



## **Planning and Zoning Board Agenda February 13, 2024**

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**Chair** Sandy Burgess  
**Vice-Chair** Joe Hancock  
Member Virginia Johns  
Member William "Bill" Menadier  
Member Keith Vermillion  
School Board Member Tina Certain

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**City Manager** Mike DaRoza

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

**Meeting Date:** February 13, 2024

**Meeting Location:** James A. Lewis Commission Chambers

<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**

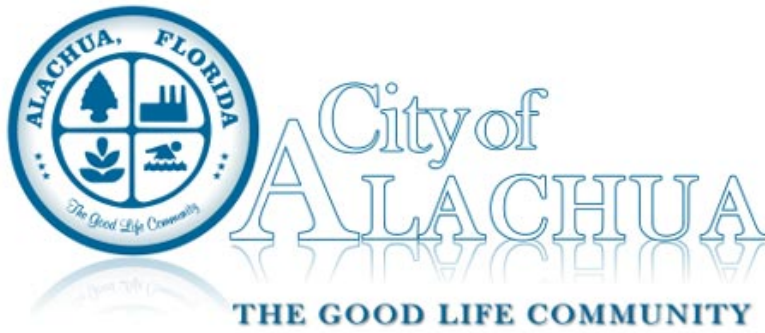
- A. Approval of PZB Meeting Minutes- January 09, 2024
- B. McGinley Industrial Acres Minor Subdivision: A request by Stephanie Sutton on behalf of GC

Affordable Homes, LLC (property owner) for a Final Plat for the McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands on a ± 16.10-acre property into three lots; Tax Parcels 05893-000-000, 05893-001-000 (Quasi-Judicial Hearing)

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

### **IV. CITIZENS COMMENTS**

### **ADJOURN**



## Board/Committee Agenda Item

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**MEETING DATE:** 2/13/2024

**SUBJECT:** Approval of PZB Meeting Minutes- January 09, 2024

**PREPARED BY:** Brenda Dean, Planning Assistant

**RECOMMENDED ACTION:**

Approve PZB Meeting Minutes- January 09, 2024

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### Summary

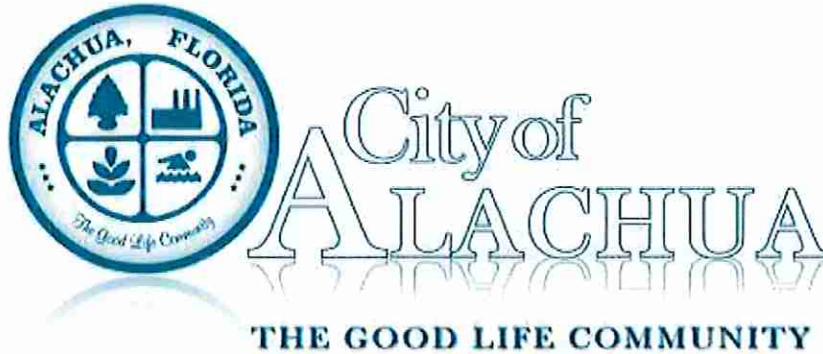
Approval of PZB Meeting Minutes- January 09, 2024

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**ATTACHMENTS:**

Description

- January 09, 2024 Meeting Minutes



**Planning and Zoning Board  
Minutes  
January 9, 2024**

Chair Sandy Burgess  
Vice-Chair Joe Hancock  
Member Virginia Johns  
Member William "Bill" Menadier  
Member Keith Vermillion  
School Board Member Tina Certain

City Manager Mike DaRoza

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

**Meeting Date:** January 9, 2024

**Meeting Location:** James A. Lewis Commission Chambers

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.

**PLANNING AND ZONING BOARD MEETING MINUTES**

**CALL TO ORDER**

Sandy Burgess – Chair 6:01 p.m

**INVOCATION**

Led by Member Virginia Johns.

**PLEDGE TO THE FLAG**

Led by Chair Burgess.



## APPROVAL OF THE AGENDA

Member Johns moved to approve the agenda; seconded by Vice Chair Joe Hancock.

Motion passed by unanimous consent.

### I. OLD BUSINESS

### II. NEW BUSINESS

- A. Approval of PZB Meeting Minutes- December 12, 2023

Member Johns moved to approve the minutes from the December 12, 2023 meeting; seconded by Vice Chair Hancock.

Motion passed by unanimous consent.

- B. LDR Text Amendment: A request by Mike Houghton of Palmetto Capital Group, to amend Article 4, Section 4.3.4 (J) relating to Use-specific Standards for Vehicle Sales and Services (Legislative).

Received and filed.

Member Johns moved that this Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve; seconded by Member Keith Vermillion.

Motion passed by 5-0 roll call vote.

- C. NW 151st Boulevard Small Scale Comprehensive Plan Amendment (SSCPA): A request by Clay Sweger, AICP, LEED AP of eda consultants, inc. on behalf of 10.47, LLC (property owner) to amend the Future Land Use Map (FLUM) designation from Community Commercial and Commercial to Medium Density Residential on a ± 8.36-acre subject property; Tax Parcels 03869-007-000, 03869-009-000 (portion of), 03869-010-000 (Legislative Hearing)

Received and filed.

Member Vermillion moved that based upon the presentation before this Board and Staff's recommendation, that this Board finds the application for a Small-Scale Comprehensive Plan Amendment submitted by Eda consultants, Inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Member Johns.

Motion passed by 5-0 roll call vote.

- D. NW 151st Boulevard Site-Specific Amendment to the Official Zoning Atlas (Rezoning): A request by Clay Sweger, AICP, LEED AP on behalf of 10.47, LLC (property owner) to amend the Official Zoning Atlas from Community Commercial (CC) and Commercial Intensive (CI) to Residential Multiple Family District-8 (RMF-8) on a ± 8.36-acre subject property; Tax Parcels 03869-007-000, 03869-009-000 (portion of), 03869-010-000 (Quasi-Judicial Hearing)

Received and filed.

Member Johns moved that based upon the presentation before this Board and Staff's recommendation, this Board finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Eda consultants, Inc. on behalf of 10.47, LLC to be consistent with the City of Alachua Comprehensive Plan and transmits the application to the City Commission with a recommendation to approve; seconded by Vice-Chair Hancock.

Motion passed by 5-0 roll call vote.

### III. BOARD COMMENTS/DISCUSSION

### IV. CITIZENS COMMENTS

### ADJOURN

Chair Burgess adjourned the meeting. 6:41 p.m.

ATTEST:

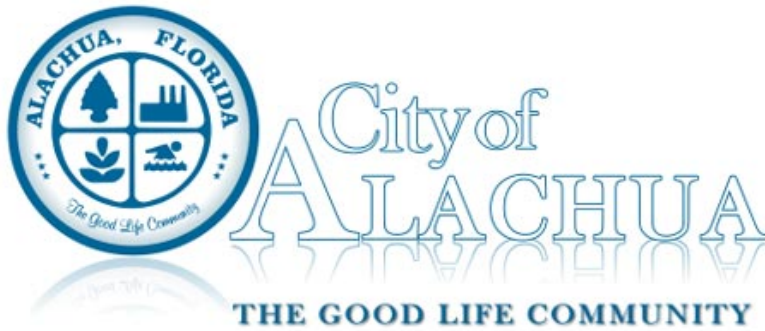
PLANNING AND ZONING BOARD OF THE  
CITY OF ALACHUA, FLORIDA

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Presiding Officer

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Staff Liaison



## Board/Committee Agenda Item

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**MEETING DATE:** 2/13/2024

**SUBJECT:** McGinley Industrial Acres Minor Subdivision: A request by Stephanie Sutton on behalf of GC Affordable Homes, LLC (property owner) for a Final Plat for the McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands on a  $\pm$  16.10-acre property into three lots; Tax Parcels 05893-000-000, 05893-001-000 (Quasi-Judicial Hearing)

**PREPARED BY:** Carson J. Crockett, AICP Candidate, Planner

**RECOMMENDED ACTION:**

Staff recommends that the Planning & Zoning Board transmit the proposed Final Plat for GC Affordable Homes, LLC, to the City Commission with a recommendation to approve.

**Recommended Motion:**

*I move that, 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 Minor Subdivision to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Final Plat for GC Affordable Homes, LLC to the City Commission with a recommendation to approve.*

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### **Summary**

This application is a request by Stephanie Sutton of eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of  $\pm$  16.1-acres of lands on tax parcels 05893-000-000 and 05893-001-000 into three lots. The purpose of the proposed plat is to create two additional lots for potential new businesses to be sited in the City of Alachua. Future Land Use: Industrial; Zoning: General Industrial (IG)

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**ATTACHMENTS:**

Description

- ☐ 2-13-2024 Staff Report
- ☐ Proposed Plat
- ☐ Boundary Survey
- ☐ Application Materials
- ☐ Public Notice Materials



# City of Alachua

## Planning & Community Development Department

### Staff Report

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

February 13, 2024

<b>SUBJECT:</b>	A request for a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three lots.
<b>APPLICANT/AGENT:</b>	Stephanie Sutton, eda consultants, inc.
<b>PROPERTY OWNER:</b>	GC Affordable Homes, LLC
<b>LOCATION:</b>	Generally located north of US Highway 441, south of NW 128th Ln, and east of McGinley Industrial Park Unit No. 1 subdivision
<b>PARCEL ID NUMBER:</b>	05893-000-000; 05893-001-000
<b>FLUM DESIGNATION:</b>	Industrial
<b>ZONING:</b>	General Industrial District (IG)
<b>OVERLAY:</b>	N/A
<b>ACREAGE:</b>	± 16.10-acres
<b>PROJECT PLANNER:</b>	Carson J. Crockett, AICP Candidate
<b>RECOMMENDATION:</b>	Staff recommends that the Planning & Zoning Board transmit the proposed Final Plat for GC Affordable Homes, LLC, to the City Commission with a recommendation to approve.
<b>RECOMMENDED MOTION:</b>	<i>I move that, 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 Minor Subdivision to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and transmits the proposed Final Plat for GC Affordable Homes, LLC to the City Commission with a recommendation to approve.</i>



This application is a request by Stephanie Sutton of eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of the final plat of  $\pm 16.10$ -acres of lands on tax parcels 05893-000-000 and 05893-001-000, which proposes the subdivision of the subject property into three lots. The purpose of the proposed plat is to create two additional lots for potential new businesses to be sited in the City of Alachua.

[illegible]

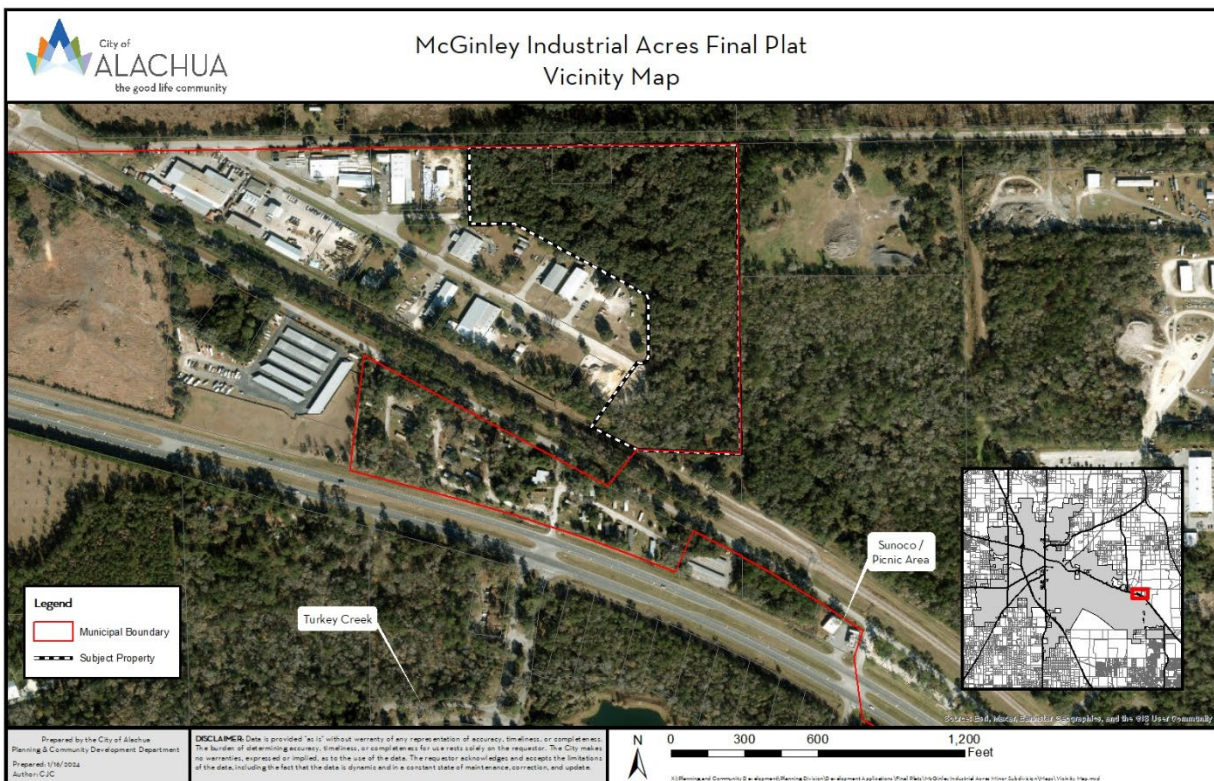
Staff Report: GC Affordable Homes, LLC  
Final Plat | McGinley Industrial Acres Minor Subdivision

## SURROUNDING USES

The existing uses, Future Land Use Map (FLUM) designations, and zoning districts of the surrounding area are identified in Table 1. Figure 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. The information below 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	Colleges; Agriculture	UF Campus Master Plan (County)	A (County)
South	Single Family Residential	Rural Employment Center (County)	R-1C (County)
East	Government (Vacant)	Rural Employment Center (County)	A (County)
West	Light Industrial; Warehousing & Distribution; Vacant Industrial	Industrial	IG; PD (County)



**Figure 2. Vicinity Map**

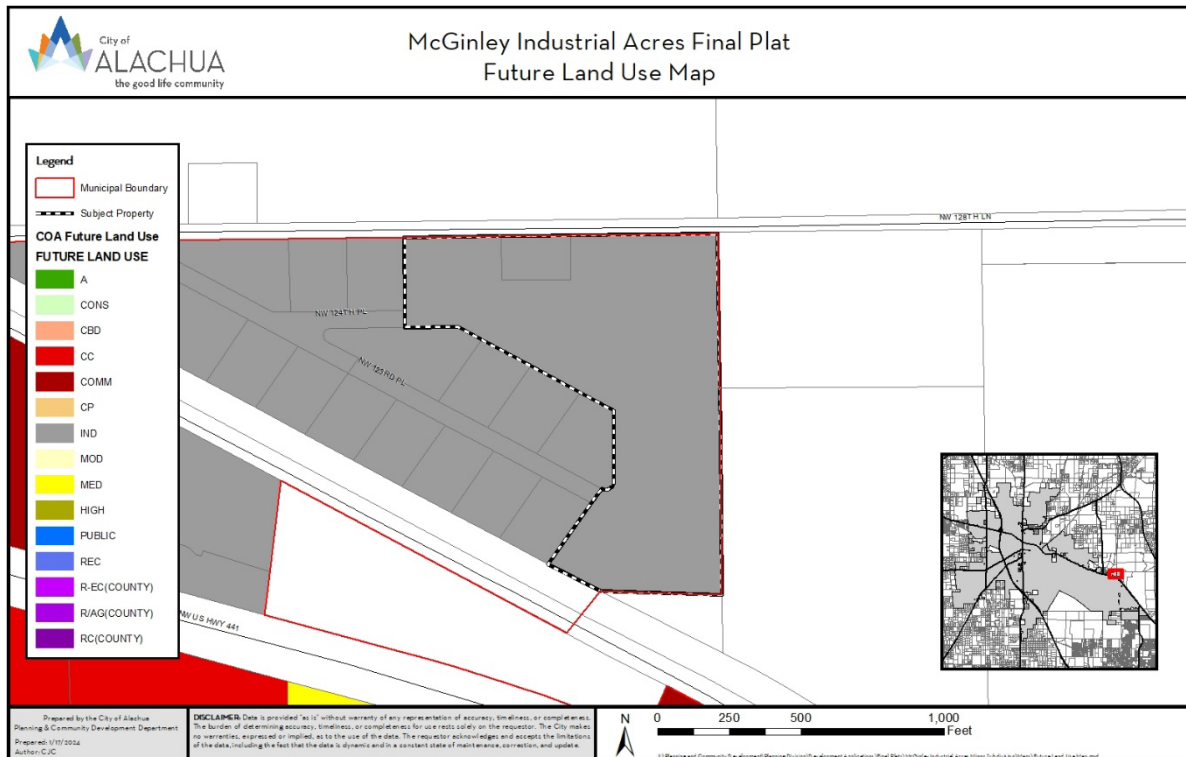


Figure 3. Future Land Use Map

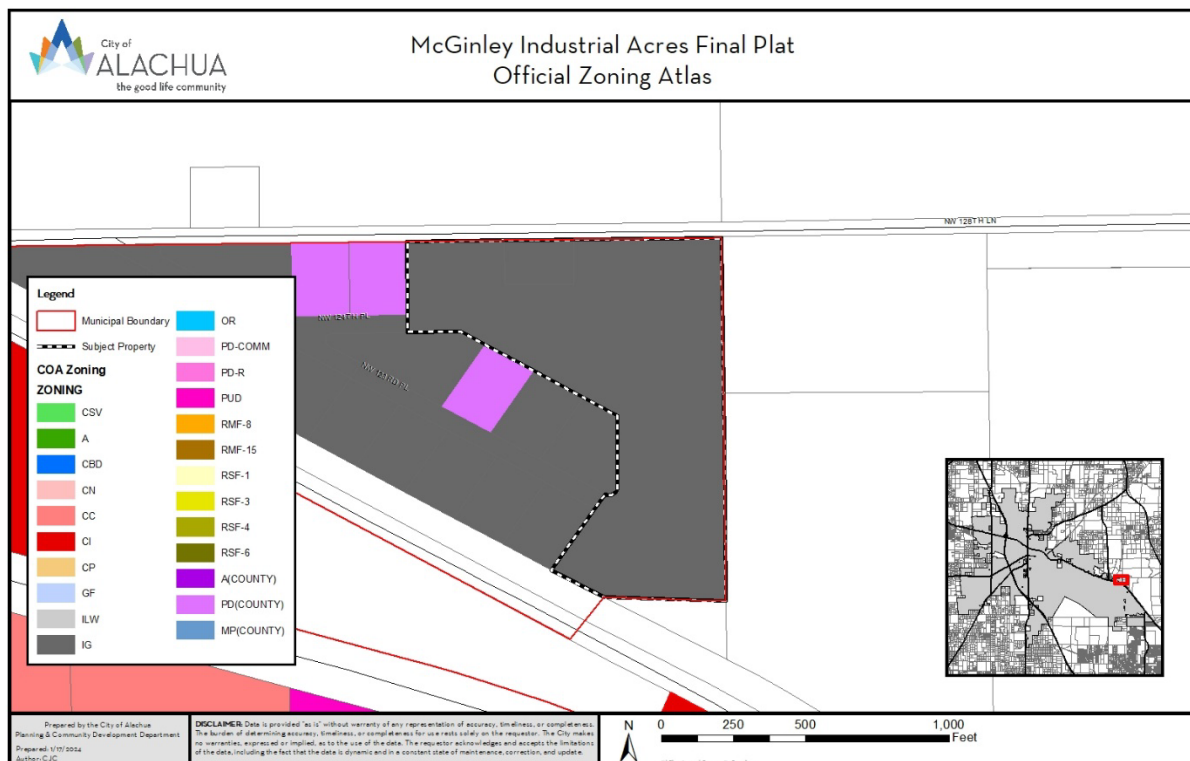


Figure 4. Official Zoning Atlas

## 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 are not required for minor subdivision/final plat applications. No neighborhood meeting was held regarding this application.

## COMPRHENSIVE PLAN CONSISTENCY ANALYSIS

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 2035*

The City 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, businesses, and visitors.

#### *Objective 1.5: Industrial*

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

**Evaluation & Findings – Objective 1.5:** The subject property is within an existing Industrial land use category with existing industrial uses to the west and is located within close proximity to US Highway 441. The proposed final plat will increase opportunities for new industrial business uses to be sited, serving the intent of the Industrial land use category in proximity to existing industrial uses and with access to US Highway 441. Future development applications will be analyzed to ensure continued consistency with the appropriate future land use categories at the time of their review.



### Objective 5.1: *Natural Features*

The City shall coordinate land use categories 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 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 may be established in the City's Land Development Regulations.

**Evaluation & Findings – Objective 5.1 and Policies 5.1.a-5.1.e:** An environmental conditions analysis has been included within this staff report. Based on the best available data, there are potential wetlands present on the southeast portion of the site that may constrain future development on the site. Additionally, a portion of the subject property falls within the Hague Flatwoods strategic ecosystem and has been identified as Priority 3 by the Florida Natural Areas Inventory (FNAI).

A wetland delineation and environmental impact assessment will be required for future development applications related to the site. Based on the best available data, there are no other significant environmental resources that would limit or impact development.

Objective 5.2: *Availability of facilities and services*

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

**Evaluation & Findings – Objective 5.2:** A public facilities impact analysis has been included within this staff report to demonstrate concurrency. There are no areas of concern at this time.

Objective 9.1: *Connections to Water and Wastewater Systems*

The City will require new development and significant redevelopment projects to connect to the City's potable water and wastewater systems when such connections can be made to such systems.

Policy 9.1: Any new development or redevelopment within a Commercial or Industrial land use category within the corporate limits, where potable water and wastewater service are available, as defined in Policy 1.2.a and Policy 4.2.b of the Community Facilities Element of the City's Comprehensive Plan, shall connect to the City's potable water and wastewater system.

**Evaluation & Findings – Objective 9.1 and Policy 9.1:** The subject property is located outside the City's potable water and wastewater service areas as defined in Policies 1.2.a and 4.2.a of the Community Facilities Element of the City's Comprehensive Plan and is not required to connect to the City of Alachua's potable water and wastewater systems.

## **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 & Findings – Objective 1.1:** An analysis of the impacts to transportation facilities has been provided within this report. The proposed final plat will not result in a decrease in the level of service for transportation facilities monitored for concurrency.

## **Community Facilities 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 water main exists within 100 feet of the property line of any lot with a residential land use category or an existing single family residence and wastewater service is accessible 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. Gravity wastewater main exists with 500 feet of the property line of any proposed residential subdivision consisting of 5 units or less and the gravity wastewater system is accessible 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 main, wastewater pumping station, or force main exists within 2,640 feet of the property line of any propose residential subdivision comprised of 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 is accessible through public utility easements or right of ways. The distance shall be measured as required for construction of the infrastructure along public utility easements.

**Evaluation & Findings - Policy 1.2.a:** The subject property is located outside the City's wastewater service area and is not required to connect to the City of Alachua's wastewater system.

### *Objective 2.1: Solid Waste Level of Service Standards and Implementation*

The City shall continue to ensure satisfactory and economical solid waste service for all City residents with an emphasis on reuse and recycling

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

Facility Type	Level of Service Standard
Solid Waste Landfill	0.73 tons per capita per year

**Evaluation & Findings - Objective 2.1 and Policy 2.1.a:** An analysis of the impacts to solid waste facilities has been provided within this report. The proposed final plat will not result in a decrease in the level of service for 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 100 feet of any lot within a residential land use category or an existing single family residence water service is accessible 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 feet of any proposed residential subdivision consisting of 5 units or less and water service is accessible 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 2,640 feet 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 is accessible 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 & Findings - Policy 4.1.b:** The subject property is located outside the City's potable water service area and is not required to connect to the City of Alachua's potable water system.

## **Conservation and Open Space Element**

Objective 1.10: *Wetlands*

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

**Evaluation & Findings - Objective 1.10:** An environmental conditions analysis has been included within this staff report. Based on the best available data, there are potential wetlands present on the southeast portion of the site that may constrain future development on the site. A wetland delineation and environmental impact assessment will be required for future development applications related to the site. Should wetlands be confirmed to be present on or near the site, all Comprehensive Plan Policies, including required buffers in Policy 1.10.g of the Conservation and Open Space Element will apply.

# ENVIRONMENTAL CONDITIONS ANALYSIS

## Wetlands

Wetlands are areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal conditions do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Evaluation & Findings:** According to the National Wetlands Inventory, there are potential wetlands present on the southeast portion of the site that may constrain future development on the site. Figure 6 depicts a 2004 wetland delineation survey of the site completed by eda consultants, inc. and Figure 7 overlays that wetland delineation survey onto the proposed plat, demonstrating possible constraints to proposed lot 3 once buffer areas are accounted for. Despite the possible constraints, lot 3 will likely not be rendered unbuildable.

A wetland delineation and environmental impact assessment will be required for future development applications related to the site. Should wetlands be confirmed to be present on or near the site, all Comprehensive Plan Policies, including required buffers in Policy 1.10.g of the Conservation and Open Space Element will apply.

## Strategic Ecosystems

Strategic Ecosystems were identified by an ecological inventory project in a report prepared for Alachua County Department of Growth Management in 1987 and updated 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 & Findings:** A portion of the subject property is located within the Hague Flatwoods strategic ecosystem. An environmental impact assessment and listed species inventory will be required for future development applications related to the site.

## **Regulated Plant & Animal Species**

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 & Findings:** A portion of the subject property is delineated as Priority 3 in the Florida Natural Areas Inventory. An environmental impact assessment and listed species inventory will be required for future development applications related to the site.

## 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 a lower infiltration rate and therefore a higher runoff potential.

There are three soil types found within the subject property, shown in Table 2.

**Table 2. Soil Types**

Soil Type	Hydrologic Group	Drainage Class	Limitations		% of Subject Property (may not total to 100% due to rounding)
			Dwellings Without Basements	Small Commercial Buildings	
Millhopper Sand 0 to 5% Slope	A	Moderately Well Drained	Slight to None	Slight to None	55.67%
Tavares Sand 0 to 5% Slope	A	Moderately Well Drained	Slight to None	Slight to None	42.84%
Pomona Sand	B/D	Poor	Severe	Severe	1.49%

**Evaluation & Findings:** The Millhopper Sand and Tavares Sand soils present on the subject property are both moderately well drained with little to no building limitations, making up a majority 98.51% of the soils on site. Pomona Sand makes up 1.49% of the site, near the possible wetland area, and has poor drainage with severe building limitations. Though Pomona Sand is present, it makes up a small portion of the site and should not render any of the proposed lots unbuildable.

## Flood Potential

Panel 12001C0143E of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Series, dated June 16, 2006 indicates that the development area is in Flood Zone X (areas determined to be outside of the 500-year floodplain).

**Evaluation & Findings:** The subject property is located within Flood Zone X, outside the 500-year floodplain.



## 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.

**Evaluation & Findings:** The subject property is not within an area of high aquifer recharge or known karst sensitive features based on the Suwannee River Water Management District High Aquifer Recharge Map (HARP).

## Wellfield Protection Zones

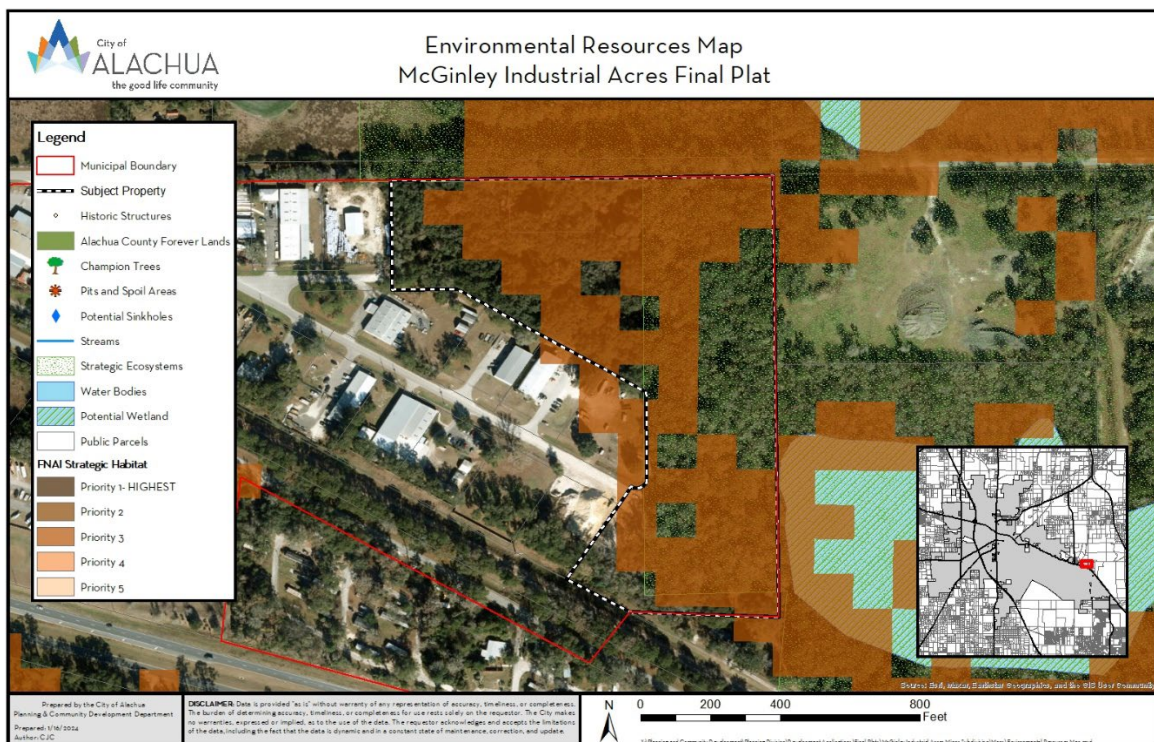
Policy 7.2.1 of the Future Land Use Element of the City's Comprehensive Plan establishes a 500-foot radius area around each city-owned potable water well.

**Evaluation & Findings:** The subject property is not within the City's wellfield protection zones.

## Historic Structures/Markers and Historic Features

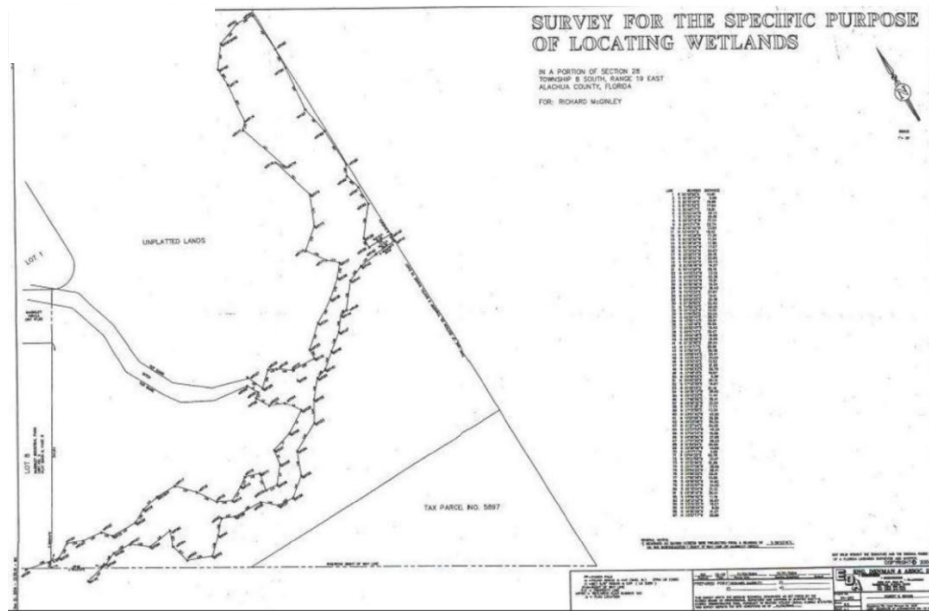
The State of Florida and the Alachua County Historic Resources Inventory identify historic structures in addition to the City's Historic Overlay District, as established by Section 3.7 of the City's Land Development Regulations.

**Evaluation & Findings:** The subject property does not contain any structures identified to be historic by the State of Florida or the Alachua County Historic Resources Inventory. The subject property is also outside the City's Historic Overlay District.



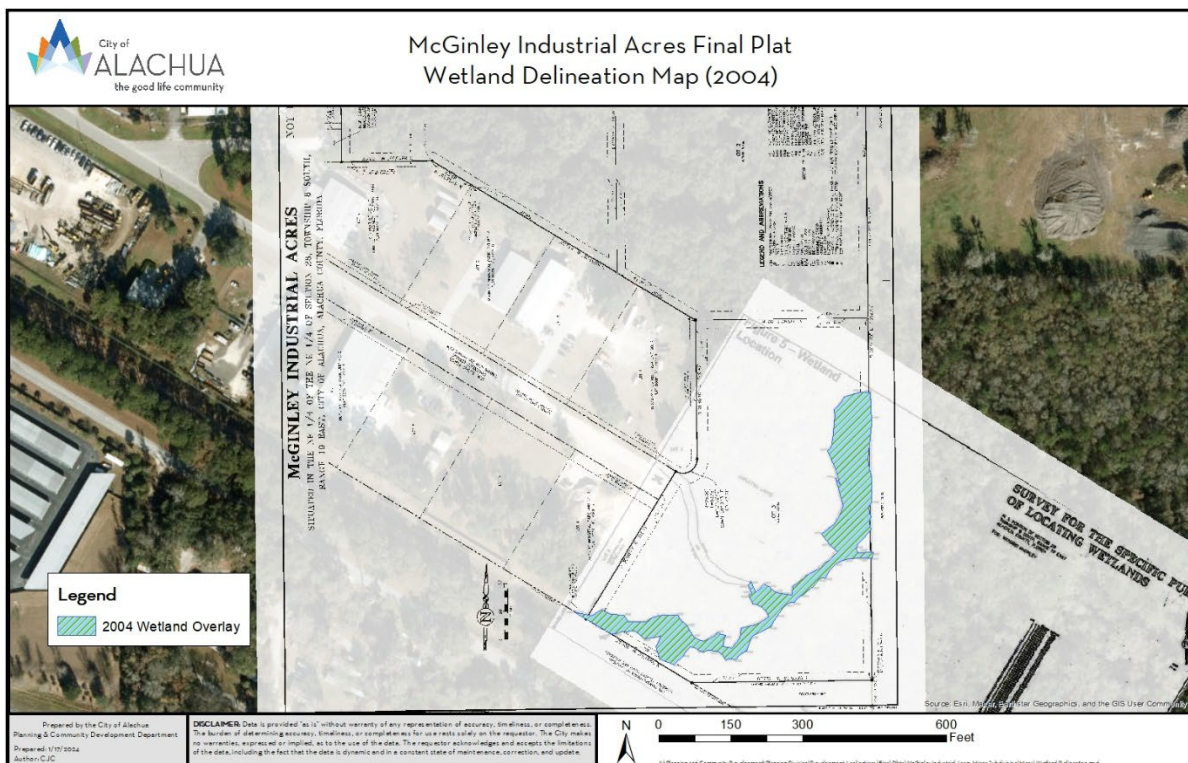
**Figure 5. Environmental Resources Map**





**Figure 6. 2004 Wetland Delineation Survey**

A 2004 Wetland Delineation Survey conducted by eda consultants, inc. notes a wetland on the southern portion of the subject property, where proposed lot 3 of the final plat is located. Source: eda consultants, inc. (2004). Survey for the Specific Purpose of Locating Wetlands.



**Figure 7. Potential Wetland Delineation Overlay**

An overlay of the 2004 Wetland Delineation Survey over the proposed lot 3 of the McGinley Industrial Acres Final Plat, demonstrating a potential constraint of future development of the lot when accounting for required buffer areas.

# FINDINGS OF FACT: COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

## Minor Subdivision Standards

Section 2.4.10(F)(3) of the City's Land Development Regulations (LDRs) establishes the standards with which all minor subdivision applications must be found compliant. The application has been reviewed for compliance with the standards of Section 2.4.10(F)(3). An evaluation of the findings of the applicant's compliance with the standards of Section 2.4.10(F)(3) is provided below.

- (3) ***Minor Subdivision Standards.*** A minor subdivision shall be approved on a finding that 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 compliance with the standards in Article 7, and all other relevant provisions of the City of Alachua Land Development Regulations (LDRs) and is found to be in compliance with those standards and provisions.

## PUBLIC FACILITIES IMPACT ANALYSIS

The proposed final plat does not include any new development or change in intensity of existing conditions of the subject property. No immediate impacts on public facilities are expected, and concurrency will be reevaluated at the time of review of future development applications; however, the following expected impacts were calculated by the applicant for the subject property based on a realistic development scenario using the maximum floor area ratio of the proposed lots. The realistic development scenario is approximately 395,307 square feet of general light industrial.

### Traffic Impact

The following impacts are expected on the roadway segments identified in Table 3.

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

Segment Number <sup>2</sup>	Segment Description	Lanes	Functional Classification	Area Type	LOS
3	U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection	4/D	Principle Arterial	COMM	D
4	U.S. Hwy 441 From CR 25A East Intersection to SR 235	4/D	Principle Arterial	Urban Trans	D

1 Source: City of Alachua Comprehensive Plan, Transportation Element.  
2 For developments generating less than 1,000 trips, affected roadway segments are identified as all those wholly or partially located within 1/2 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].

**Table 4-1. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)**

Traffic System Category	Segment 3 U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection
Average Annual Daily Trips	
Maximum Service Volume <sup>1</sup>	43,000
Existing Traffic <sup>2</sup>	22,000
Reserved Trips <sup>3</sup>	0
Available Capacity <sup>3</sup>	21,000
Increase/Decrease in Daily Trips Generated by Development <sup>4</sup>	962
<b>Residual Capacity After Development's Impacts</b>	<b>20,038</b>
<sup>1</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>2</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>3</sup> Source: City of Alachua December 2023 Development Monitoring Report. <sup>4</sup> Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 3 - 50%.	

**Table 4-2. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM PEAK)**

Traffic System Category	Segment 3 U.S. Hwy 441 From MPO Boundary to CR 25A East Intersection
Average Annual Daily Trips	
Maximum Service Volume <sup>1</sup>	3,870
Existing Traffic <sup>2</sup>	1,980
Reserved Trips <sup>3</sup>	0
Available Capacity <sup>3</sup>	1,890
Increase/Decrease in Daily Trips Generated by Development <sup>4</sup>	158
<b>Residual Capacity After Development's Impacts</b>	<b>1,732</b>
<sup>5</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>6</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>7</sup> Source: City of Alachua December 2023 Development Monitoring Report. <sup>8</sup> Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 3 - 50%.	

Table 5-1. Projected Impact on Affected Comprehensive Plan Roadway Segments (AADT)

Traffic System Category	Segment 4 U.S. Hwy 441 From CR25A East Intersection to SR 235
Average Annual Daily Trips	
Maximum Service Volume <sup>1</sup>	45,700
Existing Traffic <sup>2</sup>	18,586
Reserved Trips <sup>3</sup>	6,665
Available Capacity <sup>3</sup>	20,449
Increase/Decrease in Daily Trips Generated by Development <sup>4</sup>	962
<b>Residual Capacity After Development's Impacts</b>	<b>19,487</b>
<sup>9</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>10</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>11</sup> Source: City of Alachua December 2023 Development Monitoring Report. <sup>12</sup> Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 4 - 50%.	

Table 5-2. Projected Impact on Affected Comprehensive Plan Roadway Segments (PM PEAK)

Traffic System Category	Segment 4 U.S. Hwy 441 From CR25A East Intersection to SR 235
Average Annual Daily Trips	
Maximum Service Volume <sup>1</sup>	4,110
Existing Traffic <sup>2</sup>	1,776
Reserved Trips <sup>3</sup>	623
Available Capacity <sup>3</sup>	1,711
Increase/Decrease in Daily Trips Generated by Development <sup>4</sup>	158
<b>Residual Capacity After Development's Impacts</b>	<b>1,553</b>
<sup>13</sup> AADT & Peak Hour MSVs calculated using LOSPLAN 2012. County Facilities reflect a 10 percent reduction in the MSV calculated within LOSPLAN 2012 as set forth in the Generalized Tables for AADT / Peak Hour Volumes, FDOT 2018 Q/LOS Handbook. <sup>14</sup> Florida State Highway System Level of Service Report, Florida Department of Transportation, District Two. <sup>15</sup> Source: City of Alachua December 2023 Development Monitoring Report. <sup>16</sup> Trip Generation: ITE Trip Generation 11th edition; ITE Land Use 110 General Light Industrial; Trip Distribution: Segment 5 - 50%.	

**Evaluation & Findings:** The proposed final plat is not anticipated to adversely impact the Level of Service of the affected roadway segments. Concurrency will be reevaluated at the time of review of future development applications for the site.

## Potable Water Impacts

The subject property is outside the City's potable water service area and will not be served by City potable water. Therefore, there are no impacts to potable water facilities. The development will have no impact to the Level of Service of potable water facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

## Sanitary Sewer Impacts

The subject property is outside the City's wastewater system service area and will not be served by City wastewater. Therefore, there are no impacts to wastewater facilities. The development will have no impact to the Level of Service of wastewater facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

## Solid Waste Impacts

Table 6. Solid Waste Impacts

System Category	Pounds Per Day	Tons Per Year
Demand from Existing Development <sup>1</sup>	43,376.00	7,916.12
Reserved Capacity <sup>2</sup>	47,870.93	8,736.44
Increase/Decrease in Demand Generated by Application <sup>3</sup>	4,743.68	866.31
New River Solid Waste Facility Capacity <sup>4</sup>	50 years	
Sources:		
<sup>1</sup> University of Florida, Bureau of Economic & Business Research, <i>Estimates of Population by County and City in Florida, 2021; Policy 2.1.a, CFNGAR Element</i> (Formula: 10,756 persons x 0.73 tons per person per year).		
<sup>2</sup> City of Alachua December 2023 Development Monitoring Report.		
<sup>3</sup> Formula: 12 lbs. per day per 1,000 sq. ft. Source: Cincero & Cincero. (1996). <i>Environmental Engineering: A Design Approach</i>		
<sup>4</sup> New River Solid Waste Facility. April 2023.		

**Evaluation & Findings:** The proposed final plat is not anticipated to adversely impact the Level of Service of solid waste facilities at this time. Concurrency will be reevaluated at the time of review of future development applications for the site.

## 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 of recreation facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

## 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 of public school facilities. Concurrency will be reevaluated at the time of review of future development applications for the site.

EXHIBIT "A"  
TO  
MCGINLEY INDUSTRIAL ACRES MINOR SUBDIVISION  
FINAL PLAT  
STAFF REPORT

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



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN

January 18, 2024

Submitted electronically to [ssutton@edafl.com](mailto:ssutton@edafl.com)

Stephanie Sutton  
Director of Operations  
eda consultants, inc.  
720 SW 2<sup>nd</sup> Ave, South Tower, S. 300  
Gainesville, FL 32601

**RE: Notice of Hearings to be Scheduled for McGinley Industrial Acres Minor Subdivision**

Dear Ms. Sutton,

On January 10, 2024 the City of Alachua received your revised application for a minor subdivision submitted on behalf of GC Affordable Homes, LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a  $\pm$  16.1-acre subject property, consisting of Tax Parcels 05893-000-000 and 05893-001-000 into three lots. Based on review of the materials submitted, the City has determined that this application can now be scheduled for a hearing before the Planning and Zoning Board.

You must provide two (2) double-sided, three-hole punched, color sets of each **complete** application package, seven (7) full size sets of plans, and a digital copy of all materials in PDF format on a CD or by emailing a Cloud / FTP link to download the materials to [planning@cityofalachua.com](mailto:planning@cityofalachua.com) no less than 10 business days prior to the PZB Meeting at which your applications are scheduled to be heard. The applications are tentatively scheduled for the **February 13, 2024** Planning and Zoning Board meeting; therefore, the above referenced materials must be submitted to the City no later than ***Monday, January 29, 2024***. Materials may be submitted earlier than this date.

In addition, Section 2.2.9(D) of the Land Development Regulations requires the applicant to place posted notice signs on the subject property at least 14 days prior to the public hearing. Therefore, posted notice signs must be placed on the property no later than ***Tuesday, January 30, 2024***. You will be notified when these signs are ready for pick up.

If you plan to utilize a PowerPoint presentation or would like other materials to be available for reference during the public hearing, please submit the presentation or materials no later than 12:00 PM on the last business day prior the PZB meeting (no later than ***Monday, February 12, 2024***). Any presentation or materials may be submitted by emailing them to [planning@cityofalachua.com](mailto:planning@cityofalachua.com).



Should you have any questions, please feel free to contact me at (386) 418-6100 x 1606 or via email at [ccrockett@cityofalachua.com](mailto:ccrockett@cityofalachua.com).

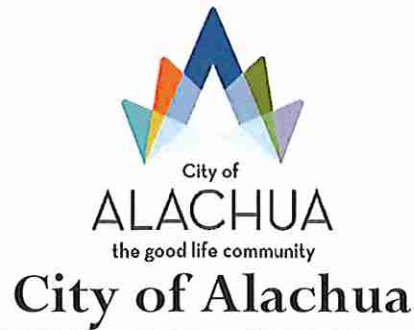
Sincerely,

A handwritten signature in blue ink, appearing to read 'Carson Crockett', is positioned above the printed name.

Carson J. Crockett, AICP Candidate  
Planner

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





MIKE DAROZA  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

DATE: Jan 18, 2024

TO: Kathy Winburn, AICP  
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

TR  
1/17/2024  
E

RE: McGinley Industrial Acres Minor Subdivision Application

Public Services has reviewed the subject project (Jan 10 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><b>Comment on Dec 04th Submittal</b></p> <p><b>Plat Book, Sheet 1:</b></p> <p>Please add the following General Note:</p> <p><b>"12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. "</b></p> <p><b>Please Revise &amp; Resubmit.</b></p> <p><b>Comment on Jan 10th Submittal</b></p> <p><b>Approved</b></p>

NO.	COMMENTS
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner

Adam Hall – AICP Principal Planner

**Date:** January 12, 2024

**Re:** Plat Review for McGinley Industrial Minor Subdivision (2<sup>nd</sup> Review)

**For:** The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

Boundary Survey:

1. No comments.

Plat:

1. No comments.

If you have any questions or need additional information regarding this review, do not hesitate to contact our office.

Sincerely,

**CHW, Inc.**

Austin Blazs, PSM

Registered Florida Surveyor and Mapper Certificate Number 7401



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN

December 21, 2023

*Submitted electronically to [ssutton@edafl.com](mailto:ssutton@edafl.com)*

Stephanie Sutton  
Director of Operations  
eda consultants, inc.  
720 SW 2<sup>nd</sup> Ave, South Tower, S. 300  
Gainesville, FL 32601

**RE: Project Assistance Team (PAT) Comments for McGinley Industrial Acres Minor Subdivision Application**

Dear Ms. Sutton,

On December 11, 2023 the City of Alachua received your revised application for a minor subdivision submitted on behalf of GC Affordable Homes, LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a  $\pm$  16.1-acre subject property, consisting of Tax Parcel Number 05893-000-000, into three lots.

The application has been reviewed by the City's Planning Assistance Team (PAT). Upon review of the application and materials, the following insufficiencies must be addressed. A meeting may be scheduled upon request to review these comments.

Please address all insufficiencies in writing and provide an indication as to how they have been addressed by **5:00 PM on Wednesday, January 10, 2024**. A total of four (4) copies of the application package, plans, and a digital copy of all materials in PDF format on a CD or sent by emailing a Cloud / FTP link must be provided by this date. Upon receipt of your revised application, Staff will notify you of any remaining insufficiencies which must be resolved, if any, before the item may be scheduled for a public hearing before the 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. If all comments are addressed by the resubmission date above, the application may be scheduled for the **February, 2024 Planning & Zoning Board (PZB) Meeting**.

Address the following insufficiencies:

***Deficiencies to be Addressed***

\*\* Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations \*\*

**1. Article 7 – Subdivision Standards**

- a. Due to the unique frontage of Lot 1, the applicant may wish to display setback requirements in a tabular format rather than displaying setback requirements as drawn on the plat.

**2. Outside Review**

- a. Review and address comments from outside reviewer dated 12/15/2023 (attached).
- b. Review and address comments from City of Alachua Public Services dated 12/20/2023 (attached).

**3. Miscellaneous**

- a. Graphic scale may not exceed 1" = 50'.
- b. Clarify the state and use of the "ditch" located on the survey in proposed Lot 3.
- c. Note that wetland delineations show a possible wetland encroaching into proposed Lot 2 and Lot 3. Wetland and/or environmental impact assessments are not necessary as part of this application, but will be required for future development applications related to these sites. Ensure considerations of wetland buffering do not render any lot undevelopable.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at [ccrockett@cityofalachua.com](mailto:ccrockett@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,



Carson J. Crockett, AICP Candidate  
Planner

Attachments: Comments from outside reviewer dated 12/15/2023  
Comments from City of Alachua Public Services (Inter-Office Communication) dated 12/20/2023

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

**Date:** December 15, 2023

**Re:** Plat Review for McGinley Industrial Minor Subdivision

**For:** The City of Alachua

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

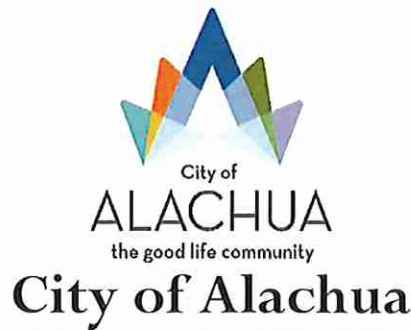
Boundary Survey:

1. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".
2. Please label the 4"x4" monument as being the southwesterly corner of lot 4 of McGinley Industrial Park.
3. It appears that the line table is for the wetland boundary, which is not shown on the survey. Please remove the Line Table from sheets 1 and 2.
4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.
5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.

Plat:

1. Please edit General Note #1: "See Note 10" should read, "See Note 9".
2. Please add the applicable information to the *Owner's Certification and Dedication* and the *Acknowledgment*.
3. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".
4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.
5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.
6. Per City of Alachua requirements, graphic scale is not too exceed 1" = 50'. Please revise map accordingly.

Austin Blazs, PSM 7401



MIKE DAROZA  
CITY MANAGER

RODOLFO VALLADARES, P.E.  
PUBLIC SERVICES DIRECTOR

## INTER-OFFICE COMMUNICATION

DATE: Dec 20, 2023

TO: Kathy Winburn, AICP  
Planning & Community Development Director

FROM: Rodolfo Valladares, P.E.  
Public Services Director  
Tom Ridgik, P.E.  
Engineering Supervisor

TR  
12/19/2023  
3

RE: McGinley Industrial Acres Minor Subdivision Application

Public Services has reviewed the subject project (Dec 11 Submittal) and offer the following comments. Review was specific to the Public Services Utilities.

NO.	COMMENTS
1.	<p><b>Comment on Dec 04th Submittal</b></p> <p><b>Plat Book, Sheet 1:</b></p> <p>Please add the following General Note:</p> <p>“12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY. “</p> <p>Please <b>Revise &amp; Resubmit</b>.</p>
END OF COMMENTS	

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

cc: Justin Tabor – AICP Principal Planner  
Adam Hall – AICP Principal Planner



# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN

December 11, 2023

Submitted electronically to [ssutton@edafl.com](mailto:ssutton@edafl.com)

Stephanie Sutton  
Director of Operations  
eda consultants, inc.  
720 SW 2<sup>nd</sup> Ave, South Tower, S. 300  
Gainesville, FL 32601

**RE: Completeness for McGinley Industrial Acres Minor Subdivision Application**

Dear Ms. Sutton,

On December 11, 2023, the City of Alachua received your revised application for a minor subdivision submitted on behalf of GC Affordable Homes LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a  $\pm$  16.1-acre subject property, consisting of Tax Parcel Number 05893-000-000, into three lots.

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 application is complete. 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 Project Assistance Team (PAT) Meeting.

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at [ccrockett@cityofalachua.com](mailto:ccrockett@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,

Carson J. Crockett, AICP Candidate  
Planner

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





# City of Alachua

MIKE DAROZA  
CITY MANAGER

PLANNING & COMMUNITY DEVELOPMENT  
DIRECTOR KATHY WINBURN

December 5, 2023

Submitted electronically to [ssutton@edafl.com](mailto:ssutton@edafl.com)

Stephanie Sutton  
Director of Operations  
eda consultants, inc.  
720 SW 2<sup>nd</sup> Ave, South Tower, S. 300  
Gainesville, FL 32601

**RE: Conditional Completeness for McGinley Industrial Acres Minor Subdivision Application**

Dear Ms. Sutton,

On November 30, 2023, the City of Alachua received your application for a minor subdivision submitted on behalf of GC Affordable Homes LLC for the McGinley Industrial Acres subdivision. The application proposes the subdivision of a  $\pm$  16.1-acre subject property, consisting of Tax Parcel Number 05893-000-000, into three lots.

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 application is complete, **contingent** upon receiving the information as noted below. Please address the following deficiencies no later than **5:00 PM on Monday, December 11, 2023**.

**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 Project Assistance Team (PAT) Meeting, which will be scheduled after the application is determined to be complete.

Please address the following:

1. **Application Attachment #11, Environmental Resource Permit (ERP) or Self-Certification.** Submit documentation which confirms that an ERP application has been submitted to the Suwannee River Water Management District (SRWMD) or Self-Certification under the 10/2 rule has been submitted to the Florida Department of Environmental Protection (FDEP).
2. **Application Attachment #12, Access Management Permit.** Submit documentation which confirms that an Access Management Permit has been submitted to Alachua County Public Works (if applicable to this project).

If you have any questions regarding the information above, please contact me at 386-418-6100 x 1606 or via e-mail at [ccrockett@cityofalachua.com](mailto:ccrockett@cityofalachua.com). We look forward to receiving your revised application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Carson J. Crockett".

Carson J. Crockett, AICP Candidate  
Planner

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

\\SERVER3\survey\Projects\2023-0137 - McGinley Mnr. Subdivision\DWG\2023-0137.S00\_Plot.dwg - Sheet 1  
Plotted Jun 04, 2024 - 11:36:44 - dloonie

# McGINLEY INDUSTRIAL ACRES

NOT FOR FINAL RECORDING

PLAT BOOK \_\_\_\_, PAGE \_\_\_\_

SHEET 1 OF 2

SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH,  
RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

## LEGAL DESCRIPTION

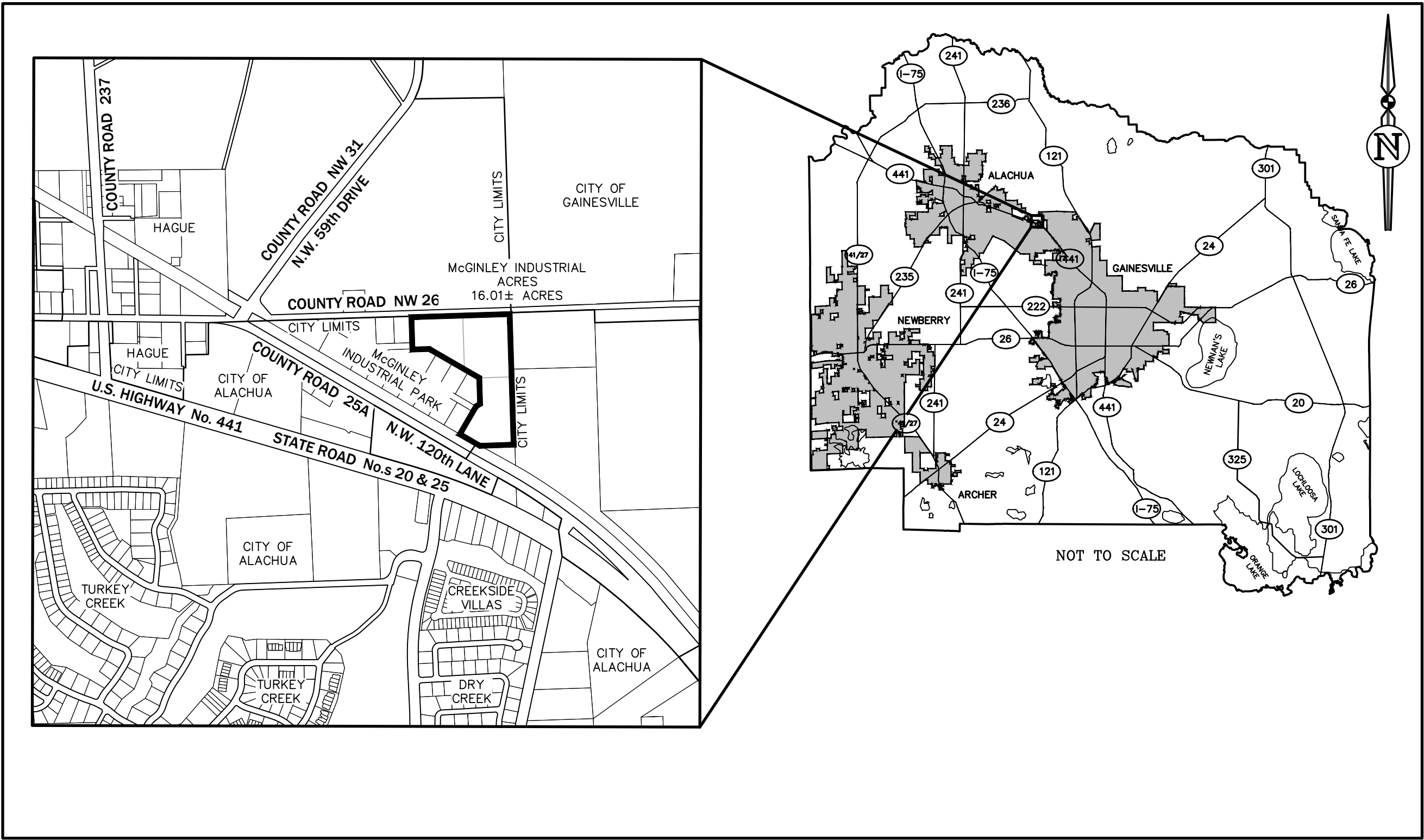
A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND RUN THENCE SOUTH 01°44'20" EAST, ALONG THE EAST LINE OF SAID SECTION 28, A DISTANCE OF 55.09 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.), LYING ON THE SOUTH RIGHT OF WAY LINE OF N.W. 128TH LANE AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°44'20" EAST, ALONG THE SAID EAST LINE OF SECTION 28, A DISTANCE OF 1252.44 FEET TO A 3" X 3" CONCRETE MONUMENT (WITH A DISK STAMPED "RLS 2742") AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 88°08'03" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 323.99 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF THE CSX TRANSPORTATION INC. RAILROAD (FORMERLY THE ATLANTIC COAST LINE RAILROAD, 120' RIGHT OF WAY), THENCE NORTH 59°51'41" WEST, ALONG SAID RAILROAD RIGHT OF WAY LINE, 221.39 FEET TO THE SOUTHEAST CORNER OF "MCGINLEY INDUSTRIAL PARK UNIT NO. 2", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "N", PAGE 8 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG THE EASTERLY AND NORTHERLY LINES OF SAID "MCGINLEY INDUSTRIAL PARK UNIT NO. 2", THROUGH THE FOLLOWING FOUR (4) COURSES: 1) NORTH 30°08'19" EAST, 310.11 FEET TO A POINT LYING ON THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 121°52'45", AN ARC DISTANCE OF 53.18 FEET TO THE END OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 59°10'13" EAST, 43.71 FEET; 3) THENCE NORTH 01°46'10" WEST, 249.42 FEET; 4) THENCE NORTH 59°53'25" WEST, 470.00 FEET TO THE NORTHEAST CORNER OF "A REPLAT OF LOT 4 UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "P", PAGE 88 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 59°53'25" WEST, ALONG THE NORTH LINE OF SAID "A REPLAT OF LOT 4 UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", 83.23 FEET TO A 3" X 3" CONCRETE MONUMENT (RLS 2742); THENCE SOUTH 88°13'36" WEST, ALONG SAID NORTH LINE, 162.07 FEET TO A CORNER ON THE EAST LINE OF "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", A SUBDIVISION AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "K", PAGE 48 OF SAID PUBLIC RECORDS; THENCE NORTH 01°45'55" WEST, ALONG SAID EAST LINE OF "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK", 309.96 FEET TO A 4" X 4" CONCRETE MONUMENT (NO ID.) AT THE NORTHEAST CORNER OF SAID "UNIT NO. 1 MCGINLEY INDUSTRIAL PARK" AND TO A POINT ON SAID SOUTH RIGHT OF WAY LINE OF N.W. 128TH LANE; THENCE NORTH 88°14'05" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 942.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.01 ACRES, MORE OR LESS.

## GENERAL NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (SEE NOTE 9) WITH THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 19 EAST AS BEING SOUTH 01 DEGREES, 44 MINUTES, 20 SECONDS EAST.
- THE ERROR OF CLOSURE OF THE BOUNDARY OF THE HEREON DESCRIBED PROPERTY DOES NOT EXCEED 1/10,000.
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE DISTANCES SHOWN HEREON ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.
- IN THIS SURVEYOR'S OPINION, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X (UNSHADED)" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN), AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12001C0143E, COMMUNITY NUMBER 120664, PANEL 0143E, WITH AN EFFECTIVE DATE OF NOVEMBER 02, 2018.
- TOTAL NUMBER OF LOTS = 3
- TOTAL ACREAGE OF SUBDIVISION = 16.01± ACRES
- PURSUANT TO CHAPTER 177.091(9) - MONUMENTS HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION OF LINES WITHIN THE SUBDIVISION WHICH DO NOT REQUIRE A PRM OR PCP, UNLESS A MONUMENT ALREADY EXISTS OR CANNOT BE SET DUE TO A PHYSICAL OBSTRUCTION.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (SPC FL N) REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD 83) (2011 ADJUSTMENT) [NAD83(2011)] USING THE U.S. SURVEY FOOT.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINE (BSL) REQUIREMENTS (MINIMUM), APPLIES TO BOTH PRIMARY AND ACCESSORY STRUCTURES.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT WITHIN THE PUBLIC RIGHTS-OF-WAY.



## LOCATION MAP

ALACHUA COUNTY, FLORIDA

## OWNER'S CERTIFICATION AND DEDICATION

I, CHRISTOPHER J. GOMEL, AS MANAGER OF GC AFFORDABLE HOMES, LLC, DOES HEREBY CERTIFY THAT GC AFFORDABLE HOMES, LLC IS THE OWNER OF THE LANDS DESCRIBED HEREON, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED TO BE KNOWN AS "McGINLEY INDUSTRIAL ACRES".

CHRISTOPHER J. GOMEL  
MANAGER  
GC AFFORDABLE HOMES, LLC

WITNESS

WITNESS

## ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF ALACHUA

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, CHRISTOPHER J. GOMEL, AS MANAGER OF GC AFFORDABLE HOMES, LLC, AND DID ACKNOWLEDGE TO AND BEFORE ME BY MEANS OF PHYSICAL PRESENCE THAT HE EXECUTED THE ABOVE INSTRUMENT FOR THE USES AND PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2024.

NOTARY PUBLIC, STATE OF FLORIDA

MY COMMISSION EXPIRES \_\_\_\_\_

TYPE OF IDENTIFICATION PRODUCED  
(IF NOT PERSONALLY KNOWN)

## CERTIFICATE AND SIGNATURE CITY OF ALACHUA REPRESENTATIVE

IT IS HEREBY CERTIFIED, THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS PURSUANT TO SECTION 177, PART I - PLATTING, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF SAID CHAPTER AND REGULATIONS. HOWEVER MY REVIEW AND CERTIFICATION DOES NOT INCLUDE COMPUTATION OR FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS.

AUSTIN BLAZS, PSM  
SURVEYOR & MAPPER FOR CITY OF ALACHUA  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATION No. 7401

DATE

## CERTIFICATE OF APPROVAL FOR CITY OF ALACHUA

WE THE UNDERSIGNED DO HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CITY OF ALACHUA'S ORDINANCES AND REGULATIONS:

### FORM AND LEGALITY

CITY ATTORNEY

DATE

### CITY OF ALACHUA COMMISSION

THIS PLAT WAS APPROVED BY THE CITY OF

ALACHUA COMMISSION ON \_\_\_\_\_

MAYOR

DATE

ATTEST: CITY MANAGER

DATE

RECEIVED AND RECORDED ON THIS

DAY OF

A.D. 2024

CLERK

DEPUTY CLERK

## SURVEYOR'S CERTIFICATE

I DO HEREBY CERTIFY THAT THIS PLAT OF "McGINLEY INDUSTRIAL ACRES" IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE OF THE DESCRIBED LANDS UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS AS SET FORTH IN CHAPTER 177, PART I - PLATTING OF THE FLORIDA STATUTES.

EDA CONSULTANTS INC.  
720 SW 2ND AVENUE, SOUTH TOWER, SUITE 300, GAINESVILLE, FLORIDA 32601  
FLORIDA CORPORATE CERTIFICATE OF AUTHORIZATION NO. LB 2389  
BY: ROBERT W. GRAVER - PROFESSIONAL SURVEYOR AND MAPPER; FLORIDA CERTIFICATE NO. 4239

**eda**  
eda consultants inc.  
LB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL: (352) 373-3541  
www.edafl.com mail@edafl.com

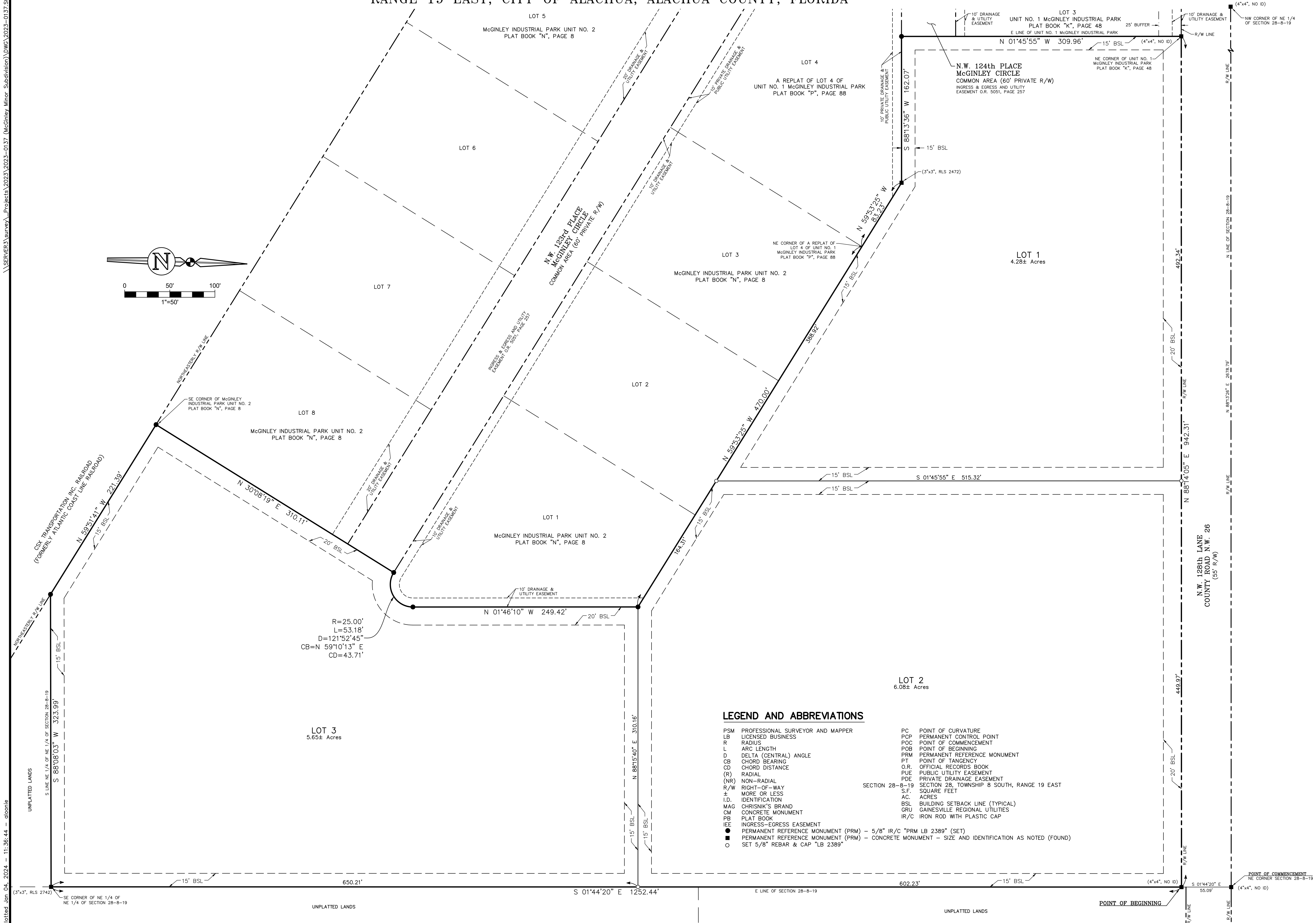
# McGINLEY INDUSTRIAL ACRES

SITUATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 8 SOUTH,  
RANGE 19 EAST, CITY OF ALACHUA, ALACHUA COUNTY, FLORIDA

NOT FOR FINAL RECORDING

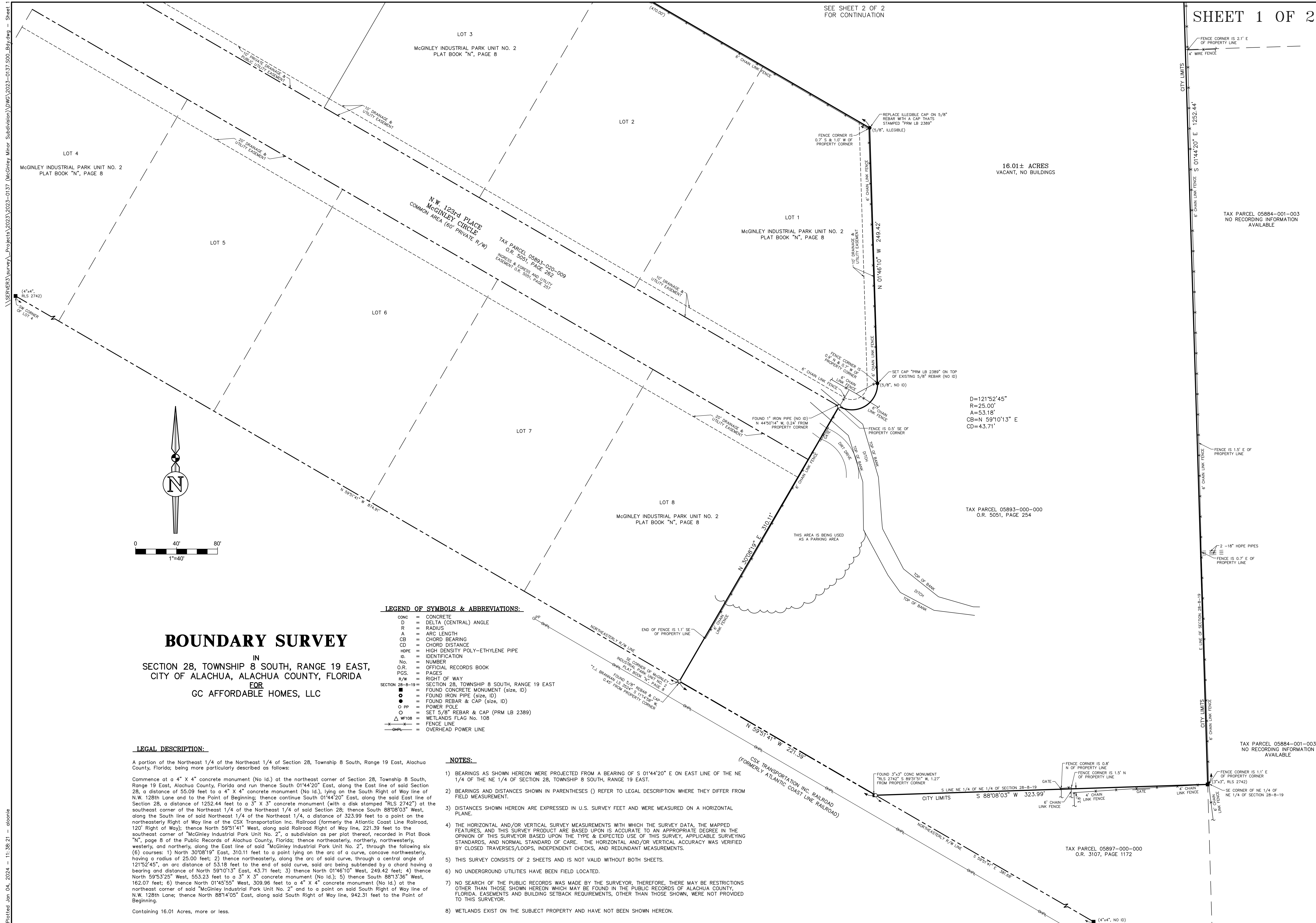
PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

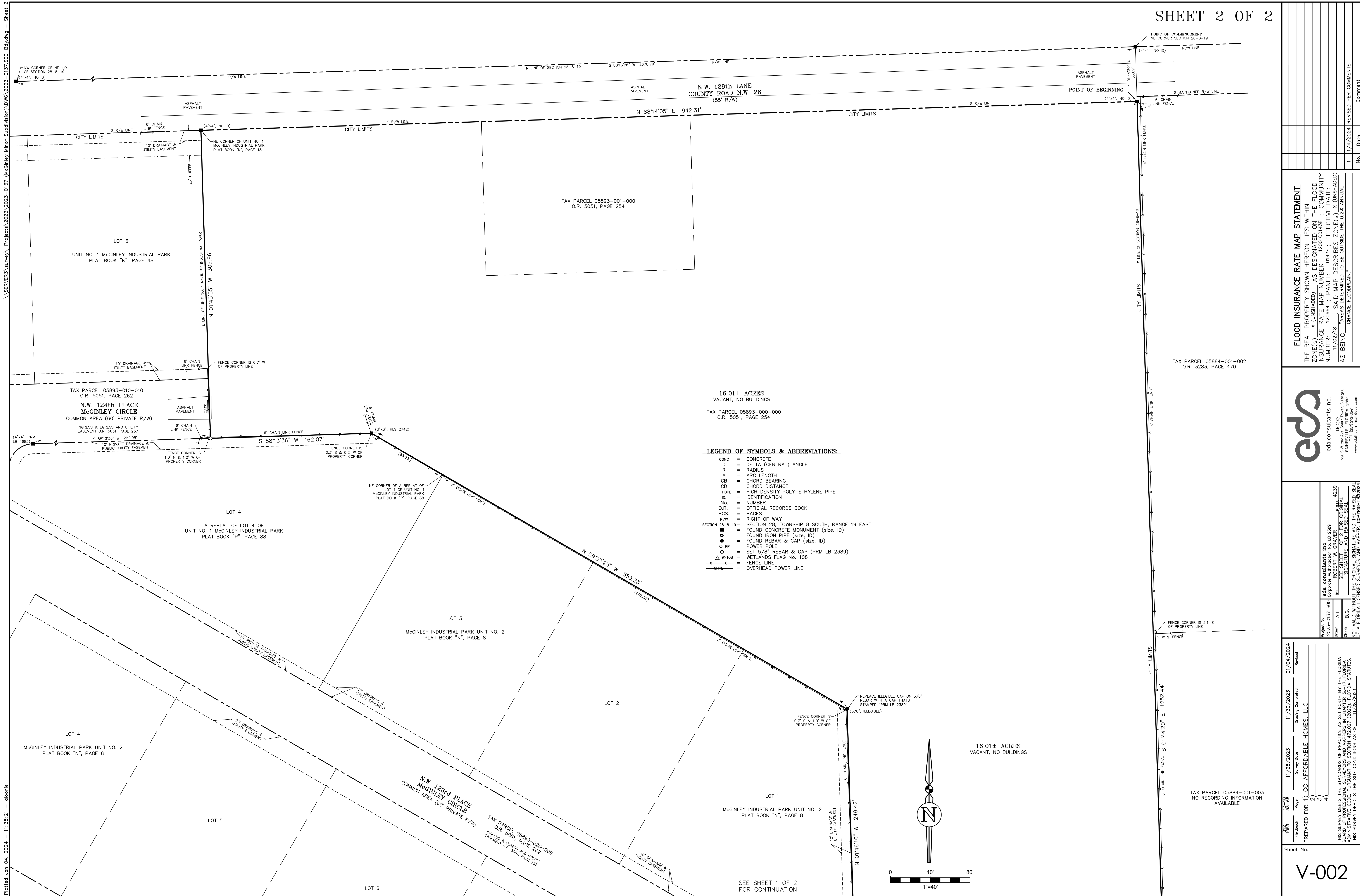
SHEET 2 OF 2



eda consultants inc.  
LB 2389  
720 S.W. 2nd Ave, South Tower, Suite 300  
GAINESVILLE, FLORIDA 32601  
TEL. (352) 373-3541  
www.edafi.com mail@edafi.com



[illegible]



FLOOD INSURANCE RATE MAP STATEMENT			
THE REAL PROPERTY SHOWN HEREON LIES WITHIN THE FLOOD ZONE(S) SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 120664-A, PANEL 0133E, EFFECTIVE DATE 11/02/18. SAID MAP DESCRIBES ZONE(S) X (UNSHADED) AS BEING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.			
No. 1 Date 1/4/2024 REVISED PER COMMENTS			

Project No. 2023-0137 S00			
Client	edda consultants inc.	Project No.	2023-0137 S00
Drawn	A.L.	Drawn	A.L.
Check	B.G.	Check	B.G.
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. CONTRACT # 2301			

PREPARED FOR: 1) GC AFFORDABLE HOMES, LLC			
Survey Date	11/30/2023	Drawing Completed	01/04/2024
Survey Date	11/28/2023	Drawing Completed	01/04/2024
Survey Date	11/28/2023	Drawing Completed	01/04/2024
Survey Date	11/28/2023	Drawing Completed	01/04/2024

THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA SURVEYING BOARD, PURSUANT TO SECTION 472.027 (2023), FLORIDA STATUTES. THIS SURVEY DEPICTS THE SITE CONDITIONS AS OF 11/28/2023.

Sheet No.: V-002



# Letter of Transmittal



**Date:** January 29, 2024

**To:** City of Alachua

**Attn:** Adam Hall

15100 NW 142<sup>nd</sup> Terrace

McGinley Minor Subdivision

**Re:** Resubmittal/Notice of Hearing

Alachua FL 386-418-6100 X1603

We hereby transmit the following items:

Copies	No.	Description
4	1	Survey
4	2	Plat
4	3	Comment Responses
4	4	Application
4	5	Title Certification
4	6	Concurrency Impact Analysis
4	7	Comprehensive Plan Consistency
4	8	Legal Description
4	9	Mailing List
4	10	Authorized Agent Affidavit
4	11	Deed
4	12	Proof of Taxes
4	13	Drainage Memo
4	14	ACPW Email

Please don't hesitate to contact me if you have any questions or need any additional information.

Signed **Claudia Vega, P.E.**



January 9, 2024

City of Alachua  
Planning & Community Development  
Attn: Carson Crockett  
PO Box 9  
Alachua, FL 32616

**Re: Project Assistance Team (PAT) Comments for McGinley Industrial Acres Minor Subdivision Application**

Dear Carson:

The applicant's responses to the PAT Comments issued on 12/21/2023 are below.

***Deficiencies to be Addressed***

**\*\* Unless otherwise noted, references to code sections are to the City of Alachua Land Development Regulations \*\***

**1. Article 7 – Subdivision Standards**

a. Due to the unique frontage of Lot 1, the applicant may wish to display setback requirements in a tabular format rather than displaying setback requirements as drawn on the plat.

**Response: Noted – setbacks remain shown on the lots.**

**2. Outside Review**

a. Review and address comments from outside reviewer dated 12/15/2023 (attached).  
b. Review and address comments from City of Alachua Public Services dated 12/20/2023 (attached).

**See responses below-**

**3. Miscellaneous**

a. Graphic scale may not exceed 1" = 50'.

**Response: Scale has been adjusted to 1" = 50'**

b. Clarify the state and use of the "ditch" located on the survey in proposed Lot 3.

**Response: The ditch is for drainage from the Industrial Park. At the time of development of Lot 3, plans and calculations will be provided for any revisions to the ditch and for a stormwater system for that lot that meets all requirements related to predevelopment conditions.**

c. Note that wetland delineations show a possible wetland encroaching into proposed Lot 2 and Lot 3. Wetland and/or environmental impact assessments are not necessary as part of this application, but will be required for future development applications related to these sites. Ensure considerations of wetland buffering do not render any lot undevelopable.

**Response: Noted.**

**Public Services Review – Memo dated 12/20/23**

Plat Book, Sheet 1:

Please add the following General Note:

"12. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF ALL COMPONENTS OF THE STORMWATER SYSTEM NOT IN THE RIGHT-OF-WAY."

Please Revise & Resubmit.

**Response: See Note 12 on Plat.**

**Survey Review by Austin Blazs, CHW – Memo dated 12/15/23**

Plat Review Comments per Section 177, Part 1, and the City of Alachua requirements:

**Boundary Survey:**

1. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".

**Response: The survey has been corrected – concrete monument is 3" x 3"**

2. Please label the 4"x4" monument as being the southwesterly corner of lot 4 of McGinley Industrial Park.

**Response: Label added as requested.**

3. It appears that the line table is for the wetland boundary, which is not shown on the survey. Please remove the Line Table from sheets 1 and 2.

**Response: Table has been removed.**

4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.

**Response: Easements have been added as requested.**

5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.

**Response: Easement has been added as requested.**

**Plat:**

1. Please edit General Note #1: "See Note 10" should read, "See Note 9".

**Response: Note reference has been updated.**

2. Please add the applicable information to the Owner's Certification and Dedication and the Acknowledgment.

**Response: Owner's Certification and Dedication have been updated.**

3. Please check the size of the concrete monument at the southeast corner of the NE 1/4 of the NE 1/4 of sec. 28. The legal description says 3"x3" and the map says 4"x4".

**Response: The survey has been corrected – concrete monument is 3" x 3"**

4. Please add 10' Drainage and Utility Easement on Lots 1-3, and 20' Drainage and Utility Easement on Lots 4-8 of McGinley Industrial Park Unit No. 2.

**Response: Easement has been added to the plat.**

5. Please add 10' Drainage and Utility Easement on Lot 2 and 3 of McGinley Industrial Park Unit No. 1.

**Response: Easement has been added to the plat**

6. Per City of Alachua requirements, graphic scale is not to exceed 1" = 50'. Please revise map accordingly.

**Response: Scale has been revised to 1" = 50'**



THE GOOD LIFE COMMUNITY

**FOR OFFICE USE ONLY**

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

## Minor Subdivision Application

Reference City of Alachua Land Development Regulations (LDRs) Section 2.4.10

**A. PROJECT**

1. Project Name: McGinley Minor Subdivision
2. Pre-Application Conference Date: 9/20/23
3. Phase/Unit Number (if applicable): \_\_\_\_\_
4. Address of Subject Property: TBD NW 123rd Pl. Alachua, FL 32615
5. Parcel ID Number(s): 05893-000-000
6. Existing Use of Property: Vacant Industrial
7. Future Land Use Map Designation: Industrial
8. Zoning Designation: Industrial General (IG)
9. Acreage: 16.1 +/-

**B. APPLICANT**

1. Applicant's Status ☐ Owner (title holder) ☒ Agent
2. Name of Applicant(s) or Contact Person(s): Stephanie Sutton Title: Director of Operations  
Company (if applicable): eda consultants, inc.  
Mailing address: 720 SW 2nd Avenue, South Tower, Suite 300  
City: Gainesville State: FL ZIP: 32601  
Telephone: 352-373-3541 FAX: \_\_\_\_\_ e-mail: ssutton@edafl.com
3. If the applicant is agent for the property owner\*:  
Name of Owner (title holder): GC Affordable Homes LLC  
Mailing Address: 7 Hillwood Road  
City: Mobile State: AL ZIP: 36608

*\* Must provide executed Authorized Agent Affidavit or other acceptable documentation (as deemed acceptable by the City in its sole discretion) which authorizes 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: \_\_\_\_\_

**D. ATTACHMENTS**

1. Plat, to include the following information and be prepared in accordance with the following criteria:
  - a. Sheet Size: 24" X 36" with 3" left margin and 1/2" top, bottom, and right margins.
  - b. Graphic scale, not to exceed one (1) inch equal to 50 feet.

- c. Name of subdivision shall be shown in bold legible letters, as required by 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.
  - d. Name and address of subdivider.
  - e. North arrow, graphic scale, and date of plat drawing.
  - f. Vicinity map showing location with respect to existing streets, landmarks, etc., and acreage of the subdivision. The vicinity map shall be drawn to show clearly the required information, but shall not less than one (1) inch to 2,000 feet.
  - g. Exact boundary line of the property, determined by a boundary 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. Survey shall be signed and sealed by the surveyor, and shall be no older than two (2) years.
  - h. Legal description of the property to be subdivided.
  - i. Acreage of adjacent land. If adjacent land is within a subdivision, identify the subdivision name, and recording information.
  - j. Location of streams, lakes, wetlands, and required buffers from such areas, and location of land designated as a special flood hazard area on FEMA FIRM panels.
  - k. Bearing and distance to permanent control points on the nearest existing street lines of bench marks or other permanent reference monuments [not less than three (3)].
  - l. When the City corporate limits traverse, are adjacent to, or are within 500 feet of the property, the boundary shall be accurately tied to the boundary lines of the subdivision by distance and angles.
  - m. The closest lot corner shall be accurately tied to the boundary lines of the subdivision by distance and angles.
  - n. Location, dimensions, and purpose of any land reserved or dedicated for public or common use.
  - o. Exact locations, width, and names of all streets within and adjacent to the subdivision.
  - p. Street right-of-way lines must show deflection angles of intersection, radii, and lines of tangents.
  - q. Lot lines, dimensions, and bearings must be shown to the nearest one hundredth (1/100) foot.
  - r. Lots must be numbered in numerical order.
  - s. Location and description of required permanent reference monuments and markers.
  - t. Building setback lines.
  - u. Covenants and restrictions notice in accordance with Chapter 177.091(28), Florida Statutes.
  - v. 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.
2. Title certification as required by Chapter 177.041, Florida Statutes.
  3. Proposed covenants and restrictions, if any. If the subdivision shall be subject to existing covenants and restrictions, an amendment to such covenants and restrictions shall be provided.
  4. Concurrency Impact Analysis showing the impact on public facilities, including potable water, sanitary sewer, transportation, solid waste, recreation (for residential development), stormwater, and public schools (for residential development) in accordance with Section 2.4.14 of the LDRs.
  5. Analysis of Consistency with the City of Alachua Comprehensive Plan (analysis must identify specific Goals, Objectives, and Policies and describe in detail how the application complies with the noted Goal, Objective, or Policy).
  6. Legal description with tax parcel number: (1) on 8.5" x 11" paper; and (2) electronic file in Word format.
  7. For residential subdivisions, City of Alachua Public School Student Generation Form.
  8. Two (2) sets of mailing 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's web site) – and all persons/organizations registered to receive notice of development applications (current list may be obtained from the Planning & Community Development Department).
  9. Proof of ownership (i.e., copy of deed).
  10. Proof of payment of taxes.



11. Environmental Resource Permit (or Letter of Exemption) from the Suwannee River Water Management District (SRWMD) or Self-Certification for a Stormwater Management System in Uplands Serving Less than 10 Acres of Total Project Area and Less than 2 Acres of Impervious Surfaces from the Florida Department of Environmental Protection pursuant to Section 403.814(12), Florida Statutes.
12. If access is from a County Road, access management permit from Alachua County Public Works.
13. If access is from a State Road, access management permit from Florida Department of Transportation.
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 costs associated with outside professional consulting services deemed necessary by the City in its sole discretion will be billed to the applicant at the rate of the consultant. The invoice for such services shall be paid in full prior to any public hearings on the 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.**

Under penalty of perjury, I/we certify and acknowledge that the information contained herein is true and correct to the best of my/our knowledge.



Signature of Applicant

Stephanie Sutton, Director of Operations

Typed or printed name and title of applicant

Signature of Co-applicant

Typed or printed name and title of co-applicant

STATE OF FLORIDA  
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

day of 30, November, 2023, by Stephanie Sutton who executed the same

and has \_\_\_\_\_ produced \_\_\_\_\_ as identification or ☒ is personally known to me.



Signature of Notary



Heather A. Hartman  
Comm.: # HH 320137  
Expires: October 10, 2026  
Notary Public - State of Florida

Print Name: Heather A. Hartman

Notary Public, State of Florida

My Commission Expires: Oct. 10, 2026



---

**SCHEDULE A**

Name and Address of Title Insurance Company:

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

400 Second Avenue South

Minneapolis, MN 55401-2499

ORT File No.: 22106460

Policy Number: OYFL-08000484

Agent File No.: 22-404

Amount of Insurance: \$430,000.00

Premium: \$2,225.00

Date of Policy: November 10, 2022 at 10:55 am

Address Reference vacant land Northwest 123rd Place, Gainesville, FL 32603

1. Name of Insured:

GC Affordable Homes, LLC, an Alabama Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

GC Affordable Homes, LLC, an Alabama Limited Liability Company

4. The Land referred to in this Policy is described as follows:

See Attached Legal Description.

**SCHEDULE B**

**EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. General or special taxes and assessments required to be paid in the year 2023 and subsequent years.
2. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.
3. Subject to any right of way easement for public utilities, and/or right of way easements for the erection and/or maintenance of power lines for the transmission and/or distribution of electricity
4. Ingress and Egress to and from Parcel ID #05893-020-009 is only through Parcel ID #05893-010-010.
5. Grant of Easement as recorded on November 10, 2022 in OR Book 5051, Page 257.

**NOTE:** All recording references in this commitment/policy shall refer to the Public Records of Alachua County, unless otherwise noted.

**EXHIBIT A**

The Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4, all lying North of the A.C.L.R. RAILROAD RIGHT OF WAY in Section 28, Township 8 South, Range 19 East, Alachua County, Florida.

LESS AND EXCEPT the north 55 feet thereof.

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

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "Unit No. 1 McGinley Industrial Park", a Planned Unit Development as per plat thereof, recorded in Plat Book "K", page 48 of the Public Records of Alachua County, Florida.

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "McGinley Industrial Park Unit No. 2", a Planned Unit Development as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida.

# ALTA OWNER'S POLICY OF TITLE INSURANCE with FLORIDA MODIFICATIONS



Policy Number **OYFL-08000484**

File Number: **22-404**

Issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

## COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, Old Republic National Title Insurance Company, a Florida corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
  - a. a defect in the Title caused by:
    - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
    - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
    - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
    - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
    - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
    - vii. a defective judicial or administrative proceeding; or
    - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
  - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.

Policy Issuer:  
**BOSSHARDT TITLE INSURANCE AGENCY, LLC**  
5532 NW 43RD STREET  
GAINESVILLE, FL 32653  
PHONE: (352) 240-9105

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
A Stock Company  
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607  
(612) 371-1111  
[www.oldrepublictitle.com](http://www.oldrepublictitle.com)

By

President

Attest

Secretary

Authorized Officer or Agent  
**Kimberly G. Bosshardt, Esq.**

3. Unmarketable Title.
4. No right of access to and from the Land..
5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
  - a. the occupancy, use, or enjoyment of the Land;
  - b. the character, dimensions, or location of an improvement on the Land;
  - c. the subdivision of the Land; or
  - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
  - a. of the exercise described in an Enforcement Notice; or
  - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
  - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
    - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
    - ii. voidable transfer under the Uniform Voidable Transactions Act; or
  - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
    - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
    - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

### **DEFENSE OF COVERED CLAIMS**

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

### **EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1.
  - a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.



2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
  - a. created, suffered, assumed, or agreed to by the Insured Claimant;
  - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - c. resulting in no loss or damage to the Insured Claimant;
  - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
  - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
  - a. fraudulent conveyance or fraudulent transfer;
  - b. voidable transfer under the Uniform Voidable Transactions Act; or
  - c. preferential transfer:
    - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
    - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

## CONDITIONS

### 1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
  - i. that is wholly owned by the Insured;
  - ii. that wholly owns the Insured; or
  - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
  - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
  - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
  - iii. asserts a right to enforce a PACA-PSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
  - i.
    - (a) The Insured named in Item 1 of Schedule A;
    - (b) the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
    - (c) the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;

- (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
- (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
  - (1) an Affiliate;
  - (2) a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
  - (3) a spouse who receives the Title because of a dissolution of marriage;
  - (4) a transferee by a transfer effective on the death of an Insured as authorized by law; or
  - (5) another Insured named in Item 1 of Schedule A.

ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.

- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

## 2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
- b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
- c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.

Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

## 3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Insured may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

## 4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

## 5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.

## 6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.

When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:

- i. securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
- ii. any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

## 7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*

To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.

- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*

- i. To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

- ii. To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

#### 8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
  - i. the Amount of Insurance; or
  - ii. the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
  - i. the Amount of Insurance will be increased by 15%; and
  - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

#### 9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
  - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
  - ii. cures the lack of a right of access to and from the Land; or
  - iii. cures the claim of Unmarketable Title,all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, non-appealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

#### 10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

#### 11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

#### 12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage

within 30 days.

### 13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

### 14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
  - i. modify any prior endorsement,
  - ii. extend the Date of Policy,
  - iii. insure against loss or damage exceeding the Amount of Insurance, or
  - iv. increase the Amount of Insurance.

### 15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

### 16. CHOICE OF LAW AND CHOICE OF FORUM

#### a. *Choice of Law*

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

#### b. *Choice of Forum*

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

### 17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: 1408 North Westshore Boulevard, Suite 900, Tampa, Florida 33607.

### 18. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at [www.alta.org/arbitration](http://www.alta.org/arbitration). The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at [www.adr.org](http://www.adr.org).

- b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18.*
- c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.



## Concurrency Impact Analysis McGinley Minor Subdivision

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The project proposes the creation of two additional lots on a parcel adjacent to the existing McGinley Office Park. A detailed concurrency analysis will be submitted with future site plans for development proposed on the two new lots.

The minor subdivision and creation of lots will not create any immediate impacts until specific development plans are proposed. The FAR of the property will only increase from 0.5 to 0.75 on one of the proposed lots – as the existing site has the potential for a larger development, greater than or equivalent to what may be developed on the newly proposed minor subdivision lots.

Concurrency details for the proposed development will be proposed/determined at the time of site plan review. The following summary information is provided related to public facilities:

### **Potable Water:**

City potable water services are not currently available to serve the site. Based on these factors, no impacts to the City's potable water system will occur as a result of this minor subdivision.

### **Sanitary Sewer:**

City sanitary sewer services are not currently available to serve the site. Based on these factors, no impacts to the City's sanitary sewer will occur as a result of this minor subdivision.

### **Solid Waste:**

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

### **Project Impact:**

Commercial uses generate approximately 12 pounds per day of solid waste per 1,000 square feet (Environmental Engineering: A Design Approach, Cincero and Cincero, 1996).

The proposed minor subdivision lots would allow a maximum development potential of 395,307 based on allowable FAR, which would generate 4,743.68 tons of waste a year at a maximum allowable buildout.

**Table 6a. Solid Waste Impacts - Final Development Orders**

System Category	Lbs Per Day	Tons Per Year
Existing Demand <sup>1</sup>	43,376.00	7,916.12
Reserved Capacity <sup>2</sup>	40,378.55	7,369.09
New River Solid Waste Facility Capacity <sup>3</sup>	50 years	

1. Bureau of Economic & Business Research, UF, Estimates of Population (2021); Policy 2.1.a, CFNGAR Element  
Formula: 10,844 persons x 0.73 tons per year
2. Table 1, City of Alachua Development Monitoring, Nov 2023
3. New River Solid Waste Association, April 2022

The potential solid waste associated with development will not reduce the level of service in the City of Alachua.

### **Traffic:**

The minor subdivision and creation of lots will not create any immediate impacts until specific development plans are proposed. The FAR of the property will only change slightly – as one lot will change from a 0.5 FAR to a 0.75 FAR, changing the allowable SF of development from 348,698 SF to 395,307 SF in the area.

#### **TRIP GENERATION**

<b>EXISTING</b>							
EXISTING: 348,698 SF							
ITE LAND USE: 110 General Light Industrial							
SOURCE: ITE TRIP GENERATION, 11TH EDITION							
348.7	1000 SF						
				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.91	349	317.32	87%	13%	276.07	41.25
PM	0.80	349	278.96	18%	82%	50.21	228.75
ADT	4.87	349	1698.17	50%	50%	849.08	849.08
<b>PROPOSED</b>							
PROPOSED: 395307 SF							
ITE LAND USE: 110 General Light Industrial							
SOURCE: ITE TRIP GENERATION, 11TH EDITION							
395	1000 SF						
				TRIP DISTRIBUTION		PROJECT TRIPS	
PERIOD	RATE	PER UNIT	TRIPS	ENTER	EXIT	IN	OUT
AM	0.91	395	359.45	87%	13%	312.72	46.73
PM	0.80	395	316.00	18%	82%	56.88	259.12
ADT	4.87	395	1923.65	50%	50%	961.83	961.83
<b>NET</b>							
	AM	PM	AVG				
Existing	317	279	1698				
Proposed	359	316	1924				
Net	42	37	225				

There is available traffic on all potentially impacted roadway segments-

**TRIP DISTRIBUTION**

Segment ID	Distribution Share
US Hwy 441 (4127, 3)	50%
US Hwy 441 (106, 4)	50%

No other road segments will be impacted more than 5% of their maximum service volume.

**ROADWAY LEVEL OF SERVICE (LOS) ANALYSIS**

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
US Hwy 441 (4127, 3)	From MPO Boundary to CR 25A East Intersection	AADT					
			43,000	22,000	0	962	20,038
		PM Peak Hour	3,870	1,980	0	158	1,732

						Projected	
Segment ID:	Segment Limits:	LOS-D		Existing	Res'vd	Trips	Available
US Hwy 441 (106, 4)	From CR 25A East Intersection to SR 235	AADT					
			45,700	18,586	6,665	962	19,487
		PM Peak Hour	4,110	1,776	623	158	1,553

Source: City of Alachua Planning Department as of November 2023

## Statement of Proposed Uses

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The Minor Subdivision proposes creating 2 additional lots for new businesses to be sited in the City of Alachua, adjacent to the existing McGinley Office Park.

## Comprehensive Plan Consistency

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### Future Land Use Element:

#### *Objective 1.5: Industrial*

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

**Consistency:** The proposed minor subdivision will serve the intent of the Industrial land use designation by providing additional lots for new businesses to be sited in the City of Alachua, adjacent to an existing McGinley Office Park.

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

**Consistency:** The development is in close proximity to US Hwy 441, part of the “corporate corridor” providing a logical location for the industrial uses that the commercial services will serve. Details of the appropriate setbacks and landscaping will be provided when site plans are proposed on the new lots.

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

**Consistency:** The proposed minor subdivision creates opportunities for new businesses with the allowable uses within the Land Use category.

#### *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;*  
**Consistency:** The proposed lots will have access from existing roadways.
2. *Buffering from adjacent existing/potential uses;*  
**Consistency:** Details of proposed buffers will be provided with future site plans.
3. *Open space provisions and balance of proportion between gross floor area and site size;*  
**Consistency:** Future site plans will comply with city open space and floor area ratios less than 0.50, as required.
4. *Adequacy of pervious surface area in terms of drainage requirements;*  
**Consistency:** Details will be provided with future site plans.
5. *Placement of signage;*  
**Consistency:** No signs are proposed as part of this minor subdivision. Any permitting of signs will occur under a separate process related to site plans and building permits and those permits shall be prepared in compliance with the applicable criteria.
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;*  
**Consistency:** No lighting is proposed as part of this minor subdivision. Future lighting will comply with city code requirements at site plan submittal.
7. *Safety of on-site circulation patterns (patron, employee and delivery vehicles, trucks), including parking layout and drive aisles, and points of conflict;*  
**Consistency:** Details will be provided with future site plans.
8. *Landscaping, as it relates to the requirements of the Comprehensive Plan and Land Development Regulations;*  
**Consistency:** A landscape plan is not included in this submittal and will be provided for the proposed lots when future site plans are proposed.
9. *Unique features and resources which may constrain site development, such as soils, existing vegetation and historic significance; and*

**Consistency:** Any resources will be identified and protected as a part of the site plan review process.

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

**Consistency:** N/A

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

**Consistency:** Future site plans will comply with the required FAR.

November 28, 2023



#### Legal Description

McGinley Property – Alachua County Parcel ID# 05893-000-000

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 8 South, Range 19 East, Alachua County, Florida; being more particularly described as follows:

Commence at a 4" X 4" concrete monument (No Id.) at the northeast corner of Section 28, Township 8 South, Range 19 East, Alachua County, Florida and run thence South 01°44'20" East, along the East line of said Section 28, a distance of 55.09 feet to a 4" X 4" concrete monument (No Id.), lying on the South Right of Way line of N.W. 128<sup>th</sup> Lane and to the Point of Beginning; thence continue South 01°44'20" East, along the said East line of Section 28, a distance of 1252.44 feet to a 3" X 3" concrete monument (with a disk stamped "RLS 2742") at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 28; thence South 88°08'03" West, along the South line of said Northeast 1/4 of the Northeast 1/4, a distance of 323.99 feet to a point on the northeasterly Right of Way line of the CSX Transportation Inc. Railroad (formerly the Atlantic Coast Line Railroad, 120' Right of Way); thence North 59°51'41" West, along said Railroad Right of Way line, 221.39 feet to the southeast corner of "McGinley Industrial Park Unit No. 2", a subdivision as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida; thence northeasterly, northerly, and northwesterly, along the easterly and northerly lines of said "McGinley Industrial Park Unit No. 2", through the following four (4) courses: 1) North 30°08'19" East, 310.11 feet to a point lying on the arc of a curve, concave northwesterly, having a radius of 25.00 feet; 2) thence northeasterly, along the arc of said curve, through a central angle of 121°52'45", an arc distance of 53.18 feet to the end of said curve, said arc being subtended by a chord having a bearing and distance of North 59°10'13" East, 43.71 feet; 3) thence North 01°46'10" West, 249.42 feet; 4) thence North 59°53'25" West, 470.00 feet to the northeast corner of "A Replat of Lot 4 Unit No. 1 McGinley Industrial Park", as per plat thereof, recorded in Plat Book "P", page 88 of said Public Records; thence continue North 59°53'25" West, along the North line of said "A Replat of Lot 4 Unit No. 1 McGinley Industrial Park", 83.23 feet to a 3" X 3" concrete monument (RLS 2742); thence South 88°13'36" West, along said North line, 162.07 feet to a corner on the East line of "Unit No. 1 McGinley Industrial Park", a subdivision as per plat thereof, recorded in Plat Book "K", page 48 of said Public Records; thence North 01°45'55" West, along said East line of "Unit No. 1 McGinley Industrial Park", 309.96 feet to a 4" X 4" concrete monument (No Id.) at the northeast corner of said "Unit No. 1 McGinley Industrial Park" and to a point on said South Right of Way line of N.W. 128<sup>th</sup> Lane; thence North 88°14'05" East, along said South Right of Way line, 942.31 feet to the Point of Beginning.

Containing 16.01 Acres, more or less.

J:\Bob\2023-137.docx



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

05896-000-000  
HOPKINS & MAGURA  
12051 NW US HWY 441 LOT 56  
GAINESVILLE, FL 32653

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

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

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

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

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

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

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

05893-010-001  
U S SPARS INC  
6320 NW 123RD PL  
GAINESVILLE, FL 32653-1069

05893-010-006  
ANDREWS PAVING INC  
6327 NW 123RD PL  
GAINESVILLE, FL 32653-1070

05893-000-000  
UNIVERSITY OF FLORIDA  
FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

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

05868-001-000  
CITY OF GAINESVILLE  
PO BOX 147117 STA E3E  
GAINESVILLE, FL 32614

05893-010-005  
B & C CRANE SERVICE INC  
PO BOX 1476  
ALACHUA, FL 32616

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

Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Lynda Coon  
7216 NW 126th Avenue  
Alachua, FL 32615

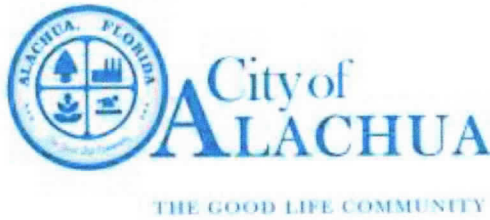
Linda Dixon, AICP  
Assistant Director Planning  
PO Box 115050  
Gainesville, FL 32611

Lynn Horton  
19005 NW 138th Avenue  
Alachua, FL 32615

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

Joseph & Phyllis Strickland  
14103 NW 156th Place  
Alachua, FL 32615

Jean Calderwood  
14095 NW 174th Ave  
Alachua, FL 32615



# Authorized Agent Affidavit

## A. PROPERTY INFORMATION

Address of Subject Property: TBD NW 123rd Pl. Alachua, FL 32615

Parcel ID Number(s): 05893-000-000

Acreage: 16.1 (+/-)

## B. PERSON PROVIDING AGENT AUTHORIZATION

Name: Chris Gomel Title: Manager

Company (if applicable): GC Affordable Homes, LLC

Mailing Address: 7 Hillwood Road

City: Mobile State: Alabama ZIP: 36608

Telephone: 251-709-2120 FAX: \_\_\_\_\_ e-mail: cgomel@me.com

## C. AUTHORIZED AGENT

Name: Sergio Reyes Title: President

Company (if applicable): eda consultants, inc.

Mailing address: 720 SW 2nd Ave, South Tower, Suite 300

City: Gainesville State: FL ZIP: 32601

Telephone: 352-373-3541 FAX: 352-373-7249 e-mail: sreyes@edafl.com

## D. REQUESTED ACTION:

Minor Subdivision

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.

Chris Gomel  
Signature of Applicant

**Chris Gomel, as Manager of GC  
Affordable Homes, LLC**

Typed or printed name and title of applicant

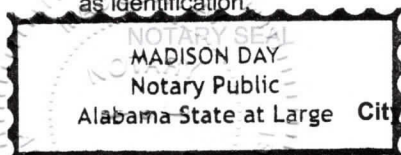
\_\_\_\_\_  
Signature of Co-applicant

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

State of Alabama County of Mobile

The foregoing application is acknowledged before me this 26 day of October, 2023 by Chris

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



Madison Day  
Signature of Notary Public, State of Alabama

City of Alachua ♦ Planning and Community Development Department

PO Box 9 ♦ Alachua, FL 32616 ♦ (386) 418-6121

Revised 9/30/2014

**Prepared By and Return To:**  
**Kimberly G. Bosshardt, Esq.**  
**Bosshardt Title Insurance Agency, LLC**  
5532 NW 43rd Street  
Gainesville, FL 32653

For the issuance of title insurance, file #: 22-404

**RECORDED IN OFFICIAL RECORDS**  
**INSTRUMENT # 3456438      3      PG(S)**  
11/10/2022 10:55 AM  
BOOK 5051      PAGE 254  
J.K. JESS IRBY, ESQ.  
Clerk of the Court, Alachua County, Florida  
ERECORDED      Receipt # 1115780  
Doc Stamp-Mort: \$0.00  
Doc Stamp-Deed: \$3,010.00  
Intang. Tax: \$0.00

[ Space Above This Line For Recording Data ]

## **SPECIAL WARRANTY DEED**

This Special Warranty Deed made November 7, 2022 between:

**Grantor:** University of Florida Foundation, Inc., a Florida  
Not For Profit Corporation

mailing PO Box 14425  
address: Gainesville, FL 32604-2425

**Grantee:** GC Affordable Homes, LLC, an Alabama  
Limited Liability Company

mailing 7 Hillwood Road  
address: Mobile, AL 36608

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

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

### **LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Tax Parcel ID#s 05893-000-000 and 05893-001-000

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

*Said property is not the homestead of the GRANTOR under the laws and constitution of the State of Florida in that neither GRANTOR nor any member of the household of GRANTOR reside thereon.*

**This conveyance is subject to taxes accruing subsequent to December 31, 2021 and easements, restrictions, reservations, and limitations of record, if any, and together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.**

## SPECIAL WARRANTY DEED – Continued

And Grantor hereby covenants to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others.

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

Signed, sealed and delivered in our presence:

John Knight  
1st Witness Signature

John Knight  
1st Witness Printed Name

Tara Boonstra  
2nd Witness Signature

Tara Boonstra  
2nd Witness Printed Name

University of Florida Foundation, Inc., a  
Florida Not For Profit Corporation

By: David M. Christie  
David M. Christie, Associate Vice  
President

Reviewed and Approved:

Tara Boonstra  
UF Foundation, Inc. Legal Counsel

State of Florida  
County of Alachua

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization, on this 7th day of November, 2022 by **David M. Christie, as Associate Vice President of University of Florida Foundation, Inc.** ☒ who is personally known to me or ☐ who produced a driver's license as identification.

(Notary Stamp)

Tara Boonstra  
Signature of Notary



**Tara Boonstra**  
Notary Public  
State of Florida  
Comm# HH114703  
Expires 4/7/2025

**EXHIBIT "A"**  
**Property Description**  
**22-404**

The Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4, all lying North of the A.C.L.R. RAILROAD RIGHT OF WAY in Section 28, Township 8 South, Range 19 East, Alachua County, Florida.

LESS AND EXCEPT the north 55 feet thereof.

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

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "Unit No. 1 McGinley Industrial Park", a Planned Unit Development as per plat thereof, recorded in Plat Book "K", page 48 of the Public Records of Alachua County, Florida.

LESS AND EXCEPT:

The Common Area denoted as "McGinley Circle" as per "McGinley Industrial Park Unit No: 2", a Planned Unit Development as per plat thereof, recorded in Plat Book "N", page 8 of the Public Records of Alachua County, Florida.

[Search](#) > Account Summary

## Real Estate Account #05893 000 000

**Owner:**  
UNIVERSITY OF FLORIDA FOUNDATION INC

**Situs:**  
UNASSIGNED LOCATION RE

[Parcel details](#)  
[Property Appraiser](#)



[Get bills by email](#)













### Amount Due

Your account is **paid in full**. There is nothing due at this time.  
Your last payment was made on **11/27/2023** for **\$5,965.94**.

[Apply for the 2024 installment payment plan](#)

### Account History

BILL	AMOUNT DUE
<a href="#">2023 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2022 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2021 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2020 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2019 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2018 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2017 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2016 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2015 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2014 Annual Bill</a> ⓘ	\$0.00  <a href="#">Print (PDF)</a>
<a href="#">2013 Annual Bill</a> ⓘ	\$0.00
Total Amount Due	\$0.00

BILL	AMOUNT DUE
	 <a href="#">Print (PDF).</a>
<a href="#">2012 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2011 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2010 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2009 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2008 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2007 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2006 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2005 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2004 Annual Bill</a> ⓘ	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">2003</a> ⓘ	
<a href="#">2003 Annual Bill</a>	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">Certificate #1651</a>	
	<b>Paid \$3,626.92</b>
<a href="#">2002</a> ⓘ	
<a href="#">2002 Annual Bill</a>	\$0.00
	 <a href="#">Print (PDF).</a>
<a href="#">Certificate #1857</a>	
	<b>Paid \$3,995.01</b>
<b>Total Amount Due</b>	<b>\$0.00</b>

Convenience Fees

Credit/Debit Card and PayPal Transactions: A **2.5% processing fee (minimum \$2.50)** applies.  
Bank Account (E-Check) Transactions: A **\$1 processing fee** applies.



# Memorandum

**To:** City of Alachua **DATE:** December 7, 2023  
**FROM:** Claudia Vega, PE  
**PROJECT:** McGinley Minor Subdivision

## Introduction

McGinley Minor Subdivision is a proposed plat that divides the land into three sub-parcels as shown in the image below. Currently, there is no proposed construction or clearance of the lots and therefore the existing drainage patterns will not be altered.



## Conclusion

The proposed plat will not alter the existing drainage patterns, therefore a stormwater permit is not required. Any future work or improvements will be required to obtain a stormwater permit from the Suwannee River Water Management District (SRWMD).

## Stephanie Sutton

---

**From:** Sergio Reyes  
**Sent:** Thursday, December 7, 2023 4:53 PM  
**To:** llalwani@alachuacounty.us  
**Cc:** Claudia Vega; Clay Sweger; Stephanie Sutton  
**Subject:** City OF Alachua - McGinley  
**Attachments:** 01 2023-0137.S00\_Plat.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon, Lalit:

We are working on a minor subdivision within the city of Alachua limits. Some of the proposed lots will front NW 128<sup>th</sup> Lane. This road is an Alachua County road, and the city is requesting confirmation that access to those lots will be provided.

The proposed subdivision will not propose any improvements at this time, just the subdivision of a large lot into 3 lots. See attached the proposed plat for those 3 lots. 2 of those lots will front the county road. When any of those two lots proposed improvements, we understand that driveway permits from the county will be require, but not at this time.

Please confirm that is the case so we can inform the City of Alachua.

Thanks

**Sergio Reyes, P.E.**  
President  
[sreyes@edafl.com](mailto:sreyes@edafl.com)



720 SW 2nd Ave  
South Tower, Suite 300  
Gainesville, FL 32601  
(352) 373-3541

**FYI:** eda's office will be closed for the holidays starting Monday, December 25th and reopening on Tuesday, January 2nd.. Have a happy and safe holiday!





Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

## ORDINANCE 24-06

AN ORDINANCE OF THE CITY OF  
ALACHUA, FLORIDA, RELATING TO  
THE AMENDMENT OF THE CITY'S  
LAND DEVELOPMENT REGULATIONS;  
AMENDING ARTICLE 4, SECTION  
4.3.4(J) RELATED TO USE-SPECIFIC  
STANDARDS FOR VEHICLE SALES AND  
SERVICING; PROVIDING A REPEALING  
CLAUSE; PROVIDING SEVERABILITY;  
AND PROVIDING AN EFFECTIVE DATE.

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 1501 at least 48 hours prior to the public hearing.

(Published: Alachua County Today - February 1, 2024)

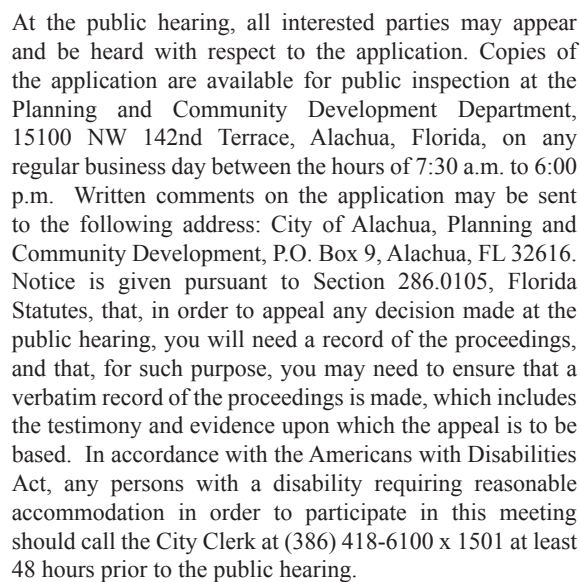
**City of Alachua:**  
**ORD\_24\_06\_LDR\_Text\_CCOM1\_**  
**AD 2024 02 13**

Publication Date: 02/01/2024  
2 col x 10.2 in x \$10.25  
= \$209.10 at current dimensions



**NOTICE OF PUBLIC  
HEARING BEFORE  
THE PLANNING AND  
ZONING BOARD  
OF THE CITY OF  
ALACHUA, FLORIDA**

Notice is hereby given that the City of Alachua will hold public hearing(s) The hearing will be held in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida, on February 13, 2024 at 6:00 p.m. to consider the following: A request by Stephanie Sutton, eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three (3) lots. The subject property is generally located north of US Highway 441, south of County Road NW 26 (NW 128th Ln), and east of the McGinley Industrial Park Unit No. 1 subdivision; Future Land Use Map (FLUM) Designation: Industrial; Zoning: General Industrial District (IG); Tax Parcel Number: 05893-000-000, 05893-001-000.



(Published: Alachua County Today - February 1, 2024)



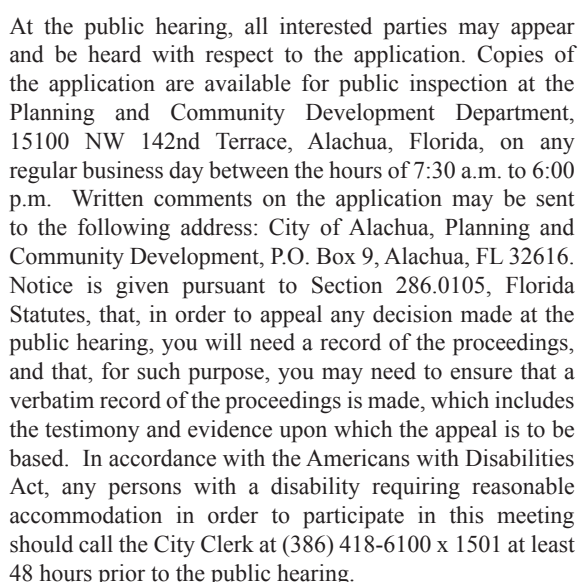
**PUBLIC NOTICE OF  
ENACTMENT OF AN  
ORDINANCE OF THE  
CITY OF ALACHUA,  
FLORIDA**

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

## ORDINANCE 24-05

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SITE SPECIFIC AMENDMENT TO THE OFFICIAL ZONING ATLAS OF THE CITY OF ALACHUA; AMENDING THE OFFICIAL ZONING ATLAS OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL (CC) AND COMMERCIAL INTENSIVE (CI) TO RESIDENTIAL MULTIPLE FAMILY DISTRICT-8 (RMF-8); GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 24TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



(Published: Alachua County Today - February 1, 2024)

**City of Alachua:**  
**NW 151st Blvd RZ (2023)\_AD\_**  
**CCOM 2024 02 12**

Publication Date: 02/01/2024  
2 col x 12.9 in x \$10.25  
= \$264.45 at current dimensions



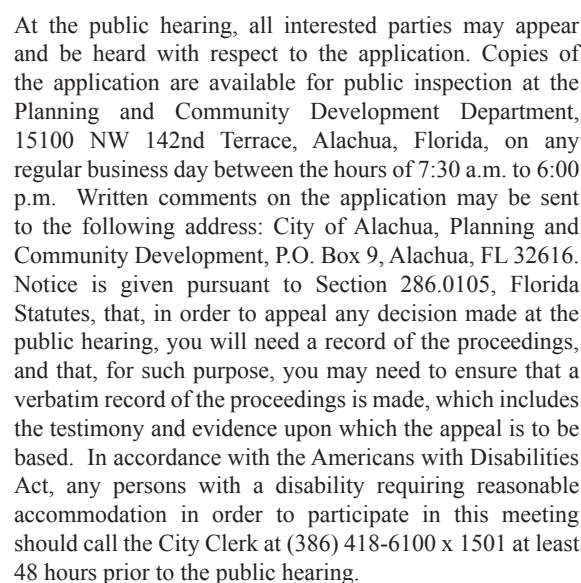
**PUBLIC NOTICE OF  
ENACTMENT OF AN  
ORDINANCE OF THE  
CITY OF ALACHUA,  
FLORIDA**

Notice is hereby given that the City Commission of the City of Alachua will hold a public hearing on a proposed ordinance. The hearing will be held on February 12, 2024 at 6:00 p.m., in the James A. Lewis Commission Chambers in City Hall, located at 15100 NW 142nd Terrace, Alachua, Florida.

The ordinance title is as follows:

**ORDINANCE 24-04**

AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE SMALL SCALE AMENDMENT OF THE CITY OF ALACHUA COMPREHENSIVE PLAN FUTURE LAND USE MAP; AMENDING THE FUTURE LAND USE MAP CLASSIFICATION OF A ± 8.36-ACRE PROPERTY FROM COMMUNITY COMMERCIAL AND COMMERCIAL TO MEDIUM DENSITY RESIDENTIAL; GENERALLY LOCATED SOUTH OF US HIGHWAY 441, BETWEEN INTERSTATE 75 AND NW 24TH DRIVE, ALONG NW 151ST BOULEVARD; TAX PARCEL NUMBERS 03869-007-000, 03869-009-000 (PORTION OF), AND 03869-010-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.



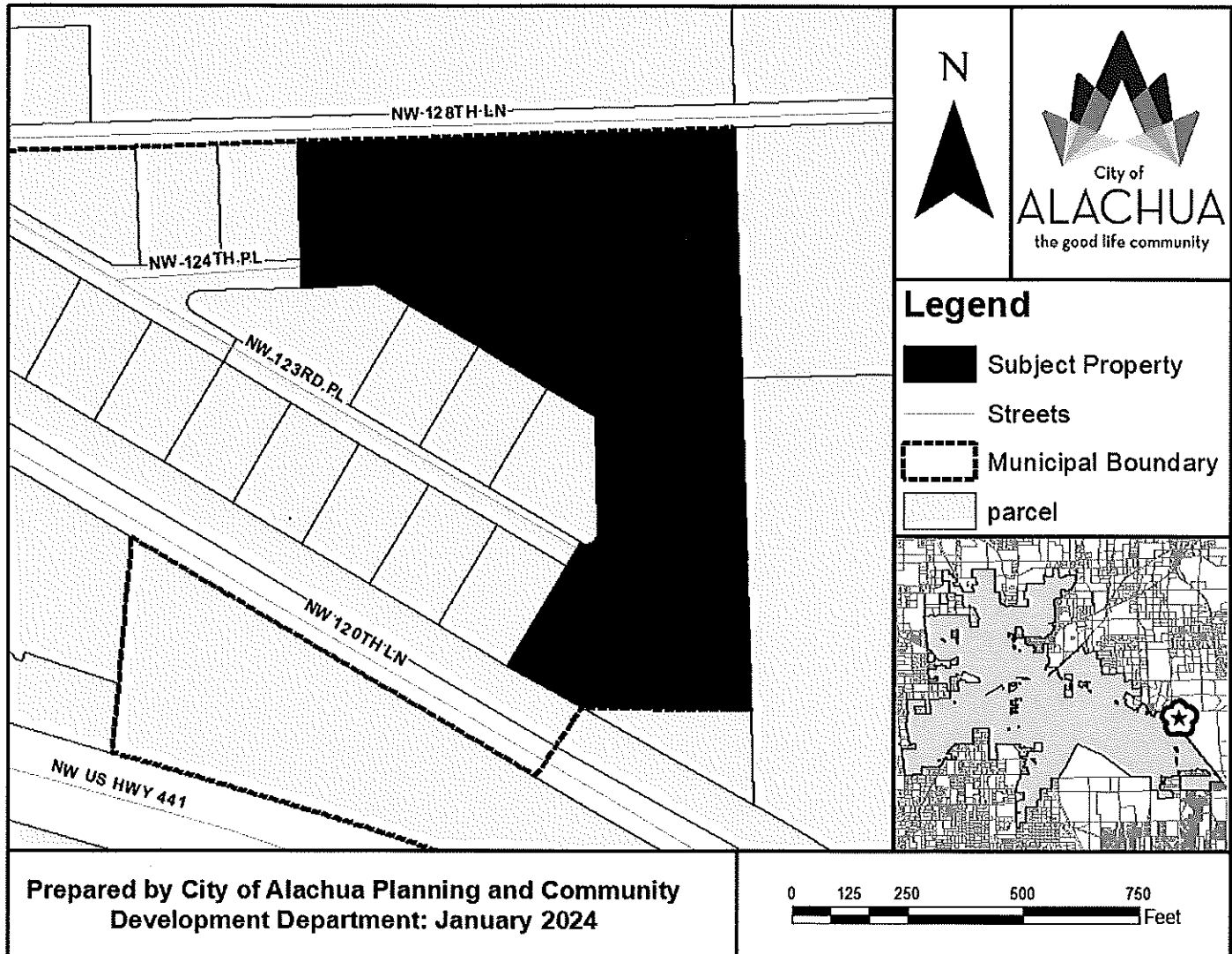
(Published: Alachua County Today - February 1, 2024)

**City of Alachua:**  
**NW 151st Blvd SSCPA (2023)\_AD\_**  
**CCOM 2024 02 12**

Publication Date: 02/01/2024  
2 col x 12.9 in x \$10.25  
= \$264.45 at current dimensions

# NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the City of Alachua will hold public hearing(s) 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 Stephanie Sutton, eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three (3) lots. The subject property is generally located north of US Highway 441, south of County Road NW 26 (NW 128<sup>th</sup> Ln), and east of the McGinley Industrial Park Unit No. 1 subdivision; Future Land Use Map (FLUM) Designation: Industrial; Zoning: General Industrial District (IG); Tax Parcel Number: 05893-000-000, 05893-001-000.



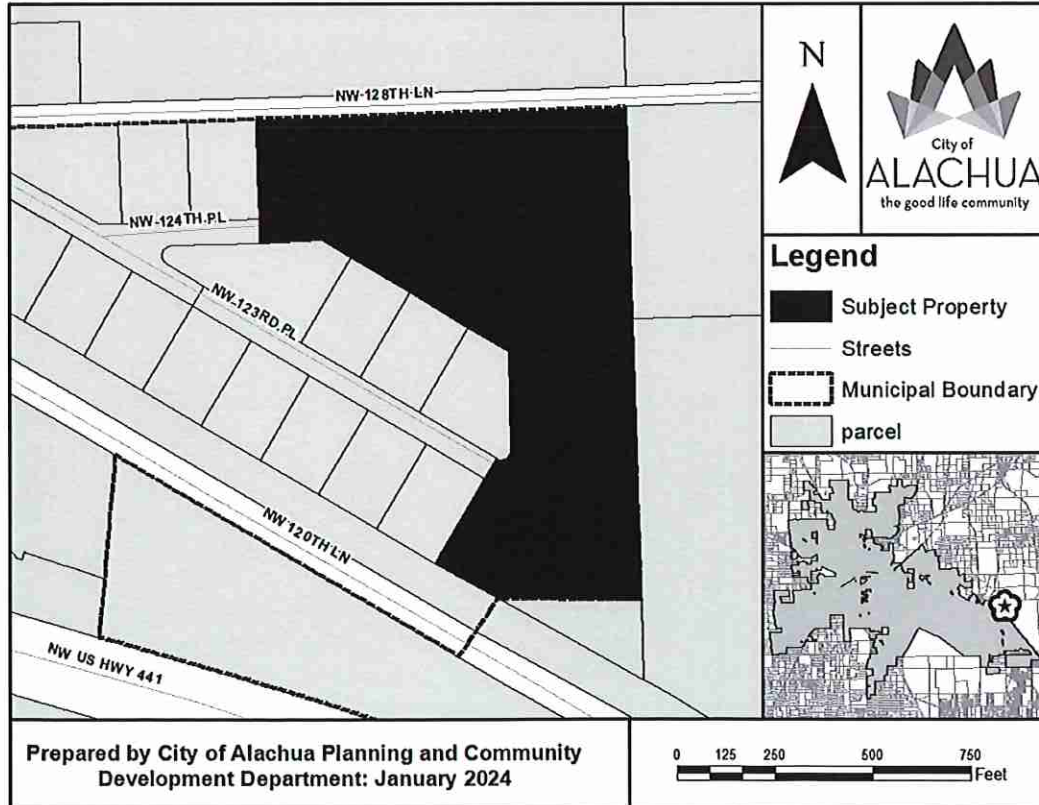
At the public hearing, all interested parties may appear and be heard with respect to the application. Copies of the application are available for public inspection at the Planning and Community Development Department, 15100 NW 142<sup>nd</sup> Terrace, Alachua, Florida, on any regular business day between 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 1501 at least 48 hours prior to the public hearing.



## NOTICE OF PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD OF THE CITY OF ALACHUA, FLORIDA

Notice is hereby given that the Planning and Zoning Board of the City of Alachua will hold a public hearing on February 13, 2024 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 Stephanie Sutton, eda consultants, inc., applicant and agent for GC Affordable Homes, LLC, property owner, for consideration of a Final Plat for McGinley Industrial Acres Minor Subdivision, which proposes the subdivision of lands into three (3) lots. The subject property is generally located north of US Highway 441, south of County Road NW 26 (NW 128th Ln), and east of the McGinley Industrial Park Unit No. 1 subdivision; Future Land Use Map (FLUM) Designation: Industrial; Zoning: General Industrial District (IG); Tax Parcel Number: 05893-000-000, 05893-001-000.



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

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

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

05893-010-001  
U S SPARS INC  
6320 NW 123RD PL  
GAINESVILLE, FL 32653-1069

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

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

05896-000-000  
HOPKINS & MAGURA  
12051 NW US HWY 441 LOT 56  
GAINESVILLE, FL 32653

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

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

05893-010-006  
ANDREWS PAVING INC  
6327 NW 123RD PL  
GAINESVILLE, FL 32653-1070

05868-001-000  
CITY OF GAINESVILLE  
PO BOX 147117 STA E3E  
GAINESVILLE, FL 32614

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

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

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

05893-000-000  
UNIVERSITY OF FLORIDA  
FOUNDATION INC  
PO BOX 14425  
GAINESVILLE, FL 32604-2425

05893-010-005  
B & C CRANE SERVICE INC  
PO BOX 1476  
ALACHUA, FL 32616



Antoinette Endelicato  
5562 NW 93rd Avenue  
Gainesville, FL 32653

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

Joseph & Phyllis Strickland  
14103 NW 156th Place  
Alachua, FL 32615

Tamara Robbins  
PO Box 2317  
Alachua, FL 32616

Lynn Horton  
19005 NW 138th Avenue  
Alachua, FL 32615

Jean Calderwood  
14095 NW 174th Ave  
Alachua, FL 32615

Lynda Coon  
7216 NW 126th Avenue  
Alachua, FL 32615

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

## AFFIDAVIT FOR POSTED LAND USE SIGN

I, Melissa Watson, POSTED THE LAND USE  
(Full Name)

SIGN ON 1/23/24 FOR THE McGinley Industrial Acres Minor Subdivision  
(Date) (Action name and type)

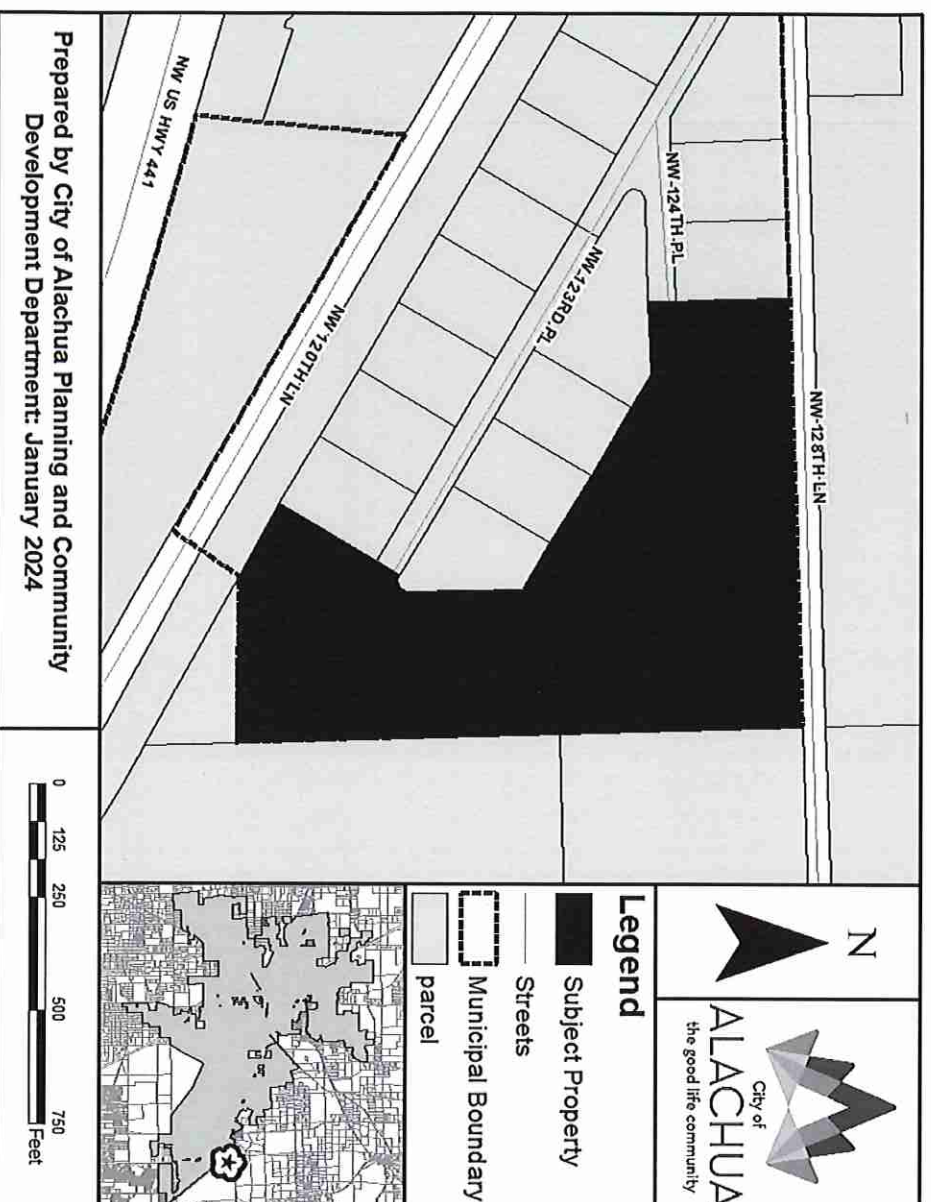
LAND USE ACTION AS PER ARTICLE 2.2.9 D OF THE LAND DEVELOPMENT

REGULATIONS. THIS WILL BE INCLUDED IN THE STAFF REPORT.

Melissa Watson  
(Signature)

Six (6)  
(Number of signs)

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3 signs posted

February 13, 2024 @ 6:00 PM  
February 26, 2024 @ 6:00 PM



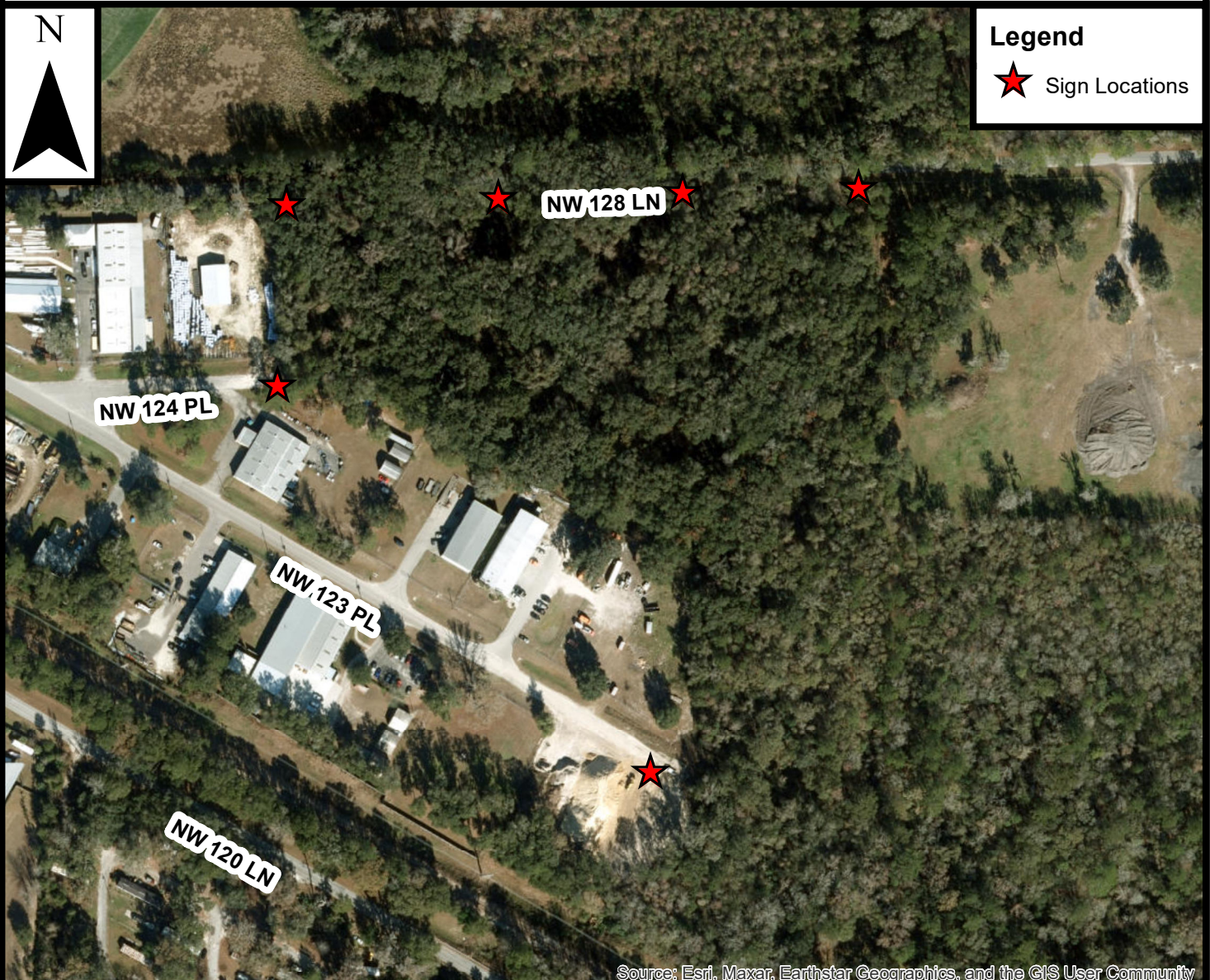
# IMPORTANT INFORMATION REGARDING POSTED NOTICE SIGNS

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.***

## McGinley Industrial Acres Minor Subdivision Application



Prepared by the City of Alachua  
Planning & Community Development Department

Prepared January 2024  
-CJC

**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.

0 125 250  
Feet