

August 26, 2019

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

Re: Fickling Apartments - Ft. Clarke Blvd. – Rezoning Submittal

Dear Jerry,

Please find attached the application package for a comprehensive plan amendment of Alachua County tax parcel number 06326-001-000 at 1404 Fort Clarke Blvd. A check for the application fee is attached in the amount of \$9,840. The fee has been calculated with a base of fee of \$9,000 plus \$30 for each of the 16 acres over 10 ac. of the 25.64 ac. subject property, rounded up to 26 ac. The fee also includes the \$360 fee for mailing notices of public hearings to approximately 135 property owners for the three hearings associated with this application. The following sections are included in this submittal package:

1. CPA Application Documents
2. Supporting Documents
3. Neighborhood Workshop
4. CPA Narrative
5. Environmental Analysis
6. Drawings

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

Sincerely,



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



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## SECTION 1

# CPA Application Documents

- **CPA Application**
- **Application Checklist**
- **Owner's Affidavit**

ALACHUA COUNTY DEPARTMENT OF GROWTH MANAGEMENT



## **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:

### **Small-Scale Map Amendments**

- x   Proof of neighborhood workshop
- x   Legal description
- x   Property Owner's Affidavit, notarized
- x   Proof of payment of taxes on all parcels
- x   Detailed directions to the site
- x   Detailed description of request and an explanation of the reason for the requested amendment
- x   Survey or scaled drawing of property showing boundaries of property and adjacent properties, roads, easements, and all structures on site
- x   Written analysis of consistency with the relevant policies of the Comprehensive Plan, including the activity center policies, where applicable
- N/A   Market Study, where applicable. The market study shall identify a market area for the location of the proposed amendment. It shall document the need for the uses allowed by the proposed amendment through an analysis of factors in the market area, including population projections, existing uses, and zoning and future land use designation of undeveloped areas.
- x   Environmental Resources Checklist, conducted by a qualified professional (certain requests may require a more extensive natural resources assessment)

### **Large-Scale Map Amendments**

In addition to the above requirements for a small-scale map amendment, the following:

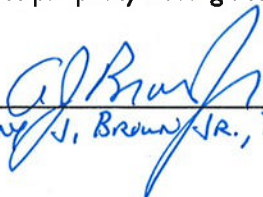
- x   Facilities Impact Study, describing the impact of the proposed amendment on public facilities and services. All service areas shall be noted as well as current availability, capacity, demand, and level of service. The effect of the amendment on the demand and level of service shall be indicated based on professionally accepted and documented methodologies. All improvements or new facilities planned by the County or other entities that may have an impact on the amendment shall be discussed.

### **Text Amendments**

- N/A   Detailed description of request and an explanation of the reason for the requested amendment., including any proposed new text or changes to existing text.

### **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.

  
\_\_\_\_\_  
ANTHONY J. BROWN, JR., PRESIDENT

8-26-19



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

Submit Application to:  
 Development Services Division

## PROPERTY OWNERS' AFFIDAVIT

THE GAINESVILLE CHURCH, INC.

Owner SUCCESSOR BY MERGER TO  
FOURTEENTH STREET CHURCH OF CHRIST, INC.

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

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

ANTHONY "JAY" BROWN, MICHAEL BROWN, KYLE WILLIAMS, TEN BOEHLEIN (J BROWN PROFESSIONAL GROUP, INC.)  
 Appointed Agent(s)

06326-001-000

Parcel Number(s)

32

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/zoning 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)

STEVEN R. SUMMERS, PRESIDENT

Owner (signature)

Owner (signature)

STATE OF FLORIDA  
 COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 22<sup>ND</sup> DAY OF AUGUST, 2 019

BY STEVEN R. SUMMERS

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

(TYPE OF IDENTIFICATION)



FAITH M BROOKER  
 Commission # GG 204583  
 Expires April 28, 2022  
 Bonded Thru Budget Notary Services

(SEAL ABOVE)

FAITH M. BROOKER

Notary Public, Commission No. GG 204583

(Name of Notary typed, printed, or stamped)



## **SECTION 2**

### **Supporting Documents**

- **Legal Description**
- **Location Map with Driving Directions**
- **Proof of Payment of Taxes**
- **School Concurrency Checklist**



# JBrown Professional Group

**CIVIL ENGINEERING • LAND SURVEYING • PLANNING**

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

## Legal Description

*Tax Parcel No. 06326-001-000*

A PARCEL OF LAND LOCATED IN SECTION 32, TOWNSHIP 09 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AS RECORDED IN PLAT BOOK "U", PAGE 27 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°59'00" WEST, ALONG THE NORTH LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III", A DISTANCE OF 1014.86 FEET TO A 4"X4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHWEST CORNER OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AND BEING ON THE EAST LINE OF "EAGLE POINT CLUSTER SUBDIVISION PHASE II" AS RECORDED IN PLAT BOOK "T", PAGE 54 OF SAID PUBLIC RECORDS; THENCE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE II", A DISTANCE OF 71.42 FEET TO A 4"X4" CONCRETE MONUMENT (PLS 4258) MARKING THE NORTHEAST CORNER OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE II" AND BEING THE SOUTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE I" AS RECORDED IN PLAT BOOK "S", PAGES 74-75 OF SAID PUBLIC RECORDS; THENCE CONTINUE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE I", A DISTANCE OF 1185.52 FEET TO A 4"X4" CONCRETE MONUMENT (PLS 4258) MARKING THE INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 32; THENCE LEAVING SAID EAST LINE OF "EAGLE POINT CLUSTER SUBDIVISION PHASE I", RUN THENCE SOUTH 89°38'18" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 595.48 FEET TO A 5/8" IRON ROD (NO IDENTIFICATION) MARKING THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF FORT CLARKE BOULEVARD (100 FOOT WIDE RIGHT-OF-WAY) AND BEING ON A NON-TANGENT CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 1859.86 FEET, A CENTRAL ANGLE OF 39°16'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 19°38'23" EAST, 1249.84 FEET; THENCE, ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FORT CLARKE BOULEVARD, AN ARC DISTANCE OF 1274.64 FEET TO A 5/8" REBAR & CAP (LB 3759) AND THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 00°00'52" WEST, A DISTANCE OF 75.75 FEET TO THE POINT OF BEGINNING. CONTAINING 25.64 ACRES, MORE OR LESS.



# JBrown Professional Group

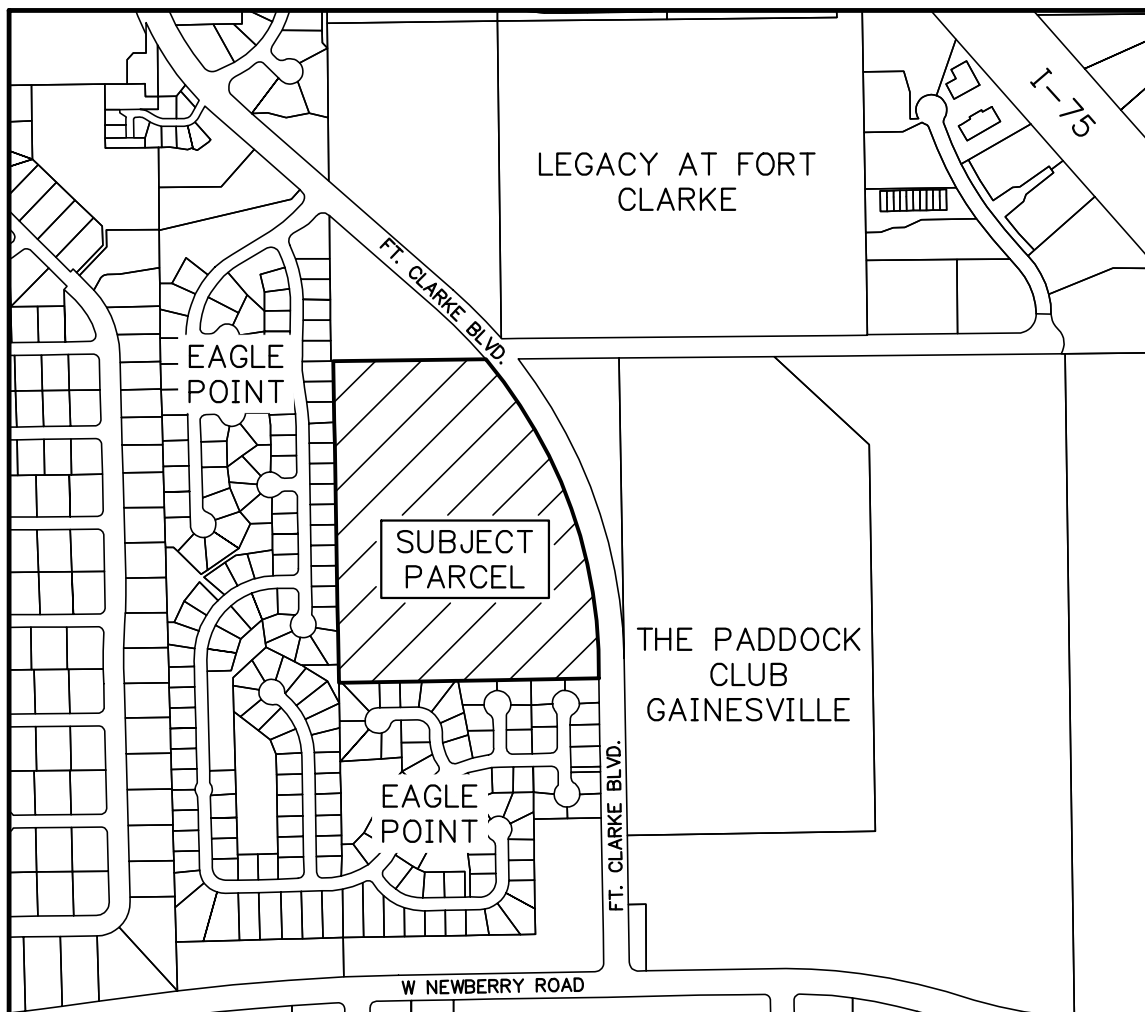
**CIVIL ENGINEERING • PLANNING • LAND SURVEYING**

3530 NW 43rd Street • Gainesville, FL 32606-6104 • Office: 352.375.8999

## DETAILED DIRECTIONS TO SITE:

### From I-75

- Take I-75 north or south to SR 26 / Newberry Road
- Head west on SR 26 (Newberry Road) to Ft. Clarke Blvd.
- Head North on Ft. Clarke Blvd.
- Property is to the west of The Paddock Club Gainesville



**LOCATION MAP**  
N.T.S





2018 Roll Details — Real Estate Account At Unassigned Location RE

Print this page

Real Estate Account #06326 001 000



Parcel details



Latest bill



Full bill history

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



Get Bills by Email

No taxes due

Owner: FOURTEENTH ST CHURCH OF CHRIST  
2720 SW 2ND AVE  
GAINESVILLE, FL 32607  
Situs: Unassigned Location RE

Account number: 06326 001 000  
Alternate Key: 1043478  
Millage code: 0400  
Millage rate: 20.7574

Assessed value: 665,600  
School assessed value: 665,600  
Unimproved land value: 665,600

Exemptions

CHURCH: 665,600



Location is not guaranteed to be accurate.

Property Appraiser

2018 Annual bill



View

Ad valorem: \$0.00  
Non-ad valorem: \$0.00  
Total Discountable: 0.00  
No Discount NAVA: 0.00  
Total tax: \$0.00

Legal description

THAT PART OF THE SW1/4 LYING E OF EAGLE POINT CLUSTER PB S-74 & W OF FT CLARKE BLVD OR 1293/0640  
Location

Book, page, item: 1875-1345-  
Geo number: 32-09-19-06326001000  
Range: 19  
Township: 09  
Section: 32  
Neighborhood: 114300.99  
Use code: 07000  
Total acres: 23.770







**PUBLIC SCHOOL STUDENT GENERATION CALCULATION FORM**

**PROJECT #**

**APPLICATION DATE**

August 26, 2019

**NAME & DESCRIPTION OF PROJECT**

Fickling Apartments - Fort Clarke Blvd.

Increase to Med. Density MF Residential from SF Residential & PD with ALFs Permitted

**PROJECT ADDRESS (Contact 911 Addressing @ 352.338.7361)**

1404 Fort Clarke Blvd.

Gainesville, FL 32606

**Tax Parcel Numbers**

06326-001-000

**Acreage**

25.64

**DEVELOPMENT DATA** (check all that apply)

☐

Single Family

☒

Multi Family

☐

Exempt (See exemptions on page 2)

Number of Units

Number of Units

300

**Level of Review**

☒

Preliminary

☐

Final

☐

Revised Preliminary

☐

Revised Final

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

**EXPLANATION OF STUDENT GENERATION CALCULATION**

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

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA) FOR PROJECT LOCATION**

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

**SCHOOL CONCURRENCY SERVICE AREAS (SCSA)**

**Elementary**

Hidden Oak

**Middle**

Fort Clarke

**High**

Buchholz

### SINGLE FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="0"/>	units X 0.14 Elementary School Multiplier	<input type="text" value="0"/>	Student Stations
MIDDLE	<input type="text" value="0"/>	units X 0.06 Middle School Multiplier	<input type="text" value="0"/>	Student Stations
HIGH	<input type="text" value="0"/>	units X 0.08 High School Multiplier	<input type="text" value="0"/>	Student Stations

### MULTI FAMILY RESIDENTIAL DEVELOPMENT STUDENT GENERATION CALCULATIONS

ELEMENTARY	<input type="text" value="300"/>	units X 0.09 Elementary School Multiplier	<input type="text" value="27"/>	Student Stations
MIDDLE	<input type="text" value="300"/>	units X 0.03 Middle School Multiplier	<input type="text" value="9"/>	Student Stations
HIGH	<input type="text" value="300"/>	units X 0.03 High School Multiplier	<input type="text" value="9"/>	Student Stations

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

### EXEMPT DEVELOPMENTS (click all that apply)

- ☐ Existing legal lots eligible for a building permit
- ☐ Development that includes residential uses that has received final development plan approval prior to the effective date for public school concurrency, or has received development plan approval prior to June 24, 2008, provided the development approval has not expired
- ☐ Amendments to final development orders for residential development approved prior to the effective date for public school concurrency, and which do not increase the number of students generated by the development
- ☐ Age-restricted developments that prohibit permanent occupancy by persons of school age, provided this condition is satisfied in accordance with the standards of the Public School Facilities Element or the ILA
- ☐ Group quarters that do not generate public school students, as described in the ILA

#### AUTHORIZED AGENT

Name:

Mailing Address:

Phone:

Email:

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

#### PROPERTY OWNER

Name:

Mailing Address:

Phone:

Email:

Contact: Randy Summers

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

## CERTIFICATION

PROJECT NAME :  PROJECT #:

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

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

**Elementary SCSA**

Capacity Required

- ☐ Capacity Available
- ☐ Capacity Available in 3 yrs
- ☐ Capacity Available in Adjacent SCSA

Available Capacity

Available Capacity

Available Capacity

**Middle SCSA**

Capacity Required

- ☐ Capacity Available
- ☐ Capacity Available in 3 yrs
- ☐ Capacity Available in Adjacent SCSA

Available Capacity

Available Capacity

Available Capacity

**High SCSA**

- ☐ Capacity Available
- ☐ Capacity Available in 3 yrs
- ☐ Capacity Available in Adjacent SCSA

Available Capacity

Available Capacity

Available Capacity

☐ **Denial** for reasons stated

**Approved by**

**School Board Staff Certification**

**Suzanne M. Wynn**

Director of Community Planning  
Alachua County Public Schools  
352.955.7400 x 1445

Date:

**Alachua County Staff**

A complete application for the  
development project was accepted on

Date:

Signed:

Printed Name:



## **SECTION 3**

### **Neighborhood Workshop**

- **Mailed Notice Affidavit**
- **Mailing Labels**
- **Mailer**
- **Ad Affidavit**
- **Sign-In Sheet**
- **Presentation**
- **Meeting Summary**



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

Submit Application to:  
Development Services Division

## MAILED NOTICE AFFIDAVIT FOR NEIGHBORHOOD WORKSHOP

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

08/07/2019

Mailing Date

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

Notice for the above application was deposited in the mail at least 15 days prior to the scheduled neighborhood workshop and complied with all applicable content and procedural requirements of Chapter 402 Article 5, §402.13 and §402.14 of the Alachua County Unified Land Development Code.

[Signature]  
Applicant (signature)

Anthony J. Brown Jr.  
Name of Applicant (printed)

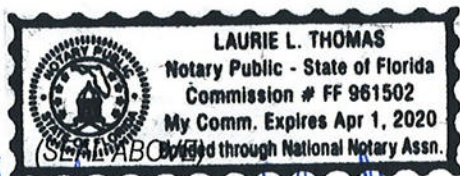
STATE OF FLORIDA  
COUNTY OF ALACHUA

SWORN AND SUBSCRIBED BEFORE ME

THIS 22 DAY OF August, 2019  
BY Anthony J. Brown Jr.

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

(TYPE OF IDENTIFICATION)



Notary Public, Commission No. FF 961502 My Commission expires: 4/1/20  
(Name of Notary typed, printed, or stamped)



06326-020-107  
HUANG & KOU  
CHINA,

06326-030-192

06315-001-000  
WEST SHORE LEGACY LLC  
1 HUNTINGTON AVE  
BOSTON, MA 02116

06326-030-166  
PANCHAL & PATEL  
1001 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-179  
NICKEL WALTER A & LINDA M  
1007 NW 87TH WAY  
GAINESVILLE, FL 32606

06326-030-167  
HALTER GARY B & JOANNE C  
1011 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-191  
NOEL WILSON & ANTIONETTE  
JAMILE  
1012 NW 87TH WAY  
GAINESVILLE, FL 32606

06326-030-173  
TZOUNAKOS ANTHONY & MARIA  
1013 NW 87TH TER  
GAINESVILLE, FL 32606

06326-030-172  
LAYTON MICHAEL ANTHONY  
1016 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-190  
KIMMELL JOSH N & LORI S  
1016 NW 87TH WAY  
GAINESVILLE, FL 32606

06326-030-180  
BOWERS MICHELLE L  
1017 NW 87TH WAY  
GAINESVILLE, FL 32606

06326-030-178  
HWANG JOONGHYUN  
1018 NW 87TH TER  
GAINESVILLE, FL 32606

06326-030-168  
GALASSO & GALASSO  
1021 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-174  
HORNE PATRICK M & MELISSA A  
1023 NW 87TH TER  
GAINESVILLE, FL 32606

06326-030-171  
JI & ZHAO H/W  
1026 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-181  
KILMENKO & MOORER W/H  
1027 NW 87TH WAY  
GAINESVILLE, FL 32606

06326-030-177  
HUGHES SUSAN LYNNE  
1028 NW 87TH TER  
GAINESVILLE, FL 32606

06326-030-169  
HARRIS CYNTHIA  
1031 NW 86TH TER  
GAINESVILLE, FL 32606-7160

06326-030-175  
KAUFMAN KIM M  
1033 NW 87TH TER  
GAINESVILLE, FL 32606

06326-030-176  
YARED MAHLET  
1038 NW 87TH TER  
GAINESVILLE, FL 32606-7161

06326-020-120  
DEAN ALAN & SHANNON  
1040 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-105  
KAYE STANLEY M & PAMELA H  
1045 NW 89TH DR  
GAINESVILLE, FL 32606-7114

06326-020-119  
KING CONSTANCE H LIFE ESTATE  
1050 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-106  
KOB BARRIE L  
1055 NW 89TH DR  
GAINESVILLE, FL 32606-7114

06326-020-118  
MANN ADRAIN & MELISSA  
1060 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-117  
REPP DAX M & CHRISTY I LIFE  
ESTATE  
1108 NW 89TH DR  
GAINESVILLE, FL 32606-7117

06326-020-108  
FREIRE-NESSMITH & NESSMITH III  
W/H  
1113 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-109  
ABRAM MATTHEW J & JUSTINE L  
1123 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-116  
WINKLEMAN CANDY S  
1128 NW 89TH DR  
GAINESVILLE, FL 32606-7117

06326-020-110  
SWAILS & SWAILS TRUSTEES  
1133 NW 89TH DR  
GAINESVILLE, FL 32606-7116

06326-020-115  
YANG & ZHANG H/W  
1138 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-111  
COOPER JAMES & DESISLAVA Y  
1143 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-114  
NIEMES DAVID ALEJANDRO  
1148 NW 89TH DR  
GAINESVILLE, FL 32606

06326-020-112  
AYRES ROBERT & COLLEEN  
1153 NW 89TH DR  
GAINESVILLE, FL 32606-7116

06326-020-113  
FERN NEIL A & JOANNE C  
1158 NW 89TH DR  
GAINESVILLE, FL 32606

06324-000-000  
ALACHUA COUNTY  
12 SE 1ST ST  
GAINESVILLE, FL 32601

06326-010-068  
RILEY ELMER LEONARD III &  
ANDREA MARIE  
1204 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-060  
COX JOSEPH A & LYNSEY A  
1209 NW 90TH DR  
GAINESVILLE, FL 32606

06326-010-067  
WACK EVAN & ANGELA  
1214 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-069  
CHARUDATTAN & CHARUDATTAN  
1215 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-066  
MCNERNEY MARIA LUISA  
1224 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-061  
HAISCH & HAISCH SR TRUSTEES  
1229 NW 90TH DR  
GAINESVILLE, FL 32606-6768

06326-010-065  
KEETON ELIZABETH  
1234 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-071  
DAVIS LINDA E  
1235 NW 89TH TER  
GAINESVILLE, FL 32606-6775

06326-010-062  
CONYAC JENNIFER E TRUSTEE  
1239 NW 90TH DR  
GAINESVILLE, FL 32606

06326-010-051  
SIRGEY & SIRGEY TRUSTEES  
1242 NW 90TH DR  
GAINESVILLE, FL 32606-6766

06326-030-185  
VARELA ROBERT L & PATRICIA  
1260 N DEARBORN ST APT 607  
CHICAGO, IL 60610-2241

06326-010-072  
LEE CHRISTOPHER L & CHRISTINA L  
1303 NW 89TH TER  
GAINESVILLE, FL 32606-6778

06326-010-013  
SAIN JAMES P & CYNTHIA L  
1307 NW 90TH TER  
GAINESVILLE, FL 32606-6793

06326-010-047  
JOHNSON FRANKLIN C  
1308 NW 89TH TER  
GAINESVILLE, FL 32606-6776

06326-010-073  
MCGINNES DOROTHY  
1313 NW 89TH TER  
GAINESVILLE, FL 32606-6778

06326-010-014  
DAWSON JOSH & CHERYL  
1317 NW 90TH TER  
GAINESVILLE, FL 32606

06326-010-046  
SALVANERA LOLENIE E  
1318 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-074  
MCNEIL ROBERT P & JUDITH D  
1323 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-015  
REILLY PATRICIA A  
1327 NW 90TH TER  
GAINESVILLE, FL 32606-6793

06326-010-045  
MACKRITIS & MCDONALD W/H  
1328 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-075  
DANIELS NIKITA S  
1333 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-044  
PAULSON GUNNAR F & CYNTHIA L  
1338 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-016  
DRAKE & DUBOIS W/H  
1401 NW 90TH TER  
GAINESVILLE, FL 32606

06326-010-077  
MILLER JR TRUSTEE & STOKES  
1409 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-017  
FREYMANN JAMES M & NICOLE L  
1411 NW 90TH TER  
GAINESVILLE, FL 32606-6798

06326-010-039  
SHEA DEBORAH ANN  
1416 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-078  
WESSELLS BRUCE R  
1419 NW 89TH  
GAINESVILLE, FL 32606

06326-010-018  
NELSON BRADLEY & PATRICIA  
1421 NW 90TH TER  
GAINESVILLE, FL 32606

06326-010-038  
FRACHISEUR & PEDREIRA M/C  
1426 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-037  
O'NEAL BRENDA  
1436 NW 89TH TER  
GAINESVILLE, FL 32606

06326-030-160  
SHOOP NICOLE  
1502 NW 100TH DR  
GAINESVILLE, FL 32606-4058

06326-010-036  
DONOVAN MATTHEW T & LAURA L  
1504 NW 89TH TER  
GAINESVILLE, FL 32606-6784

06326-010-023  
HAVEN GLEN A & KELLY J  
1509 NW 90TH TER  
GAINESVILLE, FL 32606

06326-010-081  
FIGLEY STEPHEN C & JOANNA L  
1511 NW 89TH TER  
GAINESVILLE, FL 32606-6786

06326-010-035  
WHITE MCCOY J & MARSHA J  
1514 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-082  
GASCON & NALLANA W/H  
1521 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-034  
WAGNER BRANDON & AMY  
1524 NW 89TH TER  
GAINESVILLE, FL 32606-6785

06326-010-083  
PEELER SCOTT A  
1531 NW 89TH TER  
GAINESVILLE, FL 32606-6787

06326-010-033  
DONLEY NEAL G & DEBRA  
1534 NW 89TH TER  
GAINESVILLE, FL 32606-6785

06326-010-084  
STRUCKMEYER ALAN D & LINDA R  
1605 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-032  
MOREY ANDREW A & JESSICA A  
1610 NW 89TH TER  
GAINESVILLE, FL 32606-6788

06326-010-028  
LATCHMAN HANIPH & SHERYL  
1613 NW 90TH TER  
GAINESVILLE, FL 32606

06326-010-085  
BARONE & BEAN  
1615 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-031  
DENNISON LILLIAN J  
1620 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-086  
VOLKMANN WALTER E & MARY  
JANE  
1625 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-030  
WHITEHAIR AMY B  
1630 NW 89TH TER  
GAINESVILLE, FL 32606

06326-010-029  
VAN BOVEN ROSS J  
1633 NW 90TH TER  
GAINESVILLE, FL 32606

06326-010-087  
EUBANKS JEFFREY & TAMI  
1635 NW 89TH TER  
GAINESVILLE, FL 32606

06326-001-001  
CNL RETIREMENT EDEN 1 GAINESV  
1920 MAIN STREET SUITE 1200  
IRVINE, CA 92614

06326-010-070  
HARTLINE RICHARD & MELINDA  
20405 CLUB VISTA LN UNIT 2  
TAMPA, FL 33647-3399

06326-010-080  
LU & XING M/C  
2104 NW 47TH PL  
GAINESVILLE, FL 32605

06326-030-163  
VELLEKAMP GLENN & VALERIE  
2430 NW 6TH ST  
GAINESVILLE, FL 32609

06326-001-000  
FOURTEENTH ST CHURCH OF CHRIST  
2720 SW 2ND AVE  
GAINESVILLE, FL 32607

06326-010-076  
LI YU  
4 VILLAGE GRN N APT B  
RIVERSIDE, RI 02915-3943

06326-030-188  
FOSTER & KOT-FOSTER H/W  
4120 SW 49TH AVE  
OCALA, FL 34474

06326-030-159  
JANSEN JESSICA  
4728 SW 85TH DR  
GAINESVILLE, FL 32608

06326-030-170  
TANG & YU W/H  
535 GATE ARBOR CT  
SUWANNEE, GA 30024

06326-010-000  
EAGLE POINT COMMUNITY ASSN IN  
5522 NW 43RD ST #B  
GAINESVILLE, FL 32653-3301

06326-020-000  
EAGLE POINT COMMUNITY ASSN IN  
5522 NW 43RD ST #B  
GAINESVILLE, FL 32653-3301

06326-030-000  
EAGLE POINT HOMEOWNERS  
ASSOCI  
5522 NW 43RD ST STE B  
MANAGEMENT INC  
GAINESVILLE, FL 32653

06326-030-162  
TODD JOHNNY R & RENEE C  
6469 ALPINE RIDGE WAY  
LAS VEGAS, NV 89149-1277

06329-001-000  
MID-AMERICA APARTMENTS LTD  
6815 POPLAR AVE STE 500  
GERMANTOWN, TN 38138-3687

06326-020-104  
TIBBETTS ANNE L TRUSTEE  
8020 SAILBOAT KEY BLVD SOUTH  
#C206  
ST PETE BEACH, FL 33707

06326-010-019  
CAPLIN ROBERT O & NANCY A  
8401 SW 11TH RD  
GAINESVILLE, FL 32607

06326-030-161  
YANG & ZHAO W/H  
8629 NW 10TH PL  
GAINESVILLE, FL 32606

06326-030-158  
FABULICH KEVIN M & LISA R  
8727 NW 10TH PL  
GAINESVILLE, FL 32606

06326-030-157  
GRIFFIN CHRISTOPHER L & AMY L  
8803 NW 10TH PL  
GAINESVILLE, FL 32606-7170

06326-030-182  
KELLEY GEORGIA ANNE  
8804 NW 11TH PL  
GAINESVILLE, FL 32606

06326-030-193  
LAMADRID ERNESTO & HORTENSIA  
8808 NW 10TH PL  
GAINESVILLE, FL 32606-7167

06326-030-156  
XIAO & XUE W/H  
8813 NW 10TH PL  
GAINESVILLE, FL 32606

06326-030-183  
LANGSTON MICHAEL A & KELLY  
SUE  
8814 NW 11TH PL  
GAINESVILLE, FL 32606

06326-030-194  
FIALLO RIGOBERTO & EVELYN  
8818 NW 10TH PL  
GAINESVILLE, FL 32606

06326-030-184  
IRBY CLYDE B & CONNIE  
8824 NW 11TH PL  
GAINESVILLE, FL 32606

06326-030-189  
REED & WYKOFF  
8825 NW 11TH PL  
GAINESVILLE, FL 32606-7162

06326-030-186  
JAMISON SCOTT H II & KELLY J  
8844 NW 11TH PL  
GAINESVILLE, FL 32606

06326-030-187  
HOFFMAN BRAD & GEORGANNE M  
8845 NW 11TH PL  
GAINESVILLE, FL 32606

06326-010-040  
YU & ZHANG W/H  
8912 NW 14TH LANE  
GAINESVILLE, FL 32606

06326-010-043  
ROSMARIN RICHARD H & JANE A  
8915 NW 14TH LN  
GAINESVILLE, FL 32606

06326-010-048  
POIRIER THOMAS P  
8916 NW 12TH LN  
GAINESVILLE, FL 32606-6771

06326-010-064  
THOMPSON JUSTIN W & JODI KNACK  
8917 NW 12TH LN  
GAINESVILLE, FL 32606

06326-010-041  
FRANCIS SCOTT E & STEPHANIE L  
8922 NW 14TH LN  
GAINESVILLE, FL 32606-6773

06326-010-042  
SIMMONS & SIMMONS  
8925 NW 14TH LANE  
GAINESVILLE, FL 32606-6773

06326-010-026  
WHITE TRAVIS & SHAYNA  
9007 NW 16TH LN  
GAINESVILLE, FL 32606

06326-010-021  
IVEY MICHAEL JAMES & KATHRYN  
BEATY  
9008 NW 15TH LANE  
GAINESVILLE, FL 32606

06326-010-020  
EZEPUE PATRICIA E  
9009 NW 15TH LN  
GAINESVILLE, FL 32606

06326-010-049  
OROZCO JOSE JUAN PEREZ  
9010 NW 12TH LN  
GAINESVILLE, FL 32606

06326-010-027  
SWIERSKI & PROTANO  
9010 NW 16TH LN  
GAINESVILLE, FL 32606

06326-010-063  
JOHNSON TERESA MARIA ANGELA  
9013 NW 12TH LN  
GAINESVILLE, FL 32606

06326-010-025  
ZHENG GUI QUI  
9017 NW 16TH LN  
GAINESVILLE, FL 32606

06326-010-022  
SIMPSON PATRICIA A  
9018 NW 15TH LN  
GAINESVILLE, FL 32606

06326-010-050  
DAVIS STEPHANIE MARIE  
9020 NW 12TH LN  
GAINESVILLE, FL 32606

06326-010-024  
ANDREE & MEJIAS H/W  
9027 NW 16TH LN  
GAINESVILLE, FL 32606

06326-030-164  
DAVIS JOHN M & SUSAN E  
947 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-146  
WHITE CORNELIUS T III & VALERIE  
954 NW 87TH DR  
GAINESVILLE, FL 32606

06326-030-165  
CASTRO DAVID J  
957 NW 86TH TER  
GAINESVILLE, FL 32606

06326-030-144  
NJOFANG PATIENCE M  
959 NW 87TH DR  
GAINESVILLE, FL 32606

06326-030-145  
LAFLEUR PAUL R JR  
964 NW 87TH DR  
GAINESVILLE, FL 32606-7154

06326-010-079  
PARROTT RITA C  
PO BOX 140753  
GAINESVILLE, FL 32614-0753

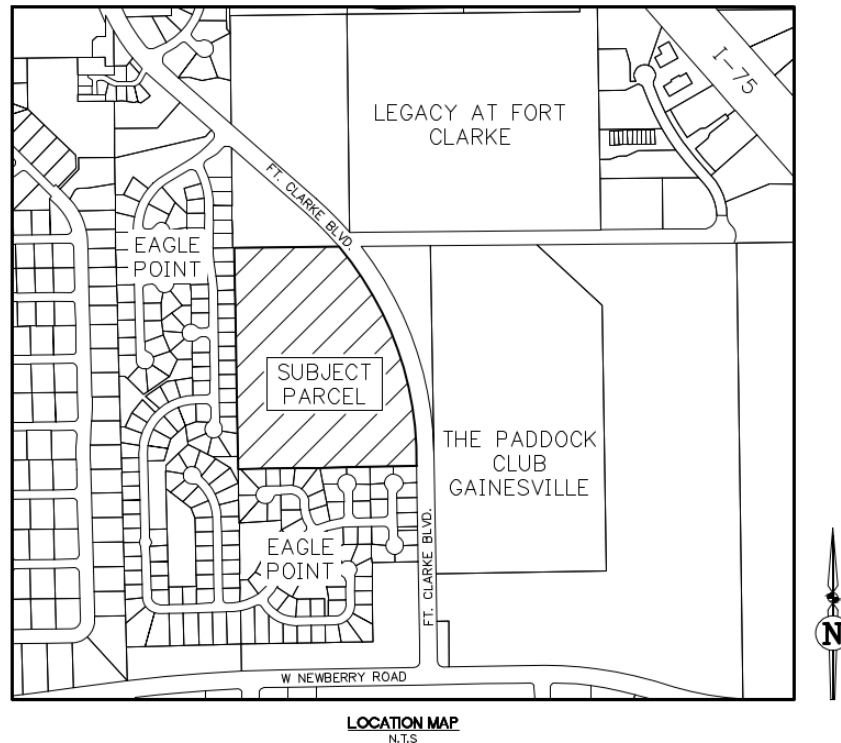
06329-001-001  
CITY OF GAINESVILLE  
PO BOX 490  
GAINESVILLE, FL 32602

**You are cordially invited to attend a**  
**Neighborhood Workshop for the**  
**Rezoning of Parcel Number 06326-001-000**

A Neighborhood Workshop will be held to discuss a proposed application to rezone a 25.64-acre parcel. The application is proposed to change the zoning of the property from R1-A/PD to R2-A. The land use would change from Institutional to Medium-High Density. The Alachua County parcel number of the property is 06326-001-000, and the address of the property is 1404 Fort Clarke Boulevard, Gainesville, FL 32606. This is not a public hearing. The purpose of the workshop is to inform neighboring property owners about the nature of the rezoning application and to seek comments.

The workshop will be held on Thursday, August 22, 2019 at 6:00 PM at Abiding Savior Lutheran Church (9700 Newberry Road, Gainesville, FL 32606).

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



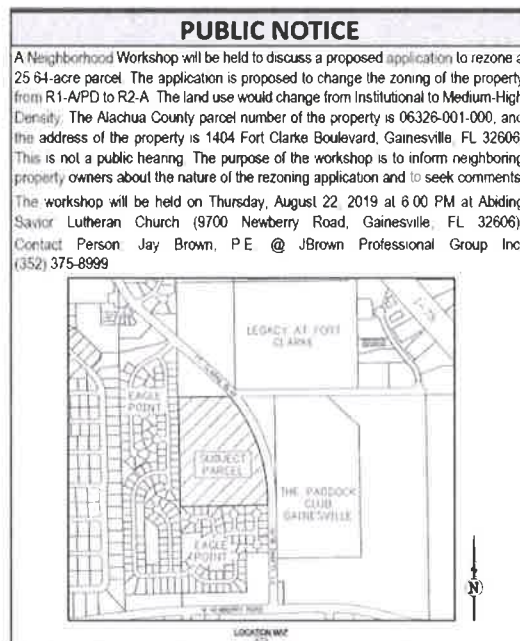




STATE OF FLORIDA  
COUNTY OF ALACHUA

Published Daily and Sunday  
Gainesville, Florida

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

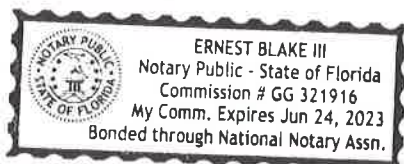


was published in said newspaper in the issues of Wednesday, August 7, 2019.

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

Sworn to and subscribed before me this 7th day of August A.D. 2019.

  
Notary Public



  
Witness



# JBrown Professional Group

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

## 1404 Ft. Clarke Blvd. Rezoning & Land Use Change Neighborhood Workshop August 22, 2019 @ 6:00 p.m.

### Sign-In Sheet

Name	Company / Agency	Email / Phone
Kim Kaufman	Eagle Point	K-Kaufman 33@hotmail.com
Laura Barone	Eagle Point	ljobean@yahoo.com
DOT M <sup>c</sup> Ginnes	Eagle Point	dmcginnes@yahoo.com
Joe Swails	Eagle Point	j1shotrod@hotmail.com
Patrick Horne	Eagle Point	patrickandmelissa@mp.com
JAMES COOPER	" "	LAWMAN 5502@YAHOO.COM
Pamela Kaye	Eagle Point	pkaye35@gmail.com
Robert Caniff	Hills of Seville	robertcaniff@seville-hill.com
ROSS LABUN	FICKLING COMPANY	RLABUN@FICKLING.COM
Todd Andersen	Norant Group	tandersen@norantgroup.com
Bobby Cleveland	Fickling	bcleveland@fickling.com



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**1404 Ft. Clarke Blvd. Rezoning & Land Use Change  
Neighborhood Workshop  
August 22, 2019 @ 6:00 p.m.**

**Sign-In Sheet**

Name	Company / Agency	Email / Phone
ALAN HENRY	GAINESVILLE CHURCH INC.	alanhenry@mac.com
RANDY SUMMERS	GAINESVILLE CHURCH INC.	randy@sumran@cox.net
Jimmie Brunson	Gainesville Church Inc.	jimmiebrunson@gmail.com
SCOTT PEELER	Home Owner - Eagle Point	speeler@bellsouth.net
Michael Brown	JBrown Professional Group	michael.brown@jbprogroup.com



**Fickling Apartments – Ft. Clarke Blvd.**

# **Neighborhood Workshop**

**August 22, 2019**



# JBrown Professional Group



Jay Brown, PE  
President

- Founded in 1995
- Engineering, Planning & Surveying
- Staff of 16
- 90% of Work in Gainesville & Alachua County
- 50% Public, 50% Private Sectors
- Designed Many Multi-Family Communities

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# Fickling & Co. / Novare Group



Bobby Cleveland (Fickling)  
Senior Vice-President



Ross Rabun (Fickling)  
Director of Multi-Family Dev.



Todd Anderson (Novare)  
Senior Vice-President

## Fickling & Co.

- Founded in 1939
- Based in Macon, GA
- Provides Real Estate Consulting, Brokerage, and Leasing Services
- Developed Several Multi-Family Developments

## Novare Group

- Founded in 1992
- Based in Atlanta, GA
- Specializes in Mixed-Use Developments
- Developed Over 15,800 Residential Units





Zoning = Planned Development/Residential Single Family

Future Land Use = Institutional

# Surrounding Characteristics

Property	Zoning	Land Use	Acreage	Density
Proposed Development	R-2A	Medium-High Density	25.64	8-12 du/acre
North	R-1A	Institutional	18.12	Fire Station
South	R-1A	Low Density	0.25-ac. Lots	1-4 du/acre
East	R-2	Medium Density	39.94	4-8 du/acre
West	R-1A	Low Density	0.25-ac. Lots	1-4 du/acre

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# Rezoning Changes

## Existing Zoning

- 5.4 Acres of PD
- 20.2 Acres of Single-Family
- Max. of 102 Home Sites

## Proposed Zoning

- 25.6 Acres of Multi-Family
- 27 Buildings
- 300 Units

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# Proposed Development





# Reference Project

## Amenities

- Resort-Style Swimming Pool
- State-of-the-Art Fitness Center
- Gated Electronic Entrance
- Professional Business Center

## Features

- Unique Open Floor Plans
- Walk-In Closets
- Granite Countertops
- Private Patios/Balconies



## Lullwater Communities

**JBrown Professional Group**

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# Lullwater Communities



# Next Steps

- ✓ **Submit Rezoning Application to Alachua County (Late August)**
- ✓ **Review by County Staff (September - November)**
- ✓ **Alachua County Planning Commission Meeting (10/16/19)**
- ✓ **Alachua County BOCC Meeting (11/26/19)**
- ✓ **Development Plan Design & Permitting (Dec. 2019-Oct. 2020)**
- ✓ **Begin Construction (November 2020)**

**JBrown Professional Group**

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## NEIGHBORHOOD WORKSHOP SUMMARY

### Fickling Apartments – Ft. Clarke Blvd.

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A neighborhood workshop was held on August 22, 2019 at 6:00pm at Abiding Savior Lutheran Church building to discuss the rezoning of 1404 Fort Clarke Blvd.

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

1. How will the development address additional traffic that is brought to the area, especially during the construction of the project?
  - It was discussed that a traffic study will be a part of the design process after the PD amendment.
  - It was discussed that turn lines will most likely be added to accommodate additional traffic.
  - The 100 ft. right-of-way was discussed to indicate that there is ample room for any required roadway improvements.
2. How will the development provide ingress-egress?
  - It was explained that there would be a single primary entrance along Fort Clarke Blvd. and a secondary, emergency entrance also along Fort Clarke Blvd.
3. What will be the demographics of the renters?
  - It was discussed that the proposed apartments will be constructed as a luxury facility with income requirements for renters.
  - The developers urged neighbors to visit their website their website to see similar multi-family facilities.
4. What will be the effect on public schools?
  - It was discussed that there is a school concurrency review process and JBPro will follow that process freely and comply will the results of such review.

---

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



## SECTION 4

### **CPA Narrative**

- **Description of Request**
- **Public Facilities & Services  
Impact Analysis**

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## DESCRIPTION OF REQUEST

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### Introduction

The subject property, consisting of approximately 25.64 acres, is located on the west side of Fort Clarke Blvd. The property is undeveloped, but is surrounded by single-family, multi-family, and institutional land uses. The property has split zoning with approximately 5.42 acres to the northeast zoned Planned Development (PD) and the remaining acreage zoned Single-Family Residential (R-1A). The PD, which was approved in 1999, permitted ALFs with a maximum of 120 units and three (3) stories in height. The property was never developed as a PD. While the zoning is not continuous on the subject property, the entire property has a future land use designation of Institutional. As such, for the property to be developed in any capacity, a rezoning and/or land use amendment would have to take place—either by rezoning the entire property to a zoning district that permits institutional uses or a combined rezoning and land use amendment that aligns the zoning and land uses.

Of these options, this application is a formal request to rezone the entire property to Multi-Family Residential (R-2A) and to amend the land use to Medium-High Density. This request would place a zoning district (R-2A) on the subject property that is consistent with the underlying Future Land Use designation of Medium-High Density Residential, thereby allowing for future development of the property.

The subject property is located within the Urban Cluster which supports this type of urbanized development, and the proposed rezoning is consistent with the existing land development pattern in the area, which includes residential subdivisions in addition to several medium density apartment complexes.

### Comprehensive Plan Consistency

The following analysis is intended to demonstrate that this request is consistent with the goals, objectives and policies of the Alachua County 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 rezoning of the subject property to Multi-Family Residential (R-2A) allows future residential development within the urban cluster that accommodates the intended developments within such overlay. The PD zoning district on the subject property provides for three-story ALFs that have the same general character as the three story multi-family buildings provided by the proposed zoning of R-2A. The

proposed residential zoning will also allow for a residential density range that is similar to the existing residential development pattern in the area as evidenced by the Paddock Club and Legacy Apartment complexes immediately to the east. Therefore, the proposed residential zoning will not create an incompatible land use scenario and shall provide land for additional housing within the urban cluster.

Additionally, this project is located within an area of the County that has the facilities and infrastructure to seamlessly accommodate and support residential 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:** There are existing supporting community facilities that will serve this site. The subject property can utilize existing centralized water and sewer systems located on adjacent Fort Clarke Blvd. Adequate level of service standards exist for this proposed rezoning and additional impacts shall be accommodated by the payment of the Multi-Modal Transportation Mitigation (MMTM) fee as it would apply to specific proposed development plans.

**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. In addition, the subject property would add a range of density to the West side of Fort Clarke Blvd. in that the proposed land use differs from the single-family use of the Eagle Point residential subdivision. Furthermore, the proposed rezoning and land use amendment would provide the highest density use closest to the “urban activity center” as it is closer to the main Fort Clarke Blvd. corridor than the single-family Eagle Point subdivision to the west.

## MEDIUM-HIGH DENSITY RESIDENTIAL POLICIES

**Policy 1.3.9:** Medium High Density Residential land use category shall provide for a gross density of eight to 14 dwelling units per acre, except as provided for in Transit Oriented Development (TOD) and Traditional Neighborhood Development (TND) meeting the requirements of this Element.

**Policy 1.3.9.1:** The Medium-High Density residential land use category shall provide for small lot single family residential detached and attached dwellings, and multiple family residential dwellings. In addition, traditional neighborhood developments (TND) and transit oriented developments (TOD) may include mixed housing types and mixed uses.

**Consistency:** The 8-14 du/acre density would be consistent with the two most adjacent properties to the east at the Paddock Club and Legacy apartment complexes. The intended use for the rezoned property is a multi-family apartment community of 300 units with a density of approximately 11.7 units per acre.

**Policy 1.3.9.2:** Multi-family development outside a TND or TOD in the Medium-High Density Residential, land use category shall:

- (a) Have direct access to an arterial or collector, or alternate access if the access meets the following requirements and is approved by the Board of County Commissioners:

**Consistency:** The subject property will have direct access to the Alachua County collector roadway, Fort Clarke Blvd. As such, the character of Fort Clarke Blvd. does not have the character of a single-family local road.

1. The character of the access street should not be single family residential in nature and use of the street for multi-family development shall not create an adverse impact on surrounding properties.

**Consistency:** The character of Fort Clarke Blvd. is that of a collector roadway, which does not have the character of a single-family local road.

2. The access street shall generally meet the criteria for an arterial or collector street in an Urban Activity Center including the design elements found in the Alachua County Corridor Design Manual.

**Consistency:** Any required improvements to Fort Clarke Blvd. will be constructed consistent with Alachua County LDRs and the Corridor Design Manual.

3. The land development regulations have been updated with specific criteria to be met for approval of an alternate access road.

**Consistency:** An alternative access road will not be required.

- (b) Provide natural and landscaped open spaces, or transitional development and design practices, to adequately integrate the development along the edges of different land use categories.
- (c) Provide common open space as part of pervious open space requirements established in the Conservation and Open Space Element.
- (d) Provide adequate developed recreation at the scale of the development, according to criteria in the land development regulations.

**Consistency:** All of the canopy, open space, recreation, and landscape criteria of the Alachua County LDRs will be satisfied with development plan approval.

### 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. As an added assurance of compliance, the included conceptual site plan shows open space buffers along the west and south perimeters of the subject property to comply with open space requirements and the specific buffer requirements from the 1999 Planned Development Resolution. Additional buffers are created by stormwater facilities to the north and buffer landscaping along Ft. Clarke Blvd. to conform with the collector road buffer requirements from the PD Resolution.



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## SURROUNDING CHARACTERISTICS CHART

Property	Zoning	Land Use	Acreage	Density
Proposed Development	R-2A	Medium-High Density	25.64	8-12 du/acre
North	R-1A	Institutional	18.12	Fire Station
South	R-1A	Low Density	0.25-ac. Lots	1-4 du/acre
East	R-2	Medium Density	39.94	4-8 du/acre
West	R-1A	Low Density	0.25-ac. Lots	1-4 du/acre



---

## **PUBLIC FACILITIES & SERVICES IMPACT ANALYSIS**

---

Individual facilities and services outlined in the Comprehensive Plan that may be impacted by the proposed rezoning and land use amendment are analyzed below:

### **TRAFFIC**

The proposed rezoning and land use amendment is supported by the proposed densities and intensities of the urban cluster overlay. 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 a variety of measures including improvements to the Fort Clarke Blvd. access to the subject property and payment of the County's Multi-Modal Transportation Mitigation (MMTM) fee, which will fund the transportation facilities within the County's Capital Improvements Program.

### **MASS TRANSIT**

RTS bus service currently serves the area. There are both north and southbound bus stops on Fort Clarke Blvd. both directly south and directly north of the subject property. The proposed residential land use would be well serviced by RTS bus service.

### **WATER AND SEWER**

Municipal water and sewer systems are available to the site in the adjacent Fort Clarke Blvd. right-of way and connections will be made for the on-site development.

### **DRAINAGE**

Any development on-site will be required to meet the standard of all buildings being constructed 1 foot above the 100-year/24-hour storm elevation. Stormwater management facilities will be designed to meet all requirements of the Alachua County Land Development Regulations including design to meet the 100-year critical duration storm event.



## **EMERGENCY SERVICES**

Fire suppression and emergency medical first response services are provided from Alachua County Fire Rescue Station 16, which is immediately to the north of the subject property. Emergency services are not a concern for this request.

## **SOLID WASTE**

Any development on-site will not exceed the maximum capacity for service. Solid waste collection is available to serve the site from various commercial waste haulers.

## **RECREATION**

Any development on-site will not exceed the maximum capacity for service. Recreation facilities are available within close proximity to the site and will also be provided onsite per the proposed development plan.

## **SCHOOLS**

The proposed rezoning and land use amendment is supported by the proposed densities and intensities of the urban cluster overlay. As an added assurance of compliance, the included School Concurrency Checklist addresses property-specific characteristics associated with school zones and associated LOS concerns.



## **SECTION 5**

### **Environmental Analysis**

- **Environmental Review Letter**
- **Environmental Resources Checklist**
- **Florida Natural Areas inventory**

**Ormond Beach**

286 Buckskin Lane Ormond Beach, FL 32174  
(352) 792 4757 • scott@verdeenv.com

**Gainesville**

1723 SW 78th Terrace Gainesville, FL 32607  
(352) 317 1579 • justin@verdeenv.com

---

August 22, 2019

Jay Brown  
3530 NW 43<sup>rd</sup> St.  
Gainesville, FL 32606  
Jay.Brown@JBProGroup.com

Re: Environmental Assessment – Environmental Inventory Report  
Fickling Apartments – Ft. Clarke Blvd., Gainesville, FL  
Alachua County, Parcel No: 06326-001-000  
Verde Environmental -- Proj. No. 19-028

Dear Jay,

Verde Environmental Co. (Verde) was contracted to conduct a Natural Resource Assessment on Alachua County Parcel 06326-001-000 in Gainesville, FL. We have completed the preliminary desktop review portion of the assessment to evaluate the potential presence of environmental resources within and adjacent to the subject property. The site reconnaissance field visit has been scheduled for the middle of next week. A detailed report addressing each item in the Environmental Resources Assessment Checklist will be provided to you after we have reviewed the conditions onsite during our site visit. The preliminary results of our desktop review, and checklist items that are likely to be relevant to your project are discussed below.

**Location**

The parcel is currently undeveloped and totals approximately 24 acres. The property is situated along the west side of Ft. Clarke Blvd. approximately 2,000 feet north of the intersection of Ft. Clarke Blvd. and Newberry Rd. (SR-26). The site is bound by Ft. Clarke Blvd to the east, Alachua County Fire Rescue (Station 16) to the north, and the Eagle Point subdivision to the west and south.

**Preliminary Data Review**

To characterize the subject property our scientists evaluated the following environmental datasets: U.S. Geological Survey (USGS) quadrangles; various aerial photographs; U.S. Department of Agriculture, Natural Resources Conservation Service soil maps; U.S. Fish and Wildlife Service, National Wetland Inventory (NWI); LiDAR elevation models; Federal Emergency Management Agency (FEMA) flood zones, a St. Johns River Water Management District (SJRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) map; and a site specific Florida Natural Areas Inventory (FNAI) Biodiversity Matrix. It is our opinion that the following checklist items will be relevant to your project;

- Listed Species/Listed Species Habitats
- High Aquifer Recharge Areas
- Soils, and
- Topography/Steep Slopes.

## **Topography/Steep Slopes**

The topography of subject property can be described as convex with a highest elevation of approximately 134 feet NAVD-88 occurring in the west-central portion of the site. From there, the ground surface slopes down to approximately 120 feet along the south parcel boundary, 115 feet along Ft. Clark Blvd to the east, and 110 feet along the northern parcel boundary. Available elevation data suggests that these gentle slopes are fairly uniform, and we do not anticipate encountering any excessively steep topographic breaks anywhere on the property.

## **Soils**

Four soil mapping units are mapped within the Subject property. Approximately one half of the property is mapped as Arrendondo Fine Sand and Millhopper Sand. These two soil mapping units are mapped in the southwest and north east corners of the property, respectively, and are most often associated with gently sloping, sandy uplands. The Arrendondo Fine Sand is further described as being well drained with rapid permeability and a water table at depths greater than 72 inches below the soil surface. The Alachua County Soil Survey states that native vegetation historically observed on the Arrendondo Fine Sand was dominated by various pines (slash, loblolly, and longleaf), oaks (live, laurel, and water), and other hardwoods such as magnolia, sweetgum, hickory and dogwood. The Millhopper Sand, is similar to the Arrendondo Fine Sand except it is moderately well drained with a water table typically found at depths of 40-60 inches below the surface during the wettest months of most years.

The remainder of the property is mapped as Lochloosa Fine Sand (2-5, and 5-8 percent slopes). The Lochloosa Fine Sand is described as somewhat poorly drained with a water table within 20 to 30m inches of the soils surface for 1-3 weeks during the wetter periods of most years. The soil survey states that The Lochloosa soils were historically dominated by slash and loblolly pine, oaks, dogwood, hickory, magnolia, and sweetgum.

## **Significant Plant and Wildlife Habitat**

The site has been mapped as Pine Flatwoods (FLUCCS 4110), Upland Mixed Coniferous/Hardwoods (FLUCCS 4340) and Pine Plantations (FLUCCS 4410)) by the St. Johns River Water Management District. Based on our review of available aerial imagery we agree that the site is likely dominated by pines and various hardwoods. The majority of the site was unforested in 1994 and likely planted in pine in the mid to late 90s. Tree harvests/thinnings appear to have been conducted within the last decade, and the property looks like it currently supports a sparse to moderately dense canopy of mature trees less than 30 years old. The surrounding landscape consists of residential (FLUCCS 1200) and commercial/institutional (FLUCCS 1700) land uses, which were built around the turn of the century.

## **Listed Species/Listed Species Habitats (FNAI S1-S3; State or Federally E, T, SSC)**

As part of this desktop review, we reviewed a current Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (enclosed) to identify any documented, likely or potentially occurring listed or rare plant species near the property. Considering the habitats likely to be found onsite and species identified in the FNAI Biodiversity Matrix, there is a potential for the property to support the incised groove-bur (*Agrimonia incisa*), Flyr's brickell-bush (*Brickellia cordifolia*), many-flowered grass-pink (*Calopogon multiflorus*), Florida spiny pod (*Matelea floridana*), and Florida mountain-mint

(*Pycnanthemum floridanum*). While these species are often found in upland hardwood and mixed conifer/hardwood forests, their presence is unlikely due to the absence of periodic fires and past silviculture activity.

Due to the presence of well drained soils and a relatively open canopy (as seen in aerial photographs), there is a potential for Gopher tortoises (*Gopherus polyphemus*) to utilize the onsite habitats. We will survey the property for tortoises and tortoise burrows during our upcoming site visit. If tortoises are observed onsite, then there would also be a potential for several commensurate species such as the gopher frog (*Lithobates capito*), Eastern indigo snake (*Drymarchon couperi*) or Florida mouse (*Peromyscus floridanus*) to also be found on the property. These listed species often utilize tortoise burrows during various times of the year or different periods of their life cycles. However, the presence of these commensurate species would be unlikely due to a general lack of preferred habitats. The Florida mouse has been primarily documented in fire maintained xeric habitats, which appear to be absent from the landscape surrounding the property. And while gopher frogs and indigo snakes will utilize the tortoise burrows within the drier upland habitats, these species require or prefer wetland habitats for breeding or feeding. Based on our review of available data, no wetlands exist on or adjacent to the subject property.

In addition to the wildlife species discussed above, the FNAI Biodiversity Matrix also noted a potential presence of the short-tailed snake (*Lampropeltis extenuata*), Florida pine snake (*Pituophis melanoleucus mugitus*), Florida burrowing owl (*Athene cunicularia floridana*), Sherman's fox squirrel (*Sciurus niger shermani*), woodstork (*Mycteria americana*), red-cockaded woodpecker (*Picoides borealis*), and Florida sandhill crane (*Grus canadensis pratensis*). However, these species are not likely to be found onsite due to a lack of preferred habitat. The short-tailed snake, Florida pine snake, and Florida burrowing owl would not likely be found onsite since these species prefer dry sandhill, xeric hammock, or sand pine scrub or other sandy soils with a relatively open or absent canopy. The woodstork nests in deep-water swamps with mature canopies, and it forages in standing water. The red-cockaded woodpecker inhabits pine dominated flatwoods or forests with large mature pine trees utilized for cavity nesting. The Florida Sandhill crane is frequently observed within wet prairies, freshwater marshes and pasturelands, often foraging within the transitional zones between the deeper marshes and adjacent prairies and pastures. The Sherman's fox squirrel prefers mature, fire maintained longleaf pine-turkey oak sandhills and flatwoods, or open live oak hammocks.

### **High Aquifer Recharge Areas**

The site is located within a High Aquifer Recharge Area as the Floridan aquifer is unconfined at this location, based on data provided by Alachua County. However, no site-specific soil boring information was obtained for this effort.

### **Summary**

In accordance with Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the Alachua County Unified Land Development Code (ULDC), the subject property is located within a high aquifer recharge area and may require the developer(s) to comply with the Stormwater Element of the Comprehensive Plan and Chapters 407 (General Development Standards) and 353 (Hazardous Materials) of the ULDC.

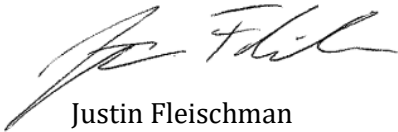
If listed species are observed onsite then they should be relocated to a portion of the property that will be avoided during development and/or incorporated into a planned open space to best protect

those species during and after development. Additionally, the developer may be required to obtain applicable permits prior to construction or relocating the listed species. The gopher tortoise is listed as threatened by the State of Florida, and potential development impacts on gopher tortoises are regulated by the Florida Fish and Wildlife Conservation Commission (FWC). If gopher tortoise burrows are found onsite, the developer will be required to comply with the September 2012 gopher tortoise management plan, and proper permitting through FWC would be required to relocate tortoises prior to conducting construction activities if necessary. If it is determined that the property contains significant listed species habitat, then development will likely be required to comply with Chapter 406, Articles 3 and 4 of the ULDC.

Based on our preliminary desktop review, no other resources from the Alachua County's Natural Resource Checklist are potentially present onsite or relevant to the project/application. As stated above, we will provide a detailed Natural Resource Assessment report after completing our site reconnaissance field visit next week. The final report will discuss each item of the Natural Resource Checklist and our preliminary desktop assessment will be verified or revised as appropriate for incorporation into the report.

Please contact me if you have any questions regarding our preliminary findings or if you wish to discuss the items presented in this letter in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "Justin Fleischman".

Justin Fleischman  
CEO, Verde Environmental

Enclosures: Preliminary Environmental Resources Assessment Checklist  
FNAI Biodiversity Matrix Query Results



## ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

### Natural Resources Checklist:

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

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

Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wetlands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Water or Wetland Buffers
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Floodplains (100-year)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Habitat (biologically diverse natural areas)
Yes	<input 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: Justin Fleischman PROJECT # 19-028 DATE: 8-22-2019

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)



1018 Thomasville Road  
Suite 200-C  
Tallahassee, FL 32303  
850-224-8207  
850-681-9364 fax  
www.fnai.org

FLORIDA  
**Natural Areas**  
INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

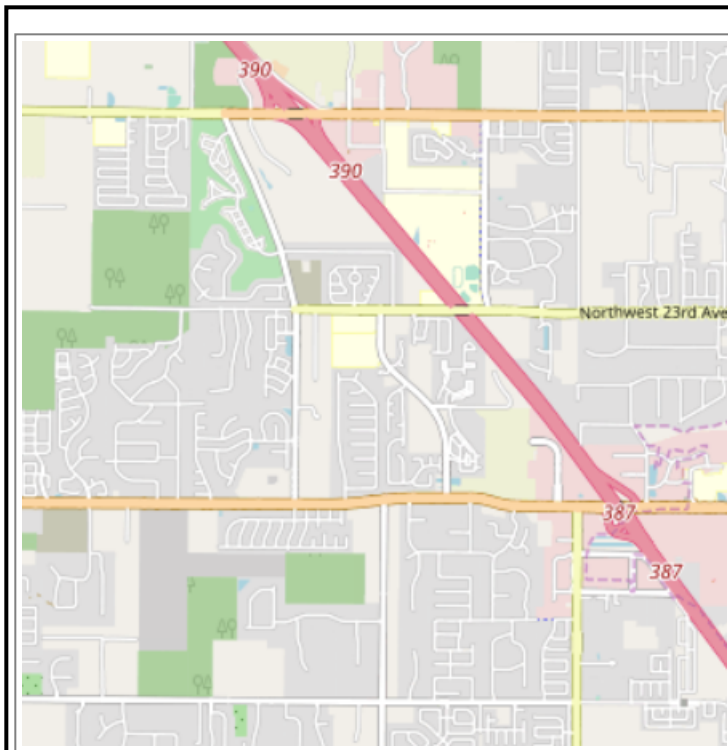
#### UNOFFICIAL REPORT

Created 8/22/2019

(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: 25627



#### 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: 25627

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
<i>Mesic flatwoods</i>	G4	S4	N	N
<a href="#"><i>Mycteria americana</i></a> Wood Stork	G4	S2	LT	FT
<i>Upland hardwood forest</i>	G5	S3	N	N

#### Matrix Unit ID: 25627

34 **Potential** Elements for Matrix Unit 25627

Scientific and Common Names	Global	State	Federal	State
-----------------------------	--------	-------	---------	-------



	Rank	Rank	Status	Listing
<i>Agrimonia incisa</i> Incised Groove-bur	G3	S2	N	T
<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 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="#">Sideroxylon alachuense</a> Silver Buckthorn	G1	S1	N	E
<a href="#">Ursus americanus floridanus</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.



## SECTION 6 **Drawings**

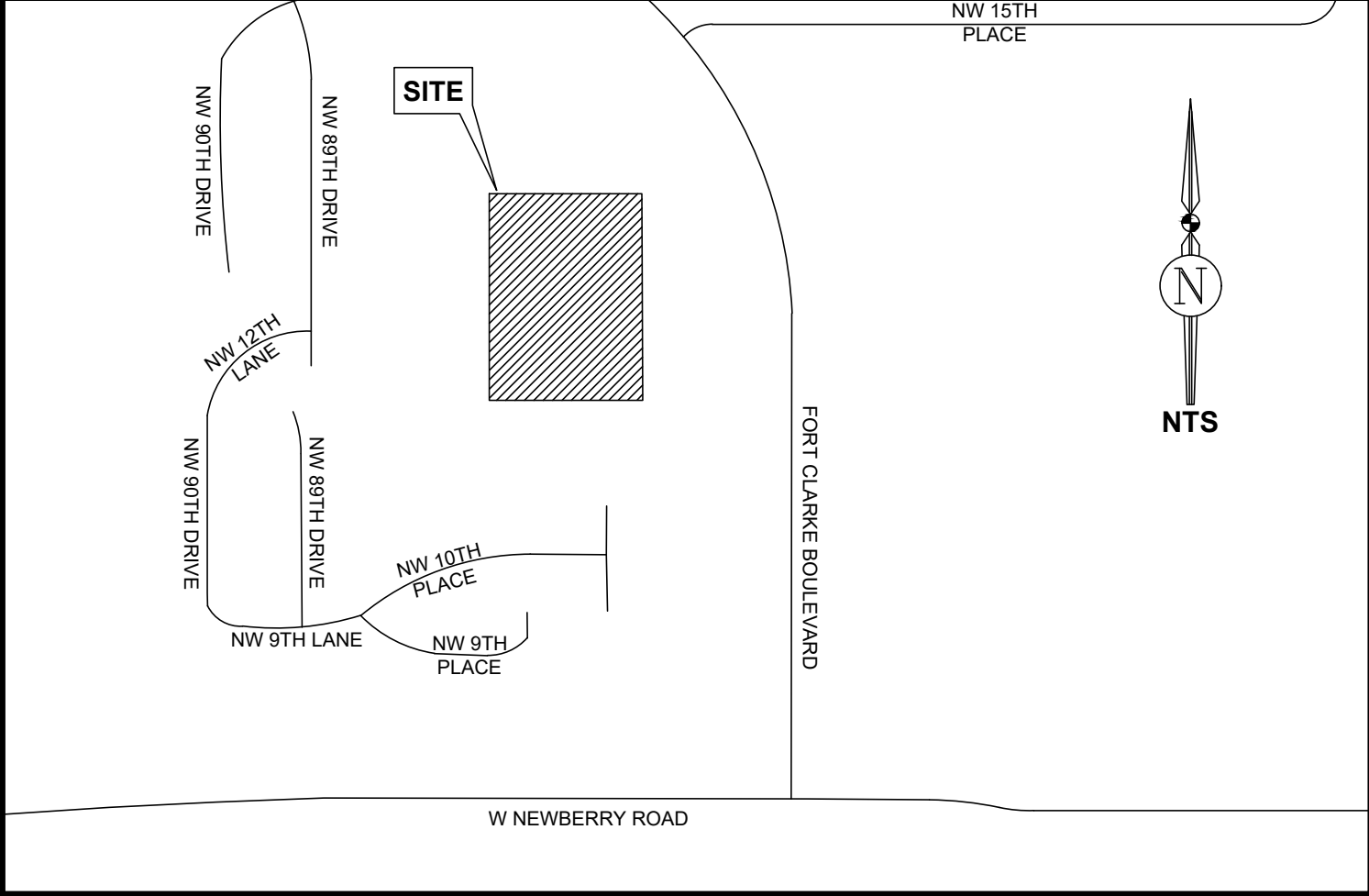
- **Conceptual Site Plan**
- **ALTA Boundary Survey**







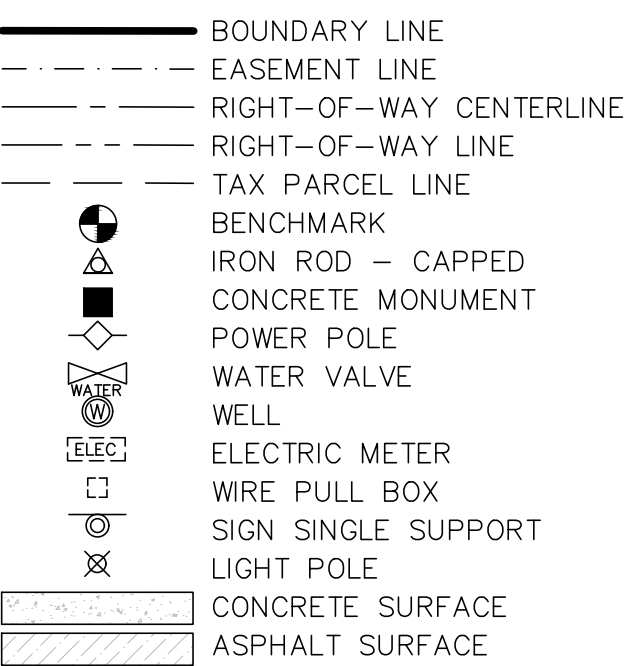
## LOCATION MAP



## ABBREVIATIONS

(D) = DEED(FROM TITLE COMMITMENT)  
(L) = ARC LENGTH  
(M) = MEASURED  
(R) = RADIUS  
Δ = DELTA ANGLE  
CONC. = CONCRETE POWER POLE  
ID = IDENTIFICATION  
JBPO = JBROWN PROFESSIONAL GROUP  
LB = LICENSED SURVEYING BUSINESS  
LS = LICENSED SURVEYOR  
P.B. = PLAT BOOK  
OHW = OVERHEAD ELECTRIC WIRE  
O.R.B. = OFFICIAL RECORDS BOOK  
PG. = PAGE  
PLS = PROFESSIONAL LAND SURVEYOR  
P.U.E. = PUBLIC UTILITY EASEMENT  
R/W = RIGHT-OF-WAY

## SYMBOL LEGEND



## SCHEDULE B-II ITEMS

1. NOT A SURVEY MATTER
2. NOT A SURVEY MATTER
3. NOT A SURVEY MATTER
4. NOT A SURVEY MATTER
5. NOT A SURVEY MATTER
6. NOT A SURVEY MATTER
7. NOT A SURVEY MATTER
8. NOT A SURVEY MATTER
9. EASEMENT IN FAVOR OF THE CITY OF GAINESVILLE, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1915, PAGE 830  
IS DEPICTED ON THIS SURVEY.
10. NOT A SURVEY MATTER
11. NOT A SURVEY MATTER

## SURVEYOR'S NOTES

- BEARINGS ARE BASED ON THE SOUTH LINE OF THE SUBJECT PARCEL BEING THE NORTH LINE OF EAGLE POINT CLUSTER SUBDIVISION PHASE 3, SAID BEARING BEING S89°59'00"W.
- ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED ELEVATION OF 170.03 FEET.
- STATE PLANE COORDINATES ARE REFERENCED TO THE NORTH AMERICAN DATUM ON 1983, 2011 ADJUSTMENT AND BASED ON THE U.S. NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION "GNVL" (DE6005), WITH A PUBLISHED POSITION IN U.S. SURVEY FEET OF:
- NORTHING = 256,559.5018  
EASTING = 2,674,388.1289
- THIS SURVEY IS BASED ON MEASUREMENTS CONDUCTED ON 08 AUGUST-21 AUGUST 2019.
- NO UNDERGROUND UTILITIES WERE LOCATED IN THE COURSE OF THIS SURVEY. UNDERGROUND UTILITY LINE LOCATIONS ARE APPROXIMATE.
- ADDITIONAL ENCUMBRANCES MAY AFFECT THE SUBJECT PARCEL THAT DO NOT APPEAR ON THIS MAP.
- EASEMENTS DEPicted ON THIS SURVEY WERE PROVIDED BY THE CLIENT OR ARE RECORDED IN AN ASSOCIATED PLAT. NO EASEMENT RESEARCH WAS CONDUCTED DURING THE COURSE OF THIS SURVEY.

**Tax Parcel 06326-001-000**

<b>ALTA/NSPS LAND TITLE SURVEY</b>	
<b>CERTIFIED TO:</b>	<b>Scale:</b> 1"=80'
	<b>Proj. No.</b> 403-19-01
	<b>Drawn:</b> T. Hensley
	<b>Checked:</b> T. Wright
<b>SEE ALTA</b>	<b>Dwg. Name:</b> 403-19-01-AS1
<b>CERTIFICATION</b>	<b>Dwg. Date:</b> 08/26/2019
<b>AT LEFT</b>	<b>Field Book:</b> N/A
	<b>Pages:</b> N/A
	<b>Sheet:</b> 1 of 1

Prepared By:



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

## CERTIFICATION

To: NGI Acquisitions, LLC, a Georgia limited liability company; First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS. The fieldwork was completed on 21 August 2019.

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

Florida License No. LS7210

**Certificate of Authorization No. LB8031**

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

**TROY V WRIGHT, PSM**  
Professional Surveyor and Mapper

