



# ARCHER ROAD QSR

**Rezoning – Application Package**  
July 29, 2019

**Prepared for:**

Alachua County Growth Management Department

**Prepared on behalf of:**

Sheffield F M & Gail

**Prepared by:**

CHW

PN# 19-0199

**Application Package**  
**Table of Contents**

- 1. Cover Letter**
- 2. Application**
- 3. Property Owner Affidavit**
- 4. Legal Description**
- 5. Deed, Property Appraiser Datasheets, and Tax Records**
- 6. Neighborhood Workshop Materials**
- 7. Justification Report**
- 8. Attachments**
  - a. Site Directions**
  - b. Environmental Resources Checklist**
  - c. Scaled Drawing**
  - d. Map Set**

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  - d. Map Set



July 29, 2019

Missy Daniels, Director  
Alachua County Department of Growth Management  
10 SW 2<sup>nd</sup> Avenue, #3  
Gainesville, FL 32601

Re: Archer Road QSR – Small-scale Comprehensive Plan Amendment (Ss-CPA) & Rezoning Application  
(Tax Parcel No. 06899-000-000)  
Alachua County, Florida

Dear Missy,

On behalf of Scheffield F M & Gail, CHW submits one (1) copy of the Small-scale Comprehensive Plan Amendment (Ss-CPA) application and one (1) copy of the Rezoning application, which include the following items:

- The required Alachua County Ss-CPA and Rezoning applications;
- Property Owner Affidavit;
- Deed and proof of payment of taxes;
- Justification Report; and
- Other supporting information.

Also submitted with these applications are CD-ROMs with all application materials, and the Ss-CPA Rezoning application fees: Check No. 1159 for \$5,900 and Check No. 1160 for \$7,100.

This application is a request to amend the site's Future Land Use (FLU) and zoning designations on a ±2.7-acre site (Alachua County Tax Parcel 06899-000-000) from Heavy Industrial to Commercial FLU and Manufacturing and Processing Industrial (MP) to Wholesale and Warehousing (BW) Zoning. The intent of this application is to permit a restaurant with drive-through within a node that is characterized by commercial and office uses. The subject parcel is located at the southwest corner of the SW Archer Road (SR 24) and SW 64<sup>th</sup> Street.

The MP Zoning District permits restaurant with drive-through as an accessory use only while the proposed BW Zoning District allows for a restaurant with drive-through by right. The BW Zoning District was selected because it both permits the desired use by right as well as other uses that are compatible with adjacent properties within the Heavy Industrial FLU and MP Zoning District. The proposed requests are consistent with the Comprehensive Plan and Unified Land Development Code, which is demonstrated within the associated justification reports.

We trust this submittal will be sufficient for your review and subsequent approval by the County Planning Commission and Board of County Commissioners. If you have any questions or need additional information, please call me at (352) 331-1976.

Sincerely,  
CHW



Ryan Thompson, AICP  
Planning Project Manager



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Alachua County  
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

## 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: CHW Contact Person: \_\_\_\_\_  
Address: 11801 Research Dr., Alachua, FL 32615 Phone: ( 352 ) 331 - 1976  
Email address: ryant@chw-inc.com

### SUBJECT PROPERTY DESCRIPTION

Property Owner: Sheffield F M & Gail Property Address: 6421 SW Archer Road  
City: Gainesville State: FL Zip: 32608 Phone: (      )      - See agent  
Tax Parcel #: 06899 - 000 - 000 Section: 21 Township: 10 Range: 19 Grant: \_\_\_\_\_  
Total Acreage: ±2.7 acres Zoning: Manufacturing and Land Use: Heavy Industrial  
Processing Industrial (MP)

### TYPE OF REQUEST

<input checked="" type="checkbox"/>	Rezoning	From: <u>Manufacturing and Processing</u> <u>Industrial (MP)</u>	To: <u>Wholesale and Warehousing (BW)</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:  Date: 7/29/19

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



### 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, 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).
- ☐ N/A Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☐ N/A 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.

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## PROPERTY OWNERS' AFFIDAVIT

Fulton M. Sheffield  
 Owner

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

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

CHW \_\_\_\_\_

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

06899-000-000 \_\_\_\_\_

Parcel Number(s)

21

Section

10

Township

19

Range

Small-scale Comprehensive Plan Amendment (Ss-CPA), Rezoning, Preliminary Development  
 Type of Request Plan, and Final Development Plan

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.

Fulton M. Sheffield  
 Owner (signature)

Owner (signature)

Owner (signature)

STATE OF FLORIDA

COUNTY OF ALACHUA



Cindy A. Michel  
 State of Florida  
 My Commission Expires 05/19/2022  
 Commission No. GG 193059  
 Bonded through CNA Surety

(SEAL ABOVE)

SWORN AND SUBSCRIBED BEFORE ME

THIS 25 DAY OF July, 2019

BY Fulton Sheffield

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

FL Drivers License

(TYPE OF IDENTIFICATION)

Notary Public, Commission No. GG 193059

(Name of Notary typed, printed, or stamped)

Cindy A Michel  
Cindy A Michel

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STATE OF FLORIDA  
COUNTY OF ALACHUA

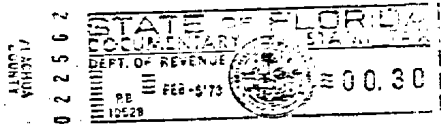
THIS INDENTURE, Made and entered into on this 10th day of January  
A. D. 19 73, by and between MORRIS D. SHEFFIELD and SHARON SHEFFIELD, his wife  
of 5357 S.W. 52nd Terrace

of the County of Alachua, State of Florida  
of the first part, and FELTON M. SHEFFIELD and GAIL SHEFFIELD, his wife  
of 6421 S.W. Archer Road

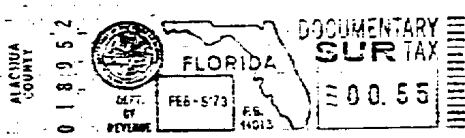
of the County of Alachua, State of Florida  
of the second part, WITNESSETH:

That for and in consideration of the premises and the sum of Ten and No/100  
(\$10.00) Dollars and other good and valuable consideration paid  
by the part ies of the second part, the receipt of which is herein and hereby acknowledged by the part ies  
of the first part, at and before the sealing and delivery of these presents, the said part ies of the first  
part ha ve granted, bargained, sold, aliened and conveyed, and do by these presents herein and hereby  
grant, bargain, sell, alien and convey unto the said part ies of the second part, and to their heirs  
legal representatives and assigns, in fee simple absolute forever, all the following described  
lots, tracts, pieces and parcels of land, situated, lying and being in the County of Alachua  
State of Florida and more particularly known, distinguished and described as follows, to-wit:

Beginning at the Northeast corner of tract of Godfrey Jerue  
(formerly owned by S.C. Tucker, Trustee) Sixty Feet from  
Florida Transit R. R. and running East Sixty degrees North  
Three (3) chains and 16 1/4 links to a stake; thence South  
Thirty Degrees East Eight (8) chains and 58 links to a stake;  
thence West Sixty degrees South Three (3) chains and 16 1/4  
links to a stake; thence North Thirty degrees West Eight (8)  
chains and 58 links to the point of beginning, all in Section 21,  
Township 10 South, Range 19 East, Alachua County, Florida.



820 PAGE 782



THIS INSTRUMENT PREPARED BY:  
CHARLES I. GOLDEN, JR.  
SUNSHINE SOUTH ST. 101  
GAINESVILLE, FLORIDA 32601

Together with all and singular the rights, tenements, hereditaments, and appurtenances to the same  
belonging or in anywise appertaining.

TO HAVE AND TO HOLD the above granted and described property, and each and every part and parcel  
thereof, unto the said part ies of the second part and to their heirs, legal  
representatives, successors and assigns forever, in fee simple absolute.

And the said part ies of the first part do herein and hereby fully warrant the title to the above  
described property and each and every part and parcel thereof and will forever defend the same against  
the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their  
and seal s on the day and year first above written.

Signed, sealed and delivered in the presence of us  
as witnesses:

Barbara J. Gray  
Charles I. Golden, Jr.

Morris D. Sheffield (Seal)  
Morris D. Sheffield (Seal)  
Sharon D. Sheffield (Seal)  
Sharon Sheffield (Seal)

234636

STATE OF FLORIDA

COUNTY OF

I HEREBY CERTIFY, That on this day before me, an officer duly qualified to administer oaths and take acknowledgments, personally appeared \_\_\_\_\_ and \_\_\_\_\_, respectively \_\_\_\_\_ and \_\_\_\_\_ of \_\_\_\_\_ a corporation under the laws of the State of \_\_\_\_\_ to me known to be the persons described in and who executed the foregoing Deed of Conveyance to

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19 \_\_\_\_\_

Notary Public, State of \_\_\_\_\_ at Large  
My commission expires:

STATE OF FLORIDA  
COUNTY OF ALACHUA

Personally came before me Morris D. Sheffield and Sharon Sheffield, his wife

who being to me well known and known by me to be the individual<sup>s</sup> described in and who executed the above and foregoing Deed of Conveyance and they acknowledged before me that they signed, sealed and delivered the same at the time and place, in the manner, and for the uses and purposes therein set forth and contained.

WITNESS my hand and official seal on this 14 day of January

Notary Public, State of Florida at Large  
My Commission Expires Oct. 19, 1975  
Signed by American Fire & Casualty Co.

Notary Public, State of Florida at Large  
My commission expires:

WARRANTY DEED

to

Filed in my office on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, and recorded upon the Public Records of \_\_\_\_\_ County, \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, in Deed Book \_\_\_\_\_, at page \_\_\_\_\_ thereof.

Clerk of the Circuit Court

County, \_\_\_\_\_

By \_\_\_\_\_ Deputy Clerk

LAW OFFICE  
✓  
CHARLES I. HOLDEN, JR.  
821 N.W. 13TH STREET  
GAINESVILLE, FLORIDA 32601  
PHONE 373-7536

BOOK 820 PAGE 783



## Property Search Results

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

Search Date: 6/10/2019 at 12:19:23 PM

PRINTER FRIENDLY PAGE

Parcel: 06899-000-000 [GIS Map](#)

<b>Taxpayer:</b>	SHEFFIELD F M & GAIL	<b>Legal:</b>	COM NE COR JERUE TRACT ON S SIDE RR/W POB NE/LY
<b>Mailing:</b>	14045 NW 173RD ST		ALONG RR/W 208.89 FT S 30 DEG E 566.28 FT S 60 DEG W
	ALACHUA, FL 32615-5225		208.89 FT N 30 DEG W 566.28 FT POB OR 638/124 & OR
<b>9-1-1 Address:</b>	6421 SW ARCHER RD		820/ 782
	UNINCORPORATED		
<b>Sec-Twn-Rng:</b>	21-10-19		
<b>Property Use:</b>	06900 - ORN/MISC AGRI		
<b>Tax Jurisdiction:</b>	ST. JOHN'S 0400		
<b>Neighborhood/Area:</b>	TOWER RD @ ARCHER		
<b>Subdivision:</b>	N/A		

### History

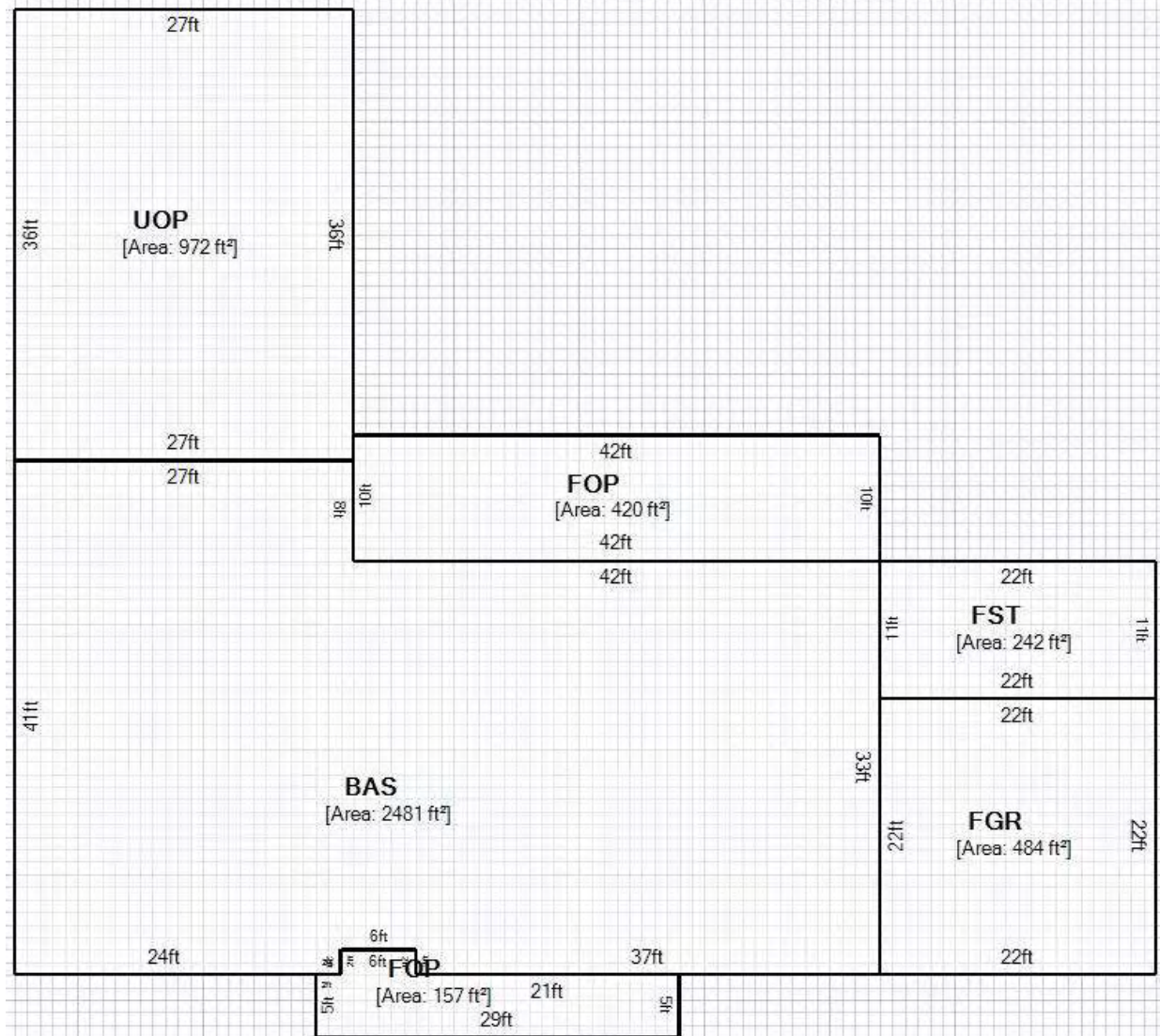
	<a href="#">Property</a>	<a href="#">Land</a>	<a href="#">Classified</a>	<a href="#">Improvement</a>	<a href="#">Total</a>	<a href="#">Deferred</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>	<a href="#">County</a>	<a href="#">School</a>
<a href="#">Year</a>	<a href="#">Use</a>	<a href="#">Value</a>	<a href="#">Land Value</a>	<a href="#">Value</a>	<a href="#">Just Value</a>	<a href="#">Value</a>	<a href="#">Assessed</a>	<a href="#">Assessed</a>	<a href="#">Exempt</a>	<a href="#">Exempt</a>	<a href="#">Taxable</a>	<a href="#">Taxable</a>
2018	ORN/MISC AGRI	816800	356800	93700	910500	292550	157950	450500	0	0	157950	450500
2017	Orn/Misc Agri	816800	356800	96000	912800	309050	143750	452800	0	0	143750	452800
2016	Orn/Misc Agri	816800	356800	90300	907100	316260	130840	447100	0	0	130840	447100
2015	Orn/Misc Agri	816800	36900	82500	899300	0	119400	119400	0	0	119400	119400
2014	Orn/Misc Agri	816800	36900	82900	899700	10420	109380	109380	50000	25000	59380	84380

### Land

<a href="#">Land Use</a>	<a href="#">Land Use Desc</a>	<a href="#">Zoning Type</a>	<a href="#">Zoning Desc</a>	<a href="#">Lots</a>	<a href="#">Acres</a>	<a href="#">Sq Feet</a>
6930	NURSERY	MP	LAND ZONE: MP	1	1.3	56628
0115	SFR ACREAGE	MP	LAND ZONE: MP	1	1	43560

Improvement: 06899-000-000 / 62929 - 604504

<a href="#">Improvement Use Code</a>	<a href="#">Improvement Desc</a>	<a href="#">Actual Year Built</a>	<a href="#">Effective Year Built</a>	<a href="#">Htd Square Feet</a>	<a href="#">Stories</a>
0100	SINGLE FAMILY	1975	1975	2481	1



Improvement Details							Improvement Attributes		
Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Imprv Use	Imprv Use Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	2481	3	Average	0100	SINGLE FAMILY	Bathrooms	2.5-Baths	1
FOP	FINISHED OPEN PORCH	157	3	Average	0100	SINGLE FAMILY	Bedrooms	3-3 BEDROOMS	1
FGR	FINISHED GARAGE	484	3	Average	0100	SINGLE FAMILY	Exterior Wall	19-COMMON BRICK	100
FST	FINISHED STORAGE	242	3	Average	0100	SINGLE FAMILY	Floor Cov	08-SHEET VINYL	50
FOP	FINISHED OPEN PORCH	420	3	Average	0100	SINGLE FAMILY	Floor Cov	14-CARPET	50
UOP	UNFIN OPEN PORCH	972	3	Average	0100	SINGLE FAMILY	HC&V	04-FORCED AIR	100
							Heat System	04-ELECTRIC	100
							HVAC	03-CENTRAL	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	1
							Roof Type	03-GABLE/HIP	100
							Roofing	03-ASPHALT	100

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

## Improvement Details

## Improvement Attributes

<u>Detail Type</u>	<u>Description</u>	<u>SqFt/Unit</u>	<u>Quality</u>	<u>Qual Desc</u>	<u>Imprv Use</u>	<u>Imprv Use Desc</u>	<u>Attribute</u>	<u>Attribute Desc</u>	<u>Units</u>
							-- N/A --		
0958	FP 1	1			R7	RES			
1760	POOL	1			R3	RES			
1642	PATIO 2	954			R1	RES			
0881	FENCE BR	279			R4	RES			
0800	DRIVE/WALK	810			R1	RES			
2160	SPR SYSTEM	1			R5	RES			

[Link to TaxCollector Record](#)



ED CRAPO, ALACHUA COUNTY  
**PROPERTY APPRAISER**  
 KNOWLEDGE • COMMITMENT • TEAMWORK • CUSTOMER FOCUS

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX)  
 352-374-5278





## 2018 Roll Details — Real Estate Account At 6421 SW ARCHER RD

Real Estate Account #06899 000 000

[Parcel details](#)

[Latest bill](#)

[Full bill history](#)

[Print this page](#)

2018

PAID

2017

PAID

2016

PAID

2015

PAID

...

2002

PAID

[Apply for the 2019 Installment Payment Plan](#)

[Get Bills by Email](#)

**PAID** 2018-11-16 \$5,595.13  
Receipt #18-0019001

**Owner:** SHEFFIELD, F M & GAIL  
14045 NW 173RD ST  
ALACHUA, FL 32615-5225  
**Situs:** 6421 SW ARCHER RD

**Account number:** 06899 000 000

**Alternate Key:** 1061023

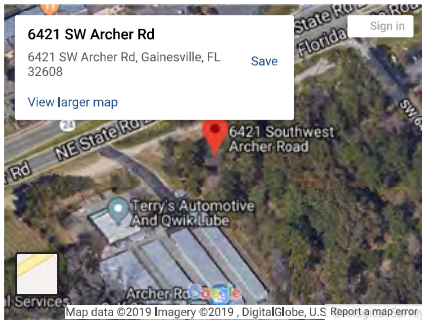
**Millage code:** 0400

**Millage rate:** 20.7574

**Assessed value:** 157,950

**School assessed value:** 450,500

**Unimproved land value:** 356,800



Location is not guaranteed to be accurate.

**Property Appraiser**

[View](#)

2018 Annual bill

**Ad valorem:** \$5,403.72

**Non-ad valorem:** \$424.54

**Total Discountable:** 5828.26

**No Discount NAVA:** 0.00

**Total tax:** \$5,828.26

**Legal description**

COM NE COR JERUE TRACT ON S SIDE RR/W POB NE/LY ALONG RR/W 208.89 FT S 30 DEG E 566.28 FT S 60 DEG W 208.89 FT N 30 DEG W 566.28 FT POB OR 638/124 & OR 820/ 782

**Location**

**Book, page, item:** --

**Geo number:** 21-10-19-06899000000

**Range:** 19

**Township:** 10

**Section:** 21

**Neighborhood:** 125321.50

**Use code:** 06900

**Total acres:** 2.300



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**Mailed Memorandum**

## MEMORANDUM

**To:** The Neighbors of the Archer Road/SW 64<sup>th</sup> Street Intersection  
**From:** Ryan Thompson, AICP, Project Manager  
**Date:** June 5, 2019  
**RE:** Neighborhood Workshop Public Notice

19-0199

A Neighborhood Workshop will be held to discuss a Small-scale Comprehensive Plan Amendment to change and downzone the existing Heavy Industrial Future Land Use (FLU) to Commercial and a Rezoning application to change the existing zoning district from Manufacturing and Processing Industrial (MP) to Wholesale and Warehousing (BW). The site is  $\pm 2.7$ -acres in unincorporated Alachua County and is in the southeast corner of Archer Road and SW 64<sup>th</sup> Street (Alachua County Tax Parcel 06899-000-000). The intent is to permit a quick-service restaurant along Archer Road.

**Date:** Thursday, June 20, 2019

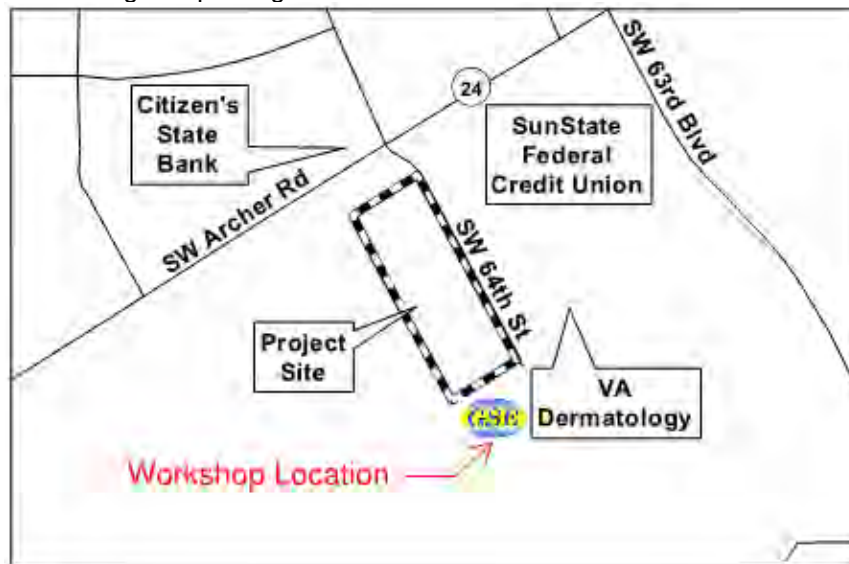
**Time:** 6:00 p.m.

**Place:** GSE Engineering & Consulting, Inc.  
5590 SW 64<sup>th</sup> Street, Suite B  
Gainesville, Florida 32608

**Contact:** Ryan Thompson, AICP, Project Manager  
(352) 331-1976

This is not a public hearing. The purpose of the workshop 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 submittal. Once submitted, materials may be requested from Growth Management Department County staff.

**Directions to Workshop:** From the Archer Road/SW 64<sup>th</sup> Street Intersection, head down 64<sup>th</sup> Street, on the south side of Archer Road, to the end of the cul-de-sac. Turn right and follow the road approximately 200 feet around the corner. The building and parking lot are on the left.



## **Mailing Labels**

SUNSTATE FEDERAL CREDIT UNION 14520 NW HWY 441 ALACHUA, FL 32615	RTD GAINESVILLE LLC 211 N ROBINSON STE N 1950 OKLAHOMA CITY, OK 73102	TLCA HOLDINGS LLC 12270 6TH STREET EAST TREASURE ISLAND, FL 33706
CHESNUT & CHESNUT CO-TRUSTEES 5872 SW 79TH WAY GAINESVILLE, FL 32608	BRUEGGEMANN JOHN R 5225 SW 64TH ST GAINESVILLE, FL 32608-4525	HOOD TO HOOD ENTERPRISES INC 15815 SW 95TH AVE ARCHER, FL 32618
SHEFFIELD, F M & GAIL 14045 NW 173RD ST ALACHUA, FL 32615-5225	PARTNERSHIP 97 LTD 6450 SW ARCHER RD STE 240 GAINESVILLE, FL 32608	SIRACORDE RTD LLC 11122 SW 30TH AVE GAINESVILLE, FL 32608
CRAWFORD'S AMERICAN LLC 13328 SW 154TH ST ARCHER, FL 32618	DOUGLASS HOLDING LLC PO BOX 143053 GAINESVILLE, FL 32614	ARCHER ROAD COMMERCE PARK, OWN 3603 NW 98TH ST STE C GAINESVILLE, FL 32606
GSE PROPERTIES LLC 5590 SW 64TH ST STE B GAINESVILLE, FL 32608	MJT PARTNERS LLC 117010 N ARMENIA AVE TAMPA, FL 33612	KANAPHA SQUARE OWNERS, ASSOCIA 6450 SW ARCHER RD STE 240 GAINESVILLE, FL 32608-6134
ALACHUA COUNTY 12 SE 1ST ST GAINESVILLE, FL 32601	TRISTAR INVESCO INC 380 COMMERCE PARKWAY ROCKLEDGE, FL 32955	CHESNUT & CHESTNUT CO-TRUSTEES 5872 SW 79TH WAY GAINESVILLE, FL 32608
SHEFFIELD, F M & GAIL 14045 NW 173RD ST GAINESVILLE, FL 32615-5225	ARCHER ROAD SELF STORAGE INC 7065 NW 20TH PL Gainesville, FL 32605-3225	SHEFFIELD, HURLEY J HEIRS 231 CLOISTERBANE DR ST JOHNS, FL 32259
CROM CORPORATION 250 SW 36TH TER GAINESVILLE, FL 32607-2889	DENSON & GASKINS & HERNDON, ET 14045 NW 173RD ST Alachua, FL 32615	



## Newspaper Advertisement

# Mass workplace shootings are rare, puzzling

By Lisa Marie Pane  
The Associated Press

A postal worker on disability retirement for psychological issues returned to her workplace years later and killed six people. A Connecticut beer delivery worker irate over being forced to resign opened fire as he was being escorted out of the building, killing eight co-workers. Just a week ago, a longtime municipal engineer submitted his resignation in the morning and within hours went on a rampage inside the building, killing 11 co-workers and a contractor.

The Virginia Beach killing is one of 11 mass workplace killings dating back to 2006 in the U.S., according to a database of mass killings maintained through a partnership between AP, USA Today and Northeastern University.

In all, nearly 90 people have died in these mass shootings, defined as 4 or more people killed, not including the perpetrator. And while such workplace shootings remain rare among the tens of thousands of gun deaths each year, they resonate among Americans who worry they might become an aggrieved co-worker's next victim.

The phenomenon steadily seeped into the public's consciousness following a series of worksite massacres, including a big one at a post office that eventually led to the term "going postal" being coined in the 1990s. The U.S. Postal Service went to great lengths to examine the issue and dispel the notion that its workers were more prone to violence.

Here are some of the key takeaways from the data:

## WHAT ARE THE REASONS PEOPLE KILL CO-WORKERS?

Several factors have led up to these mass killings: they include disagreements on the job, feeling mistreated by bosses and colleagues and anger in the aftermath of court proceedings.



In this June 1 photo, a law enforcement official stands at an entrance to a municipal building that was the scene of a shooting in Virginia Beach, Va. The Virginia Beach killing is one of 11 mass workplace killings dating back to 2006 in the U.S., according to a database of mass killings maintained through a partnership between AP, USA Today and Northeastern University. (ASSOCIATED PRESS FILE PHOTO)

"Most of the time there are all sorts of signs of what the grievances were," said James Fox, a criminologist with Northeastern University who has studied mass killings for decades.

Some shooters left behind letters complaining of unfair treatment. In the case of the mass shooting at a Manchester, Connecticut, beer distributorship, the gunman called 911 as police closed in and told the operator that he had experienced racism at the company and wished he'd killed even more co-workers.

While the investigation is still young, the gunman who last week carried out the attack at the municipal building in Virginia Beach stands in stark contrast; seemingly well-liked, in good standing with his employer and had not voiced any grievances.

Of the 11 workplace shootings tracked in the database, the most lethal was not the result of a workplace grievance. A radicalized couple carried out the attack against the husband's co-workers at a holiday party in San

Bernardino, California, killing 14.

## WHERE DO MOST OF THESE WORKPLACE KILLINGS TAKE PLACE?

The shootings by employees have occurred in a variety of locations: a military base, warehouses, catering company, beer distributor, RV part manufacturer and plastics company among them.

The data show that the four workplace killings with the highest death toll happened in government offices or at a government work event.

However, criminologists who study gun violence caution that the number of workplace shootings is too small to draw reliable conclusions.

The government shootings include 13 killed at a military base in Fort Hood, Texas, and 12 at a Navy Yard in Washington, D.C.

"There are so many questions we don't have any answers to," said Susan B. Sorenson, a professor at the University of Pennsylvania and director of the Ortner Center on Violence and Abuse in Relationships. "The reality is there are millions of people who go to work

every day in government buildings and millions of people who go into government buildings every day. And almost every single one of them goes home safely."

## WHAT HAPPENS TO THE SHOOTERS?

In nearly every case, the shooter killed himself or herself, or was killed by police at a higher rate than other types of public killings, where gunmen were more likely to be arrested.

Out of the 11 cases, the only gunman who survived is Maj. Nidal Malik Hasan, an Army psychiatrist who was sentenced

to death for the Fort Hood massacre.

The gunman in Virginia Beach was killed in the shootout.

Nearly all the offenders in workplace killings were men. However, the shooting in San Bernardino was carried out by two killers, one of them a woman who accompanied her husband. And in Goleta, Calif. in 2006, the former postal worker who killed seven people was a woman.

## WHAT IS THE HISTORY OF WORKPLACE SHOOTINGS

Mass workplace killings have been happening for decades in the U.S. and around the world, gaining widespread attention in the 1980s and '90s.

One of the deadliest was carried out in 1986 by a mail carrier who killed 14 Postal Service colleagues in Edmond, Oklahoma. That incident and others prompted the Postal Service to commission a study in 2000 to examine workplace violence around the time that the term "going postal" was becoming a conversational term.

The Postal Service called it "the most comprehensive survey ever conducted of workplace violence in our nation," including focus groups, interviews with employees and lengthy examination of policies. The report issued several recommendations to flag violent tendencies while claiming that "going postal" is a myth and that postal employees are less violent than the national workforce.

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### PUBLIC NOTICE

A Neighborhood Workshop will be held to discuss a Small-scale Comprehensive Plan Amendment to change and downzone the existing Heavy Industrial Future Land Use (FLU) to Commercial and a Rezoning application to change the existing zoning district from Manufacturing and Processing Industrial (MP) to Wholesale and Warehousing (BW). The site is ±2.7-acres in unincorporated Alachua County and is in the southeast corner of Archer Road and SW 64th Street (Alachua County Tax Parcel 06899-000-000).



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

**Time/Date/Location:** 6:00pm on Thursday, June 20, 2019 at GSE Engineering & Consulting, Inc., 5590 SW 64th St., Ste. B, Gainesville, FL 32608

**Directions:** From the Archer Road/SW 64th Street Intersection, head south on 64th Street to the end of the cul-de-sac. Turn right and follow the road approximately 200 feet around the corner. The building and parking lot are on the left.

**Contact:** Ryan Thompson, AICP  
**Phone Number:** (352) 331-1976


**CHW**  
Professional Consultants

## **Workshop Presentation**



1

## Workshop Overview



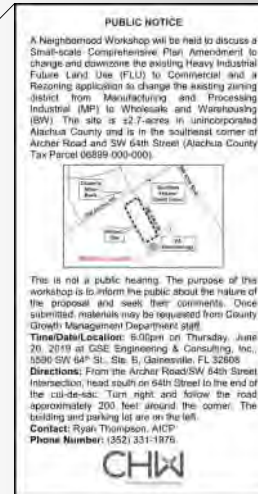
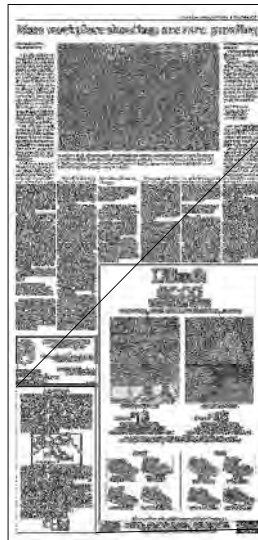
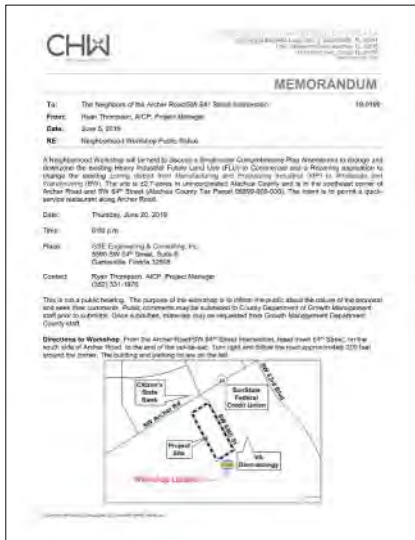
**The purpose of the neighborhood workshop:**

- Alachua County requires all Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning applicants to host a neighborhood workshop;
- The purpose is to inform neighbors of the proposed development's nature and to get feedback early in the development process; and
- This workshop provides the applicant with an opportunity to mitigate concerns prior to the application's submission.

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# Public Notification



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# Application Review Process



➔ Neighborhood Workshop	June 20, 2019
Submit Ss-CPA & Rezoning Application	July 29, 2019
Staff Review	August – September
Planning Commission Public Hearing	September 18, 2019 (Tentative)
Board of County Commission Public Hearing	October 22, 2019 (Tentative)

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# Application Summary



- Requests:
  1. Ss-CPA to amend the site's Future Land Use from Heavy Industrial FLU to **Commercial FLU**; and
  2. Rezoning to change the Manufacturing and Processing Industrial (MP) zoning designation to **Wholesale and Warehousing (BW)**.
- Intent:
  - Develop a **Quick Service Restaurant (QSR)** on approximately  $\pm 2.7$ -acre along Archer Road and adjacent to the Archer Road Commerce Park.

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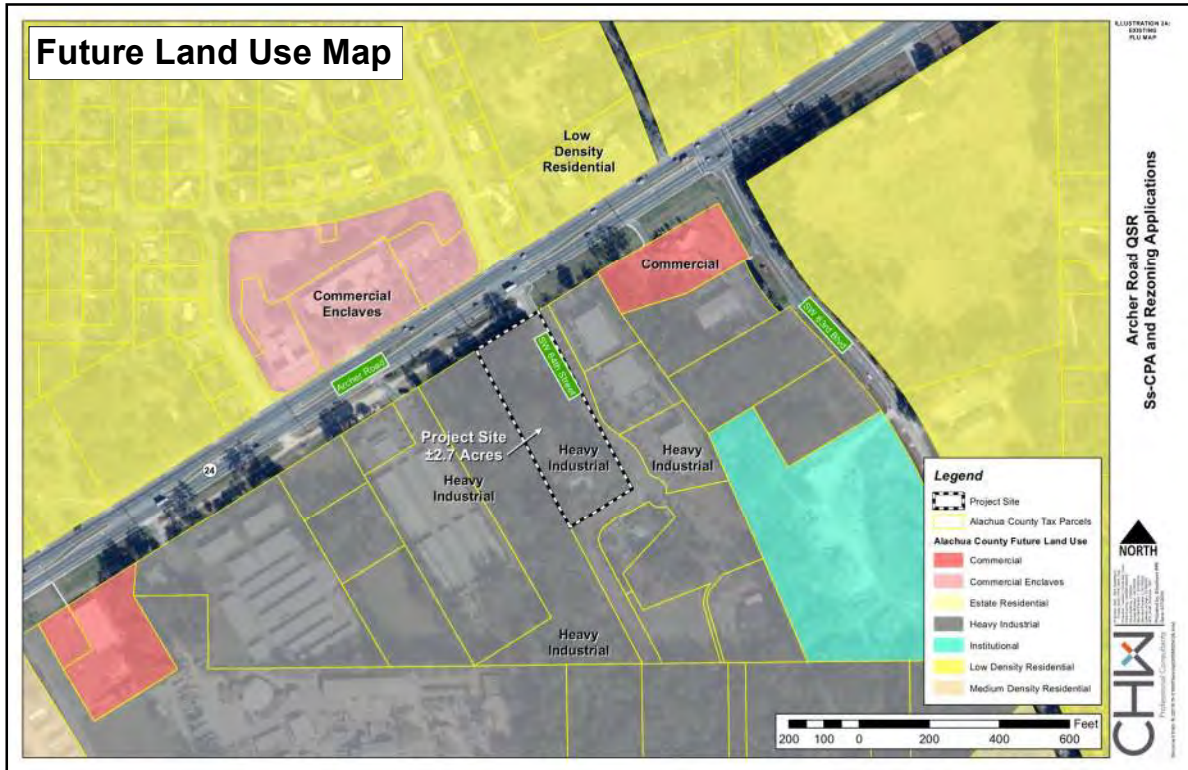
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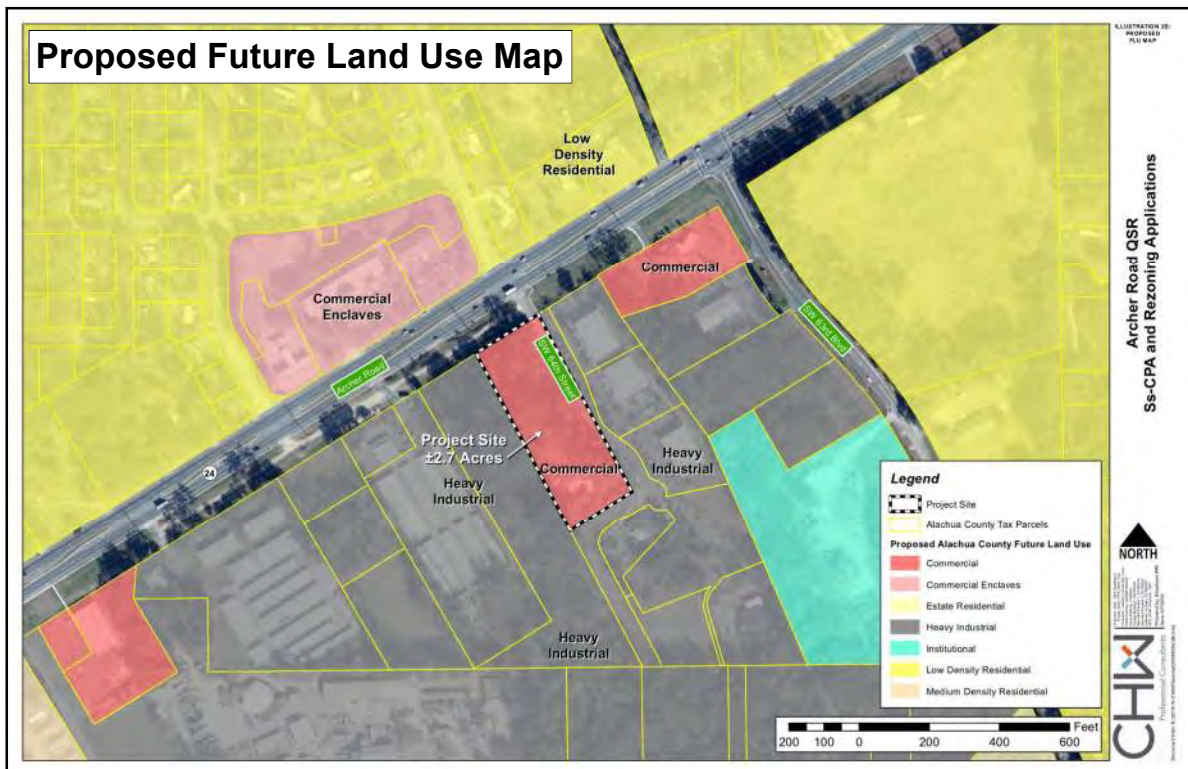


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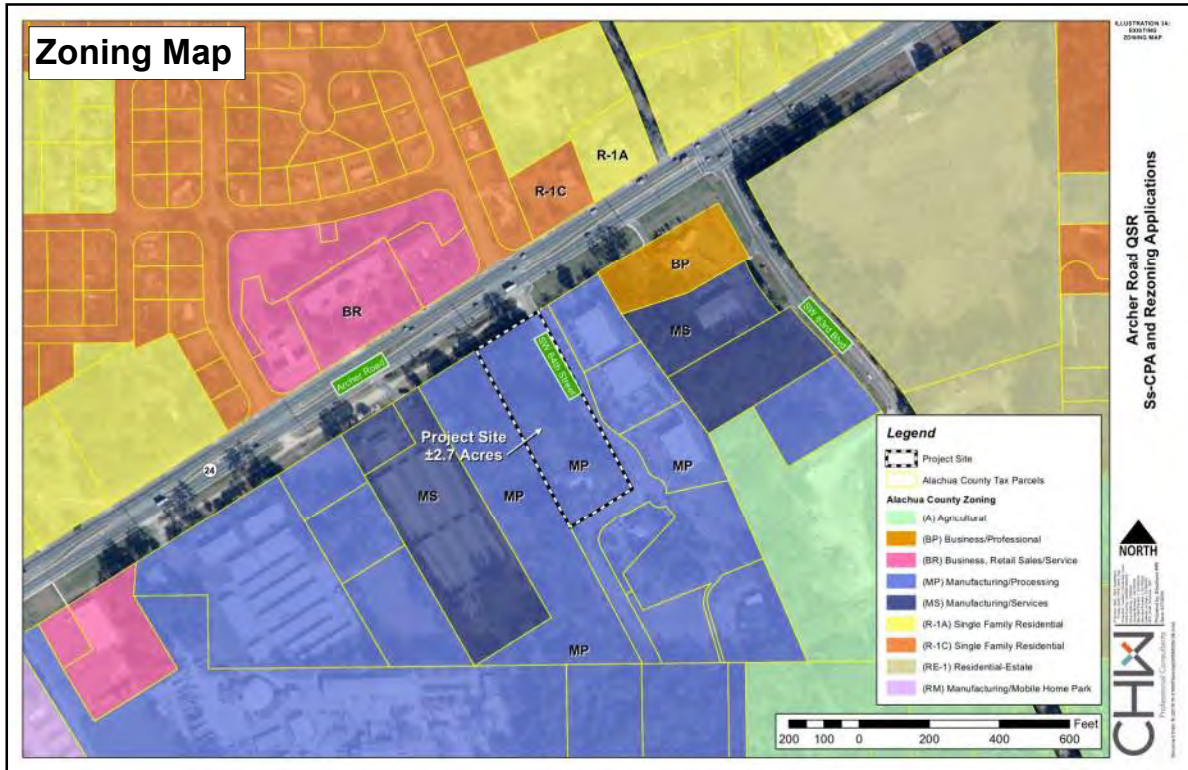


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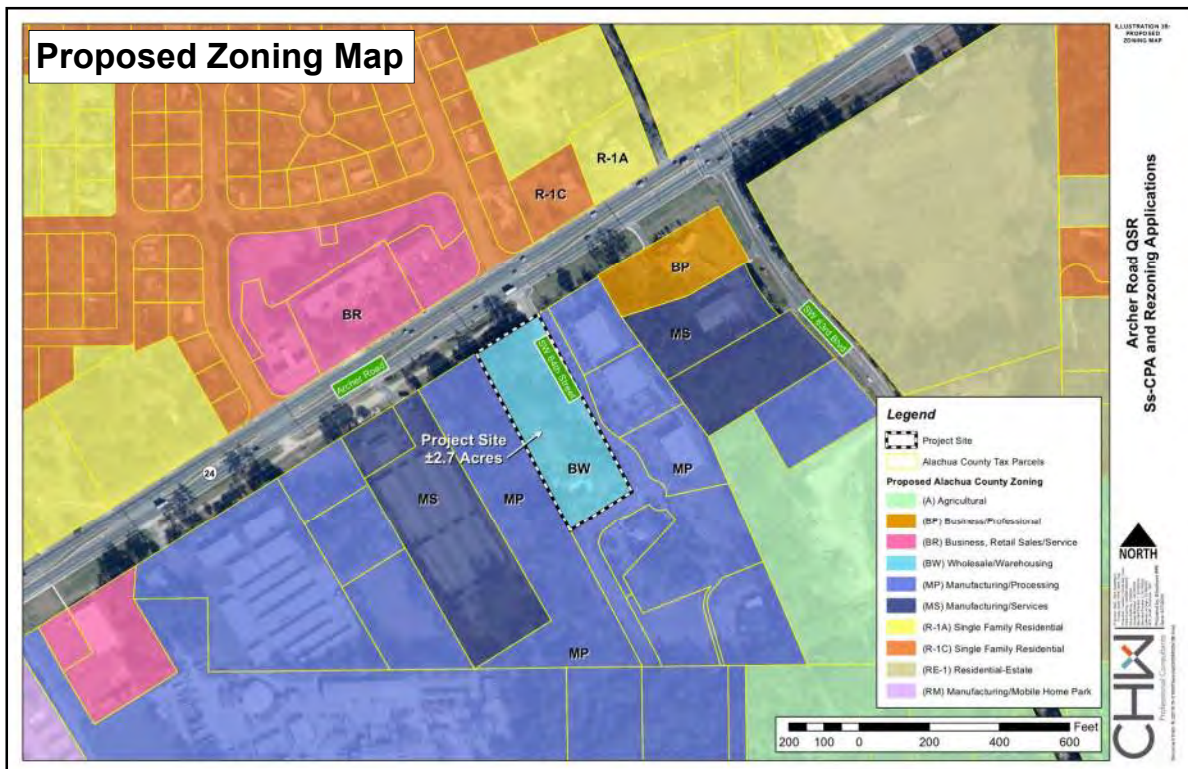


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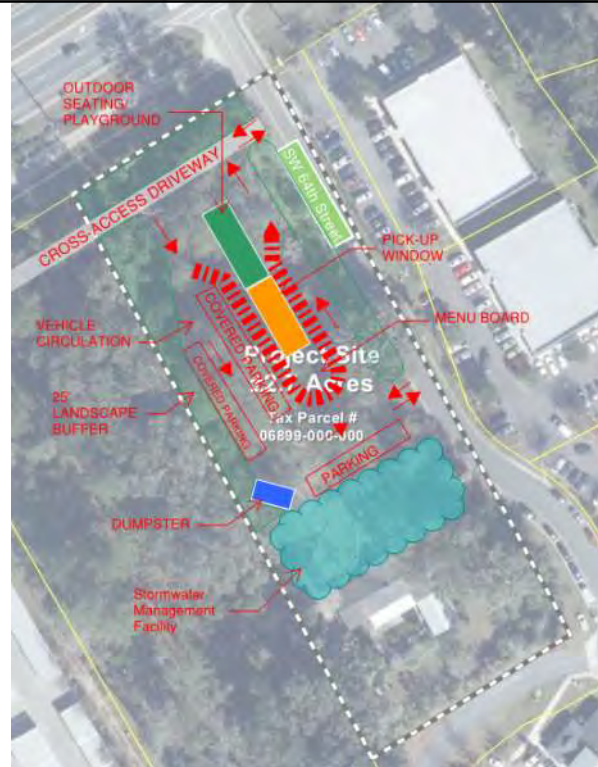
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## Conceptual Site Plan

- Access from SW 64<sup>th</sup> Street
- Cross-access driveway parallel to Archer Road
- One-way vehicular circulation around the building
- Dual-menu board drive-thru
- Covered parking along south
- Outdoor seating/playground between building and Archer Road



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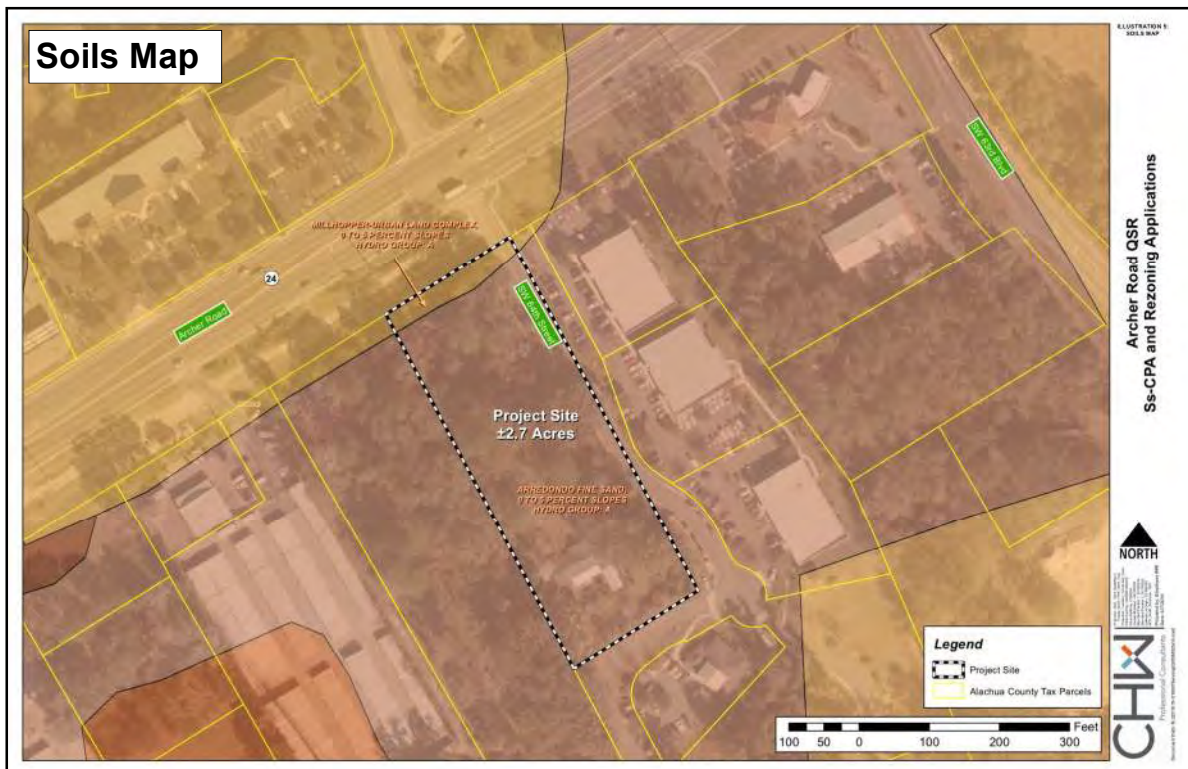


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## Sign-In Sheet



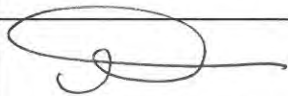

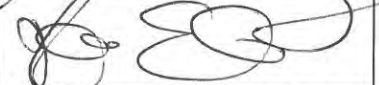



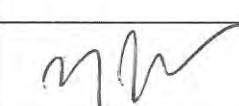
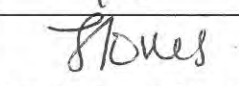
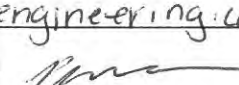
## SIGN-IN SHEET

**Event:** Neighborhood Workshop

**Date/Time:** June 20, 2019 @ 6:00 PM

**Place:** GSE Engineering & Consulting, Inc., 5590 SW 64<sup>th</sup> Street, Suite B, Gainesville, FL 32608

**Re:** Archer Road QSR – Small-scale Comprehensive Plan Amendment and Rezoning Applications

No.	Print Name	Street Address	Signature
1	Deborah Adams Sun State FCU	deborah@sunstatefcu.org 6305 SW Archer Rd Gainesville FL 32608	
2	Carol Freitag Gainesville Self Storage	6505 SW Archer Rd Gainesville 32608	
3	Jenni Emerick Gainesville Self Storage	6505 SW Archer Rd. Gainesville FL 32608	
4	Sara Flint The Einstein School	5910 SW Archer Rd Gainesville FL 32608	msflint@emschool.org 
5	Kevin Bongos	9330 SW 32nd Place Hialeah 32608	
6	Ken Hill	<del>15590</del> 5590 SW 64 <sup>th</sup> St Gainesville, FL 32608	
7	Megan Brophy	khill@gseengineering.com mmeyers216@gmail.com	
8	Leah Jones	5590 SW 64 <sup>th</sup> St Gainesville FL jones@gseengineering.com	
9	Phillip Dodson	509 SW 19 <sup>th</sup> Ln apt C Gainesville, FL 32609	 pdodson1919@gmail.com
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## Workshop Minutes

# NEIGHBORHOOD WORKSHOP MEETING MINUTES

## Archer Road QSR – Ss-CPA and Rezoning

19-0199



**Date:** June 20, 2019

**Location:** GSE Engineering & Consulting, Inc., 5590 SW 64th St., Ste. B, Gainesville, FL 32608

**Notes by:** CHW Staff

CHW (Agent) Attendees: Ryan Thompson, AICP; Gerry Dedenbach, AICP

Applicant Attendees: 3; Public Attendees: 8

CHW Planning staff hosted the required Neighborhood Workshop and presented the workshop's purpose, the application review processes, the applications' request and intent, maps illustrating the site's regulatory and physical characteristics, and conceptual layout demonstrating County design and development standards. The following are questions and comments from the public attendees, as well as applicant/agent responses:

**Question:** The site will not directly access Archer Road?

**Response:** No, the site's primary access connects to a proposed cross-access driveway that runs parallel to Archer Road and connects to SW 64<sup>th</sup> Street. A second driveway is proposed on SW 64<sup>th</sup> Street to the south.

**Comment:** Taking a left onto Archer Road from SW 64<sup>th</sup> Street can be a challenge.

**Response:** Archer Road has a median cut with space for vehicles to wait for west-bound traffic to clear. Alternatively, vehicles can turn right onto Archer Road and make a U-turn at the SW 63<sup>rd</sup> Boulevard traffic light.

**Question:** There's going to be a playground?

**Response:** Yes, a playground and outdoor seating will be located between the building and Archer Road.

**Question:** Will there be indoor seating?

**Response:** No, there is outdoor seating, a double-menu board drive-through, and drive-up order menus.

**Question:** Where are the drive-up order menu spaces located?

**Response:** They are proposed along the south (side) of the building away from Archer Road.

**Question:** It appears you have more land to the south. What are your plans for that area?

**Response:** A second (medical/office) building may be located onsite, depending on stormwater management.

**Comment:** This is really needed. I will be a frequent customer. There's nowhere to eat within walking distance.

**Comment:** There are many businesses and workers that will benefit from the addition of this business. The VA patients are really going to appreciate this being next door.

**Comment:** There are also several low- to moderate-income subdivisions in this area that will want to work here.

**Response:** We agree. Each store has over 75 employees that all earn more than minimum wage.

**Question:** There are several nice trees on the site. Are you planning to keep those?

**Response:** Yes, we are conducting a tree survey to determine the site's best trees and preserve as many high quality/species trees as practicable. Although the site's core will be primarily developed, the proposed BW zoning district requires a 25'-wide buffer along the west property boundary; a landscape strip will be located along SW 64<sup>th</sup> Street; and the southern portion will have a landscaped stormwater management facility and possible buffer.

**Question:** You mentioned staff may not support your requests. How can we help get this approved?

**Response:** We encourage you to write your Commissioners and attend the public hearings to show your support.

**The meeting was adjourned at 6:30 PM.**

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**Application Package**  
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2. Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
- 7. Justification Report**
8. Attachments
  - a. Site Directions
  - b. Environmental Resources Checklist
  - c. Scaled Drawing
  - d. Map Set



# ARCHER ROAD QSR

**Rezoning – Justification Report**  
July 29, 2019

**Prepared for:**

Alachua County Growth Management Department

**Prepared on behalf of:**

Sheffield F M & Gail

**Prepared by:**

CHW

**PN# 19-0199**

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# 1. Executive Summary

**To:** Missy Daniels, AICP, Director  
Alachua County Department of Growth Management  
**From:** Ryan Thompson, AICP, Planning Project Manager  
**Date:** July 29, 2019  
**Re:** Archer Road QSR – Rezoning Application

#19-0199

<b><u>Jurisdiction:</u></b> Unincorporated Alachua County, FL	<b><u>Intent of Application:</u></b> To develop a Quick Service Restaurant (QSR).
<b><u>Physical Address/Location:</u></b> Southwest corner of the SW Archer Road (SR 24) and SW 64 <sup>th</sup> Street	
<b><u>Parcel Number:</u></b> 06899-000-000	<b><u>Acres:</u></b> ± 2.7-acres (Source: Alachua County Property Appraiser)
<b><u>Existing Future Land Use Classification:</u></b> <i>Heavy Industrial</i> The Heavy Industrial Future Land Use is established to accommodate traditional industrial uses that are dependent on transportation and large volumes of raw materials. Heavy Industrial uses have unique potential impacts on surrounding lands including noise, odor, smoke, vibration and other hazards. Heavy Industrial uses shall be located to provide the most efficient provision of services while minimizing potential impacts to adjacent development and environmental features.	<b><u>Proposed Future Land Use Classification:</u></b> <i>Commercial</i> A variety of commercial land use categories shall be established to allow for a range of commercial activities within designated areas, distributed to make efficient use of infrastructure and land, and to meet market demand. Commercial development shall include such uses as retail sales, professional services, business services, and personal services and storage (mini-warehouses).
<b><u>Existing Zoning District:</u></b> <i>MP: Manufacturing and Processing Industrial</i> The MP district implements the heavy industrial policies of the comprehensive plan and the associated designations on the future land use map, for establishments engaged in manufacturing. Permitted uses within this district include civic organizations and places of worship, business and professional services, vehicles sales and service, vehicle repair, etc. <b>Restaurants with drive-throughs are only permitted as an accessory use.</b>	<b><u>Proposed Zoning District:</u></b> <i>BW: Wholesale and Warehousing</i> The BW district implements the warehouse/distribution, <b>light industrial</b> , and in some cases commercial policies of the comprehensive plan and the associated designations on the future land use map. Permitted uses include feed and agricultural supply sales, adult day care, child care center, government buildings and facilities, medical clinic or lab, <b>restaurant with drive-through</b> , business and professional services, etc.
<b><u>Existing/Proposed Intensity:</u></b> Neither the MP nor BW Zoning Districts have a maximum Floor Area Ratio (FAR) or maximum building coverage. When accounting for the difference in building setbacks and permitted building height of the two zoning districts, approval of this application will <u>decrease</u> the permitted maximum intensity onsite.  Existing Max Intensity: 99,000 sf of developable area * 5 stories (60' max. height) = 495,000 sf  Potential Max Intensity: 105,450 sf of developable area * 3 stories (40' max. height) = 316,450 sf  Net change: 495,000 sf - 316,450 sf = -178,550 sf	
<b><u>Overlay Districts:</u></b> Inside the Urban Cluster	

## 2. STATEMENT OF PROPOSED CHANGE

This Rezoning application requests to amend the zoning district designation on a  $\pm 2.7$ -acre site (Alachua County Tax Parcel 06899-000-000) from Manufacturing and Processing Industrial (MP) to Wholesale and Warehousing (BW). Concurrent with this application is a Small-scale Comprehensive Plan Amendment (Ss-CPA) application to request Commercial Future Land Use (FLU). The intent of this application is to permit a restaurant with drive-through within a node that is characterized by commercial and office uses. The subject parcel is located at the southwest corner of the SW Archer Road (SR 24) and SW 64<sup>th</sup> Street. An aerial of the site is shown in Figure 1.



**Figure 1: Aerial Map**

The MP Zoning District permits restaurant with drive-through as an accessory use only while the proposed BW Zoning District allows for a restaurant with drive-through by right. The BW Zoning District was selected because it both permits the desired use by right as well as other uses that are compatible with adjacent properties within the Heavy Industrial FLU and MP Zoning District.

Approval of this application will allow the development of a commercial use that supports the numerous employees and patients at the adjacent commercial uses and medical offices. Currently, there is only one (1) restaurant within a reasonable walking distance. There are also hundreds of residents that would benefit from a restaurant within walking distance, either as a patron or employee. This was clearly communicated during the required neighborhood workshop where several representatives of local businesses supported the proposed amendments and remarked on the need for a restaurant for the numerous adjacent businesses.



Existing FLU and Zoning designations of adjacent parcels are identified in Table 1 and illustrated in Figures 2 and 4. The proposed FLU classification is illustrated in Figure 3.

**Table 1: Adjacent Future Land Use and Zoning Districts**

Direction	FLUM Designation	Zoning Designation
North	Archer Road right-of-way (R.O.W.)/ Commercial Enclaves/Low Density Residential	Archer Road R.O.W./ BR/R-1C
East	Heavy Industrial	MP
South	Heavy Industrial	MP
West	Heavy Industrial	MP

The subject property is in a large area ( $\pm$  68-acres) that shares the Heavy Industrial FLU and MP Zoning District, indicating the intent was for this area to develop with industrial uses. However, the majority of the existing uses in the surrounding Heavy Industrial FLU and MP Zoning District are also permitted in commercial FLU and zoning districts, including:

- AMIKids Gainesville (education);
- Water & Air Research (professional office);
- Archer Road Self Storage;
- American HomePatient (medical office);
- Eagle Medical Services (medical office);
- Terry's Automotive and Qwik Lube;
- Veteran's Administration (VA) medical offices;
- GSE Engineering & Consulting, Inc. (professional office);
- Institute of Veterinary Specialists; and
- Cris Crawford's Clyde's Tire and Brake Service.

The only industrial use within this non-residential node is CROM Corporation, which is approximately 36% of the surrounding Heavy Industrial FLU and MP Zoning District area.

Per the Comprehensive Plan Future Land Use Element (FLUE) Policy 3.1.2, all new commercial facilities shall be encouraged to locate within activity centers, Traditional Neighborhood Development (TND), or Transit Oriented Development (TOD). The subject property is not located within a designated commercial activity center, TND, or TOD within the County. However, this non-residential node located in the SW Archer Road and SW 63<sup>rd</sup> Boulevard area is essentially functioning as an activity center by providing goods and services to the surrounding neighborhoods and community. The proposed use is supported by many FLUE policies and other elements within the Comprehensive Plan. This justification report demonstrates how this application is consistent with the Comprehensive Plan and Florida Statute Urban Sprawl standards.

An alternative approach to this application is to recognize that a restaurant with drive-though is a permitted use within the BW zoning district and that the BW zoning district also implements the Light Industrial FLU designation. Inclusion of the proposed commercial use within the Light Industrial FLU designation is supported by FLUE Policy 4.2.3. This approach would then avoid any potential conflict with FLUE Policy 3.1.2.

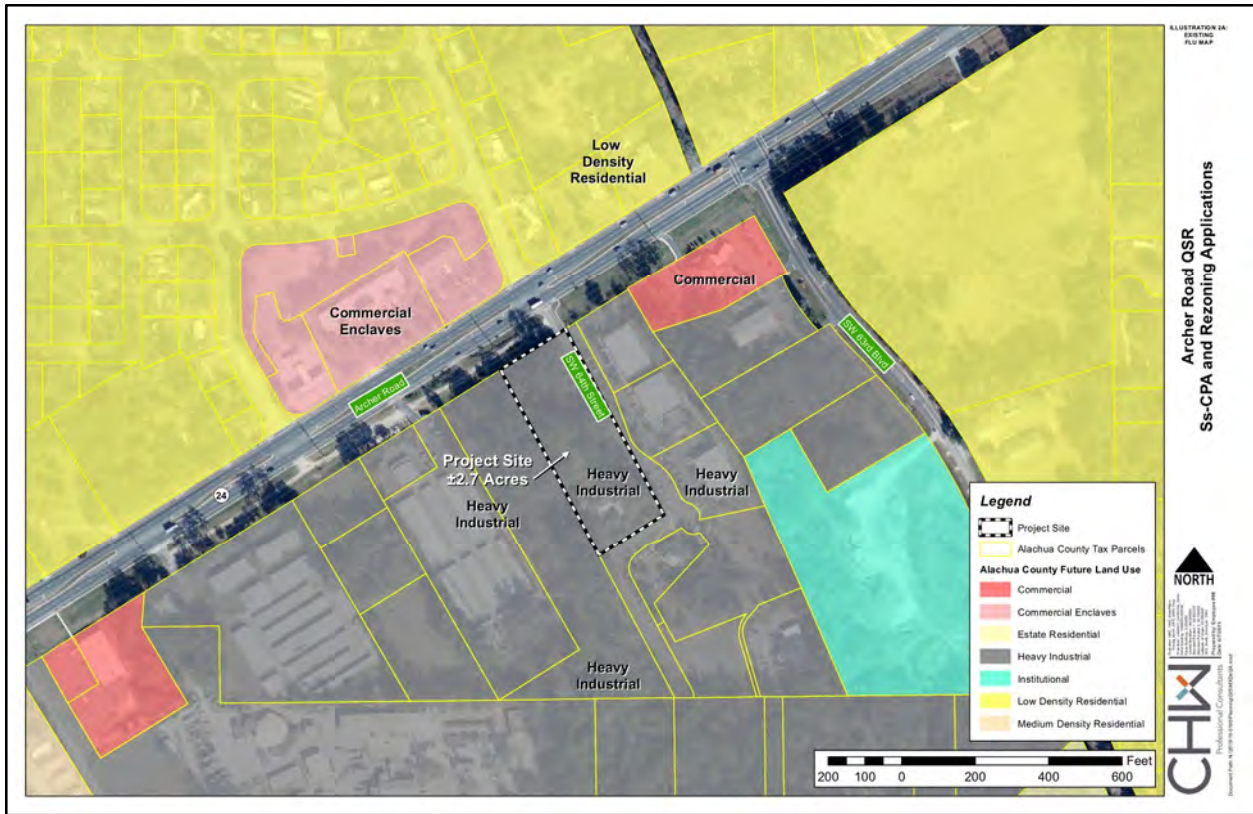


Figure 2: Future Land Use Map

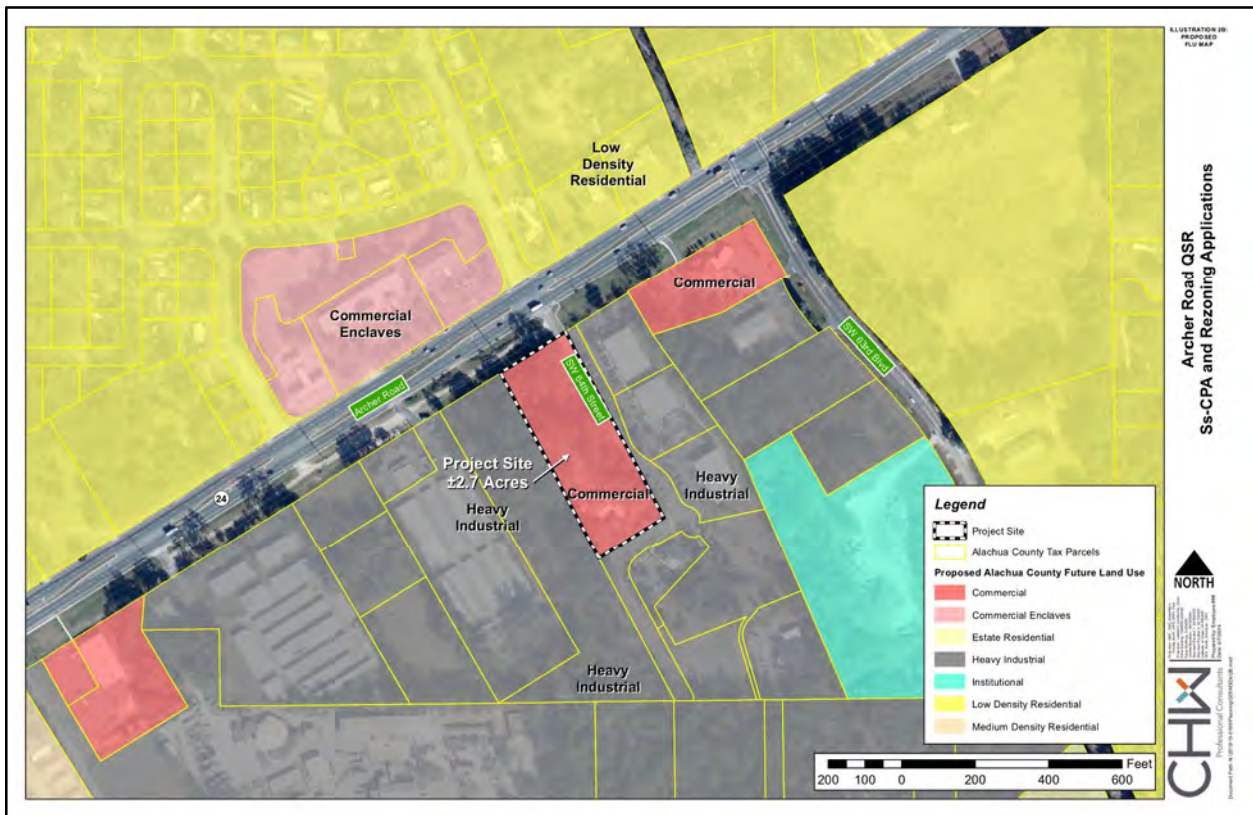
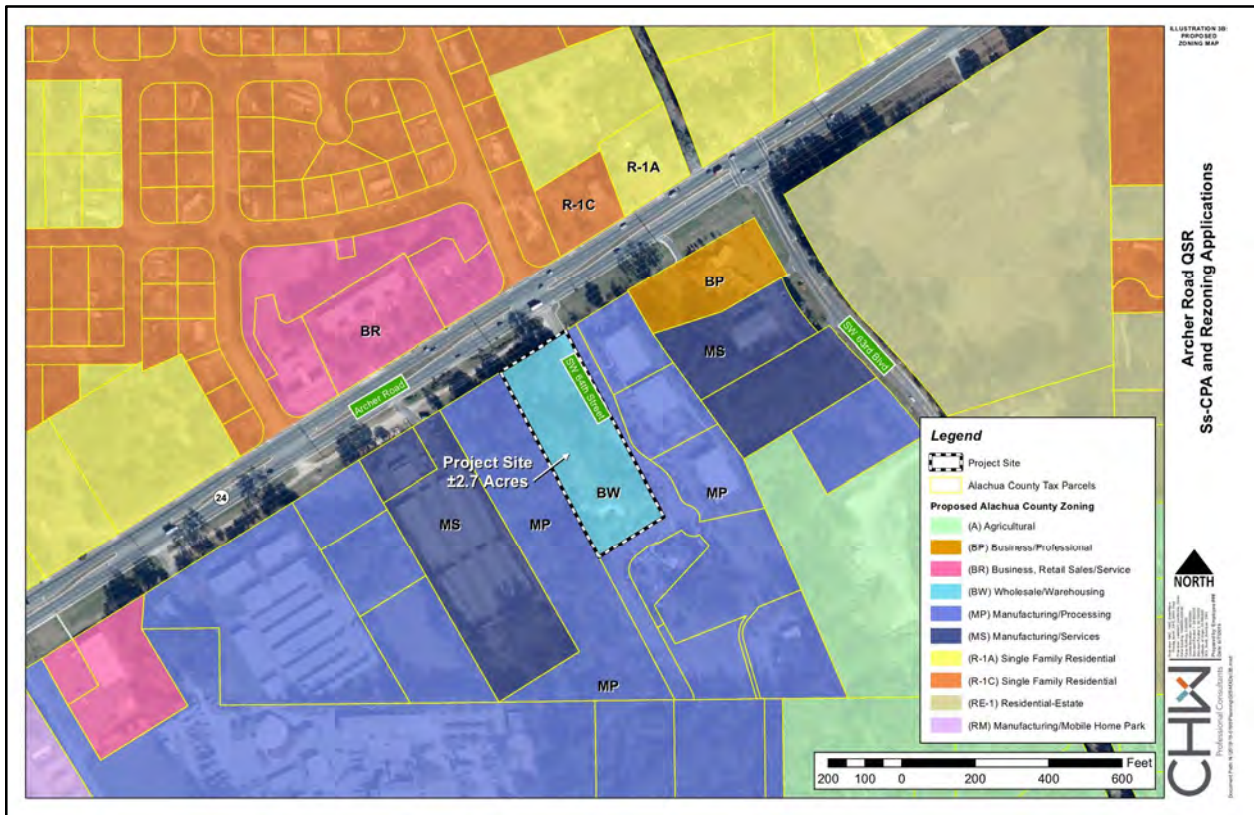


Figure 3: Proposed Future Land Use Map





**Figure 4: Zoning Map**



**Figure 5: Proposed Zoning Map**

### 3. PUBLIC FACILITIES ANALYSIS

This application proposes to amend the site's FLU designation from Heavy Industrial to Commercial. A Rezoning application is being submitted concurrent with this application to rezone the site from MP to BW. Neither the MP nor BW Zoning Districts have a maximum Floor Area Ratio (FAR) or maximum building coverage. When accounting for the difference in building setbacks and permitted building height of the two zoning districts, approval of this application will decrease the permitted maximum intensity onsite.

Existing Max Intensity: 99,000 sf of developable area \* 5 stories (60' max. height) = 495,000 sf

Potential Max Intensity: 105,450 sf of developable area \* 3 stories (40' max. height) = 316,450 sf

Net change: 495,000 sf - 316,450 sf = **-178,550 sf**

Adjacent uses are currently served by County, Gainesville Regional Utilities (GRU) facilities, and Clay Electric Co-op. Future onsite development shall utilize these public facilities. As demonstrated within this section, approval of this application is not expected to result in public facilities operating below the County adopted Level of Service (LOS). No impacts are anticipated to local recreation or school facilities due to the FLU and zoning district's nonresidential nature.

#### Trip Generation Analysis

*Conclusion:* Approval of this application will result in a decrease of the site's potential maximum trips generated from onsite development. The site is currently located within the County's adopted Urban Cluster. Therefore, transportation mitigation will be consistent with the County's adopted Multi-Modal Transportation Mitigation program or other transportation mitigation programs in place at the time of development plan approval.

## Potable Water Analysis

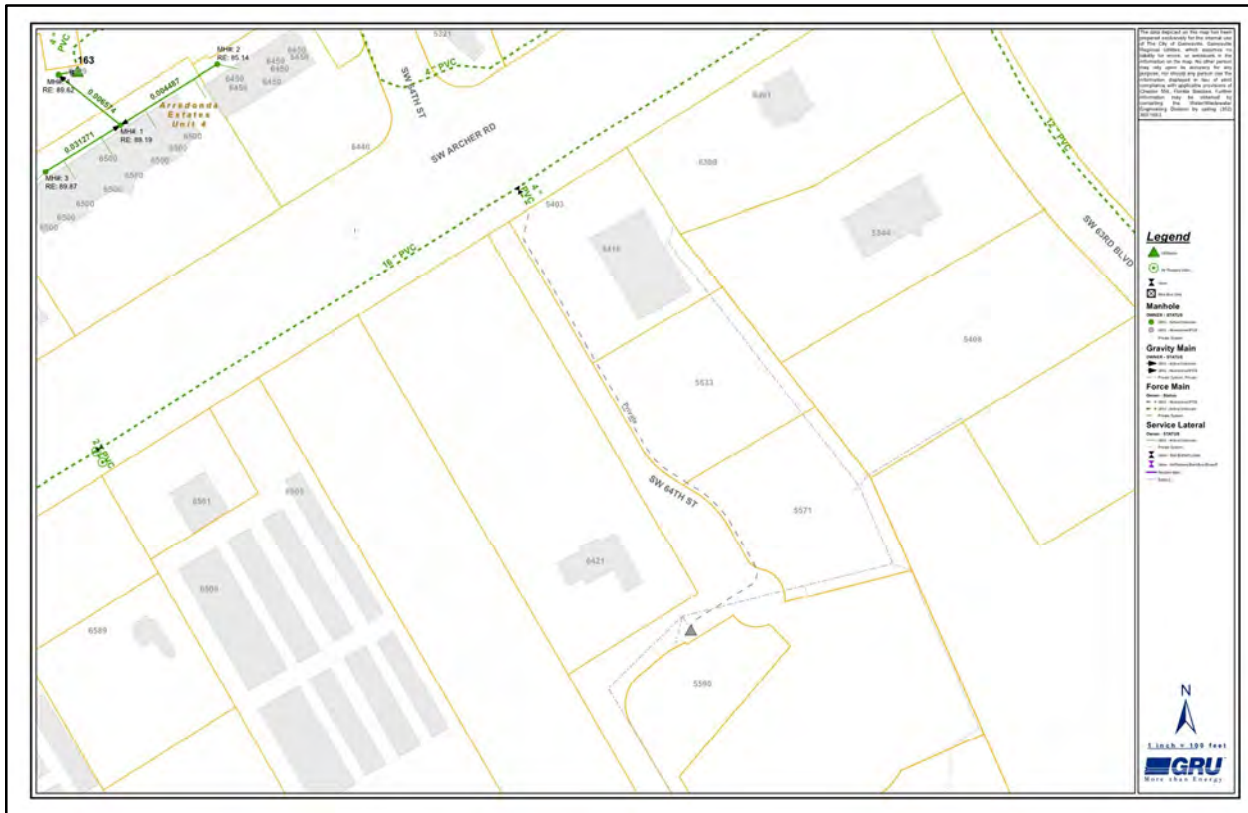
Based on Figure 5, a map provided by Gainesville Regional Utilities (GRU), there is a 20" Ductile Iron Pipe (DIP) water main located in the SW Archer Road/SR 24 right-of-way (R.O.W.) and an 8" PVC located in SW 64<sup>th</sup> Street. Future development will continue to utilize this system.





## Sanitary Sewer Analysis

Based on Figure 6, a map provided by GRU, a 16" PVC force main is located in the SW Archer Road/SR 24 R.O.W. There is also a private lift station located in the SW 64<sup>th</sup> Street R.O.W. Future development is anticipated to connect directly to this lift station.



**Figure 7: GRU Sanitary Sewer Map**

**Conclusion:** Approval of this application *will* result in a decrease to the site's potential impact to GRU's sanitary sewer system due to the reduction in maximum development potential. Proposed development will not cause GRU's sanitary sewer system to operate below the adopted LOS. The project site is currently located inside the Urban Cluster and Urban Service Area will utilize existing GRU sanitary sewer infrastructure for service.

## Solid Waste Analysis

*Conclusion:* Approval of this application will result in a decrease of the site's potential impact to GRU's solid waste facilities due to the reduction in maximum development potential. Proposed development will not cause the County's solid waste facility to operate below the adopted LOS. As stated in the Alachua County Comprehensive Plan Solid Waste Element, the Leveda Brown Environmental Park and Transfer Station has the capacity to process various components of the solid waste stream for the next 20 years. This facility has adequate capacity to meet the site's potential demand.

## 4. CONSISTENCY WITH COMPREHENSIVE PLAN

This section identifies specific Alachua County Comprehensive Plan Goals, Objectives, and Policies and explains how this application is consistent with each. The Goals, Objectives, and Policies are provided in normal font, and the consistency statements are provided in **bold** font.

### FUTURE LAND USE ELEMENT

#### PRINCIPLE 2

Base new development upon the provision of necessary services and infrastructure. Focus urban development in a clearly defined area and strengthen the separation of rural and urban uses.

**The project site is located on SW Archer Road (SR 24) within the Urban Cluster and adjacent to existing nonresidential uses. Adjacent uses are currently served by GRU water and wastewater services, Clay Electric Co-op, and Alachua County's solid waste facilities. Approval of this application allows for development to be located where there are sufficient and available public facilities and services.**

#### GENERAL STRATEGY 1

Minimize the conversion of land from rural to urban uses by maximizing the efficient use of available urban infrastructure, while preserving environmentally sensitive areas, according to the following:

- Designate and maintain on the Future Land Use Map an urban cluster that sets a boundary for urban growth.

**The project site is within the Urban Cluster on SW Archer Road (SR 24) where there are available public facilities and services. The site is surrounded and adjacent to existing nonresidential development including medical and engineering offices, auto service, and a self-storage facility. There are no known or documented environmentally sensitive areas onsite. Approval of this application would permit infill development rather than encourage urban sprawl in rural areas.**

#### GENERAL STRATEGY 3

Promote the spatial organization of neighborhoods, districts, and corridors through urban design codes, incorporating graphics that serve as predictable guides for community development. Implementation shall be through a combination of standard requirements and incentives, creating a planning framework that includes provisions to:

- Integrate civic, institutional, and commercial activity in neighborhoods and districts, not isolated in remote, single-use complexes.

**The site is surrounded by a mix of nonresidential uses that comprise a commercial node. Although the site is within a larger Industrial FLU/zoning designated area, approximately two-thirds of the area and the overwhelming majority of uses are permitted within Commercial FLU/zoning. The corresponding Ss-CPA application's proposed Commercial FLU is compatible with and supported by the existing surrounding uses within an area where there is an existing mix of commercial uses. Approval of this application allows for a continued mix of commercial uses that serves the area by providing goods and services within walking distance.**

- Avoid large areas of single-use, similar densities, and similar types of units. A diverse mix of land uses, housing types and costs and densities shall be promoted. Identify locations or districts



where special or single use activities shall be allowed or restricted (e.g., large scale retail or industrial areas).

**The area surrounding the subject property consists of a mix of commercial and residential uses that would benefit from uses permitted in the zoning districts that implement the corresponding Ss-CPA application's proposed Commercial FLU. Some of the existing uses include medical offices, engineering offices, self-storage facilities, banks, and retail stores. The intent of this application is to permit a restaurant with drive-through, adding to the mix of uses within the area and avoiding large areas of single-use, similar densities, and similar types of units.**

## COMMERCIAL POLICIES

### Policy 3.1.1

In order to provide sufficient flexibility to meet the needs of different types of commercial activities, a range of land areas and locations shall be provided for commercial development.

**The surrounding area of the subject property includes a mix of uses that act as a commercial node, albeit outside of a designated activity center. Within reasonable walking distance to the project site, there is only one restaurant, Bangkok Square, a sit-down restaurant. The intent of this application is to permit a restaurant with a drive-through, which is not currently available in the area. The public that attended the required neighborhood workshop, many of which represented adjacent businesses, supported the corresponding Ss-CPA application's proposed FLU and corresponding zoning district.**

### Policy 3.1.2

New commercial facilities shall be encouraged to locate within designated activity centers, Transit Oriented Developments or Traditional Neighborhood Developments in order to discourage strip commercial development and the premature establishment of new activity centers.

**The corresponding Ss-CPA application requests Commercial FLU outside of a designated activity center. However, approval of this application will not encourage strip commercial development or premature establishment of a new activity center. The site is one of a few vacant parcels located along the Archer Road corridor within this established commercial node. The overwhelming majority of the adjacent uses are also permitted in a commercial zoning district. Area employees and residents would benefit from uses permitted in the proposed BW Zoning District.**

**Additionally, the BW Zoning District permits warehouse/distribution, light industrial, as well as commercial uses. The BW Zoning District was requested to ensure that future onsite development would be most compatible with adjacent properties that retain the MP Zoning District designation, since all permitted uses in the requested zoning district must be considered for approval.**

### Policy 3.1.2(a)

All neighborhood level shopping centers shall locate within high, medium, or low activity centers, or within Transit Oriented Developments or Traditional Neighborhood Developments, consistent with the standards of this Element.

**The corresponding Ss-CPA application requests Commercial FLU on a ±2.7-acre parcel that may yield only one or two uses and should not be considered approval of a neighborhood level**

shopping center. The proposed Commercial FLU supports existing uses, most of which are commercial in nature.

The site is one of three vacant sites that front Archer Road within this existing commercial node. Approval of this application will not encourage significant acreage to transition from Industrial FLU to Commercial FLU.

An alternative approach to this application is to recognize that a restaurant with drive-through is a permitted use within the BW zoning district and that the BW zoning district also implements the Light Industrial FLU designation. Inclusion of the proposed commercial use within the Light Industrial FLU designation is supported by FLUE Policy 4.2.3. This approach would then avoid any potential conflict with FLUE Policy 3.1.2.

#### Objective 3.2 - Location and Compatibility

Commercial development shall be located and designed to maintain compatibility with neighboring residential uses and support pedestrian activity, taking into account scale and intensity, through implementation of the following policies.

**This application and corresponding Ss-CPA application request the Commercial FLU and BW Zoning District designations. The BW Zoning District allows for a restaurant with a drive-through as well as uses that are also allowed within the MP Zoning District. Additionally, the project site is within an area with existing commercial uses where there are available public facilities and services. Hundreds of employees and residents are within walking distance to the site. The intended use, a restaurant with drive-through and outdoor seating is expected to serve these employees and residents and is not out of character for property that fronts Archer Road (SR 24).**

##### Policy 3.2.1

Commercial development shall be designed to eliminate or minimize the negative impacts on surrounding residential uses.

**The project site is not adjacent to residential uses. There is a large mobile home park on the same side of Archer Road that is separated from the subject property by about 1,500 feet and CROM Corporation, a large industrial use. Other residential uses consist of single-family homes on the other side of Archer Road (north). This neighborhood is separated from the subject property by other commercial uses fronting Archer Road.**

**Regardless of the lack of immediate adjacency of residential uses, the site shall be designed with area residents in mind. Parking shall be located to the side or rear of the building. Access shall be from a side street, not directly on Archer Road. The drive-through window shall be the building's side. And, drive-through lanes and menu boards shall be to the building's rear.**

##### Policy 3.2.2

Commercial development shall provide adequate buffering or transitional development and design practices, to adequately integrate the development along the edges of different land uses.

**The corresponding Ss-CPA application requests Commercial FLU, which serves as a transitional use from the potential industrial use(s) to the site's west to existing commercial (engineering and medical offices) to the site's east. The Unified Land Development Code (ULDC) requires a 25' wide, Type 'M' buffer when the BW Zoning is adjacent to the MP Zoning. A Type 'M' buffer is 25'**

wide with 3 canopy trees per 100 linear ft., 4 understory trees per 100 linear ft., 40 shrubs per 100 linear ft., and screening. Future development will adhere to these requirements.

#### Policy 3.2.3

Commercial landscaping and signage shall comply with standards for commercial development in the land development regulations.

**Commercial landscaping and signage from future development will comply with the standards set forth in the Alachua County Comprehensive Plan and ULDC.**

#### Policy 4.2.3

Commercial uses within an area designated for industrial land use shall be limited to neighborhood convenience, except as provided in Objective 4.1 for that portion of Tax Parcels 07872-003-002 and 07872-003-008 described in the Declaration of Covenants, Conditions and Restrictions recorded in Book 3598, Page 1133 of the Official Records of Alachua County.

**The term “neighborhood convenience” is not specifically defined in the Comprehensive Plan or ULDC. The closest inference to what constitutes a neighborhood convenience use is provided in FLUE Policy 3.8 and ULDC §404.72 that both describe “neighborhood convenience centers” and their associated permitted and prohibited uses and location standards. Per FLUE Policy 3.8, eating places is included as a tenant that characterizes neighborhood convenience centers. And, ULDC §404.72 states that permitted uses are those permitted within the BR, BR-1, BH, BA, BA-1, ML, MS and MP districts. A restaurant with drive-through is permitted by right in BR-1, BH, BA, and BA-1, by Special Exception in BR, and as an accessory use in MS and MP.**

### POTABLE WATER AND SANITARY SEWER ELEMENT

#### OBJECTIVE 2.1

To maximize the use of existing facilities in order to discourage urban sprawl and provide an adequate, safe, and environmentally sound system of potable water supply and sanitary sewer collection, treatment, and disposal.

**Adjacent uses are currently served by GRU water and wastewater services. Approval of this application allows for development to be located where there are sufficient and available public facilities and services.**

## 5. CONSISTENCY WITH UNIFIED LAND DEVELOPMENT CODE

The following identifies how this application is consistent with the County Unified Land Development Code (ULDC). Language from the ULDC is provided in normal font, and the consistency statements are provided in **bold** font.

ULDC §402.77      Review Criteria and Standards for Rezoning Applications

(a) *Consistency.* The proposed rezoning is consistent with the Comprehensive Plan and this ULDC.

**Sections 4 and 5 demonstrate how the proposed rezoning is consistent with the Comprehensive Plan and ULDC. This application requests the BW Zoning District and is submitted concurrent with an Ss-CPA application that requests Commercial FLU.**

(b) *Compatibility.* The proposed rezoning is compatible with the present zoning pattern and conforming uses of nearby property and the character of the surrounding area.

**The proposed BW Zoning District is compatible with the surrounding zoning designations and existing uses within the area. BW permits a mix of both commercial and industrial uses. The intent is to permit a restaurant with drive-through that will be supported by hundreds of area employees and residents. A restaurant with drive-through is actually permitted as an accessory use in the surrounding MP zoning district.**

**Table 1 and Figures 2 - 5 show the surrounding FLU and Zoning of adjacent properties. The majority of the existing uses in the surrounding Heavy Industrial FLU and MP Zoning District are also permitted in commercial FLU and zoning districts, including:**

- **AMIKids Gainesville;**
- **Water & Air Research;**
- **Archer Road Self Storage;**
- **American HomePatient;**
- **Eagle Medical Services;**
- **Terry's Automotive and Qwik Lube;**
- **Veteran's Administration (VA) medical offices;**
- **GSE Engineering & Consulting, Inc.;**
- **Institute of Veterinary Specialists; and**
- **Cris Crawford's Clyde's Tire and Brake Service.**

(c) *Development Plans.* The proposed rezoning shall result in logical and orderly development patterns.

**The proposed zoning district and corresponding FLU is consistent with the existing commercial development patterns of adjacent properties, maintaining a logical and orderly development pattern.**

(d) *Suitability.* The affected property is suitable for the uses that are permitted by the proposed zoning districts.

**As shown in Figure 8, the site is composed of two (2) soil types:**

- **Millhopper-Urban Land Complex, 0 to 5% slopes, Hydro Group: A**

- Arredondo Fine Sand, 0 to 5% slopes, Hydro Group: A

These soils are conducive to the permitted uses within the BW Zoning District.

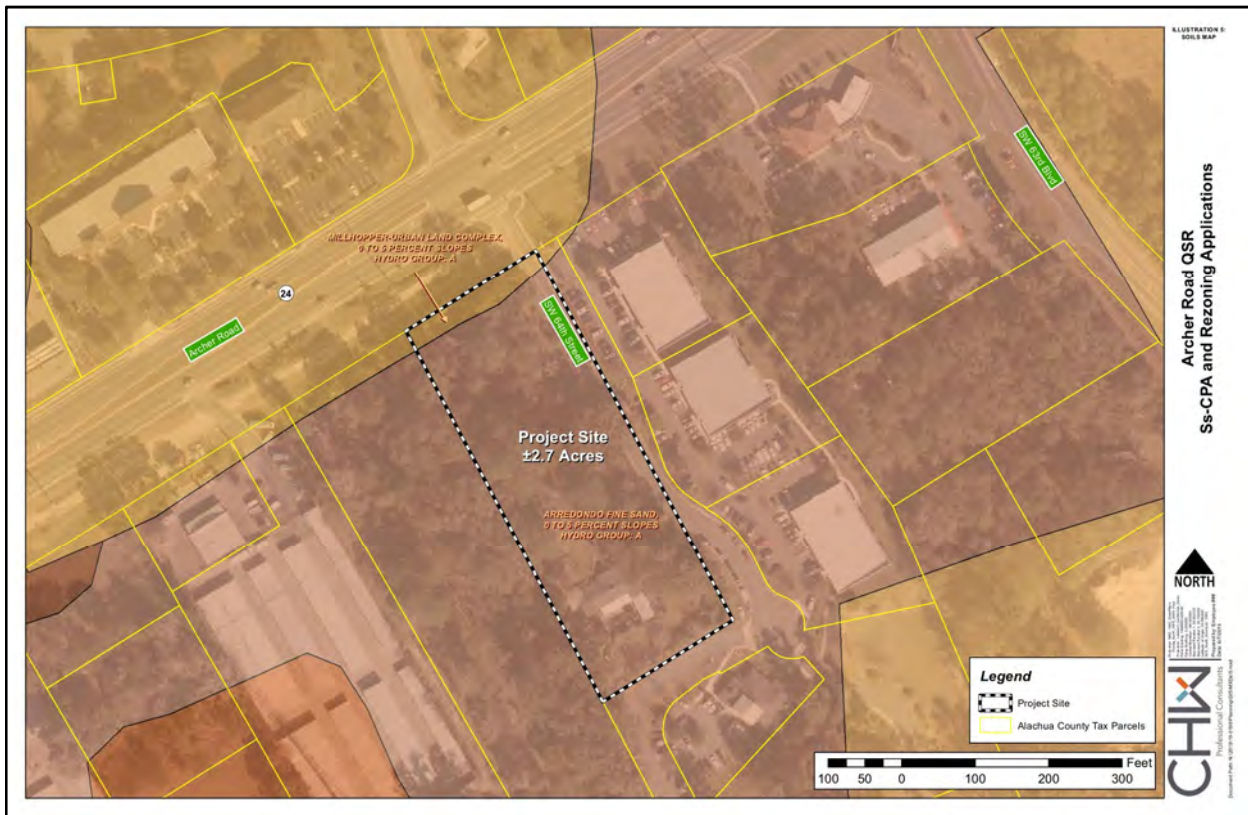


Figure 8: Soils Map

Additionally, an Environmental Resource Assessment Report is submitted with this application indicating that the site has a low potential for habitat richness and a low priority on the Florida Natural Areas Inventory's Rare Species Habitat Conservation Priorities (RSHCP) scale. Therefore, onsite development will not negatively impact significant natural resources.

- (e) *Adequate Public Services.* The proposed rezoning is consistent with the adequate public facilities requirements of Article 11, Chapter 407 of this ULDC.

As stated in Section 3 of this report, the site is served by GRU's potable and waste water services and Clay Electric Co-op electric service. Onsite development shall adhere to ULDC Article 11, Chapter 407 public facilities requirements.

- (f) *Access.* Available ingress and egress is adequate for potential uses in the proposed zoning district.

The project site is located along SW Archer Road (SR 24) and SW 64<sup>th</sup> Street, a private street within the Archer Road Commerce Park. Direct access to SW 64<sup>th</sup> Street, not Archer Road is desired. A cross-access driveway will connect to the west, a vacant parcel along Archer Road.

- (g) *Public Health, Safety, and Welfare.* The uses allowed within the proposed zoning district shall not adversely affect health, safety, and welfare.



The subject property is in a large area (± 68-acres) that currently shares the Heavy Industrial FLU and MP Zoning District, indicating the intent was for this area to develop with industrial uses. The requested BW Zoning District allows for less intense, commercial uses as well as uses that are also permitted within the MP Zoning District, maintaining compatibility within the area. Permitted uses within the BW Zoning District will not adversely affect health, safety, and welfare. Due to the site's adjacency to other commercial uses, BW permitted uses are more compatible with adjacent sites and serves to ensure the public health, safety, and welfare more than the current MP Zoning District's permitted uses.

ULDC §403.14(a) Wholesale and Warehousing (BW) District

The BW district implements the warehouse/distribution, light industrial, and in some cases commercial policies of the comprehensive plan and the associated designations on the future land use map. Permitted uses are found on the Use Table in Article II of Chapter 404. Any use with a blank cell for this district in the Use Table or that does not meet the requirements of section 404.08 for similar uses is prohibited.

**The proposed BW Zoning District is requested to permit a restaurant with drive-through, which is compatible with and supported by area commercial and residential uses. In addition to this commercial use, the BW Zoning District also permits warehouse/distribution and light industrial uses. Therefore, the BW district serves as a transition from the existing MP Zoning District to the west, which remains undeveloped, and existing uses to the east and south that are commercial in nature.**

**An alternative approach to the SsCPA application is to recognize that a restaurant with drive-through is a permitted use within the BW zoning district and that the BW zoning district also implements the Light Industrial FLU designation. Inclusion of the proposed commercial use within the Light Industrial FLU designation is supported by FLUE Policy 4.2.3. This approach would then avoid any potential conflict with FLUE Policy 3.1.2.**

ULDC §403.16 Additional Requirements Applicable to Industrial Zoning Districts

- (a) All industrial uses must have direct access to a paved roadway.

**The project site is located along SW Archer Road (SR 24) and SW 64<sup>th</sup> Street, a private street within the Archer Road Commerce Park. Direct access to SW 64<sup>th</sup> Street, not Archer Road is desired. A cross-access driveway will connect to the west, a vacant parcel along Archer Road.**

- (b) A high-density buffer, as defined in Table 407.43.2, shall be provided along the boundary between industrial and residential districts. Off-street parking, but not off-street loading, may be provided within the yard but not within the required buffer.

**The project site is not adjacent to any residential districts or uses.**

- (c) Mechanical equipment, lights, emissions, shipping/receiving areas, and other components of an industrial use that are outside enclosed buildings, shall be located away from residential areas, schools, parks and other non-industrial areas.

**The project site is not adjacent to any residential districts, schools, or parks. The intent of this application is to permit a restaurant with drive-through, not an industrial use. Understanding that all permitted uses in the BW Zoning District must be considered for this application, if an industrial use is proposed onsite in the future, these components shall be located away from adjacent nonindustrial uses.**



- (d) No portion of any building or structure and no activity related to any use within the MS or MP district shall be located closer than 35 feet to any MS or MP district boundary. This requirement may be reduced or waived by the development review committee subject to the following review criteria:
  - (1) The lot is two acres or less in size;
  - (2) The adjacent parcel(s) do not have a residential zoning or land use or an existing residential use on site at the time of application;
  - (3) The adjacent landowner(s) of properties not industrially zoned must provide written consent to the applicant for the reduction or waiver proposal.

**Future development will adhere to the 35' building setback.**

- (e) Where property zoned MS or MP fronts a public street, no less than one half of the frontage shall contain landscaping consistent with a "Low" buffer as defined in Table 407.43.2, except as required for ingress and egress.

**This application is being submitted to apply a BW Zoning District on the project site, not the MS or MP Zoning Districts.**

- (f) No side or rear yard is required where MS or MP property is adjacent to a railroad right-of-way on that frontage. Side and rear yards may be used for off-street parking or off-street loading subject to the general provisions above.

**This application is being submitted to apply a BW Zoning District on the project site, not the MS or MP Zoning Districts.**

- (g) Buildings within the BW, ML, MS, and MP districts that front on streets or roads shall be required to meet the standards in Article X, Building Design, of Chapter 407.

**Future development will adhere to the standards in Article X, Building Design, of Chapter 407.**

ULDC §404.68      Restaurant with Drive-Through.

A restaurant with a drive-through is allowed as a limited use in the BR-1, BH, BA, BA-1 and BW districts and within traditional neighborhood and transit oriented developments, subject to the following standards. A restaurant with a drive through may be allowed by special exception in the BR district, subject to the following standards.

- (a) *Location of drive-through windows.* Drive-through windows shall be constructed as an integral part of the principal structure. Menu boards and equipment for ordering from a vehicle may be a stand-alone feature.

**The drive through window will be constructed as an integral part of the principal structure. Menu boards and equipment are anticipated to consist of a stand-alone feature.**

- (b) *Circulation.*
  - (1) Stacking lanes for drive-through windows shall provide at least five stacking spaces for each drive-through service window. Such spaces shall be designed so as to avoid conflict between pedestrian and vehicular circulation on the site or any abutting street.

**The proposed use is anticipated to consist of a single drive-through window with a stacking lane that can accommodate at least five (5) stacking spaces.**

(c) *Additional standards for traditional neighborhood and transit-oriented developments.*

- (1) Restaurants with a drive-through lane are only allowed in a multi-tenant building.
- (2) Drive-through lanes and drive aisles shall be located at the rear of buildings and shall be architecturally integrated with the building or screened from the street.
- (3) Building shall be designed to meet a nationally or locally recognized green building standard.

**The project site is not within a traditional neighborhood or transit-oriented development. However, based on comments received during the pre-application meeting with Alachua County Growth Management staff, proposed FLUE Policy 7.1.33 will require future development plans to meet design standards in accordance with TND design standards under FLUE Policy 1.6.6 Site and Building Design, 1.6.7 Transportation Network, and 1.6.8 Parking. Therefore, the conceptual layouts prepared for this site have incorporated those standards.**

ULDC §407.43          Required buffers.

(b) Required project boundary buffers.

- (1) Project boundary buffers shall be located along the outer perimeter of the parcel to be developed extending inward from the parcel boundaries.
- (2) Minimum buffer types required on property boundaries between zoning districts are shown in the Table 407.43.1.

**Table 407.43.1 requires a 25' type 'M' buffer for BW Zoning adjacent to the existing MP Zoning to the west. Future development shall adhere to this buffer requirement.**

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**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
  - a. Site Directions**
  - b. Environmental Resources Checklist**
  - c. Scaled Drawing**
  - d. Map Set**

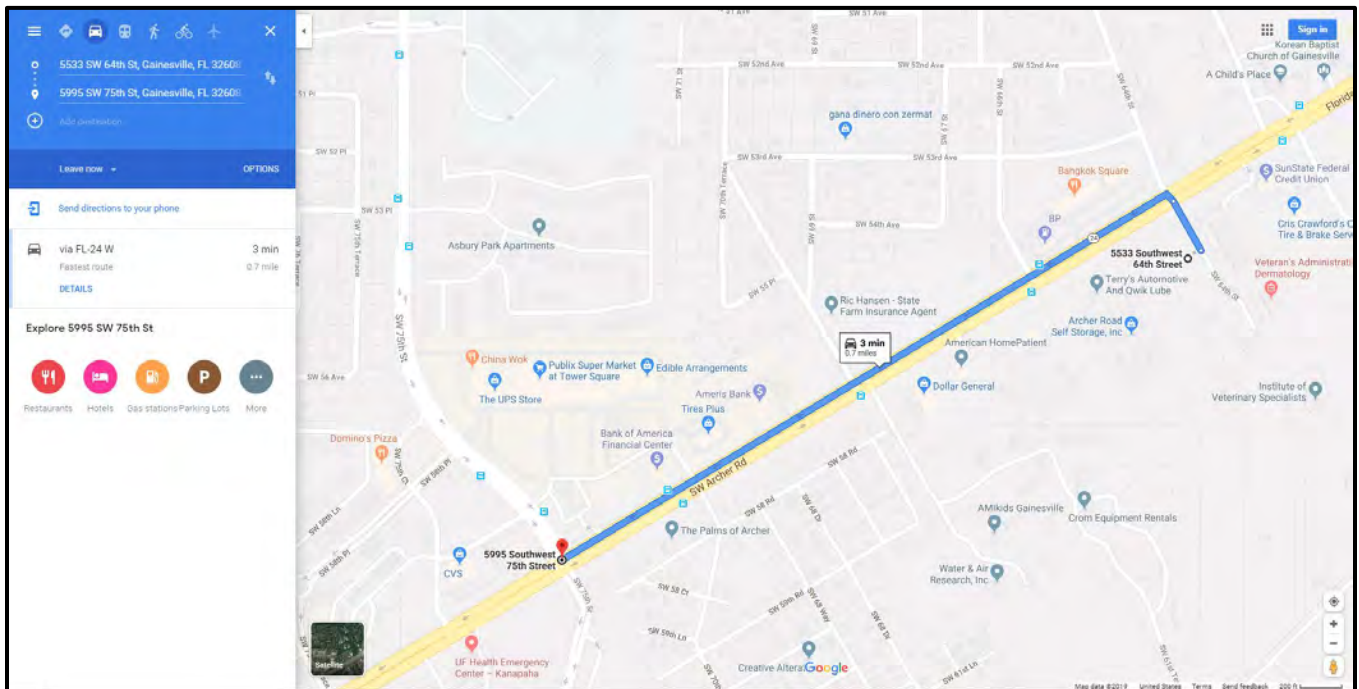
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## SITE DIRECTIONS

The following directions are given for ±2.7-acres (Tax Parcel 06899-000-000), which is located on the southwest corner of the SW Archer Road (SR 24) and SW 64<sup>th</sup> Street intersection in unincorporated Alachua County.

**Directions:** From the SW Archer Road (SR 24) and Tower Road intersection, head east ±0.7 miles, turn right on SW 64<sup>th</sup> Boulevard and the site is on the right.





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  - b. Environmental Resources Checklist**
  - c. Scaled Drawing
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## 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 checked="" type="checkbox"/>	N/A	<input type="checkbox"/>	Significant Habitat (biologically diverse natural areas)
Yes	<input checked="" type="checkbox"/>	N/A	<input 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 checked="" type="checkbox"/>	N/A	<input 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 checked="" type="checkbox"/>	N/A	<input 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: 7/29/19

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)



# ENVIRONMENTAL RESOURCE ASSESSMENT

## Archer Road QSR

19-0199



**TO:** Alachua County Department of Growth Management  
**FROM:** Ryan Thompson, AICP, Planning Project Manager  
**DATE:** July 29, 2019  
**RE:** Archer QSR – Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning Application

The attached Environmental Resources Assessment report corresponds to Ss-CPA and Rezoning applications for  $\pm 2.7$ -acres (tax parcel 06899-000-000) within unincorporated Alachua County identified as “Project Site” in *Figure 1*. These applications request to amend the site’s Heavy Industrial FLU to Commercial FLU and rezone from MP to BW Zoning to allow for a restaurant with drive-through.



**Figure 1: Aerial Map**



## Wetland, Floodplain, & Topography

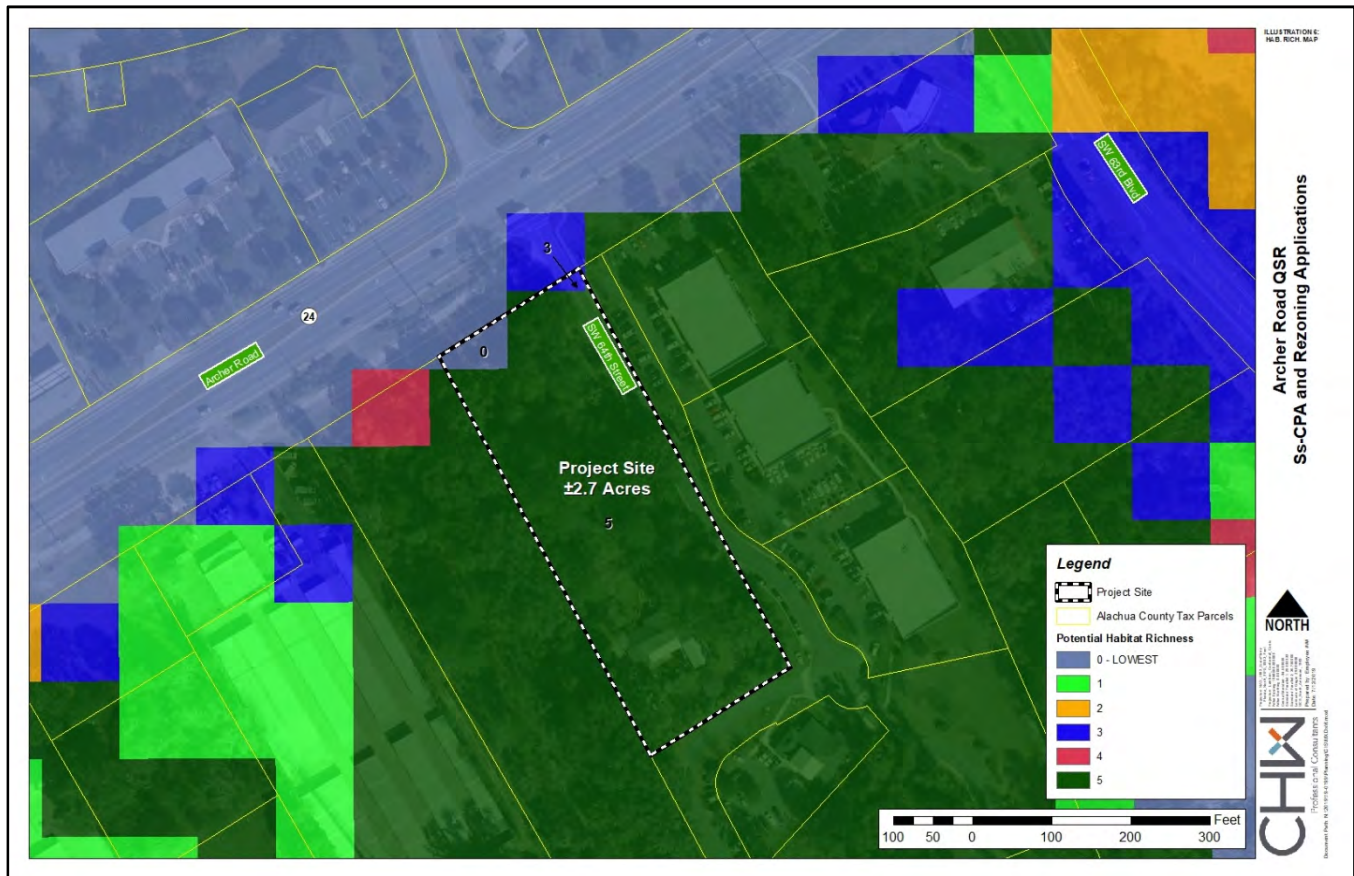
Figure 2 illustrates the site's environmental features, which was derived from the National Wetland Inventory, FEMA 2006, and LiDAR data. The project site is not located within a FEMA 100 Year Floodplain and does *not* contain any known or documented wetlands onsite. The site's topography ranges from 86 to 90 feet across the project site, from northwest to southeast, respectively. Onsite slopes are between 0 to 5% as indicated on the Soils Map included within this document.



**Figure 2: Topography, Wetlands, & Flood Zones**

### Significant Habitat

Figure 3 indicates that the site has a low potential for habitat richness. The site ranges from '0' to '5' (out of a high of '13') for habitat richness potential. The Florida Fish & Wildlife Conservation Commission identified species potential habitat in their 2009 Wildlife Habitat Conservation Needs in Florida report.

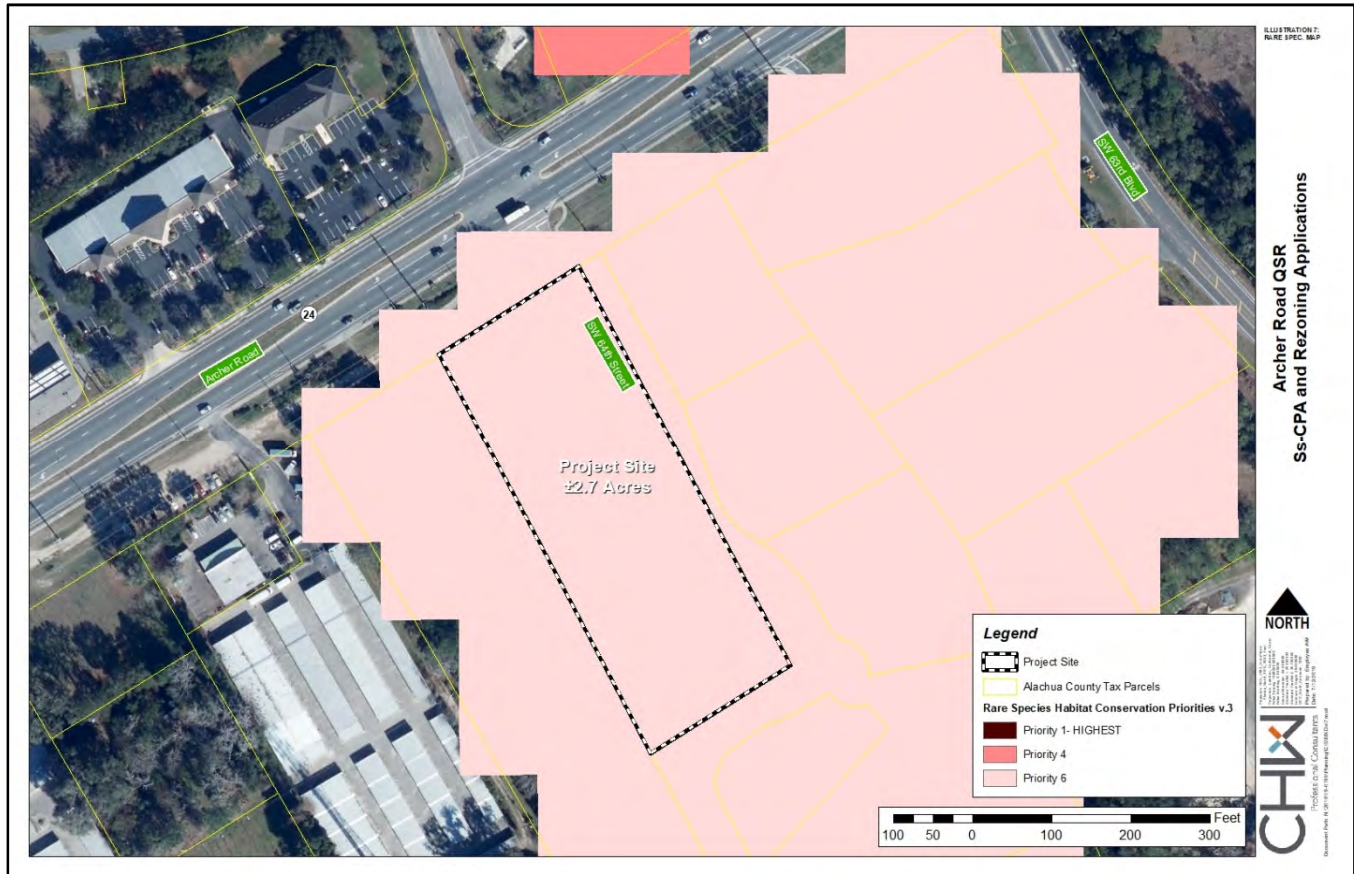


**Figure 3: Potential Habitat Richness**



Listed Species/Listed Species Habitat

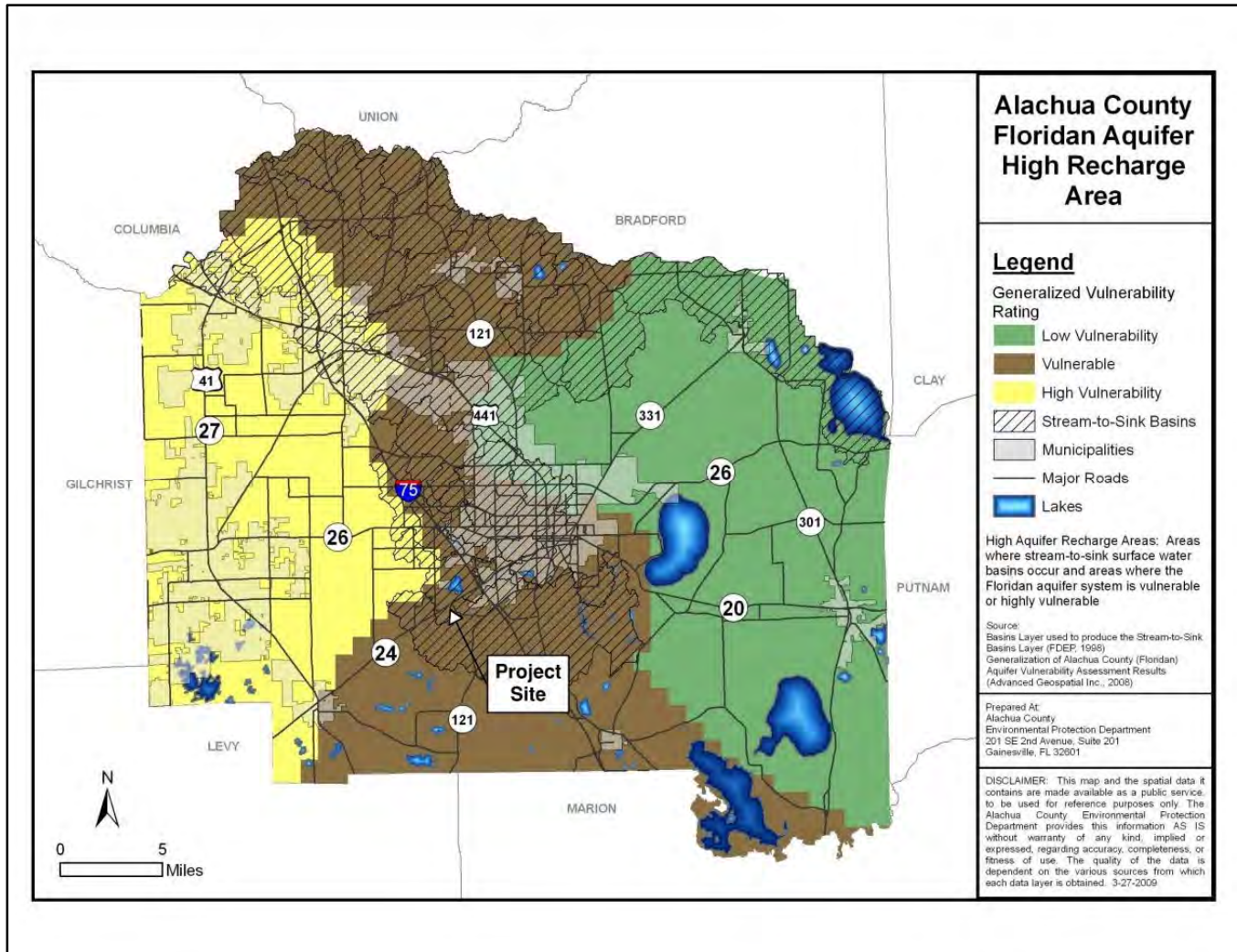
As highlighted in *Figure 4*, the site is identified as Priority 6 on the Florida Natural Areas Inventory's Rare Species Habitat Conservation Priorities (RSHCP) scale. The RSHCP scale Priority 6 ranking is low, as the scale ranges from a Low Priority of '6' to a High Priority of '1.' Individual species maps are weighted according to conservation need and overlaid to reflect values for both rarity and richness. Additional environmental and listed species analysis will be provided with the Development Plan application.



### Figure 4: Rare Species Habitat Conservation Priorities Map

## High Aquifer Recharge Areas

As illustrated by *Figure 5*, the site is within a “*Vulnerable*” generalized vulnerability rating in the Floridan Aquifer High Recharge Area<sup>1</sup>. Vulnerable aquifer recharge areas are afforded additional regulatory protection, notably through the 2011-2030 Comprehensive Plan Stormwater Management (SME) and Conservation & Open Space Elements (COS). All requirements for regulatory vulnerable aquifer recharge areas will be met and shown on the Preliminary Development and Final Development Plans.



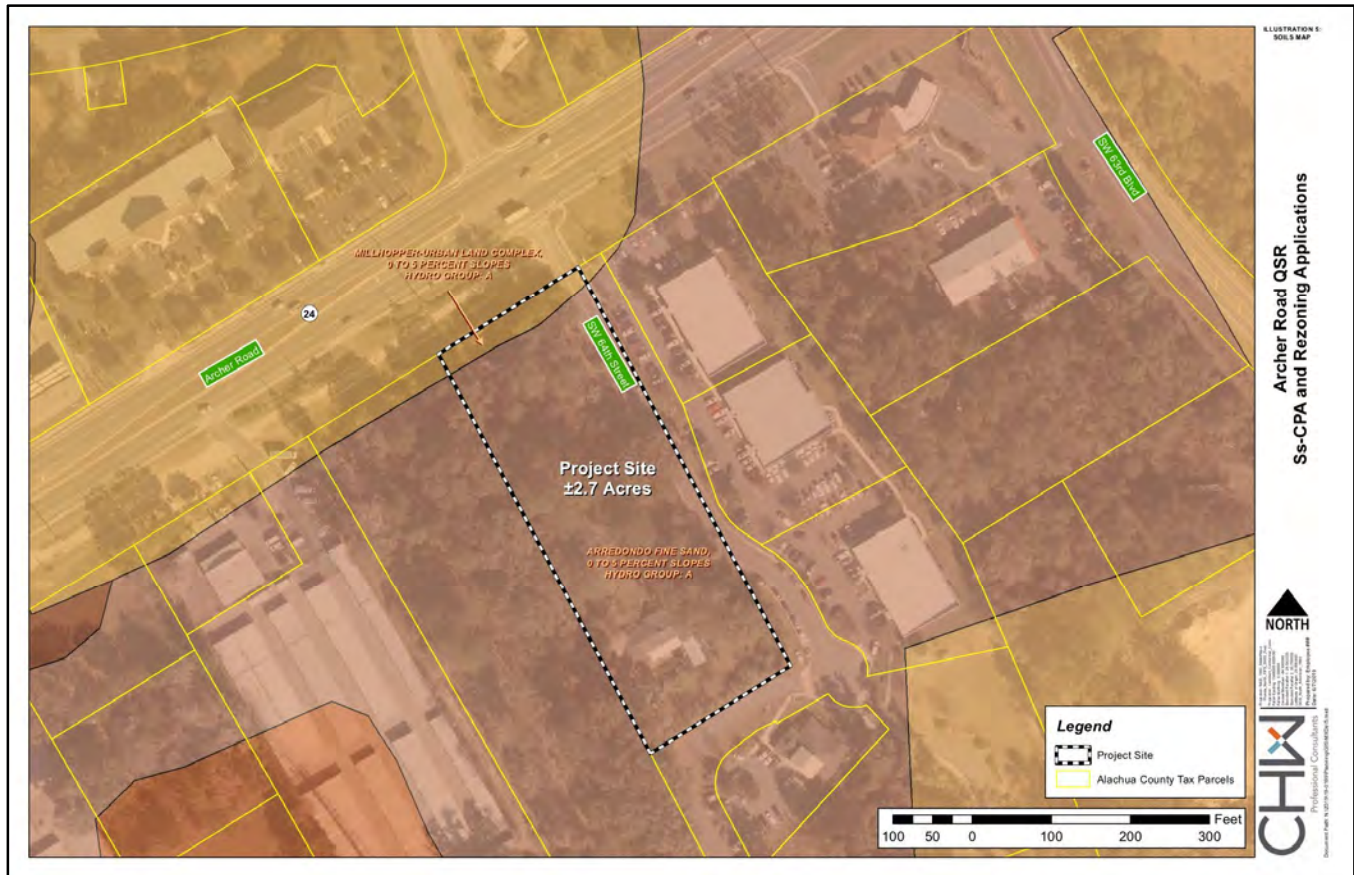
**Figure 5: Floridan Aquifer High Recharge Area**

<sup>1</sup> Source: Alachua County Growth Management



## Soils

The project site's soil composition is composed of two (2) distinct soil types as identified by the National Resource Conservation Service (see *Figure 6*). These onsite soils include: Millhopper-Urban Land Complex, 0 to 5% Slopes (Hydro Group: A) and Arredondo Fine Sand, 0 to 5% Slopes (Hydro Group: A). These soil types are suitable for most development activities, including non-residential buildings and parking areas. *Figure 6* illustrates the location of soil types.



**Figure 6: Soils Map**

**Application Package**  
**Table of Contents**

1. Cover Letter
2. Application
3. Property Owner Affidavit
4. Legal Description
5. Deed, Property Appraiser Datasheets, and Tax Records
6. Neighborhood Workshop Materials
7. Justification Report
- 8. Attachments**
  - a. Site Directions
  - b. Environmental Resources Checklist
  - c. Scaled Drawing**
  - d. Map Set



Archer Road QSR  
Ss-CPA and Rezoning Applications

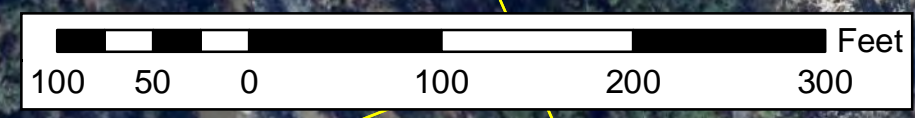


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GCS: North\_American\_1983  
Prepared by: Employee ##  
Date: 6/7/2019



**Legend**

- Project Site
- Alachua County Tax Parcels





**Application Package**  
**Table of Contents**

9. Cover Letter

10. Application

11. Property Owner Affidavit

12. Legal Description

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14. Neighborhood Workshop Materials

15. Justification Report

**16. Attachments**

e. Site Directions

f. Environmental Resources Checklist

g. Scaled Drawing

**h. Map Set**



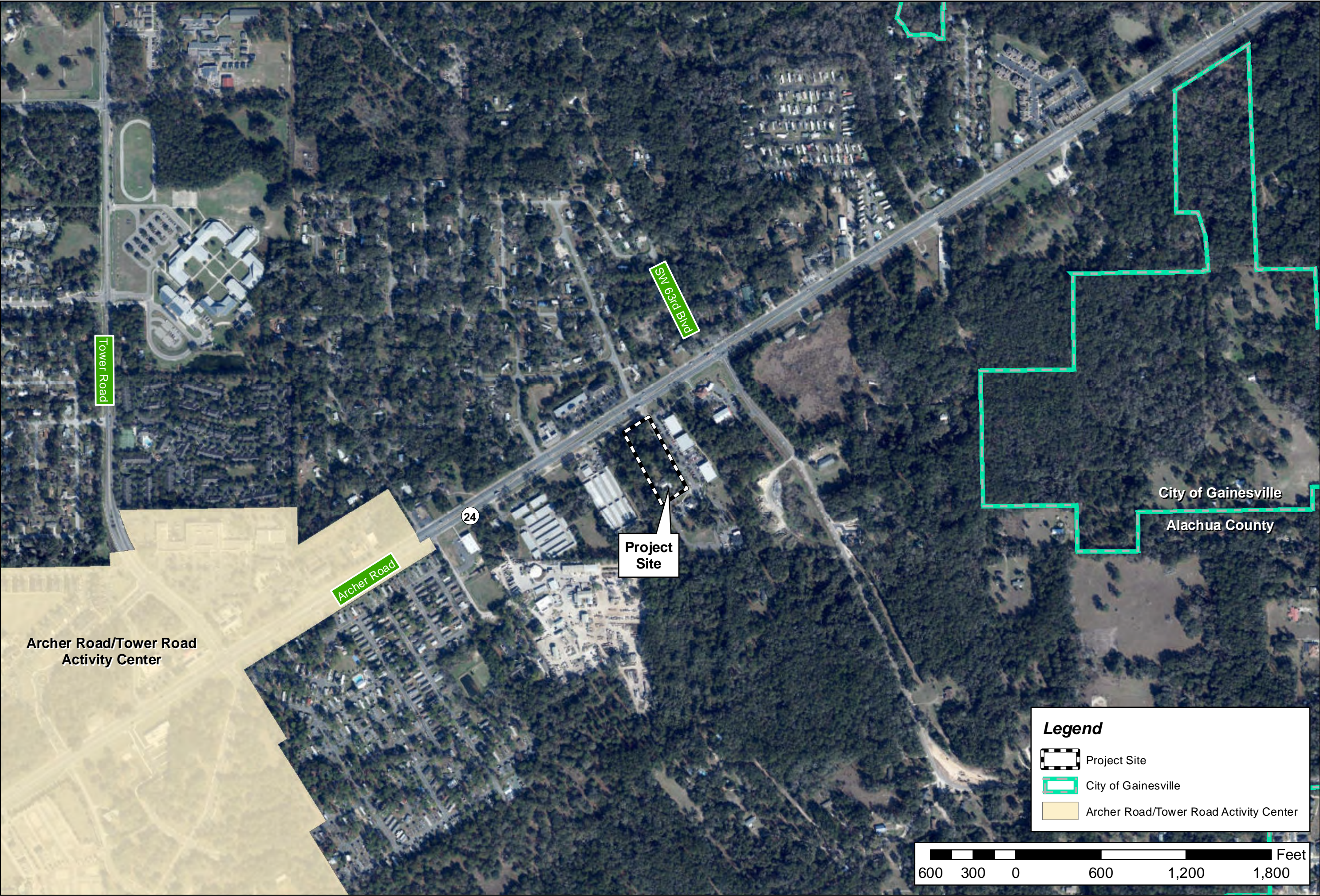




ILLUSTRATION 1A:  
CONTEXT MAP


# Archer Road QSR Ss-CPA and Rezoning Applications

City of Gainesville  
Alachua County

**Legend**

 Project Site

 City of Gainesville

 Archer Road/Tower Road Activity Center





Archer Road QSR  
Ss-CPA and Rezoning Applications

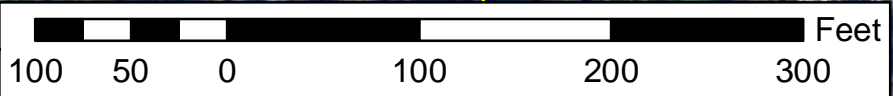


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Prepared by: Employee ##  
Date: 6/7/2019



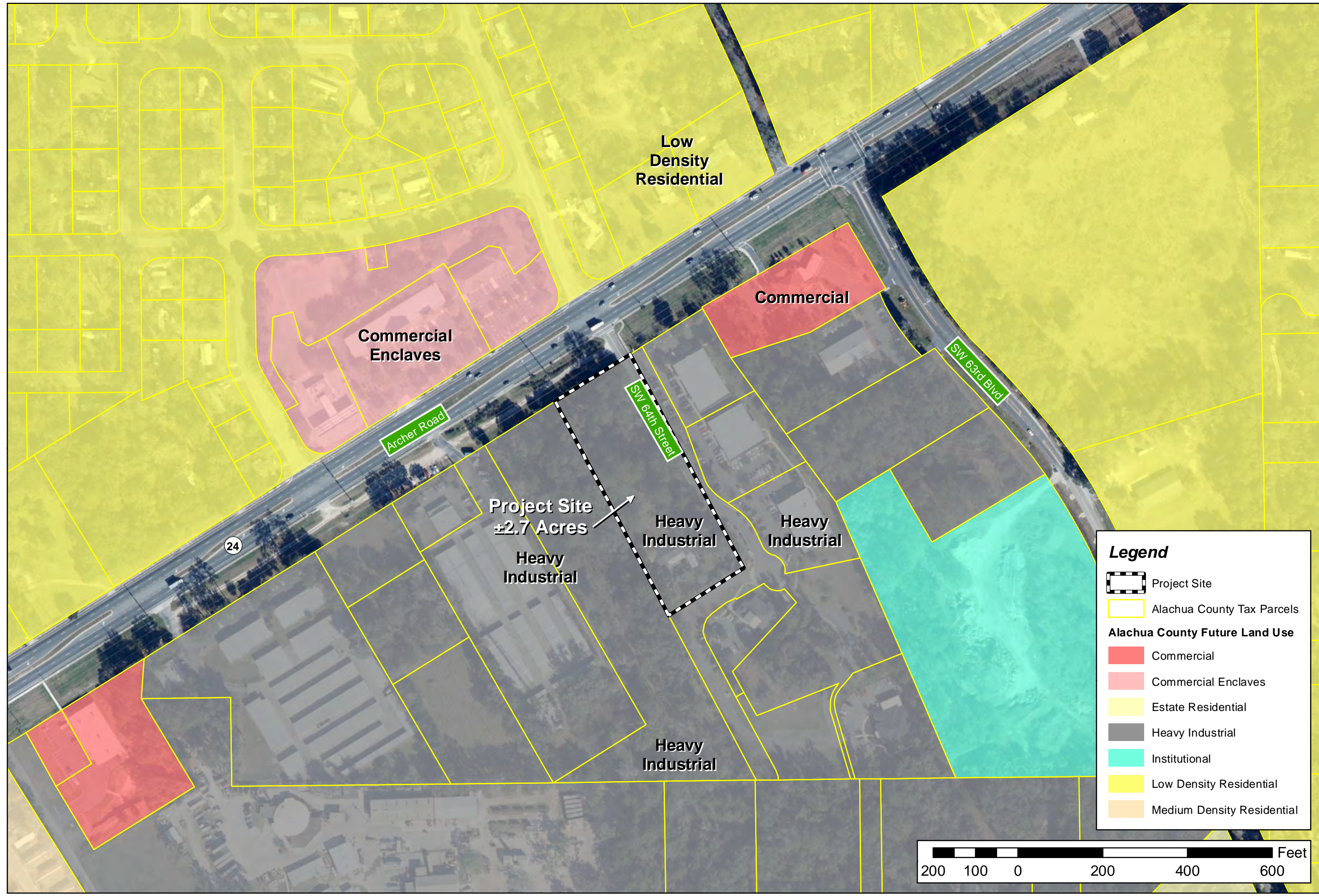
**Legend**

- Project Site
- Alachua County Tax Parcels





Archer Road QSR  
Ss-CPA and Rezoning Applications



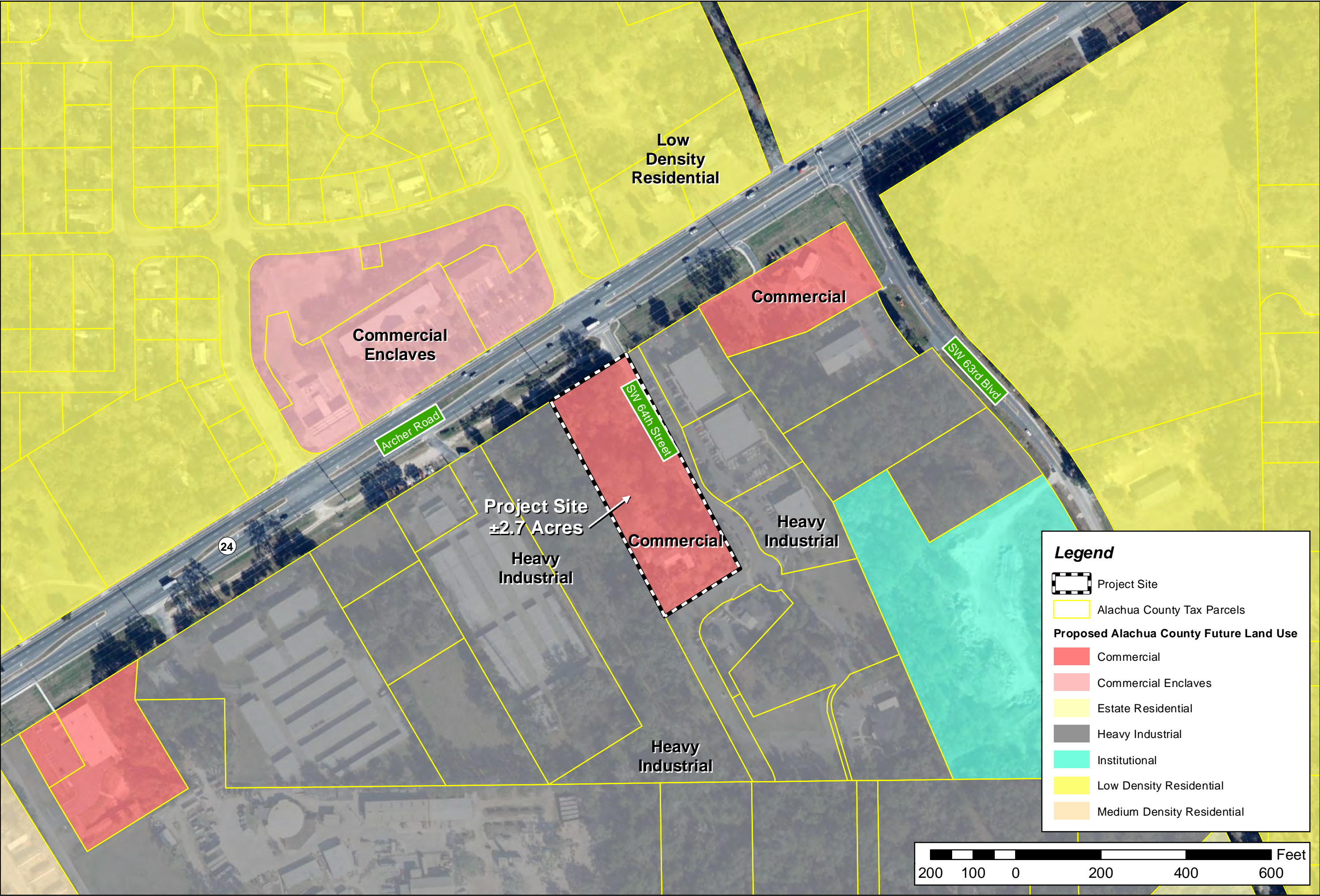
**Legend**

- Project Site
- Alachua County Tax Parcels
- Alachua County Future Land Use**
- Commercial
- Commercial Enclaves
- Estate Residential
- Heavy Industrial
- Institutional
- Low Density Residential
- Medium Density Residential



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Prepared by: Employee ##  
Date: 6/7/2019





# Archer Road QSR Ss-CPA and Rezoning Applications



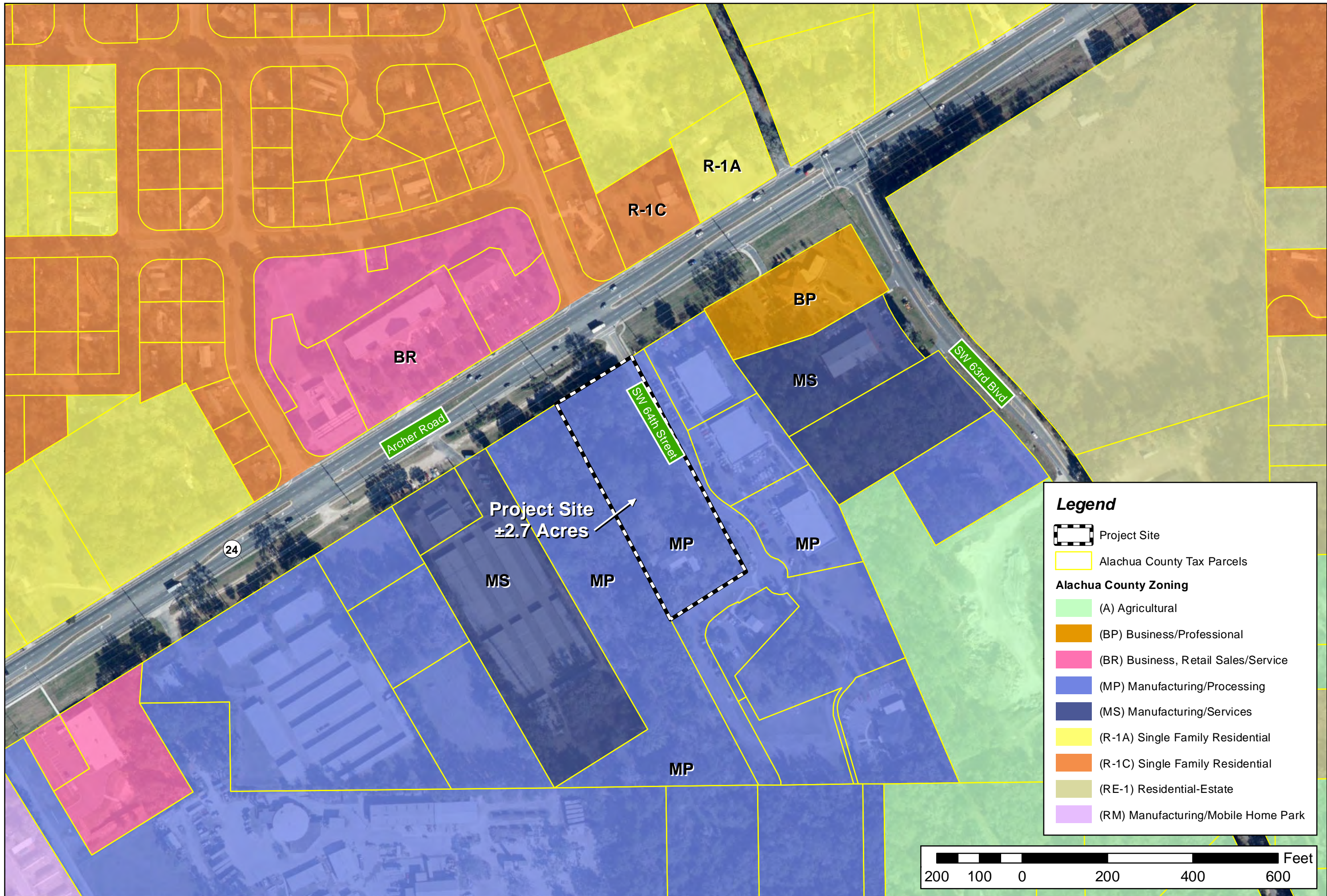
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Prepared by: Employee ##  
Date: 6/7/2019



Archer Road QSR  
Ss-CPA and Rezoning Applications



Projection: NAD 1983, StatePlane  
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GCS: North\_American\_1983  
Prepared by: Employee ##  
Date: 6/7/2019



**Legend**

- Project Site
- Alachua County Tax Parcels

**Alachua County Zoning**

- (A) Agricultural
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (MP) Manufacturing/Processing
- (MS) Manufacturing/Services
- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (RE-1) Residential-Estate
- (RM) Manufacturing/Mobile Home Park



Archer Road QSR  
Ss-CPA and Rezoning Applications



**Legend**

- Project Site
- Alachua County Tax Parcels

**Proposed Alachua County Zoning**

- (A) Agricultural
- (BP) Business/Professional
- (BR) Business, Retail Sales/Service
- (BW) Wholesale/Warehousing
- (MP) Manufacturing/Processing
- (MS) Manufacturing/Services
- (R-1A) Single Family Residential
- (R-1C) Single Family Residential
- (RE-1) Residential-Estate
- (RM) Manufacturing/Mobile Home Park



Projection: NAD 1983, StatePlane  
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Prepared by: Employee ##  
Date: 6/7/2019





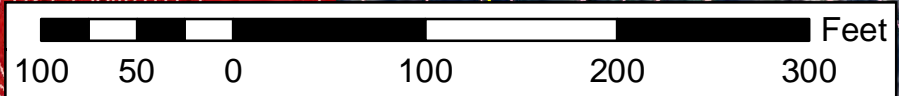
ILLUSTRATION 4:  
ENV. MAP

# Archer Road QSR Ss-CPA and Rezoning Applications



**Legend**

- Project Site
- Alachua County Tax Parcels
- 10 ft Contours
- 1 ft Contours
- 2006 FEMA 100 Year Floodplain



**CHN**  
Professional Consultants

Prepared by: Employee ##  
Date: 6/7/2019

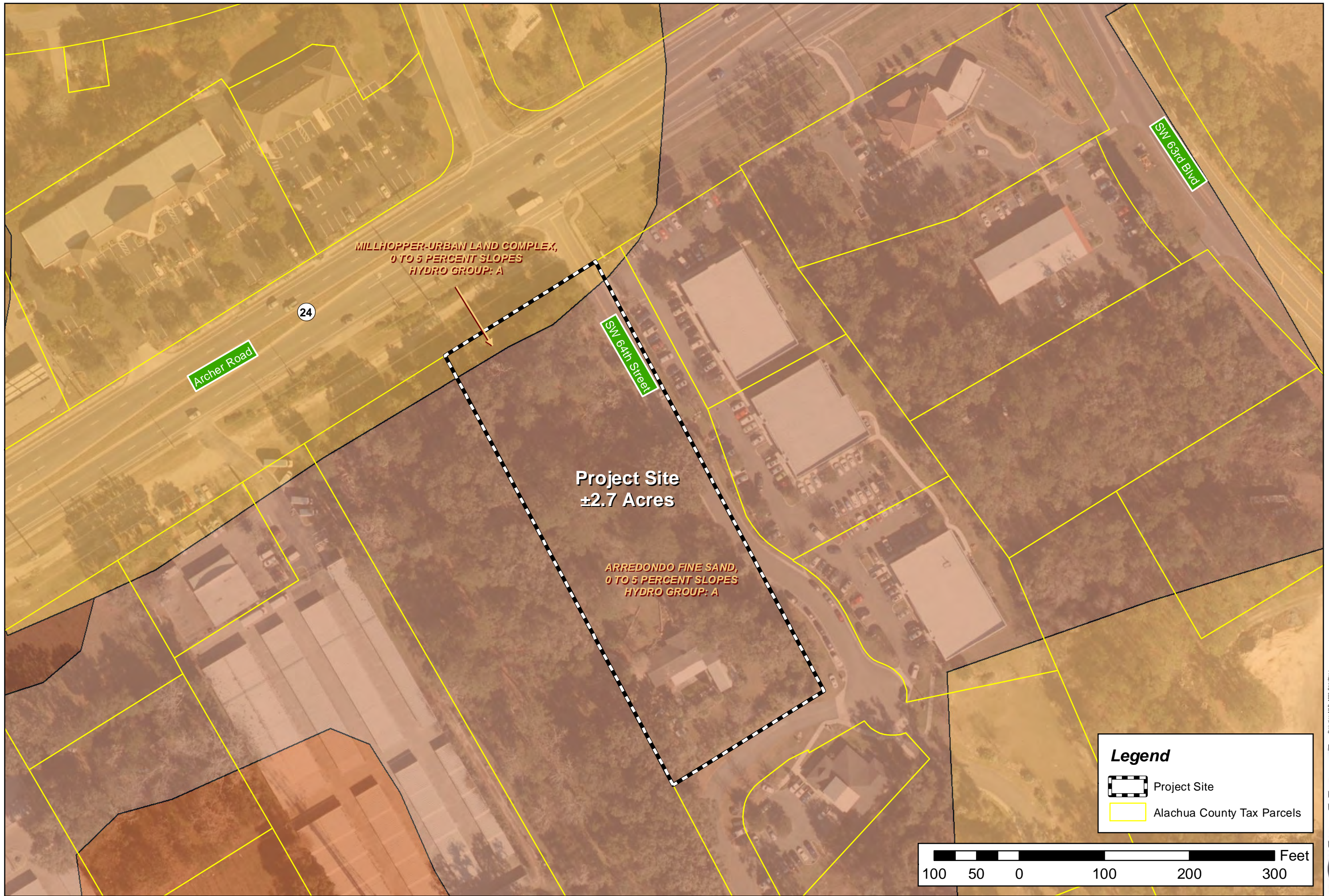
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Archer Road QSR  
Ss-CPA and Rezoning Applications



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Latitude of Origin: 28.000000  
GCIS: North\_American\_1983  
Prepared by: Employee ##  
Date: 6/7/2019



**Legend**

- Project Site
- Alachua County Tax Parcels

