



## ZONING APPLICATION

For Rezoning (except Planned Developments) and Special Use Permits and Special Exceptions (including Minor SUP's and SE's).

## GENERAL INFORMATION ( BY APPLICANT/ AGENT )

Applicant/Agent: eda Contact Person: Clay Sweger, AICP, LEED AP  
Address: 2404 NW 43rd Street, Gainesville, FL 32606 Phone: ( 352 ) 373 - 3541  
Email address: csweger@edafl.com

### SUBJECT PROPERTY DESCRIPTION

Property Owner: Diocese of St. Augustine Property Address: No Address  
City: Gainesville State: FL Zip: 32606 Phone: (      )      -       
Tax Parcel #: 06183 - 000 - 000 Section: 28 Township: 9 Range: 19 Grant: N/A  
Total Acreage: 9 (+/-) Zoning: R-1a Land Use: Medium Density Res.

## TYPE OF REQUEST

- |                                     |                          |                   |                |
|-------------------------------------|--------------------------|-------------------|----------------|
| <input checked="" type="checkbox"/> | Rezoning                 | From: <u>R-1a</u> | To: <u>R-2</u> |
| <input type="checkbox"/>            | Special Use Permit       | For: _____        |                |
| <input type="checkbox"/>            | Minor Special Use Permit | For: _____        |                |
| <input type="checkbox"/>            | Special Exception        | For: _____        |                |
| <input type="checkbox"/>            | Minor Special Exception  | For: _____        |                |

## 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: Ch. Ly Date: 7/17/19

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



### REQUIRED ATTACHMENTS

- ☒ Proof of neighborhood workshop, where applicable.
- ☒ Legal description.
- ☒ Property Owner's Affidavit, notarized.
- ☒ Proof of payment of taxes on all parcels.
- ☒ Detailed directions to the site.
- ☒ Detailed description of request and an explanation of why the request is consistent with the County's Comprehensive Plan and Unified Land Development Code.
- ☒ An analysis of the impact of the proposed development on public facilities and services.
- ☒ Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site.
- ☐ Proposed site plans, no larger than 11" by 17", for all Special Use Permits, Special Exceptions, and Rezonings to RM or RM-1. Site plans should display the following:
  - ☐ Property boundaries and dimensions.
  - ☐ Existing and proposed buildings, additions, or structures, with distances from the property boundaries shown.
  - ☐ Streets, sidewalks, drives, parking and loading areas, and similar features.
  - ☐ Proposed landscape plan, if applicable.
- ☒ Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment).
- ☒ Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☐ Other \_\_\_\_\_

Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.

- ☒ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.





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

Submit Application to:  
Development Services Division

## PROPERTY OWNERS' AFFIDAVIT

DIOCESE OF SAINT AUGUSTINE

Owner

Application No. \_\_\_\_\_

Additional Owners \_\_\_\_\_

eda engineers - surveyors - planners, inc.

Appointed Agent(s) \_\_\_\_\_

06183-000-000

Parcel Number(s)

28

Section

09

Township

19

Range

Rezoning

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.



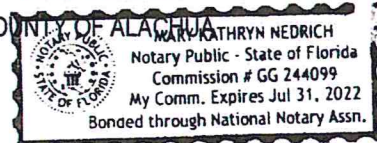
Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA

COUNTY OF ALACHUA



SWORN AND SUBSCRIBED BEFORE ME

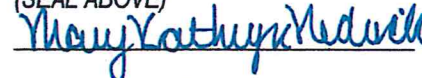
THIS 1 DAY OF May, 2019

BY Deacon David A. Williams

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

(TYPE OF IDENTIFICATION)

(SEAL ABOVE)



Notary Public, Commission No. GG-244099

(Name of Notary typed, printed, or stamped)

Parcel: 06183-000-000

Search Date: 7/17/2019 at 10:33:53 AM

Taxpayer:	DIOCESE OF SAINT AUGUSTINE CO	Legal:	PB A-21 LOT 3 LESS N 50 FT R/W OR 352/82-DEED IN ERROR REFERS TO RANGE 18 OR 746/134
Mailing:	% VICTOR GALEONE AS BISHOP 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258		
Location:			
Sec-Twn-Rng:	28-09-19		
Property Use:	07100 - CHURCHES		
Tax Jurisdiction:	ST. JOHN'S - 0400		
Area:	39TH AVE & 43RD ST COMM		
Subdivision:	N/A		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2018	CHURCHES	462500	0	0	462500	0	305250	462500	0	0	305250	462500
2017	Churches	277500	0	0	277500	0	277500	277500	0	0	277500	277500
2016	Churches	277500	0	0	277500	0	277500	277500	0	0	277500	277500
2015	Churches	277500	0	0	277500	0	277500	277500	0	0	277500	277500
2014	Churches	277500	0	0	277500	0	277500	277500	0	0	277500	277500

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet
7100	CHURCH	R-1A	RESIDENTIAL	1	9.25	402930





2018 Roll Details — Real Estate Account At 6415 NW 39TH AVE

Real Estate Account #06183 000 000

Parcel detailsLatest billFull bill historyPrint this page

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

Apply for the 2019 Installment Payment Plan

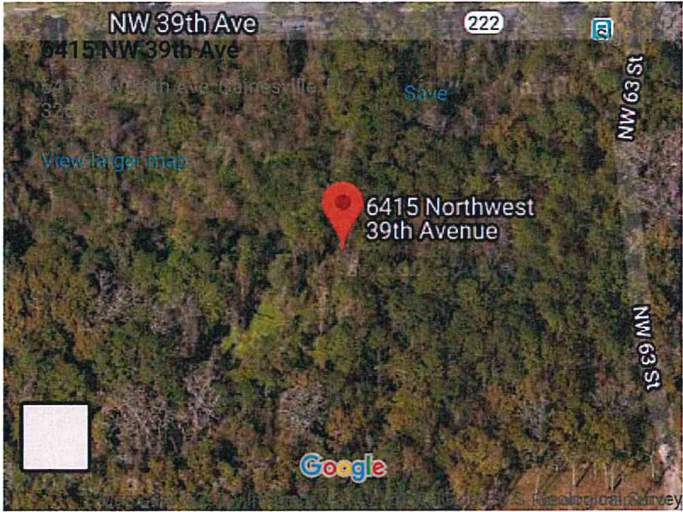
Get Bills by Email

PAID 2018-11-16 \$7,179.33  
Receipt #18-0020657

Owner: DIOCESE OF SAINT AUGUSTINE, CO  
% VICTOR GALEONE AS BISHOP  
11625 OLD ST AUGUSTINE RD  
JACKSONVILLE, FL 32258  
Situs: 6415 NW 39TH AVE

Account number: 06183 000 000  
Alternate Key: 1041126  
Millage code: 0400  
Millage rate: 20.7574

Assessed value: 305,250  
School assessed value: 462,500  
Unimproved land value: 462,500



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill

View

Ad valorem: \$7,478.47  
Non-ad valorem: \$0.00  
Total Discountable: 7478.47  
No Discount NAVA: 0.00  
Total tax: \$7,478.47

Legal description

PB A-21 LOT 3 LESS N 50 FT R/W OR 352/82-DEED IN ERROR REFERS TO RANGE 18 OR 746/134

Location

Book, page, item: —

Geo number: 28-09-19-06183000000  
Range: 19  
Township: 09  
Section: 28  
Neighborhood: 114300.56  
Use code: 07100  
Total acres: 9.250



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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Not For Profit Corporation  
DIOCESE OF ST. AUGUSTINE, INC.

Filing Information

Document Number	N95000005225
FEI/EIN Number	59-0637829
Date Filed	11/03/1995
Effective Date	06/27/1955
State	FL
Status	ACTIVE

Principal Address

11625 OLD ST. AUGUSTINE RD.  
JACKSONVILLE, FL 32258

Changed: 01/17/1997

Mailing Address

11625 OLD ST. AUGUSTINE RD  
JACKSONVILLE, FL 32258

Changed: 02/05/2007

Registered Agent Name & Address

GUIDI, DENNIS E  
1837 HENDRICKS AVE.  
JACKSONVILLE, FL 32207

Officer/Director Detail

Name & Address

Title D

ESTEVEZ, FELIPE J  
11625 OLD ST. AUGUSTINE RD.  
JACKSONVILLE, FL 32258

Title D

BRENNAN, KEITH R  
11625 OLD ST. AUGUSTINE RD  
JACKSONVILLE, FL 32258



Title D

WILLIAMS, DAVID  
11625 OLD ST. AUGUSTINE RD  
JACKSONVILLE, FL 32258

Annual Reports

Report Year	Filed Date
2017	01/19/2017
2018	01/19/2018
2019	02/08/2019

Document Images

<a href="#">02/08/2019 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2018 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/19/2017 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2016 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/14/2015 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2014 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/21/2013 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2012 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2011 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2010 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/07/2009 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/2008 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/05/2007 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2006 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/25/2003 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2002 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/23/2001 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2000 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/1999 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/1998 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/17/1997 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

## Detailed Directions to Site



1. Start out going east on SW 2nd Ave toward S Main St/FL-329.

Then 0.00 miles 0.00 total miles



2. Take the 1st left onto S Main St/FL-329.

*If you are on SE 2nd Ave and reach SE 1st St you've gone a little too far.*

-----Then 0.12 miles-----0.12 total miles



3. Take the 2nd left onto W University Ave/FL-26/FL-24.

*W University Ave is just past SW 1st Ave.*

*Pranges Florist is on the corner.*

*If you are on N Main St and reach NW 1st Ave you've gone a little too far.*

-----Then 0.86 miles-----0.98 total miles



4. Turn right onto NW 13th St/US-441 N/FL-25.

NW 13th St is 0.1 miles past NW 12th Ter.

*If you reach NW 14th St you've gone a little too far.*

Then 2.51 miles 3.49 total miles



5. Turn left onto NW 39th Ave/FL-222.

*NW 39th Ave is 0.1 miles past NW 36th Pl.*

*If you reach NW 41st Ave you've gone about 0.1 miles too far.*

-----Then 4.42 miles-----7.91 total miles



6. Make a U-turn onto NW 39th Ave/FL-222.

*If you reach NW 69th St you've gone about 0.2 miles too far.*

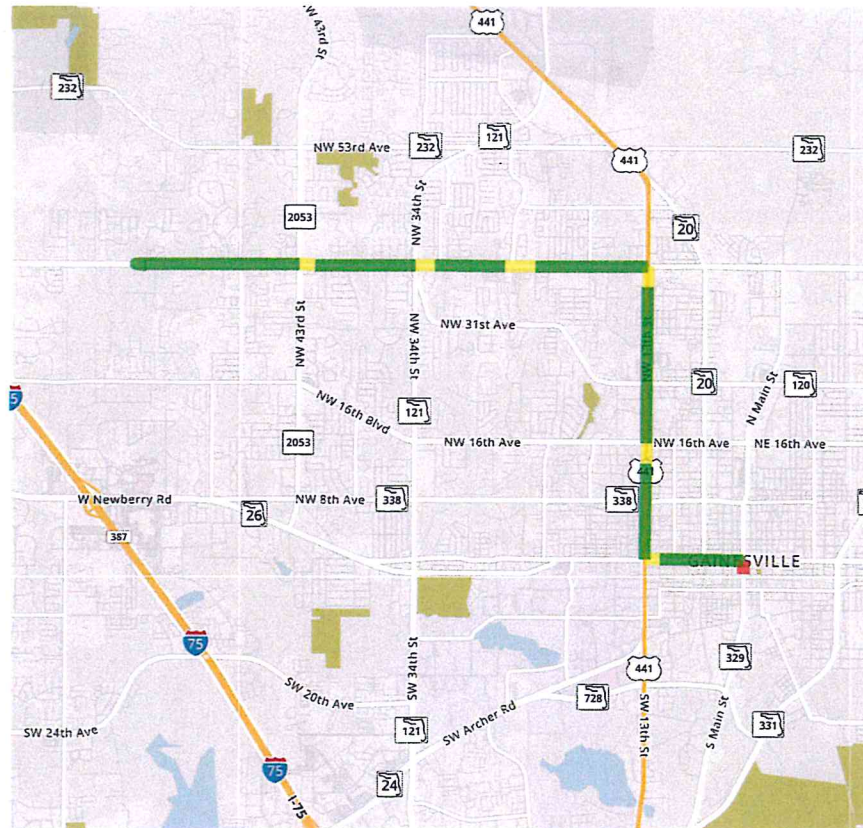
-----Then 0.09 miles-----8.00 total miles



7. 6415 NW 39th Ave, Gainesville, FL 32606-5719, 6415 NW 39TH AVE is on the right.

*Your destination is just past NW 39th Ave.*

*If you reach NW 64th St you've gone a little too far.*





## Legal Description

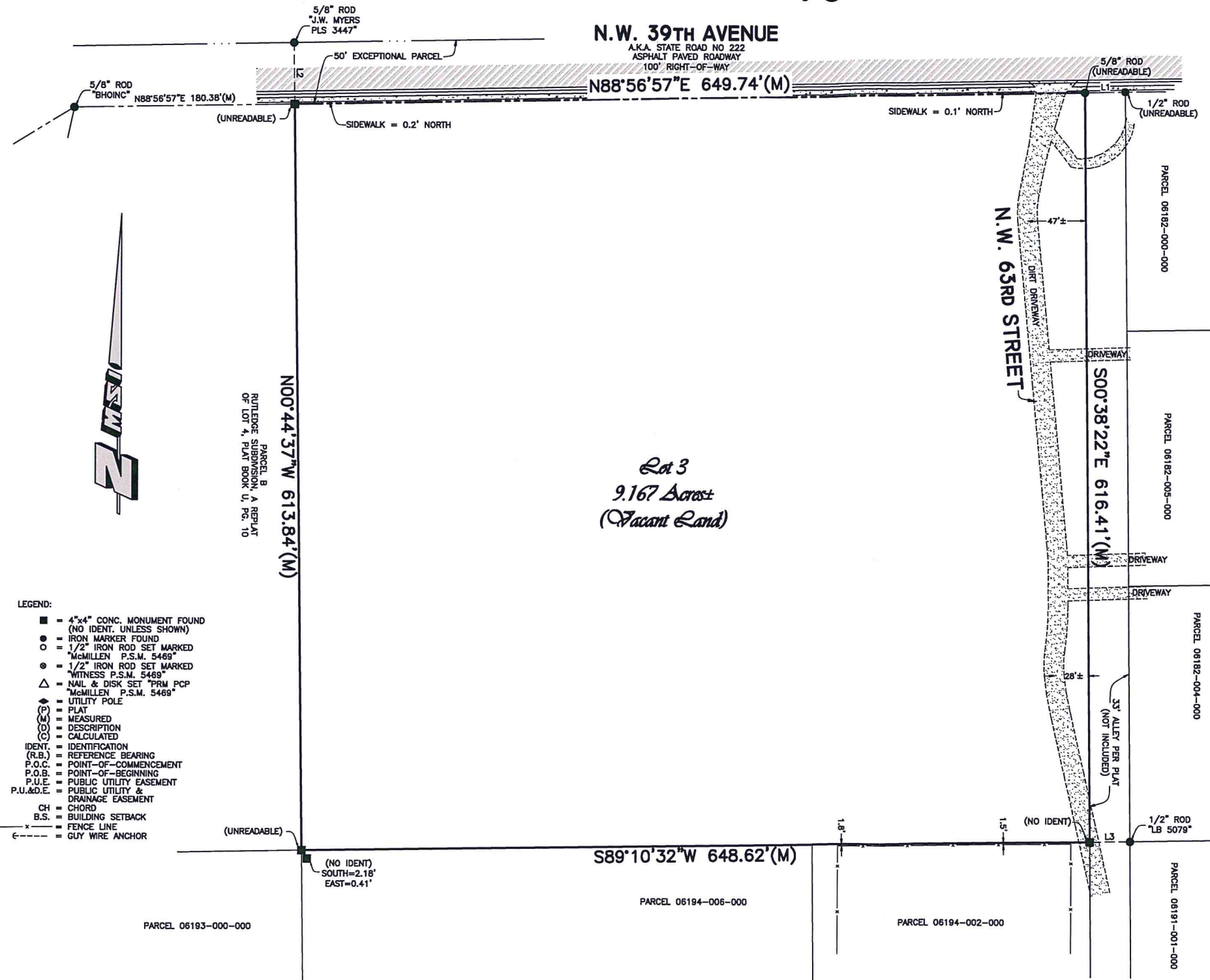
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*Per Boundary Survey Prepared by McMillan Surveying*

**Lot three (3), Rutledge Subdivision, as per plat thereof recorded in Plat Book "A", Page 21 of the Public Records of Alachua County, Florida LESS the North 50 feet for right-of-way, as per Official Records Book 95, Page 18; all lying and being in Section 28, Township 9 south, Range 19 East, Alachua County, Florida.**

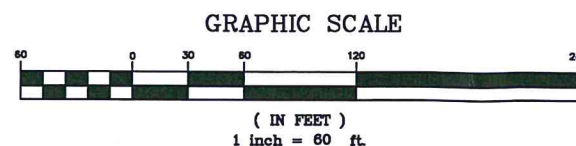


Map of Boundary Survey  
Lot 3, Rutledge Subdivision, Lying in Section 28, Township  
9 South, Range 19 East, Alachua  
County, Florida



- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
  - = IRON MARKER FOUND
  - = 1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
  - ⊙ = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
  - △ = NAIL & DISK SET "PRM PCP McMILLEN P.S.M. 5469"
  - ⬮ = UTILITY POLE
  - (P) = PLAT
  - (M) = MEASURED
  - (D) = DESCRIPTION
  - (C) = CALCULATED
  - IDENT. = IDENTIFICATION
  - (R.B.) = REFERENCE BEARING
  - P.O.C. = POINT-OF-COMMENCEMENT
  - P.O.B. = POINT-OF-BEGINNING
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
  - CH = CHORD
  - B.S. = BUILDING SETBACK
  - x = FENCE LINE
  - - - = GUY WIRE ANCHOR

NOTE:  
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD  
ZONE "X", AREAS DETERMINED TO BE OUTSIDE  
THE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS  
INTERPOLATED FROM F.I.R.M. PANEL NO. 12001C  
0319D, EFFECTIVE: 6/16/2006.



L1 N88°56'57"E 33.09'(M)  
L2 N00°44'37"W 50.33'(M)  
L3 N89°00'11"E 32.97'(M)

Notes:

- Bearings hereon are based on an assumed value of North 00°44'37"West, for the West line of Subject Property, said bearing is identical with the Replat of record.
- 2a. Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.  
b. Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.  
c. Property lines should not be reconstructed based on distances to improvements.  
d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.  
e. This survey does not reflect or determine ownership.  
f. This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
- No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
- The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
- Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
- Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.

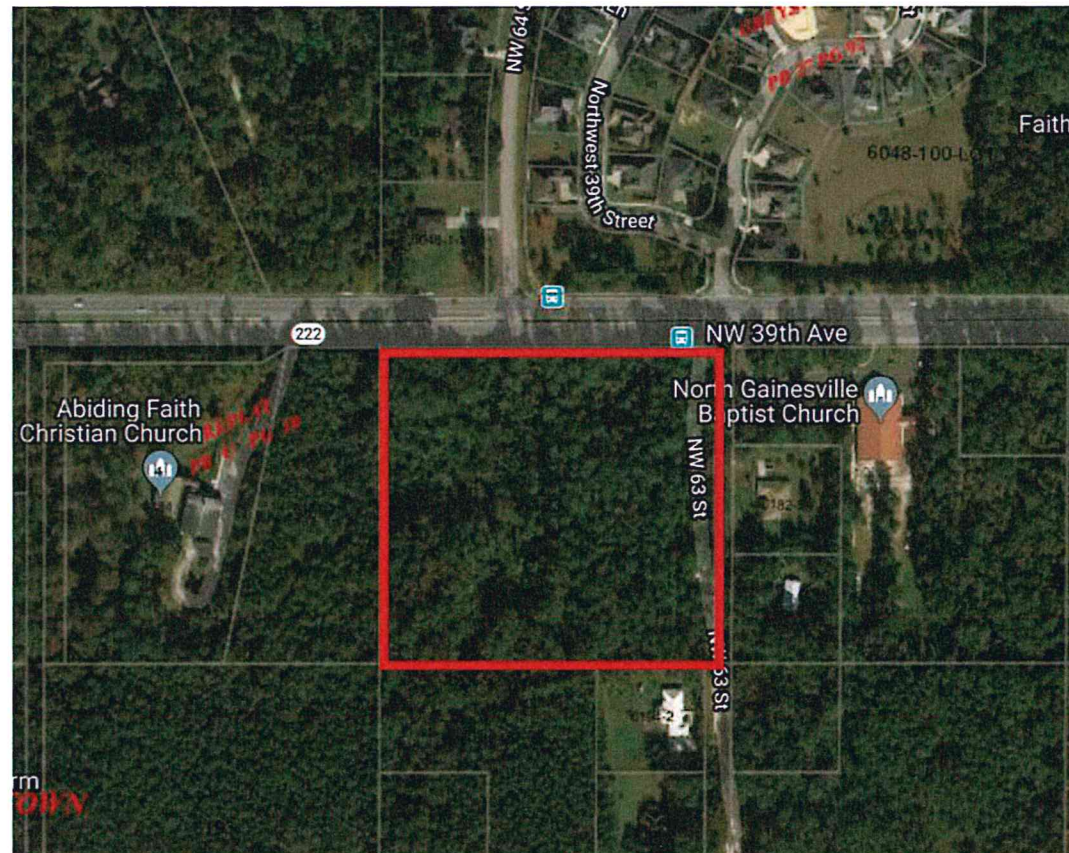
Description: (Verbally by client)

Lot three (3), Rutledge Subdivision, as per plat thereof recorded in Plat Book "A", Page 21 of the Public Records of Alachua County, Florida LESS the North 50 feet for right-of-way, as per Official Records Book 95, Page 18; all lying and being in Section 28, Township 9 south, Range 19 East, Alachua County, Florida.

Prepared By:	Florida Professional Surveyor and Mapper License No. LS 5469 Florida Professional Surveyor and Mapper Business License No. LB 8041 NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER STEPHEN M. McMILLEN, P.S.M.	PREPARED FOR:	Diocese of St. Augustine Co.	Scale: 1"=60'
McMILLEN SURVEYING, INC. 15 S.E. 5th Street Williston, Florida, 32696 Office: 352 528-6277	Professional Surveyor & Mapper			Proj. No. 2019-362a
				Drawn: C.W.C.
				Chk'd: S.M.M.
				Dwg. Name: 2019-362a
				Survey Date: 6/13/19
				Field Book: 154
				Pages: 34



## Rezoning Application



**Project Request:** A proposed rezoning from R-1a to R-2

**Project Location:** Parcel Number 06813-000-000

**Project Owner:** Diocese of St. Augustine

**Submittal Date:** August 1, 2019

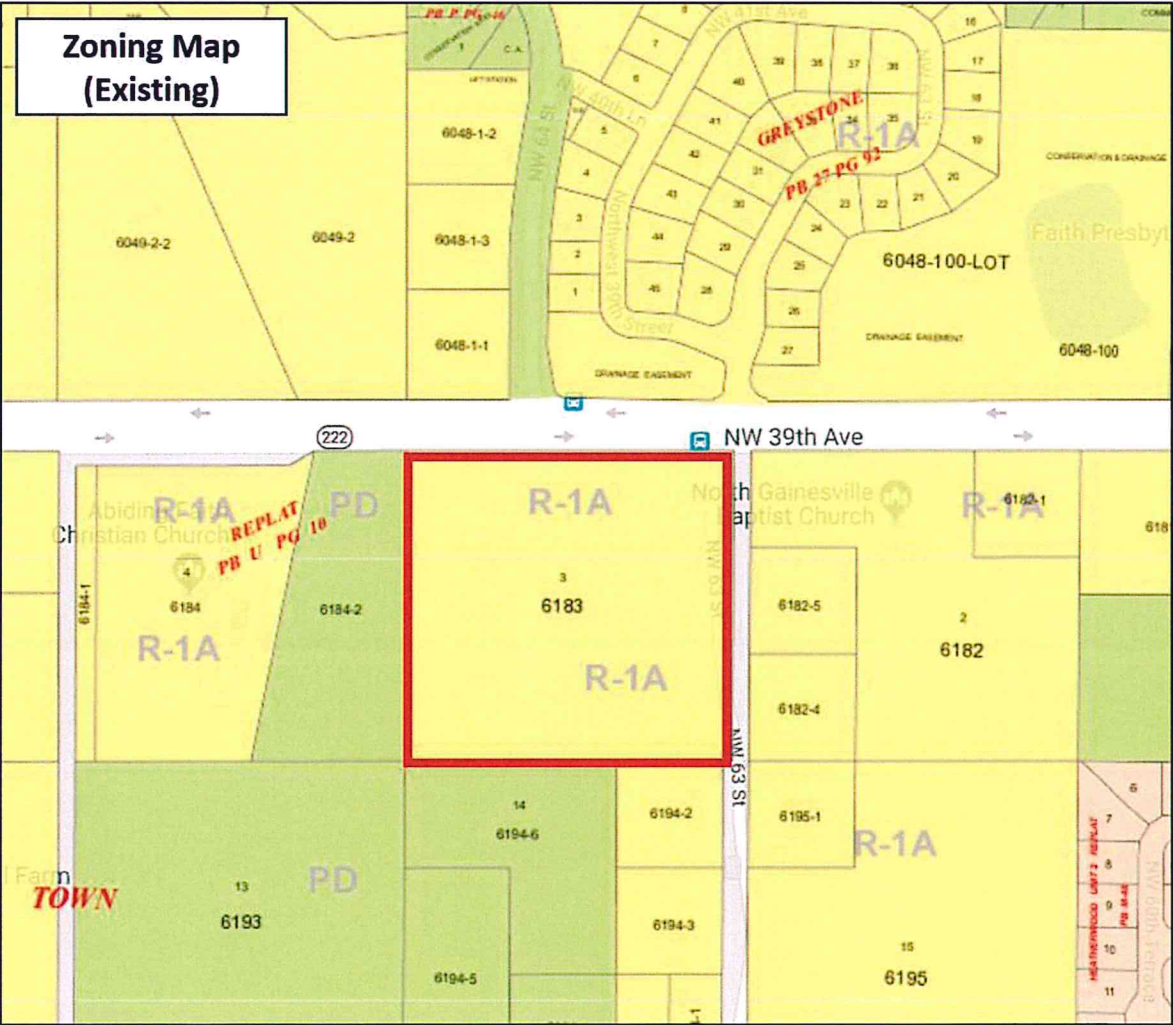
**Prepared By:** Clay Sweger, AICP, LEED AP  
eda engineers-surveyors-planners, inc.

**Project Background / Project Request**

The subject property, consisting of approximately 9 acres, is located on the south side of NW 39<sup>th</sup> Avenue. The property is presently undeveloped. The property presently has a Medium Density Residential future land use designation, allowing 4-8 units per acre. The existing zoning designation is R-1a, allowing 1-4 units per acre. These land use and zoning designations are not consistent with each other due to a differing permitted density range.

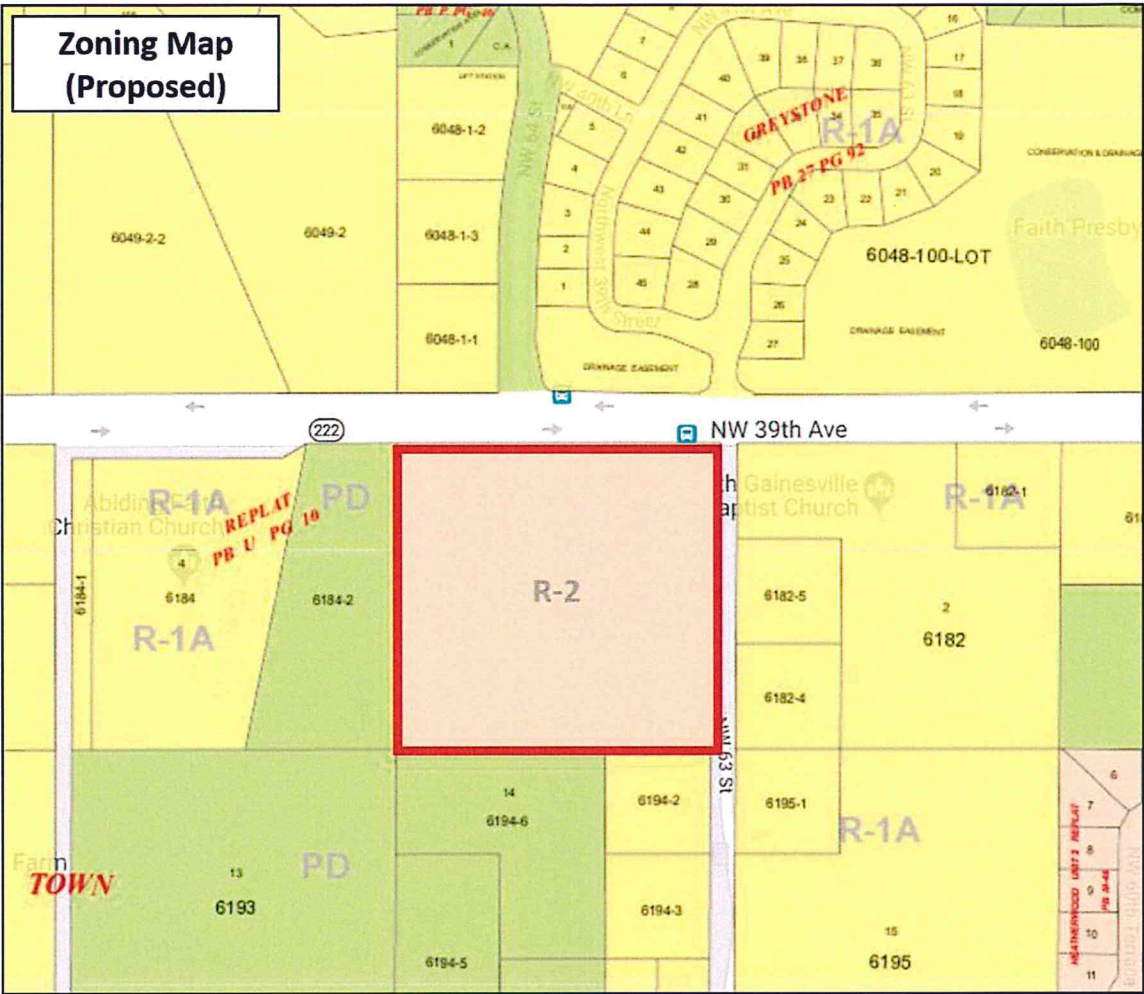
The proposal is to rezone the property from R-1a (1-4 units per acre) to R-2 (4-8 units per acre). The proposed zoning change will place a zoning district on the subject property (R-2) that is consistent with the underlying Comprehensive Plan Future Land Use designation of Medium Density Residential (both allowing 4-8 units per acre) thereby allowing for future development of the property.

Below is the existing zoning map:





Below is the proposed zoning map:



The subject property is located within the heart of the Urban Cluster which supports the type of urbanized development that is permitted under the proposed R-2 zoning. The proposed zoning change is consistent with the existing land development pattern in the urban cluster, which includes a mix of residential use types and multiple projects which were developed under the same Low Density Residential Future Land Use designation.

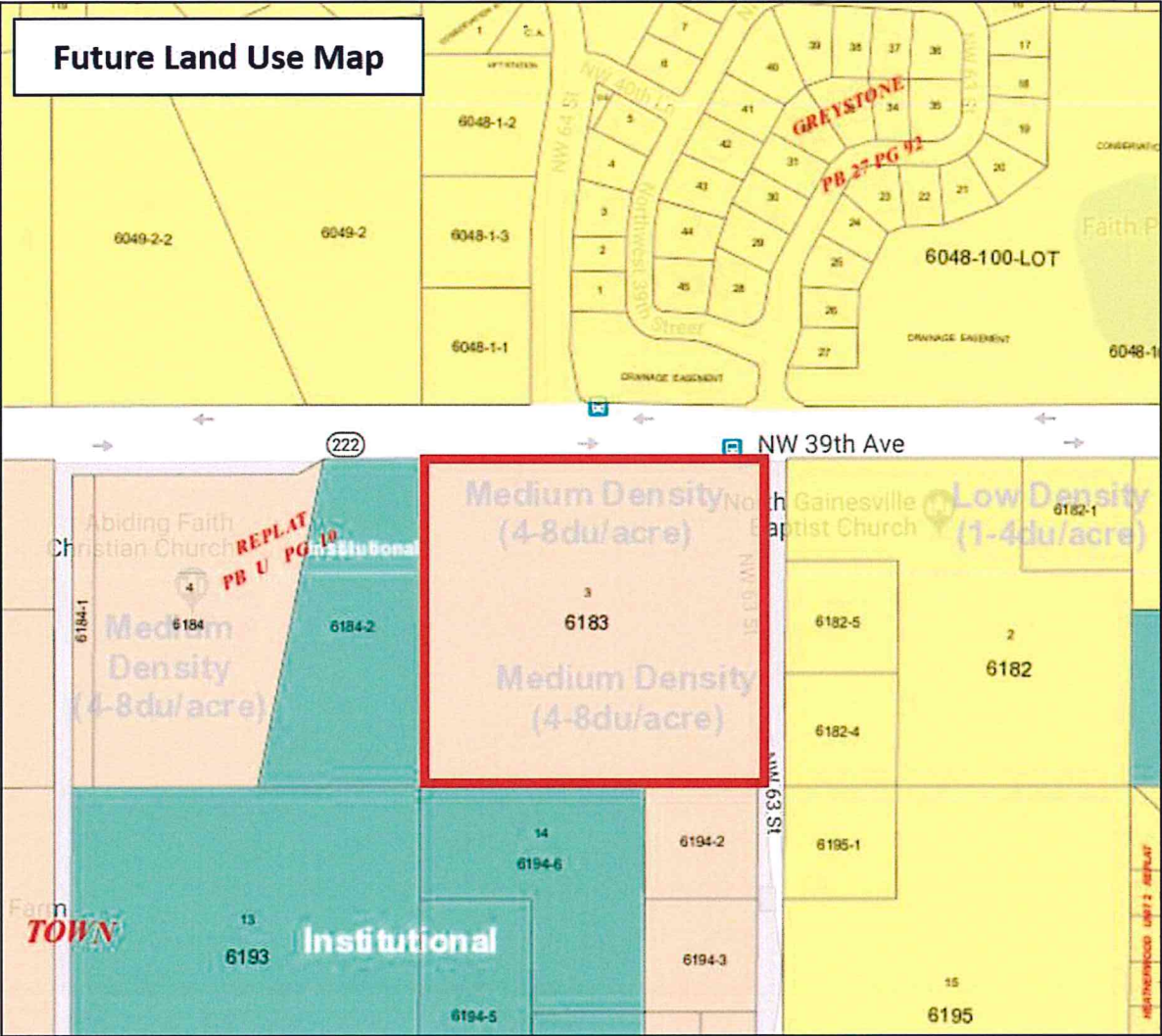
**Existing Future Land Use Designation**

***Land Use: Medium Density Residential***

According to the County Comprehensive Plan, the Medium Density Residential Future Land Use designation typically allows a residential density of 4-8 u.p.a., with the exception being TND/TOD development or cottage neighborhoods. The proposed R-2 zoning designation is consistent with

the existing Future Land Use designation as it has the same permitted density range and therefore is the zoning district that implements the Comprehensive Plan future land use map.

Below is the future land use map, showing the subject property’s future land use designation of Medium Density Residential (4-8 units per acre):





**Comprehensive Plan Consistency**

---

The following analysis is intended to demonstrate that this request is consistent with the Goals, Objectives and Policies of the Comprehensive Plan:

**FUTURE LAND USE ELEMENT**

*Policy 1.1.1: Adequate locations shall be available in the urban cluster for all types of housing...*

**Consistency:** The property owner wishes to rezone the subject property to R-2 to allow future residential development on-site. The subject property contains a Medium Density Residential Future Land Use designation, which supports the proposed R-2 zoning designation. The proposed residential zoning will allow for a residential density range that is commonly found in the urban cluster. Therefore, the proposed residential zoning will not create an incompatible land use scenario as it does not increase the density beyond what is already prescribed for the site in the Comprehensive Plan and shall provide land for additional housing within the urban cluster.

Additionally, this project is located within an urbanized portion of the County that has the facilities to support new growth.

- Policy 1.2.4 All new residential development in the urban cluster shall:*
- a. be economically and efficiently served by supporting community facilities, and services such as streets, utilities, public educational facilities, and public protection.*
  - b. Connect to centralized potable water supply and sanitary sewer systems in accordance with Policy 2.1 of the Potable Water and Sanitary Sewer Element.*

**Consistency:** All supporting community facilities can serve this site. The proposed R-2 zoning can utilize existing centralized water and sewer systems located on adjacent properties. Adequate level of service standards exist for this proposed rezoning and additional impacts shall be accommodated by the payment of the MMTM fee as it would apply to specific proposed land uses.

*Policy 1.3.3 A range of urban residential densities should be provided with the highest densities located in or near urban activity centers.*

**Consistency:** The subject property is located within the urban cluster, which has been identified by the Comprehensive Plan as an area where higher-density growth should occur. Thus, this policy is supportive of the future development of the property at urban densities.



**Medium Density Residential Policies**

*Policy 1.3.8 Medium Density Residential land use category shall provide for a gross density of four to eight dwelling units per acre except as provided for in Cottage Neighborhoods, Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.*

**Consistency:** The proposed rezoning of the subject property to R-2 complies with this policy as residential development at a density of 4-8 units per acre is supported in the existing Medium Density Residential future land use designation. Residential development on this property is considered infill in nature and is located in an appropriately urbanized area.

*Policy 1.3.8.1 Medium Density residential development shall provide for small lot single family residential detached and attached dwellings, and multi-family residential dwellings. In addition, traditional neighborhood developments (TND), transit oriented developments (TOD) may include mixed housing types and mixed uses.*

**Consistency:** The proposed R-2 zoning allows (per the ULDC) a wide range of residential housing types, as promoted in this Policy.

*Policy 1.3.8.3 The Medium Density residential land use category shall provide for various housing types, such as conventional, site-built single family dwellings, accessory living units, attached structures including townhouses, dwellings with zero lot line orientation, factory-built modular units, manufactured homes, mobile homes, or multi-family dwellings.*

**Consistency:** The proposed R-2 zoning allows (per the ULDC) a wide range of residential housing types, as promoted in this Policy.

*Policy 1.3.8.4 Medium density residential areas shall be located in the urban cluster.*

**Consistency:** This property is located in the urban cluster and therefore is an appropriate location development at a medium density range, which is implemented by the proposed R-2 zoning.

*Policy 1.5.1 New residential development shall meet all of the requirements for adequate facilities based on the level of service standards adopted in this Plan for roads, potable water, sanitary sewer, solid waste, stormwater, recreation and open space facilities, and mass transit and the concurrency provisions of this plan.*

**Consistency:** The following level of service analysis provides consistency with the required County standards for provision of public facilities:

**Traffic:** The subject property presently has a Medium Density Residential Future Land Use designation. This FLU designation supports the proposed R-2 residential zoning designation at the same proposed densities and intensities lying therein. Therefore, this zoning change

application should not have an increased impact on the LOS standards posed from future development above what is already permitted via the underlying Medium Density Residential FLU designation.

In addition, as required by Alachua County, any future development on the property is required to meet the concurrency requirements of the Comprehensive Plan and ULDC. This may be accomplished through payment of the County MMTM fee, which will fund the transportation facilities within the County's Capital Improvements Program.

**Mass Transit:** RTS bus route 39 serves the project area.

**Water and Sewer:** Municipal water and sewer systems are available to the site in the adjacent right-of way and connections will be made for on-site development.

**Drainage:** Any development on-site will be required to meet the standard of 1 foot above the 100 year/24 hour storm elevation or the development will be flood proofed.

**Emergency Services:** Fire suppression and emergency medical first response services are provided from Alachua County Fire Rescue.

**Solid Waste:** Any development on-site will not exceed the maximum capacity for service.

**Recreation:** Any development on-site will not exceed the maximum capacity for service.

**Schools:** The subject property presently has a Medium Density Residential Future Land Use designation. This FLU designation supports the proposed R-2 residential zoning designation at the same proposed densities and intensities lying therein. Therefore, this zoning change application should not have an increase on potential school impacts above what is already permitted via the underlying Medium Density Residential FLU designation.

#### ***CONSERVATION AND OPEN SPACE ELEMENT***

*Policy 3.4.1 All applications for land use change, zoning change and development approval shall be required to submit an inventory of natural resource information.*

**Consistency:** The Environmental Resources Assessment Checklist has been completed and submitted as part of this application.

*Policy 5.2.2 Pervious open space shall be provided on at least 20% of the development site.*

**Consistency:** At a minimum, 20% open space shall be provided for any future on-site development and the specific locations will be determined during the development plan review process.

**List of Adjacent Existing Land Uses, Future Land Use Designation and Zoning District  
(by parcel number)**

---

**North:**

Parcel #: 06148-001-001  
Existing Use: Residential  
Land Use Designation: Low Density Residential  
Zoning: R-1a

**East:**

Parcel #: 06182-000-000  
Existing Use: Church  
Land Use Designation: Low Density Residential  
Zoning: R-1a

Parcel #: 06182-004-000 & 06182-005-000  
Existing Use: 2 Residences  
Land Use Designation: Low Density Residential  
Zoning: R-1a

**West:**

Parcel #: 06184-002-000  
Existing Use: Alachua Skilled Nursing Facility  
Land Use Designation: Institutional  
Zoning: PD

**South:**

Parcel #: 06194-006-000  
Existing Use: Alachua Skilled Nursing Facility  
Land Use Designation: Institutional  
Zoning: PD

Parcel #: 06194-002-000  
Existing Use: Residential  
Land Use Designation: Medium Density Residential  
Zoning: R-1a



July 15, 2019

Mr. Sayed Moukhtara  
VIA Email: sayed@moukhtara.com

RE: 9.2± Acre Diocese of Saint Tara Augustine 39th Ave Property, Alachua County  
Environmental Resources Assessment  
Tax Parcel: 06183-000-000

This letter report and attachments are McAlpine Environmental Consulting, Inc. (MEC) Environmental Resources Assessment of the 9.2± Acre Diocese of Saint Tara Augustine 39th Avenue property. The study site is in Alachua County, Florida in Section 28, Township 9 South, Range 19 East. A vicinity map (Figure 1), project aerial (Figure 2), and a quad map (Figure 3) and are attached.

MEC completed the assessment of the referenced site in accordance with Alachua County Environmental Resources Assessment Checklist requirements, a copy of which is attached. Our study identified and mapped habitat communities, and the use and/or likely presence of fauna or flora species listed as endangered, threatened, or species of special concern by either federal or state agencies. This study should be considered preliminary and an overview, and not considered a complete study for any one listed fauna or flora species, except for the gopher tortoise (*Gopherus polyphemus*). A 100% coverage gopher tortoise pedestrian survey was performed on the site. The report provides confirmation of the presence of listed fauna or flora species encountered and/or the likelihood of fauna and flora species occurring on the site at the time of the inspection(s), based on known habitat preferences and geographical distribution.

The July 12, 2019 site inspection observed **no listed species** on the site.

**SITE OVERVIEW**

The site is mostly upland forest with a limerock road (NW 63<sup>rd</sup> St) on its eastern boundary. The site abuts 39<sup>th</sup> Avenue to the north, former wooded land (currently being cleared) to the west, rural residential to the south, and a church property (North Gainesville Baptist Church) and residential land to the east.

The following outlines the checklist and provides discussion on each issue:

**HABITAT CHARACTERIZATION**

The following table provides the Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes, habitat descriptions, and acreages of the land covers on the site:

<u>FLUCFCS</u>	<u>Description</u>	<u>Approx. Ac.</u>
414	Pine - Mesic Oak	8.9
840	Road (Limerock)	<u>0.3</u>
	Total	9.2

**Surface Waters (ponds, lakes, streams, springs, etc.)**

No surface water were observed on the site.

---

**McAlpine Environmental Consulting, Inc.**  
18312 Cortez Boulevard, Brooksville, FL 34601  
352-585-2033 (Cell)  
[davidmec7@gmail.com](mailto:davidmec7@gmail.com)

**Wetlands**  
No wetlands were observed on the site.

**Uplands**  
414: Pine - Mesic Oak  
This area included approximately 8.9 acres of the site. Dominant and subdominant tree species in this area consisted of laurel oak (*Quercus laurifolia*), loblolly pine (*Pinus taeda*), water oak (*Quercus nigra*), southern red oak (*Quercus falcata*), sweet gum (*Liquidambar styraciflua*), black cherry (*Prunus serotina*), pignut hickory (*Carya glabra*), hackberry (*Celtis occidentalis*), silktree\* (*Albizia julibrissin*), and Japanese paper tree\* (*Broussonetia papyrifera*); while dominant understory and vine species included catbriar (*Smilax spp.*), blackberry (*Rubus spp.*), air-potato\* (*Dioscorea bulbifera*), pokeweed (*Phytolacca americana*), Spanish needles (*Bidens bipinnata*), beautyberry (*Callicarpa americana*), Virginia creeper (*Parthenocissus quinquefolia*), and Coral ardisia\* (*Ardisia crenata*).

\* Invasive and non-native species

840: Road (Limerock)  
This a limerock road (NW 63rd St) is along eastern boundary of the site and allows access to residences east and south of the site.

**Surface Water or Wetland Buffers**  
Since no surfaces water or wetlands exist on or adjacent to the site, no buffers exist.

**Floodplains (100-year)**  
According to a Alachua County Department of Growth Management Wetlands and Floodplains map (Figure 6), a small (0.3± acres) isolated flood area exists in the northeast portion of the site. This area is designative as “Zone A - 1% annual chance flood hazard with no base flood elevation.”

**Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)**  
The site is not within or near a Special Area Study Resource Protection Area.

**Strategic Ecosystems (within or adjacent to mapped areas)**  
The site is not within or adjacent to a Strategic Ecosystem.

**Significant Habitat (biologically diverse natural areas)**  
The site is not within or adjacent to Significant Habitat (biologically diverse natural areas).

**Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)**  
No listed species were observed on the site. A copy of a FNAI report is attached. The following is a discussion of listed species that have the potential to use the site:

**Fauna**  
Seven (7) species of fauna listed by FWC and/or USFWS have the potential to occur on the site based on habitat preference and known geographical distribution. These species included gopher tortoise, Florida gopher frog, eastern indigo snake, Florida pine snake, short-tailed snake, Sherman’s fox squirrel, and southeastern American kestrel. A table showing the estimated probability of occurrence of listed fauna species is attached as Table 1.



Reasons for concluding the estimated occurrence, and discussions on listed observed species and listed species with the possibility of occurring on or adjacent to the site are as follow:

**OBSERVED SPECIES**

No listed species were observed on the site.

**POSSIBLE AND UNLIKELY SPECIES**

**Southeastern American kestrel:** Since the site was heavily enclosed with trees, it is unlikely this species exists on the site. No pine snags with woodpecker cavities, which are preferred nesting sites for the kestrel, were noted on the site. No kestrels or nest sites were observed on or adjacent to the site.

**Sherman's fox squirrel:** This species prefers sandhill, open mixed hardwood, dry prairie, and moderately open habitats (Cox et al. 1994). Since the site was heavily enclosed with trees, it is unlikely this species exists on the site.

**Gopher Tortoise:** The 100% coverage pedestrian survey observed no gopher tortoise burrows on the site.

**Eastern indigo snake:** Moler (1987) indicated that this species inhabits a wide range of habitats, but prefers xeric habitats in north-central Florida. Since somewhat preferred habitat exists on the site, and since armadillo burrows (no gopher tortoise burrows) were noted on the site, which Moler found to be an important den site for this species, a possibility exists that this species may occupy or utilize the site.

**Florida pine snake:** Since no pocket gopher (*Geomys pinetis*), which is the Florida pine snakes primary food source, activity was noted during the site survey, it is unlikely that this species inhabits the site.

**Short-tailed snake:** Little is known of the habitat requirements of this species and is rarely observed, but studies show that it prefers xeric environments (Ashton, 1992). Since no xeric habitat exists on the site, it is unlikely that this species inhabits the site.

**Florida gopher frog:** A low possibility exists that this species occurs on the site since no gopher tortoise burrows, a known retreat for this species, were noted on the site.

**Flora**

No listed flora species were observed on the site.

**Recreation/Conservation/Preservation Lands**

The site is not within or adjacent to Recreation/Conservation/Preservation Lands.

**Significant Geological Features (caves, springs, sinkholes, etc.)**

No Significant Geological Features (caves, springs, sinkholes, etc.) were observed on the site.

**High Aquifer Recharge Areas**

According to a Alachua County Aquifer Recharge Area map, the site is within a "Perforated" zone. No surface features indicating a direct connections to the Floridan aquifer were observed on the site during the inspections.

**Wellfield Protection Areas**

The site is not within a Wellfield Protection Area.



July 15, 2019

**Wells**

No water wells were observed on the site.

**Soils**

A soil map is attached as Figure 4.

**Mineral Resource Areas**

According to Alachua County Comprehensive Plan, the site is not within a mineral resource area.

**Topography/Steep Slopes**

According to a Alachua County Department of Growth Management topographical map (Figure 7), elevations on the site range from approximately 168 feet in the northwestern portion of the site to 156 feet in the north northeastern portion of the site. No steep slopes were observed on the site.

**Historical and Paleontological Resources**

No cultural sites or other historical/archaeological resources are recorded on or immediately adjacent to this property. No evidence was observed of human burials, middens, old building sites or other evidence that historical or archaeological sites exist on the site.

**Hazardous Materials Storage Facilities and Contamination (soil, surface water, ground water)**

No evidence was observed of hazardous material storage or facilities exist or existed on the site. Based on historical aerial review, no red-flag warnings of the site being used for hazardous material storage, production, or use was discerned. Copies of historical aerials is attached as Figure 5. No evidence of contaminated soils, surface water, or groundwater was observed during the site inspection.

Based on a 1964 aerial shown on Figure 5, the site was cleared with two apparent buildings in the northwest proportion of the site. It appeared the site was being used for agricultural purposes based on the aerial review.

We appreciate the opportunity to provide our services. If you have an questions, please contact me.

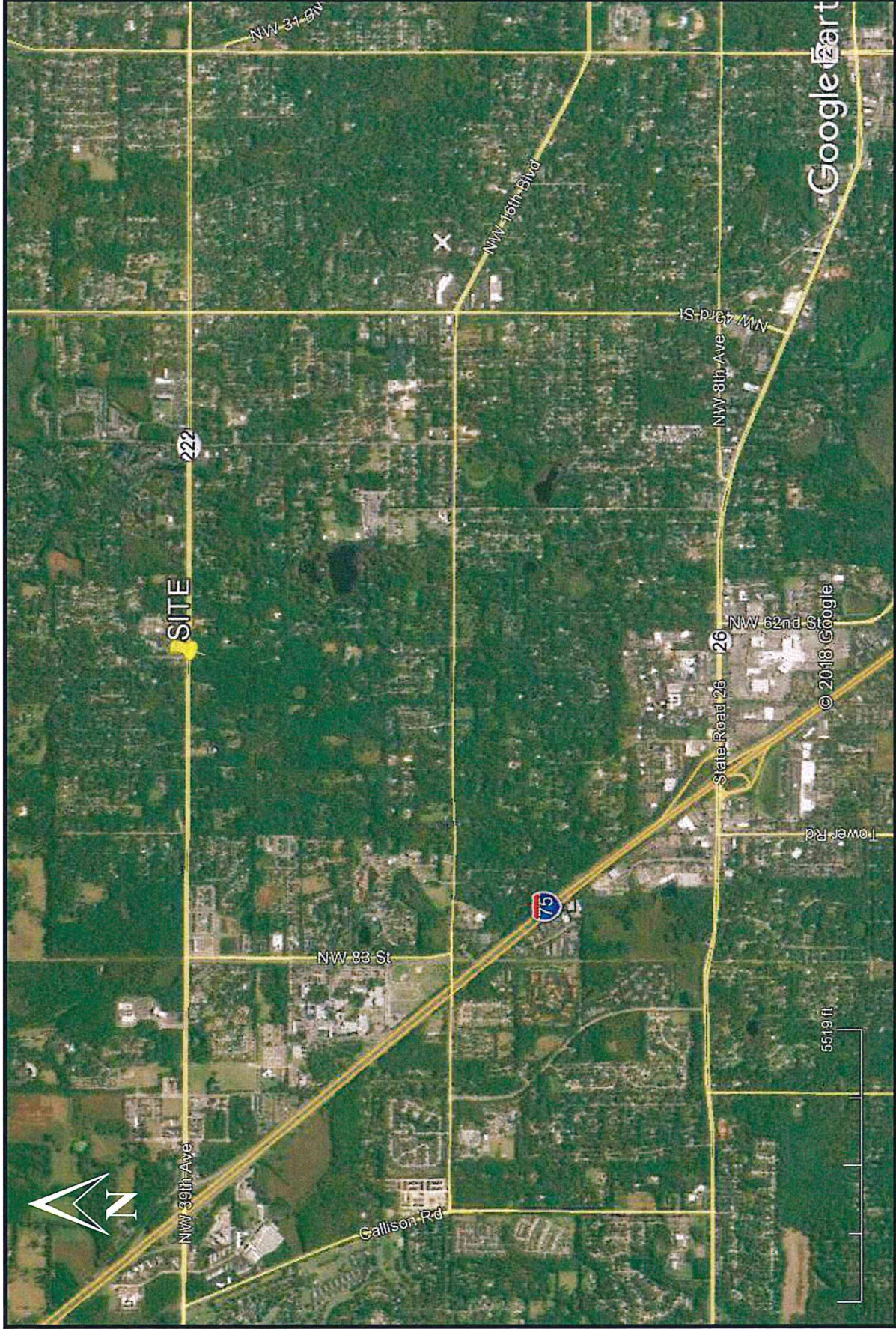
Sincerely,  
McALPINE ENVIRONMENTAL CONSULTING, INC.



DAVID McALPINE  
President

## **Attachments**





McAlpine Environmental Consulting, Inc.  
18312 Cortez Boulevard, Brooksville, FL 34601  
352-585-2033 (Cell)  
davidmec7@gmail.com

*9.2± Acre Tara Augustine 39<sup>th</sup> Ave Property*  
**Alachua County**

**Figure 1: Vicinity Map**





**Survey Summary**

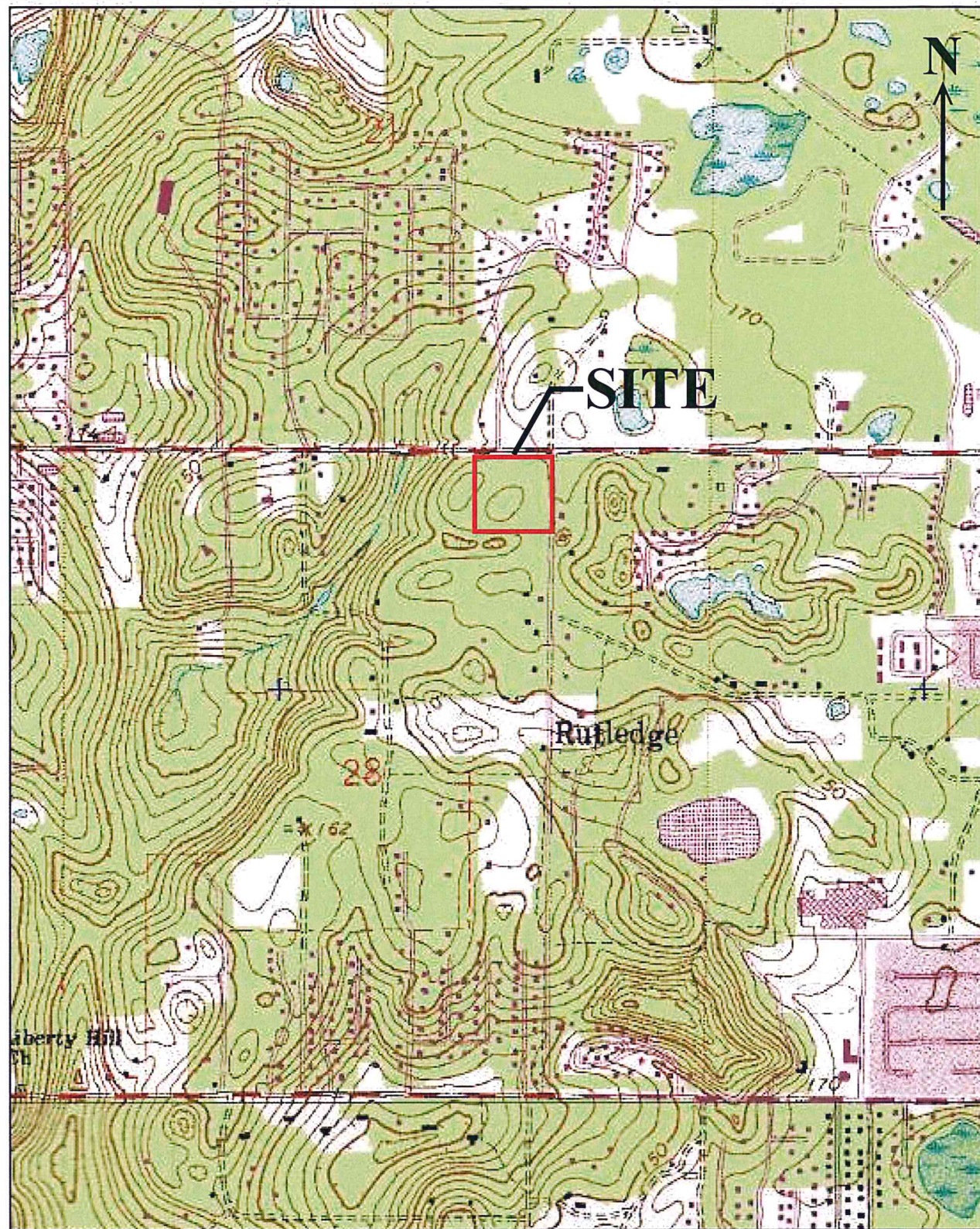
No listed species were noted on or adjacent to the project area. The site inspection was conducted on 7/12/19.

McAlpine Environmental Consulting, Inc.  
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352-585-2033 (Cell)  
davidmec7@gmail.com

9.2± Acre Tara Augustine 39<sup>th</sup> Ave Property  
Alachua County

**Figure: 2 Project Aerial**  
Image From: Google Earth  
Image Date: 12/5/18





3-D TopoQuad: Copyright © 1999 DeLorme Yarmouth, ME 04096 Source Data: USGS 500 ft Scale: 1 : 12,800 Detail: 14.0 Datum: WGS84

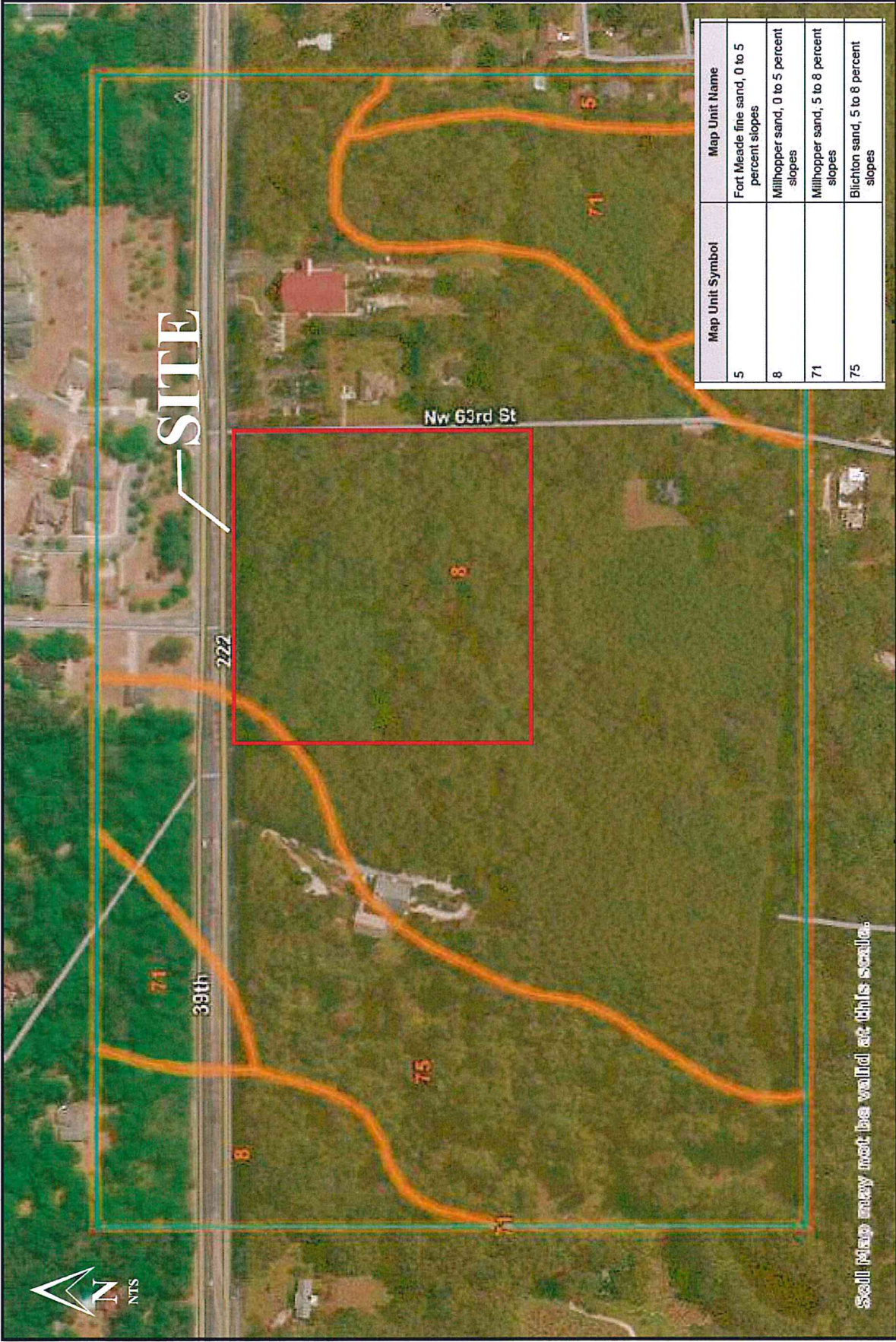
McAlpine Environmental Consulting, Inc.  
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davidmec7@gmail.com

**9.2± Acre Tara Augustine  
39<sup>th</sup> Ave Property  
Alachua County**

**Figure 3: Quad Map**

Sec. 28, T-9S, R-19E





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davidmec7@gmail.com

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**Alachua County**

**Figure 4: Soil Map**  
From USDA Web Soil Survey  
<http://websoilsurvey.nrcs.usda.gov>





1964



1971



1994



Go 2008

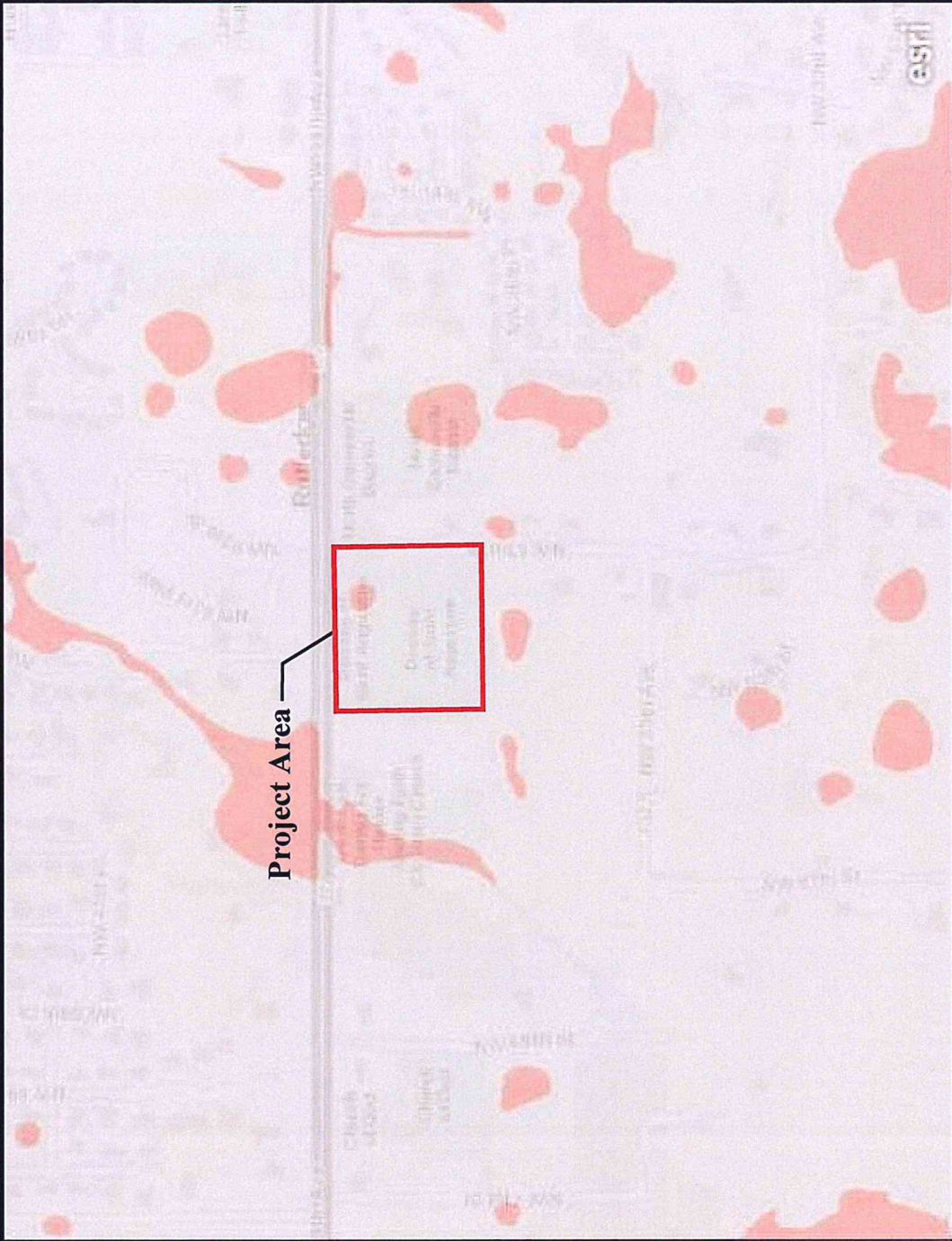
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Alachua County

**Figure: 5 Historical Aerials**



- FloodZones2 - FEMA  
Zones-2018**
- Zone A - 1% annual chance flood hazard with no base flood elevations
  - Zone AE - 1% annual chance flood hazard with base flood elevations
  - Zone AO - 1% annual chance flood hazard with average depths determined
  - Zone X - 0.2% annual chance flood hazard (Not SFHA)
  - Zone X - outside the 0.2% annual chance flood hazard (Not SFHA)



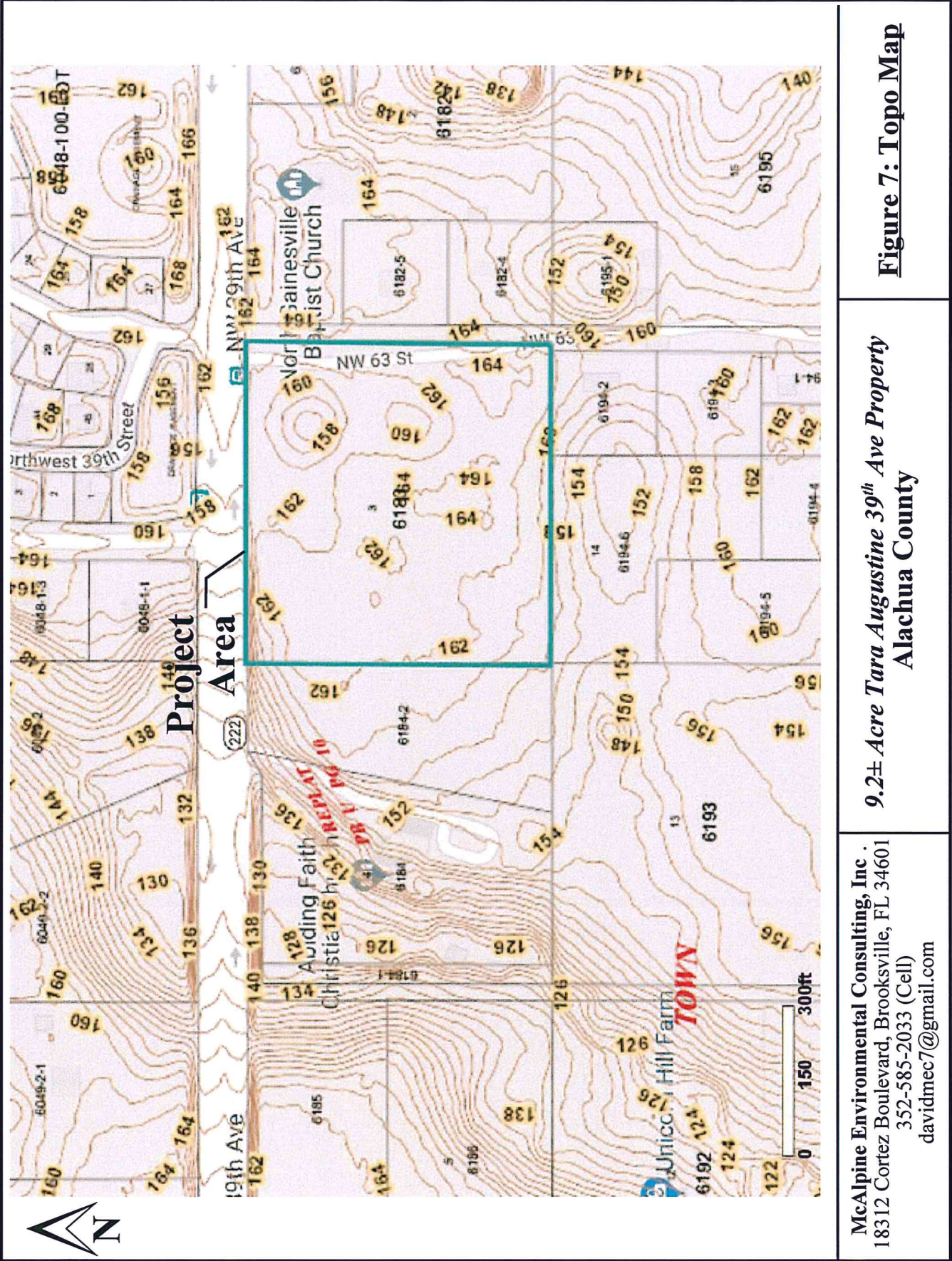
County of Alachua, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

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**9.2± Acre Tara Augustine 39<sup>th</sup> Ave Property  
Alachua County**

**Figure 6: Flood Map**









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

Submit to:  
Development Services Division

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 checked="" 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 type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wells
Yes	<input checked="" type="checkbox"/>	N/A	<input 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:David McAlpine, McAlpine Env. PROJECT # DATE:July 15, 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)

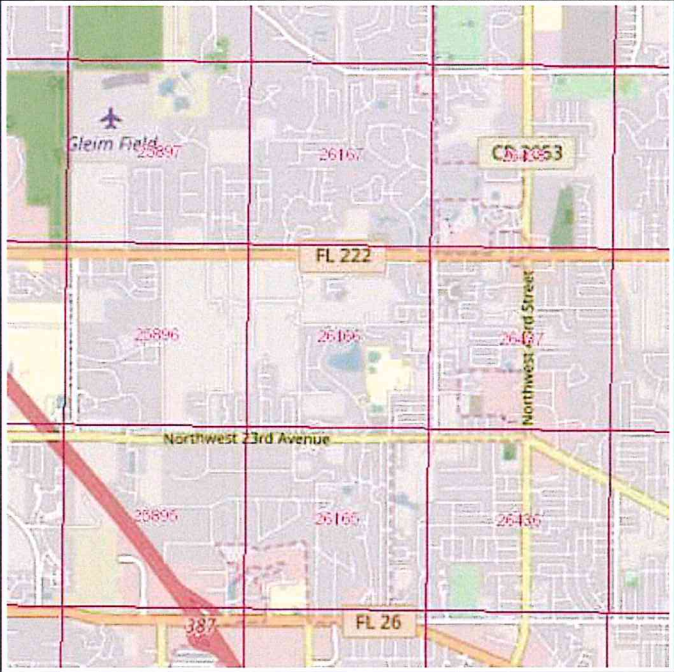


Florida Natural Areas Inventory  
Biodiversity Matrix Query Results  
UNOFFICIAL REPORT  
Created 7/15/2019

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
kbrinegar@fnai.fsu.edu for information on an official Standard Data  
Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 1 Matrix Unit: 26166



**Descriptions**

**DOCUMENTED** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.

**DOCUMENTED-HISTORIC** - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.

**LIKELY** - The species or community is *known* to occur in this vicinity, and is considered likely within this Matrix Unit because:

1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; *or*
2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.

**POTENTIAL** - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.

Matrix Unit ID: 26166

0 Documented Elements Found

0 Documented-Historic Elements Found

3 Likely Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Mesic flatwoods	G4	S4	N	N
<u>Mycteria americana</u> Wood Stork	G4	S2	LT	FT
Upland hardwood forest	G5	S3	N	N

Matrix Unit ID: 26166

36 Potential Elements for Matrix Unit 26166



Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<a href="#"><i>Ambystoma cingulatum</i></a> Frosted Flatwoods Salamander	G2	S2	LT	FT
<i>Aphodius troglodytes</i> Gopher Tortoise Aphodius Beetle	G2G3	S2	N	N
<i>Arnoglossum diversifolium</i> Variable-leaved Indian-plantain	G2	S2	N	T
<a href="#"><i>Asplenium heteroresiliens</i></a> Wagner's Spleenwort	GNA	S1	N	N
<a href="#"><i>Asplenium plenum</i></a> Ruffled Spleenwort	G1Q	S1	N	N
<a href="#"><i>Asplenium x curtissii</i></a> Curtiss' Spleenwort	GNA	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
<a href="#"><i>Athene cunicularia floridana</i></a> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
<a href="#"><i>Brickellia cordifolia</i></a> Flyr's Brickell-bush	G2G3	S2	N	E
<a href="#"><i>Calopogon multiflorus</i></a> Many-flowered Grass-pink	G2G3	S2S3	N	T
<i>Ceratocanthus aeneus</i> Shining Ball Scarab Beetle	G2G3	S2	N	N
<i>Copris gopheri</i> Gopher Tortoise Copris Beetle	G2	S2	N	N
<i>Dasymutilla archboldi</i> Lake Wales Ridge Velvet Ant	G2G3	S2S3	N	N
<a href="#"><i>Drymarchon couperi</i></a> Eastern Indigo Snake	G3	S3	LT	FT
<a href="#"><i>Gopherus polyphemus</i></a> Gopher Tortoise	G3	S3	C	ST
<a href="#"><i>Grus canadensis pratensis</i></a> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<a href="#"><i>Hartwrightia floridana</i></a> Hartwrightia	G2	S2	N	T
<a href="#"><i>Lampropeltis extenuata</i></a> Short-tailed Snake	G3	S3	N	ST
<a href="#"><i>Lithobates capito</i></a> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<a href="#"><i>Myotis austroriparius</i></a> Southeastern Bat	G3G4	S3	N	N
<a href="#"><i>Neofiber alleni</i></a> Round-tailed Muskrat	G3	S3	N	N
<i>Onthophagus polyphemi polyphemi</i> Punctate Gopher Tortoise Onthophagus Beetle	G2G3T2T3	S2	N	N
<i>Peltotrupes profundus</i> Florida Deepdigger Scarab Beetle	G3	S3	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Phyllophaga clemens</i> Clemens' June Beetle	G2	S1	N	N
<i>Phyllophaga elongata</i> Elongate June Beetle	G3	S3	N	N
<a href="#"><i>Picoides borealis</i></a> Red-cockaded Woodpecker	G3	S2	LE	FE
<a href="#"><i>Pituophis melanoleucus mugitus</i></a> Florida Pine Snake	G4T3	S3	N	SSC
<a href="#"><i>Podomys floridanus</i></a> Florida Mouse	G3	S3	N	SSC
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T



<a href="#"><i>Sciurus niger shermani</i></a> Sherman's Fox Squirrel	G5T3	S3	N	SSC
<a href="#"><i>Sideroxylon alachuense</i></a> Silver Buckthom	G1	S1	N	E
<a href="#"><i>Ursus americanus floridanus</i></a> Florida Black Bear	G5T2	S2	N	N

**Disclaimer**  
The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**  
These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Table 1: Probability of Occurrence of Listed Wildlife Species

Common Name	Scientific Name	Status FFW/USFWS <sup>1</sup>	Estimated Probability of Occurrence			Comments
			Observed	Possible	Unlikely	
BIRDS						
Southeastern Amer. Kestrel	<i>Falco sparverius paulus</i>	T/--			X	No preferred open land present, no kestrels or potential nest sites observed.
MAMMALS						
Sherman's Fox Squirrel	<i>Sciurus niger shermani</i>	SSC/--			X	No preferred habitat present. No fox squirrels or nest site observed.
REPTILES						
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T/T		X		Possible habitat present. No gopher tortoises burrows present, a known preferred dwelling and retreat. Reclusive.
Gopher Tortoise	<i>Gopherus polyphemus</i>	T/--		X		No tortoise burrows observed. Poor habitat present, site too treed.
Florida Pine Snake	<i>Pituophis melanoleucus m.</i>	SSC/--			X	Poor suitable onsite habitat. No pocket gopher, a preferred prey, activity observed on the site.
AMPHIBIANS						
Florida Gopher Frog	<i>Rana capito aesopus</i>	SSC/--			X	No tortoise burrows onsite, known preferred dwelling.

1. FFW = Florida Fish & Wildlife Conservation Commission; USFWS = United States Fish and Wildlife Service; E = Endangered; T = Threatened; T(S/A) = Similarity of Appearance; T(E/P) = Threatened (Experimental Population; SSC = Species of Special Concern.



# Deemed dangerous, Epstein denied bail

By Tom Hays  
and Larry Neumeister  
The Associated Press

NEW YORK — A judge denied bail for jailed financier Jeffrey Epstein on sex trafficking charges Thursday, saying he poses a danger to the public and might use his “great wealth and vast resources” to flee the country.

Epstein, with his hands folded before him, showed no reaction to the announcement by U.S. District Judge Richard M. Berman. His lawyers did not comment afterward.

“I doubt that any bail package can overcome danger to the community,” Berman said, citing a danger for both the “minor victims in this case and prospective victims as well.”

The decision means Epstein will remain behind bars while he fights charges that he exploited dozens of girls in New York and Florida in the early 2000s. He faces up to 45 years in prison if convicted.

Two politicians lauded Berman’s bail decision, with U.S. Rep. Debbie Wasserman Schultz saying the “survivors deserve more answer and true justice.”

Berman noted the “compelling testimony” at Monday’s bail hearing by Epstein accusers Annie Farmer and Courtney Wild, who “testified that



In this courtroom sketch, defendant Jeffrey Epstein, second from right, listens along with defense attorneys, from left, Marc Fernich, Michael Miller and Martin Weinberg as Judge Richard M. Berman denies him bail during a hearing in federal court, Thursday in New York. (AGGIE KENNY VIA AP)

they fear for their safety and the safety of others if Mr. Epstein were to be released.”

Wild, who said she was sexually abused by Epstein when she was 14 in Palm Beach, Florida, pleaded with the judge to keep him jailed.

“He’s a scary person to have walking the streets,” Wild said during the Monday hearing.

The defense had argued 66-year-old Epstein should be allowed to await trial under house arrest with electronic monitoring at his \$77 million Manhattan mansion.

They said he wouldn’t run and was willing to pledge a fortune of at least \$550

million as collateral.

The judge said he also rejected bail because Epstein presents a flight risk, in part because of his opulent lifestyle that includes private jets, frequent international travel and a foreign residence in Paris.

On Monday, Assistant U.S. Attorney Alex Rossmiller said the government’s case against Epstein is “getting stronger every single day” as more women contact authorities to say he sexually abused them when they were minors.

Rossmiller said the government learned earlier this week that a raid of Epstein’s mansion

following his July 6 arrest turned up “piles of cash, dozens of diamonds” and a passport with a picture of the defendant but a name other than his in a locked safe. He also said hundreds, if not thousands, of sexually explicit photos of young women found in his home included at least one purported victim.

In a court filing Wednesday, prosecutors disputed a claim by defense lawyers that there was no evidence he’d ever used the fake passport, saying the Austrian passport contained stamps reflecting it was used to enter France, Spain, Britain and Saudi Arabia in the 1980s.

ways of protecting Florida’s environment.” Gainesville commissioners were previously warned about a potential lawsuit when considering the ban, but welcomed the challenge.

Several Gainesville residents urged commissioners to heed to their attorney’s recommendation. Some said the commission was playing with taxpayer money on the hope that a similar lawsuit in Coral Gables would resolve the issue.

The city of Coral Gables, whose ordinance Gainesville leaders used as a template, is currently in a legal battle with the

retail federation. The courts sided with the city but are battling the issue in appeals court. So far, the city has attorney fees beyond \$100,000.

Though she supports the idea of the ban, Warren said the city should reconsider due to financial risks.

Commissioner Gail Johnson differed, saying the new law is an abuse by the Florida Legislature, adding that lawmakers are aided by corporate interests.

She said the Legislature is attempting to tell local governments what’s best for their individual communities.

aircraft on June 20, Trump ordered a retaliatory military strike but called it off at the last moment, saying the risk of casualties was disproportionate to the damage by Iran, which did not cost any U.S. lives.

Iran claimed the U.S. drone violated its airspace; the Pentagon denied this. Zarif said Thursday that Iran and the U.S. were only “a few minutes away from a war” after Iran downed the American drone. He spoke to U.S.-based media on the sidelines of a visit to the United Nations.

Two were found dead on the first floor, 11 others on the second floor, he said.

## Man shouting ‘You die’ kills 33 at Japan anime studio

By Mari Yamaguchi  
The Associated Press

TOKYO — A man screaming “You die!” burst into an animation studio in Kyoto, doused it with a flammable liquid and set it on fire Thursday, killing 33 people in an attack that shocked the country and brought an outpouring of grief from anime fans.

Thirty-six others were injured, some of them critically, in a blaze that sent people scrambling up the stairs toward the roof in a desperate — and futile — attempt to escape what proved to be Japan’s deadliest fire in nearly two decades. Others emerged bleeding, blackened and barefoot.

The suspect, identified only as a 41-year-old man who did not work for the studio, was injured and taken to a hospital. Police gave no details on the motive, but a witness told Japanese TV that the attacker angrily complained that something of his had been stolen, possibly by the company.

Most of the victims were employees of Kyoto Animation, which does work on movies and TV productions but is best known for its mega-hit stories featuring high school girls. The tales are so popular that fans make pilgrimages to some of the places depicted.

The blaze started in the three-story building in Japan’s ancient capital after the attacker sprayed an unidentified liquid accelerant, police and fire officials said.

“There was an explosion, then I heard people shouting, some asking for help,” a witness told TBS TV. “Black smoke was rising from windows on upper floors. Ten there was a man struggling to crawl out of the window.”

Japanese media reported the fire might have been set near the front door, forcing people to find other ways out.

The building has a spiral staircase that may have allowed flames and smoke to rise quickly to the top floor, NHK noted. Fire expert Yuji Hasemi at Waseda University told NHK that paper drawings and other documents in the studio also may have contributed to the fire’s rapid spread.

Firefighters found 33 bodies, 20 of them on the third floor and some on the stairs to the roof, where they had apparently collapsed, Kyoto fire official Kazuhiro Hayashi said.

Two were found dead on the first floor, 11 others on the second floor, he said.

A witness who saw the attacker being approached by police told Japanese media that the man admitted spreading gasoline and setting the fire with a lighter. She told NHK public television that the man had burns on his arms and legs and complained that something had been stolen from him.

She told Kyodo News that his hair got singed and his legs were exposed because his jeans were burned below the knees.

“He sounded he had a grudge against the society, and he was talking angrily to the policemen, too, though he was struggling with pain,” she told Kyodo News. “He also sounded he had a grudge against Kyoto Animation.”

NHK footage also showed sharp knives police had collected from the scene, though it was not clear if they belonged to the attacker.

Survivors said he was screaming “You die!” as he dumped the liquid, according to Japanese media. They said some of the survivors got splashed with the liquid. Kyoto Animation, better known as KyoAni, was founded in 1981 as an animation and comic book production studio, and its hits include “Lucky Star” of 2008, “K-On!” in 2011 and “Haruhi Suzumiya” in 2009.

The company does not have a major presence outside Japan, though it was hired to do secondary animation work on a 1998 “Pokemon” feature that appeared in U.S. theaters and a “Winnie the Pooh” video.

“My heart is in extreme pain. Why on earth did such violence have to be used?” company president Hideaki Hattata said. Hattata said the company had received anonymous death threats by email in the past, but he did not link them to Thursday’s attack.

Anime fans expressed anger, prayed and mourned the victims on social media. A crowdfunding site was set up to help the company rebuild.

Fire officials said more than 70 people were in the building at the time.

The death toll exceeded that of a 2016 attack by a man who stabbed and killed 19 people at a nursing home in Tokyo.

A fire in 2001 in Tokyo’s congested Kabukicho entertainment district killed 44 people in the country’s worst known case of arson in modern times. Police never announced an arrest in the setting of the blaze, though five people were convicted of negligence.

## BAN

From Page A1

The issue was revisited after a new state law, which took effect July 1, requiring government agencies pay attorney fees and damages if it was challenged and lost in court.

City Attorney Nicole Shalley said that commissioners can revisit the ordinance later and avoid financial risks if the law changes.

Commissioners, however, said they welcomed a legal battle and that they knew they would

be challenged.

“I knew this was going to happen,” Mayor Lauren Poe said. “I was just waiting for the letter. I’m not going to back down. I understand the potential risk, I get it. It’s worth it.”

In the demand letter, the Florida Retail Federation gave Gainesville 60 days to repeal the ordinance.

“Our organizations welcome the opportunity to work with your city to find other lawful ways to address our concerns on this issue,” the letter says. “We all have a vested interest in finding efficient and effective

## IRAN

From Page A1

a network of front companies and agents involved in helping Iran buy sensitive materials for its nuclear program. It said the targeted individuals and entities are based in Iran, China and Belgium.

Trump said the Navy’s USS Boxer, an amphibious assault ship, took defensive action after the Iranian aircraft closed to within 1,000 yards of the ship and ignored multiple calls to stand down.

“The United States reserves the right to defend our personnel, facilities and interests and calls upon all nations to condemn Iran’s attempts to disrupt freedom of navigation and global commerce,” Trump said.

The Pentagon said the incident happened at 10 a.m. local time Thursday in international waters while the Boxer was transiting the waterway to enter the Persian Gulf. The Boxer is among several U.S. Navy ships in the area, including the USS Abraham Lincoln, an aircraft carrier that has been operating in the nearby North Arabian Sea for weeks.

“A fixed-wing unmanned aerial system approached Boxer and closed within a threatening range,” chief

Pentagon spokesman Jonathan Hoffman said in a written statement. “The ship took defensive action against the UAS to ensure the safety of the ship and its crew.”

Neither Trump nor the Pentagon spelled out how the Boxer destroyed the drone. CNN reported that the ship used electronic jamming to bring it down rather than hitting it with a missile.

The Iranians and Americans have had close encounters in the Strait of Hormuz in the past, and it’s not unprecedented for Iran to fly a drone near a U.S. warship.

In December, about 30 Iranian Revolutionary Guard vessels trailed the USS John C. Stennis aircraft carrier and its strike group through the strait as Associated Press journalists on board watched. One small vessel launched what appeared to be a commercial-grade drone to film the U.S. ships.

Other transits have seen the Iranians fire rockets away from American warships or test-fire their machine guns. The Guard’s small fast boats often cut in front of the massive carriers, running dangerously close to running into them in “swarm attacks.”

The Guard boats are often armed with bomb-carrying drones and sea-to-sea and surface-to-sea missiles.

**PUBLIC NOTICE**

A Neighborhood Workshop will be held to discuss a Comprehensive Plan Amendment application for Prairie Creek Preserve on 367.2 acres situated in Alachua County. The site is located on 7204 SE County Road 234, Gainesville, FL 32641 and includes the parcel numbers: 18207-001-001, 18207-001-002, 18206-000-000, 18207-000-000, 18018-000-000. The existing Future Land Use is Rural Agriculture. The proposed Future Land Use is Preservation.

This is not a public hearing. The purpose of the meeting is to inform the public about the nature of the proposal and seek their comments. Public comments may be submitted to County Department of Growth Management staff prior to submission. Once submitted, materials may be requested from Growth Management Department County staff.

Workshop Time/Date/Location: 6:00 PM on Wednesday, July 31, 2019 at Alachua Conservation Trust (ACT), 7204 SE County Road 234 Gainesville, FL 32641

Contact: Tom Kay, ACT Executive Director; Phone number: (352) 373-1078

Directions to Workshop: Same location as the Project Site.

**PUBLIC NOTICE**

A neighborhood workshop will be held to discuss a proposed rezoning from R-1a (residential, 1 to 4 dwelling units/acre) to R-2 (residential, 4 to 8 dwelling units/acre) and a Development Plan & Plat for a proposed residential subdivision on tax parcel number 05183-000-000, on approximately 9 acres, located at 8415 NW 38th Avenue. The current future land use designation of this parcel is Medium Density Residential (4 to 8 dwelling units/acre). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.

The meeting will be held at 6:00 p.m. on July 31, 2019 at the Millhopper Branch Library, Meeting Room A, 3145 NW 43rd Street, Gainesville, FL 32608.

Contact: Sergio Reyes, P.E.  
eda engineers-surveyors-planners, inc.  
(352) 373-3541





## NEIGHBORHOOD WORKSHOP NOTICE

Date: July 31, 2019

Time: 6:00 p.m.

Place: Millhopper Branch Library  
Meeting Room A  
3145 NW 43rd Street  
Gainesville, FL 32606

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

A neighborhood workshop will be held to discuss a proposed rezoning from R-1a (residential, 1 to 4 dwelling units/acre) to R-2 (residential, 4 to 8 dwelling units/acre) and a Development Plan & Plat for a proposed residential subdivision on tax parcel number 06183-000-000, on approx. 9 acres, located at 6415 NW 39<sup>th</sup> Avenue. The current future land use designation of this parcel is Medium Density Residential (4 to 8 dwelling units/acre). This is not a public hearing. The purpose of this meeting is to inform neighboring property owners of the proposed application and to seek their comments.





06194-002-000	06183-000-000 DIOCESE OF SAINT AUGUSTINE CO 11625 OLD ST AUGUSTINE RD JACKSONVILLE, FL 32258	06048-100-002 GREYSTONE OF GAINESVILLE LLC 2479 NW 28TH ST GAINESVILLE, FL 32605
06048-100-029 GREYSTONE OF GAINESVILLE LLC 2479 NW 28TH ST GAINESVILLE, FL 32605	06048-100-043 GREYSTONE OF GAINESVILLE LLC 2479 NW 28TH ST GAINESVILLE, FL 32605	06195-000-000 JALAL'S FARMS LLC 3206 NW 57TH TER GAINESVILLE, FL 32606
06184-002-000 ALACHUA COUNTY HRC LLC 3450 RIDGEWOOD RD NW ATLANTA, GA 30327	06193-000-000 ALACHUA COUNTY HRC LLC 3450 RIDGEWOOD RD NW ATLANTA, GA 30327	06194-004-000 ALACHUA COUNTY HRC LLC 3450 RIDGEWOOD RD NW ATLANTA, GA 30327
06194-005-000 ALACHUA COUNTY HRC LLC 3450 RIDGEWOOD RD NW ATLANTA, GA 30327	06194-006-000 ALACHUA COUNTY HRC LLC 3450 RIDGEWOOD RD NW ATLANTA, GA 30327	06194-003-000 FICK JOEL D & MARIANNE E 3554 NW 63RD ST GAINESVILLE, FL 32606
06195-001-000 STURKES JANIE HEIRS 3629 NW 63RD ST GAINESVILLE, FL 32606-5830	06048-100-000 GREYSTONE OF GAINESVILLE HOMEOWNER'S ASSOCIATION INC 3700 NW 91ST ST #A100 GAINESVILLE, FL 32606	06182-004-000 DENNIS GERALDINE 3721 NW 63RD ST GAINESVILLE, FL 32606-5828
06182-005-000 CHISHOLM WILLIE MAE 3817 NW 63RD ST GAINESVILLE, FL 32606	06048-100-027 VADDIPARTIANANTH & VARMA H/W 3915 NW 63RD ST GAINESVILLE, FL 32606	06048-001-003 SENERPIDA ALEX & ZENAIDA 3928 NW 64TH ST GAINESVILLE, FL 32606-4200
06048-100-001 GONZALEZ ERIC MARC 3930 NW 63RD WAY GAINESVILLE, FL 32606-5822	06048-100-045 TUCKER TIMOTHY JON & CHRISTINE MAE 3937 NW 63RD WAY GAINESVILLE, FL 32606	06048-100-026 HILL & TSAI H/W 3939 NW 63RD ST GAINESVILLE, FL 32606-5807
06048-100-025 BARTOLOTTI JOSEPH C & JENNIFE 3953 NW 63RD ST GAINESVILLE, FL 32606	06048-100-044 YAGHJYAN LUSINE 3959 NW 63RD WAY GAINESVILLE, FL 32606-5885	06048-100-030 WEST PETER JON & KAREN ANN 3964 NW 63RD ST GAINESVILLE, FL 32606
06048-100-003 GILLILAND DANNY L & KAREN F 3966 NW 63RD WAY GAINESVILLE, FL 32606	06048-100-031 PETROVIC & WANG H/W 3990 NW 63RD ST GAINESVILLE, FL 32606	06048-100-023 BUTLER JASON E & LAURA R 4001 NW 63RD ST GAINESVILLE, FL 32606
06048-100-022 AHUJA SAUMYA 4029 NW 63RD ST GAINESVILLE, FL 32606-5813	06194-001-000 JOHNSON DEBORAH TRUST 425 NW 80TH BLVD GAINESVILLE, FL 32607	06194-000-000 BROWN-HUNT & HUNT W/H 4807 NW 27TH AVE GAINESVILLE, FL 32606

06048-100-004  
ADVANCED BUILDING CONCEPTS  
INC  
4854 SW 91ST CT  
GAINESVILLE, FL 32608

06048-100-028  
OLSON MARK & STEPHANIE  
6326 NW 39TH LN  
GAINESVILLE, FL 32606

06049-002-000  
BARFIELD A W & DIANNE  
6600 NW 39TH AVE  
GAINESVILLE, FL 32606-5732

06182-000-000  
NORTH GAINESVILLE BAPTIST CHU  
6203 NW 39TH AVE  
GAINESVILLE, FL 32606

06048-001-001  
DORMEYER NANCY  
6418 NW 39TH AVE  
GAINESVILLE, FL 32606

06049-002-002  
PERRI & PERRI TRUSTEES  
6602 NW 39TH AVE  
GAINESVILLE, FL 32606-5732

06182-001-000  
NORTH GAINESVILLE BAPTIST CHU  
6203 NW 39TH AVE  
GAINESVILLE, FL 32606

06184-000-000  
ABIDING FAITH CHRISTIAN MINIS  
6529 NW 39TH AVE  
GAINESVILLE, FL 32606-5735

06048-100-024  
BLUMBERG & REEVES H/W  
9124 SW 51ST RD APT B-302  
GAINESVILLE, FL 32608







## Neighborhood Meeting Minutes

**Project:** Proposed Rezoning and Development Plan

**Meeting Date & Time:** July 31, 2019 at 6:00 PM

**Location:** Millhopper Library  
3145 NW 43<sup>rd</sup> Street  
Gainesville, FL 32606

**Attendees:** As listed on attached Sign-in-Sheet

**Project Representatives:** Sergio Reyes, P.E., eda  
Stephanie Sutton, eda

### **Meeting Minutes:**

Sergio Reyes introduced eda as the planner and civil engineer for the project, a proposed development plan for a subdivision on the subject parcel. The first step is a rezoning of the property to R-2, and then we will submit a site plan to develop the property.

The project is located at the SW corner of 39<sup>th</sup> and 63<sup>rd</sup>...a dirt road that runs partially through the property. Current zoning allows up to 4 units per acre. Currently has same zoning as Greystone- would like to change to R2- would be 4-8 du/acre and will be consistent with the land use. Adjacent to skilled nursing facility now under construction. Proposing single family residential – attached units. Lots will be for sale-

The County requires 20% open space – green space, has to be adjacent to the green space in the other property (demonstrated location on plans).

Q: Are these individual homes? Are they subsidized?

A: Yes- individual homes, No - not subsidized.

Q: Where is entrance?

A: Off of 63<sup>rd</sup> Street- will be paved with curb and gutter and improved at intersection? Will give county additional right-of-way to improve the road.

Q: Will it have a light? Is very dangerous at hill.

A:No- not enough traffic. Will meet with FDOT.

Q: How many units?



A: 73

I noticed the tags on trees – will all of those be removed?

A: Some will be, but the county requires that all the trees be tagged – even the ones to remain.

C: One tree near 39<sup>th</sup> needs to be removed.

Q: Where is entrance on 63<sup>rd</sup>? how far off 39<sup>th</sup>?

A: Between second and third properties on east side of road.

Q: What would be along 63<sup>rd</sup>? privacy fence?

A: paved road and sidewalk and street lights will be added- will likely have a buffer/fence except for road.

Q: What about fence to assisted living facility?

A: Will have emergency connection and must remain connectivity between open spaces....may have fence in other areas.

Q: What is at the south side?

A: Basin and open space- landscaped buffer. May or may not have a fence – lots of vegetation will remain on west side and be planted on east side.

Q: How will emergency access be controlled to the west?

A: They will use this as an emergency access as well. Owner of assisted living facility- will have a fence/knox box.

Q: How far south will you pave on 63<sup>rd</sup>?

A: To rear property line on the south side

Q: Will road be relocated?

A: Yes- into county right of way. This landowner will have to dedicate right of way. Some trees will be removed. Will have to be replaced.

Q: Average price or size of units?

A: No idea-

Q: Will these be rentals?

A: No- for sale- will be a platted subdivision

Q: Can you tell us an example of property like this?

A: One at West End under construction- just east and across from Tioga.

Q: No common area or pool?

A: No

Q: How many stories?

A: Likely 2

Q: Will it have a name?

A: Yes- right now we call it Tara St. Augustine, but that could change.

Q: Will it affect anything on 35<sup>th</sup> Ave?

A: No- nothing connects that far south.

Q: Will you be bringing natural gas in?

A: Probably not-

Q: What about cable?

A: Yes- Cable isn't currently available on 63<sup>rd</sup> Street

Q: What is the timetable?

A: Will take 8-10 months for county permitting process – then construction will start.

Q: Have seen drilling on site- Will there be wells?

A: No- will not have wells- will use GRU water and sewer.

Q: Will it be a Gated community?

A: No-

Q: Will there be a Homeowners Association?

A: Yes-

Q: Has the land been purchased recently?

A: No- developer has contract for the land, but has not purchased.

Q: Will 63<sup>rd</sup> traffic be affected?

A: Will have to remain open during construction- will build half the road at a time.



Q: Are there any creeks on the land?

A: No-

C: I live next to this and I didn't get a notice- please sign in and we will check the list.

Q: Will there be trees or any buffer on the south side?

A: Yes- the basin will be heavily landscaped.

Q: Any safety features for basin to protect children?

A: If it is a wet basin, it will be fenced.

Q: Will lots have fences in backyard?

A: Up to individual owners.

Q: Any restrictions to getting this permitted? We were under impression that they would have to straighten out and plan for road system first.

A: No- we will dedicate ROW and improve the section next to this road but not other roads in the area.

C: Concern about traffic at Greystone intersection with more traffic at Greystone exit.

A: 39<sup>th</sup> is controlled by FDOT and it is up to them. Challenge is that Greystone entrance/63<sup>rd</sup> is too close to the next full median opening to have another one at this location. Making a left is going to be very difficult.

C: Concern about the number of cars- doing a lot of u-turns to go left.

Q: Is city looking to annex?

A: No- too far, have to be adjacent to city boundary.

Meeting concluded at 6:40