



JBrown Professional Group

CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

September 13, 2019

Mr. Gerald Brewington
Senior Planner
Alachua County Department of Growth Management
10 SW 2nd Ave, 3rd Floor
Gainesville, FL 32601

Re: Jonesville Business Park PD – PD Amendment Submittal

Dear Jerry,

Please find attached revised documents in support of the ZOM-10-19 application for the Jonesville Business Park PD Major PD Amendment. The following documents are included with this supplemental submittal package:

- Planned Development Amendment Report
- School Concurrency Form
- 3 x PD Zoning Master Plan

Please do not hesitate to contact me or Kyle Willems if you have any questions or comments, or if you need any additional information.

Sincerely,

A. J. "Jay" Brown, Jr., PE
President, JBrown Professional Group Inc.



Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachua.fl.us>

Submit Application to:
Development Services Division

PLANNED DEVELOPMENT APPLICATION

For Rezonings to the Planned Development District, and for minor and major amendments to previously approved Planned Developments.

GENERAL INFORMATION (BY APPLICANT/ AGENT)

Applicant/Agent: JBrown Professional Group Inc. Contact Person: A.J. "Jay" Brown Jr. PE

Address: 3530 NW 43rd Street Gainesville, FL 32606 Phone: (352) 375 - 8999

Email address: jay.brown@jbprogrou.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Jonesville Plaza, LLC Property Address: 415 NW 143rd Street

City: Newberry State: FL Zip: 32669 Phone: (352) 258 - 1656

Tax Parcel #: 04341 - 001 - 000* Section: 03 Township: 10 Range: 18 Grant: _____

Total Acreage: 92.4 AC Zoning: PD Land Use: Office / Business Park

* See PD Application Attachment (next page) for Subject Property Information

TYPE OF REQUEST

- New Planned Development
- Minor Amendment For: _____
- Major Amendment For: Update PD Zoning Master Plan for parcels north of NW 2nd Lane to allow more residential development. This amendment proposes changes to parcels 04341-002-000 and 04341-001-005 as well.

CERTIFICATION

I, the undersigned applicant, hereby certify that the information contained in this application is true and correct to the best of my knowledge and belief. I hereby grant the appropriate County personnel permission to enter the subject property during reasonable hours so that they may investigate and review this zoning request.

Signature of Applicant/Agent: Date: 07/29/2019

Applications shall be submitted no later than 4:00 PM on the submittal deadline date

The entire PD contains Tax Parcel #: 04341-001-000, 04341-001-002, 04341-001-005, 04341-001-006, 04341-001-007, 04341-001-008, 04341-001-009, 04341-002-000, and 04341-002-001.



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PD Application Attachment

The property proposed for amendment with this PD Amendment Application consists of the following Tax Parcel No. and Ownership Information.

Tax Parcel No.	Size (AC)	Owner	Address	Contact
04341-001-000	58.22*	Jonesville Plaza, LLC	13840 W Newberry Rd. Newberry, FL 32669	Gilbert Levy, President (352) 258-1656
04341-002-000	3.61	Jonesville Plaza, LLC	13840 W Newberry Rd. Newberry, FL 32669	Gil Levy, President (352) 258-1656
04341-001-005	3.03	Steeplechase Surfacewater Management Association, Inc.	13840 W Newberry Rd. Newberry, FL 32669	Gil Levy, President (352) 258-1656

* Only includes portion of this tax parcel north of NW 2nd Lane



REQUIRED ATTACHMENTS

The following items must accompany your application at the time of submittal. No applications will be accepted without these attachments. Please submit the application fee, check made payable to Alachua County Board of County Commissioners, one paper copy and one digital copy of the following:

- Proof of neighborhood workshop. [See Attachment 1](#)
- Legal description. [See Attachment 2](#)
- Property Owner's Affidavit, notarized. [See Attachment 3](#)
- Proof of payment of taxes on all parcels. [See Attachment 4](#)
- Detailed directions to the site. [See Attachment 5](#)
- Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code. [See Attachment 6](#)
- Statement of objectives concerning the proposed development. [See Attachment 6](#)
- Statement that all land within the PD-TDR shall be under the unified control of the applicant and indicating the type of legal instrument that will be created to provide for management of common areas. **N/A**
- Analysis of impact of the proposed development on public facilities and services. [See Attachment 6](#)
- Proposed or amended Zoning Master Plan, including the following: [See Attachment 8](#)
 - A scaled plan showing the general location of all roads and other transportation facilities, land uses, storm-water facilities, conservation areas, recreational facilities, and open space areas.
 - Dimensional standards for each use, such as: minimum lot area, width, and depth; minimum and maximum density; maximum building height; minimum setbacks; floor area ratios or ground coverage.
 - A phasing plan, if appropriate (phasing plans shall include the location of each development phase, the number of acres in each phase, the number and type of dwelling units in each phase, the number of nonresidential square feet in each phase, the date the phasing plan is to begin, the approximate date for completion of each phase, and the final completion date of the project.
 - A proposed list of development conditions.
- Topographic survey of the property, in the same scale as the Zoning Master Plan, showing boundaries of property and adjacent properties, roads, all existing or proposed utilities, easements and rights-of-way, all structures on site, and the location of any on-site conservation areas and buffers. (topographic maps are available from the North Central Florida Regional Planning Council or USGS topographic survey). [See Attachment 8](#)
- Conceptual utility service plan including availability of gravity or forced sanitary sewer service, potable water supply and proposed lift station locations, a survey showing any and , and a narrative describing the proposed methodology for managing the storm-water run-off. [See Attachment 8](#)
- Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment). [See Attachment 7](#)
- A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



Attachments

- 1 Proof of Neighborhood Workshop**
- 2 Property Legal Description Sketch**
- 3 Property Owner's Affidavit**
- 4 Proof of Payment of Taxes**
- 5 Detailed Directions to the Site**
- 6 PD Amendment Report**
- 7 Environmental Resources Checklist**
- 8 PD Drawing Set**
 - a. C0.0 – Cover Sheet**
 - b. C1.0 – Approved PD ZMP**
 - c. C1.1 – Revised PD ZMP**
 - d. C2.0 – Conceptual Utility Plan**
 - e. SUR-1 – Legal Description Map**
 - f. SUR-2 – Topographic Map**



Attachment 1

- **Newspaper Ad**
- **Published Notice Affidavit**
- **Neighborhood Workshop Mailer**
- **Scanned Stamped Mailer Envelope**
- **Mailed Notice Affidavit**
- **List of Addresses for Mailer**
- **NW Sign-in Sheet**
- **NW Meeting Minutes**
- **NW Presentation**

DATELINES

BAGHDAD



A man walks in front of Ishtar Gate, the archaeological site of Babylon, Iraq. Iraq on Friday celebrated the UNESCO World Heritage Committee's decision to name the historic city of Babylon a World Heritage Site in a vote held in Azerbaijan's capital, years after Baghdad began campaigning for the site to be added to the list. The city on the Euphrates River is about 55 miles south of Baghdad and once was a main tourist attraction before Iraq suffered through wars. [AP]

CONCORD, N.C. K-9 spooked by fireworks runs away in North Carolina

A North Carolina sheriff's office is looking for one of its K-9s after it ran from its handler when some firework works went off nearby.

The Cabarrus County Sheriff's Office says in a news release on Friday that Igor was taken outside without a leash by his handler on Thursday night. Chief Deputy James Bailey said it's the usual custom of the handler not to use the leash.

Bailey says some firework works went off near the handler's home and Igor ran away despite the handler's verbal commands.

The sheriff's office says Igor is a Belgian Malinois trained in bomb detection. Bailey said the dog is trained not to bite.

GEORGETOWN, S.C. Lightning strike kills 1, hurts nearly a dozen others

About a dozen people were taken to a hospital

— and most were in fair condition — after lightning struck at a popular gathering spot along a South Carolina river on Independence Day, killing one person, authorities said.

Ryan Gamble, 44, of Andrews, South Carolina, died after the lightning strike. Georgetown County Deputy Coroner Chase Ridgeway told WPDE-TV.

Eight patients were admitted in fair condition and three others have been released, Tidelands Georgetown Memorial Hospital spokeswoman Dawn Bryant said Friday.

The lightning was "like a shock through your body. Indescribable," said Billie Camlin of Georgetown.

WICHITA, KAN. Officials rebut legislator's sanctuary city claim

Sedgwick County officials are pushing back against an area legislator's erroneous assertion during a public meeting that Wichita is a sanctuary city for

CARACAS, VENEZUELA



Soldiers march during a military parade marking Independence Day, Friday in Caracas, Venezuela. Venezuela's President Nicolas Maduro oversaw a grand military parade to mark the country's independence day Friday, reveling in his might as commander in chief as the embattled socialist leader comes under mounting criticism for using brutal tactics to crush his opponents. Opposition leader Juan Guaido led a rival march across town Friday. [AP]

CONCORD, N.C. K-9 spooked by fireworks runs away in North Carolina

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KHARTOUM, SUDAN



A Sudanese woman celebrates Friday in the streets of Khartoum, Sudan. Sudan's ruling military council and its pro-democracy movement both welcomed a new power-sharing agreement reached Friday, raising hopes that the deal would end a three-month political crisis that has paralyzed the country and led to scores of deaths following a violent crackdown on peaceful protesters by authorities. News of the deals touched off street celebrations in Khartoum. [AP]

immigrants living in the U.S. last year after Sheriff Jeff Easter complained.

The Wichita Eagle reports that freshman state Rep. Cheryl Helmer, a Republican, made the claim this week during a town hall meeting with U.S. Sen. Jerry Moran. Wichita Mayor Jeff Longwell said the city regularly cooperates with federal agencies on immigration enforcement.

A group advocating strict immigration limits included and then removed Sedgwick County from a list of so-called sanctuary counties

Prime Minister Youssef Chahed signed an order on Friday detailing that ministers, governors and heads of public establishments

"take the necessary dispositions to stop all people whose faces are covered from entering public buildings."

The measure said the ban was needed "to preserve public security" and assure the smooth running of establishments.

The "niqab" that hides the face was banned in state-run spaces under leader Zine El Abidine Ben Ali, toppled in 2011.

The Associated Press

PUBLIC NOTICE

A neighborhood workshop will be held to discuss an application for rezoning a portion of Alachua County Tax Parcel Number 04341-001-000 and Alachua County Tax Parcel Numbers 04341-002-000 & 04341-001-005. This project is located at 415 NW 143rd Street, adjacent to and east of NW 143rd St, and adjacent to and north of NW 2nd Lane. The property totals approximately 64.9 acres in size. The property is currently zoned PD and has Office / Business Park future land use. The application is to amend the existing PD zoning to reduce the non-residential density and increase the residential density. The meeting will be held on Thursday July 18, 2019 at 6:30pm at the Campus USA Credit Union Headquarters Building at located at 14007 NW 1st Rd., Newberry, FL, 32669. Contact Person: Jay Brown, PE, JBrown Professional Group Inc. (352) 375-8999



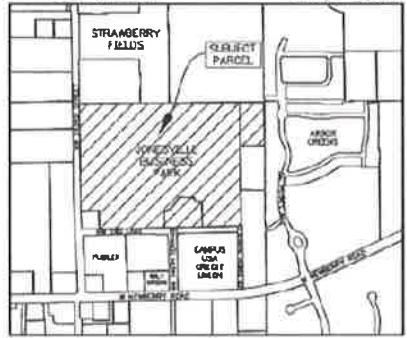
Neighborhood Workshop Public Notice (Gainesville Sun)

The Gainesville
Sun

STATE OF FLORIDA
COUNTY OF ALACHUA

Published Daily and Sunday
Gainesville, Florida

Before the undersigned authority personally appeared Kim Kanemoto who on oath says that she is an Advertising Account Executive of THE GAINESVILLE SUN, a daily newspaper published in Gainesville in Alachua County, Florida (with circulation in Alachua, Bradford, Columbia, Dixie, Gilchrist, Levy, Union, Counties), that the attached copy of advertisement, being a Public Notice relating to the matter of

PUBLIC NOTICE	
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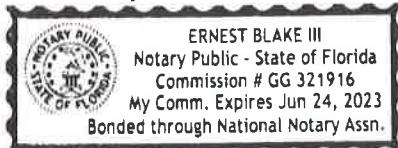
was published in said newspaper in the issues of Saturday, July 6, 2019.

Affiant further says that THE GAINESVILLE SUN is a newspaper published at Gainesville, in said Alachua County, Florida and that the said newspaper has heretofore been continuously published in said Alachua County, each day, and has been entered as second class mail matter at the post office in Gainesville, in said Alachua County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount for publication in said newspaper.

Sworn to and subscribed before me this 26th day of July A.D. 2019.



Notary Public



Witness



JBrown Professional Group

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3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

Neighborhood Workshop Notice

You are invited to a neighborhood workshop to discuss an application for rezoning a portion of Alachua County Tax Parcel Number 04341-001-000 and Alachua County Tax Parcel Numbers 04341-002-000 & 04341-001-005. This property is located at 415 NW 143rd Street, adjacent to and east of NW 143rd Street, and adjacent to and north of NW 2nd Lane. The property is approximately 64.9 acres and is currently zoned PD, with an Office / Business Park future land use. The application is to amend the existing PD zoning to reduce the non-residential density and to increase the residential density.

Date: July 18, 2019

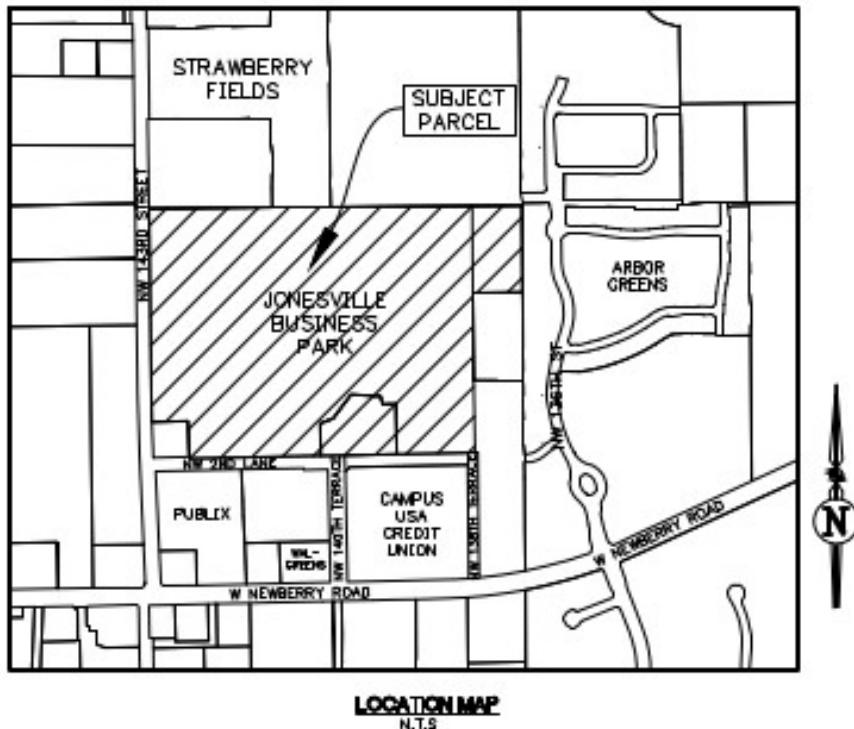
Time: 6:30pm

Place: Campus USA Credit Union Headquarters Building
14007 NW 1st Rd
Newberry, FL 32669

Contact Person: Jay Brown, PE, JBrown Professional Group Inc. (352) 375-8999

This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the proposal and to seek comments. You are invited to attend. We look forward to seeing you at the meeting.

Mailed July 2, 2019



JBrown Professional Group
3530 NW 43rd Street
Gainesville, FL 32606

FL 32606
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JBrown Professional Group
3530 NW 43rd Street
Gainesville, FL 32606



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Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachua.fl.us>

Submit Application to:
Development Services Division

MAILED NOTICE AFFIDAVIT

Application No.

07-02-2019

Mailing Date

Mailed Notice for (check one):

- Neighborhood Workshop
 Public Meeting

BEFORE ME personally appeared A. J. "Jay" Brown, Jr, PE, who after being duly sworn, and upon personal knowledge, deposes and says:

Notice for the above application was deposited in the mail at least 15 days prior to the scheduled neighborhood workshop or public meeting, and complied with all applicable content and procedural requirements of §402.13 and §402.14 of the Alachua County Unified Land Development Code.


Applicant (signature)

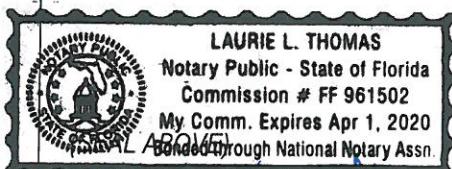
A. J. "Jay" Brown, Jr, PE
Name of Applicant (printed)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME
THIS 2nd DAY OF July, 2019
BY Anthony S. Brown Jr.
WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. FF961502 My Commission expires: 4/1/2020
(Name of Notary typed, printed, or stamped)



04338-010-014 FEDERAL HOME LOAN MORTGAGE CORPORATION 1 HOME CAMPUS DES MOINES, IA 50328	04341-001-001 ALACHUA COUNTY 12 SE 1ST ST GAINESVILLE, FL 32601	04338-010-082 HODGSON & BORTLIK-HODGSON H/W 13528 NW 5TH LN NEWBERRY, FL 32669
04338-010-046 PASTIS ALIX 13534 NW 7TH RD NEWBERRY, FL 32669	04338-010-102 PRICE DONALD R & JOYCE A 13537 NW 7TH RD NEWBERRY, FL 32669	04338-010-081 GLUCKMAN SIDNEY & WENDY 13548 NW 5TH LN NEWBERRY, FL 32669
04338-010-045 MOORE RUSSELL D 13554 NW 7TH RD NEWBERRY, FL 32669	04338-010-103 CHOI & PARK H/W 13557 NW 7TH RD NEWBERRY, FL 32669	04338-010-040 HAWLEY KRISTI K 13563 NW 8TH RD NEWBERRY, FL 32669
04338-010-020 FIRMAT PETER M PATRICIA C LIFE ESTATE 13566 NW 8TH RD NEWBERRY, FL 32669	04338-010-080 LOWRY JOSEPH E JR & LACY 13568 NW 5TH LN NEWBERRY, FL 32669-2321	04338-010-041 ALLEN KIMBERLEY G 13573 NW 8TH RD NEWBERRY, FL 32669
04338-010-044 MCCLAY LIAM K & AMI 13574 NW 7TH RD NEWBERRY, FL 32669	04338-010-019 OSTOVAR KIAN & SHARI 13576 NW 8TH RD NEWBERRY, FL 32669	04338-010-104 GUIDRY PAUL J JR 13577 NW 7TH RD NEWBERRY, FL 32669
04338-010-042 PATEL PRASHANT & VAISHALI 13583 NW 8TH RD NEWBERRY, FL 32669-3328	04338-010-077 BALLOON DONALD SCOTT & LAUREN 13585 NW 5TH LN NEWBERRY, FL 32669-2322	04338-010-018 OLCESE ALEJANDRO & ANNA 13586 NW 8TH RD NEWBERRY, FL 32669-3327
04338-010-079 CAFAZZO KATHLEEN R 13588 NW 5TH LN NEWBERRY, FL 32669-2321	04338-010-027 SOLBERG LAURENCE M & LAUREN B 13589 NW 9TH RD NEWBERRY, FL 32669	04338-010-043 GLENNY DAVID & ELIZABETH 13594 NW 7TH RD NEWBERRY, FL 32669
04338-010-078 FLOEGEL ANTJE-MAREIKE 13595 NW 5TH LN NEWBERRY, FL 32669	04338-010-105 LACAGNINA DAVID W & TRACY A 13597 NW 7TH RD NEWBERRY, FL 32669	04292-020-065 DERENDORF KARSTEN 14001 NW 9TH RD NEWBERRY, FL 32669
04344-008-000 SUNSTATE METER & SUPPLY INC 14001 W NEWBERRY RD NEWBERRY, FL 32669	04292-020-066 RODRIGUEZ MIGUEL A & DEBBIE PASREANA 14010 NW 9TH RD NEWBERRY, FL 32669	04292-020-063 SHEFTIC MICHAEL C 14025 NW 9TH RD NEWBERRY, FL 32669-8001
04292-020-062 LEE RANDOLPH & TIFFANY GROSS 14037 NW 9TH RD NEWBERRY, FL 32669	04292-020-061 ANDREOZZI JENNIFER L 14049 NW 9TH RD NEWBERRY, FL 32669-8001	04292-020-060 DUKE PATRICIA L LIFE ESTATE 14061 NW 9TH RD NEWBERRY, FL 32669

04292-020-067
EGGLESTON YUJA FRANCES
14062 NW 9TH RD
NEWBERRY, FL 32669

04292-020-058
MANGAN KEVIN J
14085 NW 9TH RD
NEWBERRY, FL 32669

04292-020-057
FRITZ JEFFREY E
14097 NW 9TH RD
NEWBERRY, FL 32669

04292-020-068
BARRON SEAN P & JENNIFER
14098 NW 9TH RD
NEWBERRY, FL 32669

04292-020-056
RIFFEE BARBARA
14105 NW 9TH RD
NEWBERRY, FL 32669

04292-020-069
LAW ALISON L
14106 NW 9TH RD
NEWBERRY, FL 32669

04292-020-055
WILSON RONALD E & CAROL A
14119 NW 9TH RD
NEWBERRY, FL 32669

04292-020-070
BUSH SHARON C
14120 NW 9TH RD
NEWBERRY, FL 32669

04292-020-054
LIERSCH & LIERSCH TRUSTEES
14133 NW 9TH RD
NEWBERRY, FL 32669

04344-007-002
SUNSTATE FEDERAL CREDIT UNION
14520 NW US HWY 441
ALACHUA, FL 32615

04338-010-002
VANRYS DAM PETER
14636 NW 27TH PL
NEWBERRY, FL 32669-3611

04341-001-002
HEP-4-GAIN L.C.
1541 SUNSET DR # 300
CORAL GABLES, FL 33143

04292-020-059
HOFFMANN & JAIMES W/H
1590 DRUID RD
MAITLAND, FL 32751-4208

04341-012-000
ACJ INVESTMENTS LLC
175 NW 138TH TER STE 100
NEWBERRY, FL 32669

04341-012-001
VVN LLC
175 NW 138TH TER STE 200
JONESVILLE, FL 32669

04341-001-009
HEP-4-GAIN LC
180 N STETSON STE 3275
CHICAGO, IL 60601

04344-001-003
14145 WEST NEWBERRY LLC
201 N PROSPECT
YPSILANTI, MI 48198

04345-001-000
CAPITAL CITY BANK
217 N MONROE ST
TALLAHASSEE, FL 32312

04338-007-000
IMMOBILIEN MANAGEMENT LLC
231 NW 137TH DR
JONESVILLE, FL 32669

04296-002-000
FOREST MEADOWS FUNERAL HOME
2615 NE 17TH TER
GAINESVILLE, FL 32609-3241

04296-002-001
FOREST MEADOWS FUNERAL HOME
2615 NE 17TH TER
GAINESVILLE, FL 32609-3241

04306-001-000
FOREST MEADOWS FUNERAL HOME
2615 NE 17TH TER
GAINESVILLE, FL 32609-3241

04306-001-001
PATSY A THOMAS LLC
2615 NE 17TH TER
GAINESVILLE, FL 32609

04338-005-001
JANES & SHIVELY
274 NW 137TH DR STE 100
NEWBERRY, FL 32669

04338-005-000
TOMMY WATERS CUSTOM HOMES
INC
274 NW 137TH DR STE 200
NEWBERRY, FL 32669

04338-001-001
OELRICH DEVELOPMENT LLC
275 NW 137TH DR STE A
NEWBERRY, FL 32669

04341-005-000
SCHNEIDER & ASSOCIATES INSURA
285 NW 138TH TER STE 100
NEWBERRY, FL 32669

04341-004-000
ELFROS FLORIDA REALTY LLC
2924 SUNRISE BLVD
FORT PIERCE, FL 34982

04341-007-000
US COSTAL PROPERTY & CASUALTY
INSURANCE CO
301 NW 138TH TER
NEWBERRY, FL 32669

04341-009-000
STOKES & POCHUREK LLC
315 NW 138TH TER
NEWBERRY, FL 32669

04338-010-001 NESMITH RICHARD L 346 NW 136TH ST NEWBERRY, FL 32669	04341-001-004 JONESVILLE REALTY HOLDINGS LL 3715 NW 97TH BLVD STE A GAINESVILLE, FL 32606	04338-010-003 MODERA HOME BUILDERS LLC 3917 NW 97TH BLVD GAINESVILLE, FL 32606
04341-003-000 PINNACLE TOWERS INC 4017 WASHIGNTON RD PMB 353 MCMURRAY, PA 15317	04292-005-000 WILLIAMS-THOMAS FUNERAL HOME INC 404 N MAIN ST GAINESVILLE, FL 32601	04338-010-004 HUISH GABRIEL E & KRISTEN N 450 NW 136TH ST NEWBERRY, FL 32669
04344-006-001 FLETCHER'S CENTER WEST LLC 4510 NW 6TH PL 3RD FLOOR GAINESVILLE, FL 32607	04344-007-001 FLETCHER'S CENTER WEST LLC 4510 NW 6TH PL 3RD FLOOR GAINESVILLE, FL 32607	04345-006-001 FLETCHER'S CENTER WEST LLC 4510 NW 6TH PL 3RD FLOOR GAINESVILLE, FL 32607
04344-007-000 FLETCHER'S CENTER WEST LLC 4510 NW 6TH PL 3RD FLOOR GAINESVILLE, FL 32607	04345-006-000 FLETCHER DEVELOPMENT LLC 4510 NW 6TH PL 3RD FLOOR GAINESVILLE, FL 32607	04338-010-005 PATEL BIPIN K & RAJESHRI BEN 480 NW 136TH ST NEWBERRY, FL 32669
04338-010-007 MEANS FLEURY A TRUSTEE 5107 NW 62ND ST GAINESVILLE, FL 32653	04338-010-000 ARBOR GREENS NEIGHBORHOOD ASS 5208 SW 91ST DR STE D GAINESVILLE, FL 32608	04338-020-000 ARBOR GREENS NEIGHBORHOOD ASSOC INC 5208 SW 91ST DR STE D GAINESVILLE, FL 32608
04338-010-008 LONDONO ELEONOHRA C TRUSTEE 552 NW 136TH ST NEWBERRY, FL 32669-3316	04292-020-000 APARTMENTS AT BRIGHTON PARK 618 NW 60TH ST STE A GAINESVILLE, FL 32607	04341-001-000 JONESVILLE PLAZA LLC 6450 SW 112TH ST MIAMI, FL 33156
04341-002-000 JONESVILLE PLAZA LLC 6450 SW 112TH ST MIAMI, FL 33156	04306-003-000 ARMADILLO ACRES LLC 7221 NW 18TH AVE GAINESVILLE, FL 32605	04291-005-000 FISHER H A 733 WOOD DR BROOKSVILLE, FL 34601-3509
04338-010-009 BALOGH DAVE P & CLAUDIA LYNN 828 NW 136TH ST NEWBERRY, FL 32669	04338-010-010 MATTHEWS MICHAEL S 848 NW 136TH ST NEWBERRY, FL 32669-3329	04338-010-011 ALVAREZ LARRY R & KIMBERLY K 868 NW 136TH ST NEWBERRY, FL 32669
04292-020-064 MEJIA JAVIER & MARIA D 8714 NW 22ND AVE GAINESVILLE, FL 32606	04338-010-006 WELDON STEPHANIE MICHELLE TRUSTEE 8829 ROBERTS RD ODESSA, FL 33556	04338-010-012 BAZACLIU CATALINA 888 NW 136TH ST NEWBERRY, FL 32669
04338-010-013 CRAWFORD & RANA 904 NW 136TH ST NEWBERRY, FL 32669	04292-004-000 WILLIAMS RICHARD E JR 9418 WAYPOINT PL JACKSONVILLE, FL 32257	04341-000-000 PINK 'AR ENTERPRISES LLC 9429 SW 47TH LN GAINESVILLE, FL 32608

04341-013-000
PINK 'AR ENTERPRISES LLC
9429 SW 47TH LN
GAINESVILLE, FL 32608

04341-015-000
PINK 'AR ENTERPRISES LLC
9429 SW 47TH LN
GAINESVILLE, FL 32608

04341-001-008
KENNARD ACE HARDWARE CORP
PO BOX 1304
NEWBERRY, FL 32669

04338-001-000
ARBOR GREENS COMMUNITY LLC
PO BOX 13416
GAINESVILLE, FL 32604

04341-002-001
STEEPLECHASE II SURFACEWATER
PO BOX 140239
GAINESVILLE, FL 32614

04306-002-000
SPRINT MANAGEMENT LTD
PO BOX 729
ALACHUA, FL 32616-0729

04341-016-000
PINK 'AR ENTERPRISES LLC
9429 SW 47TH LN
GAINESVILLE, FL 32608

04338-010-015
DEAN JOHN STANLEY & JUNE ROSE
944 NW 136TH ST
NEWBERRY, FL 32669

04291-003-000
WESTSIDE QUAIL FARM LLC
PO BOX 13416
GAINESVILLE, FL 32604

04338-000-000
ARBOR GREENS COMMUNITY LLC
PO BOX 13421
GAINESVILLE, FL 32604

04341-001-007
CAMPUS USA CREDIT UNION
PO BOX 147029
GAINESVILLE, FL 32614-7029

04344-001-004
JONESVILLE BUSINESS CENTRE AS
PO BOX 729
ALACHUA, FL 32616-0729

04341-014-000
PINK 'AR ENTERPRISES LLC
9429 SW 47TH LN
GAINESVILLE, FL 32608

04341-001-006
CF NET LEASE PORTFOLIO III DST
PO BOX 1159
DEERFIELD, IL 60015

04338-006-000
ARBOR GREENS MEDICAL LLC
PO BOX 13416
GAINESVILLE, FL 32604

04341-001-005
STEEPLECHASE SURFACEWATER
MAN
PO BOX 140239
GAINESVILLE, FL 32614

04341-001-003
SUNTRUST BANK
PO BOX 26665, VA-RIC-8614
RICHMOND, VA 23261-6665



Jonesville Business Park – PD Amendment
Neighborhood Workshop
July 18th, 2018 @ 6:30 p.m.

Sign-In Sheet

Name	Company / Agency	Email / Phone
Jay Brown	JBrown Professional Group	<u>Jay.Brown@jbprogroup.com</u> (352) 375-8999
Kyle Willems	JBrown Professional Group	<u>Kyle.willems@jbprogroup.com</u> (352) 375-8999
Dean Mimms	Planner	<u>dlmimms@gmail.com</u> (352) 327-1009
<i>Jerry & Kim Mooley</i>	<i>Residents KLAVER E 2 COX, NET</i>	
<i>Jeff Fitz</i>	<i>STRAWBERRY FIELDS</i>	<i>Fitzj2je2112@gmail</i>
<i>Chuck Snook</i>	<i>Tigga</i>	<i>_____</i>
<i>Sharon Bush</i>	<i>Strawberry Fields</i>	<i>bushsep@gmail.com</i>
<i>Laurie & Steven Silberg</i>	<i>Horizon Green</i>	<i>L502@att.net</i>
<i>DAVID BARBER</i>	<i>Campus USA</i>	<i>dbarker@campusu.com</i>



Meeting Minutes

Jonesville Business Park Mixed Use PD Amendment Neighborhood Workshop

A neighborhood workshop was held on July 18, 2014 at 6:30pm at the Campus USA HQ building to discuss the Jonesville Business Park Mixed Use PD Amendment and seek public comments.

Mr. Jay Brown, representing JBrown Professional Group Inc., opened the meeting, gave a presentation explaining the project, and answered questions throughout the presentation. The following is a list of questions and concerns expressed by attendees:

1. Will a traffic study be completed to account for the increased number of trips generated from this new development?
 - It was discussed that a traffic study has not been completed yet, but will be a part of the design process after the PD amendment.
 - A potential for a traffic light at NW 140th Terrace was discussed
 - A potential for roadway improvements to NW 143rd Street were also discussed.
2. Is the assisted living facility complex going to be one large complex or multiple smaller buildings?
 - It was explained that the Hankin Group owns and operates multiple assisted living facilities. It will be one large complex contained and connected within the buildings. The types of units (independent, assisted, and memory care) were also discussed.
3. Will the apartments be designed to be “affordable” housing?
 - The apartments that will be constructed will be very nice facilities. With that being said, they will not fall under the affordable housing category.
4. Discussion arose regarding the different colored sections and roadways for the PD Zoning Master Plan.
 - It was explained that the different colored sections represented differed development types.
 - It was discussed that the Hankin Group has a near exact plan for the location of the various parts of their development.

A. J. "Jay" Brown Jr., PE
President, JBrown Professional Group Inc.

**Jonesville Business Park
PD Redevelopment**

Neighborhood Workshop

July 18, 2019



JBrown Professional Group



Jay Brown, PE
President

- Founded in 1995
- Engineering, Planning & Surveying
- Staff of 16
- 90% of Work in Gainesville & Alachua County
- 50% Public, 50% Private Sectors
- Designed Several Mixed-Use Developments



Hankin Group



Neal Fisher, Jr, PE, SEO
Vice President of Development

- Founded in 1964
- Based in Exton, PA
- Specialize in Mixed-Use TND
- Developed Several Award-Winning Developments, including Tioga Town Center



Civil Engineering • Land Surveying • Planning

Reference Project

Tioga Town Center

- 21 Acres
- 4-story Units
- 41 Apartments
- 80,000-sf of Retail



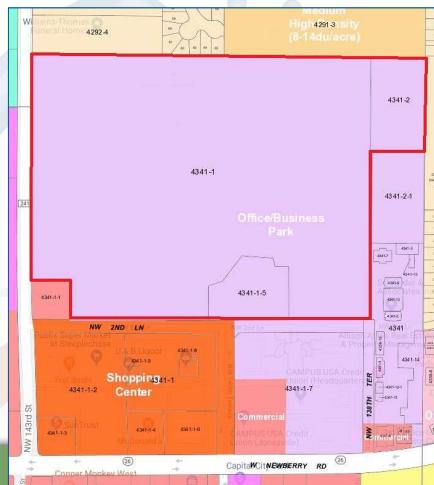
Civil Engineering • Land Surveying • Planning

Zoning



Zoning = Planned Development

Land Use



Land Use = Office / Business Park

Existing PD Zoning Master Plan



Proposed PD Zoning Master Plan



PD Changes

Existing PD

- 92.4 Acres
- 142,622-SF Commercial/Retail
- 300,000 BUS-MU Non-Res
- 300 Residential Units
- Up to 4-Story Height
- Max. 70 ft. High

Proposed PD Amendment

- 92.4 Acres
- 122,622-SF Commercial/Retail
- 100,000 BUS-MU Non-Res
- 105 SF Residential Units
- 460 MF Residential Units
- 75 Assisted Living Units (300 beds)
- Up to 4-Story Height
- Max. 70 ft. High

Project Focus

- ✓ Create a Visually Appealing Development
- ✓ Traditional Neighborhood Design (TND) Principles
- ✓ High Quality Streets
- ✓ Urban Landscape
- ✓ Usable Open Space
- ✓ Recreation Facilities



Next Steps

- ✓ Amend PD Zoning
- ✓ Submit to Alachua County Growth Mgmt.
- ✓ Planning Commission Public Hearing (09/19)
- ✓ BOCC Public Hearing (10/19)
- ✓ Phase I Design & Permitting (early 2020)
- ✓ 8-month Permitting Time Frame
- ✓ Phase I Construction Start (late 2020)





Attachment 2

- **Property Legal Description**

LEGAL DESCRIPTION

DESCRIPTION: (BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 3, AND RUN THENCE SOUTH 00°34'31"EAST, ALONG THE EAST LINE OF SAID SECTION, 506.32 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 2387, PAGE 342, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA; THENCE SOUTH 89°33'03"WEST 290.00 FEET TO THE NORTHWEST CORNER OF SAID O.R. BOOK 2387, PAGE 342; THENCE SOUTH 00°34'31"EAST 510.00 FEET TO THE SOUTHWEST CORNER OF SAID O.R. BOOK 2387, PAGE 342; THENCE SOUTH 89°33'03"WEST 10.08 FEET; THENCE SOUTH 00°34'31"EAST 422.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 138TH TERRACE PER O.R. BOOK 2358, PAGE 2534, SAID PUBLIC RECORDS; THENCE SOUTH 88°47'36"WEST, 30.00 FEET TO THE NORTHWEST CORNER OF SAID N.W. 138TH TERRACE ON THE NORTH RIGHT OF WAY LINE OF NW 2ND LANE; THENCE SOUTH 88°47'36"WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF NW 2ND LANE, 1625.85 FEET; THENCE NORTH 01°14'58"WEST 218.98 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1658, PAGE 2500, SAID PUBLIC RECORDS; THENCE SOUTH 88°48'31"WEST 210.15 FEET TO THE NORTHWEST CORNER OF SAID O.R. BOOK 1658, PAGE 2500 AND THE EAST RIGHT-OF-WAY LINE OF N.W. 143RD STREET (A.K.A. COUNTY ROAD NO. 241); SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11421.52 FEET, A CENTRAL ANGLE OF 00°50'49", AND A CHORD BEARING AND DISTANCE OF NORTH 01°09'31"WEST - 168.81 FEET; THENCE NORTHERLY, ALONG SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 168.81 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°45'12"WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, 1075.32 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 89°32'48"EAST, ALONG SAID NORTH LINE, 2173.63 FEET TO THE SAID POINT-OF-BEGINNING.

CONTAINING 64.86 ACRES MORE OR LESS.



Attachment 3

- **Table of Property Owner Information**
- **Notarized Property Owner Affidavits**

Parcel No.	Property Owner	Address
04341-001-000	JONESVILLE PLAZA LLC	105 SW 128TH ST UNIT 200 NEWBERRY, FL 32669
04341-001-002	HEP-4-GAIN L.C.	1541 SUNSET DR # 300 CORAL GABLES, FL 33143
04341-001-005	STEEPLECHASE SURFACEWATER, MANAGEMENT ASSOCIATION, INC	PO BOX 140239 GAINESVILLE, FL 32614
04341-001-006	CF NET LEASE PORTFOLIO III DST	PO BOX 1159 DEERFIELD, IL 60015
04341-001-007	CAMPUS USA CREDIT UNION	PO BOX 147029 GAINESVILLE, FL 32614-7029
04341-001-008	KENNARD ACE HARDWARE CORP	PO BOX 1304 NEWBERRY, FL 32669
04341-001-009	HEP-4-GAIN LC	180 N STETSON STE 3275 CHICAGO, IL 60601
04341-002-000	JONESVILLE PLAZA LLC	105 SW 128TH ST UNIT 200 NEWBERRY, FL 32669
04341-002-001	STEEPLECHASE II SURFACEWATER MANAGEMENT ASSOCIATION, INC	PO BOX 140239 GAINESVILLE, FL 32614



Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachua.fl.us>

Submit Application to:
Development Services Division

PROPERTY OWNERS' AFFIDAVIT

Jonesville Plaza, LLC

Owner

Application No.

Additional Owners

JBrown Professional Group Inc.

Appointed Agent(s)

04341-001-000, 04341-002-000

Parcel Number(s)

03

Section

10

Township

18

Range

Planned Development Major Amendment

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

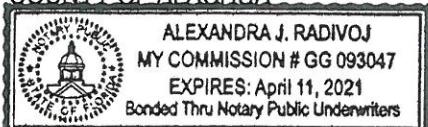
1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

Gilbert A. Levy
Owner (signature)

Gilbert A. Levy
Owner (signature)

Gilbert A. Levy
Owner (signature)

STATE OF FLORIDA
COUNTY OF ALACHUA



SWORN AND SUBSCRIBED BEFORE ME

THIS 18th DAY OF JULY, 2019
BY Gilbert A. Levy

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION
Personally Known
(TYPE OF IDENTIFICATION)

(SEAL ABOVE)

Alexandra J. Radivoj

Notary Public, Commission No. GG093047
(Name of Notary typed, printed, or stamped)



Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachua.fl.us>

Submit Application to:
Development Services Division

PROPERTY OWNERS' AFFIDAVIT

Steeplechase Surfacewater Management Association, Inc.

Owner

Application No.

Additional Owners

JBrown Professional Group Inc.

Appointed Agent(s)

04341-001-005

Parcel Number(s)

03

Section

10

Township

18

Range

Planned Development Major Amendment

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am (we are) the owner(s) and record title holder(s) of the property described in the attached legal description;
2. That this property constitutes the property for which the above noted land use request is being made to the Alachua County Board of County Commissioners;
3. That I (we), the undersigned, have appointed, and do appoint, the above noted person(s) as my (our) agent(s) to execute any agreement(s), and other documents necessary to effectuate such agreement(s) in the process of pursuing the aforementioned land use request;
4. That this affidavit has been executed to induce the Alachua County Board of County Commissioners to consider and act on the subject request;
5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.

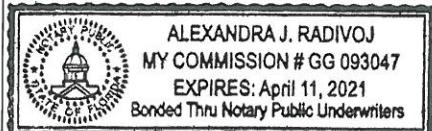
Gilbert A. Levy
Owner (signature)

GILBERT A. LEVY, PRES.

Owner (signature)

Owner (signature)

STATE OF FLORIDA
COUNTY OF ALACHUA



(SEAL ABOVE)

Alexandra J. Radivoj

SWORN AND SUBSCRIBED BEFORE ME

THIS 18th DAY OF JULY, 2019
BY Gilbert A. Levy

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION
Personally Known
(TYPE OF IDENTIFICATION)

Notary Public, Commission No. GG 093047
(Name of Notary typed, printed, or stamped)



Attachment 4

- Proof of Payment of Taxes for all PD Parcels



2018 Roll Details — Real Estate Account At 415 NW 143RD ST

Real Estate Account #04341 001 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)
PAID 2019-03-29 \$3,545.24
 Receipt #18-0142234

 Owner: JONESVILLE PLAZA LLC
 105 SW 128TH ST UNIT 200
 NEWBERRY, FL 32669
 Situs: 415 NW 143RD ST

Account number: 04341 001 000

Alternate Key: 1020595

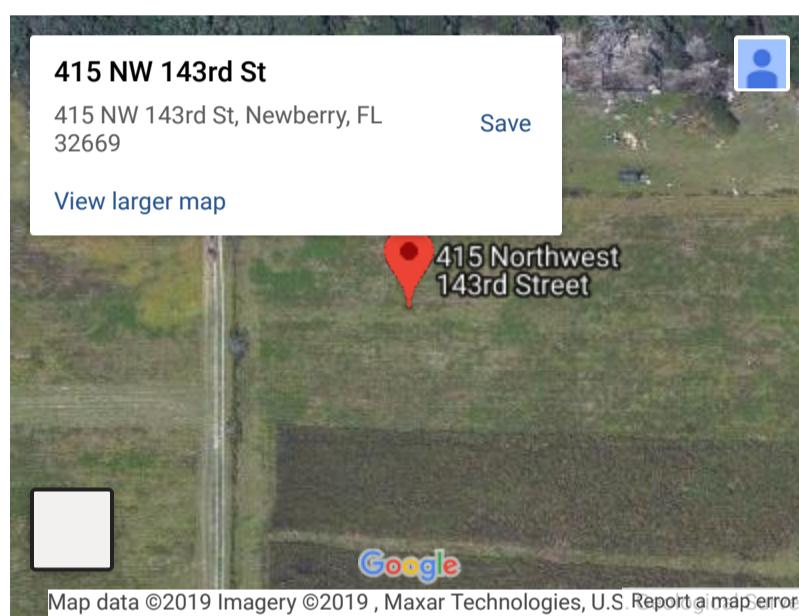
Millage code: 0300

Millage rate: 20.8960

Assessed value: 159,100

School assessed value: 159,100

Unimproved land value: 67,300



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

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$3,324.56

Non-ad valorem: \$220.68

Total Discountable: 3545.24

No Discount NAVA: 0.00

Total tax: \$3,545.24

Legal description

 COM 300 FT W OF NE COR FRAC SEC IN GRT AS POB W 1872.61 FT TO E R/W SR 241 S/LY ALONG R/W 2206.84 FT TO N R/W SR
 26 E 1835.21 FT N 2175.82 FT TO POB OR 988/550 LESS COM NW COR FRAC SEC E 40 FT TO E R/W CR 241 S 1244.82 FT POB S
 208.72 FT E 206.84 FT N 208.70 FT W 210.31 FT TO POB (LESS R/W PER OR 1956 /2702) LESS COM NW COR FRAC SEC INSIDE
 GRANT E 40 FT S 1075.93 FT SLY ALG CURVE 365.30 FT S 92.34 FT E 10 FT POB S 645.75 FT SELY ALG CURVE 38.67 FT E
 475.59 FT N 670.16 FT W 500 FT POB PER PER OR 2221/1045) LESS R/W FOR 241 PER OR 2252/2578) LESS R/W FOR PUBlix
 PER OR 2321/2850) (LESS COM NW COR FRAC SEC E 40 FT S 1075.93 FT SLY ALG CURVE 365.30 FT S 92.34 FT E 510 FT S
 Location


Book, page, item: 2631-642-

Geo number: 03-10-18-04341001000

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 06100

Total acres: 64.650





2018 Roll Details — Real Estate Account At 14130 W NEWBERRY RD

Real Estate Account #04341 001 002

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)**PAID** 2018-11-16 \$163,619.78

Receipt #18-0018833

Owner: HEP-4-GAIN L.C.

% SOUTH EAST SHOPPING CTRS

1541 SUNSET DR # 300

CORAL GABLES, FL 33143

Situs: 14130 W NEWBERRY RD

Account number: 04341 001 002

Alternate Key: 1020597

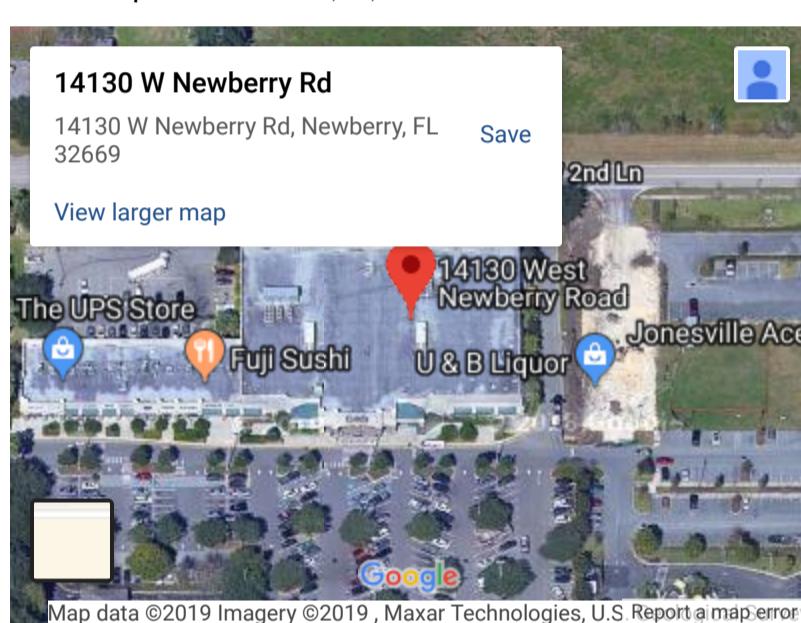
Millage code: 0300

Millage rate: 20.8960

Assessed value: 4,915,820

School assessed value: 11,300,129

Unimproved land value: 1,092,800



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Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$149,096.60

Non-ad valorem: \$21,340.67

Total Discountable: 170437.27

No Discount NAVA: 0.00

Total tax: \$170,437.27

Legal description

COM NW COR FRAC SEC INSIDE GRANT E 40 FT S 1075.93 FT SLY ALG CURVE 365.30 FT S 92.34 FT E 10 FT POB S 645.75 FT SELY ALG CURVE 38.67 FT E 475.59 FT N 670.16 FT W 500 FT POB (LESS COM NW COR FRAC SEC INSIDE GRANT E 40 FT S 1075.32 FT SLY ALG CURVE 365.43 FT S 92.28 FT E 10 FT S 464.74 FT POB S 181.02 FT SLY ALG CURVE 38.67 FT E 185.21 FT N 205.36 FT W 214.55 FT POB PER OR 2228/1045) OR 2221/1045

Location

Book, page, item: 2221-1045-

Geo number: 03-10-18-04341001002

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 01600

Total acres: 6.690





2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #04341 001 005

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

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

[Get Bills by Email](#)

No taxes due

Owner: STEEPLECHASE SURFACEWATER, MAN
 PO BOX 140239
 GAINESVILLE, FL 32614

Situs: Unassigned Location RE

Account number: 04341 001 005

Alternate Key: 1020600

Millage code: 0300

Millage rate: 20.8960

Assessed value: 100

School assessed value: 100

Unimproved land value: 100

Flags

Taxes under minimum



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$2.08

Non-ad valorem: \$0.00

Total Discountable: 2.08

No Discount NAVA: 0.00

Total tax: \$2.08

Legal description

COM NW COR FRAC SEC INSIDE GRT S 89 DEG 28 MIN 36 SEC E 39.56 FT S 00 DEG 13 MIN 17 SEC W 1071.45 FT SLY ALG CURVE
 368.43 FT S 01 DEG 37 MIN 38 SEC E 13.18 FT N 89 DEG 47 MIN 20 SEC E 207.11 FT S 00 DEG 13 MIN 35 SEC E 10.01 FT N 89
 DEG 46 MIN 25 SEC E 769.95 FT POB N 89 DEG 46 MIN 25 SEC E 444 FT N 00 DEG 13 MIN 35 SEC W 294 FT S 89 DEG 46 MIN 25
 SEC W 76.78 FT N 13 DEG 34 MIN 49 SEC W 48.30 FT N 85 DEG 52 MIN 33 SEC W 172.68 FT S 37 DEG 34 MIN 45 SEC W 175.48
 FT S 71 DEG 26 MIN 06 SEC W 80.40 FT S 00 DEG 13 MIN 35 SEC E 190.15 FT POB OR 2387/344

Location

Book, page, item: 2387-344-

Geo number: 03-10-18-04341001005

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 09400

Total acres: 3.030





2018 Roll Details — Real Estate Account At 14040 W NEWBERRY RD

Real Estate Account #04341 001 006

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2007

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)**PAID** 2018-11-21 \$36,567.41

Effective 2018-11-20

Receipt #18-0026981

Owner: CF NET LEASE PORTFOLIO III DST

CANTOR FITZGERALD

PO BOX 1159

DEERFIELD, IL 60015

Situs: 14040 W NEWBERRY RD

Account number: 04341 001 006

Alternate Key: 1020601

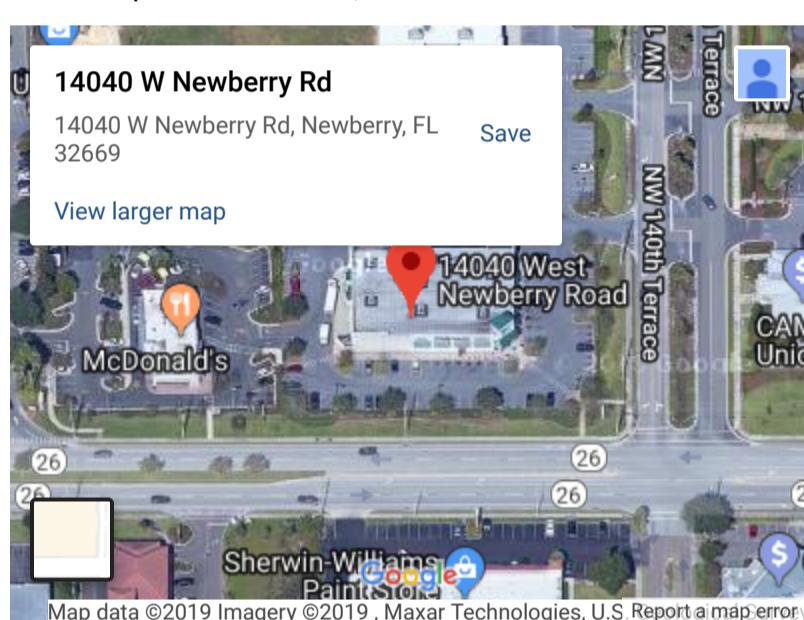
Millage code: 0300

Millage rate: 20.8960

Assessed value: 1,716,500

School assessed value: 1,716,500

Unimproved land value: 701,300



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Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$35,867.98

Non-ad valorem: \$2,223.07

Total Discountable: 38091.05

No Discount NAVA: 0.00

Total tax: \$38,091.05

Legal description

COM NE COR SEC INSIDE GRT S 00 DEG 34 MIN 31 SEC E 506.32 FT S 89 DEG 33 MIN 03 SEC W 290 FT S 00 DEG 34 MIN 31 SEC E 510 FT S 89 DEG 33 MIN 03 SEC W 10.08 FT S 00 DEG 34 MIN 31 SEC E 422.29 FT S 88 DEG 47 MIN 36 SEC W 30 FT S 00 DEG 34 MIN 31 SEC E 735.44 FT SWLY ALG CURVE 156.87 FT S 88 DEG 47 MIN 14 SEC W 650.31 FT POB S 88 DEG 47 MIN 14 SEC W 289.50 FT N 02 DEG 36 MIN 39 SEC W 240.02 FT N 88 DEG 46 MIN 55 SEC E 295.37 FT S 01 DEG 12 MIN 32 SEC E 239.98 FT POB OR 4477/1481

Location

Book, page, item: 4477-1481-

Geo number: 03-10-18-04341001006

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 01100

Total acres: 1.610





2018 Roll Details — Real Estate Account At 107 NW 140TH TER

Real Estate Account #04341 001 007

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2008

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)**PAID** 2018-11-20 \$279,824.58

Receipt #18-0024327

Owner: CAMPUS USA CREDIT UNION

% ACCOUNTING DEPT

PO BOX 147029

GAINESVILLE, FL 32614-7029

Situs: 107 NW 140TH TER

Account number: 04341 001 007

Alternate Key: 1020602

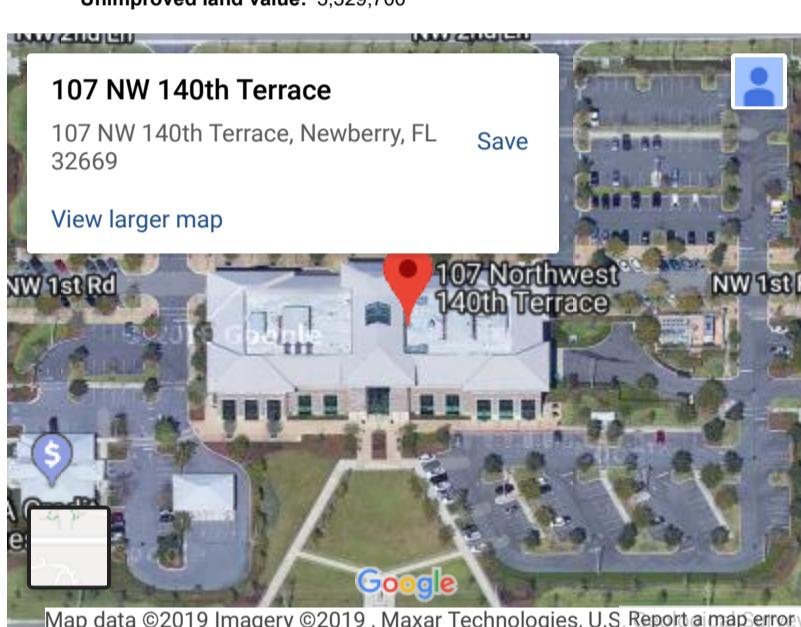
Millage code: 0300

Millage rate: 20.8960

Assessed value: 13,101,000

School assessed value: 13,101,000

Unimproved land value: 3,329,700



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Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$273,758.49

Non-ad valorem: \$17,725.45

Total Discountable: 291483.94

No Discount NAVA: 0.00

Total tax: \$291,483.94

Legal description

COM NE COR SEC S 00 DEG 34 MIN 31 SEC E 506.32 FT S 89 DEG 33 MIN 03 SEC W 290 FT S 00 DEG 34 MIN 31 SEC E 510 FT S 89 DEG 33 MIN 03 SEC W 10.08 FT S 00 DEG 34 MIN 31 SEC E 422.29 FT S 88 DEG 47 MIN 36 SEC W 30 FT S 00 DEG 34 MIN 31 SEC E 70 FT POB S 00 DEG 34 MIN 31 SEC E 665.43 FT WLY ALG CURVE 156.87 S 88 DEG 47 MIN 14 SEC W 550.31 FT N 01 DEG 12 MIN 32 SEC W 643.82 FT N 43 DEG 47 MIN 43 SEC E 36.78 FT N 88 DEG 47 MIN 36 SEC E 688.44 FT POB OR 3654/0063

Location

Book, page, item: 3654-63-

Geo number: 03-10-18-04341001007

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 02300

Total acres: 10.920





2018 Roll Details — Real Estate Account At 202 NW 140TH TER

Real Estate Account #04341 001 008

Parcel details

Latest bill

Full bill history

[Print this page](#)
2019
4 installments

2018

2017
4 installments2016
4 installments

...

2013

PAID TO
DATE

PAID

PAID

PAID

PAID

[Get Bills by Email](#)
PAID 2019-02-20 \$23,204.87

Receipt #18-0109822

Owner: KENNARD ACE HARDWARE CORP

PO BOX 1304

NEWBERRY, FL 32669

Situs: 202 NW 140TH TER

Account number: 04341 001 008

Alternate Key: 1020603

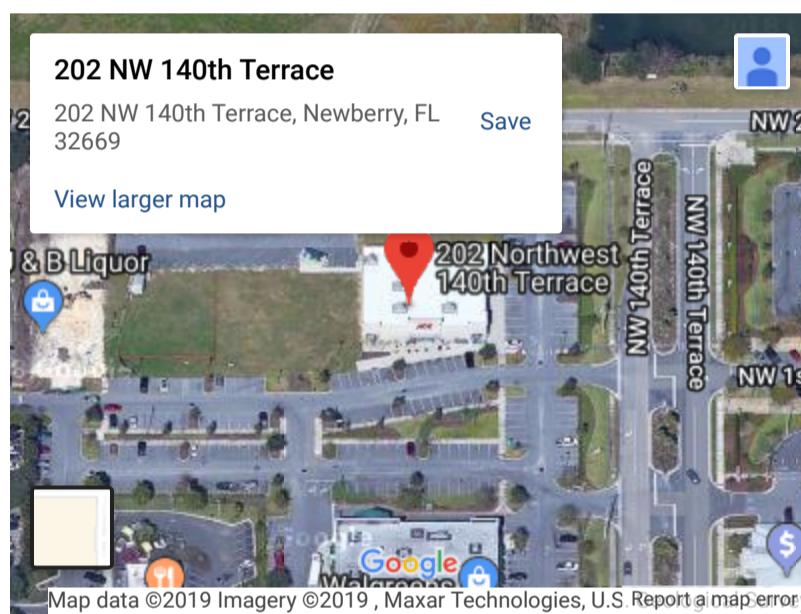
Millage code: 0300

Millage rate: 20.8960

Assessed value: 1,072,500

School assessed value: 1,072,500

Unimproved land value: 522,700



Map data ©2019 Imagery ©2019 Maxar Technologies, U.S. Report a map error
Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$22,410.96

Non-ad valorem: \$1,028.30

Total Discountable: 23439.26

No Discount NAVA: 0.00

Total tax: \$23,439.26

Legal description

COM NE COR SEC S 00 DEG 34 MIN 31 SEC E 506.32 FT S 89 DEEG 33 MIN 03 SEC W 290 FT S 00 DEG 34 MIN 31 SEC E 510 FT S 89 DEG 33 MIN 03 SEC W 10.08 FT S 00 DEG 34 MIN 31 SEC E 422.29 FT S 88 DEG 47 MIN 36 SEC W 30 FT S 00 DEG 34 MIN 31 SEC E 735.44 FT SWLY ALG CURVE 156.87 FT S 88 DEG 47 MIN 14 SEC W 650.31 FT N 01 DEG 12 MIN 32 SEC W 239.98 FT N 01 DEG 12 MIN 32 SEC W 195.19 FT S 88 DEG 34 MIN 30 SEC W 100.34 FT POB S 88 DEG 34 MIN 30 SEC W 105 FT N 01 DEG 25 MIN 30 SEC W 96 FT N 88 DEG 33 MIN 47 SEC E 105 FT S 01 DEG 25 MIN 30 SEC E 96 FT POB ALSO SLIVERS DESC AS: ACE "A" "B" "C" OR 4221 /1171 & OR 4521/2220
Location



Book, page, item: 4521-2220-

Geo number: 03-10-18-04341001008

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.51

Use code: 01100

Total acres: 0.240





2018 Roll Details — Real Estate Account At 14128 W NEWBERRY RD

Real Estate Account #04341 001 009

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

PAID

PAID

PAID

[Get Bills by Email](#)**PAID** 2018-11-16 \$7,985.63

Receipt #18-0018833

Owner: HEP-4-GAIN LC

% PRUDENTIAL REAL EST INVESTOR

180 N STETSON STE 3275

CHICAGO, IL 60601

Situs: 14128 W NEWBERRY RD

Account number: 04341 001 009

Alternate Key: 1102112

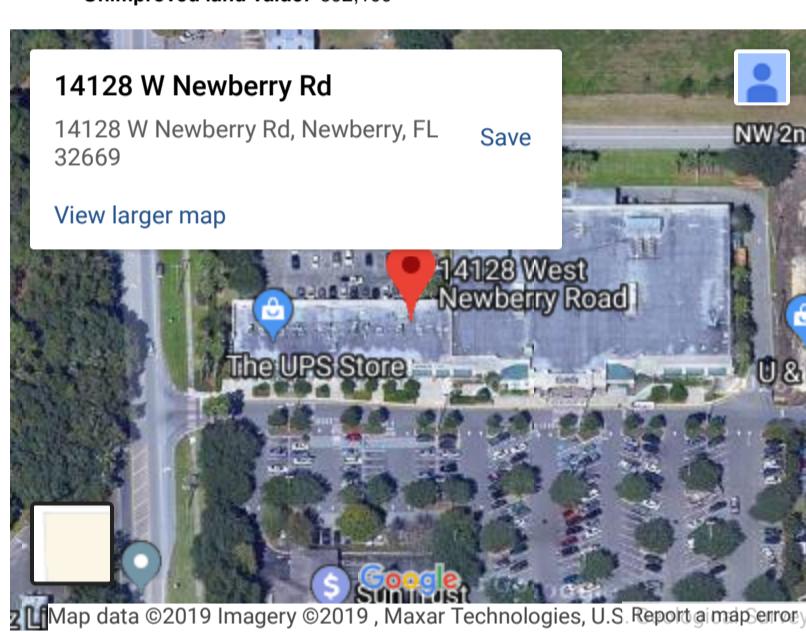
Millage code: 0300

Millage rate: 20.8960

Assessed value: 392,100

School assessed value: 392,100

Unimproved land value: 392,100



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

Location is not guaranteed to be accurate.

Property Appraiser

[View](#)

2018 Annual bill

Ad valorem: \$8,193.32

Non-ad valorem: \$125.04

Total Discountable: 8318.36

No Discount NAVA: 0.00

Total tax: \$8,318.36

Legal description

COM NE COR PARCEL 4341-1-2 OR 2221/1045 S 01 DEG 36 MIN 40 SEC E 179.57 FT POB S 01 DEG 36 MIN 40 SEC E 95.86 FT N 89 DEG 51 MIN 04 SEC E 79.70 FT N 00 DEG 14 MIN 04 SEC W 95.83 FT S 89 DEG 51 MIN 04 SEC W 82 FT POB OR 4379/1872

Location

Book, page, item: 4379-1872-

Geo number: 03-10-18-04341001009

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.51

Use code: 01000

Total acres: 0.180





2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #04341 002 000

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2002

PAID

PAID

PAID

PAID

PAID

[Get Bills by Email](#)

PAID 2019-03-29 \$114.93
 Receipt #18-0142234

Owner: JONESVILLE PLAZA LLC
 105 SW 128TH ST UNIT 200
 NEWBERRY, FL 32669
 Situs: Unassigned Location RE

Account number: 04341 002 000

Alternate Key: 1020604

Millage code: 0300

Millage rate: 20.8960

Assessed value: 5,500

School assessed value: 5,500

Unimproved land value: 900



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$114.93

Non-ad valorem: \$0.00

Total Discountable: 114.93

No Discount NAVA: 0.00

Total tax: \$114.93

Legal description

THE N 1016.41 FT OF E 300 FT OF SEC INSIDE ARREDONDO GRT N OF SR 26 (LESS THE S 510 FT OF THE E 290 FT PER OR 2387 /0342) OR 2631/0642

Location

Book, page, item: 2631-642-

Geo number: 03-10-18-04341002000

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 06100

Total acres: 3.600





2018 Roll Details — Real Estate Account At Unassigned Location RE

Real Estate Account #04341 002 001

[Parcel details](#)[Latest bill](#)[Full bill history](#)[Print this page](#)

2018

2017

2016

2015

...

2002

NO
TAXES
DUENO
TAXES
DUENO
TAXES
DUENO
TAXES
DUENO
TAXES
DUE[Get Bills by Email](#)

No taxes due

Owner: STEEPLECHASE II SURFACEWATER
 PO BOX 140239
 GAINESVILLE, FL 32614

Situs: Unassigned Location RE

Account number: 04341 002 001

Alternate Key: 1020605

Millage code: 0300

Millage rate: 20.8960

Assessed value: 100

School assessed value: 100

Unimproved land value: 100

Flags

Taxes under minimum



Map data ©2019 Imagery ©2019 NASA

Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

[View](#)

Ad valorem: \$2.08

Non-ad valorem: \$0.00

Total Discountable: 2.08

No Discount NAVA: 0.00

Total tax: \$2.08

Legal description

COM NE COR FRAC SEC S 00 DEG 24 MIN 19 SEC W 506.36 FT POB S 00 DEG 24 MIN 19 SEC W 510 FT N 89 DEG 28 MIN 07 SEC W
 290 FT N 00 DEG 24 MIN 19 SEC E 510 FT S 89 DEG 28 MIN 07 SEC E 290 FT POB OR 2387/0342

Location

Book, page, item: 2387-342-

Geo number: 03-10-18-04341002001

Range: 18

Township: 10

Section: 03

Neighborhood: 215200.50

Use code: 09400

Total acres: 3.400





Attachment 5

- **Detailed Directions to Site**



JBrown Professional Group

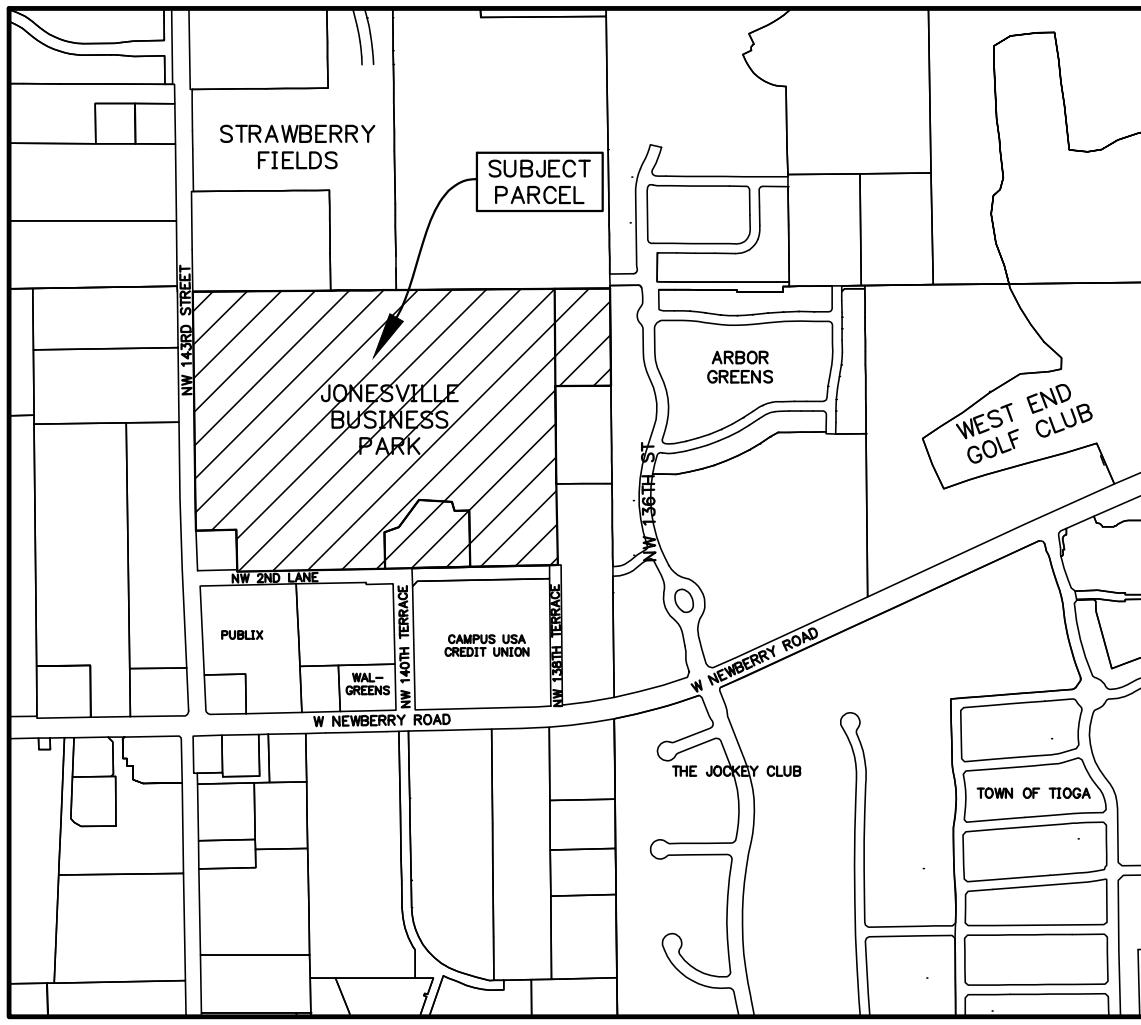
CIVIL ENGINEERING • LAND SURVEYING • PLANNING

3530 NW 43rd Street • Gainesville, FL 32606 • 352.375.8999 • JBProGroup.com

DETAILED DIRECTIONS TO SITE:

From I-75

- Take I-75 north or south to SR 26 / Newberry Road
- Head west on SR 26 (Newberry Road) to CR 241 (NW 143rd Street)
- Head North on CR 241 (NW 143rd Street)
- Property is east of CR 241 (NW 143rd Street), just north of NW 2nd Lane



LOCATION MAP
N.T.S



Attachment 6

- PD Amendment Report

Jonesville Business Park Planned Development



Planned
Development
Amendment
Report

September 13, 2019

Anthony J. "Jay" Brown, Jr., PE
FL Registration No. 43879

Certificate of Authorization No. 30495
3530 NW 43rd Street
Gainesville, FL 32606
(352) 375-8999
www.jbprogrou.com

JBrown Professional Group
CIVIL ENGINEERING • PLANNING • LAND SURVEYING

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I. INTRODUCTION

This rezoning application by JBrown Professional Group Inc, agent for Jonesville Plaza, LLC, proposes amendment of the northern 64.9-acre area of the existing 92.4-acre Jonesville Business Park PD (planned development), which is an existing PD within the Jonesville Activity Center. The Jonesville Business Park PD is designated on the County's Future Land Use Map for Office/Business Park, Commercial, and Shopping Center. The undeveloped 64.9-acre area north of NW 2nd Lane is proposed for amendment to allow a mixed-use planned development (PD) that will facilitate future high-quality development consistent with Traditional Neighborhood Design (TND) principles. No changes are proposed for the other 27.5-acre mostly developed area of the PD, which is south of NW 2nd Lane.

Various changes to the Land Use Data, Development Standards, Allowable Uses, General Notes, PD Conditions, Development Schedule, and Open Space requirements are proposed. These changes are for the proposed mixed-use PD in the northern 64.9 acres of the 92.4-acre Jonesville Business Park PD, but they also reflect current provisions in the County's land development code and revisions to the Alachua County Comprehensive Plan that were approved by the County Commission at the transmittal hearing of Comprehensive Plan Amendment CPA-03-19 on June 25, 2019.

A comparison of the existing approved PD and the proposed, amended PD is shown in the following table:

Existing PD	Proposed Amended PD
<ul style="list-style-type: none">• 92.4 acres• Commercial/Retail: 142,622 GSF• Business Park – Mixed Use: 300,000 GSF• Residential Units: 300	<ul style="list-style-type: none">• 92.4 acres• Commercial/Retail: 122,622 GSF• Business Park – Mixed Use: 100,000 GSF• Residential Units: 554• Group Housing Units: 166 (See <u>*NOTE</u> below)
<ul style="list-style-type: none">• 4-Story Height Maximum	<ul style="list-style-type: none">• 4-Story Height Maximum
<ul style="list-style-type: none">• 70-Ft. Maximum Building Height	<ul style="list-style-type: none">• 70-Ft. Maximum Building Height

NOTE: The Group Housing will have a mix of Independent Living Units (calculated at 1 residential unit each), Assisted Living Units (calculated at 1 residential unit per 2.5 beds), Memory Care Units (calculated at 1 residential unit per 4 beds), and any additional general assisted living facilities that comply with Group Housing regulations. This application proposes a total of 166 residential dwelling units for the combined Group Housing. The exact mix of Independent Living, Assisted Living, Memory Care, and additional general assisted living facilities shall be determined during final site plan review, but shall not exceed the combined maximum of 166 residential units. The residential units will have a mix of multi-family units, attached or detached single-family units, and any additional general residential facilities that comply with residential housing regulations. The exact mix of multi-family units, attached or detached single-family units, and any additional general residential facilities shall be determined during final site plan review, but shall not exceed the combined maximum of 554 residential units.

The 92.4-acre PD property encompasses Tax Parcels Nos. 04341-001-000, 04341-002-000, 04341-001-002, 04341-001-007, 04341-001-005, 04341-zoning 002-001, and 04341-001-008. This PD has substantial frontage along Newberry Road (SR 26) and NW 143rd Street (CR 241), provides a connected grid of streets within the PD, and connections to SR 26 (Newberry Road), CR 241 (NW 143rd ST), and adjacent developments. This PD Amendment is only requesting amendment to lands occupied by Tax Parcel Nos. 04341-001-000, 04341-002-000, and 04341-001-005.

II. STATEMENT OF OBJECTIVES

A. Purpose and Intent

The purpose and intent of this PD amendment is to revise the PD Zoning Master Plan to allow a high-quality, mixed-use, walkable development that is consistent with Traditional Neighborhood Design (TND) principles. To accomplish this, the following are required:

1. Revisions to the Development Standards, Land Use Data, Allowable Uses, PD Conditions, Open Space requirements, and General Notes on the PD Zoning Master Plan.
2. Substantial revisions to street layouts and parcels, including open spaces, north of NW 2nd Lane.
3. An update to the Development Schedule.

B. Consistency with the Comprehensive Plan & Unified Land Development Code:

The Jonesville Business Park PD has been identified as consistent with the Comprehensive Plan and ULDC during the Planned Development Application process. The Jonesville Business Park PD complies with the Alachua County Comprehensive Plan Future Land Use Element **Policy**

2.1.4 pertaining to all Activity Centers, and with **Policy 2.2.9** Jonesville Low Activity Center/Employment (open space, office/business park, institutional, and residential), as amended by Comprehensive Plan Amendment CPA-03-19, transmitted June 25, 2019. These two amended comprehensive plan policies are show below with added text underlined and removed text struck through:

Policy 2.1.4 A mixture of residential and non-residential land uses shall be provided in Activity Centers to reduce travel distances between different types of land uses and support pedestrian, bicycle and transit opportunities.

- (a) Mixed use development plans, including vertical and horizontal mixed uses, shall be allowable in all areas within Activity Centers.
- (b) In order to increase the variety of housing opportunities within walking distance of existing or future commercial and employment areas, residential uses shall be allowable as part of mixed use development in non-residential Future Land Use designations, in accordance with the following:
 - (1) Ratios of residential dwelling units to non-residential floor area shall be specified in the Land Development Code for mixed use development in accordance with this policy. The mixed use ratios will allow for existing commercial, office, or institutional uses within one-quarter mile of proposed residential development to be used in calculating the allowable number of residential units.
 - (2) Residential uses in mixed use development in accordance with this policy shall be physically and functionally integrated with existing or proposed non-residential uses.
- (c) Within residential Future Land Use designations in Activity Centers, commercial, office, or institutional uses shall be allowable as part of mixed use developments, Traditional Neighborhood Developments, or Transit Oriented Developments provided they are located within the same building as the residential uses, and do not exceed one third of the usable floor area of the building.
- (d) Development projects which exceed minimum size thresholds shall be required to provide a mix of residential and non-residential uses. Minimum thresholds for acreage and non-residential floor area shall be established in the Land Development Code.

Policy 2.2.9 Jonesville Low Activity Center/Employment (as amended by Comprehensive Plan Amendment CPA-03-19, transmitted June 25, 2019) follows. (NOTE: *the various sections entirely stricken by this comprehensive plan amendment are not shown below. Stricken text within remaining sections of Policy 2.2.9 is shown in strike through.*)

- (a) General
 - (1) It is the intent of this Activity Center plan to promote the area around the intersection of Newberry Road (State Road 26) and State Road 241 as a low intensity employment oriented focal point. In so doing, it should be developed as a mixed-use center (i.e., commercial, open space, office/business park, institutional, and residential), allowing for

- the general land use classifications identified on the ~~Activity Center Plan~~ Future Land Use Map
- (3) Land use boundaries are conceptual in nature and may be adjusted as necessary during the zoning and site plan review process; however, relative acreages shall remain the same.

(b) Land Use

- (1) Commercial activities shall be permitted, including a shopping center where commercial land use is designated on the Activity Center map, subject to Section 2.2.9.2.d. and phasing requirements.
- (2) All proposed development is required to be served by central water and sewer.
- (5) The office/business park designation (~~set in a campus like setting; see Design Features Section~~) may include such uses as administrative and professional offices (including medical clinics but excluding hospitals); corporate headquarters, including related supporting services and storage; sales and marketing offices; sales and service offices related to electronic equipment, computers and similar office equipment, including repair incidental to sales and service; data and communication centers including information processing facilities; research and development facilities; hotels and meeting facilities; government and community administrative facilities; light assembly of products from previously manufactured materials (for example jewelry, fabricated metal products, furniture, plastic and wood); industrial engineering and analysis facilities; business services such as office supplies, copy/print centers, medical supplies, pharmacies and travel agencies, ~~but excluding photofinishing laboratories except those that may be incidental to another primary business service~~; lending institutions; day care centers; technical colleges, business schools and job training centers; free-standing sit down restaurants, without drive through and having seating capacity greater than 150 seats; health clubs/recreation facilities; and their customary accessory uses. These uses shall be consistent with the policies set forth in this Activity Center, as well as any County land development regulations.
- a. Uses within an office/business park shall not generate noise, lighting, or any other effect that would be a nuisance to surrounding residential development.
- (9) The following minimum external buffers shall be required, as defined by the Buffer Matrix of the Future Land Use Element:
- a. All commercial development within the Activity Center abutting office, office/business park, or institutional shall establish and maintain a low-density buffer of at least 30 feet of width.
- b. All office/business park development abutting office development shall establish and maintain a low-density buffer of at least 25 feet in width.
- c. All office/business park, office, or institutional designations abutting residential development shall establish and maintain a medium-density buffer of at least 50 feet in width unless otherwise specified in a Planned Development.
- d. All residential uses of 4-8 dwelling units per acre abutting residential development of 1-4 dwelling units per acre shall establish and maintain a low-density buffer of at least 30 feet in width.

The proposed amended PD is also consistent with the Alachua County ULDC, Article 2, 405.04 (e), as shown below:

A Planned Development approved by the Board of County Commissioners prior to October 9, 2012 that has not expired shall be allowed to develop consistent with their existing Zoning Master Plan. The Zoning Master Plan may be amended notwithstanding the requirements in (c) and (d) above, provided the following is met:

1. The Amendment to the Zoning Master Plan does not change the types of non-residential use and/or increase or decrease the total square footage of non-residential use or number of residential units; or
2. For amendments that change the type of non-residential use and/or include an increase or decrease of up to 25% of the total square footage of non-residential use or number of residential units, the Planned Development shall develop consistent with the design standards for Traditional Neighborhood Development in Chapter 407, Article VII, sections 407.68, 407.69, 407.70, and 407.71.

This PD amendment proposes a decrease in the amount of non-residential development from 442,622 GSF to 222,662 GSF, an addition of a 166-unit Group Housing, and an increase from 300 residential units to 554 residential units. The increase in proposed residential development exceeds the threshold of a 25 percent increase for existing PDs. Therefore, future development of this PD must be consistent with design standards for Traditional Neighborhood Development in Chapter 407, Article 7, Sections 407.68, 407.69, 407.70, and 407.71.

The primary purpose of this PD amendment, as discussed with County Staff, is to revise the PD Zoning Master Plan to allow a high-quality, mixed-use, walkable development that is consistent with Traditional Neighborhood Design (TND) principles.

C. Analysis of Impact on Public Facilities and Services:

No additional impact on the adopted Levels of Services for public facilities is anticipated. The increase in residential density is expected to generate additional K-12 students and additional vehicular traffic. Public school concurrency and transportation system impacts will be determined at the time of development plan review and any mitigation will be required prior to issuance of a building permit.

III. ADDITIONAL PD GUIDELINES AND STANDARDS:

A. Allowable Uses:

The allowable uses for each Land Use Category are shown on the PD Zoning Master Plan.

B. Street and Parking Requirements:

The proposed major streets are depicted on the PD Zoning Master Plan including with the September submittal. They conform to the County's Corridor Design Manual and are integral to the high-quality, walkable mixed-use urban development that is planned for the undeveloped 64.9-acre area north of NW 2nd Lane. All minor streets and parking areas shall comply with the County Land Development regulations. Connectivity to the existing and future transportation system is maintained, which includes connections to Newberry Road, NW 143rd Street, Willow Walk Office Park and the adjoining acreage north of the 92.4-acre Jonesville Business Park PD.

A fundamentally revised and improved street plan is proposed for the undeveloped 64.9-acre area north of NW 2nd Lane. This is integral to and essential for the envisioned high-quality, mixed-use development consistent with Traditional Neighborhood Design (TND) principles. The proposed street plan changes from the existing PD Master Plan that was amended in 2015 include:

- Direct connection to the existing intersection of NW 140th Terrace and NW 2nd Lane;
- Reducing the number of street connections (from two to one) to NW 143rd ST (County Road 241, which is 2-lane, collector roadway) in the northern 64.9-acre area;
- Establishment of an interconnected network of streets (designed to serve motor vehicles, bicyclists and pedestrians) to support the envisioned mixed-use PD consistent with TND principles.

Except for the proposed direct street connection from the northern 64.9 acres to the existing intersection of NW 140th Terrace and NW 2nd Lane, no modifications to the streets and parking plans are proposed for the mostly developed, 27.5-acre area south of NW 2nd Lane and north of West Newberry Road (SR 26).

C. Buffers and Screening

Buffers and screening will be provided as shown on the amended PD Zoning Master Plan and are consistent with the Comprehensive Plan and ULDC. This PD amendment proposes expanded and reconfigured open space, with a reduction in allowable non-residential development in the open space from 10,000 GSF to 2,000 GSF. This will result in considerably improved buffering, more useable open space, and a more urban landscape.

D. Landscape and Irrigation

The proposed, amended PD Zoning Master Plan includes generous amounts of open space provided including 6.55 acres of Preserved Open Space and 4.13 acres of Common Open Space with a maximum of 2,000 GSF of non-residential development that will particularly serve the envisioned future high-quality, mixed-use development north of NW 2nd Lane. Such development will entail appropriate landscaping and irrigation that will be proposed and reviewed during subsequent development plan review.

This amendment will have no effect on the existing landscaping, irrigation or open space in the mostly developed area south of NW 2nd Lane.

E. Traffic Impact:

A detailed Traffic Impact Study will be performed during the first part of the 2019-2020 School Year. The timing reflects the importance of obtaining traffic counts during the school year rather than during the summer when schools are closed and UF and Santa Fe College are on summer schedules. Although this PD amendment entails a reduction in non-residential development from 442,622 GSF in the Existing PD to 222,622 GSF, residential development will increase from 300 residential units to 554 residential units. In addition, 166 Group Housing units are proposed, while none are allowed by the Existing PD. Additional traffic impacts due to the proposed PD are anticipated. Those impacts will be addressed during the development plan review stage and in accordance with the County's Transportation Mobility Plan and all other applicable regulations.

F. Utilities

This amendment will have no impact on utilities. Each of the utilities and their service providers are listed below:

Central Potable Water:	Gainesville Regional Utilities (GRU)
Central Sanitary Sewer:	Gainesville Regional Utilities (GRU)
Electric:	Clay Electric Cooperative (Clay Elec.)
Natural Gas:	Gainesville Regional Utilities (GRU)
Cable TV:	Cox Communications

IV. ENVIRONMENTAL ISSUES:

This amendment will have no additional impact on environmental resources. A Natural Resources Checklist has been previously submitted for this project. Additional environmental review will be performed during each of the development review stages.

V. PD PHASING SCHEDULE:

The existing Jonesville Business Park PD has a phasing buildout date of December 31, 2024. This PD amendment proposes a 10-year phasing schedule beginning with the Board of County Commissioners public hearing date, which would extend the buildout by six years to December 31, 2029. The proposed phasing schedule is provided in the following table:

Phase No.	Time Frame	Total Completed Res Dwelling Units		Total Completed Non-Res. (GSF)			
		Single or Multi Family	Group Housing	Business Park/Mixed Use	TND	Commercial/Retail	Community Open Space
1	EOY 2019 to EOY 2023	200	55	98,682	5,000	90,445	0
2	BOY 2024 to EOY 2026	400	110	98,682	7,500	110,000	1,000
3	BOY 2027 to EOY 2029	554	166	100,000	10,000	122,622	2,000

Notes:

1. The entire PD will be built out in 10 years, commencing from the date of PD rezoning resolution by the Board of County Commissioners.
2. Each of the 3 phases may be divided into multiple individual development phases.
3. The schedule depicted is the proposed buildout scenario, but may be adjusted due to market conditions.
4. BOY = Beginning of Year.
5. EOY = End of Year.

VI. CONTROL & LEGAL INSTRUMENT FOR MANAGEMENT OF COMMON AREAS:

The land within the limits of the Jonesville Business Park PD is currently under the ownership and control of Jonesville Plaza, LLC, and Steeplechase Surfacewater Management Association, Inc. The current and proposed common areas and Community Open Space areas are owned, operated, managed and maintained by the Steeplechase Surfacewater Management Association, Inc. The undeveloped 64.9-acre area north of NW 2nd Lane will be developed, owned and controlled by the Hankin Group subsequent to approval of this PD amendment.

**Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave, Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachua.fl.us>**

Submit Application to
Development Services Division

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)		
Number of Units	Number of Units	300 Multi-Family units already accounted for in prior PD.		
Level of Review	Preliminary	Final	Revised Preliminary	Revised Final

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.14 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.06 Middle School Multiplier	Student Stations
HIGH	units X 0.08 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.09 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

Contact: A.J. "Jay" Brown, Jr. PE

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

Contact: Gilbert Levy

* Additional Property Owner: Steeplechase Surfacewater Management Association, Inc.

CERTIFICATION

PROJECT NAME : Jonesville Business Park PD **PROJECT #:**

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

Approved based upon the following findings (see 2018-2019 Capacity Tables)

Elementary SCSA	Capacity Required
------------------------	-------------------

Capacity Available	Available Capacity
Capacity Available in 3 yrs	Available Capacity
Capacity Available in Adjacent SCSA	Available Capacity

Middle SCSA	Capacity Required
--------------------	-------------------

Capacity Available	Available Capacity
Capacity Available in 3 yrs	Available Capacity
Capacity Available in Adjacent SCSA	Available Capacity

High SCSA

Capacity Available	Available Capacity
Capacity Available in 3 yrs	Available Capacity
Capacity Available in Adjacent SCSA	Available Capacity

Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date:

Alachua County Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name:



Attachment 7

- **Environmental Resource Checklist**



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

Pursuant to Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, applications for land use change, zoning change, and development approval shall be required to submit an inventory of natural resource information. The inventory shall include site specific identification, analysis and mapping of each resource present on or adjacent to the site. The identification and analysis shall indicate information sources consulted.

Natural Resources Checklist:

Check "Yes" for each resource or resource characteristic identified and discuss and provide supporting material.

Check "N/A" for each resource or resource characteristic not present or otherwise relevant to the application.

- | | | | | |
|-----|-------------------------------------|-----|-------------------------------------|--|
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Waters (ponds, lakes, streams, springs, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wetlands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Surface Water or Wetland Buffers |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Floodplains (100-year) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Strategic Ecosystems (within or adjacent to mapped areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Habitat (biologically diverse natural areas) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Recreation/Conservation/Preservation Lands |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Significant Geological Features (caves, springs, sinkholes, etc.) |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | High Aquifer Recharge Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Wellfield Protection Areas |
| Yes | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> | Wells There are (6) existing wells onsite as shown on C2.0 |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Soils |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Mineral Resource Areas |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Topography/Steep Slopes |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Historical and Paleontological Resources |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Hazardous Materials Storage Facilities |
| Yes | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> | Contamination (soil, surface water, ground water) |

SIGNED:

PROJECT #

DATE: 07/29/2019

For assistance please visit the Alachua County Environmental Protection Department (ACEPD) website at <http://www.alachuacounty.us/government/depts/epd/natural/devchecklist.aspx> or contact ACEPD at (352) 264-6800. (version 5/20/05)



Attachment 8

- **PD Drawing Set**
 - a. **C0.0 – Cover Sheet**
 - b. **C1.0 – Approved PD ZMP**
 - c. **C1.1 – Revised PD ZMP**
 - d. **C2.0 – Conceptual Utility Plan**
 - e. **SUR-1 – Legal Description Map**
 - f. **SUR-2 – Topographic Map**

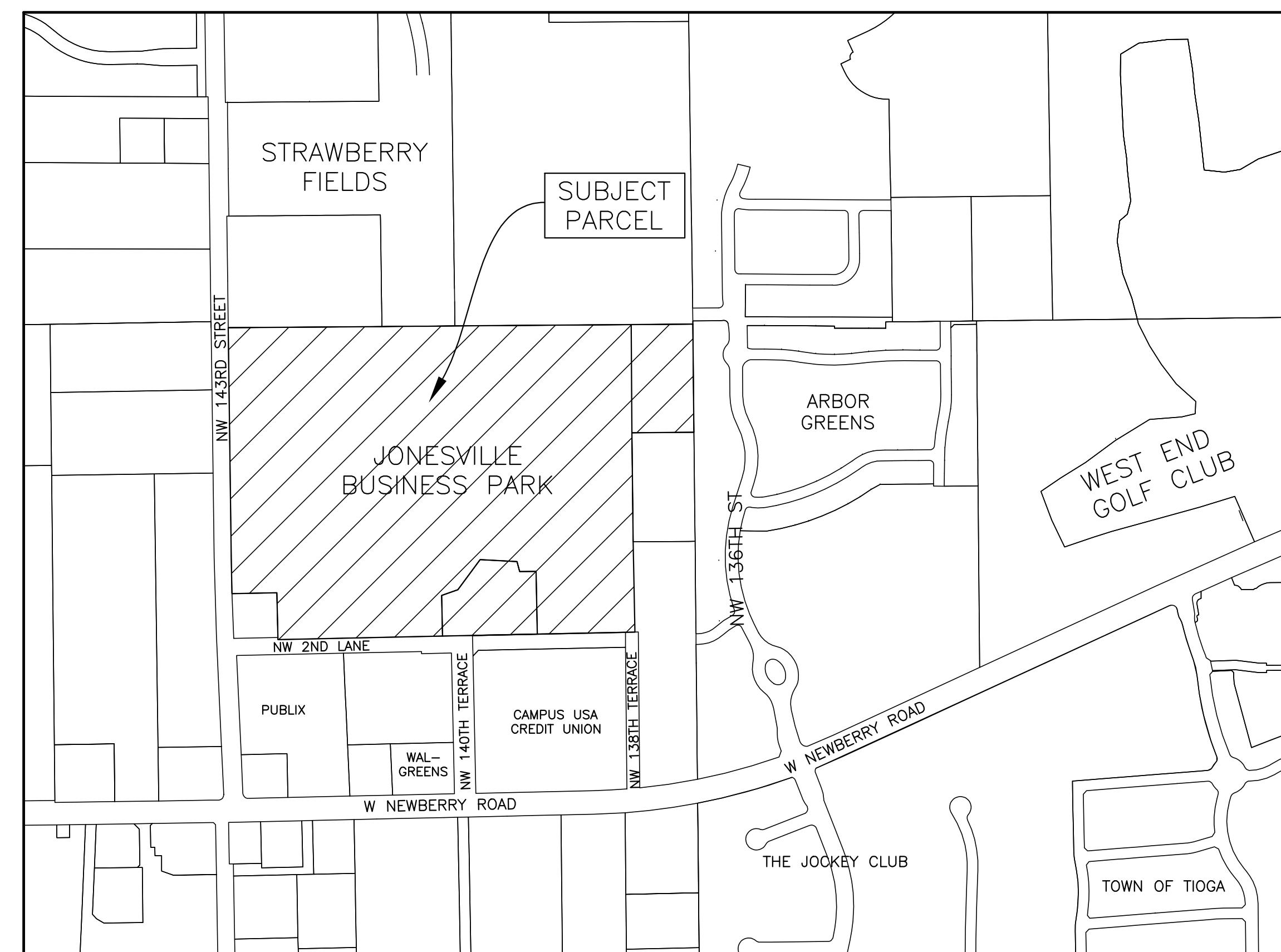
GENERAL DEVELOPMENT NOTES

1. PROJECT TITLE: JONESVILLE BUSINESS PARK PD REDEVELOPMENT
2. OWNER: THE HANKIN GROUP
3. ENGINEER: JBROWN PROFESSIONAL GROUP INC.
4. SURVEYOR: JBROWN PROFESSIONAL GROUP INC.
5. TAX PARCEL NO: 04341-001-000, 04341-001-005, 04341-002-000
6. PROJECT ADDRESS: 415 NW 143rd Street
7. PROJECT AREA: 64.9 AC. (TOTAL PD = 92.4 AC.)
8. SECTION: 3
9. TOWNSHIP: 10 S
10. RANGE: 18 E

**DRAWING SET
FOR AN AMENDMENT TO THE
JONESVILLE BUSINESS PARK,
MIXED USE PLANNED DEVELOPMENT
FOR
HANKIN GROUP**

SUBMITTAL SCHEDULE

MILESTONE	DATE
1. PD REZONING SUBMITTAL	JULY 29, 2019



LOCATION MAP

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THIS DOCUMENT IS ISSUED
FOR THE PURPOSE OF
REVIEW ONLY AND IS NOT
INTENDED FOR FINAL
PERMITTING, BIDDING, OR
CONSTRUCTION PURPOSES





Professional Group Inc.

CIVIL ENGINEERING • LAND SURVEYING • PLANNING
Fla. Board of Professional Engineers CA No. 3049

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbproggroup.com

SHEET TI

COVER SHEET

HANKIN GROUP

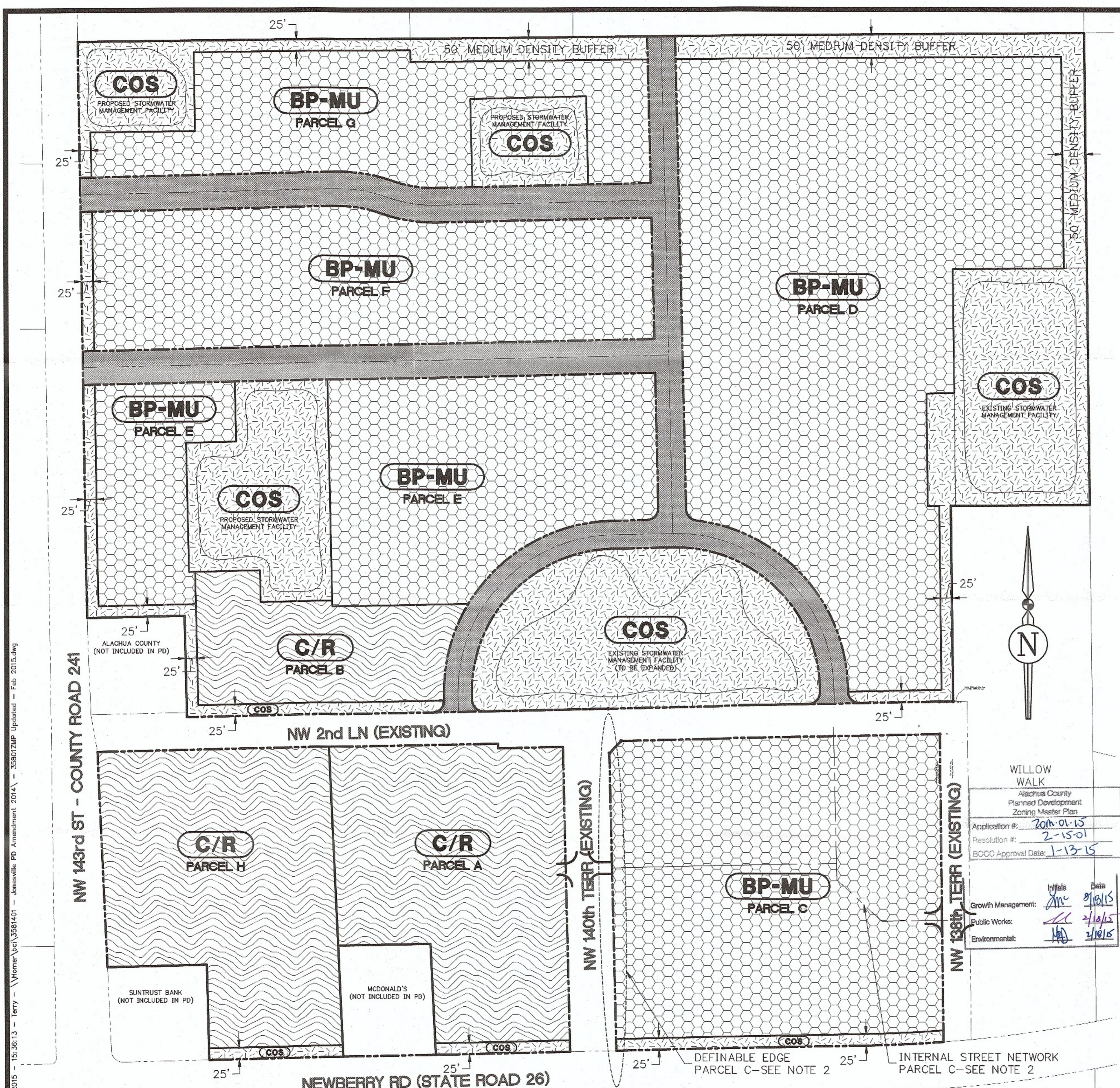
PROJECT: **JONESVILLE BUSINESS PARK PD REDEVELOPMENT**

DATE:

PROJECT NO:
356-19-07

SHEET NO: 600

SHEET NO:



DEVELOPMENT STANDARDS										
PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)				MAXIMUM HEIGHT (FT)	MAXIMUM FLOOR AREA RATIO
A	COMMERCIAL / RETAIL (C/R)	6.35	60,000	0	25	40	25	0	70	0.25
B	COMMERCIAL / RETAIL (C/R)	2.92	20,000	0	15	5	15	5	70	0.21
C	BUSINESS PARK - MIXED USE (BP-MU)	10.51	100,000	0	25	40	25	25	70	0.38
D	BUSINESS PARK - MIXED USE (BP-MU)	17.95	90,000	150	5	5	15	70	0.35	
E	BUSINESS PARK - MIXED USE (BP-MU)	9.18	65,000	110	15	5	15	5	70	0.35
F	BUSINESS PARK - MIXED USE (BP-MU)	4.00	40,000	65	15	5	15	5	70	0.35
G	BUSINESS PARK - MIXED USE (BP-MU)	5.44	30,000	50	5	15	15	5	48	0.35
H	COMMERCIAL / RETAIL (C/R)	6.52	62,622	0	25	40	0	30	70	0.25
—	EXISTING OPEN SPACE (COS)	18.30	10,000	0	15' FROM MAJOR ROADWAYS & TOP OF RETENTION BASINS				20	0.10
—	MAJOR ROADWAYS	7.40	0	0	N/A				N/A	N/A

DEVELOPMENT SCHEDULE										
BOCC APPROVAL 1/23/2015										
DEVELOPMENT PHASING SCHEDULE										
82,450 SF - COMMERCIAL / RETAIL USE BY 98,682 SF - BUSINESS / MIXED USE 2014 (EXISTING)										
15,000 SF - COMMERCIAL / RETAIL USE 20,000 SF - BUSINESS / MIXED USE BY EOY 2017										
15,000 SF - COMMERCIAL / RETAIL 20,000 SF - BUSINESS / MIXED USE BY EOY 2020										
60,000 SF - COMMERCIAL / RETAIL 60,000 SF - BUSINESS / MIXED USE 150 SF - COMMUNITY USE BY EOY 2022										
10,172 SF - COMMERCIAL / RETAIL 99,999 SF - BUSINESS / MIXED USE 10,000 SF - COMMUNITY USE BY 150 SF - RESIDENTIAL UNITS BY EOY 2024										
1. THE ENTIRE PD WILL BE BUILT OUT WITHIN 10 YEARS.										
2. EACH OF THE FOUR PHASES MAY BE DIVIDED INTO MULTIPLE INDIVIDUAL DEVELOPMENT PHASES.										
3. THE SCHEDULE DEPICTED IS THE PROPOSED BUILDOUT SCHEDULE, BUT MAY BE ADJUSTED DUE TO MARKET CONDITIONS.										
4. EOY = END OF YEAR.										

LAND USE DATA					
MAP HATCH PATTERN	LAND USE CATEGORY	AREA (AC.)	ALLOWABLE NON-RESIDENTIAL (%)	ALLOWABLE NO. RESIDENTIAL UNITS	
COMMERCIAL/RETAIL (C/R)	COMMERCIAL / RETAIL (C/R)	15.66	17.0	142,622	N/A
BUSINESS PARK - MIXED USE (BP-MU)	BUSINESS PARK - MIXED USE (BP-MU)	51.01	55.2	299,999	300
COMMUNITY OPEN SPACE (COS)	EXISTING STORMWATER MANAGEMENT FACILITY	18.30	19.8	10,000	N/A
RIGHTS-OF-WAY	RIGHTS-OF-WAY	7.40	8.0	N/A	N/A
	TOTALS	92.38	100.00	452,621	300

ALLOWABLE USES										
1. COMMERCIAL / RETAIL: RETAIL SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL INSTITUTIONS, MEDICAL AND PROFESSIONAL OFFICES, COCKTAIL LOUNGES, HOTELS, MOTELS, INNS, BED & BREAKFASTS, HOTEL MOTELS, COMMERCIAL RECREATION, AND ENTERTAINMENT; STORMWATER MANAGEMENT FACILITIES.										
2. BUSINESS PARK - MIXED USE: ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL CLINICS BUT EXCLUDING HOSPITALS); CORPORATE HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STAFFING; MANUFACTURING AND MANUFACTURING OFFICES; SALE OF EQUIPMENT, COMPUTER EQUIPMENT, ELECTRONIC EQUIPMENT, CONSTRUCTION AND SIMILAR OFFICE EQUIPMENT, INCLUDING REPAIR INCIDENTAL TO SALES AND SERVICE, DATA AND COMMUNICATION CENTERS INCLUDING INFORMATION PROCESSING FACILITIES, RESEARCH AND DEVELOPMENT FACILITIES; HOTELS AND MOTELS; HOTEL MOTELS; INNS; BED & BREAKFASTS; COMMERCIAL FACILITIES; ASSEMBLY OF PRODUCTS FROM PREVIOUSLY MANUFACTURED MATERIALS (FOR EXAMPLE, JEWELRY, FABRICATED METAL PRODUCTS, FURNITURE, PLASTIC AND WOOD); INDUSTRIAL ENGINEERING AND ANALYSIS FACILITIES; BUSINESS SERVICES SUCH AS OFFICE AGENCIES, BUT DOCUMENTATION OF THE PROVIDED SERVICES EXCLUDED; FACILITIES PROVIDED AS ADDITIONAL OFFICES TO ANOTHER PRIMARY BUSINESS; LENDING INSTITUTIONS; DAY CARE CENTERS; TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS; FREE-STANDING SITE DOWNSTAIRS/UPSTAIRS; COMMERCIAL DRUGSTORES; HOTELS AND MOTELS WITH MORE THAN 150 SEATS; HEALTH CLUBS; RECREATION FACILITIES; AND THEIR CUSTOMARY ACCESSORY USES; NURSING HOMES, CHURCHES, VETERINARY OFFICES AND FACILITIES, GOVERNMENT AND COMMUNITY USES; AND COMPLETELY RESIDENTIAL USES ALLOWED BY COUNTY REGULATIONS FOR MEDIUM-DENSITY PARCELS AS RESIDENTIAL UNITS DESIGNED TO BE INTEGRATED WITH COMMERCIAL BUILDINGS, ROWHOUSES, TOWNHOMES, OR OTHER DETACHED URBAN RESIDENTIAL UNITS DESIGNED TO OBTAIN A COMPLEMENTARY MIXED-USE DEVELOPMENT; STORMWATER MANAGEMENT FACILITIES.										
3. COMMUNITY OPEN SPACE: STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPING, PATHWAYS.										
4. MAJOR ROADS: TRANSPORTATION USES INCLUDING STREETS, CURBING, SIDEWALKS, UTILITIES, LANDSCAPING, STREET SURFACING, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAYS.										

PD CONDITIONS RESOLUTION Z-15-01 (ZOM-15) (ZOM-15)										
1. ALL DEVELOPMENT WITHIN THE JONESVILLE BUSINESS PARK MIXED-USE PD SHALL BE CONSISTENT WITH THE PERMITTED USES AND DESIGN GUIDELINES OF THE ZONING MASTER PLAN SPECIFIED ON AND ADOPTED WITH THESE PD CONDITIONS.										
2. OUTDOOR STORAGE OF MATERIALS AND BULK STORAGE OF HAZARDOUS MATERIALS SHALL BE PROHIBITED.										
3. ALL NON-RESIDENTIAL USES SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE ALACHUA COUNTY HAZARDOUS MATERIALS MANAGEMENT CODE, AND SHALL CONFORM WITH THE PERFORMANCE STANDARDS OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE.										
4. ANY NON-RESIDENTIAL DEVELOPMENT WITHIN THE BUSINESS PARK ABUTTING RESIDENTIAL DEVELOPMENT TO THE NORTH AND EAST SHALL ESTABLISH AND MAINTAIN A MEDIUM DENSITY BUFFER OF AT LEAST 50 FEET IN WIDTH.										
5. DEVELOPMENT SHALL BE PHASED CONSISTENT WITH JONESVILLE ACTIVITY CENTER POLICIES RELATING TO TRAFFIC AS SPECIFIED IN POLICY 2.5.3.2. TO ENSURE CONSISTENCY, A TRAFFIC IMPACT ANALYSIS AND TRAFFIC CIRCULATION PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVED PRIOR TO APPLICATION FOR FINAL DEVELOPMENT APPROVAL.										
6. ANY TRAFFIC MITIGATION AGREEMENTS SHALL BE ASSUMED BY THE DEVELOPER BY DEVELOPMENT AGREEMENTS OR OTHER METHODS CONSISTENT WITH JONESVILLE ACTIVITY CENTER POLICIES AND IN PLACE PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY.										
7. THE PD IS ELIGIBLE TO UTILIZE THE EXISTING PRELIMINARY CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE FOR TRANSPORTATION UNTIL JANUARY 24th, 2018 PER THE EXTENSION GRANTED ON 5/20/2017. AFTER THAT DATE, THE PD SHALL OBTAIN A NEW TRANSPORTATION PLAN APPLICATION AND SUBMIT A NEW PRELIMINARY CERTIFICATE OF LEVEL OF SERVICE COMPLIANCE WITH UDC 407.118(c) OR ENTER INTO A MULTI-MODAL TRANSPORTATION MITIGATION AGREEMENT WITH THE COUNTY.										
8. ALL STREETS SHALL BE CONSTRUCTED TO THE DESIGN PARAMETERS OF THE ALACHUA COUNTY CORRIDOR DESIGN MANUAL AND THE CONSTRUCTION STANDARDS OF THE ALACHUA COUNTY UNIFIED LAND DEVELOPMENT CODE.										
9. THE FINAL LOCATION OF INTERNAL ROADWAYS, STORMWATER MANAGEMENT FACILITIES AND BUILDING CONSTRUCTION MAY BE SLIGHTLY ADJUSTED TO MINIMIZE THE IMPACTS TO ADJACENT PROPERTIES AND NATURAL FEATURES.										
10. THE PROPOSED ACCESS POINTS ALONG COUNTY ROAD 241 MUST BE REVIEWED AND APPROVED BY THE ALACHUA COUNTY PUBLIC WORKS DEPARTMENT.										



DEVELOPMENT PHASING SCHEDULE								
BOCC APPROVAL 11/26/2019								
PHASE No.	TIME FRAME	COMPLETED UNITS		TOTAL COMPLETED NON-RESIDENTIAL (GSF)				
		SF OR MF RESIDENTIAL	GROUP HOUSING	BUSINESS PARK / MIXED USE	COMMERCIAL / RETAIL	TND	COMMUNITY OPEN SPACE	
1	EOY 2019 TO EOY 2023	200	55	98,682	90,445	5,000	0	
2	BOY 2024 TO EOY 2026	400	110	98,682	110,000	7,500	1,000	
3	BOY 2027 TO EOY 2029	554	166	100,000	122,622	10,000	2,000	

LAND USE DATA						
MAP HATCH PATTERN	LAND USE CATEGORY	AREA		MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	
		(AC.)	(%)			
	COMMERCIAL/RETAIL (C-R)	12.87	13.93%	122,622	0	
	BUSINESS PARK – MIXED USE (BP-MU)	10.51	11.38%	100,000	0	
	GROUP HOUSING (GH)	11.78	12.76%	0	166	
	TND (TND)	41.53	44.97%	10,000	554	
	COMMON OPEN SPACE (COS)	4.13	4.47%	2,000	0	
	PRESERVED OPEN SPACE (POS)	6.55	7.09%	0	0	
	MAJOR ROADWAY RIGHTS-OF-WAY	4.99	5.40%	0	0	
	TOTALS:	92.36	100%	230,000	720	

DEVELOPMENT STANDARDS										
PARCEL	LAND USE CATEGORY	AREA (AC.)	MAXIMUM ALLOWABLE NON-RESIDENTIAL (GSF)	MAXIMUM ALLOWABLE RESIDENTIAL UNITS	MINIMUM BUILDING SETBACKS (FT)				MAXIMUM BUILDING HEIGHT (FT)	MAXIMUM FLOOR AREA RATIO
					FRONT	REAR	SIDE – STREET	SIDE – INTERIOR		
A	COMMERCIAL/RETAIL (C-R)	6.35	60,000	0	40	25	25	0	70	0.25
B	TND (TND)	41.53	10,000	554	5	10	10	0	60	2.5
C	BUSINESS PARK – MIXED USE (BP-MU)	10.51	100,000	0	40	25	25	25	70	0.38
D	GROUP HOUSING (GH)	11.78	0	166	15	15	15	0	60	2.0
E	PRESERVED OPEN SPACE (POS)	6.55	0	0	N/A				N/A	N/A
F	COMMUNITY OPEN SPACE (COS)	3.39	2,000	0	10	10	10	10	60	1.0
G	COMMUNITY OPEN SPACE (COS)	0.74	0	0	N/A				N/A	N/A
H	COMMERCIAL/RETAIL (C-R)	6.52	62,622	0	40	25	30	0	70	0.25
–	MAJOR ROADWAY RIGHTS-OF-WAY	4.99	0	0	N/A				N/A	N/A

ALLOWABLE USES

1. COMMERCIAL / RETAIL:

RETAIL SALES, PROFESSIONAL SERVICES, BUSINESS SERVICES, PERSONAL SERVICES, RESTAURANTS, FINANCIAL INSTITUTIONS, MEDICAL AND PROFESSIONAL OFFICES, COCKTAIL LOUNGES, BARS AND NIGHTCLUBS, GOVERNMENT AND COMMUNITY USES, COMMERCIAL RECREATION, AND ENTERTAINMENT, STORMWATER MANAGEMENT FACILITIES.

2. BUSINESS PARK – MIXED USE:

ADMINISTRATIVE AND PROFESSIONAL OFFICES (INCLUDING MEDICAL CLINICS BUT EXCLUDING HOSPITALS); ASSISTED LIVING FACILITIES; INDEPENDENT LIVING FACILITIES; MEMORY CARE FACILITIES; SENIOR CARE FACILITIES; CORPORATE HEADQUARTERS, INCLUDING RELATED SUPPORTING SERVICES AND STORAGE; SALES AND MARKETING OFFICES; RESEARCH AND DEVELOPMENT FACILITIES; GOVERNMENT AND COMMUNITY ADMINISTRATIVE FACILITIES; LENDING INSTITUTIONS; DAY CARE CENTERS; TECHNICAL COLLEGES, BUSINESS SCHOOLS AND JOB TRAINING CENTERS; HEALTH CLUBS/RECREATION FACILITIES; AND THEIR CUSTOMARY ACCESSORY USES; CHURCHES, VETERINARY OFFICES AND FACILITIES, GOVERNMENT AND COMMUNITY USES, MULTI-FAMILY RESIDENTIAL, STORMWATER MANAGEMENT FACILITIES.

3. TND:

USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR TND/TOD.

4. GROUP HOUSING:

USES PER ALACHUA COUNTY ULDC CHAPTER 404, ARTICLE 2 USE TABLE FOR GROUP HOUSING.

5. COMMUNITY OPEN SPACE:

STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPING, PATHWAYS.

6. PRESERVED OPEN SPACE:

STORMWATER MANAGEMENT FACILITIES, ACTIVE AND PASSIVE RECREATION FACILITIES, COMMUNITY/CIVIC USES, COMMUNITY MAINTENANCE FACILITIES, LANDSCAPING, PATHWAYS BUT ALLOW STORMWATER MANAGEMENT FACILITIES ONLY IF AREA IS NOT INCLUDED IN THE 10% REQUIRED BY COUNTY OPEN SPACE CRITERIA.

7. MAJOR ROADWAYS:

TRANSPORTATION USES INCLUDING STREETS, CURBING, SIDEWALKS, UTILITIES, LANDSCAPING, STREET FURNITURE, STORMWATER DRAINAGE, AND OTHER USES TYPICALLY ALLOWED WITHIN COUNTY RIGHTS-OF-WAYS.

PD CONDITIONS RESOLUTION Z-10-19 (ZOM 10-19)

1. ALL DEVELOPMENT WITHIN THE JONESVILLE BUSINESS PARK MIXED-USE PD SHALL BE CONSISTENT WITH THE PERMITTED USES AND DESIGN GUIDELINES OF THE ZONING MASTER PLAN SPECIFIED ON AND ADOPTED WITH THESE PD CONDITIONS
2. OUTDOOR STORAGE OF MATERIALS AND BULK STORAGE OF HAZARDOUS MATERIALS SHALL BE PROHIBITED.
3. THE DEVELOPER SHALL DEDICATE A TEN-FOOT STRIP OF LAND THE LENGTH OF THE PROPERTY ADJACENT TO THE RIGHT-OF-WAY ALONG COUNTY ROAD 241 AND CONSTRUCT A 6-FOOT WIDE SIDEWALK CONNECTING TO EXISTING SIDEWALKS TO THE NORTH AND SOUTH.
4. PEDESTRIAN AND BICYCLE FACILITY CONNECTIONS TO SURROUNDING DEVELOPMENTS SHALL BE REQUIRED. THE LOCATION OF THESE FACILITIES TO BE DETERMINED DURING THE DEVELOPMENT REVIEW PROCESS.
5. A SINGLE FINANCIAL INSTITUTION WITH A DRIVE-THROUGH FACILITY IS PERMITTED WITHIN PARCEL 'C'.

GENERAL NOTES

1. THE LOCATION AND BOUNDARIES FOR EACH LAND USE AREA AND MAJOR ROADWAYS ARE NOT INTENDED TO BE EXACT. THE DRC IS HEREBY AUTHORIZED TO APPROVE ADJUSTMENTS REQUESTED BY THE DEVELOPER TO ALL OF THE LAND USE BOUNDARIES DURING THE DEVELOPMENT REVIEW PROCESS.
2. STORMWATER MANAGEMENT FACILITIES (SMF'S) ARE ALLOWED IN ALL LAND USE CATEGORIES, EXCEPT PRESERVED OPEN SPACE. THE GENERAL LOCATION OF SMF'S ARE SHOWN HEREIN, BUT ARE SUBJECT TO CHANGE DURING THE DEVELOPMENT REVIEW PROCESS.
3. PARCELS A, C AND H INCLUDE A 25 FOOT WIDE LANDSCAPED SETBACK ADJACENT TO NEWBERRY RD. THESE LANDSCAPE SETBACKS ARE PROVIDED AS COMMUNITY OPEN SPACE.

OPEN SPACE

1. IN ACCORDANCE WITH ALACHUA COUNTY COMPREHENSIVE PLAN (2011–2030) POLICY 5.2, PREVIOUS OPEN SPACE SHALL BE PROVIDED ON AT LEAST 10% OF THE DEVELOPMENT SITE. THIS REQUIREMENT IS FOR ALL OF THE PD LAND NORTH OF NW 2nd LANE (64.86 AC). THIS IS BEING SATISFIED BY THE 6.55 AC (10.10%) OF PRESERVED OPEN SPACE AREA (POS) PROVIDED ON THE NORTHEAST SIDE OF THE PROPERTY, WHICH IS CONTIGUOUS AND ON THE PERIMETER OF THE PROPERTY.
2. PARCELS A AND C INCLUDE PREVIOUSLY APPROVED DEVELOPMENT PLANS. OPEN SPACE CREDIT WAS PROVIDED BY PREVIOUS DEVELOPMENT PLANS, WHICH SATISFIED THE OPEN SPACE REQUIREMENTS. THE PROVIDED OPEN SPACE AREA APPROVED FOR PARCELS A AND C ARE:

PARCEL A: 1.51 AC.

PARCEL C: 2.34 AC.

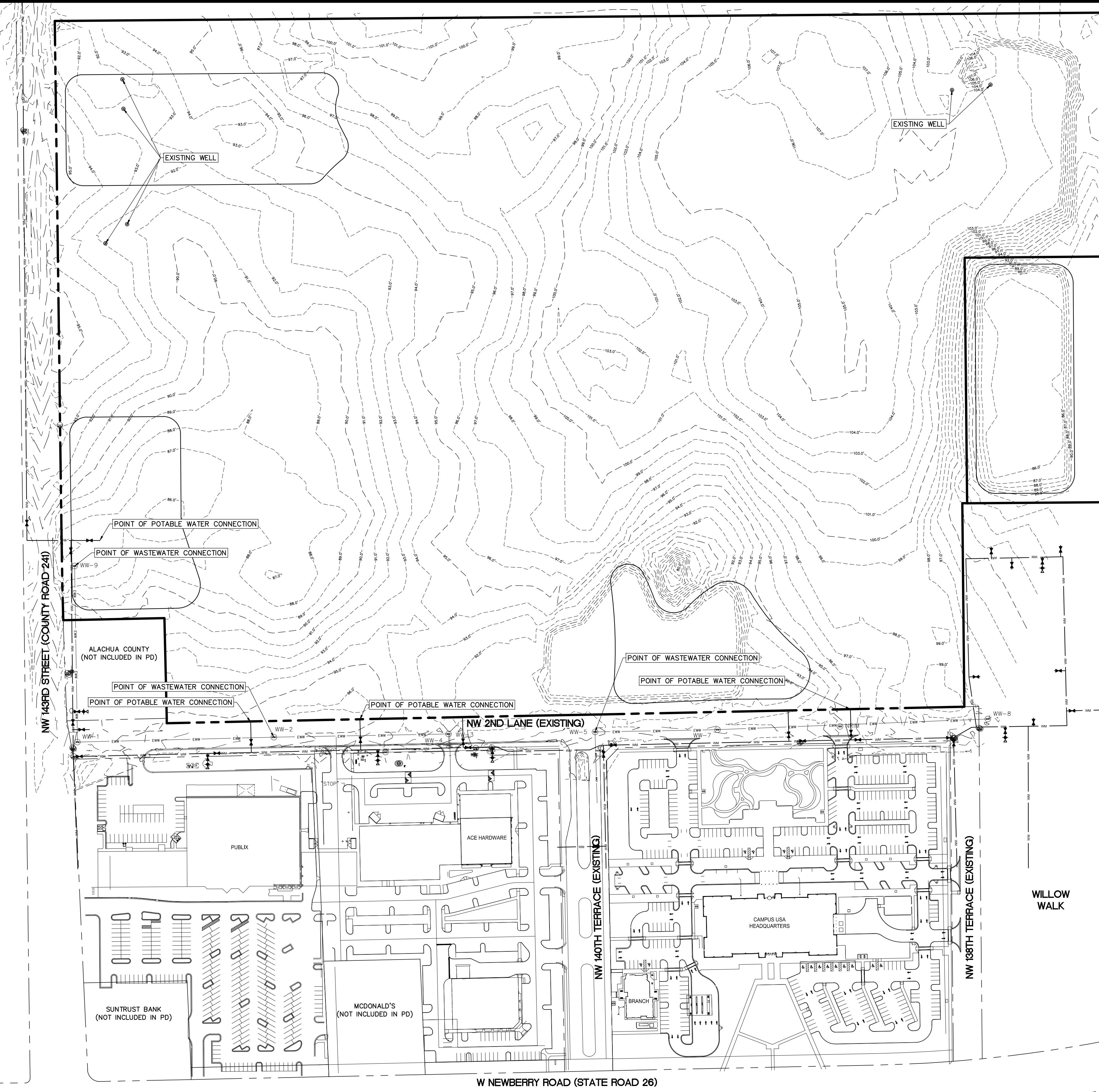
REVISIONS

1. ZOM-06-08: TO ALLOW FINANCIAL INSTITUTIONS ON PARCEL C (06/10/2008).
2. ZOM-01-15: TO EXPAND PD BY ADDING PARCEL H (01/13/2015).
3. ZOM-10-19: UPDATE PD NORTH OF NW 2ND LANE (11/26/2019)



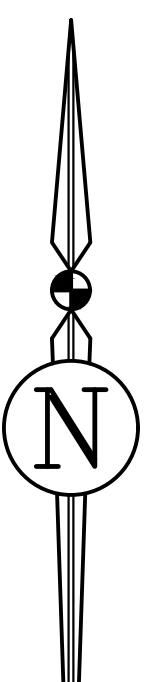
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbproggroup.com

HEET TITLE:	PD ZONING MASTER PLAN - REVISED	DATE: SEPTEMBER 2019
CLIENT:	HANKIN GROUP	PROJECT NO: 356-19-07
PROJECT:	JONESVILLE BUSINESS PARK PD REDEVELOPMENT	SHEET NO: C1.1



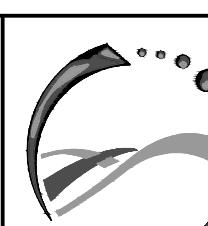
GENERAL UTILITY NOTES

1. POTABLE WATER & FIRE PROTECTION – THE ENTIRE PROJECT AREA WILL BE SERVED BY THE EXISTING WATER MAIN SYSTEM EXISTING ALONG NW 140TH TERRACE, NW 2ND LANE, S.R. 26, AND C.R. 241. ALL POINTS OF THE PROJECT AREA WILL BE SERVED BY THE GRU WATER SYSTEM, WHICH IS AVAILABLE FOR CONNECTION AT MULTIPLE LOCATIONS AS TYPICALLY INDICATED ON THIS DRAWING.
 2. SANITARY SEWER – THE PROJECT AREA IS SERVED BY AN EXISTING GRAVITY SEWER MAIN NETWORK CONSTRUCTED ALONG NW 140TH TERRACE, NW 2ND LANE, S.R. 26, AND C.R. 241. ALL POINTS OF THE PROJECT AREA WILL BE SERVED BY GRU SANITARY SEWER, WHICH IS AVAILABLE FOR CONNECTION AT MULTIPLE LOCATIONS AS TYPICALLY INDICATED ON THIS DRAWING.
 3. ELECTRIC – PRIMARY ELECTRIC SERVICE IS AVAILABLE ALONG NW 140TH TERRACE, NW 2ND LANE, S.R. 26, AND C.R. 241 TO SERVE THE SITE. THE ELECTRIC UTILITY PROVIDER IS CLAY ELECTRIC CO-OP. THE PROJECT WILL BE SERVED WITH UNDERGROUND ELECTRIC SERVICES. CONNECTION LOCATIONS WILL OCCUR WITHIN THE PROPOSED MAJOR ROADWAY RIGHTS-OF-WAY OR ADJACENT PUE'S.
 4. TELEPHONE – TELECOMMUNICATION LINES ARE AVAILABLE ALONG NW 140TH TERRACE, NW 2ND LANE, S.R. 26, AND C.R. 241 TO SERVE THE SITE. THE TELEPHONE SERVICE PROVIDER IS AT&T. ALL TELEPHONE SERVICE WILL BE UNDERGROUND. CONNECTION LOCATIONS WILL OCCUR WITHIN THE PROPOSED MAJOR ROADWAY RIGHTS-OF-WAY OR ADJACENT PUE'S.
 5. CABLE TV – CABLE TV LINES ARE AVAILABLE ALONG NW 140TH TERRACE, NW 2ND LANE, S.R. 26, AND C.R. 241 TO SERVE THE SITE. THE CABLE TV SERVICE PROVIDER IS COX COMMUNICATIONS. ALL CABLE TV LINES WILL BE UNDERGROUND. CONNECTION LOCATIONS WILL OCCUR WITHIN THE PROPOSED MAJOR ROADWAY RIGHTS-OF-WAY OR ADJACENT PUE'S.
 6. NATURAL GAS – NATURAL GAS LINES ARE AVAILABLE ALONG NEWBERRY RD. & C.R. 241 TO SERVE THE SITE. THE NATURAL GAS SERVICE PROVIDER IS GRU. ALL NATURAL GAS SERVICES WILL BE UNDERGROUND. CONNECTION LOCATIONS WILL OCCUR WITHIN THE PROPOSED MAJOR ROADWAY RIGHTS-OF-WAY OR ADJACENT PUE'S.
 7. UTILITY SERVICE CONNECTIONS ARE ALREADY PROVIDED FOR ALL OF THE EXISTING DEVELOPMENT ALONG NEWBERRY ROAD SOUTH OF NW 2ND LANE.
 8. POINT OF CONNECTIONS FOR FUTURE DEVELOPMENT NORTH OF NW 2ND LANE ARE SHOWN HERON.



A horizontal scale bar with tick marks at 120, 60, 0, 120, 240, and 360. The segments between 0 and 120, and between 120 and 240, are white. The segments between 240 and 360, and the segments to the left of 0 and to the right of 360, are black. Below the scale bar, the text "SCALE 1" = 120' is centered.

JR., P.E. O. 43879	<u>PRELIMINARY</u> NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF REVIEW ONLY AND IS NOT INTENDED FOR FINAL PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.	





JBrown

Professional Group Inc

ENGINEERING • LAND SURVEYING • PLANNING
I of Professional Engineers CA No. 30495

3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (352) 375-8999 • FAX: (352) 375-0833
E-MAIL: contact@jbproggroup.com

SHEET TITI

CONCEPTUAL UTILITY PLAN

HANKIN GROUP

PROJECT:
**JONESVILLE BUSINESS PARK
PD REDEVELOPMENT**

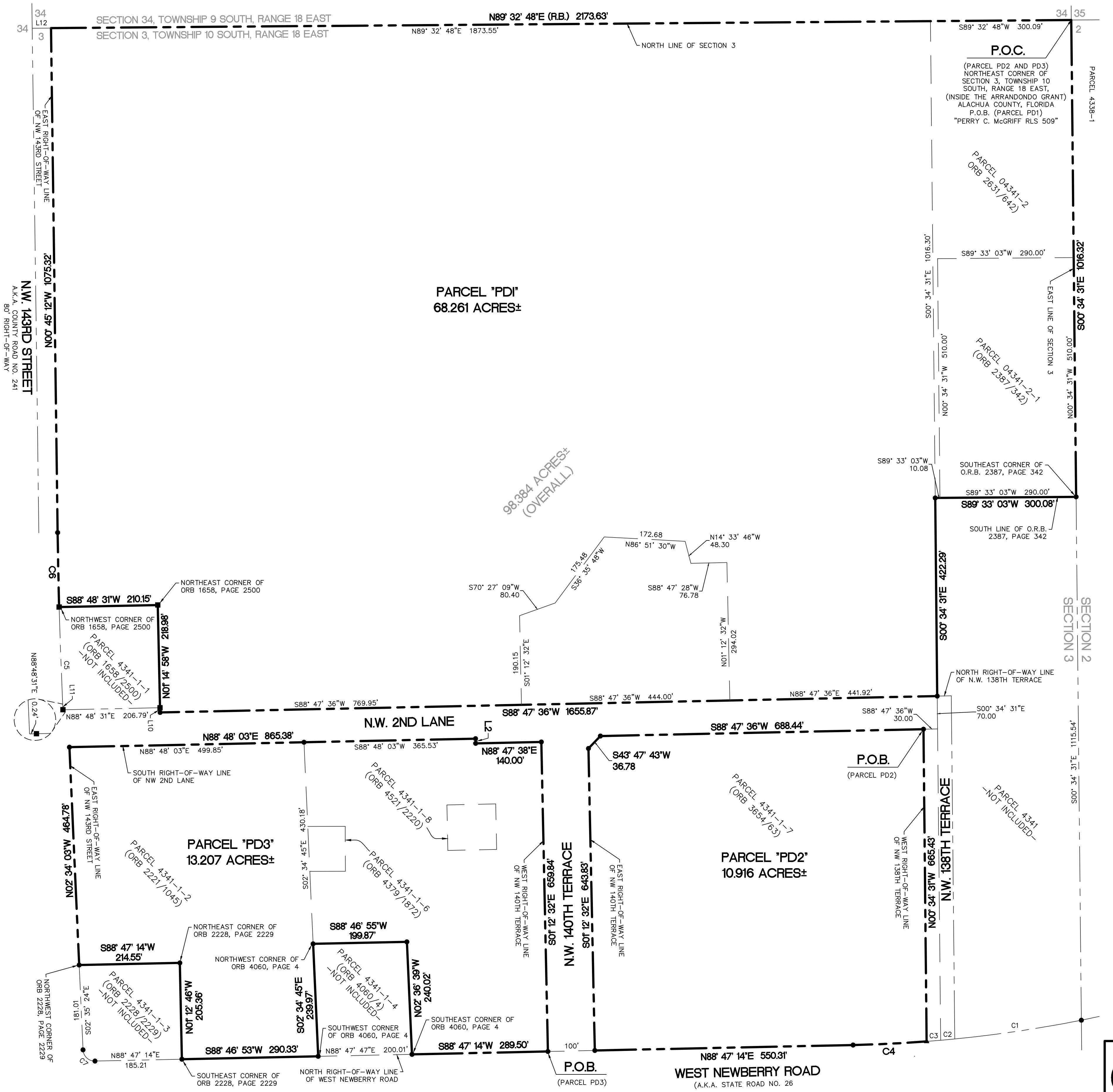
DATE: **JULY 2019**

PROJECT NO: **356-19-07**

SHEET NO: **C2.0**

SKETCH OF LEGAL DESCRIPTION ONLY

LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST,
WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA
(NOT A BOUNDARY SURVEY)



DESCRIPTION: (BY SURVEYOR) - PARCEL "PD1" (JONESVILLE BUSINESS PARK)
LANDS DESCRIBED IN O.R.B. 2387, PAGE 344 AND O.R.B. 2387, PAGE 342 AND PART OF LANDS DESCRIBED IN O.R.B. 2631, PAGE 642, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 3, AND RUN THENCE SOUTH 00°34'11"EAST, ALONG THE EAST LINE OF SAID SECTION, 1016.32 FEET TO THE SOUTHEAST CORNER OF SAID O.R.B. 2387, PAGE 342; THENCE SOUTH 89°33'03"WEST, ALONG THE SOUTH LINE OF SAID O.R.B. 2387, PAGE 342, A DISTANCE OF 300.08 FEET; THENCE SOUTH 00°34'11"EAST, A DISTANCE OF 422.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW. 2ND LANE; THENCE SOUTH 88°47'36"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1655.87 FEET; THENCE NORTH 01°14'58"WEST, A DISTANCE OF 218.98 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 1658, PAGE 2500; SAID RECORDS; THENCE SOUTH 88°48'31"WEST, A DISTANCE OF 210.15 FEET TO THE NORTHWEST CORNER OF SAID O.R.B. 1658, PAGE 2500 AND THE EAST RIGHT-OF-WAY LINE OF NW. 143RD STREET (A.K.A. COUNTY ROAD NO. 241), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1421.52 FEET, A CENTRAL ANGLE OF 0°50'49" AND A CHORD BEARING AND DISTANCE OF NORTH 01°09'31"WEST - 168.81 FEET; THENCE NORTHERLY, ALONG SAID CURVE AND ALONG SAID EAST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 168.81 FEET TO THE END OF SAID CURVE; THENCE NORTH 00°45'12"WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1075.32 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE NORTH 89°32'48"EAST, ALONG SAID NORTH LINE, A DISTANCE OF 2173.63 FEET TO THE SAID POINT-OF-BEGINNING.

CONTAINING 68.261 ACRES, MORE OR LESS.

TOGETHER WITH:
DESCRIPTION: (BY SURVEYOR) - PARCEL "PD2" (JONESVILLE BUSINESS PARK)
LANDS DESCRIBED IN O.R.B. 3564, PAGE 63, OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 3, AND RUN THENCE SOUTH 00°34'11"EAST, ALONG THE EAST LINE OF SAID SECTION, 1016.32 FEET TO THE SOUTHEAST CORNER OF SAID O.R.B. 2387, PAGE 342; THENCE SOUTH 89°33'03"WEST, ALONG THE SOUTH LINE OF SAID O.R.B. 2387, PAGE 342, A DISTANCE OF 300.08 FEET; THENCE SOUTH 00°34'11"EAST, A DISTANCE OF 422.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW. 2ND LANE; THENCE CONTINUE SOUTH 00°34'11"EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°47'36"WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NW. 138TH TERRACE AND THE SOUTH RIGHT-OF-WAY LINE OF NW. 2ND LANE; THENCE CONTINUE SOUTH 88°47'36"WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 688.44 FEET; THENCE SOUTH 43°47'43"WEST, A DISTANCE OF 36.79 FEET TO THE EAST RIGHT-OF-WAY LINE, A DISTANCE OF 688.44 FEET; THENCE SOUTH 87°11'30"EAST - 156.85 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, AN ARC DISTANCE OF 156.87 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF NW. 138TH TENACE; THENCE NORTH 00°34'11"WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 665.43 FEET TO THE SAID POINT-OF-BEGINNING.

CONTAINING 10.916 ACRES, MORE OR LESS.

TOGETHER WITH:

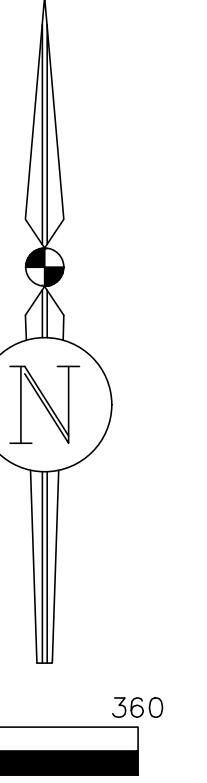
DESCRIPTION: (BY SURVEYOR) - PARCEL "PD3" (JONESVILLE BUSINESS PARK)
LANDS DESCRIBED IN O.R.B. 2221, PAGE 1045 AND O.R.B. 4221, PAGE 1171 AND O.R.B. 3541, PAGE 45 AND PART OF LANDS DESCRIBED IN O.R.B. 2631, PAGE 642, ALL OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, WITHIN THE ARREDONDO GRANT, ALACHUA COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 3, AND RUN THENCE SOUTH 00°34'11"EAST, ALONG THE EAST LINE OF SAID SECTION, 1016.32 FEET TO THE SOUTHEAST CORNER OF SAID O.R.B. 2387, PAGE 342; THENCE SOUTH 89°33'03"WEST, ALONG THE SOUTH LINE OF SAID O.R.B. 2387, PAGE 342, A DISTANCE OF 300.08 FEET; THENCE SOUTH 00°34'11"EAST, A DISTANCE OF 422.29 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NW. 2ND LANE; THENCE CONTINUE SOUTH 00°34'11"EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 88°47'36"WEST, A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NW. 138TH TERRACE AND THE SOUTH RIGHT-OF-WAY LINE OF NW. 2ND LANE; THENCE CONTINUE SOUTH 88°47'36"WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 688.44 FEET; THENCE SOUTH 01°12'32"EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 643.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WEST NEWBERRY ROAD (A.K.A. STATE ROAD NO. 26); THENCE SOUTH 88°47'14"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID NW. 140TH TERRACE AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°47'14"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 289.50 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 4060, PAGE 4, SAID PUBLIC RECORDS; THENCE NORTH 02°36'39"WEST, A DISTANCE OF 240.02 FEET TO THE NORTHEAST CORNER OF SAID O.R.B. 4060, PAGE 4; THENCE SOUTH 88°46'55"WEST, A DISTANCE OF 199.87 FEET TO THE NORTHWEST CORNER OF SAID O.R.B. 4060, PAGE 4; THENCE SOUTH 02°34'45"EAST, A DISTANCE OF 239.97 FEET TO THE SOUTHWEST CORNER OF SAID O.R.B. 4060, PAGE 4 AND SAID NORTH RIGHT-OF-WAY LINE OF WEST NEWBERRY ROAD; THENCE SOUTH 88°46'52"WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 290.33 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R.B. 2228, PAGE 2229, SAID PUBLIC RECORDS; THENCE NORTH 01°12'46"WEST, A DISTANCE OF 205.36 FEET TO THE NORTHEAST CORNER OF SAID O.R.B. 2228, PAGE 2229; THENCE SOUTH 88°47'14"WEST, A DISTANCE OF 214.55 FEET TO THE NORTHWEST CORNER OF SAID O.R.B. 2228, PAGE 2229; THENCE NORTH 02°34'03"WEST, A DISTANCE OF 248.78 FEET TO THE EAST RIGHT-OF-WAY LINE OF NW. 143RD STREET (A.K.A. COUNTY ROAD NO. 241); THENCE NORTH 02°19'31"WEST, A DISTANCE OF 865.38 FEET; THENCE SOUTH 01°12'32"EAST, A DISTANCE OF 9.96 FEET; THENCE NORTH 88°47'38"EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 140.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 140.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 659.84 FEET TO THE SAID POINT-OF-BEGINNING.

CONTAINING 13.207 ACRES, MORE OR LESS.

LINE TABLE		
LINE #	LENGTH	BEARING
L2	9.96'	S011°32'E
L10	10.01'	S011°48"E
L11	12.24'	S023°27"E
L12	40.00'	N89°32'48"E

CURVE TABLE						
CURVE #	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD	CHORD BEARING
C1	2809.79'	272.74'	136.48'	5°33'42"	272.63'	N88°35'04"E
C2	2809.79'	30.10'	15.05'	0°36'50"	30.10'	N88°40'19"E
C3	2809.79'	30.08'	15.04'	0°36'48"	30.08'	N88°47'08"E
C4	2809.79'	156.87'	78.45'	3°11'85"	156.55'	N87°11'30"E
C5	11421.52'	196.76'	98.38'	0°59'13"	196.76'	S02°24'32"E
C6	11421.52'	168.81'	84.41'	0°50'49"	168.81'	N01°09'31"W
C7	25.00'	38.66'	24.40'	88°36'19"	34.92'	S46°54'36"E



■	4'x4' CONCRETE MONUMENT FOUND (NO IDENTIFICATION UNLESS SHOWN)
●	IRON MARKER FOUND
P.C.	POINT-OF-CURVATURE
P.T.	POINT-OF-TANGENCY
IDENT.	IDENTIFICATION
(R.B.)	REFERENCE BEARING
P.O.C.	POINT-OF-COMMENCEMENT
P.O.B.	POINT-OF-BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
CH	CHORD

Prepared By:
JBrown
Professional Group Inc
CIVIL ENGINEERING • LAND SURVEYING • PLANNING
3530 NW 43rd Street • Gainesville, Florida 32606
PHONE: (362) 375-6999 • FAX: (362) 375-0833
E-MAIL: contact@jbgroup.com

THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP
OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA
BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN
HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE,
BEING USED FOR SURVEYING PURPOSES ONLY.

Florida License No. L72010
Certificate of Authorization No. LB08031

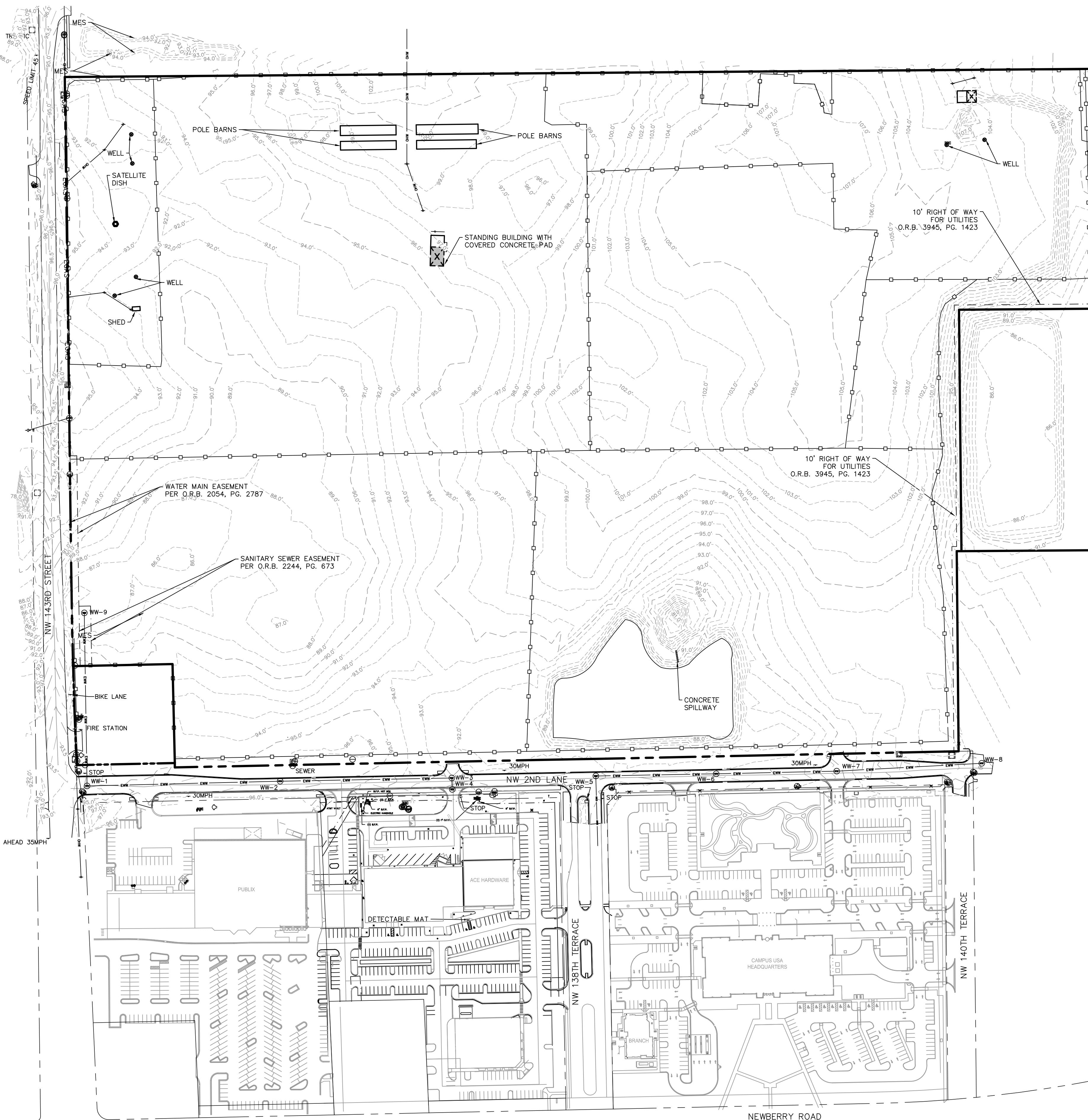
NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR & MAPPER OR VALID DIGITAL
SIGNATURE IN ELECTRONIC FORM

TROY V WRIGHT, PSM
Professional Surveyor and Mapper

CERTIFIED TO:
1. HANKIN GROUP
Scale: 1"=120'
Proj. No.: 356-19-07
Drawn: T.Hensley
Checked: T.Wright
Dwg. Name: 356-19-07-SLD
Dwg. Date: 8/1/2019
Field Book: N/A
Pages: N/A
Sheet: 1 of 1

TOPOGRAPHIC SURVEY

IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 18 EAST, ALACHUA COUNTY, FLORIDA



SURVEYOR'S NOTES

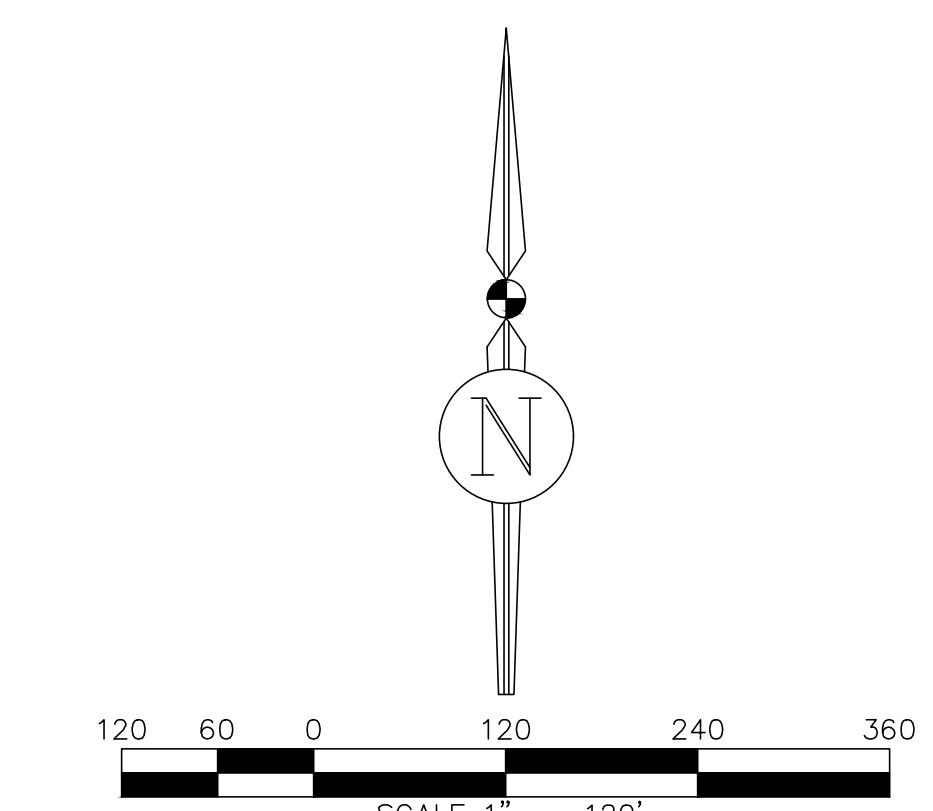
1. TOPOGRAPHY SOUTH OF 2ND LANE IS FROM A PREVIOUS SURVEY DONE BY OTHER SURVEYORS AND IS NOT PART OF THIS SURVEY EFFORT.

ABBREVIATIONS

EGAS = EXISTING GAS LINE
EWW = EXISTING WASTE WATER LINE
FO = FIBER OPTIC
FOC = FIBER OPTIC CABLE
PG = PAGE
OHW = OVERHEAD WIRE
O.R.B. = OFFICIAL REFERENCE BOOK
WW = WASTE WATER

SYMBOL LEGEND

—	BOUNDARY LINE
- - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY LINE
- - - - -	MATCH LINE
- - - - - -	TAX PARCEL LINE
- - - - - - -	FENCE
- - - - - - - -	OVERHEAD WIRE
- - - - - - - - -	EXISTING WASTEWATER LINE
- - - - - - - - - -	BENCHMARK
— □ —	IRON ROD - CAPPED CONCRETE MONUMENT
— □ —	WASTEWATER MANHOLE
— □ —	STORMWATER MANHOLE
— □ —	WELL
— □ —	CONCRETE PAVEMENT
— □ —	ASPHALT PAVEMENT
— □ —	FIRE HYDRANT
— □ —	WATER METER
— □ —	VALVE
— □ —	VALVE COVER
— □ —	GAS VALVE COVER
— □ —	WATER VALVE COVER
— □ —	CLEANOUT
— □ —	CABLE TV BOX
— □ —	STREET SIGN
— □ —	FAUCET
— □ —	LIGHT POLE
— □ —	ELECTRIC METER
— □ —	FIBER OPTIC CABLE
— □ —	WATER VALVE
— □ —	POWER POLE
— □ —	WIRE PULL BOX
— □ —	GUYWIRE ANCHOR
— □ —	ELECTRIC HANDHOLE



400 BLOCK
NW 143RD STREET
NEWBERRY, FLORIDA

Prepared By:
JBrown
 Professional Group Inc
 CIVIL ENGINEERING • LAND SURVEYING • PLANNING
 3530 NW 43rd Street • Gainesville, Florida 32606
 PHONE: (362) 375-6999 • FAX: (362) 375-0833
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THE MAP OF THE PROPERTY DESCRIBED HEREON WAS MADE UNDER MY SUPERVISION AND THIS MAP OF SURVEY FURTHER MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THE MAP OF SURVEY SHOWN HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE, BEING SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
 Florida License No. L82031
 Certificate of Authorization No. L82031
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VALID DIGITAL SIGNATURE IN ELECTRONIC FORM

CERTIFIED TO:
 1. **Certifications**
 TROY V WRIGHT, PSM
 Professional Surveyor and Mapper

Scale: 1" = 120'
 Proj. No.: 356-19-07
 Drawn: R.Booker
 Checked: T.Wright
 Dwg. Name: 356-19-07-ST1
 Dwg. Date: 07/29/2019
 Field Book: N/A
 Pages: N/A
 Sheet: 2 of 2



Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

POSTED NOTICE AFFIDAVIT

Jonesville Plaza, LLC

Owner

ZOM-10-19

Application No.

Steeplechase Surfacewater Management Association, Inc.

Additional Owners

JBrown Professional Group Inc.

Appointed Agent(s)

04341-001-000, 04341-002-000, 04341-001-005 *

Parcel Number(s)

03

Section

10

Township

18

Range

Re-Zoning / PD Amendment

Type of Request

I (we), the property owner(s) of the subject property, being duly sworn, depose and say the following:

1. That I am the owner or authorized agent representing the application of the owner and the record title holder(s) of the property described by the tax parcel and the Section/Township/Range listed above;
2. That this property constitutes the property for which the above noted land use or zoning request is being made to the Alachua County Board of County Commissioners;
3. That this affidavit has been executed to serve as posting of the "Notice of Land Use or Zoning Action Sign(s) which describes the nature of the request, the zoning district of the property and the telephone number where additional information can be obtained. In addition, the applicant has securely posted the sign(s) on the property along each street frontage, at intervals of not more than four hundred (400) feet, and set back no more than five (5) feet from the street and visible from the street. If the property does not abut a public right-of-way, signs have been placed at the nearest public right-of-way with an indication of the location of the subject property.
4. It is also agreed that the applicant shall maintain the signs(s) as provided above until the conclusion of the land use or zoning process and that the signs shall be removed within ten (10) days after the final action has been taken on the application.

* The entire PD contains Tax Parcel #: 04341-001-000, 04341-001-002, 04341-001-005, 04341-001-006, 04341-001-007, 04341-001-008, 04341-001-009, 04341-002-000, and 04341-002-001.

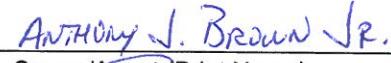


Alachua County
Department of Growth Management
10 SW 2nd Ave., Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachuacounty.us>

Submit Application to:
Development Services Division

5. That I (we), the undersigned authority, hereby certify that the foregoing statements are true and correct.


Owner/Agent (signature)


Anthony J. Brown Jr.
Owner/Agent (Print Name)

STATE OF FLORIDA
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

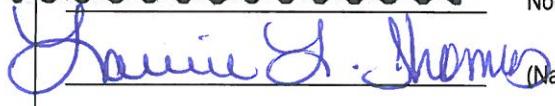
THIS 31 DAY OF July, 2019

BY Anthony J. Brown, Jr.

WHO IS/ARE PERSONALLY KNOWN TO ME OR HAS/HAVE PRODUCED AS IDENTIFICATION

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. FF 961502


(Name of Notary typed, printed, or stamped)



**Alachua County, Board of County Commissioners
Department of Growth Management
10 SW 2nd Ave, Gainesville, FL 32601
Tel. 352.374.5249, Fax. 352.338.3224
<http://growth-management.alachua.fl.us>**

Submit Application to
Development Services Division

PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM

PROJECT #

APPLICATION DATE

NAME & DESCRIPTION OF PROJECT

PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)

Tax Parcel Numbers

Acreage

DEVELOPMENT DATA (check all that apply)

Single Family	Multi Family	Exempt (See exemptions on page 2)		
Number of Units	Number of Units			
Level of Review	Preliminary	Final	Revised Preliminary	Revised Final

A determination that there is adequate school capacity for a specific project will satisfy requirements for review for school concurrency for the periods of time consistent with the Interlocal Agreement and specified in local government land development regulations; an agreement by the School Board with the developer and local government is required to extend the period for approvals for phased projects beyond the generally applicable time period

EXPLANATION OF STUDENT GENERATION CALCULATION

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

SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION

Based on the project location, please identify the corresponding School Concurrency Service Areas for each school type. Maps of the SCAs may be viewed on the Alachua County Public Schools website.

SCHOOL CONCURRENCY SERVICE AREAS (SCSA)

Elementary

Middle

High

SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.14 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.06 Middle School Multiplier	Student Stations
HIGH	units X 0.08 High School Multiplier	Student Stations

MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	units X 0.09 Elementary School Multiplier	Student Stations
MIDDLE	units X 0.03 Middle School Multiplier	Student Stations
HIGH	units X 0.03 High School Multiplier	Student Stations

Source: School Board of Alachua County 2015 Student Generation Multiplier Analysis

EXEMPT DEVELOPMENTS (click all that apply)

Existing legal lots eligible for a building permit

Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired

Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development

Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA

Group quarters that do not generate public school students, as described in the ILA

AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

Contact: A.J. "Jay" Brown, Jr. PE

PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

Contact: Gilbert Levy

* Additional Property Owner: Steeplechase Surfacewater Management Association, Inc.

CERTIFICATION

PROJECT NAME : Jonesville Business Park PD **PROJECT #:**

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

Approved based upon the following findings (see 2018-2019 Capacity Tables)

Elementary SCSA	Capacity Required
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Capacity Available	Available Capacity
Capacity Available in 3 yrs	Available Capacity
Capacity Available in Adjacent SCSA	Available Capacity

Middle SCSA	Capacity Required
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Capacity Available	Available Capacity
Capacity Available in 3 yrs	Available Capacity
Capacity Available in Adjacent SCSA	Available Capacity

High SCSA

Capacity Available	Available Capacity
Capacity Available in 3 yrs	Available Capacity
Capacity Available in Adjacent SCSA	Available Capacity

Denial for reasons stated

Approved by

School Board Staff Certification

Suzanne M. Wynn
Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Date:

Alachua County Staff

A complete application for the development project was accepted on

Date:

Signed:

Printed Name: