachua A One LLC".

**2. Subdivision Application**

**Section A., #4.: Existing Use of Property**

**Action Needed to Address Deficiency:** Project site as depicted on vicinity map consists only of vacant commercial lands.

3. **Subdivision Application**

**Section A., #5. & #6.:** Future Land Use Map Designation, Zoning Designation

**Action Needed to Address Deficiency:** Project site as depicted on vicinity map consists only of vacant commercial lands. FLUM Designation of lands is "Commercial". Zoning designation is "Commercial Intensive (CI)".

4. **Subdivision Application**

**Section A., #7.:** Acreage

**Action Needed to Address Deficiency:** Application states the acreage is "+/- 135". Project site as depicted on vicinity map does not appear to consist of 135 acres.

5. **Subdivision Application**

**Section B., #3:** Name of Property Owner

**Action Needed to Address Deficiency:** Name of the property owner is stated as "Alachua A1, LLC". Florida Department of State, Division of Corporations, records indicate the corporation name is "Alachua A One LLC".

6. **Preliminary Plat Required Attachment D.1.f:** Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.

**Action Needed to Address Deficiency:** Indicate the total acreage of the subdivision and the total number of lots on the Vicinity Map. Project site depicted on vicinity map appears to include lands not subject to the proposed plat (the lands located along proposed roadways). Please clarify project site on the vicinity map. Vicinity map must provide the scale.

7. **Preliminary Plat Required Attachment D.1.g:** Legal description of the property to be subdivided.

**Action Needed to Address Deficiency:** Provide legal description of the property to be subdivided within the plans. (NOTE: legal description should not include the lands along the roadways that are not part of the plat).

8. **Preliminary Plat Required Attachment D.1.h:** Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions

**Action Needed to Address Deficiency:** Lands to the west of the project site may have recently been sold. Verify ownership and acreage of lands to the west of the project site.

9. **Preliminary Plat Required Attachment D.1.i:** Proposed method of water supply, sewage disposal, and drainage, and electric service.

**Action Needed to Address Deficiency:** Please clarify the point of connection or termination of the proposed wastewater line which runs northeasterly from the drainage easement/common area.

10. **Preliminary Plat Required Attachment D.1.q.:** Tree location survey in conformance with LDR Article 6.2.1(G).

**Action Needed to Address Deficiency:** Topographic survey depicts existing trees proximate to proposed site improvements. Please depict any regulated trees located within areas subject to proposed plat, and indicate if trees shall be retained or are proposed for removal. If no regulated trees are within the area subject to the proposed preliminary plat, provide a

note on the preliminary plat confirming no regulated trees are within the area subject to the preliminary plat.

**11. Preliminary Plat Required Attachment D.4.:** Existing and/or proposed covenants and restrictions.

**Action Needed to Address Deficiency:** Preliminary plat depicts a drainage easement/common area which will be subject to ownership and maintenance by a property owner's association or similar entity. Please note that proposed covenants and restrictions of such association/entity shall be required to be reviewed as part of the final plat for the project.

**12. Preliminary Plat Required Attachment D.6.:** 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.

**Action Needed to Address Deficiency:** (i) Please address compliance with Section 2.2.4(D). (ii) Provide mailing labels or a list of those who received written notice of the Neighborhood Meeting (note Section 2.2.4(D) of the City's LDRs also require notification be mailed to those persons/organizations registered to receive notice of such meetings). (iii) Provide a summary of the comments made by those in attendance at the Neighborhood Meeting.

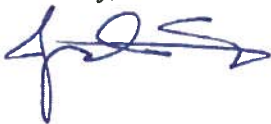
**13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).**

**Action Needed to Address Deficiency:** At a minimum, provide documentation evidencing that a permit application has been submitted to the Florida Department of Transportation.

**14. General Comment:** Please ensure a consistent acreage is used throughout documentation (application, plans, concurrency impact analysis, Comprehensive Plan consistency analysis, Authorized Agent Affidavit, etc.) Acreage should be based upon the area subject to proposed preliminary plat (roadways/right-of-ways, Lot 1, and the drainage easement/common area).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 107 or via e-mail at [jtabor@cityofalachua.com](mailto:jtabor@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Justin Tabor, AICP  
Principal Planner

c: Adam Boukari, Assistant City Manager  
Kathy Winburn, AICP, Planning & Community Development Director  
Adam Hall, AICP, Planner  
Project File



## City of Alachua

TRACI L. GRESHAM  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN, AICP

May 4, 2017

VIA HAND DELIVERY

Mr. A.J. "Jay" Brown, Jr., P.E.  
President  
3530 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

RE: Review of HighPoint Crossing – Preliminary Plat

Dear Mr. Brown:

The City of Alachua Planning & Community Development Department requests your firm conduct an **engineering review** of the referenced Preliminary Plat. This application proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development, consisting a portion of Tax Parcel Number 03049-000-000 and Tax Parcel Number 03049-003-000, to the north and west of the US Highway 441 / Interstate-75 interchange.

Please provide comments by **5:00 PM on Wednesday, May 10**, so that your comments may be incorporated into the City's review of this application.

If you have any questions regarding this application, please contact me at 386-418-6100 x 107.

Sincerely,

Justin Tabor, AICP  
Principal Planner

c: Kathy Winburn, AICP, Planning & Community Development Director  
Project File

April 27, 2017

City of Alachua  
Office of Planning and Zoning  
Post Office Box 9  
Alachua, Florida 32616

RE: HighPoint Crossing  
Alachua, Florida

Dear Staff:

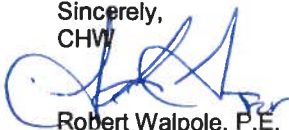
Please find the following items enclosed for review and approval of the above referenced project:

- One (1) Check #001024 in the amount of \$3,600.00 for Preliminary Plat, Construction Plans and Final Plat;
- Two (2) Set of labels for all property owners within 400 feet of the project site;
- One (1) Original and Eight (8) Copies of the Subdivision Application;
- Nine (9) copies of the following:
  - Concurrency Impact Analysis;
  - Analysis of Consistency with the City of Alachua Comprehensive Plan;
  - Neighborhood Meeting Advertisement;
  - Neighborhood Meeting Notice;
  - Neighborhood Meeting Sign-In Sheet (To be submitted under separate cover);
  - Neighborhood Meeting Summary (To be submitted under separate cover);
  - Authorized Agent Affidavit;
  - Proof of 2016 Tax Payment;
  - Quit-Claim Deed;
  - Division of Corporations;
  - Property Appraiser Information for Tax Parcels 03049-000-000 & 03049-003-000;
  - Signed and Sealed Preliminary Plat.
- One (1) CD of all PDFs.

This project encompasses Alachua County tax parcels 03049-003-000 & a portion of 03049-000-000. The overall site is approximately +/- 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve further development in the project area.

We trust you will find this submittal package is sufficient for review and approval. Please feel free to contact me at (352) 331-1976 or at [walpole@chw-inc.com](mailto:walpole@chw-inc.com) should you have any questions or require any additional information to complete your review.

Sincerely,  
CHW



Robert Walpole, P.E.  
President

L:\2016\16-0638\Engineering\City County\Working Docs\LTR 170426 HighPoint Crossing - City of Alachua Cover Letter.docx





City of  
**ALACHUA**

THE GOOD LIFE COMMUNITY

FOR PLANNING USE ONLY

Case #: \_\_\_\_\_

Application Fee: \$ \_\_\_\_\_

Filing Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

Review Type: P&Z; CC; Admin

## Subdivision Application

Reference City of Alachua Land Development Regulations Article 2.4.10

- ☐ **Major Subdivision** – complete application and provide copy of original application with each type of submission.  
☐ **Minor Subdivision** – refer only to Final Plat section of this application.

### A. PROJECT

1. Project Name: HighPoint Crossing
2. Address of Subject Property: TBD
3. Parcel ID Number(s): 03049-000-000 & 03049-003-000
4. Existing Use of Property: Vacant Commercial
5. Future Land Use Map Designation: Commercial
6. Zoning Designation: Commercial Intensive (CI)
7. Acreage: +/- 14.57

### B. APPLICANT

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Robert Walpole, P.E. Title: President  
Company (if applicable): CHW  
Mailing address: 132 NW 76th Drive  
City: Gainesville State: Florida ZIP: 32607  
Telephone: ( ) 352-331-1976 FAX: ( ) \_\_\_\_\_ e-mail: walpole@chw-inc.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): Alachua A One, LLC  
Mailing Address: 15260 NW 147th Drive, Suite 100  
City: Alachua State: Florida ZIP: 32615

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

### C. ADDITIONAL INFORMATION

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

### D. ATTACHMENTS

#### Preliminary Plat Attachments:

1. Plans, to include but not limited to:
  - a. Scale: at least 1 inch = 200 ft;
  - b. Proposed name of subdivision.
  - c. Name, address, and telephone number of the subdivider and agent of subdivider.
  - d. Name, address, telephone number and registration number of surveyor or engineer.
  - e. Date of boundary survey, north arrow, graphic scale, date of plat drawing, and space for revision dates.
  - f. Vicinity map - indicating general location of the site and all abutting streets and properties, section lines and quarter section lines, etc., total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - g. Legal description of the property to be subdivided.

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

- h. Names of owners of adjoining land with their approximate acreage or, if developed, names of abutting subdivisions.
- i. Preliminary layout including streets and easements with dimensions, lot lines with approximate dimensions, land to be reserved or dedicated for public or common uses, and any land to be used for purposes other than single-family dwellings.
- j. Block letters and lot numbers, lot lines, and scaled dimensions.
- k. Zoning district boundaries on abutting properties.
- l. Proposed method of water supply, sewage disposal, and drainage, and electric service.
- m. Minimum building setback lines as required by the Land Development Regulations.
- n. Natural features, including lakes, marshes or swamps, water courses, wooded areas, and land subject to the 100-year flood as defined by FEMA official flood maps.
- o. Surface drainage and direction of flow and method of disposition and retention indicated.
- p. Inscription stating "NOT FOR FINAL RECORDING".
- q. Tree location survey in conformance with LDR Article 6.2.1(G).
- r. Any other information that may be considered necessary by either the subdivider, the Planning and Zoning Board or the City Commission for full and proper consideration of the proposed subdivision.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

- 2. 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.
- 3. 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.)
- 4. Existing and/or proposed covenants and restrictions.
- 5. Two (2) 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).
- 6. 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.
- 7. City of Alachua Public School Student Generation Form
- 8. Legal description with tax parcel number.
- 9. Proof of ownership.
- 10. Proof of payment of taxes.
- 11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
- 12. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
- 13. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
- 14. **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 or additional reviews of the application beyond 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 14 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.**

**Within twelve (12) months of the approval of the Subdivision Preliminary Plat, Construction Plans must be reviewed and approved in accordance with LDR Article 2.4.10(G)(3).**

**Construction Plans Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: 1 inch=200 ft.
  - b. A topographic map of the subdivision with maximum contour intervals of one foot where overall slopes are zero percent to two percent, two feet where slopes are over two percent, based on U.S. Coastal and Geographic Datum. This topographic map must be prepared by a land surveyor.
  - c. A contour drainage map of the stormwater basins. The outlines and sizes, measured in acres, of all existing and proposed drainage areas shall be shown and related to corresponding points of flow concentration. Each drainage area shall be clearly delineated. Flow paths must be indicated throughout. Any existing and proposed structures affecting the drainage must be shown.
  - d. Plans showing proposed design features and typical sections of canals, swales and all other open channels, storm sewers, all drainage structures and other proposed subdivision improvements.
  - e. Plans and profiles for all proposed streets and curbs. Where proposed streets intersect existing streets, elevations and other pertinent details shall be shown for existing streets for a distance of 300 feet from point of intersection.
  - f. Plans of any proposed water distribution system and sanitary sewer collection system showing pipe sizes and location of valves, pumping stations and fire hydrants, where installation of such facilities are required by these LDRs.
  - g. Plans for all road and street signs and street names signs showing the location of such signage and any other traffic safety control devices that is required or proposed. In addition, the specifications for such signage shall be provided as part of this plan, which shall detail in diagram form as necessary the size, material, color, and specifications for installation of such signage.
  - h. Other information on the construction plans as may be required by the Land Development Regulations Administrator and Public Services Director.

**Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

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. Legal description with tax parcel number.
6. Proof of ownership.
7. Proof of payment of taxes.
8. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
9. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
10. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).

**All 10 attachments are required for a complete application. 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.**

**Within six (6) months of the approval of Construction Plans, the applicant must submit an application for Final Plat for review. Concurrently with the review of the Final Plat, a Subdivider Agreement shall be prepared. The applicant must also provide a surety device for the public improvements in accordance with LDR Article 7.4, Improvement Guarantees for Public Improvements.**



### **Final Plat Attachments:**

1. A copy of this original application must accompany the submission.
2. Plans, to include but not limited to:
  - a. Scale: at least 1 inch = 200 ft.
  - b. Name of subdivision shall be shown in bold legible letters, as stated in Chapter 177, Florida Statutes. The name of the subdivision shall be shown on each sheet included and shall have legible lettering of the same size and type including the words "section," "unit," "replat," "amended," etc.
  - c. Name and address of subdivider.
  - d. North arrow, graphic scale, and date of plat drawing.
  - e. Vicinity map showing location with respect to existing streets, landmarks, etc., and total acreage of the subdivision and total number of lots. The vicinity map shall be drawn to show clearly the information required, but not less than one (1) inch to 2,000 feet. USGS Maps may be used as a reference guide for the vicinity map.
  - f. Exact boundary line of the tract, determined by a field survey, giving distances to the nearest one-hundredth foot and angles to the nearest minute, shall be balanced and closed with an apparent error of closure not to exceed one in 5,000.
  - g. Legal description of the property to be subdivided.
  - h. Names of owners of adjoining lands with their approximate acreage or, if developed, names of abutting subdivisions.
  - i. Location of streams, lakes and swamps, and land subject to the 100-year flood as defined by the Federal Emergency Management Agency, official flood maps.
  - j. Bearing and distance to permanent points on the nearest existing street lines of bench marks or other permanent monuments (not less than three (3)) shall be accurately described on the plat.
  - k. Municipal lines shall be accurately tied to the lines of the subdivision by distance and angles when such lines traverse or are reasonably close to the subdivision.
  - l. The closest land lot corner shall be accurately tied to the lines of the subdivision by distance and angles.
  - m. Location, dimensions, and purposes of any land reserved or dedicated for public use.
  - n. Exact locations, width, and names of all streets within and immediately adjoining the proposed subdivision.
  - o. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
  - p. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
  - q. Lots must be numbered in numerical order and blocks lettered alphabetically.
  - r. Accurate location and description of monuments and markers.
  - s. Minimum building front yard setback lines as required by the Land Development Regulations as determined by the property's zoning.
  - t. Reference to recorded subdivision plats of adjoining platted land shall be shown by recorded names, plat book, and page number.
  - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
  - v. Dedication to the public by the owners of the land involved of all streets, drainage easements, and other rights-of-way however designated and shown on the plat for perpetual use for public purposes, including vehicular access rights where required. If the property is encumbered by a mortgage, the owner of the mortgage shall join in the dedication or in some other manner subordinate the mortgagee's interest to the dedication of public right-of-way.
  - w. Certification that all payable taxes have been paid and all tax sales against the land redeemed.
  - x. Title certification as required by Chapter 177, Florida Statutes.

### **Sheet Size: 24" X 36" with 3" left margin and ½" top, bottom, and right margins**

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. Legal description with tax parcel number.
6. City of Alachua Public School Student Generation Form.
7. One (1) set (two [2] sets for Minor Subdivisions) of labels for all property owners within 400 feet of the subject property boundaries – even if property within 400 feet falls outside of City limits. (Obtain from the Alachua County Property Appraiser).

8. Proof of ownership.
9. Proof of payment of taxes.
10. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District.
11. If access is from a County Road, access management permit from Alachua County Public Works (or documentation providing evidence that a permit application has been submitted).
12. If access is from a State Road, access management permit from Florida Department of Transportation (or documentation providing evidence that a permit application has been submitted).
13. **For Minor Subdivisions: 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 12/13 attachments are required for a complete application. A completeness review of the application will be conducted within five (5) business days of receipt. If the application is determined to be incomplete, the application will be returned to the applicant.**

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

\_\_\_\_\_  
Signature of Applicant

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

Robert Walpole, P.E.

\_\_\_\_\_  
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 20<sup>th</sup> day of April, 2017, by Robert

Walpole, PE who is/are personally known to me, or who has/have produced \_\_\_\_\_  
as identification.

NOTARY SEAL

Kelly Jones Bishop  
Signature of Notary Public, State of Florida





# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: TBD  
 Parcel ID Number(s): 03049-000-000 & 03049-003-000  
 Acreage: +/- 14.57

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: James McCauley, M.D. Title: Title Manager  
 Company (if applicable): Alachua A One, LLC  
 Mailing Address: 15260 NW 147th Drive, Suite 100  
 City: Alachua State: Florida ZIP: 32615  
 Telephone: (386) 418-1222 FAX: \_\_\_\_\_ e-mail: mccauleyjmd@yahoo.com

## C. AUTHORIZED AGENT

Name: Robert Walpole, P.E. Title: President  
 Company (if applicable): CHW  
 Mailing address: 132 NW 76th Drive  
 City: Gainesville State: Florida ZIP: 32607  
 Telephone: (352) 331-1976 FAX: \_\_\_\_\_ e-mail: walpole@chw-inc.com

## D. REQUESTED ACTION:

Review & approval of the Preliminary Plat, Construction Plans, Final Plat & Site Plan

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

James McCauley  
 Signature of Applicant

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

Dr. James McCauley  
 Typed or printed name and title of applicant

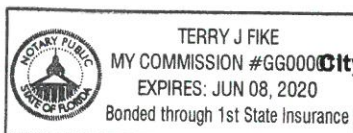
\_\_\_\_\_  
 Typed or printed name of co-applicant

State of FLORIDA County of ALACHUA

The foregoing application is acknowledged before me this 10 day of MAY, 2017, by \_\_\_\_\_

FLORIDA DL, who is/are personally known to me, or who has/have produced JAMES MCCAULEY  
 as identification.

NOTARY SEAL



[Signature]  
 Signature of Notary Public, State of FLORIDA

## CONCURRENCY IMPACT ANALYSIS

**To:** Kathy Winburn, AICP, City of Alachua Planning Director 16-0638  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** May 18, 2017  
**RE:** City of Alachua Preliminary Plat  
(For a portion of Alachua County tax parcel: 03049-000-000)

This City of Alachua Preliminary Plat proposes the platting of (1) one  $\pm 2.80$  acre, non-residential development site and an additional  $\pm 11.77$  acres dedicated to a drainage easement/common space, conservation/surface water area, and a roadway network that provides access from NW US HWY 441 as well as cross access to the existing development to the west on the  $\pm 14.57$  acre project site. Note that a Development Plan is not being submitted at this time as it will feature greater levels of detail regarding development after Preliminary Plat approval.

Only the Preliminary Plat's non-residential development site is expected to generate any impact on local transportation and utility infrastructure. No impacts are anticipated to recreation or school facilities due to the development's non-residential nature. For the purposes of this Preliminary Plat, the assumed development for the  $\pm 2.80$  acre commercial site will be a 100-room hotel. This land use will be utilized to estimate impacts for this report.

This analysis will serve as a preliminary concurrency report that intends to estimate how the Preliminary Plat and the subsequent Development Plan will impact City of Alachua public facilities. These estimates are provided in the calculations below:

### TRANSPORTATION IMPACT ANALYSIS

**Table 1: Trip Generation Calculations**

Land Use <sup>1</sup> (ITE)	Rooms	Daily		AM Peak		PM Peak	
		Rate	Trips	Rate	Trips	Rate	Trips
Hotel (ITE 310)	100	8.17	817	.52	52	.61	61
<b>Total</b>	-	-	<b>817</b>	-	<b>52</b>	-	<b>61</b>

1. Source: *ITE Trip Generation 9<sup>th</sup> Edition*

**Conclusion:** The proposed use will create a minimal impact on the area's transportation infrastructure on the currently vacant site. The Preliminary Plat approval and following Development Plan is anticipated to generate **817 net daily vehicle trips** to local roadways.

**Table 1a: Potential Impacts on Roadways, Segment 1 & 2**

Traffic System Category	AADT	PM	AADT	PM
	Segment 1: I-75		Segment 2: I-75	
	(NCL of Alachua to US 441)		(US 441 to SCL of Alachua)	
Maximum Service Volume <sup>1</sup>	85,600	7,710	85,600	7,710
Existing Traffic <sup>1</sup>	42,505	4,463	56,476	5,930
Reserved Trips <sup>1</sup>	109	12	152	17
Available Capacity	42,986	3,235	28,972	1,763
Projected Trip Generation <sup>2</sup>	409	31	408	30
<b>Available Capacity w/ Prelim. Plat approval</b>	<b>42,577</b>	<b>3,204</b>	<b>28,564</b>	<b>1,733</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be ±50% for Segment 1 and ±50% for Segment 2.

**Table 1b: Potential Impacts on Roadways, Segment 4**

Traffic System Category	AADT	PM
	Segment 5: U.S. Hwy 441	
	(SR 235 to NCL of Alachua)	
Maximum Service Volume <sup>1</sup>	35,500	3,200
Existing Traffic <sup>1</sup>	24,411	2,319
Reserved Trips <sup>1</sup>	7,316	637
Available Capacity	3,773	244
Projected Trip Generation <sup>2</sup>	817	61
<b>Available Capacity w/ Prelim. Plat approval</b>	<b>2,956</b>	<b>183</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: This roadway segment's projected trip distribution percentage is estimated to be 100% for Segment 5.

### Conclusion:

Tables 1a and 1b identify specific impacts to each of the three (3) affected roadway segments. Both segments of I-75 and one segment of US 441 retain sufficient roadway capacity during both AADT and PM Peak. In fact, none of the affected roadway segments will experience a failing roadway Level of Service (LOS) as a result of this Preliminary Plat's approval.

### *PUBLIC FACILITIES IMPACT ANALYSIS*

**Table 2: Projected Potable Water Impact**

System Category	Gallons Per Day (GPD)
Current Permitted Capacity <sup>1</sup>	2,300,000
Less actual Potable Water Flows <sup>1</sup>	1,301,000
Reserved Capacity <sup>1</sup>	59,789
Residual Capacity <sup>1</sup>	939,211
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	59.16%
Projected Potable Water Demand from Proposed Project <sup>2</sup>	10,000
<b>Residual Capacity after Proposed Project</b>	<b>929,211</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 100 rooms

### Conclusion

**Quality:** The proposed site plan will not negatively impact potable water quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

**Quantity:** The proposed Preliminary Plat and following Development Plan is estimated to generate **10,000 GPD** for potable water demand.

System Capacity: As calculated in Table 2, the percentage of the City's potable water system that is being utilized does not exceed 85%. The design capacity that is currently being utilized is only 59.16%.

**Table 3: Projected Sanitary Sewer Impact**

System Category	Gallons Per Day (GPD)
Treatment Plant Current Permitted Capacity <sup>1</sup>	1,500,000
Less Actual Treatment Plant Flows <sup>1</sup>	654,000
Reserved Capacity <sup>1</sup>	57,364
Residual Capacity <sup>1</sup>	788,636
Percentage of Permitted Design Capacity Utilized <sup>1</sup>	47.42%
Projected Sanitary Sewer Demand from Proposed Project <sup>2</sup>	10,000
Residual Capacity After Proposed Project	<b>778,636</b>

1. Source: City of Alachua May 2017 Development Monitoring Report

2. Source: Chapter 64E-6, Florida Administrative Code; Formula: 100 gallons per day per room x 100 rooms

### Conclusion

Quality: The proposed site plan will not negatively impact sanitary sewer quality standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

Quantity: The proposed Preliminary Plat and following Development Plan is estimated to generate **10,000 GPD** for sanitary sewer demand.

System Capacity: As calculated in Table 3, the percentage of the City's potable water system that is being utilized will not exceed 85%. The design capacity being utilized is only 47.42%.

**Table 4: Projected Solid Waste Impact**

System Category	LBs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	39,568.00	7,221.16
Reserved Capacity <sup>1</sup>	5,201.87	949.34
New River Solid Waste Facility Capacity <sup>1</sup>	50 years	
Solid Waste Generated By Proposed Project <sup>2</sup>		<b>267</b>

1. Source: City of Alachua May 2017 Development Monitoring Report.

2. Source: Sincero and Sincero; *Environmental Engineering: A Design Approach*. Prentice Hall, New Jersey, 1996.

Formula Used:  $((12 \text{ lbs.} / 1000 \text{ ft}^2/\text{day} \times 121,968 \text{ ft}^2) \times 365) / 2,000$

### Conclusion

As shown in Table 4, the New River Solid Waste Facility has a 50-year capacity. The proposed Preliminary Plat and subsequent Development Plan will not negatively impact the adopted solid waste LOS as the site is only expected generate **267 tons of solid waste per year**—well below the current capacity.

### **Stormwater**

A Grading and Drainage Plan will be included as part of the Development Plan following approval of this Preliminary Plat. The Preliminary Plat and Development Plan will convey the site's elevation and resulting drainage to a stormwater management facility (SMF) located to the north of the proposed non-residential development site. As further detailed in the Development Plan, the SMF will be consistent with LOS standards provided in the City's Comprehensive Plan Community Facilities and Natural Groundwater Aquifer Recharge Element Policy 3.1.a as well as the Suwannee River Water Management District standards and requirements.

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## COMPREHENSIVE PLAN CONSISTENCY ANALYSIS

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**To:** Kathy Winburn, AICP, City of Alachua Planning Director 16-0638  
**From:** Craig Brashier, AICP, Director of Planning  
**Date:** May 18, 2017  
**RE:** City of Alachua Preliminary Plat  
(For a portion of Alachua County tax parcel: 03049-000-000)

---

This City of Alachua Preliminary Plat proposes the platting of (1) one  $\pm 2.80$  acre, non-residential development site and an additional  $\pm 11.77$  acres dedicated to a drainage easement/common space, conservation/surface water, and a roadway network that provides access from NW US HWY 441 as well as cross access to the existing development to the west on the  $\pm 14.57$  acre project site. Note that a Development Plan is not being submitted at this time as it will feature greater levels of detail regarding development after Preliminary Plat approval.

This analysis will serve as a preliminary consistency report that will document how the Preliminary Plat and the subsequent Development Plan will be consistent and comply with specific Comprehensive Plan Goals, Objectives, and Policies. The Comprehensive Plan language is provided in plain text and the consistency statement is provided in **bold** text.

### **Future Land Use Element**

#### Objective 1.3: Commercial

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

**The Preliminary Plat and subsequent Development Plan will be consistent with Objective 1.3 of the City's Comprehensive Plan in order to provide goods and services within the City of Alachua, the County, and the greater North Central Florida Region.**

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

1. Retail sales and services;
2. Personal services;
3. Financial Institutions;
4. Outdoor recreation and entertainment;
5. Tourist-related uses;
6. Hotels, motels;
7. Commercial shopping centers;
8. Auto-oriented uses;
9. Traditional Mixed-use Neighborhood Planned Developments;
10. Employment Center Planned Developments;



11. Commercial recreation centers;
12. Office/business parks;
13. Limited industrial services;
14. Eating Establishments

**The parent tax parcel (3049-000-000) currently possesses (3) three Future Land Use designations including Moderate Density Residential (MOD), Medium Density Residential (MED), and Commercial (COMM). The Preliminary Plat will subdivide parent parcel 3049-000-000 to plat a commercial development site that falls under a portion of the parent parcel's Commercial FLU section along Interstate-75. Thus, this commercial development site will be consistent with the permitted uses found in Policy 1.3.b of the City of Alachua Comprehensive Plan.**

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;

**As indicated the Preliminary Plat and subsequent submittal of the Development Plan, the commercial development site will be accessible from the western portion of the site that connects to future sites via a proposed four-way roundabout located within the parent parcel that will also provide access to NW US HWY 441. The roadway will also be stubbed out to the adjacent parcel to the west.**

2. Buffering from adjacent existing/potential uses;

**The site will meet or exceed the buffering minimums required by the City of Alachua as per the requirements found within the City's Land Development Regulations Table 6.2-1. The specific buffers, if required, will be shown in the subsequent Development Plan.**

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

**The Preliminary Plat and following Development Plan will be consistent with this performance standard. The Preliminary Plat will dedicate  $\pm 8.61$  acres of open space to the site and as a result, will not create inconsistencies with the City's open space requirements or maximum F.A.R.**

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

**The Preliminary Plat and following Development Plan will indicate the proposed development's consistency with this performance standard. The proposed subdivision will not negatively impact the site's current drainage system. The Preliminary Plat and subsequent Development Plan indicates that water drainage will be mitigated by the proposed  $\pm 5.82$  acre stormwater management facility included in the Preliminary Plat and subsequent Development Plan.**

5. Placement of signage;

**This level of detail will be discussed and illustrated in the Development Plan and will be consistent with the City of Alachua's Land Development Regulations.**

6. Adequacy of site lighting and potential impacts of lighting upon the surrounding area. Lighting should be designed to minimize impacts and preserve the ambiance and quality of the nighttime sky by

reducing light trespass and light pollution on adjacent properties by utilizing lighting at an appropriate intensity, direction and times to ensure light is not overused or impacting areas where it is not intended;

**This level of detail will be discussed and illustrated in the Development Plan and will be consistent with the City of Alachua's Land Development Regulations.**

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

**The Preliminary Plat and following Development Plan will be consistent with this performance standard. As seen on attached Preliminary Plat, the site is proposing internal roadways between various sections of the parent parcel and the intended commercial development site via a four-way roundabout. The Development Plan will meet the City's required safety standards for on-site circulation patterns.**

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

**The subsequent Development Plan will meet the required landscaping requirements found within the City's Comprehensive Plan and Land Development Regulations. The Development Plan submittal will also contain a landscape plan that will be consistent with the City's Comprehensive Plan and LDR requirements as well.**

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

**The site's topographic information can be seen on CHW Topographic Survey submitted with this Preliminary Plat application. The site currently possesses  $\pm 2.79$  acres of FEMA Flood Zone and an existing area of surface water that will be set aside as a conservation area not to be developed as established by this Preliminary Plat. As such, the project's stormwater management facility will adhere to §6.9.3 of the LDR.**

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

**No performance based zoning requirements are planned to be proposed for this site in order to attain an acceptable 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.

**The subsequent Development Plan will be consistent with this performance standard. The  $\pm 2.80$  acre site shown in the Development Plan following the approval of this Preliminary Plat will not exceed the maximum 0.75 F.A.R. outlined in this policy.**

Policy 1.3.e: The creation/promotion of strip pattern commercial development shall be discouraged. Infill within established 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 commercial land uses shall be based upon the following minimum criteria:

**The project site currently possesses a Commercial (COMM) FLU Designation and is within a Commercial Intensive (CI) Zoning District. Neither the Preliminary Plat nor the Development Plan requests an extension of the site's existing FLU or zoning designation. The project site will be developed in a previously vacant area that features a FLU and zoning designation appropriate for the commercial developments's intended use.**

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 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

**As illustrated on the Preliminary Plat and subsequent Development Plan, the site will allow for site access to NW US HWY 441 via a proposed roadway network. The roadway will be stubbed-out to the west to create cross-access that will eventually allow access via the traffic light at NW 167th Blvd. Impacts upon traffic circulation will be anticipated and mitigated as shown in the Preliminary Plat and following Development Plan.**

2. Setbacks and landscaped or other appropriate buffers shall be established to mitigate the visual impacts of commercial development.

**The site will meet or exceed the setback and buffering minimums required by the City's Land Development Regulations Tables 5.1-3. and 6.2-1 respectively, as indicated on the Preliminary Plat and subsequent Development Plan.**

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.

**As indicated by the Preliminary Plat cross sections and subsequent Development Plan for the project site, the intended roadway will provide for sidewalks along the entire length of the internal roadway—providing for a multi-modal access to the proposed commercial development.**

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 maintain a Gateway Activity Center at the interchange of US 441 and Interstate 75. The boundaries of the Gateway Activity Center shall be based on the Generalized US 441/I-75 Activity Center Map provided in the Future Land Use Map Series. The intent of 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.

**The project site is currently located in the Gateway Activity Center. The approval of this Preliminary Plat and subsequent Development Plan will assist the City of Alachua in promoting their areas an attractive, vibrant, and economically prosperous community by promoting additional infill commercial development.**

Objective 2.4: Landscaping and Tree Protection Standards:

The City shall adopt landscaping and tree protection standards in order to achieve the aesthetic design values of the community and preserve tree canopies, as well as specimen protected, heritage and champion trees.

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

**Landscaping plans for the site will be submitted concurrently with the Development Plan for this project site following the approval of the Preliminary Plat. The landscaping contained within the project site internally and along the perimeter will be consistent with this policy.**

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

**The site will meet or exceed the buffering minimums required by the City of Alachua as per the requirements found within the City's Land Development Regulations Table 6.2-1 as indicated on the subsequent Development Plan to this Preliminary Plat application**

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

**The ±8.61 acres of open space established in this Preliminary Plat far surpass the mandatory 10% open space requirement as shown on the Preliminary Plat and subsequent Development Plan.**

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.

**The Preliminary Plat and following Development Plan is considered infill development on commercial land within the City of Alachua. This proposed commercial facility is consistent with the City of Alachua's Future Land Use Map. The site's future development will also be consistent with the City's open space requirement and increase the local density of commercial uses in a safe, urban environment. This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. This commercial site discussed in the Preliminary Plat and subsequent Development Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Preliminary Plat and Development Plan for a commercial site will further expand the City's bustling contemporary business climate.**

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

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

**The site's topographic information can be seen on CHW Topographic Survey submitted as part of this Preliminary Plat application. The site currently possesses ±2.79 acres of FEMA Flood Zone and an existing area of surface water that will be set aside as open space not to be developed as established by this Preliminary Plat. As such, stormwater management standards will adhere to §6.9.3 of the LDR. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development process.**

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

**The site's topographic information can be seen on CHW Topographic Survey submitted with this report. The site currently possesses ±2.79 acres of FEMA Flood Zone and surface water that will be set aside as a conservation area not to be developed as established by this Preliminary Plat. As such, stormwater management standards will adhere to §6.9.3 of the LDR. The alteration of existing native vegetation and the natural function of seepage slopes will be limited throughout the development process.**

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.a: 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.

**The Preliminary Plat and Development Plan for the project site proposes a commercial facility and will not negatively impact the City's adopted levels of service for transportation, potable water, sanitary sewer, and solid waste. A Concurrency Analysis for the project site has been submitted along with the Preliminary Plat. Calculations are provided in the Concurrency Analysis that illustrate estimated impact to public facilities. However, more use-specific calculations will be generated during the Development Plan process.**

### **Vision 2020**

Goal One: 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.

**This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. This commercial site discussed in the Preliminary Plat and subsequent Development Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Preliminary Plat and subsequent Development Plan for a commercial site will further expand the City's bustling contemporary business climate.**

### **Economic Element**

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

**This commercial project site will be a perfect example of generating economic vitality consistent with the City of Alachua's unique business climate. This commercial site discussed in the Preliminary Plat and subsequent Development Plan represents an expansion of economic vitality via a commercial development within city limits. The site will become a hub of local employment for the City of Alachua and County constituents. Approval of this Preliminary Plat and subsequent Development Plan for a commercial site will further expand the City's bustling contemporary business climate.**

### **Community Facilities and Natural Groundwater Aquifer Recharge Element**

GOAL 1: Wastewater

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

Policy 1.1.d: The City hereby establishes the following level of service standards for sanitary sewer facilities:

- a. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP).
- b. Quantity: System-wide wastewater collection and treatment will be sufficient to provide a minimum of 250 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with F.A.C. 62-600.405, or subsequent provision. This level of service standard shall be reevaluated one year from the adoption date for the amended Plan.
- c. System capacity: If the volume of existing use in addition to the volume of the committed use of the City's wastewater facility reaches 85% of the permitted capacity design, no further development orders for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

**The nearest wastewater line is located southwest of the project site along the northern portion of NW US HWY 441. Wastewater is also located south of the project site on the southern side of 441 as well. As a result, connection to adjacent wastewater lines are permitted and will be extended to the site from NW US HWY 441. Preliminary concurrency with public facilities will be**

**examined further in the Concurrency Analysis provided with this Preliminary Plat's submittal and in the calculations provided in the subsequent Development Plan.**

**GOAL 3: Stormwater**

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

Policy 3.1.a: The City hereby establishes the following water quantity and quality level of service standards for drainage facilities:

For all projects which fall totally within a stream, or open lake watershed, detention systems must be installed such that the peak rate of postdevelopment runoff will not exceed the peak-rate of pre-development runoff for storm events up through and including either:

1. A design storm with a 10-year, 24-hour rainfall depth with Soil Conservation Service type II distribution falling on average antecedent moisture conditions for projects serving exclusively agricultural, forest, conservation, or recreational uses; or
2. A design storm with 100-year critical duration rainfall depth for projects serving any land use other than agricultural, silvicultural, conservation, or recreational uses.
3. The LOS standard for water quality treatment shall be treatment for the "first one inch" of runoff, and compliance with the design and performance standards established in Chapter 40C-42.025, FAC, and 42.035, FAC to ensure that the receiving water quality standards of Chapter 62.302.500, FAC are met and to ensure their water quality is not degraded below the minimum conditions necessary to maintain their classifications as established in Chapter 62-302, FAC. These standards shall apply to all new development and redevelopment and any exemptions, exceptions or thresholds in these citations are not applicable. Infill residential development within improved residential areas or subdivisions existing prior to the adoption of this comprehensive plan, must ensure that its post-development stormwater runoff will not contribute pollutants which will cause the runoff from the entire improved area or subdivision to degrade receiving water bodies and their water quality as stated above.

**The project site will remain consistent with the City of Alachua's stormwater Level of Service Standards. The Preliminary Plat shows that a stormwater facility will be constructed along Interstate-75. Preliminary stormwater concurrency will be examined further in the Concurrency Analysis provided with this document's submittal and in the calculations provided in the subsequent Development Plan.**

**GOAL 4: Potable water**

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

Policy 4.1.b: The City shall establish a Community Potable Water Service Area, which includes all areas where potable water service is available. Water service shall be deemed available if:

3. A water main exists within ¼ mile of any residential subdivision with more than 5 units, or any multi-family residential development, or any commercial development, or any industrial development and water service can be accessed through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements and right of ways.

Policy 4.1.c: The City establishes the following level of service standards for potable water

1. Quality: Compliance with all applicable standards of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection.

2. Quantity: System-wide potable water distribution and treatment will be sufficient to provide a minimum of 275 gallons per day per equivalent residential unit (ERU) on an average annual basis. Plant expansion shall be planned in accordance with Florida Administrative Code.
3. System Capacity: If the volume of existing use in addition to the volume of the committed use of the City's potable water facility reaches 85% of the permitted design capacity, no further development orders or permits for projects without reserved capacity will be issued until additional capacity becomes available or funds to increase facility capacity are committed in accordance with a development agreement.

**The nearest potable water line is located southwest of the project site along the northern portion of NW US HWY 441. Potable water is also located south of the project site on the southern side of 441 as well. As a result, connection to adjacent potable water lines are permitted and will be extended to the site from NW US HWY 441 and/or from the existing development the west of the project site. Preliminary concurrency with public facilities will be examined further in the Concurrency Analysis provided with this document's submittal and in the calculations provided in the subsequent Development Plan.**

L:\2016\16-0638\Planning\Reports\Consistency Analysis 170427.docx

## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Tuesday, May 2<sup>nd</sup> at 6:00 p.m. in the Living Covenant Church, 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615.

**Contact:**

Robert Walpole, P.E.

**Phone Number:**

(352) 331-1976



## ALACHUA COUNTY TODAY

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### HOW TO SUBMIT...

LETTERS TO THE EDITOR: Letters may be mailed, faxed or emailed. Letters may be edited to fit available space. Please include your name, address, and day and evening phone numbers for verification. Letters MUST be signed.

■ A STORY: Do you have a timely story or news event that is of interest to the community? Email our assignment editor at: cwalker@alachuatoday.com or call (386) 462-3355.

■ COMMUNITY CALENDAR, CHURCH, BIRTH & WEDDING ANNOUNCEMENTS: Email to editor@alachuatoday.com, call (386) 462-3355 or fax (386) 462-4569 your information. Please include phone number and name of individual submitting the announcement. Letters, comments and opinions on the Opinions page are not necessarily those of the management/ownership of the Alachua County Today.

## INSIDE ALACHUA COUNTY TODAY...

CHURCH DIRECTORY...A3  
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EVENTS...A3  
JOBS...B3  
BUSINESS & SERVICES  
DIRECTORY...B4



Jesse says,  
"Nurses: We  
can't fix  
stupid, but we  
can sedate  
it!!"



## A message from the desk of Sheriff Sadie Darnell

### April is Alcohol Awareness Month

April is Alcohol Awareness Month. It was founded by the National Council on Alcoholism and Drug Dependence, Inc. (NCADD) in 1987. According to NCADD, this year's theme, "Connecting the Dots: Opportunities for Recovery," focuses on "educating people about the treatment and prevention of alcoholism, particularly among our youth, and the important role that parents can play in giving kids a better understanding of the impact that alcohol can have on their lives."

Here are several sobering reasons to think before you drink:

-Alcohol is the number one addictive substance

in the U.S. Approximately 17.6 million people suffer from alcohol abuse or dependence.

-Over half of all adults have a family history of alcohol dependence.

-More than seven million children live in a household with at least one alcohol dependent parent.

-Annually, 88,000 people die from excessive alcohol use.

-Alcohol abuse often leads to unintentional injuries, such as motor-vehicle crashes, falls, drowning, burns and firearm injuries.

-Long-term excessive use of alcohol, whether

in the form of heavy drinking or binge drinking, can lead to serious health problems such as dementia, stroke, neuropathy, atrial fibrillation, liver disease, hypertension, anxiety, depression and an increased risk of certain types of cancer.

-Alcohol also contributes to unemployment, family problems, violence and homicide.

Alcoholism is a disease. While some individuals may recover without assistance, the majority require support and treatment to recover. For more information on alcohol awareness and where to get help, please visit <https://www.ncadd.org/get-help>.

### PIONEER DAYS:

Continued from page A1

School and Community Center, 23760 NW 187th Ave. with Willing Hearts Gospel Trio performing in the O'Leno Room and Barbershop and Sweet Adelines Quartet both days. Also in the same Community Center, look for quilts related to kitchens and dining areas of the home. Quilters will also provide classes in a variety

of different areas.

Don't forget the festival's two great contests. Join in the fun by being a contestant in one or both of the contests. Dress in pioneer style and enter the Pioneer Costume Contest. There will be three prizes in each category - Youth (17 and under), Adult (18 and over), Family Groups and Pets.

The second contest requires that contestants bake their best pie and enter it in the Pie Baking Contest. There will be three prizes awarded, and after the judging, slices of pie will be sold. For more details about the two contests, visit [www.highsprings.com](http://www.highsprings.com) and click on the contest(s) of your choice or contact Dot Harvey at (386) 454-7610.

All the old favorites will be at the celebration as well, including Kids Korral, a food court, offering festival food, the Grimy Gulch Saloon in the Woman's

Club and of course the ever popular shoot-out reenactments.

# # #

Email [cwalker@alachuatoday.com](mailto:cwalker@alachuatoday.com)

## Flossing

Q: Why is flossing so important?

A: Brushing your teeth obviously is an important part of your daily regimen of oral hygiene. Brushing gets rid of food particles that embed themselves in the crevices between your teeth and gums. Brushing also helps remove plaque that builds up along the gum line. But brushing can only do so much. The best way to get rid of plaque that accumulates on your teeth is to floss. Simply said, floss, the narrow string that you can work into the tiny spaces between your teeth, is necessary to really clean the spaces

that a toothbrush just can't reach. Plaque that remains between teeth can harden into tartar. Brushing and flossing can remove plaque. Only your dentist can remove tartar. The bacteria that cause tooth decay thrive on plaque and tartar. A conscientious program of brushing and flossing can keep your mouth relatively free of bacteria that can cause tooth decay and gum disease. Talk to your dentist about not only the value of flossing but also about the proper technique. It's information that will keep your smile healthy.

## Obituaries

### David Armstrong, Sr.

David Armstrong, Sr., 67, of Fort White, Fla. passed on April 10, 2017. He is the son of the late Johnnie Armstrong and Pastor Rosa Lee Bryant. He leaves to cherish his memory; children: David Armstrong Jr., Rosetta Armstrong, Daniel Armstrong and Brianna Armstrong; grand and great grandchildren; sister: Irene Taylor; brothers: Willie Armstrong, Jackie Armstrong, Jerry Robinson, Wayne Robinson and John Robinson, a host of other relatives and friends.

Funeral services will be held on Saturday, April 22, 2017 at 11 a.m. at Pentecostal Believers of the Coming of Christ Church on SW Amiel Ct., Fort White, Fla.; Bishop Dr. C. Kenneth Troupe Sr. Pastor. Interment, Heavenly Rest Cemetery, Fort White, Fla. Viewing will be one hour prior to services.

Professional arrangements entrusted to A. Jerome Brown Funeral Home, High Springs, Fla. (386) 454-1110.

### James A. Lewis, Sr.

James A. Lewis, Sr. passed away peacefully in Atlanta, Ga. April 10, 2017 at the age of 90.

He was born in Alachua, Fla. January 29, 1927 to the late Clyde and Ruby Lewis. He was the fifth of seven children and quickly learned the meaning of hard work on the family's north Florida farm. During WWII he proudly served in the Merchant Marines and later in the Navy as an officer during the Korean War. After his military service, he attended and graduated from the University of Florida where he played baseball. He settled in his hometown of Alachua, Fla. and married schoolteacher Jacqueline "Jackie" Smithson, his bride of 53 years. They worked together in the family farming and farm supply business for many years and raised two children - Lacey and Jim. Besides being a great husband, father, grandfather and friend, perhaps his greatest legacy is the leadership role he played in his beloved Alachua.

He served on the City Commission for 42 years and was instrumental in creating the infrastructure for the city's vibrant future. As a show of gratitude, the City Commission's meeting room was renamed in his honor.

His wife Jackie preceded him in death in 2009. He is survived by his daughter Lacey Lewis of Atlanta, his son James A. Lewis, Jr. (Jim), daughter-in-law Kim, granddaughter

Jacqueline and grandson Jackson of Roswell. He's also survived by legions of friends and relatives who were warmed by his easy smile and charmed by his legendary stories.

James or "Pop" was an unforgettable man. He saw opportunity where others saw obstacles. He was fiercely loyal, proud, brave and a little mischievous. He was a lifelong Florida Gator fan, an avid fisherman, golfer and cook (his Redfish Chowder has no equal) and he was a friend to everyone he met. He will be greatly missed.

The family would like to thank Delta Koon and the staff of Safe Haven Brookhaven who took exceptional care of him during the last years of his life.

A memorial service will be held Sunday, May 7 at 1:30 p.m. in the chapel at Piedmont Church, 570 Piedmont Rd., Marietta, Georgia 30066. In lieu of flowers, the family asks that donations be sent to the Emory Alzheimer's Disease Research Center, 1762 Clifton Rd NE, Suite 1400, Atlanta, Georgia 30322.

The family will also have a celebration of life gathering on July 15 in Suwanee, Florida to celebrate the lives of both James and Jackie.

### Jacqueline Rogers

Jacqueline "Jackie" Rogers, 77, longtime local resident departed this life Sunday April 16th at E.T. York Care Center following an extended illness. She was born in Coral Gables, Fla., having moved to this area 21 years ago from West Palm Beach, Fla. She was a Paralegal by profession. She and her husband Jerry are members of First United Methodist Church of High Springs. She was preceded in death by her parents: Jackson P. and Grace Walker Dunagan.

Survivors include: her husband Jerry Rogers of Fort White, Fla. and two sons Jerry Tankersley of Fort White, Fla., and Craig (Laurie) Tankersley of Hendersonville, Tenn.; a daughter Cindy (Walter) Silverstein of Vero Beach, Fla.; one grandson David (Jennifer) Yates; and two great-grandchildren Dylan and Madison Yates.

Funeral services will be conducted at 11 a.m. Saturday, April 22 at First United Methodist Church of High Springs. Interment will be in the High Springs Cemetery. Visitation will be Friday April 21, 5-6 p.m. at Evans-Carter Funeral Home in High Springs, Fla. (386) 454-2444.

**Obituaries:** The obituaries in this section are considered news and are published free of charge by *Alachua County Today*. Obituaries may be edited for style, space and policy.

## CITY OF ALACHUA

### CITY COMMISSION WORKSHOP

The City of Alachua City Commission will hold a public workshop on Monday, April 24, 2017 at 4:00 pm in the James A. Lewis Commission Chambers, City Hall, 15100 142nd Terrace, Alachua, FL 32615. The purpose of the workshop is to discuss a proposed Long Range Transportation Plan for the City.

CONTACT: City of Alachua, Planning & Community Development Department

Phone: (386) 418-6120

(Published: Alachua County Today - April 20, 2017)

## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-002-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn. The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments. The meeting is Tuesday, May 2nd at 6:00 p.m. in the Living Covenant Church, 15202 NW 147th Drive, Alachua, FL 32615.

Contact:  
Robert Walpole, P.E.

Phone Number:  
(352) 331-1976

**CHW**  
Professional Consultants

(Published: Alachua County Today - April 20, 2017)



## PUBLIC NOTICE

A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of Stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

The meeting's purpose is to inform neighboring property owners of the proposed development plan and to seek their comments.

The meeting is Monday, May 22<sup>nd</sup> at 6:00 p.m. in the Living Covenant Church, 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615.

**Contact:**

Robert Walpole, P.E.

**Phone Number:**

(352) 331-1976



Professional Consultants



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## MEMORANDUM

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**To:** Neighbors of tax parcels 03049-003-000 & 03049-000-000 16-0638  
**From:** Robert Walpole, P.E.  
**Date:** Thursday, April 20, 2017  
**RE:** Neighborhood Meeting Public Notice

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A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

Date: Tuesday, May 2<sup>nd</sup>, 2017

Time: 6:00 p.m.

Place: Living Covenant Church  
15202 NW 147<sup>th</sup> Drive  
Alachua, Florida 32615

Contact: Robert Walpole, P.E.  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

**Directions to Workshop:** From Alachua head north on NW 140<sup>th</sup> Street, turn right onto NW 158<sup>th</sup> Avenue, Living Covenant Church will be located .3 miles down on the left.

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## MEMORANDUM

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**To:** Neighbors of tax parcels 03049-003-000 & 03049-000-000 16-0638  
**From:** Robert Walpole, P.E.  
**Date:** Friday May 5, 2017  
**RE:** Neighborhood Meeting Public Notice

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A Neighborhood Meeting will be held to discuss a proposed preliminary plat, construction plans, site plan, and final plat for the HighPoint Crossing project. This project encompasses Alachua County tax parcels 03049-003-000 & 03049-000-000. The overall site is approximately 30 acres in size and the plan is to construct the utility infrastructure, master planning of stormwater, and roadway improvements to serve future development in the project area including a Hampton Inn.

**Date:** Monday, May 22<sup>nd</sup>, 2017

**Time:** 6:00 p.m.

**Place:** Living Covenant Church  
15202 NW 147<sup>th</sup> Drive  
Alachua, Florida 32615

**Contact:** Robert Walpole, P.E.  
(352) 331-1976

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners of the proposed development plan and to seek their comments. We look forward to seeing you at the workshop.

**Directions to Workshop:** Heading northwest on Martin Luther King Blvd. (US 441) turn left onto NW 147<sup>th</sup> Drive, Living Covenant Church is located on the right next to Allstate Insurance.

**CAMPBELL MICHAEL PATRICK &  
ADRIENEE MARIE  
16644 NW 165TH TER  
Alachua FL 32615**

**FROMHOLT DAVID B & SUSAN E  
16575 NW 165TH TER  
ALACHUA FL 32615**

**HARBACH WENDY  
16539 NW 167TH PL  
ALACHUA FL 32615**

**FLOYD & RUTTENBER  
16518 NW 166TH RD  
ALACHUA FL 32615**

**CARTER DIANE S  
8502 NW 35TH RD  
GAINESVILLE FL 32606**

**HARRIS AARON A  
16609 NW 166TH DR  
ALACHUA FL 32615**

**MILLIKEN, ROBERT P  
16091 NW US HIGHWAY 441  
ALACHUA FL 32615**

**BULLARD DONALD E & GLENDA M  
PO BOX 417  
ALACHUA FL 32616**

**WALLACE CHARLES E & PATRICIA A  
16621 NW 165TH LN  
ALACHUA FL 32615**

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

**SCHULTZ, RICHARD B & CECILIA  
1171 APPIAN WAY  
SANTA ANA CA 92705**

**DWARKADHISH INVESTMENTS INC  
1800 S ATLANTIC AVE  
DAYTONA BEACH FL 32118**

**CIRCLE K STORES INC  
PO BOX 8019  
GARY NC 27512-9998**

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

**PATEL, INDIRA K  
8706 SADDLEHORN DR  
IRVING TX 75063**

**NYGAARD & STRATTAN  
16567 NW 165TH LN  
ALACHUA FL 32615**

**RICHARD WILLIAM SCOTT & JAELLA S  
16631 NW 165TH TER  
Alachua FL 32615**

**CAVACEPPI, SHARLEEN O TRUSTEE  
PO BOX 1325  
ALACHUA FL 32616-1325**

**SPENCER, ARTHUR PRESCOTT JR TR  
4145 STATE RD 11  
DELAND FL 32724**

**HOOVER RESTAURANTS LLC  
4030 JOHNS CREEK PARKWAY  
SUWANEE GA 30024**

**LE STORE LLC  
7753 W NEWBERRY RD STE B-2  
GAINESVILLE FL 32606**

**MEGAHEE ENTERPRISES LTD.,LLLP  
2632 NW 43RD ST # 2138  
GAINESVILLE FL 32606**

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

**AXIAK LAURA ANNE  
16611 NW 165TH TER  
ALACHUA FL 32615**

**JELMBERG MICHAEL & MARY  
16545 NW 165TH TER  
ALACHUA FL 32615**

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

**MITCHELL CHARLES E & NANCY E  
16530 NW 165TH TER  
ALACHUA FL 32615**



**HANCOCK TROY DANIEL**  
**16548 NW 166TH RD**  
**ALACHUA FL 32615**

**BRINER LANCE & CHERYL**  
**16578 NW 166TH RD**  
**ALACHUA FL 32615**

**HYDEN & HYDEN**  
**16622 NW 166TH RD**  
**Alachua FL 32615**

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

**DAVIS RICHARD E JR & MAUREEN**  
**16624 NW 165TH TER**  
**ALACHUA FL 32615**

**TALAL PROPERTIES LTD & TAREK**  
**1326 E LUMSDEN RD**  
**BRANDON FL 33511**

**ALACHUA A ONE LLC**  
**15260 NW 147TH DR STE 100**  
**ALACHUA FL 32615**

**SPENCER, ARTHUR PRESCOTT JR TR**  
**4145 STATE RD 11**  
**DELAND FL 32724**

**CAIOZZO, GIACOMO**  
**16615 NW 171ST PL**  
**ALACHUA FL 32615**

**DURATION BUILDERS INC**  
**527 TURKEY CREEK**  
**ALACHUA FL 32615**

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**527 TURKEY CREEK**  
**ALACHUA FL 32615**

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**527 TURKEY CREEK**  
**ALACHUA FL 32615**

**DURATION BUILDERS INC**  
**527 TURKEY CREEK**  
**ALACHUA FL 32615**

**KENNA VICKY ANN**  
**16609 NW 171ST PL**  
**ALACHUA FL 32615-4863**

**DURATION BUILDERS INC**  
**527 TURKEY CREEK**  
**ALACHUA FL 32615**

**DURATION BUILDERS INC**  
**527 TURKEY CREEK**  
**ALACHUA FL 32615**

**DURATION BUILDERS INC**  
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**527 TURKEY CREEK**  
**ALACHUA FL 32615**

**DURATION BUILDERS INC**  
**527 TURKEY CREEK**  
**ALACHUA FL 32615**

**HERITAGE OAKS PROPERTY, OWNERS**  
**PO BOX 969**  
**Alachua FL 32516**

**ALACHUA A ONE LLC**  
**15260 NW 147TH DR STE 100**  
**ALACHUA FL 32615**

**HERITAGE OAKS PROPERTY OWNERS**  
**ASSOCIATION INC**  
**15010 NW 173RD ST**  
**ALACHUA FL 32615**

**A MASON GRACE RENTALS LLC**  
**13929 NW 166TH TER**  
**ALACHUA FL 32615**

**HIPP INVESTMENTS LLC**  
**14610 NW 129TH TER**  
**ALACHUA FL 32615**

**ALACHUA FL 0716 LLC**  
**100 2ND AVE SOUTH STE 1103-S**  
**PETERSBURG FL 33701**

**Antoinette Endelicato**  
**5562 NW 93<sup>rd</sup> Avenue**  
**Gainesville, FL 32653**

**Dan Rhine**  
**288 Turkey Creek**  
**Alachua, FL 32615**

**Tom Gorman**  
**9210 NW 59<sup>th</sup> Street**  
**Alachua, FL 32653**

**Richard Gorman**  
**5716 NW 93<sup>rd</sup> Avenue**  
**Alachua, FL 32653**

**Peggy Arnold**  
**410 Turkey Creek**  
**Alachua, FL 32615**

**David Forest**  
**23 Turkey Creek**  
**Alachua, FL 32615**

**John Amerson**  
**All County Marion Property Management**  
**2916 NE Jacksonville Road**  
**Ocala, Florida 34479**

**President**  
**TCMOA**  
**1000 Turkey Creek**  
**Alachua, FL 32615**

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

**Craig Parenteau**  
**FDEP**  
**4801 Camp Ranch Road**  
**Gainesville, FL 32641**

**Jeannette Hinsdale**  
**PO Box 1156**  
**Alachua, FL 32616**

**Lynn Coullias**  
**7406 NW 126<sup>th</sup> Avenue**  
**Alachua, FL 32615**

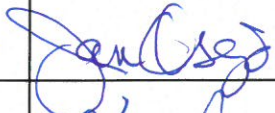
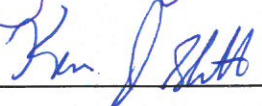
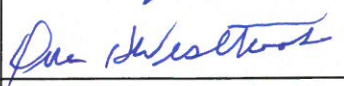

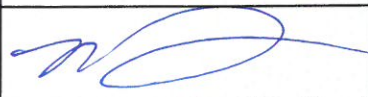
**Lynda Coon**  
**7216 NW 126 Avenue**  
**Alachua, FL 32615**

**Tamara Robbins**  
**PO Box 2317**  
**Alachua, FL 32616**

**Dr. Lee A. Niblock**  
**Alachua County Manager**  
**12 SE 1<sup>st</sup> Street**  
**Gainesville, FL 32601**

## SIGN-IN SHEET

**Event:** Neighborhood Workshop  
**Date/Time:** May 2, 2017 at 6:00pm  
**Place:** Living Covenant Church 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615  
**Re:** HighPoint Crossing

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Jan Osejo	16681 NW 165 <sup>th</sup> Ter	
2	Kevin Strattan	Heritage Oaks	
3	DORA H Westbrook Dora Westbrook	Heritage Oaks	
4	Todo Rousseau	7733 W Newberry Rd Gville FL	
5	Nate Ford	16515 NW 165 <sup>th</sup> Ter	
6			
7			
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12			



**CTD Holdings, Inc.**

Kevin Strattan  
Vice President for Finance

P.O. Box 1180  
Alachua, FL 32616  
Phone: 386-418-8060  
Mobile: 386-866-1927  
kevin@cyclodex.com  
[www.ctd-holdings.com](http://www.ctd-holdings.com)

## SIGN-IN SHEET

**Event:** Neighborhood Workshop  
**Date/Time:** May 22, 2017 at 6:00pm  
**Place:** Living Covenant Church 15202 NW 147<sup>th</sup> Drive, Alachua, FL 32615  
**Re:** HighPoint Crossing

<u>No.</u>	<u>Print Name</u>	<u>Street Address</u>	<u>Signature</u>
1	Janet Bridges	16901 NW 171 <sup>st</sup> Pl.	Janet Bridges
2	Richard Bridges	16 " "	Richard Bridges
3	Charles Wallaw	16621 NW 165 <sup>th</sup> LN	Charles Wallaw
4			
5			
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## MEMORANDUM

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**To:** City of Alachua  
**From:** Robert Walpole  
**Date:** May 23, 2017  
**RE:** HighPoint Crossing Neighborhood Workshop Meeting Minutes

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### **May 2, 2017 Meeting**

- Robert Walpole explained the project location, the proposed allowable uses and the City process of Preliminary plat, construction plans, final plat and Site plan approvals.
- Citizens requested information on where the site was relative to Holiday Inn, Farm Bureau and Heritage Oaks.
- Questions were asked on specific uses and were told that Hampton Inn and Suites is the only current user.
- Question was asked about where stormwater would be placed.
- Questions were asked about the proximity to Heritage Oaks back yards. Explained this phase dealt only with lands south of Heritage oaks.
- Question on access. Access was explained including road to Publix.
- In general, the attendees appeared to have their questions adequately addressed and did not seem to have any major concerns.
- The attendees were notified of the 10-day noticing issue and that a second workshop would occur and that they could attend and invite their neighbors to attend as well.

### **May 22, 2017 Meeting**

- Curious about the process, process defined .
- Interested in tenants, Hampton inn only known.
- Access questions, access explained.
- Traffic and signal concerns. Patterns discussed results discussed.
- Questions on future access to the north, none proposed, satisfied residents on 171st place.



**DATE:** May 17, 2017  
**CLIENT:** Dr. James McCauley  
**PROJECT NO:** 16-638  
**DESCRIPTION FOR:** Design Plat – Phase 1

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

FOR POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°42'41" WEST, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 1166.41 FEET TO A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 75 (300' WIDE RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 5579.58 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 08°28'51" EAST, 2727.31 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°17'34", AN ARC DISTANCE OF 2755.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 473.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 05°40'35" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 204.11 TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 894.93 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°37'45" WEST, 341.91 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 22°01'31", AN ARC LENGTH OF 344.02 FEET TO THE END OF SAID CURVE; THENCE SOUTH 40°38'30" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 407.80 FEET TO THE POINT OF CURVATURE ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 507.63 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°41'44" WEST, 107.59 FEET; THENCE ALONG THE ARC OF SAID CURVE & SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 12°09'59", AN ARC LENGTH OF 107.79 FEET TO THE END OF SAID CURVE; THENCE SOUTH 28°38'52" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 161.37 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1576 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THE DEPARTING SAID WESTERLY RIGHT OF WAY, NORTH 77°53'37" WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 252.80 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 22°36'20" EAST, A DISTANCE OF 224.97 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 770.00, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 77°06'05" WEST, 251.97 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°50'01", AN ARC DISTANCE OF 253.10 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 52°47'58" WEST, 130.37 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 81°21'53", AN ARC DISTANCE OF 142.01 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 300.32 FEET TO THE NORTHERLY RIGHT OF WAY OF US HIGHWAY NO. 441; THENCE NORTH 77°41'45" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, NORTH 12°07'01" EAST, A DISTANCE OF 318.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°21'31" WEST, 32.14 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°57'04", AN ARC DISTANCE OF 37.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 85°09'57" WEST, A DISTANCE OF 67.40 FEET TO THE BEGINNING OF A CURVE

CONCAVE NORTHERLY, HAVING A RADIUS OF 1025.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 89°09'58" WEST, 185.74 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°23'48", AN ARC DISTANCE OF 185.99 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4076, PAGE 2345, OF SAID PUBLIC RECORDS; THENCE NORTH 01°51'21" WEST, ALONG SAID EAST LINE, A DISTANCE OF 50.31 FEET; THENCE DEPARTING SAID EAST LINE, WITH A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 975.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 89°02'21" EAST, 191.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'30", AN ARC DISTANCE OF 192.15 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 157.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 47°45'44" EAST, 182.93 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 71°15'44", AN ARC DISTANCE OF 195.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 18°25'47" EAST, 228.20 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°35'50", AN ARC DISTANCE OF 228.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 13°46'32" EAST, 364.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°54'21", AN ARC DISTANCE OF 367.04 FEET TO THE END OF SAID CURVE; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 80.09 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1040.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 13°40'01" WEST, 399.08 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°07'23", AN ARC DISTANCE OF 401.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 18°25'22" WEST, 210.88 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°36'41", AN ARC DISTANCE OF 211.31 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°07'01" WEST, A DISTANCE OF 45.61 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 24.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 39°11'36" EAST, 37.47 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°37'15", AN ARC DISTANCE OF 42.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 79°05'01" EAST, 328.68 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°50'24", AN ARC DISTANCE OF 330.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°36'20" EAST, A DISTANCE OF 183.17 FEET; THENCE NORTH 80°21'22" WEST, A DISTANCE OF 80.28 FEET; THENCE NORTH 18°11'35" WEST, A DISTANCE OF 57.81 FEET; THENCE NORTH 19°15'23" EAST, A DISTANCE OF 208.62 FEET; THENCE NORTH 09°31'10" EAST, A DISTANCE OF 293.35 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 640.55 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 14.57 ACRES, MORE OR LESS.

Doc Stamp-Deed: \$0.70

THIS DOCUMENT WAS PREPARED WITHOUT  
BENEFIT OF TITLE SEARCH OR SURVEY.

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

**QUIT-CLAIM DEED**

THIS INDENTURE, made this 23<sup>rd</sup> day of December 2016, between JOAN M. JONES, conveying her non homestead property, whose address is 2513 SW 50<sup>th</sup> Boulevard, Gainesville, Florida 32608, party of the first part, and MURPHY'S LOT, LLC, a Florida limited liability company (as to Parcel 1) and MEGAHEE ENTERPRISES, LTD., LLLP, a Florida limited liability limited partnership (as to Parcels 2 and 3), the address for each of which is 2513 SW 50<sup>th</sup> Boulevard, Gainesville, Florida 32608, parties of the second part.

**WITNESSETH:**

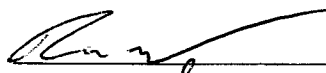

That the said party of the first part, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which being hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said parties of the second part, and their successors and assigns forever, all of her interest in the following described lands, situate, lying and being in the County of Alachua, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said parties of the second part, their successors and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Signed and Sealed in Our Presence:

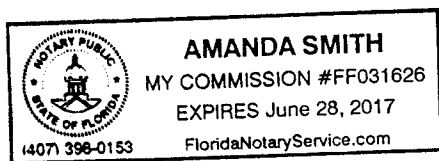
  
Print Name: Ralph Mazzucchi  
  
Print Name: Raffaele Cuorvo

  
JOAN M. JONES

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 23 day of December, 2016, by JOAN M. JONES, (NOTARY MUST CHECK ONE) [ ] who is personally known to me or ☒ who has produced a current FL (STATE) driver's license as identification.



Amanda Smith  
Name: Amanda Smith  
NOTARY PUBLIC, State of Florida  
Commission Number: FF031626

**EXHIBIT "A"****PARCEL 1:**

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

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

**PARCEL 2:**

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

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

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

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

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

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

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



**ALSO LESS AND EXCEPT:**

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

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

**LESS THE FOLLOWING:**

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

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

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

**PARCEL 3:**

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

**Parcel:** 03049-000-000*Search Date: 4/27/2017 at 1:29:02 PM*

<b>Taxpayer:</b>	ALACHUA A ONE LLC	<b>Legal:</b>	E1/2 N OF NEW HIWAY 20 LESS R/W FOR SR 93 & LESS THAT PART OF GOV LOT 8 LYING E OF SR 93 & S OF PAR NO 1 AS PER OR 167/185 & LESS N1/2 OF N1/2 OF GOV LOT 2 & LESS LOT PER OR 326/606 LESS LOT 175 FT BY 175 FT ON US 441 OR 1582/1576 OR 2195/2880-2886 & OR 2209/2644-2650 (LESS THAT PART E OF I-75 ALSO IN SEC 04-08-18 THE S1/2 OF E1/2 OF LOT 7 LYING W OF I-75) OR 4485/0971
<b>Mailing:</b>	15260 NW 147TH DR STE 100 ALACHUA, FL 32615		
<b>Location:</b>	16119 NW US HWY 441 ALACHUA		
<b>Sec-Twn-Rng:</b>	09-08-18		
<b>Property Use:</b>	01000 - Vacant Comm		
<b>Tax Jurisdiction:</b>	Alachua - 1700		
<b>Area:</b>	8-18 Rural		
<b>Subdivision:</b>	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000	3331.33
2015	Tmbr Si 80-89	135000	2685200	0	0	2685200	0	135000	135000	0	0	135000	135000	3395.34
2014	Tmbr Si 80-89	134300	2685200	0	0	2685200	0	134300	134300	0	0	134300	134300	3334.94
2013	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3336.36
2012	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3331.19
2011	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3404.47
2010	Tmbr Si 80-89	134400	338100	0	0	338100	0	134400	134400	0	0	134400	134400	3379.72
2009	Tmbr Si 80-89	135000	338100	0	0	338100	0	135000	135000	0	0	135000	135000	3378.31
2008	Tmbr Si 80-89	149800	338100	0	0	338100	0	149800	0	0	0	149800	0	3394.03
2007	Tmbr Si 80-89	137000	338100	0	0	338100	0	137000	0	0	0	137000	0	3114.81

**Land**

Use	Zoning Type	Zoning Desc	Unit Type	Units
Vacant Commercial	RSF-4		Acre	5.3
Acreage Non Ag	RSF-4		Acre	34.28
Acreage Non Ag	RMF-8		Acre	34.19
Acreage Non Ag	CI		Acre	60.49
			<b>2016 Certified Land Just Value: 2685200</b>	<b>2016 Certified Land Assessed Value: 135000</b>

**Sale**

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/23/2016	100	V	U	4485	0967	MS
12/21/2016	2537000	V	Q	4485	0971	MS
09/28/1998	100	V	U	2209	2650	MS
09/28/1998	100	V	U	2209	2647	MS
09/28/1998	100	V	U	2209	2644	MS
09/28/1998	100	V	U	2195	2886	MS
09/28/1998	100	V	U	2195	2883	MS
09/28/1998	100	V	U	2195	2880	MS
12/28/1984	100	V	U	1582	1576	MS

**Parcel:** 03049-003-000*Search Date: 4/6/2017 at 4:30:07 PM*

<b>Taxpayer:</b>	ALACHUA A ONE LLC	<b>Legal:</b>	COM INT W R/W I-75 & N R/W US 441 THE POB N 79 DEG W ALONG R/W 175 FT N 10 DEG E 175 FT S 79 DEG E 175 FT S 10 DEG W 175 FT TO POB OR 4115/1178
<b>Mailing:</b>	15260 NW 147TH DR STE 100 ALACHUA, FL 32615		
<b>Location:</b>	16113 NW US HWY 441 ALACHUA		
<b>Sec-Twn-Rng:</b>	09-08-18		
<b>Property Use:</b>	00700 - Misc. Residence		
<b>Tax Jurisdiction:</b>	Alachua - 1700		
<b>Area:</b>	Alachua Commercial		
<b>Subdivision:</b>	Placeholder		

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
YeaR	Use	Assessed Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Misc. Residence	183800	183800	0	1300	185100	82580	102520	185100	0	0	102520	185100	3185.17
2015	Misc. Residence	91900	91900	0	1300	93200	0	93200	93200	0	0	93200	93200	2344.05
2014	Misc. Residence	91900	91900	0	1400	93300	0	93300	93300	0	0	93300	93300	2316.82
2013	Misc. Residence	91900	91900	0	1400	93300	0	93300	93300	0	0	93300	93300	2316.09
2012	Misc. Residence	91900	91900	0	1500	93400	0	93400	93400	0	0	93400	93400	2314.98
2011	Misc. Residence	91900	91900	0	1600	93500	0	93500	93500	0	0	93500	93500	2368.46
2010	Misc. Residence	107200	107200	0	1600	108800	0	108800	108800	0	0	108800	108800	2747.95
2009	Misc. Residence	107200	107200	0	1700	108900	0	108900	108900	0	0	108900	108900	2738.47
2008	Misc. Residence	107200	107200	0	1700	108900	0	108900	0	0	0	108900	0	2479.37
2007	Misc. Residence	107200	107200	0	1800	109000	0	109000	0	0	0	109000	0	2490.31

**Land**

Use	Zoning Type	Zoning Desc	Unit Type	Units
Misc Residence	CI		Square Feet	30625
			<b>2016 Certified Land Just Value: 183800</b>	<b>2016 Certified Land Assessed Value: 183800</b>

**Miscellaneous**

Description	Unit Type	Units
1680 - Paving 1	SF	9153
2222 - Stg 2	SF	96
		<b>2016 Certified Miscellaneous Value: 1300</b>

**Sale**

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
12/23/2016	100	I	U	4485	0967	MS
12/21/2016	2537000	I	Q	4485	0971	MS
05/22/2012	0	I	U	4115	1178	DD
09/30/2002	100	V	U	2529	1324	SD
09/30/2002	100	V	U	2529	1321	DD
03/19/1996	100	V	U	2055	58	MS

ACCOUNT NUMBER	ESCROW CD		MILLAGE CODE
03049 000 000		APPLICABLE VALUES AND EXEMPTIONS BELOW	1700

### Unassigned Location RE

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

E1/2 N OF NEW HIWAY 20 LESS R/W FOR  
SR 93 & LESS THAT  
See Additional Legal on Tax Roll

AD VALOREM TAXES					
TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	135,000	0	135,000	1,205.42
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	135,000	0	135,000	10.13
LIBRARY GENERAL	1.3371	135,000	0	135,000	180.51
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	135,000	0	135,000	202.50
SCHL DISCRNRY & CN (S01)	0.7480	135,000	0	135,000	100.98
SCHL GENERAL	4.6880	135,000	0	135,000	632.88
SCHOOL VOTED (S01)	1.0000	135,000	0	135,000	135.00
SUWANNEE RIVER WATER MGT DIST	0.4093	135,000	0	135,000	55.26
17 CITY OF ALACHUA	5.9900	135,000	0	135,000	808.65
<b>TOTAL MILLAGE</b>	<b>24.6764</b>	<b>AD VALOREM TAXES</b>			<b>\$3,331.33</b>

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

## NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
NON-AD VALOREM ASSESSMENTS			\$0.00

**PAY ONLY ONE AMOUNT.** 

COMBINED TAXES AND ASSESSMENTS	\$3,331.33
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<b>If Paid By Please Pay</b>	<b>Nov 30, 2016</b> \$0.00				
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**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

## 2016 PAID REAL ESTATE NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011474

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03049 000 000	Unassigned Location RE	

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

IF PAID BY	PLEASE PAY
<input type="checkbox"/> <b>Nov 30, 2016</b>	\$0.00
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	
<input type="checkbox"/>	

ACCOUNT NUMBER	ESCROW CD	MILLAGE CODE
03049 003 000		1700

APPLICABLE VALUES AND EXEMPTIONS BELOW

16113 NW US HWY 441

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

COM INT W R/W I-75 & N R/W US 441 THE  
POB N 79 DEG W ALO  
See Additional Legal on Tax Roll

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION(S)	TAXABLE VALUE	TAXES LEVIED
BOARD OF COUNTY COMMISSIONERS					
CNTY GENERAL	8.9290	102,520	0	102,520	915.40
ALACHUA CNTY LIBRARY DISTRICT					
LIBRARY BONDS	0.0750	102,520	0	102,520	7.69
LIBRARY GENERAL	1.3371	102,520	0	102,520	137.08
SCHOOL BOARD OF ALACHUA COUNTY					
SCHL CAP32 PROJECT (S01)	1.5000	185,100	0	185,100	277.65
SCHL DISCRNRY & CN (S01)	0.7480	185,100	0	185,100	138.45
SCHL GENERAL	4.6880	185,100	0	185,100	867.75
SCHOOL VOTED (S01)	1.0000	185,100	0	185,100	185.10
SUWANNEE RIVER WATER MGT DIST	0.4093	102,520	0	102,520	41.96
17 CITY OF ALACHUA	5.9900	102,520	0	102,520	614.09
<b>TOTAL MILLAGE</b>	<b>24.6764</b>				<b>\$3,185.17</b>

**AD VALOREM TAXES**

\$3,185.17

**WANT TO RECEIVE YOUR BILL ELECTRONICALLY NEXT YEAR? VISIT [www.AlachuaCollector.com](http://www.AlachuaCollector.com) AND SIGN UP FOR E-BILLS!**

**PAY ONLINE WITH E-CHECK**



**SCAN TO PAY**

**PAY ONLY ONE AMOUNT.**

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	UNIT	RATE	AMOUNT
<b>NON-AD VALOREM ASSESSMENTS</b>			<b>\$0.00</b>

**COMBINED TAXES AND ASSESSMENTS \$3,185.17**

**If Paid By Please Pay**  
**Nov 30, 2016**  
**\$0.00**

**JOHN POWER, CFC**  
ALACHUA COUNTY TAX COLLECTOR

2016 PAID REAL ESTATE  
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

1011491

**PLEASE PAY IN U.S. FUNDS (NO POSTDATED CHECKS) TO JOHN POWER, TAX COLLECTOR • PO BOX 142340 • GAINESVILLE, FL 32614-2340**

ACCOUNT NUMBER	SITUS	MESSAGE
03049 003 000	16113 NW US HWY 441	

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA, FL 32615

**IF PAID BY PLEASE PAY**

<input type="checkbox"/>	<b>Nov 30, 2016</b>	<b>\$0.00</b>
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		
<input type="checkbox"/>		



## Detail by Entity Name

Florida Limited Liability Company  
ALACHUA A ONE LLC

### Filing Information

<b>Document Number</b>	L16000217620
<b>FEI/EIN Number</b>	NONE
<b>Date Filed</b>	11/30/2016
<b>Effective Date</b>	11/30/2016
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Mailing Address

15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Registered Agent Name & Address

MCCAULEY, JAMES W  
15260 NW 147TH DRIVE  
SUITE 100  
ALACHUA, FL 32615

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

MCCAULEY, JAMES W  
15260 NW 147TH DRIVE SUITE 100  
ALACHUA, FL 32615

### Annual Reports

**No Annual Reports Filed**

### Document Images

[11/30/2016 – Florida Limited Liability](#)

[View image in PDF format](#)

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# MEMORANDUM

17 May 2017

To: Robert Walpole, PE  
Causseaux, Hewitt, and Walpole, Inc.

From: Pete Wallace 

Subject: Development review of High Point Crossing Preliminary Plat – Request for Additional Information

---

Robert, CHW has requested that ERC prepare a response to Item 1(a) of a Request for Additional Information prepared by Mr. Justin Tabor, AICP, Principal Planner, City of Alachua which reads as follows:

## 1. Comprehensive Plan Consistency

- a. **Policy 1.10.g of the Conservation & Open Space Element establishes minimum required buffers from wetland areas. Buffer width is determined in part based upon whether the wetland supports any federally or state protected animal species. Please provide supporting documentation that no such animal species exists within the wetland area. In accordance with Policy 1.10.g, documentation must address the area within 300 feet of the wetland.**

The following comments are provided by ERC are based on review of the Comprehensive Plan Policies which pertain to Surface Waters and Wetlands and results of field surveys conducted on the property in 2008 and 2017. Comments are as follows:

1. Policy 1.10(a) states that the state delineation methodology is to be used in delineation of wetlands. The onsite depressional feature referred to as a wetland is not a wetland pursuant to **Section 62-340.600 FAC** but is more appropriately identified as a “borrow pit” which is a man-made surface water feature in which the jurisdictional boundary is defined pursuant to **Section 62-340.600(2)(d)**. The onsite depression is not a wetland by definition but is a man-made surface water feature. Based on review of historical aerial photographs, the area was excavated circa 1965 for borrow material for construction of I-75. The pit was excavated within an historical upland. The pit has subsequently been incorporated into the stormwater management system of I-75.

2. Based on #1 above, regulation of **Man-Made Surface Water** features is not effectively described within the City of Alachua Comp Plan Policy 1.12 which provides regulatory guidance for Water Resources which are natural surface water features such as rivers, springs, and streams, and buffers are provided for these features within Policy 1.12(d). However, specific guidance for artificial water bodies such as borrow pits is not provided.
3. This description of the discrepancy of terms and potential regulatory guidance is provided because neither the City of Gainesville nor Alachua County regulate man-made surface waters.
4. The buffer of 75 feet, if analyzed within the Comp Plan policies, is sufficient for this waterbody. The water feature may be used by any number of transient Waterbird or Wading Bird species much as any stormwater basin or ditch within the I-75 corridor would also be visited. However, the area does not provide any critical roosting or nesting or foraging habitat for these species.
5. Review of Florida Natural Areas Inventory (FNAI) species occurrence records shows NO reported listed species in the area. The area does not occur within a 25-mile Protective Forage Buffer of a known Wood Stork colony nor are there any reported Waterbird or Wading Bird rookery sites in the area. There are no Bald Eagle nests in or around the Project Site. Surveys of the uplands within 300 feet of the surface water and the remaining site area in 2008 and 2017 recorded NO listed species observations. There were NO Gopher Tortoises present and there is NO Gopher Tortoise habitat present on the site. The site lies within the known occurrence range of the Eastern Indigo Snake. The lack of any Gopher Tortoise burrows or any xeric habitats preclude the potential of Indigo Snakes being present.
6. Since there are no proposed impacts to the Surface Water feature, there will be NO impacts to transient use by any species. Given that I-75 lies adjacent to the surface water, any animals which would use this feature with I-75 present would not be adversely affected by a residential or mixed-use development activity constructed on the Project Site. **Therefore, the buffers proposed are sufficient to protect this feature and are in excess of those typically required for this type of surface water.**

If I can be of further assistance, do not hesitate to call

## Phase 2 Development Agreement approved

active or passive recreation. It all averages out to one residence per five acres."

Kurt Sieber, a small business owner, is purchasing a 2.33-acre parcel in Newberry to move his businesses, Dyna-Fit Systems and Top Shelf Interior Solutions, from Gainesville to Newberry.

Public hearings were held on first reading of ordinances that will first change the Future Land Use Plan Map from Agriculture to Commercial and then change the zoning from Agricultural to Commercial Intensive on the property to which Sieber plans to move

his businesses. Approval of the rezoning is contingent upon the map amendment's approval.

A legal advertisement specifying a time and date for public hearings to conduct second and final readings of the two ordinances is the next step. Following second reading, the commission can choose to approve the land use map change and rezoning by adopting separate ordinances. These actions will amend the Future Land Use Plan as well as provide for the change in zoning.

If Sieber receives approval on second reading,

the next step would be to submit a site plan for review and approval. The property fronts State Road 45/U.S. Highway 27/41.

Top Shelf Interior Solutions is a high-end closet cabinetry company which works primarily for contractors on new construction.

The next regular Newberry City Commission meeting is scheduled for June 12.

# # #

Email [cwalker@alachuatoday.com](mailto:cwalker@alachuatoday.com)

## U.S. 441 expansion suggested

Restructuring the on and off ramps from Interstate 75 to U.S. 441 and adding more signals for traffic flow. The plan also includes adding a roundabout at County Road 35 and NW 140th street, a new road at NW 157th Blvd, and another at NW 63rd Terr. The report also suggests improvements on other roads and additional sidewalks.

Assistant City Manager Boukari suggested the commission approve the report and the recommended projects. "With this LRTP plan we have the ability to work forward with a strategic plan for the benefit of future generations" he stated. The commission approved the plan as a long range goal, but all these improvements need to be paid for by either City funds, State funds or grants and that will be determined with each project.

Boukari also asked for

for immediate funding to buy the bleacher seating. One local resident near Legacy Park expressed concern about the noise level from concerts at the amphitheater. Boukari said that they were aware of the concerns and would address the issue by the direction of the amphitheater and by scheduling events in day or early evening to not disturb nearby residents. The measure was approved unanimously by the commission.

In looking over the issues discussed at the meeting, Mayor Gib Coerper said the commission needed to be ever vigilante between the benefits to the community and effect of any project

on the neighborhood. Commissioner Ben Boukari, Jr. added that he is always concerned about how much growth we want. "Remember what keeps us different from the bigger city. We don't want to see so much growth along Highway 441 that we become a suburb of Gainesville. We have to keep that small town feel that keeps us unique".

# # #

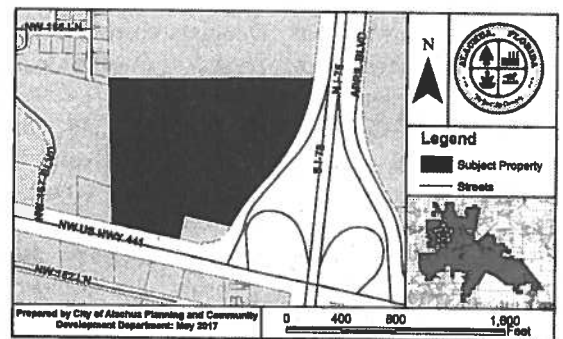
Email [rcarson@alachuatoday.com](mailto:rcarson@alachuatoday.com)



# A City of ALACHUA

## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning & Zoning Board of the City of Alachua will hold a public hearing on June 13, 2017, at 6:00 p.m. The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, to consider the following: A request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent, for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a ±30.57 acre subject property, consisting of a ±14.57 acre project area, located northwest of the US Highway 441 / Interstate 75 interchange, north of US Highway 441, and southeast of the Heritage Oaks subdivision; A portion of Tax Parcel Number 03049-000-000 and Tax Parcel Number 03049-003-000. FLUM: Commercial; Zoning: Commercial Intensive (CI); Overlay District: Gateway Overlay District.



At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142nd Terrace, Alachua, Florida, on any regular business day between the hours of 7:30 a.m. to 6:00 p.m. Written comments on the application may be sent to the following address: City of Alachua, Planning and Community Development, P.O. Box 9, Alachua, FL 32616. Notice is given pursuant to Section 286.0105, Florida Statutes, that, in order to appeal any decision made at the public hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, any persons with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (386) 418-6100 x 101 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - June 01, 2017)



## AFFIDAVIT FOR POSTED LAND USE SIGN

I Donald Lee, POSTED THE LAND USE  
(name)  
SIGN ON May 25, 2017 FOR THE HighPoint Crossing Prelim. Plat - PZB Hearing  
(date) (state type of action and project name)  
LAND USE ACTION.

AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT REGULATIONS.

THIS WILL BE INCLUDED IN THE STAFF REPORT.

  
(signature)

3  
(number of signs)



# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

Pursuant to Section 2.2.9(D) of the City's Land Development Regulations, posted notice signs must be placed on the land that is the subject of the application, along each street which is adjacent to or runs through the land in a manner that makes them clearly visible. Signs shall be posted at intervals of not more than 400 feet when the land subject to the application has less than 1,500 feet of road frontage. When the land subject to the application has 1,500 feet or more of road frontage, signs shall be posted at intervals of not more than 1,320 feet.

Signs shall be inspected by the City subsequent to their posting. The applicant shall be responsible for ensuring that the posted notice is maintained on the land subject to the application until the completion of the final public hearing on the application.

***Signs must be removed by the applicant and returned to the City within ten days after the final decision on the application.***



## HighPoint Crossing Preliminary Plat



Prepared by the City of Alachua  
Planning & Community Development Department  
Prepared May 2017

**DISCLAIMER:** Data is provided "as is" without warranty of any representation of accuracy, timeliness, or completeness. The burden of determining accuracy, timeliness, or completeness for use rests solely on the requestor. The City makes no warranties, expressed or implied, as to the use of the data. The requestor acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and in a constant state of maintenance, correction, and update.

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Feet

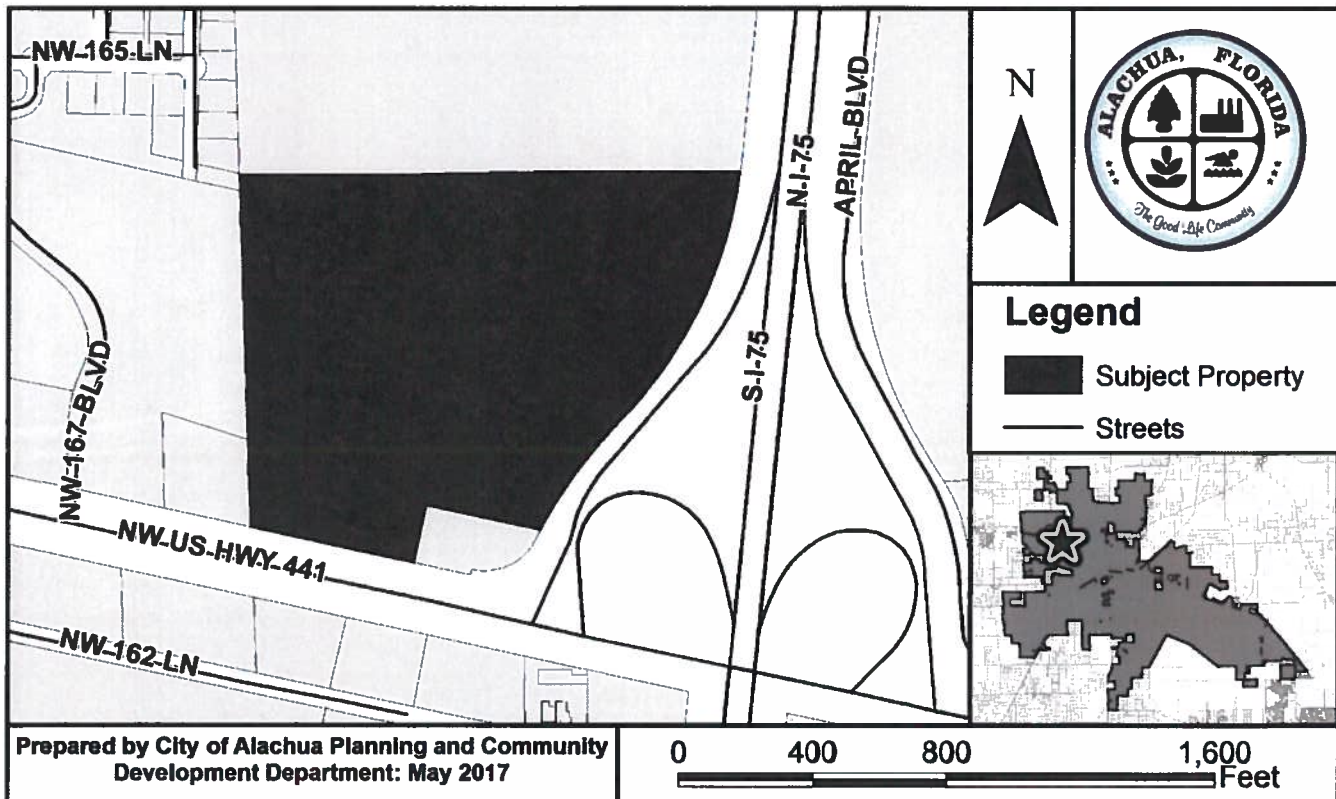




Mailed 5/25/17  
*[Signature]*

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P.O. Box 9 ♦ Alachua, Florida 32616-0009  
Phone: (386) 418-6121 ♦ Fax: (386) 418-6130

HANCOCK TROY DANIEL  
16548 NW 166TH RD  
ALACHUA FL 32615

BRINER LANCE & CHERYL  
16578 NW 166TH RD  
ALACHUA FL 32615

HYDEN & HYDEN  
16622 NW 166TH RD  
Alachua FL 32615

MEADOWS & MEADOWS  
16649 NW 166TH DR  
ALACHUA FL 32615-4996

DAVIS RICHARD E JR & MAUREEN  
16624 NW 165TH TER  
ALACHUA FL 32615

TALAL PROPERTIES LTD & TAREK  
1326 E LUMSDEN RD  
BRANDON FL 33511

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA FL 32615

SPENCER, ARTHUR PRESCOTT JR TR  
4145 STATE RD 11  
DELAND FL 32724

CAIOZZO, GIACOMO  
16615 NW 171ST PL  
ALACHUA FL 32615

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

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ALACHUA FL 32615

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527 TURKEY CREEK  
ALACHUA FL 32615

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

KENNA VICKY ANN  
16609 NW 171ST PL  
ALACHUA FL 32615-4863

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

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527 TURKEY CREEK  
ALACHUA FL 32615

DURATION BUILDERS INC  
527 TURKEY CREEK  
ALACHUA FL 32615

HERITAGE OAKS PROPERTY, OWNERS  
PO BOX 969  
Alachua FL 32516

ALACHUA A ONE LLC  
15260 NW 147TH DR STE 100  
ALACHUA FL 32615

HERITAGE OAKS PROPERTY OWNERS  
ASSOCIATION INC  
15010 NW 173RD ST  
ALACHUA FL 32615

A MASON GRACE RENTALS LLC  
13929 NW 166TH TER  
ALACHUA FL 32615

HIPP INVESTMENTS LLC  
14610 NW 129TH TER  
ALACHUA FL 32615

ALACHUA FL 0716 LLC  
100 2ND AVE SOUTH STE 1103-S  
PETERSBURG FL 33701

CAMPBELL MICHAEL PATRICK &  
ADRIENEE MARIE  
16644 NW 165TH TER  
Alachua FL 32615

FROMHOLT DAVID B & SUSAN E  
16575 NW 165TH TER  
ALACHUA FL 32615

HARBACH WENDY  
16539 NW 167TH PL  
ALACHUA FL 32615

FLOYD & RUTTENBER  
16518 NW 166TH RD  
ALACHUA FL 32615

CARTER DIANE S  
8502 NW 35TH RD  
GAINESVILLE FL 32606

HARRIS AARON A  
16609 NW 166TH DR  
ALACHUA FL 32615

MILLIKEN, ROBERT P  
16091 NW US HIGHWAY 441  
ALACHUA FL 32615

BULLARD DONALD E & GLENDA M  
PO BOX 417  
ALACHUA FL 32616

WALLACE CHARLES E & PATRICIA A  
16621 NW 165TH LN  
ALACHUA FL 32615

CHASING CHICKEN 2 INC  
2591 CENTERVILLE RD STE 202  
TALLAHASSEE FL 32308

SCHULTZ, RICHARD B & CECILIA  
1171 APPIAN WAY  
SANTA ANA CA 92705

DWARKADHISH INVESTMENTS INC  
1800 S ATLANTIC AVE  
DAYTONA BEACH FL 32118

CIRCLE K STORES INC  
PO BOX 8019  
GARY NC 27512-9998

DONOFRIO, JACQULYN MARIE  
5810 SW 164TH TER  
SOUTHWEST RANCHES FL 33331-1397

PATEL, INDIRA K  
8706 SADDLEHORN DR  
IRVING TX 75063

NYGAARD & STRATTAN  
16567 NW 165TH LN  
ALACHUA FL 32615

RICHARD WILLIAM SCOTT & JAELLA S  
16631 NW 165TH TER  
Alachua FL 32615

CAVACEPPI, SHARLEEN O TRUSTEE  
PO BOX 1325  
ALACHUA FL 32616-1325

SPENCER, ARTHUR PRESCOTT JR TR  
4145 STATE RD 11  
DELAND FL 32724

HOOVER RESTAURANTS LLC  
4030 JOHNS CREEK PARKWAY  
SUWANEE GA 30024

LE STORE LLC  
7753 W NEWBERRY RD STE B-2  
GAINESVILLE FL 32606

MEGAHEE ENTERPRISES LTD.,LLLP  
2632 NW 43RD ST # 2138  
GAINESVILLE FL 32606

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

AXIAK LAURA ANNE  
16611 NW 165TH TER  
ALACHUA FL 32615

JELMBERG MICHAEL & MARY  
16545 NW 165TH TER  
ALACHUA FL 32615

FORD NATHANIEL M III & TIROSHSA T  
16515 NW 165TH TER  
ALACHUA FL 32615

MITCHELL CHARLES E & NANCY E  
16530 NW 165TH TER  
ALACHUA FL 32615

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Gainesville, FL 32653

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Alachua, FL 32615

Tom Gorman  
9210 NW 59<sup>th</sup> Street  
Alachua, FL 32653

Richard Gorman  
5716 NW 93<sup>rd</sup> Avenue  
Alachua, FL 32653

Peggy Arnold  
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Alachua, FL 32615

David Forest  
23 Turkey Creek  
Alachua, FL 32615

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All County Marion Property Management  
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