

August 26, 2019

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

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

Dear Jerry,

Please find attached the application package for a rezoning 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. Rezoning Application Documents
2. Supporting Documents
3. Neighborhood Workshop
4. Rezoning 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.



Table of Contents

- 1 Rezoning Application Documents**
- 2 Supporting Documents**
- 3 Neighborhood Workshop**
- 4 Rezoning Narrative**
- 5 Environmental Analysis**
- 6 Drawings**



SECTION 1

Rezoning Application Documents

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



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

Submit Application to:
Development Services Division

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: J Brown Professional Group Inc. Contact Person: Michael Brown
Address: 3530 NW 43rd Street Gainesville, FL 32606 Phone: (352) 375 - 8999
Email address: michael.brown@jbprogroup.com

SUBJECT PROPERTY DESCRIPTION

Property Owner: Fourteenth St Church of Christ Property Address: 1404 Fort Clarke BLVD
City: Gainesville State: FL Zip: 32606 Phone: (352) 378 - 1471
Tax Parcel #: 06326 - 001 - 000 Section: 32 Township: 09 Range: 19 Grant: _____
Total Acreage: 25.64 Zoning: PD & R-1A Land Use: Institutional

TYPE OF REQUEST

☒ Rezoning From: PD & R-1A To: R-2A
☐ Special Use Permit For: _____
☐ Minor Special Use Permit For: _____
☐ Special Exception For: _____
☐ 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: 8-22-19

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).
- ☒ Additional requirements (listed separately) for Special Use Permits for Mining Operations, Excavation and Fill Operations, and for Personal Wireless Services Facilities.
- ☒ Other _____
Planning staff reserves the right to require additional information for all applications where such submission is necessary to insure compliance with applicable criteria in the individual case.
- ☐ A digital copy of each of the above, in either Microsoft Word or Adobe PDF format.



Alachua County, Board of County Commissioners
 Department of Growth Management
 10 SW 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 22ND 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

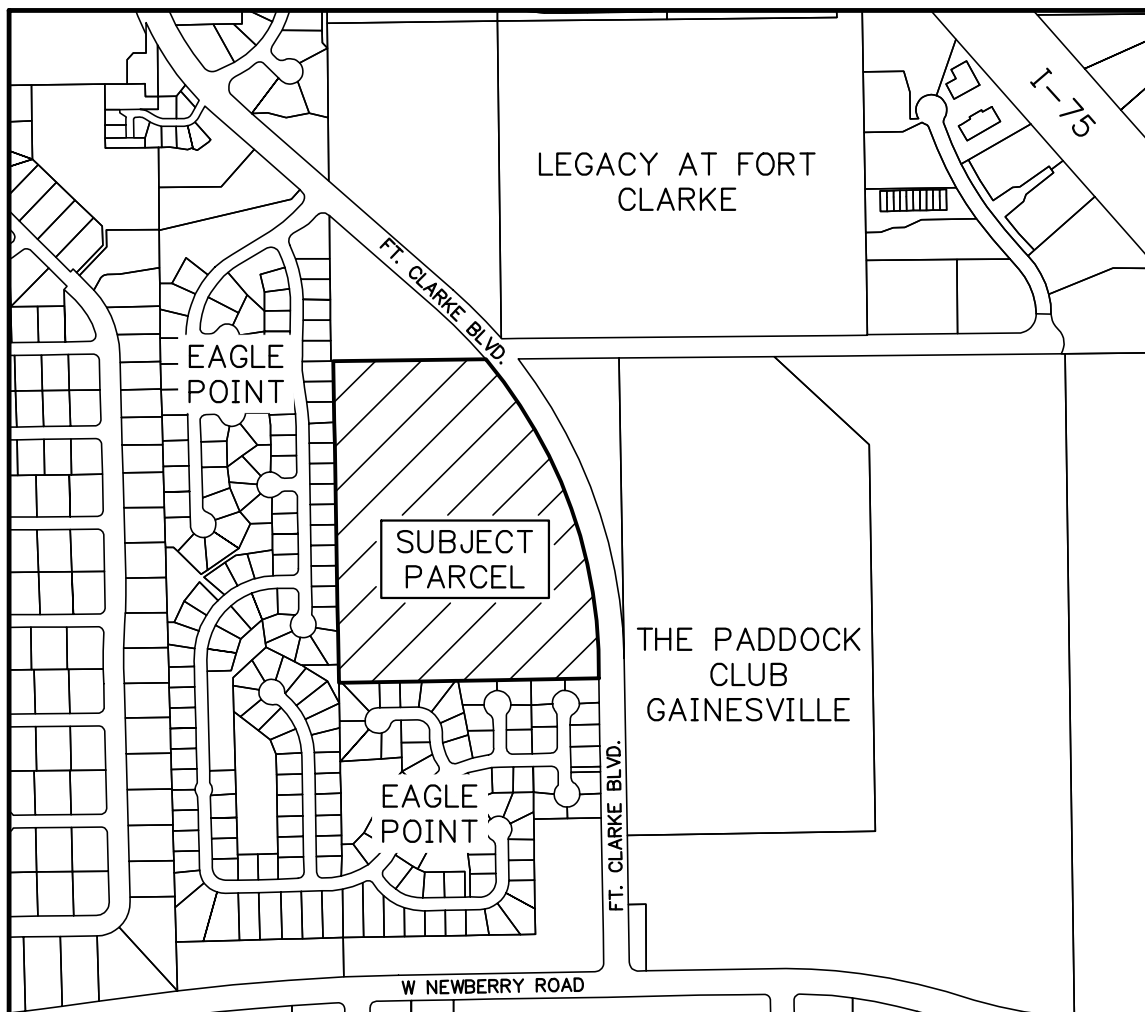
CIVIL ENGINEERING • PLANNING • LAND SURVEYING

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

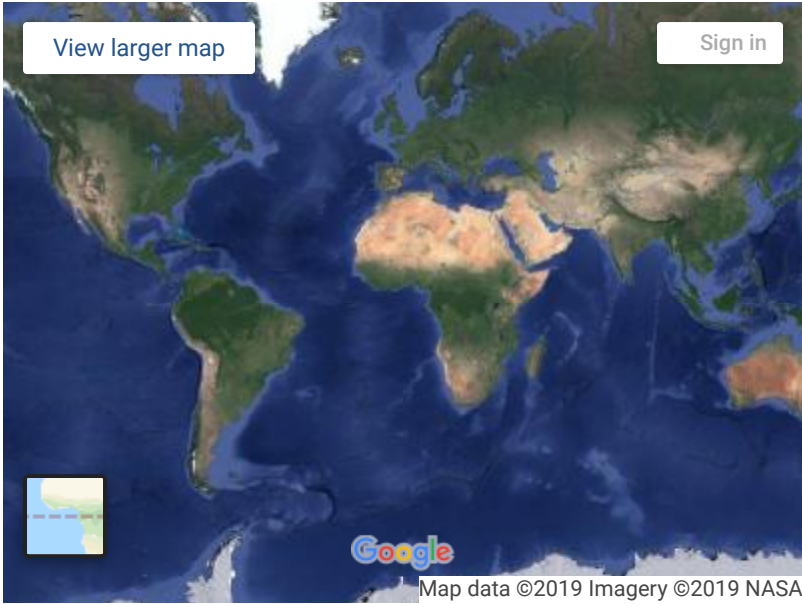
Owner: FOURTEENTH ST CHURCH OF CHRIST
2720 SW 2ND AVE
GAINESVILLE, FL 32607
Situs: Unassigned Location RE

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 # ZOM-12-19

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

359

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="359"/>	units X 0.09 Elementary School Multiplier	<input type="text" value="32"/>	Student Stations
MIDDLE	<input type="text" value="359"/>	units X 0.03 Middle School Multiplier	<input type="text" value="11"/>	Student Stations
HIGH	<input type="text" value="359"/>	units X 0.03 High School Multiplier	<input type="text" value="11"/>	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

Available Capacity

☐ Capacity Available in 3 yrs

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

Middle SCSA

Capacity Required

☐ Capacity Available

Available Capacity

☐ Capacity Available in 3 yrs

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

High SCSA

☐ Capacity Available

Available Capacity

☐ Capacity Available in 3 yrs

Available Capacity

☐ Capacity Available in Adjacent SCSA

Available Capacity

☐ **Denial** for reasons stated

Approved by

Alachua County Staff

School Board Staff Certification

A complete application for the development project was accepted on

Date:

Suzanne M. Wynn

Director of Community Planning
Alachua County Public Schools
352.955.7400 x 1445

Signed:

Date:

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)

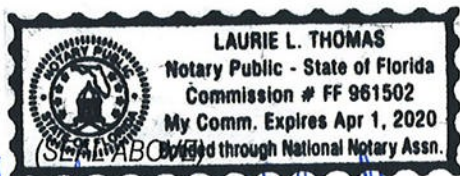
STATE OF FLORIDA
COUNTY OF ALACHUA

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 I 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

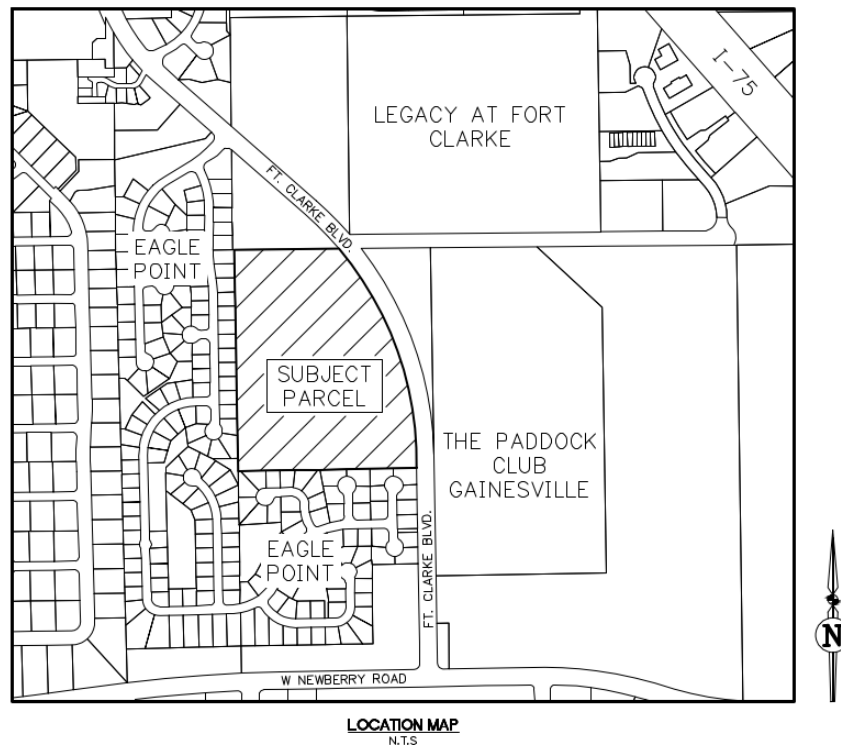
06329-001-001
CITY OF GAINESVILLE
PO BOX 490
GAINESVILLE, FL 32602

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

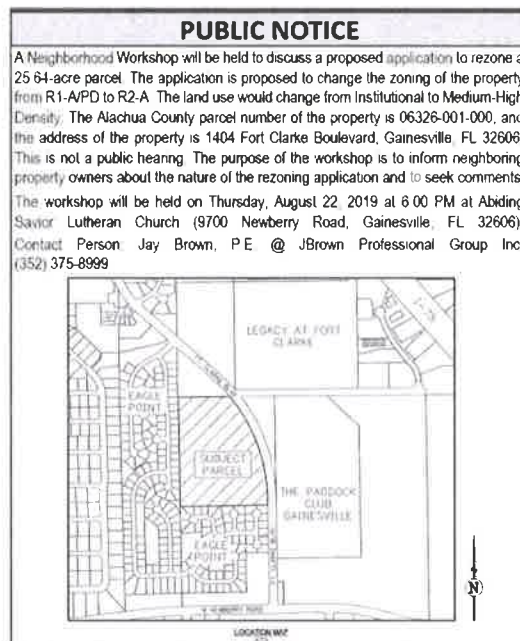




STATE OF FLORIDA
COUNTY OF ALACHUA

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



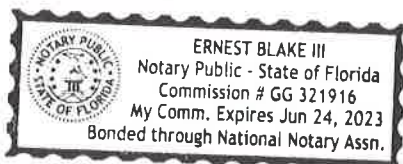
was published in said newspaper in the issues of Wednesday, August 7, 2019.

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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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 HS	K-Kaufman 33@hotmail.com
Laura Barone	Eagle Point	ljobean@yahoo.com
DOT M ^c 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@tesha-dreanhy.com
ROSS LABUN	FICKLING COMPANY	RLABUN@FICKLING.COM
Todd Andersen	Novare Group	tandersen@novaregroup.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.	Jimmie.brunson@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

JBrown Professional Group

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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



Existing Zoning



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

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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)**

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NEIGHBORHOOD WORKSHOP SUMMARY

Fickling Apartments – Ft. Clarke Blvd.

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

Rezoning Narrative

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

DESCRIPTION OF REQUEST

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**

**FICKLING APARTMENTS
1404 Fort Clarke Blvd.
Gainesville, Florida**

**Natural Resource Assessment
September 2019**

**Alachua County Parcel Number:
06326-001-000**

Prepared for:
JBrown Professional Group

Prepared by:



CONTENTS

EXECUTIVE SUMMARY	1
PROJECT OVERVIEW.....	2
PROJECT LOCATION.....	2
METHODOLOGY.....	2
REVIEW OF GEOGRAPHIC INFORMATION SYSTEMS DATA.....	2
REVIEW OF AERIAL PHOTOGRAPHS	3
LITERATURE REVIEWED	3
FIELD ASSESSMENT.....	4
NATURAL RESOURCES	4
SURFACE WATERS (PONDS, LAKES, STREAMS, SPRINGS, ETC.)	4
WETLANDS	4
SURFACE WATER OR WETLAND BUFFERS.....	4
FLOODPLAINS (100-YEAR).....	4
SPECIAL AREA STUDY RESOURCE PROTECTION AREAS	5
STRATEGIC ECOSYSTEMS (WITHIN OR ADJACENT TO MAPPED AREAS)	5
SIGNIFICANT PLANT AND WILDLIFE HABITAT	5
LISTED SPECIES/LISTED SPECIES HABITATS (FNAI S1–S3; STATE OR FEDERALLY E, T, SSC).....	6
RECREATION/CONSERVATION/PRESERVATION LANDS	7
SIGNIFICANT GEOLOGICAL FEATURES (CAVES, SPRINGS, SINKHOLES, ETC.)	7
HIGH AQUIFER RECHARGE AREAS	8
WELLFIELD PROTECTION AREAS	8
WELLS.....	8
SOILS.....	8
MINERAL RESOURCE AREAS.....	8
TOPOGRAPHY/STEEP SLOPES.....	8
HISTORICAL AND PALEONTOLOGICAL RESOURCES.....	8
HAZARDOUS MATERIALS STORAGE FACILITIES	9
CONTAMINATION (SOIL, SURFACE WATER, GROUNDWATER)	9
DISCUSSION AND CONCLUSIONS	9
HIGH AQUIFER RECHARGE AREA	9
SIGNATURES AND QUALIFICATIONS	10
ADDITIONAL PERSONNEL	10

LIST OF FIGURES:

Figure 1: Site Location

Figure 2: USGS 24k Topoquad

Figure 3: Parcel Boundary (2017 True Color Aerial)

Figure 4: FEMA Flood Zones and NWI Wetlands

Figure 5: Strategic Ecosystems and Other Conservation Areas

Figure 6: FLUCCS (Field Verified)

Figure 7: Environmental Resources

Figure 8: NRCS soils

Figure 9: Topography (LIDAR)

LIST OF APPENDICES:

Appendix A: Environmental Resources Assessment Checklist

Appendix B: Site Photographs

Appendix C: FNAI Biodiversity Matrix Query Results

EXECUTIVE SUMMARY

Verde Environmental Co. (Verde) was contracted by JBrown Professional Group to conduct a Natural Resource Assessment of the undeveloped 25.64-acre property located at 1404 Ft. Clarke Blvd. in Gainesville, FL. The subject property is also identified as Alachua County Parcel 06326-001-000, and is located 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. The surrounding landscape is almost completely developed as residential and commercial land uses.

This Natural Resource Assessment was performed in accordance with the Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1. The intent of this assessment was to identify natural and historical resources recognized in Chapter 406 of the ULDC and outlined in the Alachua County Environmental Resources Assessment Checklist. These resources include, but are not limited to the following: hydrologic conditions, geologic features, historical resources, significant natural communities, and listed species habitat. The focus of the investigation was to identify and assess the natural resources existing on, and adjacent to the site, as well as determine the presence and extent of any ecologically significant areas, which may ultimately be designated as a Conservation Management Area.

This Natural Resource Assessment resulted in the identification of one item requiring consideration related to the potential development of this site: High Aquifer Recharge Areas. An Alachua County, Environmental Resource Assessment checklist is enclosed as Appendix A of this report.

The project site is located within a High Aquifer Recharge Area as defined in Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the ULDC. As such, the developer(s) may be required to comply with the Stormwater Element of the Comprehensive Plan and Chapters 407 (General Development Standards) and 353 (Hazardous Materials) of the ULDC.

PROJECT OVERVIEW

Verde Environmental Co. (Verde) was contracted to conduct a Natural Resource Assessment on Alachua County Parcel 06326-001-000 in Gainesville, FL. The undeveloped 25.64-acre parcel is located at 1404 Ft. Clarke Blvd. in Gainesville, FL. This Natural Resource Assessment was performed in accordance with the Alachua County Comprehensive Plan 2002, as amended, Conservation Open Space Element Policy 3.4.1, and completed to identify natural and historical resources recognized in Chapter 406 of the ULDC and outlined in the Alachua County Environmental Resources Assessment Checklist. These include, but are not limited to the following: hydrologic conditions, geologic features, historical resources, significant natural communities, and listed species habitat. The focus of the investigation was to identify and assess the natural resources existing on, and adjacent to the site, as well as determine the presence and extent of any ecologically significant areas, which may ultimately be designated as a Conservation Management Area.

PROJECT LOCATION

The subject 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) (Figure 1). 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. The surrounding landscape is almost completely developed as residential and commercial land uses.

METHODOLOGY

The collection of data pertinent to this report included both a desktop review of available datasets and a site reconnaissance field visit to the property. Prior to visiting the site, Verde scientists reviewed available Geographic Information Systems (GIS) datasets to evaluate the potential presence of environmental resources within and adjacent to the subject property. The information obtained during the preliminary GIS review was considered while conducting the site visit. Conversely, the information collected during the site visit was incorporated into the information provided in this report.

Verde scientists conducted a site reconnaissance field visit on August 27, 2019. During this site visit, the subject property was thoroughly traversed on foot. The condition of onsite habitats, existing community structure, and direct or indirect observations (i.e., scat, tracks, burrows, nests, etc.) of wildlife, listed species and the extent of potential listed species habitats were recorded. Verde scientists evaluated onsite vegetative communities in accordance with the Florida Land Use, Cover, and Forms Classification System (FLUCCS, FDOT 1999). While onsite we also identified and recorded any existing, potential, or suspected contamination on the subject parcel. Photographs taken during the site reconnaissance visits are enclosed in Appendix B.

Review of Geographic Information Systems Data

GIS data and several maps were reviewed to aid in characterizing the subject property and to prepare for the field visit. This data included a U.S. Geological Survey (USGS) quadrangle (Figure 2); 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; and a St. Johns River Water Management District (SJRWMD) Florida Land Use, Cover and Forms Classification System (FLUCCS) map.

Review of Aerial Photographs

Current (2017) true color aerial photographs were obtained from the Florida Department of Transportation (FDOT) for review of the subject property and other parcels within its immediate vicinity (Figure 3). Additional aerial photographs dating to 1995 were obtained from the Land Boundary Information System (LABINS), Bureau of Survey and Mapping, Florida Department of Environmental Protection (FDEP). These historical aerial photographs were used to evaluate the past property uses and potential presence of environmental resources.

Literature Reviewed

The following literature was used to assist in preparing this Environmental Inventory Report:

Coile, N.C. and M.A. Garland. 2003. *Notes on Florida's Endangered and Threatened Plants*. Florida Department of Agriculture and Consumer Services, Division of Plant Industry, Gainesville, FL.

Drummond, M. E. 2008. *Summary of Rare and Regulated Plants: Alachua County, FL*. (<http://www.alachuacounty.us/depts/epd/Pages/EPD.aspx>) Alachua County Environmental Protection Department. Available online. Accessed 09/05/2019.

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KBN, A Golder Associates Company. 1996. *Alachua County Ecological Inventory Project*. Report to Alachua County Department of Growth Management, Gainesville, FL.

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Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <https://websoilsurvey.nrcs.usda.gov/>. Accessed 09/05/2019.

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Tobe, J.D., K.C. Burks, R.W. Cantrell, M.A. Garland, M.E. Sweeley, D.W. Hall, P. Wallace, G. Anglin, G. Nelson, J.R. Cooper, D. Bickner, K. Gilbert, N. Aymond, K. Greenwood, and N. Raymond. 1998. *Florida Wetland Plants: An Identification Manual*. Florida Department of Environmental Protection, Tallahassee, FL.

Wunderlin, R.P. 1998. *Guide to the Vascular Plants of Florida*. University Press of Florida, Gainesville, FL.

Wunderlin, R. P., B. F. Hansen, A. R. Franck, and F. B. Essig. 2018. Atlas of Florida Plants (<http://florida.plantatlas.usf.edu/>). [S. M. Landry and K. N. Campbell (application development), USF Water Institute.] Institute for Systematic Botany, University of South Florida, Tampa. Available online. Accessed 09/05/2019.

Field Assessment

Verde completed an ecological reconnaissance of the subject property on August 27, 2019. Our scientists conducted a thorough survey of the subject property by traversing the property's perimeter and walking meandering belt transects through the interior of the site. One hundred percent of the property was visually inspected during this site visit. Existing conditions both on-site and extending to 200 ft (61.0 m) off-site were identified and described. Observations of wildlife were recorded, including any listed species and their potential habitats. Our scientists also noted any additional natural resources or pertinent characteristics identified during the site visit. The weather condition during the field survey was sunny, 88-92° Fahrenheit, with light winds between 0 and 5 mph.

NATURAL RESOURCES

Potential natural resources evaluated as part of this assessment are itemized and discussed below.

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

No surface waters were observed on or adjacent to the subject property.

Wetlands

There are no wetland habitats on or adjacent to the subject property, as defined by the Florida Unified Wetland Delineation Methodology (Chapter 62–340, F.A.C.) or the Army Corps of Engineers Wetland Delineation Manual (1987). In addition, no onsite or adjacent wetland communities were identified by the NWI or the SJRWMD FLUCCS datasets (Figure 4).

Surface Water or Wetland Buffers

These features were not observed within or adjacent to the subject property.

Floodplains (100-year)

The subject property is located outside the 500-year floodplain as identified by FEMA. Additionally, no Special Flood Hazard Areas have been mapped within, or adjacent to, the subject property (Figure 4).

Special Area Study Resource Protection Areas

The subject property is not located near or within any existing or proposed Special Area Study Resource Protection Areas.

Strategic Ecosystems (within or adjacent to mapped areas)

The subject property is located approximately 1.3 miles east-southeast of the Pine Hill Forest Strategic Ecosystem and approximately 1.0 miles east-northeast of the Buzzards Roost Strategic Ecosystem (Figure 5) as identified in the KBN study.

Significant Plant and Wildlife Habitat

Prior to conducting the field site visit, Verde scientists reviewed the SJRWMD FLUCCS map as updated in 2012. During the site visit, we classified/verified two different land use types (Pine Flatwoods (FLUCCS 4110) and Upland Mixed Coniferous/Hardwoods (FLUCCS 4340)) within the subject property (Figure 6). Two additional land uses (residential (FLUCCS 1200) and commercial/institutional (FLUCCS 1700)) were observed and described immediately adjacent to the subject property. The condition of these habitats is typical for the surrounding landscape, and the species composition is as expected for forested and herbaceous plant communities surrounded by rural, residential, and commercial land uses. Each onsite community is discussed in more detail below. It is Verde's opinion that the existing condition of onsite communities does not represent significant habitat.

Residential, Medium Density (FLUCCS 1120) – Offsite

This area includes the Eagle Point subdivision located to the west and south of the subject property. The subdivision was built around the turn of the century and the average lot size is approximately 0.25 acres.

Commercial/Institutional (FLUCCS 1700) – Offsite

This land use includes the Alachua County Fire Rescue (Station 16) to the north and the HarborChase of Gainesville Retirement Community to the east. These developments were also built around the turn of the century.

Pine Flatwoods (FLUCCS 4110) - +/-8.97 Acres Onsite

This community includes the northern third of the property and extends offsite farther to the north. It is characterized by a sparse canopy of mature pines and scattered hardwood trees. A dense shrub stratum has developed due to lack of management and the absence of periodic fires that typically maintain an open understory stratum commonly found within pine flatwoods communities. The open canopy stratum is dominated by longleaf and loblolly pines (*Pinus palustris* and *Pinus taeda*, respectively) intermixed with a scattering of laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), southern red oak (*Quercus falcata*), southern magnolia (*Magnolia grandiflora*), sugarberry (*Celtis laevigata*), and sweetgum (*Liquidambar styraciflua*). Most canopy trees had a diameter at breast height (dbh) of 10-20 inches. The dense understory stratum was dominated by canopy tree saplings as well as winged sumac (*Rhus copallinum*), camphor tree (*Cinnamomum camphora*), southern catalpa (*Catalpa bignonioides*), black cherry (*Prunus serotina*), Carolina laurel cherry (*Prunus caroliniana*), and tree of heaven (*Ailanthus altissima*). These shrubs and tree saplings were often cover by a dense blanket of various vines including: grape vine (*Vitis* sp.), green briar (*Smilax* sp.), yellow jessamine (*Gelsemium sempervirens*), pepper vine (*Nekemias arborea*), Virginia creeper

(*Parthenocissus quinquefolia*) and trumpet creeper (*Campsis radicans*). Due to the dense understory growth, there was very little groundcover vegetation. When present, the groundcover consisted of beggar ticks (*Bidens alba*), blackberry (*Rubus* sp.), goldenrod (*Solidago* sp.), poison ivy (*Toxicodendron radicans*), American beautyberry (*Callicarpa americana*), devil's walking stick (*Aralia spinosa*), ebony spleenwort (*Asplenium platyneuron*), and basket grass (*Oplismenus setarius*).

Upland Mixed Coniferous/Hardwoods (FLUCCS 4340) - +/-16.67 Acres Onsite

This land use is observed over the southern two-thirds of the property and was formerly a tree nursery that specialized in field grown ball and burlap trees. The existing canopy predominantly consists of various trees grown in rows as part of the nursery operations. Large pots, irrigation hoses, and soil separation fabric were also frequently encountered throughout the Upland Mixed Coniferous/Hardwood community as further evidence of the former nursery. While the canopy was closed (70-80 percent closure) near the property boundary, the majority of the habitat consisted of an open canopy (10-30 percent closure) dominated by laurel oak, live oak (*Quercus virginiana*), loblolly pine, black cherry, sweetgum, sugar berry, and Chinese tallow tree (*Triadica sebifera*). Most canopy trees ranged in size from 4 to 14 inches dbh. The moderately dense understory consisted of canopy tree saplings as well as camphor tree, winged sumac, southern magnolia, hickory (*Carya* sp.), red maple (*Acer rubrum*), crape myrtle (*Lagerstroemia indica*), common persimmon (*Diospyros virginiana*), silk tree (*Albizia julibrissin*), red cedar (*Juniper virginiana*), and groundsel tree (*Baccharis halimifolia*). The dense groundcover stratum was dominated by bluestem (*Andropogon* sp.), showy rattlesnake plantain (*Crotalaria spectabilis*), beggar tick, blackberry, goldenrod, hairy indigo (*Indigofera hirsuta*), yellow jessamine, poison ivy, green briar, grape vine, ebony spleenwort, cogon grass (*Imperata cylindrica*), beggar lice (*Desmodium* sp.), flat sedge (*Cyperus* sp.), ragweed, (*Ambrosia artemisiifolia*), skunk vine (*Paederia foetida*), cypress vine (*Ipomoea quamoclit*), Virginia creeper, pepper vine, and American beautyberry.

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

No listed species were observed within the project area during the field visits. Verde Scientists also reviewed a current Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (Appendix C) to identify any documented, likely or potentially occurring listed or rare plant species within the property or surrounding area. Considering the habitats 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*). However, 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 land use and land management.

No listed animal species or their preferred habitat was observed during the field site visit. Although the gopher tortoise (*Gopherus polyphemus*) is often found within well drained soils with abundant groundcover vegetation, as was observed within the Upland Mixed Coniferous/Hardwood community discussed above, no tortoise burrows were found onsite. Furthermore, due to adjacent land uses and land cover, it is unlikely that tortoises would be found within the landscape surrounding the subject property.

Due to the absence of gopher tortoises and their burrows, it is less likely that commensurate species such as the gopher frog (*Lithobates capito*), Eastern indigo snake (*Drymarchon couperi*) or Florida

mouse (*Podomys floridanus*) would be found onsite as these species often utilize tortoise burrows during various times of the year or their life cycle. Furthermore, the subject property and surrounding landscape lacks other habitats these commensurate species utilize for breeding and/or foraging.

Gopher frogs are nocturnal and often utilize tortoise burrows as shelter during the day. However, the lack of their preferred habitat (dry sandhill and scrub) as well as suitable breeding sites (e.g. ephemeral grassy ponds and cypress heads) make the presence of this species unlikely.

The Eastern indigo snake will often take refuge in gopher tortoise burrows during colder winter months, but it is also unlikely to occupy the subject property due to the lack of nearby wetlands where the species feeds during the summer.

The upland hardwoods forest community may provide appropriate habitat for the Florida mouse (*Podomys floridanus*); however, the presence of the Florida mouse is unlikely considering it has been primarily or exclusively documented in fire-maintained xeric habitats.

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. Neither of these habitats were found onsite. The red-cockaded woodpecker inhabits pine dominated flatwoods or forests with large mature pine trees and an open understory maintained by periodic fires and dominated by an array of forbs, grasses, and shrubs. 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.

Recreation/Conservation/Preservation Lands

There are no recreation, conservation, or preservation lands located within or adjacent to the subject property (Figure 5). The nearest recreation and conservation lands are the Meadowbrook Golf Course located one mile to the northwest as well as the Robertson Conservation Easement and the Rock Mountain Bike Trail located approximately one mile to the southwest, near the Buzzard's Roost Strategic Ecosystem.

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

No significant geologic features were found within the subject property, and no limestone outcrops, boulders or stones were encountered during Verde's site visit. Additionally, available topographic data did not indicate the presence of any large depressions or sinkholes located onsite.

High Aquifer Recharge Areas

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

Wellfield Protection Areas

The subject property, and immediate vicinity, are not within any Wellfield Protection Areas.

Wells

Verde scientists observed one private water supply well on the subject property (Figure 7). No other wells were observed on or adjacent to the subject property.

Soils

Four soil mapping units are mapped within the Subject property. Approximately one half of the property is mapped as Arrendondo Fine Sand or Millhopper Sand. These two soil mapping units are mapped in the southwest and northeast 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 dominant native vegetation historically observed on the Arrendondo Fine Sand included 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 30 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 (Alachua County Soil Survey; Thomas et al., 1985).

Mineral Resource Areas

No mining operations occur on, or adjacent to, the subject property.

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. This data did not suggest that any areas of significant relief or geologic features are present on the property, and none were found during the field site visit (Figure 9).

Historical and Paleontological Resources

Data from the Department of State, Florida Master Site File were used to determine the presence of any previously recorded historical or archeological resources within, or adjacent to, the subject property. Review of the Master Site File identified no historic structure on the subject property.

Furthermore, no structures or other indications of potential historical and paleontological resources were observed onsite. However, no archeological investigations were performed in conjunction with this effort.

Hazardous Materials Storage Facilities

There was no visual evidence of hazardous waste storage on, or adjacent to, the subject property. Additionally, a cursory review of accessible Environmental Records Databases reporting Hazardous Waste Generators or Storage Sites did not return any recorded locations near the property. However, this report did not include a thorough database review nor an investigation into previous land use or management practices.

Contamination (soil, surface water, groundwater)

There was no visual evidence of contamination of soils or surface water observed on, or adjacent to the subject property, and vegetation throughout the property was healthy and displayed no evidence of impairment. As such, this effort did not include analysis of soil, surface water, or groundwater samples.

DISCUSSION AND CONCLUSIONS

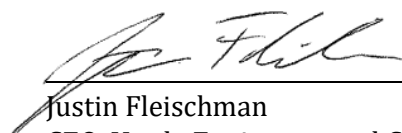
This Natural Resource Assessment resulted in the identification of one item requiring consideration related to the potential development of this site: High Aquifer Recharge Areas.

High Aquifer Recharge Area

In accordance with Chapter 406, Article 8 (Springs and High Aquifer Recharge Areas) of the 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.

SIGNATURES AND QUALIFICATIONS

I, Justin Fleischman, declare that, to the best of my professional knowledge and belief, I am qualified to complete this Natural Resource Assessment. I coordinated and supervised the data collection and regulatory review necessary to complete this assessment. I believe all the information provided above to be true as of the date of the site reconnaissance visits and the date of this report.


Justin Fleischman
CEO, Verde Environmental Co.
Principal Environmental Scientist

September 19, 2019

Date

Mr. Justin Fleischman, CEO of Verde Environmental Co., has over 10 years of professional experience managing and reviewing environmental projects. He specializes in environmental permitting, wetland assessment and mitigation, listed species surveys, habitat restoration, ecohydrology, environmental monitoring, stormwater management (NPDES), environmental audits (including compliance and transactional), and project management. Mr. Fleischman holds an M.S. in Ecological Engineering/Systems Ecology from the University of Florida and a B.S. in Ecosystem Restoration and Management from the University of Wisconsin – Stevens Point.

Additional Personnel

Mr. Scott Blanford, COO of Verde Environmental Co. assisted and was under the responsible charge of Mr. Justin Fleischman for this Natural Resource Assessment. Mr. Blanford conducted supplemental data review and mapping of historical aerial imagery under the supervision of Mr. Fleischman in accordance with practice standards. Mr. Blanford holds a B.S. in Natural Resource Management from the University of Florida, and over 10 years of experience in the environmental consulting industry.

FIGURES

Natural Resource Assessment

**Fickling Apartments
1404 Fort Clarke Blvd., Gainesville, FL**

**Alachua County Parcel Number:
06326-001-000**

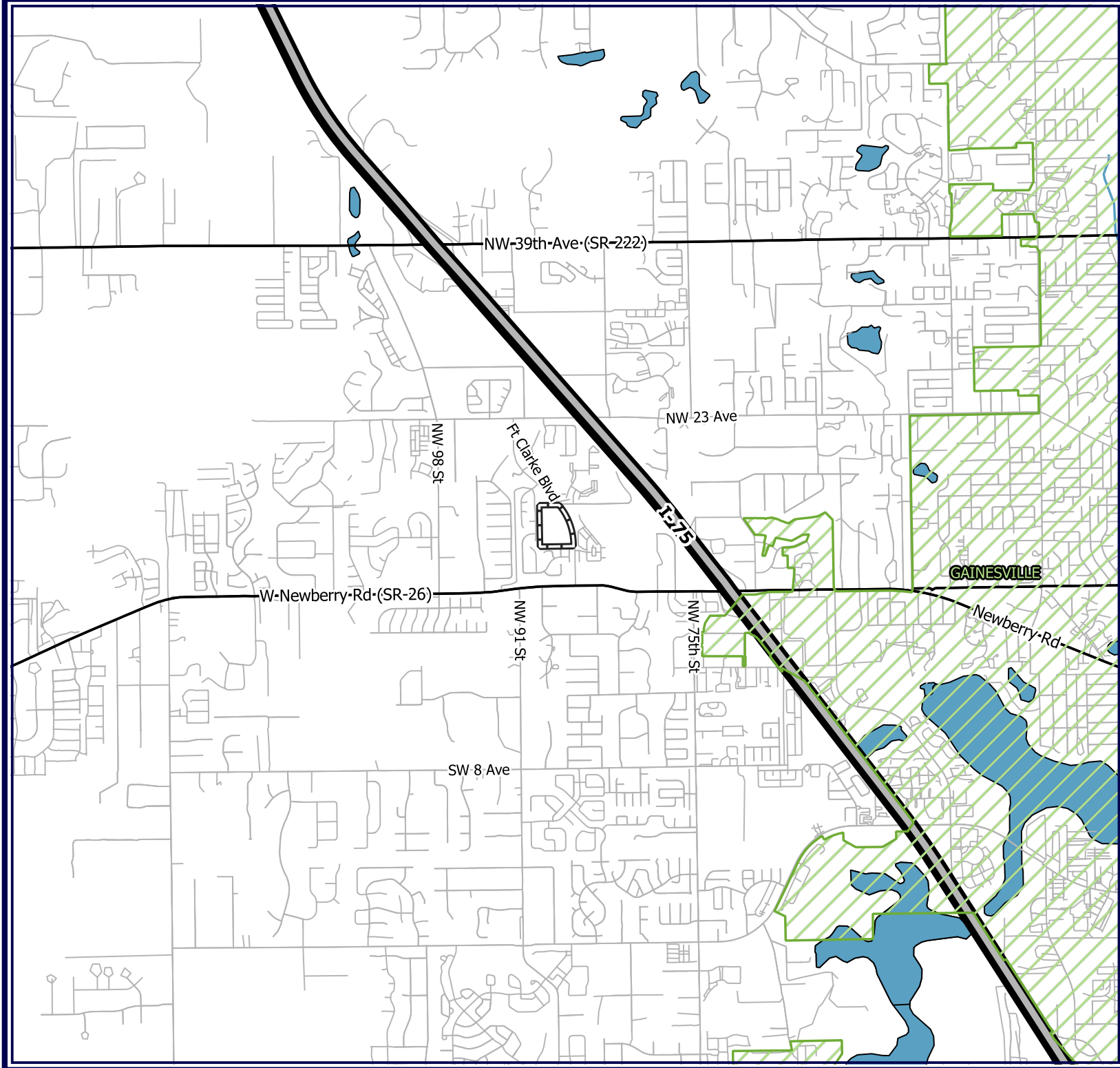
September 2019

FIGURE 1: SITE LOCATION
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000



LEGEND

-  PARCEL BOUNDARY
-  CITIES
-  INTERSTATES
-  HIGHWAYS
-  STREETS
-  STREAMS
-  WATER BODIES



DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/
 NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
 DATA ARE PROVIDED "AS IS". ACREAGES ARE
 APPROXIMATE AND GIS DERIVED.
 SCALED FOR PRINTING ON 8.5X11" PAPER.

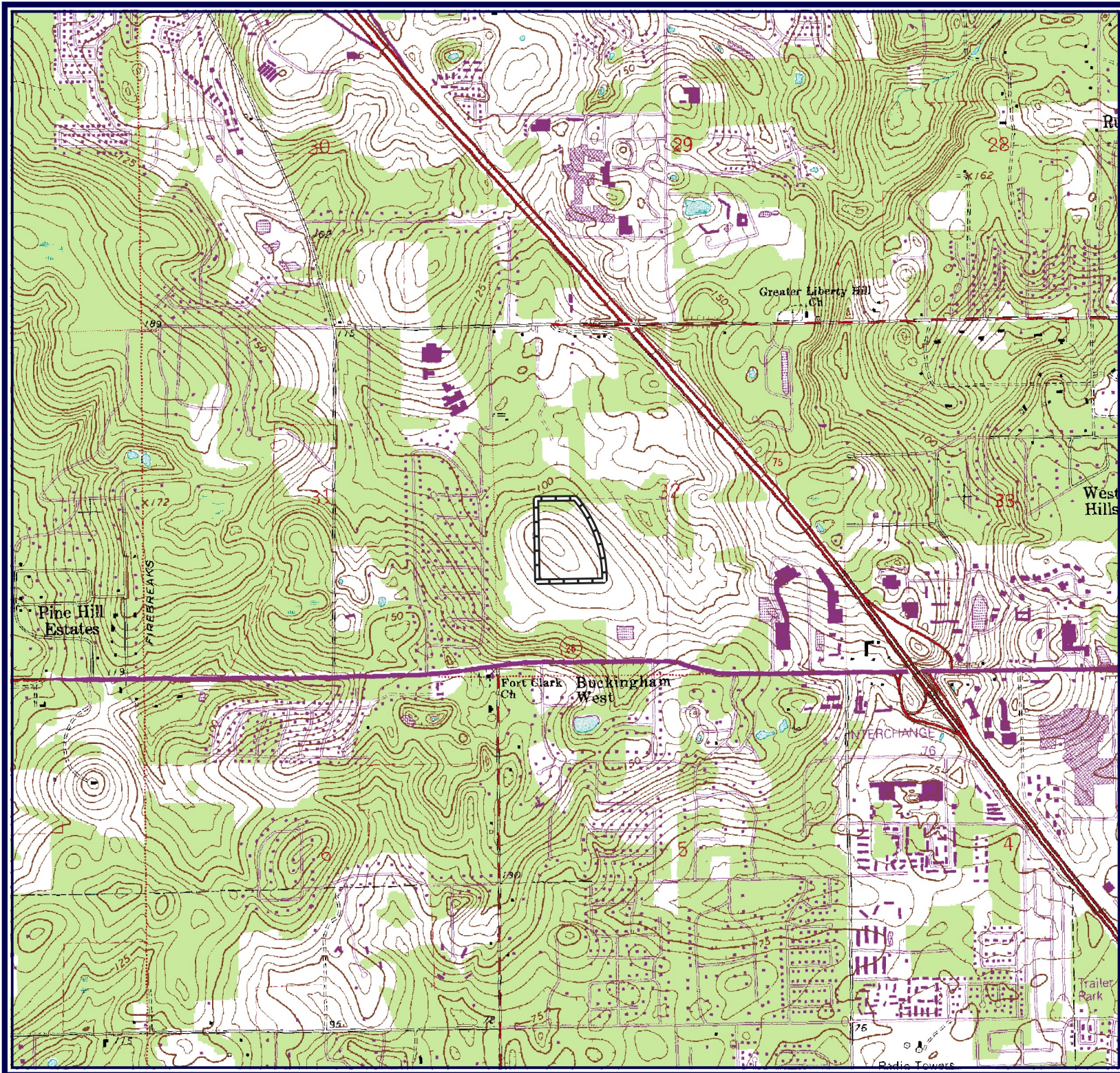
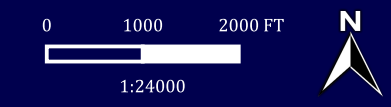


FIGURE 2: USGS 24K TOPOQUAD
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000



LEGEND

 PARCEL BOUNDARY





DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/
NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE
APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

**FIGURE 3: PARCELS
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000
2017 TRUE COLOR AERIAL**



LEGEND

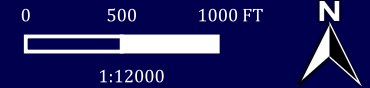
-  PARCEL BOUNDARY
-  ALACHUA COUNTY
PARCEL BOUNDARIES

**PARCEL #
06326-001-000**











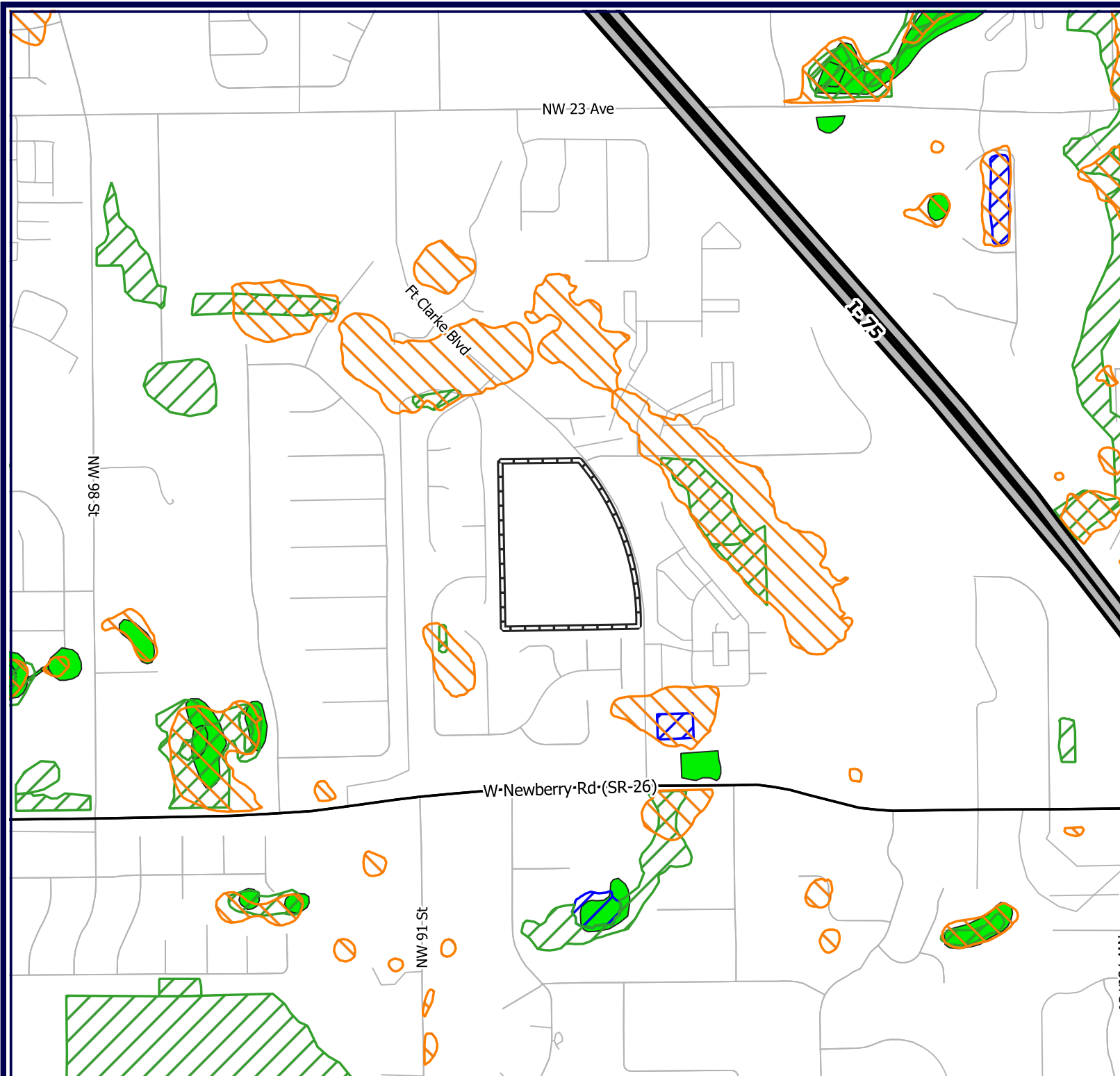
DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/
NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE
APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

**FIGURE 4: FEMA FLOOD ZONES, SJRWMD WETLANDS, AND NWI WETLANDS
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000**



LEGEND

-  PARCEL BOUNDARY
-  FEMA FLOOD ZONE "A"
-  OTHER SURFACE WATER (SJRWMD FLUCCS)
-  WETLAND (SJRWMD FLUCCS)
-  NATIONAL WETLAND INVENTORY WETLANDS (MAY 2016)
-  INTERSTATES
-  HIGHWAYS
-  STREETS



DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/ NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

**FIGURE 5: STRATEGIC ECOSYSTEMS
AND OTHER CONSERVATION AREAS
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000**

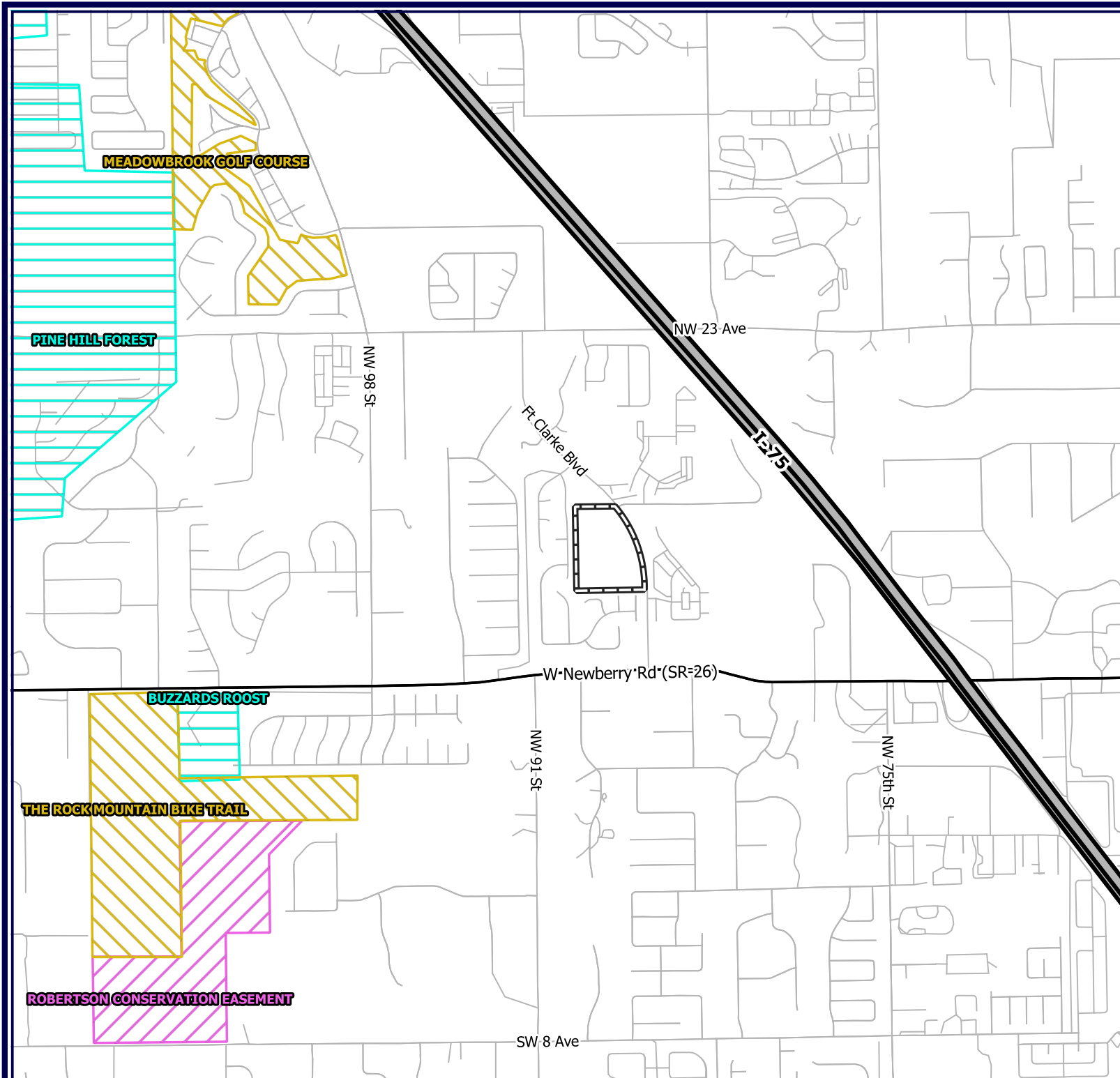


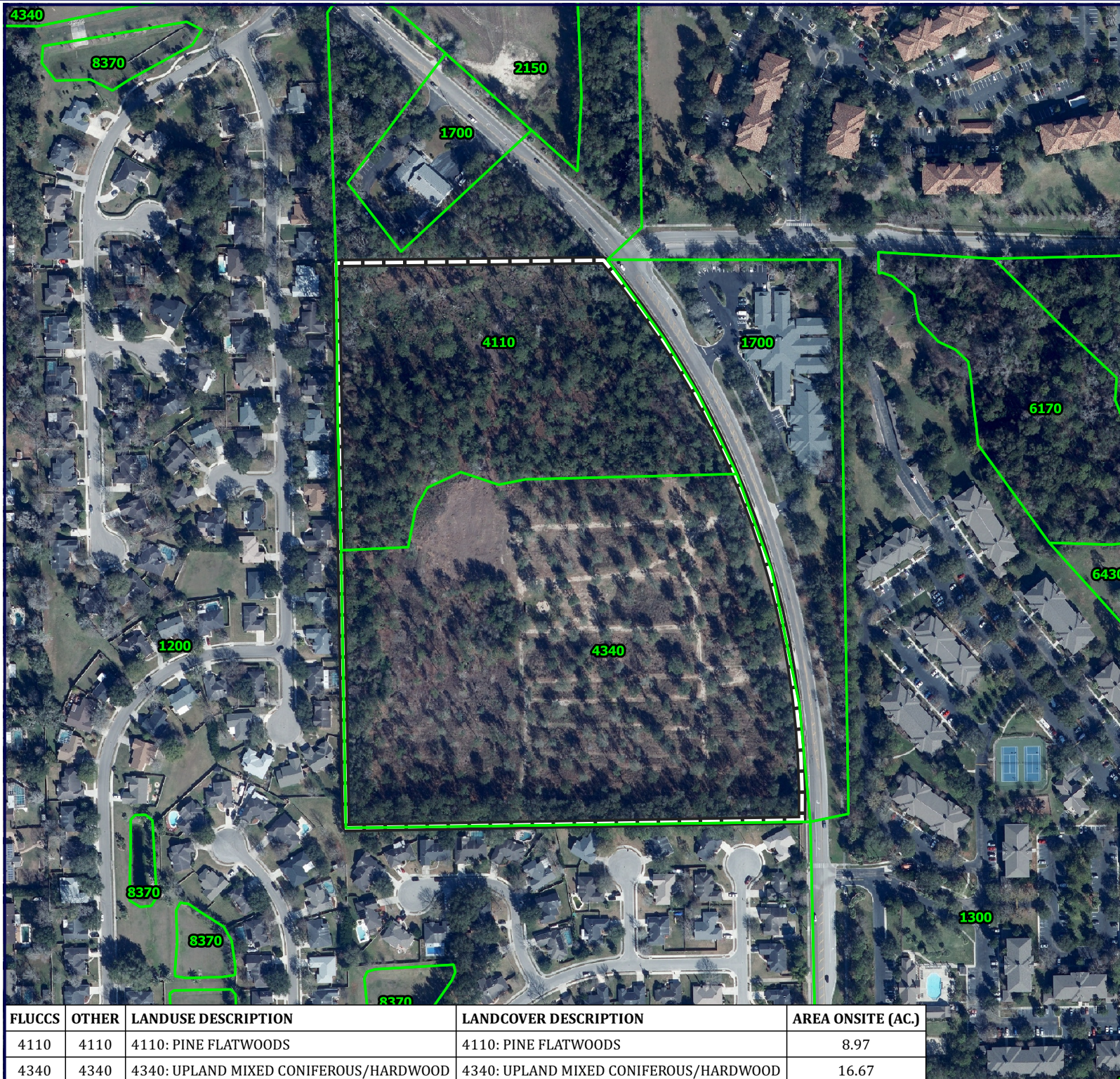
LEGEND

-  PARCEL BOUNDARY
-  STRATEGIC ECOSYSTEMS
(KBN ECOLOGICAL
INVENTORY)
- FLORIDA MANAGED AREAS
(FNAI)
-  OTHER PARKS AND
RECREATION AREAS
-  INTERSTATES
-  HIGHWAYS
-  STREETS

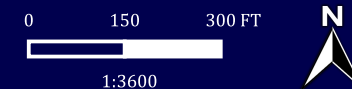


DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/
NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE
APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.







**FIGURE 6: FLUCCS (FIELD VERIFIED)
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000
2017 TRUE COLOR AERIAL**



LEGEND

-  PARCEL BOUNDARY
-  FLUCCS

FLUCCS	OTHER	LANDUSE DESCRIPTION	LANDCOVER DESCRIPTION	AREA ONSITE (AC.)
4110	4110	4110: PINE FLATWOODS	4110: PINE FLATWOODS	8.97
4340	4340	4340: UPLAND MIXED CONIFEROUS/HARDWOOD	4340: UPLAND MIXED CONIFEROUS/HARDWOOD	16.67

DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/ NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

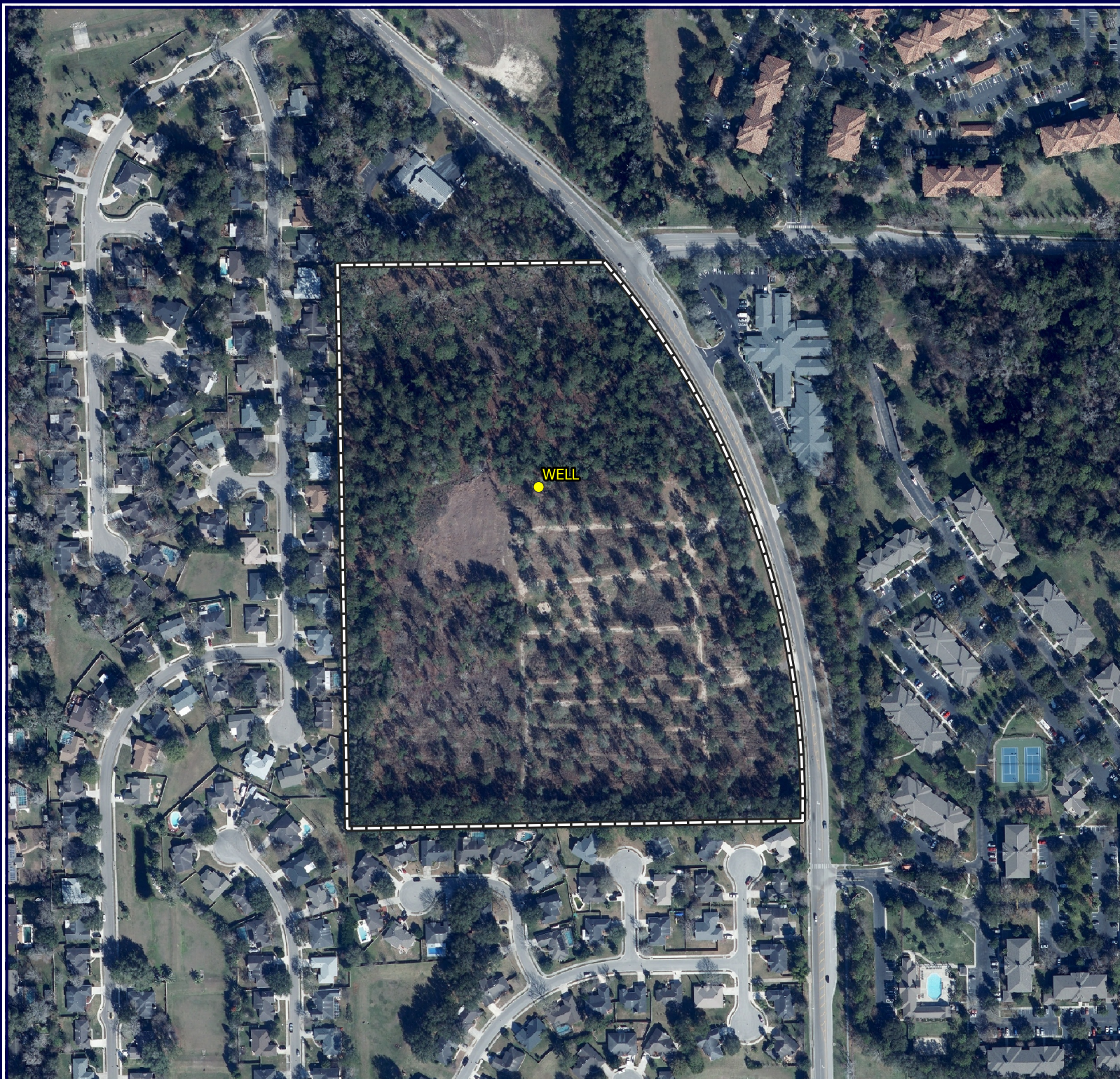


FIGURE 7: NATURAL RESOURCES
AND PRIVATE WELLS
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000
2017 TRUE COLOR AERIAL



LEGEND

- PRIVATE WELL
- ▭ PARCEL_BOUNDARY



DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/
NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
DATA ARE PROVIDED "AS IS". ACREAGES ARE
APPROXIMATE AND GIS DERIVED.
SCALED FOR PRINTING ON 8.5X11" PAPER.

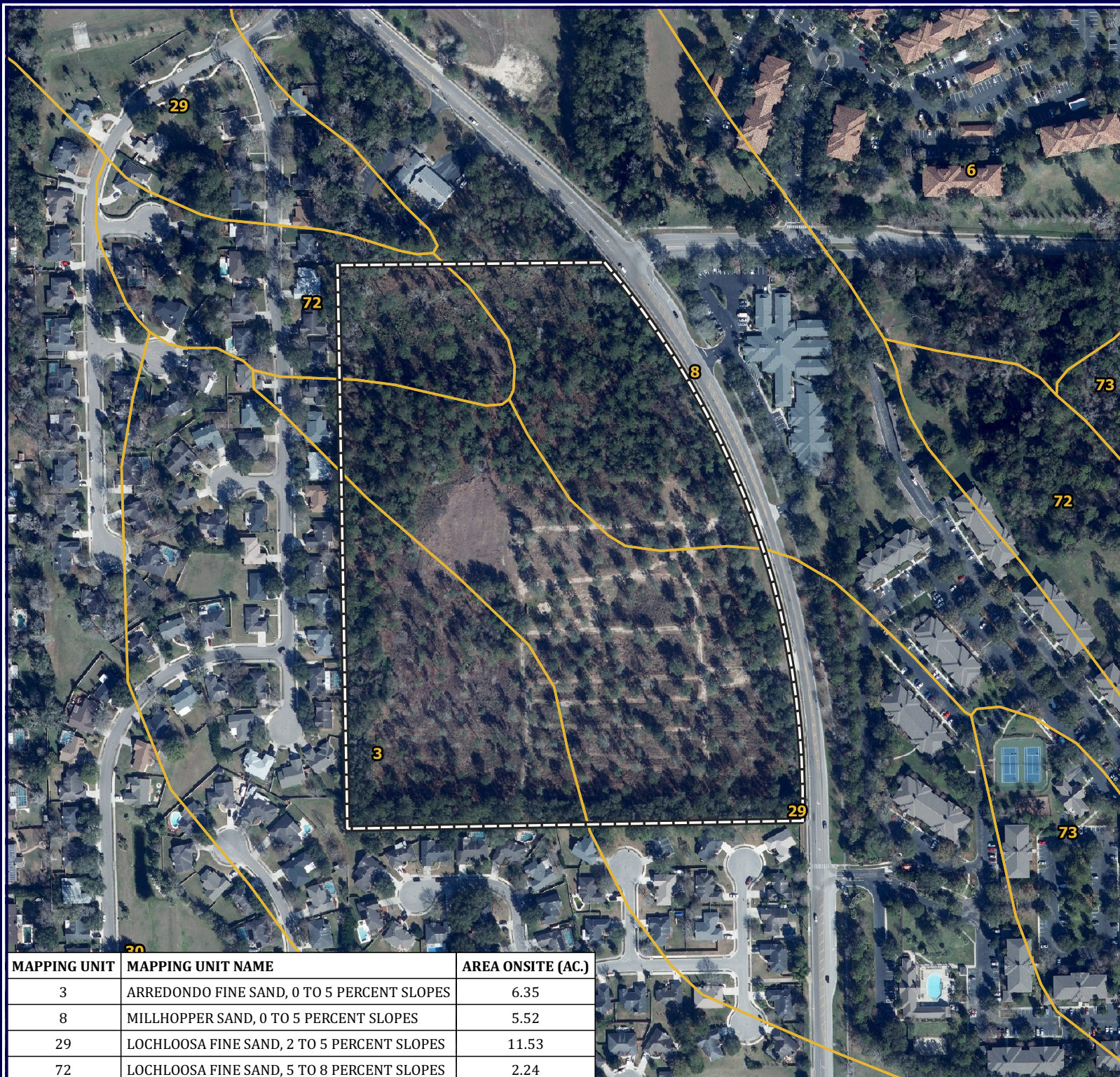
**FIGURE 8: NRCS SOILS
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000
2017 TRUE COLOR AERIAL**



LEGEND

 PARCEL BOUNDARY

 NRCS SOIL MAPPING UNITS



MAPPING UNIT	MAPPING UNIT NAME	AREA ONSITE (AC.)
3	ARREDONDO FINE SAND, 0 TO 5 PERCENT SLOPES	6.35
8	MILLHOPPER SAND, 0 TO 5 PERCENT SLOPES	5.52
29	LOCHLOOSA FINE SAND, 2 TO 5 PERCENT SLOPES	11.53
72	LOCHLOOSA FINE SAND, 5 TO 8 PERCENT SLOPES	2.24





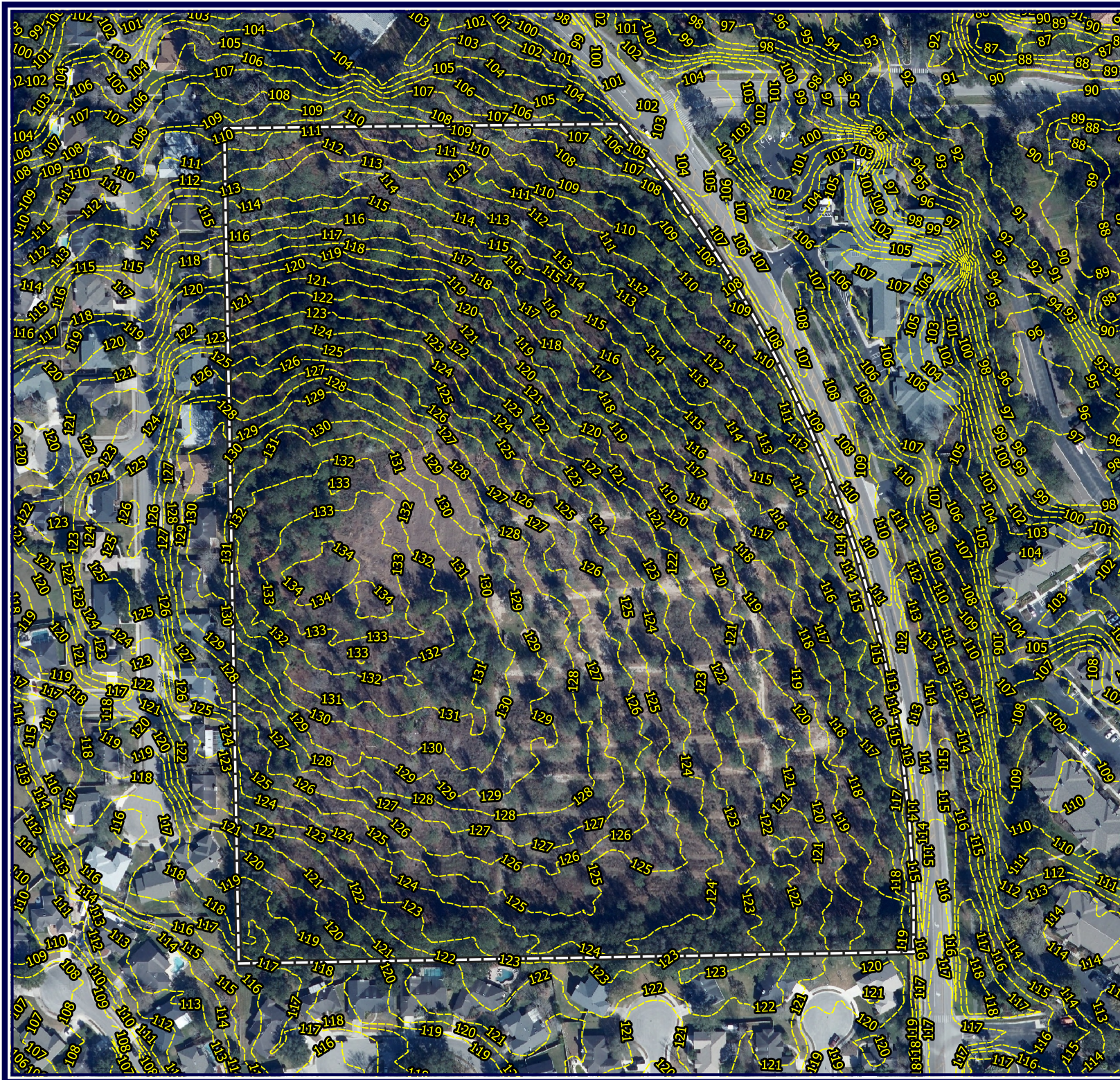
DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/ NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE. DATA ARE PROVIDED "AS IS". ACREAGES ARE APPROXIMATE AND GIS DERIVED. SCALED FOR PRINTING ON 8.5X11" PAPER.

FIGURE 9: TOPOGRAPHY (LIDAR)
FICKLING APARTMENTS
FT. CLARKE BLVD., GAINESVILLE, FL
ALACHUA COUNTY PARCEL:
06326-001-000
2017 TRUE COLOR AERIAL



LEGEND

-  PARCEL BOUNDARY
-  ELEVATION CONTOURS
FROM 2001 LIDAR
(FT-NAVD)



DATA SOURCES: ALACHUA COUNTY, SJRWMD, USGS/
 NHD, FL DOT, FDOR, FDEP, FGDL AND VERDE.
 DATA ARE PROVIDED "AS IS". ACREAGES ARE
 APPROXIMATE AND GIS DERIVED.
 SCALED FOR PRINTING ON 8.5X11" PAPER.

APPENDIX A

**ENVIRONMENTAL RESOURCES
ASSESSMENT CHECKLIST**

Natural Resource Assessment

**Fickling Apartments
1404 Fort Clarke Blvd., Gainesville, FL**

**Alachua County Parcel Number:
06326-001-000**

September 2019



ENVIRONMENTAL RESOURCES ASSESSMENT CHECKLIST

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

Natural Resources Checklist:

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

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

Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Waters (ponds, lakes, streams, springs, etc.)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Wetlands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Surface Water or Wetland Buffers
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Floodplains (100-year)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Special Area Study Resource Protection Areas (Cross Creek, Idylwild/Serenola, etc)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Strategic Ecosystems (within or adjacent to mapped areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Habitat (biologically diverse natural areas)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Listed Species/Listed Species Habitats (FNAI S1, S2, & S3; State or Federally E, T, SSC)
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Recreation/Conservation/Preservation Lands
Yes	<input type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	Significant Geological Features (caves, springs, sinkholes, etc.)
Yes	<input 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 checked="" type="checkbox"/>	N/A	<input 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 - Verde Env. PROJECT # 19-028 DATE: 9-19-2019

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)

APPENDIX B

SITE PHOTOGRAPHS

Natural Resource Assessment

Fickling Apartments
1404 Fort Clarke Blvd., Gainesville, FL

Alachua County Parcel Number:
06326-001-000

September 2019



Photograph 1: Upland mixed coniferous/hardwood (FLUCCS 4340), typical.



Photograph 2: Upland mixed coniferous/hardwood (FLUCCS 4340), typical.



Photograph 3: Open area within Upland mixed coniferous/hardwood (FLUCCS 4340).



Photograph 4: Pine Flatwoods (FLUCCS 4110), typical.



Photograph 5: Pine Flatwoods (FLUCCS 4110), typical.



Photograph 6: Pine Flatwoods (FLUCCS 4110), typical.

Photograph 7: Florida spiny pod (*Matelea floridana*) leaf and pod found onsite.

APPENDIX C

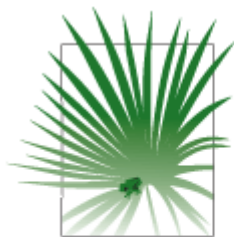
FNAI BIODIVERSITY MATRIX QUERY RESULTS

Natural Resource Assessment

**Fickling Apartments
1404 Fort Clarke Blvd., Gainesville, FL**

**Alachua County Parcel Number:
06326-001-000**

September 2019



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

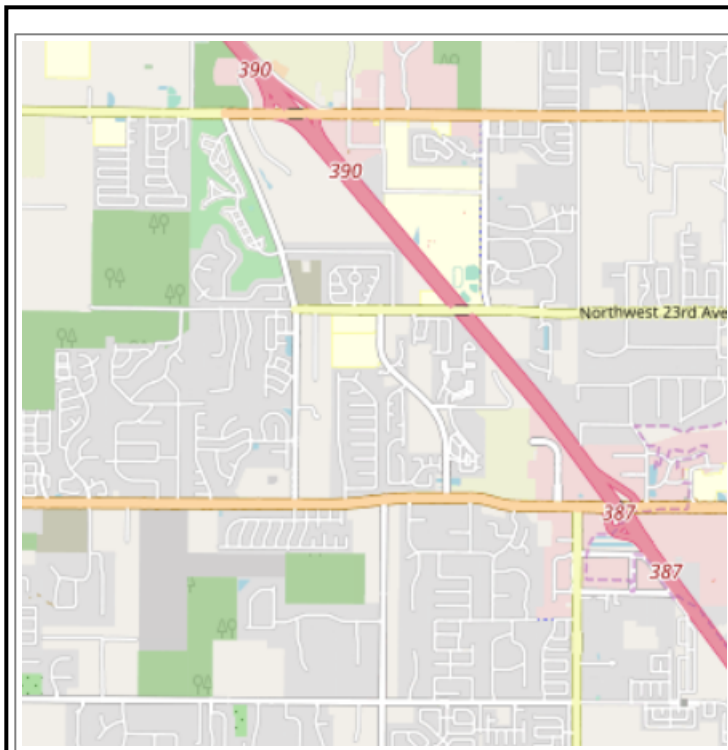
UNOFFICIAL REPORT

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
<i>Mycteria americana</i> 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
<i>Asplenium heteroresiliens</i> Wagner's Spleenwort	GNA	S1	N	N
<i>Asplenium plenum</i> Ruffled Spleenwort	G1Q	S1	N	N
<i>Asplenium x curtissii</i> Curtiss' Spleenwort	GNA	S1	N	N
<i>Ataenius brevicollis</i> An Ataenius Beetle	G3G5	S1S2	N	N
<i>Athene cunicularia floridana</i> Florida Burrowing Owl	G4T3	S3	N	SSC
<i>Bolbocerosoma hamatum</i> Bicolored Burrowing Scarab Beetle	G3G4	S3	N	N
<i>Brickellia cordifolia</i> Flyr's Brickell-bush	G2G3	S2	N	E
<i>Calopogon multiflorus</i> 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
<i>Drymarchon couperi</i> Eastern Indigo Snake	G3	S3	LT	FT
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Grus canadensis pratensis</i> Florida Sandhill Crane	G5T2T3	S2S3	N	ST
<i>Hartwrightia floridana</i> Hartwrightia	G2	S2	N	T
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lithobates capito</i> Gopher Frog	G3	S3	N	SSC
<i>Matelea floridana</i> Florida Spiny-pod	G2	S2	N	E
<i>Myotis austroriparius</i> Southeastern Bat	G3G4	S3	N	N
<i>Neofiber alleni</i> 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
<i>Picoides borealis</i> Red-cockaded Woodpecker	G3	S2	LE	FE
<i>Pituophis melanoleucus mugitus</i> Florida Pine Snake	G4T3	S3	N	SSC
<i>Peromyscus floridanus</i> Florida Mouse	G3	S3	N	SSC
<i>Pycnanthemum floridanum</i> Florida Mountain-mint	G3	S3	N	T
<i>Sciurus niger shermani</i> Sherman's Fox Squirrel	G5T3	S3	N	SSC

Sideroxylon alachuense Silver Buckthorn	G1	S1	N	E
Ursus americanus floridanus 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**



6.22.14

CONCEPT PLAN (A)

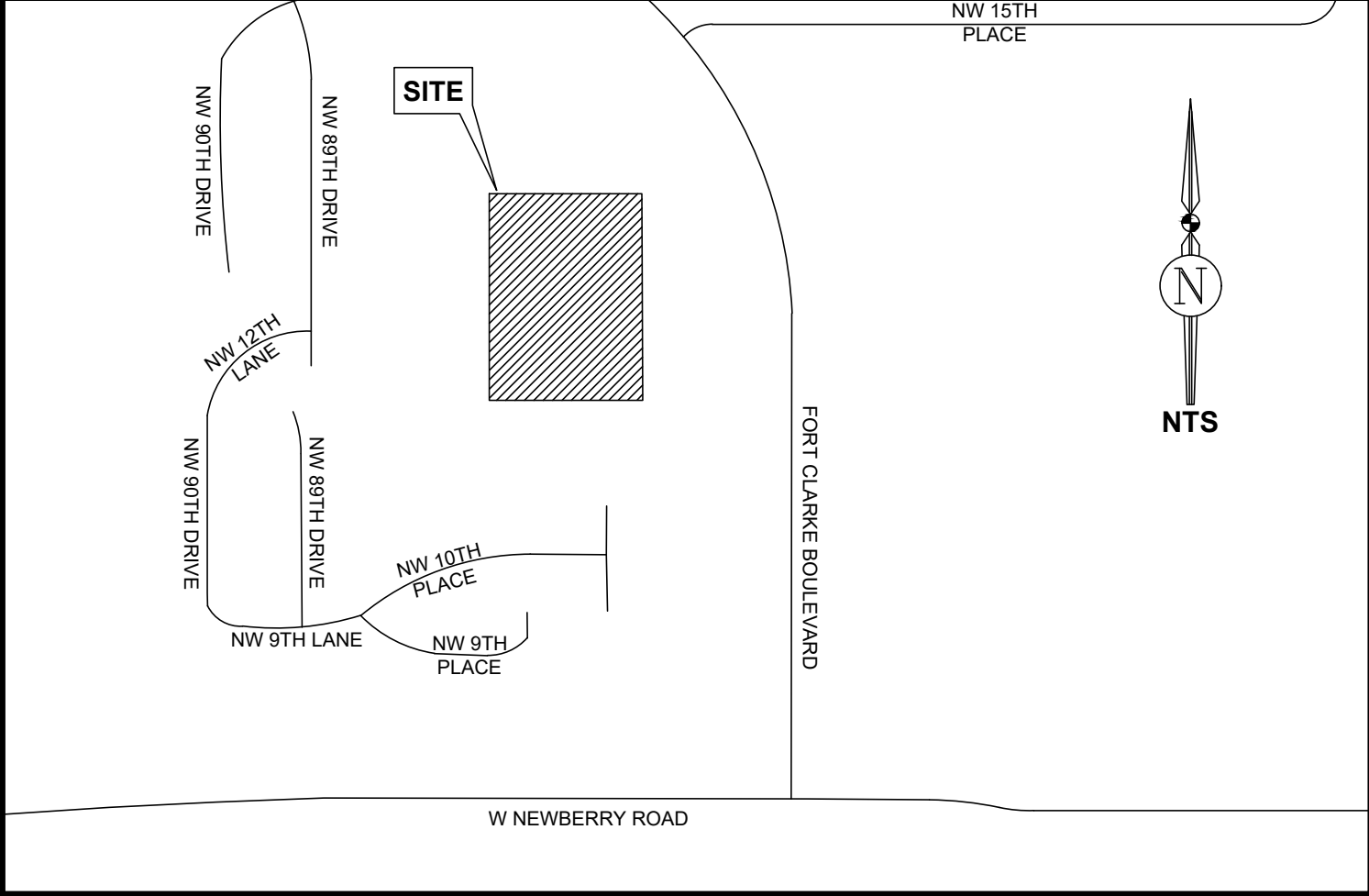
25.65 ACRES

300 UNITS (11.7 U/A)

570 PARKING SPACES



LOCATION MAP



LEGAL DESCRIPTION PER TITLE COMMITMENT: NCS-971147-ATL

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

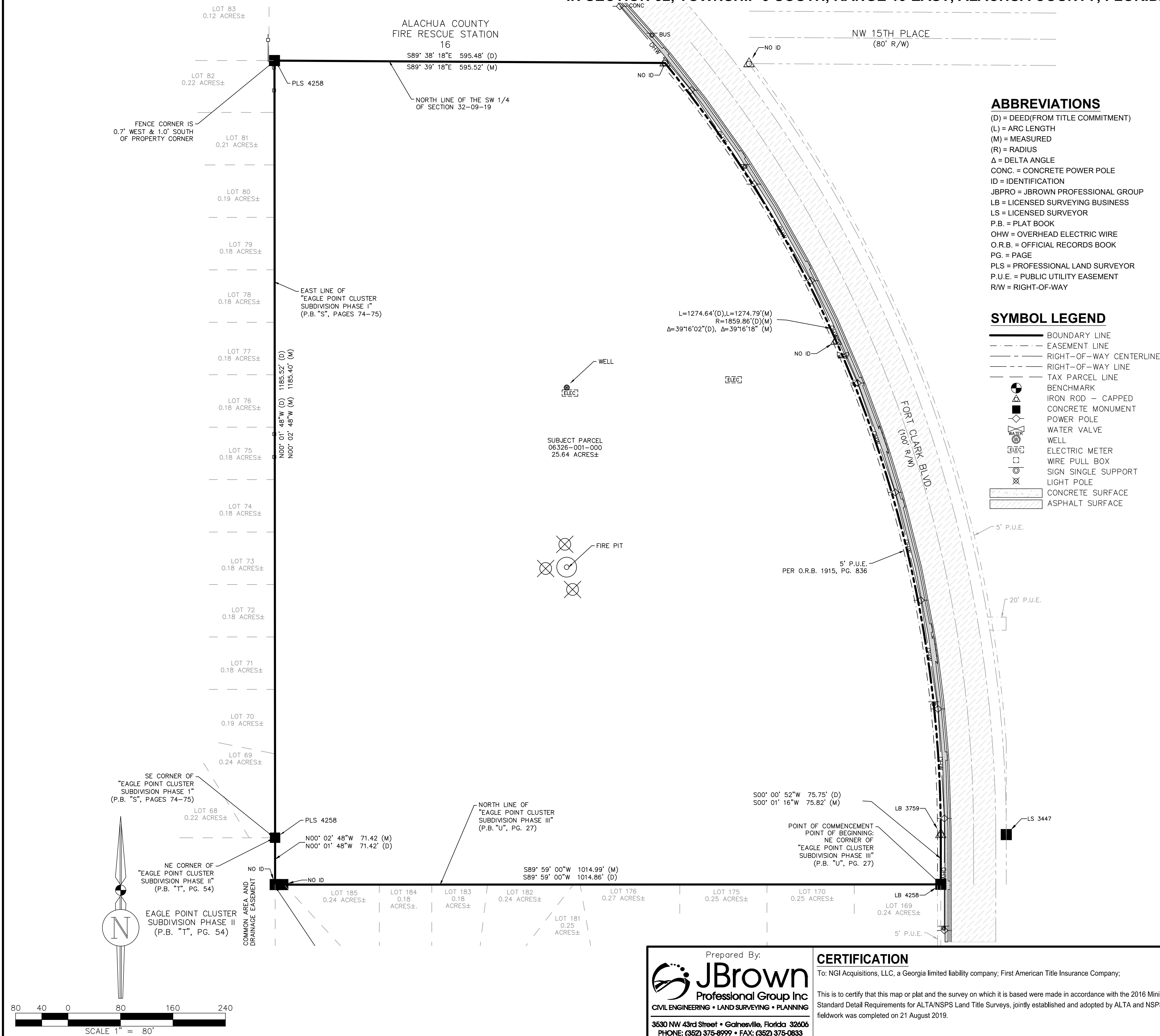
COMMENCE AT A 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF "EAGLE POINT CLUSTER SUBDIVISION PHASE III" AS RECORDED IN PLAT BOOK "U", PAGE 27 OF THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89°59'00" WEST, ALONG THE NORTH LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE III", A DISTANCE OF 10114.86 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 654 OF SAID PUBLIC RECORDS; THENCE NORTH 00°01'48" WEST, ALONG THE EAST LINE OF SAID "EAGLE POINT CLUSTER SUBDIVISION PHASE I", 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 37359) 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.

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

Prepared By:



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

ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

SEE ALTA
CERTIFICATION
AT LEFT

Scale:	1"=80'
Proj. No.	403-19-01
Drawn:	T. Hensley
Checked:	T. Wright
Dwg. Name:	403-19-01-
Dwg. Date:	08/26/2019
Field Book:	N/A
Pages:	N/A
Sheet:	1 of 1